SUCCESSOR AGENCY OVERSIGHT BOARD

REGULAR MEETING AGENDA
Tuesday, December 22, 2015

12:00 pm

Dinuba City Hall | 405 E. El Monte Way | Dinuba, CA 93618
www.dinuba.org

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1. WELCOME AND CALL TO ORDER – CHAIR

2. REQUEST TO ADDRESS AGENCY

This portion of the meeting is reserved for any person who would like to address the Agency Board on any item that is not on the agenda. Please be advised that State law does not allow the Agency Board to discuss or take any action on any issue not on the agenda. The Agency Board may direct staff to follow up on such item(s). Speakers may be limited to three (3) minutes. If there is any person wishing to address the Agency Board at this time please approach the podium and state your name and nature of the request.

3. CONSENT CALENDAR

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the audience or a Council Member may request an item be removed from the Consent Calendar and it will be considered separately.

3.1. **SUBJECT:** Meeting Minutes for November 3, 2015
A request that the Agency considers and approves draft meeting minutes as final.

RECOMMENDATION: Agency Oversight Board to approve meetings minutes.

4. ITEMS FOR CONSIDERATION

4.1. **SUBJECT:** Amendment to Dinuba Redevelopment Successor Agency Long Range Property Management Plan, Resolution 2015-05 (CC)

RECOMMENDATION: **Successor** Agency Oversight Board to adopt a resolution approving the amended Dinuba Redevelopment Successor Agency's Long Range Property Management Plan pursuant to California Health and Safety Code § 34191.5 and, authorize staff to submit the plan to the Department of Finance.

5. ADJOURNMENT

Linda Barkley, Recording Secretary

This is to certify that this agenda was posted at Dinuba City Hall, Dinuba Transit Center and the Dinuba Police Department by 5:30 p.m., December 18, 2015. A citizens' packet agenda regarding this agenda is available at City Hall, 405 City Hall East El Monte Way, Dinuba, CA.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Deputy City Clerk at (559) 591-5900 or lbarkley@dinuba.ca.gov. Notification 48 hours prior to the meeting will enable City staff to make reasonable arrangements (28 CFR 35.102-35.104 ADA Title II)

Esto es para certificar que este programa fue publicada en Dinuba City Hall, Dinuba Transit Center y el Departamento de Policía antes de 5:30 pm, 18 de diciembre de 2015. El paquete del programa los ciudadanos respecto a este programa se encuentra disponible en 405 East El Monte Way, Dinuba, CA.

En cumplimiento de la Ley de Estadounidenses con Discapacidades, si usted necesita asistencia especial para participar en esta reunión, por favor póngase en contacto con el diputado Secretaria de la ciudad al (559) 591-5900 o lbarkley@dinuba.ca.gov. Notificación 48 horas antes de la reunión permitirá que personal de la ciudad para hacer arreglos razonables.

SUCCESSOR AGENCY OVERSIGHT BOARD

Tuesday, November 3, 2015

BOARD MEMBERS PRESENT: Meinert, Villarreal, Anderson, Roberts

BOARD MEMBERS ABSENT: Pena, Worthley

STAFF PRESENT: Barkley, Cook, Uota

WELCOME AND CALL TO ORDER – CHAIR

The meeting was called to order at 12:29 pm.

FLAG SALUTE

The Flag Salute was led by Board Member Roberts.

REQUEST TO ADDRESS AGENCY

This portion of the meeting is reserved for any person who would like to address the Agency Board on any item that is not on the agenda. Please be advised that State law does not allow the Agency Board to discuss or take any action on any issue not on the agenda. The Agency Board may direct staff to follow up on such item(s). Speakers may be limited to three (3) minutes. If there is any person wishing to address the Agency Board at this time please approach the podium and state your name and nature of the request.

NONE

CONSENT CALENDAR

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the audience or a Council Member may request an item be removed from the Consent Calendar and it will be considered separately.

3.1. **SUBJECT:** Meeting Minutes for September 22, 2015
A request that the Agency considers and approve draft meeting minutes as final.

RECOMMENDATION: Agency Oversight Board to approve meetings minutes.

A motion was made by Board Member Villarreal, second by Board Member Roberts, to approve the Consent Calendar as presented.

AYES: Meinert, Villarreal, Anderson, Roberts
NOES: None

ABSTAIN: None
ABSENT: Peña, Worthley

ITEMS FOR CONSIDERATION

4.1. **SUBJECT:** Dinuba Redevelopment Successor Agency Long Range Property Management Plan (CC)

RECOMMENDATION: Successor Agency Oversight Board to adopt resolution approving the Dinuba Redevelopment Successor Agency's Long Range Property Management Plan pursuant to California Health and Safety Code § 34191.5 and, authorize staff to submit the plan to the Department of Finance.

Director Cook reviewed the Long Range Property Management Plan with the Board. Cook said the Department of Finance has until December to approve the Agency's plan. In accordance with the plan, Urban Futures, Inc. helped put it together.

Cook explained there are 43 parcels but they are grouped into 18 sites. Cook explained that there is a correction on property #18; it is actually a commercial property and zoned C District. He explained that property #5 is a well on Kamm Ave and the address is listed incorrectly it should be midway between Kamm and Alta Avenue.

Cook explained the properties are separated by use within the Plan and he named the uses.

Governmental Use Property
Future Development Use Property
Properties to be sold
Enforceable Obligation Property

Chair Meinert asked about a piece of property south of the recharge basin that was going to at one time be used as a future fairground. He asked if the property should be kept for that purpose sometime in the future.

Director Cook said there is a possibility that the property would fall under "Future Development" instead of the "Sell" category.

Discussion continued in regard to property along El Monte Way and Cook clarified that one of the property owners, Pablo Contreras, is no longer involved in negotiations for the purchase of properties.

Cook requested the Agency Board adopt Resolution 2015-04, approving the Successor Agency's Long Range Property Management Plan.

A motion was made by Board Member Roberts, second by Board Member Villarreal, to adopt Resolution 2015-04, approving the Successor Agency's Long Range Property Management Plan.

AYES: Meinert, Villarreal, Anderson, Roberts
NOES: None

ABSTAIN: None
ABSENT: Peña, Worthley

ADJOURNMENT

A motion was made by Board Member Roberts, second by Board Member Villarreal to adjourn the meeting at 12:52 pm.

_____
Dan Meinert, Chair

ATTEST:

_____
Linda Barkley, Secretary

OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
TO THE REDEVELOPMENT AGENCY OF THE CITY OF DINUBA

Meeting Date: December 21, 2015

To: Oversight Board Members

From: Cass Cook, Finance Director

Subject: Approval of the Long-Range property Management Plan

RECOMMENDATION: It is recommended that the Oversight Board adopt a resolution approving the Amended Long-Range Property Management Plan pursuant to California Health and Safety Code § 34191.5

BACKGROUND: The Redevelopment Agency of the City of Dinuba was dissolved February 1, 2012. The Oversight Board to the Successor Agency to the dissolved Redevelopment Agency of the City of Dinuba ("Oversight Board") has been established pursuant to Health and Safety Code Section 34179 to assist in the wind-down of the dissolved redevelopment agency.

On July 29, 2015, the Successor Agency received its Finding of Completion (the "FOC") from the California Department of Finance (the "DOF") pursuant to HSC Section 34179.7. After receiving an FOC, HSC § 34191.5(b) requires the Successor Agency to prepare a Long-Range Property Management Plan ("LRPMP") to address the disposition and use of the real property assets held by the Successor Agency. In accordance with HSC § 34191.5, on October 27, 2015, the Successor Agency approved its LRPMP, which identifies the disposition and uses of Successor Agency properties including, but without limitation, the use of land sale proceeds as more particularly described in HSC 34191.5(c)2 and on November 3, 2015, the Oversight Board also approved the LRPMP, which was thereafter submitted to DOF for review.

On December 16, 2015, DOF notified the Successor Agency that DOF's approval of the LRPMP would be contingent on the Successor Agency amending its LRPMP to reclassify a portion (APN 017-141-010) of site No. 9 (the Dinuba Entertainment Park) from "government use" to category to the "sell" category. Consistent with DOF's request, the LRPMP has been amended and a copy of the Amended LRPMP is attached to the Resolution as Exhibit "A." Once the Amended LRPMP has been approved by the DOF, the Successor Agency may act upon its implementation. Consistent with the applicable provisions of the HSC, it is recommended that the Oversight Board approve the attached LRPMP.

FISCAL IMPACT: All costs related to the implementation of the Amended LRPMP, shall be reimbursed from the proceeds of the sale of the effected properties in accordance with the Amended LRPMP.

ATTACHMENTS: Resolution and Amended LRPMP

RESOLUTION NO. 2015 - 05__

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF DINUBA APPROVING THE AMENDED LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, the Redevelopment Agency of the City of Dinuba was dissolved February 1, 2012; and

WHEREAS, the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Dinuba ("Oversight Board") has been established pursuant to Health and Safety Code ("HSC") § 34179 to assist in the wind-down of the dissolved redevelopment agency; and

WHEREAS, the Oversight Board to the Successor Agency to the Redevelopment Agency of the City of Dinuba (the "Oversight Board") has been established pursuant to HSC § 34179 to assist in the wind-down of the dissolved redevelopment agency; and

WHEREAS, on July 29, 2015, the Successor Agency received its Finding of Completion (the "FOC") from the California Department of Finance (the "DOF") pursuant to HSC Section 34179.7; and

WHEREAS, after receiving an FOC, HSC § 34191.5(b) requires the Successor Agency to prepare a Long-Range Property Management Plan ("LRPMP") to address the disposition and use of the real property assets held by the Successor Agency; and

WHEREAS, in accordance with HSC § 34191.5, on October 27, 2015, the Successor Agency approved its LRPMP, which identifies the disposition and uses of Successor Agency properties including, but without limitation, the use of land sale proceeds as more particularly described in HSC 34191.5(c)2; and

WHEREAS, on November 3, 2015, the Oversight Board also approved the LRPMP, which was thereafter submitted to DOF for review; and

WHEREAS, on December 16, 2015, DOF notified the Successor Agency that DOF's approval of the LRPMP would be contingent on the Successor Agency amending its LRPMP to reclassify a portion (APN 017-141-010) of site No. 9 (the Dinuba Entertainment Park) from "government use" to category to the "sell" category; and

WHEREAS, consistent with DOF's request, the LRPMP has been amended and a copy of the Amended LRPMP is attached to this Resolution as Exhibit "A"; and

WHEREAS, once the Amended LRPMP is approved by the Oversight Board, it will be submitted to DOF for consideration of final approval; and

WHEREAS, once the Amended LRPMP has been approved by the DOF, the Successor Agency may act upon its implementation; and

WHEREAS, consistent with the applicable provisions of the HSC, it is recommended that the Oversight Board approve the attached Amended LRPMP; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Dinuba, as follows:

Section 1. The foregoing recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Amended Long-Range Property Management Plan attached to this Resolution as Exhibit "A" is hereby approved.

Section 3. Successor Agency staff is hereby authorized and directed to transmit the Amended Long-Range Property Management Plan to the California Department of Finance and to take such actions and execute such documents as are necessary to implement the Amended Long-Range Property Management Plan and to effectuate the intent of this Resolution.

Section 3. This Resolution shall take effect upon the date of its adoption.

ADOPTED this 21st day of December, 2015 by the following vote:.

AYES:

NOES:

ABSENT:

_____
Dan Meinert, Chair

ATTEST:

_____
Linda Barkley

Secretary to the Oversight Board

2015 LONG RANGE PROPERTY MANAGEMENT PLAN

Prepared for the:

Successor Agency to the Redevelopment Agency of the City of Dinuba
405 East El Monte Way
Dinuba, CA 93618

www.dinuba.ca.gov

September 2015
Amended November 2015

Prepared by:

Urban Futures Inc.
Corporate Office
3111 North Tustin Street,
Suite 230
Orange, CA 92865
(714) 283-9334 • FAX (714) 283-5465

2015 LONG RANGE PROPERTY MANAGEMENT PLAN

CITY COUNCIL/ SUCCESSOR AGENCY BOARD

Emilio Morales, *Mayor – District 1*

Scott Harness, *Vice-Mayor – District 3*

Maribel Reynosa, *Councilmember – District 2*

Kuldip Thusu, *Councilmember – District 4*

Mike Smith, *Councilmember – District 5*

CITY STAFF

Luis Patlan, *City Manager/Executive Director*

Cass Cook, *Director of Finance*

2015 LONG RANGE PROPERTY MANAGEMENT PLAN

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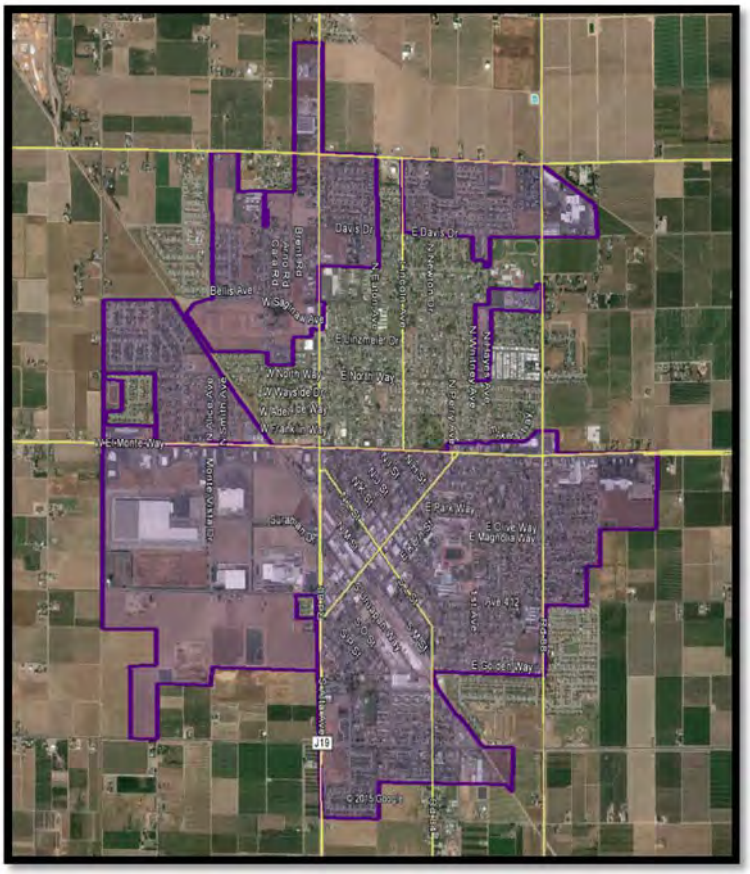
I. Introduction

The City of Dinuba (the "City"), incorporated in 1906, is the 5th largest municipality by population in Tulare County, and is part of the Visalia Metropolitan Statistical Area. The City spans approximately 6.5 square miles. As of January 1, 2015, the California Department of Finance (the "DOF") reports the City's population to be 23,966.



Former Redevelopment Agency

The Former Redevelopment Agency of the City of Dinuba (the "Agency") was organized in 1984, pursuant to § 33000 *et seq.* of the California Health and Safety Code (the "HSC") and was responsible for the administration of redevelopment activities within the City. The governing board of the Agency was composed of the five members of the City Council.

The City Council of the City (the "City Council") adopted Redevelopment Plan No. 1 ("Plan No. 1") for the City of Dinuba Redevelopment Project ("Project No. 1") by City Council Ordinance No. 668 on July 6, 1984, adopted Redevelopment Plan No. 2 ("Plan No. 2") for the Dinuba Redevelopment Project No.2 ("Project No. 2") by City Council Ordinance No. 89-04 on June 27, 1989, and adopted Amendment No. 1 to Project No. 2 by City Council Ordinance No. 90-18 on June 26, 1990. On November 12, 1991, the City Council adopted a "merger" amendment to Plan Nos. 1 and 2 (the "Merged Plan") by Ordinance No. 91-13. The Merged Plan was subsequently amended five times, each time adding territory: (i) Amendment No. 1 – adopted November 12, 1993, by Ordinance 93-11; (ii) Amendment No. 2 – adopted June 27, 1995, by Ordinance No. 95-06; (iii) Amendment No. 3 – adopted July 10, 2001, by Ordinance No. 2001-08; (iv) Amendment No. 4 – adopted July 12, 2005, by Ordinance No. 2005-14; and (v) Amendment No. 5 – adopted July 8,2008, by Ordinance No. 2008-03.

Dissolution of Redevelopment Agencies

Trailer bills ABx1 26 and ABx1 27 were signed by the Governor of California on June 28, 2011, making certain changes to the HSC, including adding Part 1.8 (commencing with § 34161) ("Part 1.8") and Part 1.85 (commencing with § 34170) ("Part 1.85") to Division 24 of the HSC. The California Redevelopment Association and League of California Cities filed a lawsuit in the Supreme Court of California (*California Redevelopment Association, et al. v. Matosantos, et al.* (Case No. S194861)) alleging that ABx1 26 and ABx1 27 were unconstitutional. On December 29, 2011, the Supreme Court issued its opinion in the *Matosantos* case largely upholding ABx1 26, invalidating ABx1 27, and holding that ABx1 26 may be severed from ABx1 27 and enforced independently. The Supreme Court generally revised the effective dates and deadlines for performance of obligations under HSC Part 1.85 arising before May 1, 2012 to take effect four months later while leaving the effective dates or deadline for performance of obligations under HSC Part 1.8 unchanged. Consistent with the applicable provisions of the HSC, the City Council elected to serve in the capacity of the Successor Agency to the Community Redevelopment Agency of the City of Dinuba (the "Successor Agency").

Further, on June 27, 2012, the Governor signed budget trailer bill AB 1484 into law, resulting in further procedural and substantive changes to the duties of and procedures to be followed by successor agencies, oversight boards, county auditor-controllers and the California Department of Finance (the "DOF"). This includes, but is not limited to, the manner in which the Successor Agency disposes of real property assets. Specifically, AB 1484 added HSC § 34191.5 which requires the Successor Agency to prepare a Long Range Property Management Plan (the "LRPMP") as a prerequisite to the disposition of real property assets.

Long Range Property Management Plan

Per the applicable provisions of the HSC, no later than six (6) months after a successor agency receives its Finding of Completion from the DOF (per HSC § 34179.7), the Successor Agency must submit its LRPMP to the Oversight Board and the DOF for approval. The LRPMP must include an inventory (with specified information) about each property, and address the use or disposition of each property. Permitted uses for the property pursuant to AB 1484 include:

1. Retention of the property for governmental use;
2. Retention of the property for future development;
3. Sale of the property; and
4. Use of the property to fulfill an enforceable obligation.[1]

Upon DOF's approval of the LRPMP, the properties are to be placed in a Community Redevelopment Property Trust Fund administered by the Successor Agency in accordance with the approved LRPMP. If the LRPMP plan calls for use or liquidation (sale to obtain revenues) of a property for a project identified in an approved redevelopment plan, that property is to be transferred to the sponsoring community for that purpose. If the LRPMP calls for the liquidation of the property or use of revenues from the property for purposes other than a project identified in a redevelopment plan or other than to fulfill an enforceable obligation, the proceeds from the sale are to be distributed as property taxes to the taxing entities. A general outline of real property disposition procedure is included as Exhibit "A."

[1] HSC § 34191.5 (c)(2))

This LRPMP was prepared in compliance with those pertinent sections of the HSC that govern the LRPMP's prerequisites, content, and approval process. For ease of review, the pertinent sections of the HSC are included in Exhibit "B."

The Successor Agency received its Finding of Completion from the DOF on July 29, 2015 (Exhibit "C"). The LRPMP was approved by Resolution of the Successor Agency Board on October 27, 2015 (Exhibit "D") and approved by Resolution of the Oversight Board on November 3, 2015 (Exhibit "E").

The Amended November 2015 LRPMP was approved by Resolution of the Oversight Board on December 21, 2015 (Exhibit "E").

II. Long-Range Property Management Plan Property Inventory Data

The Successor Agency has jurisdiction over 43 parcels grouped into 18 sites (the "Properties"), all of which are located within the boundaries of the City and subject to the provisions of the Agency's Project Area Redevelopment Plan and any subsequent mergers and amendments, the Agency's Five-Year Implementation Plan 2005-2010, the City's General Plan, Municipal Code and land use regulations, and related Specific Plans.

Successor Agency: Dinuba
County: Tulare

LONG-RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Site Data							Property Value/Sale Info							Other Property Information									
		HSC § 34191.5 (c)(1)(C)		HSC § 34191.5 (c)(2)			HSC § 34191.5 (c)(1)(A)					SALE OF PROPERTY *(If applicable)*		HSC § 34191.5 (c)(1)(B)	HSC § 34191.5 (c)(1)(C)		HSC § 34191.5 (c)(1)(D)	HSC § 34191.5 (c)(1)(E)		HSC § 34191.5 (c)(1)(F)	HSC § 34191.5 (c)(1)(G)		HSC § 34191.5 (c)(1)H)
Site No.	Address	APN	Prop Type [1]	Permissible Use	If Sale of Prop…Proceeds to be used for?	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Est'd Current Value [2]	Date of Est'd Current Value	Est'd Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size (acres)	Current Zoning	Est'd Current Parcel Value	Annual Estimate Income/Rev	Contractual use income/rev	Historic environmental contamination / reports?	Potential as a TOD?	Advancements of SA planning objectives?	History of previous develop proposals and activity?
1 Dinuba Police Community Service Office	168 South "L" St.	017-122-011	Public Building	GU	N/A	Local Gov't Building	Aug 1999	$70,000	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.09	C-2	$1.00	None	N/A	No	No	Yes	No
2 Dinuba Transit Center	180 W. Merced St.	017-113-009	Public Building	GU	N/A	Local Gov't Building	Jan 2002	$205,000	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.69	C-4	$1.00	None	N/A	No	No	Yes	No
3 Ventura Street Right-of-Way	Ventura Street	017-300-025	Roadway / Walkway	GU	N/A	Right-of-Way	Feb 2002	$10	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.14	M-1	$1.00	None	N/A	No	No	Yes	No
4 Shopper's Alley Walkway Park	Between K and L Streets	017-121-025	Roadway / Walkway / Park	GU	N/A	Right-of-Way	Jan 1995	$18,865	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.08	C-2	$1.00	None	N/A	No	No	Yes	No
5 Kamm Avenue City Water Well Site	Kamm Ave. East of S. Greene Ave.	017-210-016	Other	GU	N/A	Water Well	Jul 1991	$16,956	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.27	RCO	$1.00	None	N/A	No	No	Yes	No
6 Dinuba Community Park Sportsplex Facility	201 N. Uruapan Dr.	017-202-015	Public Building	GU	N/A	Parks	May 2009	$403,442	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.22	M-1	$1.00	None	N/A	No	No	Yes	No
		017-202-019													1.48								
7 Rose Ann Vuich Park Property	189 N. Perry Ave.	014-171-006	Park / Open Space	GU	N/A	Park	Jul 2005	$179,732	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.14	RCO	$1.00	None	N/A	No	No	Yes	No
	157 N. Perry Ave.	014-171-008					Aug 2005	$173,474							0.18					Yes			
	259 N. Perry Ave.	014-171-012					Jan 2008	$151,238							0.14					No			

[1] Real Property in Fee, unless otherwise noted
[2] See Exhibit "F" for Assessor Parcel Maps
[3] Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and may not be relied upon as a basis for actual value.
[4] See Exhibit "G" for zoning information
[5] Staff continues to search records for acquisition date

C-2 – Downtown Commercial District
C-4 – General Commercial District
CAC – County Auditor controller
EO – Enforceable Obligation on approved ROPS
FD – Future Development
GU – Government Use
M-1 – Light Industrial District
N/A – Not applicable
RCO – Recreational Open Space
RM – Multiple Family Residential
TE – Taxing Entities
TBD – To Be Determined

LONG-RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Site Data							Property Value/Sale Info							Other Property Information									
		HSC § 34191.5 (c)(1)(C)		HSC § 34191.5 (c)(2)			HSC § 34191.5 (c)(1)(A)					SALE OF PROPERTY *(If applicable)*		HSC § 34191.5 (c)(1)(B)	HSC § 34191.5 (c)(1)(C)		HSC § 34191.5 (c)(1)(D)	HSC § 34191.5 (c)(1)(E)		HSC § 34191.5 (c)(1)(F)	HSC § 34191.5 (c)(1)(G)		HSC § 34191.5 (c)(1)(H)
Site No.	Address	APN	Prop Type [1]	Permissible Use	If Sale of Prop...Proceeds to be used for?	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Est'd Current Value [2]	Date of Est'd Current Value	Est'd Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size (acres)	Current Zoning	Est'd Current Parcel Value	Annual Estimate Income/Rev	Contractual use income/rev	Historic environmental contamination / reports?	Potential as a TOD?	Advancements of SA planning objectives?	History of previous develop proposals and activity?
8 Roosevelt Park Community Center Property	290 California Ave.	018-042-001	Park / Open Space	GU	N/A	Park	Aug 2003	$50,920	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.14	RCO	$1.00	None	N/A	No	No	Yes	No
	320 California Ave.	018-042-002					Jun 2001	$65,481							0.14								
	350 California Ave.	018-042-004					Mar 2005	$95,000							0.14								
	366 California Ave.	018-042-005					Apr 2008	$126,272							0.11								
	388 California Ave.	018-042-006					May 2002	$45,875							0.14								
9 Dinuba Entertainment Park Plaza	S. "L" Street	017-141-007	Park / Open Space	GU	N/A	Park	Nov 1998	$39,171	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.17	C-2	$1.00	None	N/A	No	No	Yes	No
		017-141-014																					
	288 South "M" St.	017-144-009					Aug 2004	$1.00							0.34	C-4				Yes			
	289 South "L" St.	017-144-003					Jun 1987	$8,086							0.17	C-2				No			
		017-144-004					Mar 2011 [5]	$240,338							0.17								
		017-144-005					Mar 2011 [5]								0.17								
10 Centennial Park	1591 W. Sierra Way	017-030-025	Park / Open Space	GU	N/A	Park	Feb 1998	$100,301	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	1.00	M-1	$1.00	None	N/A	No	No	Yes	No
11 "K" St Parking Lot	Between K and L Streets	017-121-023	Parking Lot / Structure	GU	N/A	Parking Lot	Feb 1992	$66,027	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.28	C-2	$1.00	None	N/A	No	No	Yes	No
		017-121-004					Jan 1995	$21,223							0.09								
12 Groundwater Recharge/Recovery Property	Sierra Way	017-020-050	Other	GU	N/A	Water Recovery Site	Oct 2008	$369,955	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	22.37	M-1	$1.00	None	N/A	No	No	Yes	No
13 Historic Strand Theatre	188 North "L" St.	017-121-018	Public Building	FD	N/A	See LRPMP Text	Mar 2011 [5]	$193,117	$1.00	Sep 2015	NDC Sale Comps	TBD		Alleviate Blight	0.26	C-2	$1.00	None	N/A	No	No	Yes	No
14 Vacant Surabian Drive Commercial / Industrial Property	Surabian Dr	017-280-002	Vacant Commercial / Industrial Property	FD	N/A	See LRPMP Text	Aug 2005	$513,463	$522,676	Sep 2015	NDC Sale Comps	TBD		Alleviate Blight	11.66	M-1	$522,676	None	N/A	No	No	Yes	No
		017-280-020					Jul 2005	$711,032							8.93	C-4							

[1] Real Property in Fee, unless otherwise noted
[2] See Exhibit "F" for Assessor Parcel Maps
[3] Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and may not be relied upon as a basis for actual value.
[4] See Exhibit "G" for zoning information
[5] Staff continues to search records for acquisition date

C-2 – Downtown Commercial District
C-4 – General Commercial District
CAC – County Auditor controller
EO – Enforceable Obligation on approved ROPS
FD – Future Development
GU – Government Use
M-1 – Light Industrial District
N/A – Not applicable
RCO – Recreational Open Space
TE – Taxing Entities
TBD – To Be Determined

LONG-RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Site Data							Property Value/Sale Info							Other Property Information									
		HSC § 34191.5 (c)(1)(C)		HSC § 34191.5 (c)(2)			HSC § 34191.5 (c)(1)(A)					SALE OF PROPERTY *(If applicable)*		HSC § 34191.5 (c)(1)(B)	HSC § 34191.5 (c)(1)(C)		HSC § 34191.5 (c)(1)(D)	HSC § 34191.5 (c)(1)(E)		HSC § 34191.5 (c)(1)(F)	HSC § 34191.5 (c)(1)(G)		HSC § 34191.5 (c)(1)(H)
Site No.	Address	APN	Prop Type [1]	Permissible Use	If Sale of Prop...Proceeds to be used for?	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Est'd Current Value [2]	Date of Est'd Current Value	Est'd Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size (acres)	Current Zoning	Est'd Current Parcel Value	Annual Estimate Income/Rev	Contractual use income/rev	Historic environmental contamination / reports?	Potential as a TOD?	Advancements of SA planning objectives?	History of previous develop proposals and activity?
15 Vacant Road 74 Industrial Property	Road 74	017-020-001	Vacant Industrial Property	FD	EO or to CAC for TE	See LRPMP Text	Mar 2011 [5]	$1,313,298	$507,699	Sep 2015	NDC Sale Comps	TBD		Alleviate Blight	20.00	M-1	$507,699	None	N/A	No	No	Yes	No
16 Vacant Avenue 412 Commercial / Industrial Property	Avenue 412	017-273-001 017-320-001 017-320-003 017-020-041 017-020-042 017-020-047 017-020-051	Vacant Commercial / Industrial Property	Sell	EO or to CAC for TE	Sell	Aug 1996 May 2005 June 2005 Oct 2008	$350,000 $472,264 $155,273 $141,069	$1,668,169	Sep 2015	NDC Sale Comps	TBD		Alleviate Blight	10.00 9.41 9.66 19.69 9.10 9.46 8.53	M-1 RCO C-4 M-1	$1,668,169	None	N/A	No	No	Yes	No
17 Vacant Avenue 412 Industrial Property	Avenue 412	017-020-049	Vacant Industrial Property	Sell	EO or to CAC for TE	Sell	Oct 2008	$51,764	$312,276	Sep 2015	NDC Sale Comps	TBD		Alleviate Blight	3.13	M-1	$312,276	None	N/A	No	No	Yes	No
18 Vacant S. "L" Street Commercial Property	220 S. "L" Street	017-141-010	Vacant Commercial Property	Sell	EO or to CAC for TE	Sell	Jun 2010	$65,180		Aug 2015	NDC Sale Comps	TBD		Alleviate Blight	0.36	C-2	$312,276	None	N/A	No	No	Yes	No
19 Vacant El Monte Way Commercial Property	El Monte Way	014-063-034 014-063-035 014-063-036 014-063-037	Vacant Commercial Property	EO	Measure "R"	EO	Apr 2011	$0.00	$52,877	Sep 2015	TBD	TBD		Alleviate Blight	0.12 0.12 0.16 0.13	C-4	$52,877	None	N/A	No	No	Yes	No

[1] Real Property in Fee, unless otherwise noted
[2] See Exhibit "F" for Assessor Parcel Maps
[3] Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and may not be relied upon as a basis for actual value.
[4] See Exhibit "G" for zoning information
[5] Staff continues to search records for acquisition date

C-2 – Downtown Commercial District
C-4 – General Commercial District
CAC – County Auditor controller
EO – Enforceable Obligation on approved ROPS
FD – Future Development
GU – Government Use
M-1 – Light Industrial District
N/A – Not applicable
RCO – Recreational Open Space
TE – Taxing Entities
TBD – To Be Determined

III. Property to be Transferred for Governmental Use

Site No. 1 – Dinuba Police Community Service Office

Address:	*168 S. "L" Street*
APN:	*017-122-011*

A. ***<u>Permissible Use (HSC § 34191.5 (c)(2))</u>:***

Site No. 1 is the Dinuba Police Community Service Office (the "Police Service Office") and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

B. ***<u>Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B))</u>:***

Property records indicate that the Police Service Office was acquired by the Agency in August 1999, and carries a Book Value of $70,000. The Police Service Office was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Police Service Office is $1.00.

Site No. 1 – Dinuba Police Community Service Office

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency.

C. Site Information (HSC § 34191.5 (c)(1)(C)):

The Police Service Office consists of one (1) 0.09-acre parcel (APN 017-122-011) located at 168 S. "L" Street. The Property contains a 1-story building that is approximately 1,200 sf.

The Police Service Office is zoned Downtown Commercial District (C-2). The C-2 land use designation applies to the commercial core of the city, as may be designated by the general plan. These areas constitute the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community.

D. Estimated Current Value (HSC § 34191.5 (c)(1)(D)):

The ECV for the Police Service Office is based on its current use as a public building, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. Site Revenues (HSC § 34191.5 (c)(1)(E):

There are no site revenues generated from the Police Service Office.

F. History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):

There is no history of environmental contamination or reports in conjunction with the Police Service Office.[2]

G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):

There is no potential for a Transit Oriented Development in conjunction with the Police Service Office.

The transfer of the Police Service Office to the City of Dinuba advances the planning objectives of the City and the Successor Agency to maintain a police presence within the downtown.

H. History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):

There are no development proposals and activity in conjunction with the Police Service Office.

I. Disposition of Property:

The Police Service Office is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

[2] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=168+south+l+street%2C+dinuba%2C+ca

Site No. 1 – Dinuba Police Community Service Office

J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Police Service Office to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 2: Dinuba Transit Center

(a local agency administrative building)

Address:	*180 W. Merced Street*
APN:	*017-133-09*

Site No. 2: Dinuba Transit Center

(a local agency administrative building)

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 2 is the Dinuba Transit Center (the "DTC") is a local agency administrative building and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the DTC was acquired by the Agency in January 2002 and carries a Book Value of $205,000. The DTC was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the DTC is $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***

The DTC consists of one (1) 0.69-acre parcel (APN 017-133-009) located at 180 W. Merced Street. The Property contains a 1-story building that is approximately 6,000 sf and landscaping/parking lot that is approximately 24,000 sf. The DTC is a local agency administrative building wherein the following services are administered: bus transit services, 1st Time Homebuyer Program assistance, Housing Rehabilitation Program assistance, utility payments center, cooling center, free Wi-Fi, and Park & Ride.

The DTC is zoned General Commercial District (C-4). The C-4 land use designation applies to establishments engaged in servicing equipment, materials and products, but which do not require the manufacturing, assembly, pack-aging or processing of articles or merchandise for distribution and retail sale. Land requirements for most general commercial uses generally dictates its application along arterial streets of the city which generally lie close to central commercial and industrial districts.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

The ECV for the DTC is based on its current use as a public building, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***

There are no site revenues generated from the DTC.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***

There is no history of environmental contamination or reports in conjunction with the DTC.[3]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***

There is no potential for a Transit Oriented Development in conjunction with the DTC.

The transfer of the DTC to the City of Dinuba advances the planning objectives of the City and the Successor Agency to establish a public transit center.

[3] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=180+w+merced+st+dinuba+ca

Site No. 2: Dinuba Transit Center

(a local agency administrative building)

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***

There are no development proposals and activity in conjunction with the DTC.

I. ***Disposition of Property:***

The DTC is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the DTC to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 3: Ventura Street Right-of-Way

Address:	*Ventura Street*
APN:	*017-300-025*

A. ***<u>Permissible Use (HSC § 34191.5 (c)(2))</u>:***
Site No. 3 is the Ventura Street Right-of-Way (the "ROW") and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

B. ***<u>Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B))</u>:***
Property records indicate that the ROW was acquired by the Agency in February 2002 and carries a Book Value of $10. The ROW was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The

Site No. 3: Ventura Street Right-of-Way

estimated current value (the "ECV") of the ROW is $1.00. The following table details the property records:

Acquisition Details of the Ventura Street Right-of-Way			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
017-300-025	Feb 2002	$10	017-300-008

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The ROW consists of one (1) 0.14-acre parcel (APN 017-300-025) located at the intersection of Ventura Street and S. M Street. The ROW is proposed to be used as right-of-way for the realignment of Ventura Street in conjunction with an at-grade railroad crossing. In addition, the ROW is a non-conforming under-sized lot that does not comply with the M-1 zoning standards.

The ROW is zoned Light Industrial (M-1). The M-l land use designation applies to areas designated light industrial on the general plan for various types of less intense industrial plants and related activities.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The ECV for the ROW is based on its use as right-of-way for the realignment of Ventura Street in conjunction with an at-grade railroad crossing. Since the minimum lot size in the M-1 zone is 1 acre, the ROW has no economic development value, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***
There are no site revenues generated from the ROW.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the ROW.[4]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a Transit Oriented Development in conjunction with the ROW.

The transfer of the ROW to the City of Dinuba advances the planning objectives of the City and the Successor Agency to realign Ventura Street in conjunction with an at-grade railroad crossing.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There are no development proposals and activity in conjunction with the ROW.

I. ***Disposition of Property:***
The ROW is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

[4] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=ventura+street+%26+m+street+dinuba%2C+ca+

Site No. 3: Ventura Street Right-of-Way

J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the ROW to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 4: Shopper's Alley Walkway Park

Address:	*N. "L" Street*
APN:	*017-121-025*

A. ***<u>Permissible Use (HSC § 34191.5 (c)(2))</u>:***

Site No. 4 is Shopper's Alley Walkway Park (the "Walkway Park") and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

B. ***<u>Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B))</u>:***

Property records indicate that the Walkway Park was acquired by the Agency in January 1995, and carries a Book Value of $18,865. The Walkway Park was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Walkway Park is $1.00.

Site No. 4: Shopper's Alley Walkway Park

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency.

C. Site Information (HSC § 34191.5 (c)(1)(C)):

The Walkway Park consists of one (1) 0.08-acre parcel (APN 017-121-025) located on N. "L" Street, approximately 460 feet southeast of E. Fresno Street. The Walkway Park contains street lamps, planter, trees, and paving stones. It is used as a public park/gathering plaza and a walkway that serves several local businesses as well as general access to the public for parking lots located on N. "K" Street.

The Walkway Park is zoned Downtown Commercial District (C-2). The C-2 land use designation applies to the commercial core of the city, as may be designated by the general plan. These areas constitute the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community. In addition, the Walkway Park is a non-conforming lot size and therefore it is not possible to develop the property.

D. Estimated Current Value (HSC § 34191.5 (c)(1)(D)):

The ECV for the Walkway Park is based on its current use as a public park/gathering plaza and a walkway, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. Site Revenues (HSC § 34191.5 (c)(1)(E):

There are no site revenues generated from the Walkway Park.

F. History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):

There is no history of environmental contamination or reports in conjunction with the Walkway Park.[5]

G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):

There is no potential for a Transit Oriented Development in conjunction with the Walkway Park.

The transfer of the Walkway Park to the City of Dinuba advances the planning objectives of the City and the Successor Agency to maintain a public park/gathering plaza and a walkway that serves several local businesses as well as access to parking lots located on N. "K" Street and to continue to maintain the circulation pattern for parking and pedestrian traffic.

H. History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):

There are no development proposals and activity in conjunction with the Walkway Park.

[5] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=L+Street+%26+fresno+street+dinuba%2C+ca+

Site No. 4: Shopper's Alley Walkway Park

I. ***Disposition of Property:***

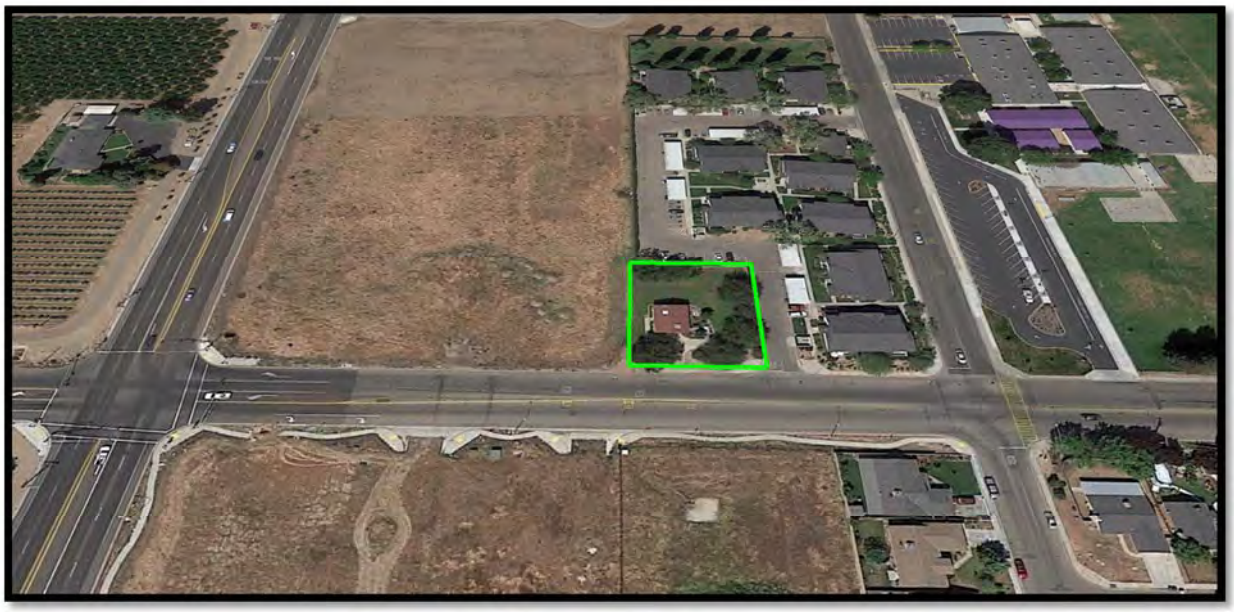
The Walkway Park is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Walkway Park to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 5: Kamm Avenue City Water Well Site

Address:	*Kamm Avenue*
APNs:	*017-210-016*



A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 5 is the Kamm Avenue City Water Well Site (the "Water Well Site") and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the Water Well Site was acquired by the Agency in July 1991 and carries a Book Value of $16,956. The Water Well Site was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Water Well Site is $1.00.

Site No. 5: Kamm Avenue City Water Well Site

The following table details the property records:

Acquisition Details of the Kamm Avenue City Water Well Site			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
017-210-016	Jul 1991	$16,956	017-021-003

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Water Well Site consists of one (1) 0.05-acre parcel (APN 017-210-016) located on Kamm Avenue, approximately 450 feet east of S. Alta Avenue. The Water Well Site occupies the southeast corner of Wilson Elementary School.

Water Well Site is zoned Resource Conservation, Public Use and Open Space District (RCO). The RCO land use designation is intended to provide for permanent open spaces in areas of the community which exhibit scenic qualities, recreation potential, and which are designated as open space, school, ponding basin, or public facility by the general plan. In addition, the Water Well Site is a non-conforming under-sized lot that does not comply with the development standards of the Municipal Code.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
Based on the Water Well Site's current use as a City well site, and therefore, the Successor Agency has determined its ECV to be is $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***
There are no site revenues generated from the Water Well Site.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the Water Well Site.[6]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a Transit Oriented Development in conjunction with the Water Well Site.

The transfer of the Water Well Site to the City of Dinuba advances the planning objectives of the City and Successor Agency to divest the Successor Agency from ownership of a City water well site.

[6] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Kamm+Ave+%26+Greene+Ave+dinuba%2C+ca+

Site No. 5: Kamm Avenue City Water Well Site

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There are no development proposals and activity in conjunction with the Water Well Site.

I. ***Disposition of Property:***
The Water Well Site is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Water Well Site to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 6: Dinuba Community Park Sportsplex Facility

Address:	*201 N. Uruapan Drive*	
APNs:	*017-202-015*	*017-202-019*

A. ***<u>Permissible Use (HSC § 34191.5 (c)(2))</u>:***

Site No. 6 is the Dinuba Community Park Sportsplex Facility (the "Community Park Sportsplex") and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

Site No. 6: Dinuba Community Park Sportsplex Facility

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the Community Park Sportsplex was acquired by the Agency in May 2009 and carries a Book Value of $403,442. The Community Park Sportsplex was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Community Park Sportsplex is $1.00. The following table details the property records:

Acquisition Details of the Dinuba Community Park Sportsplex Facility			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
017-202-015	May 2009	$403,442	017-202-015
017-202-019			017-201-004

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***

The Community Park Sportsplex consists of two (2) parcels (APNs: 017-201-004, -015) totaling 1.70 acres, located at 201 N. Uruapan Drive. The Community Park Sportsplex, which was originally a warehouse, is now a 44,000 square foot venue where community members can stay active together and have fun. The Sportsplex contains restrooms, an office, a skate park, an arcade area, a ping pong table, three softball batting cages, three baseball batting cages and two multipurpose courts for basketball and volleyball. The artificial turf can be used for soccer, football, baseball or softball pitching, hitting, and infield instructional training.

The Community Park Sportsplex is zoned Light Industrial (M-1). The M-l land use designation applies to areas designated light industrial on the general plan for various types of less intense industrial plants and related activities.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

The ECV of the Community Park Sportsplex is based on its current use as public park building, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***

There are no site revenues generated from the Community Park Sportsplex.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***

There is no history of environmental contamination or reports in conjunction with the Community Park Sportsplex.[7]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***

There is no potential for a Transit Oriented Development in conjunction with the Community Park Sportsplex.

The transfer of the Community Park Sportsplex to the City of Dinuba advances the planning objectives of the City and the Successor Agency to continue to invest in the community by maintaining the City's recreational opportunities.

[7] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=201+N.+Uruapan+Drive+dinuba%2C+ca+

Site No. 6: Dinuba Community Park Sportsplex Facility

H. History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):

There are no development proposals and activity in conjunction with the Community Park Sportsplex.

I. Disposition of Property:

The Community Park Sportsplex is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Community Park Sportsplex to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 7: Rose Ann Vuich Park Property

Address:	*189 N. Perry Avenue*	*157 N. Perry Avenue*	*259 N. Perry Avenue*
APNs:	*014-171-006*	*014-171-008*	*014-171-012*

Site No. 7: Rose Ann Vuich Park Property

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 7 is Rose Ann Vuich Park Property (the "Vuich Park Property") and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the Vuich Park Property was acquired by the Agency in several separate transactions and carries a total Book Value of $504,444. The Vuich Park Property was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vuich Park Property is $1.00. The following table details the property records:

Acquisition Details of Rose Ann Vuich Park Property			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
014-141-006	Jul 2005	$179,732	---
014-141-008	Aug 2005	$173,474	---
014-141-012	Jan 2008	$151,238	---

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***

The Vuich Park Property consists of three (3) parcels (APNs: 014-171-006, -008, -012) totaling 0.46 acres and located at 157, 189, and 259 N. Perry Avenue. These parcels are part of a larger land assembly project being conducted by the City that will ultimately expand Rose Ann Vuich Park to 10.75 acres.

The Vuich Park Property is zoned Resource Conservation, Public Use and Open Space District (RCO). The RCO land use designation is intended to provide for permanent open spaces in areas of the community which exhibit scenic qualities, recreation potential, and which are designated as open space, school, ponding basin, or public facility by the general plan.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

The ECV for the Vuich Park Property is based on its current use as a park, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***

There are no site revenues generated from the Vuich Park Property.

Site No. 7: Rose Ann Vuich Park Property

F. History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):

APN 014-171-008

The gas station at the corner of Perry Avenue and Avenue 416 was cited for leaking underground storage tank ("LUST").[8] As a result, the remediation work plan called for groundwater and soil vapor monitoring to occur. APN 014-171-008 contains two (2) groundwater monitoring wells and several soil vapor extraction points. The latest findings (September 16, 2015) show that there is no risk from vapor intrusion to nearby residences during AS/SVE system operations.[9]

APN 014-171-006
014-171-012

There is no history of environmental contamination or reports in conjunction with APNs 014-171-006, -012.

G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):

There is no potential for a Transit Oriented Development in conjunction with the Vuich Park Property.

The transfer of the Vuich Park Property to the City of Dinuba advances the planning objectives of the City and the Successor Agency to continue to invest in the community by maintaining and expanding the City's Resource Conservation District's recreational opportunities.

H. History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):

There are no development proposals and activity in conjunction with the Vuich Park Property.

I. Disposition of Property:

The Vuich Park Property is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Vuich Park Property to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

[8] http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0610700350&mytab=esidata#esidata
[9] *Soil Vapor Survey Report – Gas N Save – 108 East El Monte Way (at Perry Avenue)*, Wayne Perry, Inc., Environmental Remediation and Consulting, September 16, 2015,

Site No. 8: Roosevelt Park Property

Address:	*290 California Avenue*	*320 California Avenue*	*350 California Avenue*	*366 California Avenue*	*388 California Avenue*
APNs:	*018-042-001*	*018-042-002*	*018-042-004*	*018-042-005*	*018-042-005*

Site No. 8: Roosevelt Park Property

A. *Permissible Use (HSC § 34191.5 (c)(2)):*

Site No. 8 is the Roosevelt Park Property and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

B. *Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):*

Property records indicate that the Roosevelt Park Property was acquired by the Agency in several separate transactions and carries a total Book Value of $383,548. The Roosevelt Park Property was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Roosevelt Park Property is $1.00. The following table details the property records:

Acquisition Details of the Roosevelt Park Property			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
018-042-001	Aug 2003	$50,920	---
018-042-002	Jun 2001	$65,481	---
018-042-004	Mar 2005	$95,000	---
018-042-005	Apr 2008	$126,272	---
018-042-006	May 2002	$45,875	---

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency.

C. *Site Information (HSC § 34191.5 (c)(1)(C)):*

The Roosevelt Park Property consists of five (5) parcels (APNs: 018-042-001, -002, -004, -005, -006) totaling 0.67 acres and located at 290, 320, 350, 366, and 388 California Street. These parcels are part of a larger land assembly project being conducted by the City that will ultimately expand the Park to 6 acres.

The Roosevelt Park Property is zoned Resource Conservation, Public Use and Open Space District (RCO). The RCO land use designation is intended to provide for permanent open spaces in areas of the community which exhibit scenic qualities, recreation potential, and which are designated as open space, school, ponding basin, or public facility by the general plan.

D. *Estimated Current Value (HSC § 34191.5 (c)(1)(D)):*

The ECV for the Roosevelt Park Property is based on its current use as a park, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. *Site Revenues (HSC § 34191.5 (c)(1)(E):*

There are no site revenues generated from the Roosevelt Park Property.

Site No. 8: Roosevelt Park Property

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the Roosevelt Park Property.[10]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a Transit Oriented Development in conjunction with the Roosevelt Park Property.

The transfer of the Roosevelt Park Property to the City of Dinuba advances the planning objectives of the City and the Successor Agency to continue to invest in the community by maintaining and expanding the City's Resource Conservation District's recreational opportunities.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There are no development proposals and activity in conjunction with the Roosevelt Park Property.

I. ***Disposition of Property:***
The Roosevelt Park Property is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Roosevelt Park Property to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

[10] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=350+California+Avenue+dinuba%2C+ca+

Site No. 9: Dinuba Entertainment Park Plaza

Address:	*S. "L" Street*	*288 S "M" Street*	*289 S. "L" Street*
APNs:	*017-141-007*	*017-144-009*	*017-144-003*
	017-141-014		*017-144-004*
	017-141-015		*017-144-005*

Site No. 9: Dinuba Entertainment Park Plaza

A. *Permissible Use (HSC § 34191.5 (c)(2)):*

Site No. 9 is the Dinuba Entertainment Park Plaza (the "Entertainment Park Plaza") and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

B. *Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):*

Property records indicate that the Entertainment Park Plaza was acquired by the Agency in several separate transactions and carries a total Book Value of $352,776. The following table details the property records:

Acquisition Details Dinuba Entertainment Park Plaza			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
017-141-007	Nov 1998	$39,171	---
017-141-014			017-141-008
017-141-010	Jun 2010	$65,180	---
017-144-003	Jun 1987	$8,086	017-014-003 017-014-004
017-144-004	*	$240,338	---
017-144-005	*		---
017-144-009	Aug 2004	$1.00	---

* Staff continues to search records for acquisition date

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency

The Entertainment Park Plaza was acquired in order to meet the revitalization goals of the City and the Successor Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Entertainment Park Plaza is $1.00.

Site No. 9: Dinuba Entertainment Park Plaza

C. *Site Information (HSC § 34191.5 (c)(1)(C)):*

The Entertainment Park Plaza consists of seven (7) parcels (APNs: 017-141-007, -010, -014 and 017-144-009, -003, -004, -005) totaling 1.38 acres and located at 220 and 289 S. "L" Street and 288 S. "M" Street. These parcels are part of a larger land assembly project that will expand the use and development of the Entertainment Park Plaza into an area of the City that will concentrate on community entertainment venues. The Entertainment Park consists of two facilities: (i) the Park Plaza; and (ii) two (2) non-contiguous public parking lots. The Entertainment Park Plaza currently consists of a public park plaza, skate park and parking lots, and privately owned movie theater, bowling alley, restaurants and museum. The Successor Agency owns and maintains the public: (i) parking lots – one paved lot and one dirt lot; (ii) Skate Park; and (iii) park plaza grounds.

The Entertainment Park Plaza is located in the City's Central Business District (the "CBD") and is zoned Downtown Commercial District (C-2) and General Commercial District (C-4). The CBD designation is a section of the city which is the principal shopping, commerce area and focal point of many individual stores and businesses individually owned and/or operated. The C-2 land use designation applies to the commercial core of the city, as may be designated by the general plan. These areas constitute the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community. The C-4 land use designation applies to establishments engaged in servicing equipment, materials and products, but which do not require the manufacturing, assembly, pack-aging or processing of articles or merchandise for distribution and retail sale. Land requirements for most general commercial uses generally dictates its application along arterial streets of the city which generally lie close to central commercial and industrial districts.

D. *Estimated Current Value (HSC § 34191.5 (c)(1)(D)):*

Since no fees are charged for the use of the park plaza, or the parking lots of the Entertainment Park Plaza, the Successor Agency has determined the ECV to be $1.00.

E. *Site Revenues (HSC § 34191.5 (c)(1)(E):*

There are no site revenues generated from the Entertainment Park Plaza.

F. *History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):*

APN 017-144-009[11]

In June 2003, a Phase-I Environmental Assessment was completed. As a result, an underground storage tank was located and removed; the tank had not bottom. Spoil contamination was detected and soil removal and sampling was initiated. In August 2003, a site assessment work plan was approved. In October 2003, drilling and sail sampling took place. After the assessment of the data, in January 2004, additional drilling and sampling was ordered/conducted. In January 2004, an *Update Site Assessment Summary – 288 South "M" Street – Dinuba, California* was prepared by Krazan & Associates, Inc. The report concluded and recommended the following:

[11] http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0610725070

Site No. 9: Dinuba Entertainment Park Plaza

> "Based on detectable concentration of PHCs in the January 5, 2004 down gradient groundwater sample, it appears groundwater has been impacted by the former UST contents. The lateral extent of impacted groundwater has not been defined and was not part of the scope of this updated site assessment. The nearest municipal water well is approximately 2,000 feet southwest from the site, and it does not appear at this time that PHCs from the subject site pose a threat to this well. Krazan recommends additional groundwater assessment is conducted based on the TCDEHS [Tulare County Department of Environmental Health Services] and RWQCB [Regional Water Quality Control Board] review of this report."

In March 2004, a groundwater assessment work plan was approved. In December 2007, with no funds available for assessment/monitoring/remediation and with the State Water Quality Control Board approval, the city decided not to implement to 2004 wok plan and leave the site vacant for 20 year +/- and continue groundwater sampling until safe limits of contamination have been achieved.

In November 2013, Krazan & Associates, Inc. prepared and submitted the *June 2013 Second Semi-Annual Groundwater Monitoring Event Report*. The TCEHSD approved the report and strongly encouraged the City to move toward site remediation with in situ air sparging with concurrent soil vapor extraction. In January 2014, Krazan & Associates, Inc. submitted a *Soil Vapor Extraction Pilot Test Work Plan* to the TCEHSD. In late January, the TCEHSD approved the work plan.
The City continues to search for grants in order to move the remediation and required continued monitoring forward.

APN 017-141-007, -014, -010
017-144-003, -004, 005

There is no history of environmental contamination or reports in conjunction with APNs: 014-141-007, -014, -010 and 017-144-003, -004, -005.

G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):

There is no potential for a Transit Oriented Development in conjunction with the Entertainment Park Plaza.

The transfer of the Entertainment Park Plaza to the City of Dinuba advances the planning objectives of the City and the Successor Agency to continue to (i) invest in the community by maintaining City's entertainment and recreational opportunities; (ii) continuation and expansion of the City's greenbelt; and (iii) achieve and maintain a balance between parking supply and demand.

H. History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):

There are no development proposals and activity in conjunction with the Entertainment Park Plaza.

Site No. 9: Dinuba Entertainment Park Plaza

I. Disposition of Property:

The Entertainment Park Plaza is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Entertainment Park Plaza to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 10: Centennial Park Property

Address:	*1591 W. Sierra Way*
APN:	*017-030-025*

A. <u>Permissible Use (HSC § 34191.5 (c)(2))</u>:

Site No. 10 is Centennial Park and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

Site No. 10: Centennial Park Property

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Centennial Park Property was acquired by the Agency in February 1998, and carries a Book Value of $100,301. The Centennial Park Property was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Centennial Park is $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Centennial Park Property consists of one (1) 1.00-acre parcel (APN 017-030-025) located at 1591 W. Sierra Way.

The Centennial Park Property is zoned Light Industrial (M-1). The M-l land use designation applies to areas designated light industrial on the general plan for various types of less intense industrial plants and related activities.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The ECV for the Centennial Park Property is based on its current use as a park and the location of the Dinuba 1-million gallon Water Tower, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***
There are no site revenues generated from the Centennial Park Property.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the Centennial Park Property.[12]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a Transit Oriented Development in conjunction with the Centennial Park Property.

The transfer of the Centennial Park Property to the City of Dinuba advances the planning objectives of the City and the Successor Agency to continue to invest in the community by maintaining City's recreational opportunities.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There are no development proposals and activity in conjunction with the Centennial Park Property.

I. ***Disposition of Property:***
The Centennial Park Property is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

[12] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=1591+W.+Sierra+Way+dinuba%2C+ca+

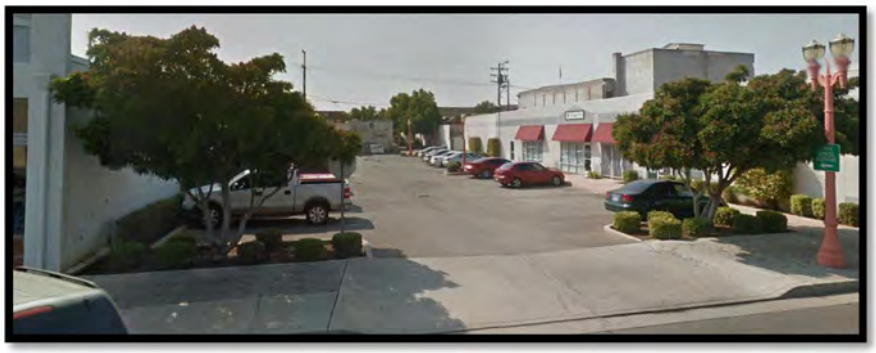
Site No. 10: Centennial Park Property

J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer the Centennial Park Property to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 11: N. "K" Street Parking Lot

Address:	*N. "K" Street*
APNs:	*017-121-004*
	017-121-023



A. Permissible Use (HSC § 34191.5 (c)(2)):

Site No. 11 is the N. "K" Street Parking Lot (the "Parking Lot") and is proposed to be transferred to the City of Dinuba for governmental use pursuant to HSC § 34181 (a).

B. Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):

Property records indicate that the Parking Lot was acquired by the Agency February 1992 and January 1995, and carries a total Book Value of $87,250. The Parking Lot was acquired by the

Site No. 11: N. "K" Street Parking Lot

Agency in order to meet the revitalization goals of the City and Agency to alleviate the existence and spread of physical and economic blight by assembling land and preparing property for future development. The estimated current value (the "ECV") of the Parking Lot is approximately $1.00.

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency.

C. Site Information (HSC § 34191.5 (c)(1)(C)):

The Parking Lot consists of two (2) parcels (APNs 017-121-004, -023) totaling 0.37 acres located on N. "K" Street, approximately 500 feet southeast of N. Fresno Street.

The Parking Lot is zoned Downtown Commercial District (C-2). The C-2 land use designation applies to the commercial core of the city, as may be designated by the general plan. These areas constitute the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community.

D. Estimated Current Value (HSC § 34191.5 (c)(1)(D)):

No fees are charged for the use of the Parking Lot and therefore, the maintenance of the Parking Lot is borne by the Successor Agency, causing a negative cash flow scenario. Since the Parking Lot is used without charge and has a negative cash flow, the Parking Lot's ECV has been determined by the Successor Agency to be $1.00.

E. Site Revenues (HSC § 34191.5 (c)(1)(E)):

There are no site revenues generated from the Parking Lot.

F. History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):

There is no history of environmental contamination or reports in conjunction with the Parking Lot.[13]

G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):

There is no potential for a Transit Oriented Development in conjunction with the Parking Lot.

The transfer of the Parking Lot to the City of Dinuba advances the planning objectives of the Successor Agency and the City to (i) continue to achieve and maintain a balance between parking supply and demand; and (ii) continue to serve the parking needs of the public.

H. History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):

There are no development proposals and activity in conjunction with Parking Lot.

[13] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=s+k+street+dinuba%2C+ca+

Site No. 11: N. "K" Street Parking Lot

I. Disposition of Property:

The Parking Lot is proposed to be transferred to the City of Dinuba at no cost for governmental use pursuant to HSC § 34181 (a).

J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Parking Lot to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 12: Groundwater Recharge/Recovery Property

Address:	*1,200 feet South of Avenue 412*
APNs:	*017-020-050*

A. *Permissible Use (HSC § 34191.5 (c)(2)):*

Site No. 12 is the Groundwater Recharge/Recovery Property (the "GRR Property") and is proposed to be transferred to the City of Dinuba for governmental use pursuant to HSC § 34181 (a).

Site No. 12: Groundwater Recharge/Recovery Property

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the GRR Property was acquired by the Agency in October 2008, and carries a Book Value of $369,955. The following table details the property records:

Acquisition Details of the Groundwater Recharge/Recovery Property			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
017-020-050	Oct 2008	$369,955	017-020-034
			017-020-039

The GRR Property was acquired by the Agency in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the GRR Property is $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The GRR Property consists of one (1) 22.37-acre parcel (APN 017-020-050) located 1,200 feet south of Avenue 412 and a ¼ of a mile east of Road 74. The GRR consists of inlets, two (2) retention basins, four (4) pumping wells, a storage tank, and an office building.

The GRR Property is located in the Light Industrial District (M-1). The M-l land use designation applies to areas designated light industrial on the general plan for various types of less intense industrial plants and related activities.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The ECV for the GRR Property is based on its current use as a City groundwater recharge/recovery facility, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the GRR property.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the GRR Property.[14]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with the GRR Property.

The transfer of the GRR Property to the City of Dinuba advances the planning objectives of the City and the Successor Agency to divest the Successor Agency from ownership of a City water facility site.

[14] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Avenue+412+%26+Road+74+dinuba%2C+ca+

Site No. 12: Groundwater Recharge/Recovery Property

H. History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):

There is no history of previous development and activity in conjunction with the GRR Property.

I. Disposition of Property:

The GRR Property is proposed to be transferred to the City of Dinuba at no cost for governmental use pursuant to HSC § 34181 (a).

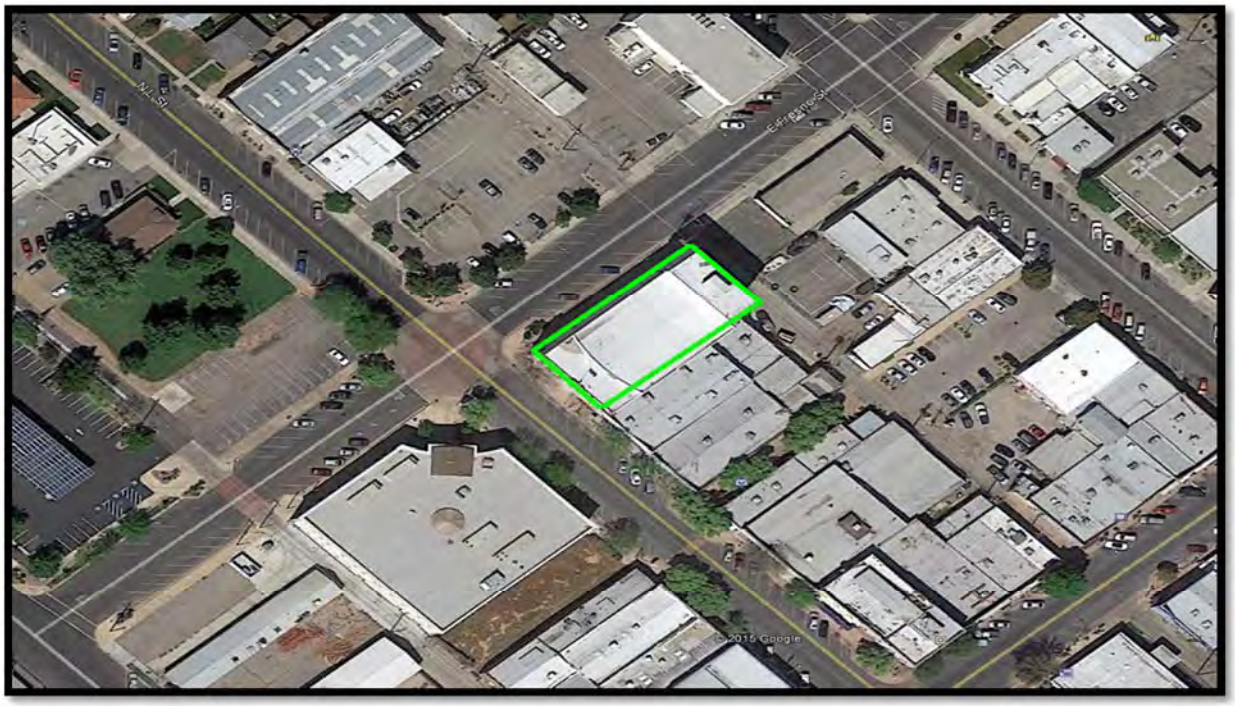
J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the GRR Property to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

IV. Property to be Transferred for Future Development

Site No. 13: Historic Strand Theatre

Address:	*188 N. "L" Street*
APN:	*017-121-018*



A. Permissible Use (HSC § 34191.5 (c)(2)):

Site No. 13 is the Historic Strand Theatre (the "Strand Theatre") and is proposed to be transferred to the City of Dinuba for future development (i.e., use as a government facility), at no charge, pursuant to HSC § 34191.5 (c)(2). The Successor Agency believes this use is fully consistent with the intent of HSC § 34181(a).

Site No. 13: Historic Strand Theatre

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Strand Theatre was acquired by the Agency[15] and carries a Book Value of $193,117. The Strand Theatre was acquired by the Agency in order to alleviate physical and economic blight. The estimated current value (the "ECV") of the Strand Theatre is $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Strand Theatre consists of one (1) 0.26-acre parcel (APN 017-121-018). Located on the southeast corner of "L" and Fresno Streets at 188 NB. "L" Street, the Strand Theatre (known in later years as the State Theatre) opened for business on February 3, 1924. As one of the largest buildings in the City at the time, it has been a landmark ever since, although it has been vacant for a number of years. The Strand Theatre is a 10,000 sf multi-story theatre and was stripped of most tenant improvements by the former owner of the building prior to the Agency's acquisition.

The Strand Theatre is zoned Downtown Commercial District (C-2). The C-2 land use designation applies to the commercial core of the city, as may be designated by the general plan. These areas constitute the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community.

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency. Quitclaim deeds will be recorded by December 31, 2015.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
To determine an ECV for the Strand Theatre, in September 2015, a comparable sales analysis was conducted by the Successor Agency in September 2015, through the National Data Collective.[16] No comparable were located for the Strand Theatre. The ECV was determined to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Strand Theatre and the maintenance of the building and grounds is borne by the Successor Agency.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the Strand Theatre.[17]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***

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[15] Staff continues to search records for acquisition date
[16] www.ndcdata.com
[17] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=188+N.+%93L%94+Street+dinuba%2C+ca+

Site No. 13: Historic Strand Theatre

There is no potential for a TOD in conjunction with Strand Theatre.

The transfer of the Strand Theatre for future development to the City of Dinuba advances the planning objectives of the Successor Agency in accordance with the Agency's Five-Year 2005/2006 through 2009/2010 Implementation Plan that directs the Agency to rehabilitate the Strand Theatre.[18] In addition to the Agency's Five-Year 2005/2006 through 2009/2010 Implementation Plan objective, the transfer of the Strand Theatre for future development to the City of Dinuba will provide (i) a perceivable reduction in blight through new construction and infrastructure; (ii) for the expansion of public facilities that support the community; (iii) public facilities located to efficiently serve the community and are compatible with surrounding land uses and to assure the least intrusive and most compatible integration of related buildings and facilities into the land use pattern of the community; and (iv) availability of sites for the development and expansion of City offices.

H. History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):

There is no history of previous history of development proposal or activities in conjunction with the Strand Theatre.

I. Disposition of Property:

The Strand Theatre is proposed to be transferred to the City of Dinuba for governmental use pursuant to HSC §34181(a), at no cost to the City for the reasons stated above.

J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. The transfer of the Strand Theatre to the City of Dinuba will occur only after the LRPMP is approved by the DOF and at no cost to the City.

For property to be transferred to the City of Dinuba for future development, implementation will include securing an HSC § 34180 (f)(1) compensation agreement (the "Compensation Agreement") with the affected taxing entities prior to the transfer of the property to the City. The City will seek a Compensation Agreement with the affected taxing entities after the LRPMP is approved by DOF. The compensation due the affected taxing entities shall be governed by the Compensations Agreement.

[18] *Dinuba Redevelopment Agency Five Year 2005-2-2009 Implementation Pan*, page 10

Site No. 14: Vacant Surabian Drive Commercial / Industrial Property

Address:	*Surabian Drive*
APNs:	*017-280-002*
	017-280-020

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 14 is the Vacant Surabian Drive Commercial / Industrial Property (the "Vacant Commercial / Industrial Property") and is proposed to be transferred to the City of Dinuba for future development pursuant to HSC § 34191.5 (c)(2).

Site No. 14: Vacant Surabian Drive Commercial / Industrial Property

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

The Vacant Commercial / Industrial Property was acquired by the Agency in July and August 2005, and carries a total Book Value of $1,224,495. The following table details the property records:

Acquisition Details of the Vacant Surabian Drive Commercial / Industrial Property			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
017-280-002	Jul 2005	$513,463	017-030-034
017-280-020	Aug 2005	$711,032	017-030-031

The Vacant Commercial / Industrial Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Commercial / Industrial Property is approximately $522,676.

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency. Quitclaim deeds will be recorded by December 31, 2015.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***

The Vacant Commercial / Industrial Property consists of two (2) parcels (APNs: 017-280-002, -020) totaling 20.59 acres located on Surabian Drive approximately 1,500 feet east of Monte Vista Drive.

The Vacant Commercial / Industrial Property is located in the Light Industrial District (M-1) and General Commercial District (C-4). The M-l land use designation applies to areas designated light industrial on the general plan for various types of less intense industrial plants and related activities. The C-4 land use designation applies to establishments engaged in servicing equipment, materials and products, but which do not require the manufacturing, assembly, pack-aging or processing of articles or merchandise for distribution and retail sale. Land requirements for most general commercial uses generally dictates its application along arterial streets of the city which generally lie close to central commercial and industrial districts.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

To determine the ECV for the Vacant Commercial / Industrial Property, a comparable sales analysis was conducted by the Successor Agency in September 2015, through the National Data Collective. No comparable sales were located for properties zoned commercial and/or industrial. As a result, comparable sales were used for properties zoned agricultural. The ECV was determined to be approximately $522,676.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough

Site No. 14: Vacant Surabian Drive Commercial / Industrial Property

estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Vacant Commercial / Industrial Property.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the Vacant Commercial / Industrial Property.[19]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with the Vacant Commercial / Industrial Property.

The transfer of the Vacant Commercial / Industrial Property for future development to the City of Dinuba advances the planning objectives of the Successor Agency in accordance with the City's 2011 West El Monte Way Master Development Plan that directs specific uses of the Vacant Commercial / Industrial Property for: (i) Park or Green Space; (ii) Residential – High; (iii) Commercial – General; and (iv) Light Industrial.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals and activity in conjunction with the Vacant Commercial / Industrial Property.

I. ***Disposition of Property:***
It is proposed that an RFP will be issued in accordance with the City's policies and procedures for property disposition located in Exhibit "A" Section II.

The ECV of the Vacant Commercial / Industrial Property is approximately $522,676.

The following process was used in determining the ECV of the Vacant Commercial / Industrial Property:

Date of estimated current value – September 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $522,676.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

[19] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Avenue+412+%26+Road+74+dinuba%2C+ca+

Site No. 14: Vacant Surabian Drive Commercial / Industrial Property

Proposed sale date – TBD

Proposed sale value – TBD

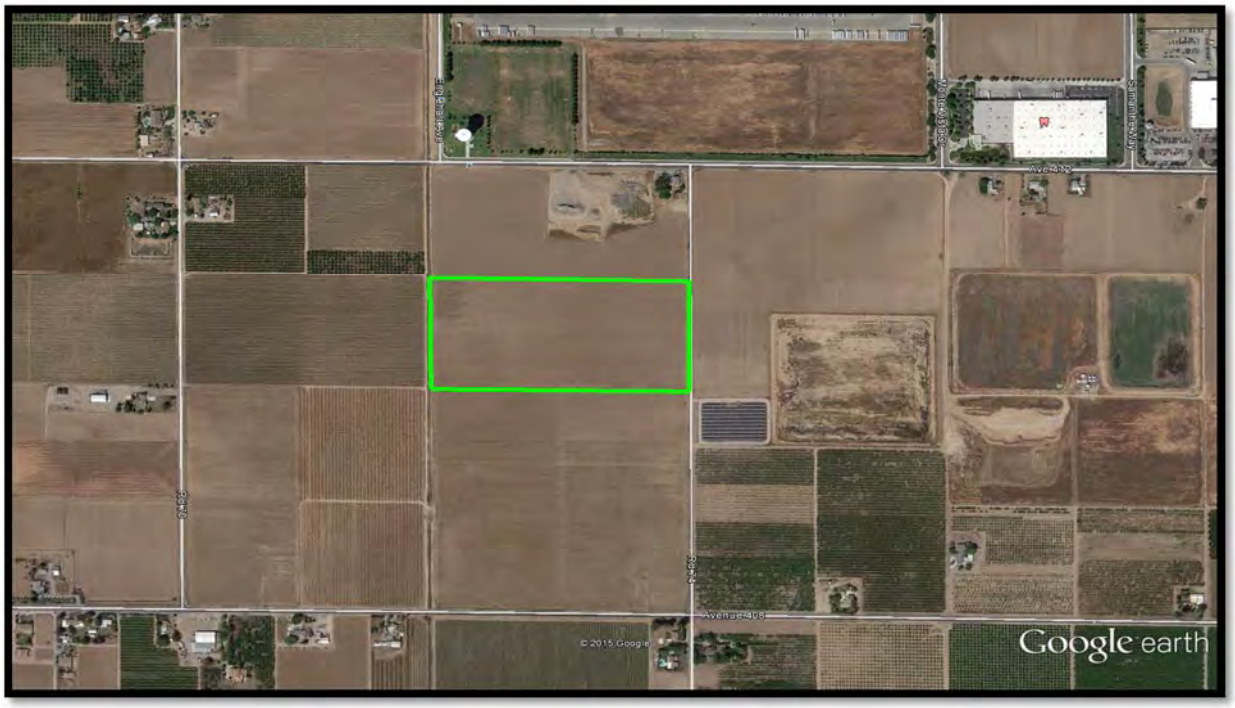
J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For property to be transferred to the City of Dinuba for future development, implementation will include securing an HSC § 34180 (f)(1) compensation agreement (the "Compensation Agreement") with the affected taxing entities prior to the transfer of the property to the City. The City will seek a Compensation Agreement with the affected taxing entities after the LRPMP is approved by DOF. The compensation due the affected taxing entities shall be governed by the Compensations Agreement.

Site No. 15: Vacant Road 74 Industrial Property

Address:	*Road 74*
APN:	*017-020-001*



A. Permissible Use (HSC § 34191.5 (c)(2)):

Site No. 15 is the Vacant Road 74 Industrial Property (the "Vacant Industrial Property") and is proposed to be transferred to the City of Dinuba for future development pursuant to HSC § 34191.5 (c)(2).

B. Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):

The Vacant Industrial Property was acquired by the Agency[20] and carries a Book Value of $1,313,298. The Vacant Industrial Property was acquired by the Agency in order to meet the

[20] Staff continues to search records for acquisition date

Site No. 15: Vacant Road 74 Industrial Property

revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Commercial / Industrial Property is approximately $507,699.

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency. Quitclaim deeds will be recorded by December 31, 2015.

C. Site Information (HSC § 34191.5 (c)(1)(C)):

The Vacant Industrial Property consists of one (1) 20.00-acre parcel (APN: 017-020-001) located on Road 74 approximately Surabian Drive approximately 1,000 feet South of Avenue 412.

The Vacant Industrial Property is located in the Light Industrial District (M-1). The M-l land use designation applies to areas designated light industrial on the general plan for various types of less intense industrial plants and related activities.

D. Estimated Current Value (HSC § 34191.5 (c)(1)(D)):

To determine the ECV for the Vacant Industrial Property, a comparable sales analysis was conducted by the Successor Agency in September 2015, through the National Data Collective. No comparable sales were located for properties zoned industrial. As a result, comparable sales were used for properties zoned agricultural. The ECV was determined to be approximately $507,699.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal.

E. Site Revenues (HSC § 34191.5 (c)(1)(E)):

There are no site revenues generated from the Vacant Industrial Property.

F. History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):

There is no history of environmental contamination or reports in conjunction with the Vacant Industrial Property.[21]

G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):

There is no potential for a TOD in conjunction with Vacant Industrial Property.

The transfer of the Vacant Industrial Property for future development to the City of Dinuba advances the planning objectives of the Successor Agency in accordance with the Agency's Five-

[21] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Avenue+412+%26+Road+74+dinuba%2C+ca+

Site No. 15: Vacant Road 74 Industrial Property

Year 2005-2009 Implementation Plan that directs the continued development of the Industrial Park in accordance with the Southwest Dinuba Specific Plan.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals and activity in conjunction with the Vacant Industrial Property.

I. ***Disposition of Property:***
It is proposed that an RFP will be issued in accordance with the City's policies and procedures for property disposition located in Exhibit "A" Section II.

The ECV of the Vacant Industrial Property is approximately $507,699.

The following process was used in determining the ECV of the Vacant Industrial Property:

Date of estimated current value – September 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $507,699.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

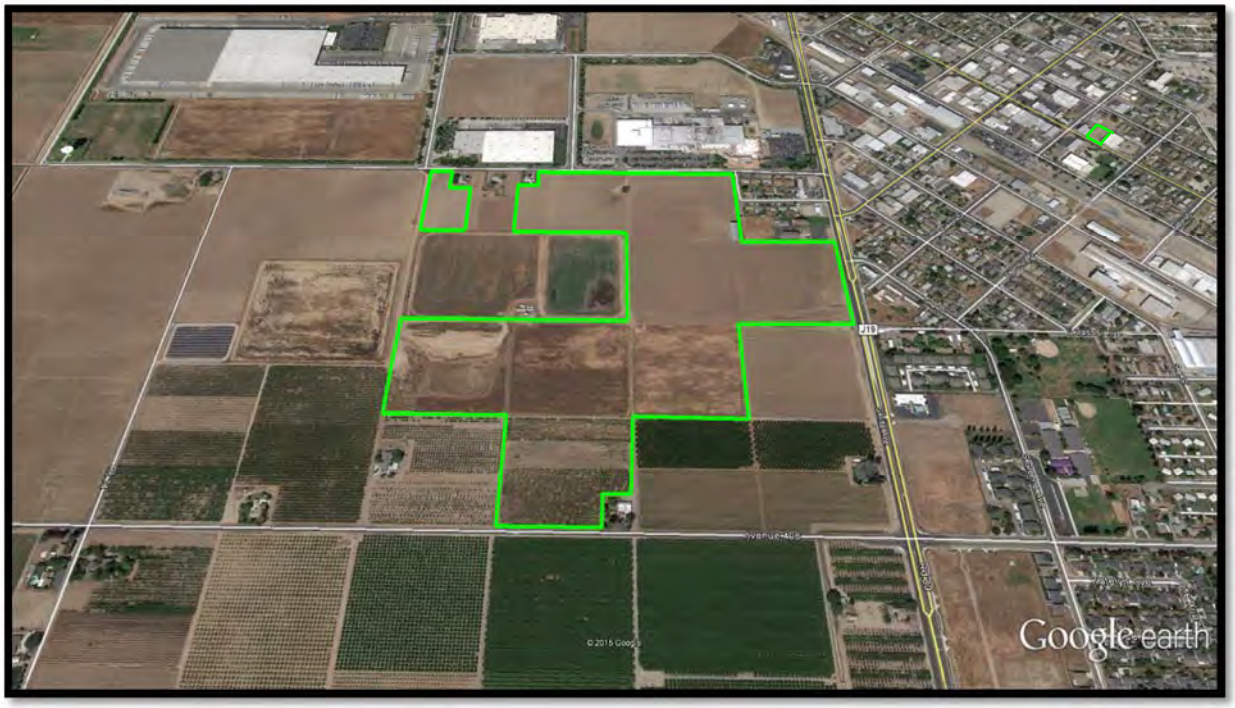
Proposed sale date – TBD

Proposed sale value – TBD

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

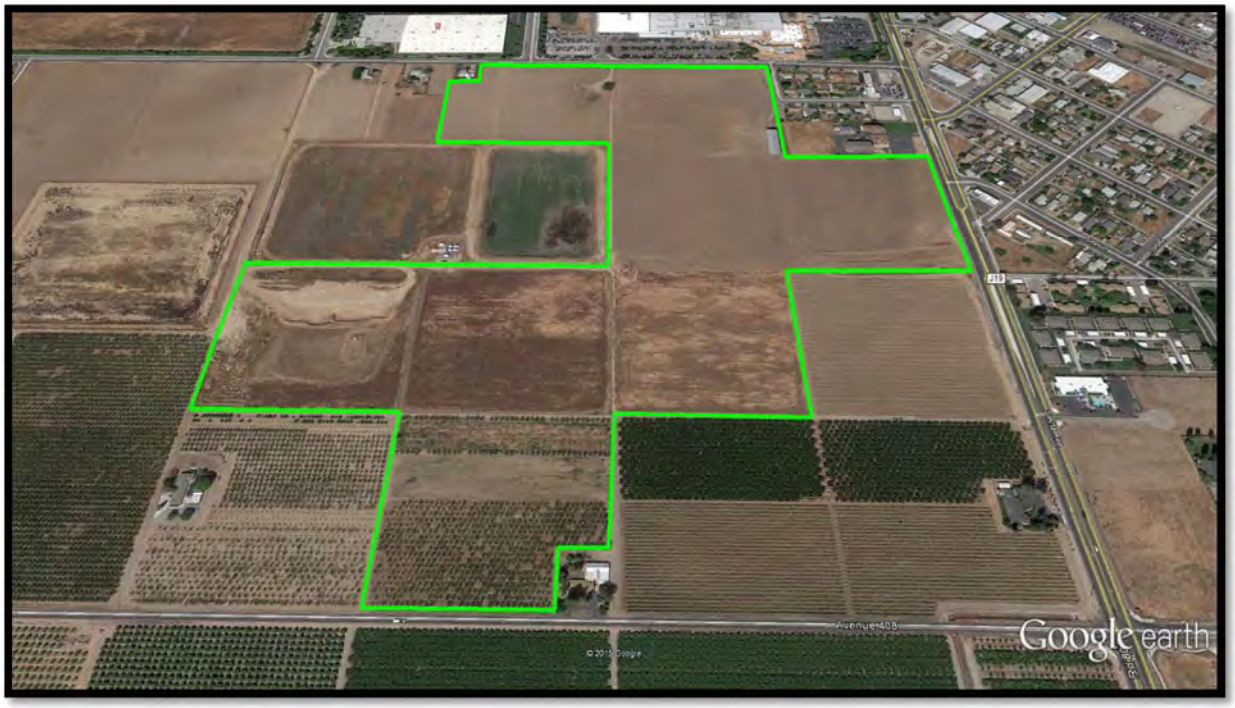
For property to be transferred to the City of Dinuba for future development, implementation will include securing an HSC § 34180 (f)(1) compensation agreement (the "Compensation Agreement") with the affected taxing entities prior to the transfer of the property to the City. The City will seek a Compensation Agreement with the affected taxing entities after the LRPMP is approved by DOF. The compensation due the affected taxing entities shall be governed by the Compensations Agreement.

V. Property to be Sold



Site No. 16: Vacant Avenue 412 Commercial / Industrial Property

Address:	*Avenue 412*
APNs:	*017-273-001*
	017-320-001
	017-320-003
	017-020-041
	017-020-042
	017-020-047
	017-020-051



Site No. 16: Vacant Avenue 412 Commercial / Industrial Property

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 16 is the Vacant Avenue 412 Commercial / Industrial Property (the "Vacant Commercial / Industrial Property") and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
The Vacant Commercial / Industrial Property was acquired by the Agency in several transactions and carries a total Book Value of $1,119,124. The following table details the property records:

Acquisition Details of the Vacant Surabian Drive Commercial / Industrial Property			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
017-273-001	Aug 1996	$350,000	017-020-045
017-320-001			
017-320-003			
017-020-041	May 2005	$472,782	---
017-020-042			
017-020-047	June 2005	$155,273	017-020-44
017-020-051	Oct 2008	$141,069	017-020-033 017-020-034

Site No. 16: Vacant Avenue 412 Commercial / Industrial Property

The Vacant Commercial / Industrial Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Commercial / Industrial Property is approximately $1,668,169.

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency. Quitclaim deeds will be recorded by December 31, 2015.

C. Site Information (HSC § 34191.5 (c)(1)(C)):

The Vacant Commercial / Industrial Property consists of seven (7) parcels (APNs: 017-273-001; 017-320-001, -003; 017-020-041, -042, -047, -051) totaling 66.75 acres located on the north by Avenue 412, on the east by S. Alta Avenue, on the south by Avenue 408 and on the west by Monte Vista Drive.

The Vacant Commercial / Industrial Property is located in three (3) zoning districts: (i) the Light Industrial District (M-1) in which this land use designation applies to areas designated light industrial on the general plan for various types of less intense industrial plants and related activities; (ii) General Commercial District (C-4) in which this land use designation applies to establishments engaged in servicing equipment, materials and products, but which do not require the manufacturing, assembly, pack-aging or processing of articles or merchandise for distribution and retail sale; and (iv) Resource Conservation, Public Use and Open Space District (RCO) in which this land use designation is intended to provide for permanent open spaces in areas of the community which exhibit scenic qualities, recreation potential, and which are designated as open space, school, ponding basin, or public facility by the general plan.

D. Estimated Current Value (HSC § 34191.5 (c)(1)(D)):

To determine the ECV for the Vacant Commercial / Industrial Property, a comparable sales analysis was conducted by the Successor Agency in September 2015, through the National Data Collective. No comparable sales were located for properties zoned commercial and/or industrial. As a result, comparable sales were used for properties zoned agricultural. The ECV was determined to be approximately $1,668,169.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal.

E. Site Revenues (HSC § 34191.5 (c)(1)(E)):

There are no site revenues generated from the Vacant Commercial / Industrial Property.

Site No. 16: Vacant Avenue 412 Commercial / Industrial Property

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the Vacant Commercial / Industrial Property.[22]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Vacant Commercial / Industrial Property.

Selling the Vacant Commercial / Industrial Property advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals and activity in conjunction with the Vacant Commercial / Industrial Property.

I. ***Disposition of Property:***
The Successor Agency proposes to sell the Vacant Commercial / Industrial Property in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Vacant Commercial / Industrial Property is approximately $1,668,169.

Date of estimated current value – September 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $1,668,169.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where

[22] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Avenue+412+%26+Road+74+dinuba%2C+ca+

there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

Site No. 17: Vacant Avenue 412 Industrial Property

Address:	*Avenue 412*
APN:	*017-020-049*

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 17 is the Vacant Avenue 412 Industrial Property (the "Vacant Industrial Property") and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
The Vacant Industrial Property was acquired by the Agency in October 2008 and carries a Book Value of $51,764. The following table details the property records:

Site No. 17: Vacant Avenue 412 Industrial Property

Acquisition Details of the Vacant Surabian Drive Commercial / Industrial Property			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
017-020-049	Oct 2008	$51,764	017-020-039

The Vacant Industrial Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Industrial Property is approximately $312,276.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Vacant Industrial Property consists of one (1) 3.13-acre parcel (APN: 017-020-049) and is locate on the southeast corner of Avenue 412 and Monte Vista Drive.

The Vacant Industrial Property is located in the Light Industrial District (M-1). The M-1 land use designation applies to areas designated light industrial on the general plan for various types of less intense industrial plants and related activities.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
To determine the ECV for the Vacant Industrial Property, a comparable sales analysis was conducted by the Successor Agency in September 2015, through the National Data Collective. The ECV was determined to be approximately $312,276.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Vacant Industrial Property.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the Vacant Industrial Property.[23]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Vacant Industrial Property.

Selling the Vacant Industrial Property advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

[23] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Avenue+412+%26+Road+74+dinuba%2C+ca+

Site No. 17: Vacant Avenue 412 Industrial Property

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals and activity in conjunction with the Vacant Industrial Property.

I. ***Disposition of Property:***
The Successor Agency proposes to sell the Vacant Industrial Property in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Vacant Industrial Property is approximately $312,276.

Date of estimated current value – September 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $312,276.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is

Site No. 17: Vacant Avenue 412 Industrial Property

subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

Site No. 18: Vacant S. "L" Street Commercial Property

Address:	*220 S. "L" Street*
APN:	*017-141-010*

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 18 is the Vacant S. "L" Street Commercial Property (the "Vacant Commercial Property") and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
The Vacant Commercial Property was acquired by the Agency in June 2010 and carries a Book Value of $65,180.

The Vacant Commercial Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight.

Site No. 18: Vacant S. "L" Street Commercial Property

The estimated current value (the "ECV") of the Vacant Commercial Property is approximately $36,000.

C. Site Information (HSC § 34191.5 (c)(1)(C)):

The Vacant Commercial Property consists of one (1) 0.36-acre parcel (APN: 017-141-010) and is locate at 220 S. "L" Street.

The Vacant Commercial Property is zoned Downtown Commercial District (C-2). The C-2 land use designation applies to the commercial core of the city, as may be designated by the general plan. These areas constitute the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community.

D. Estimated Current Value (HSC § 34191.5 (c)(1)(D)):

To determine the ECV for the Vacant Commercial Property, a comparable sales analysis was conducted by the Successor Agency in September 2015, through the National Data Collective. The ECV was determined to be approximately $36,000.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal.

E. Site Revenues (HSC § 34191.5 (c)(1)(E)):

There are no site revenues generated from the Vacant Commercial Property.

F. History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):

There is no history of environmental contamination or reports in conjunction with the Vacant Commercial Property.[24]

G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):

There is no potential for a TOD in conjunction with Vacant Commercial Property.

Selling the Vacant Commercial Property advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

H. History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):

There is no history of previous development proposals and activity in conjunction with the Vacant Commercial Property.

[24] http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0610725070

Site No. 18: Vacant S. "L" Street Commercial Property

I. Disposition of Property:

The Successor Agency proposes to sell the Vacant Commercial Property in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Vacant Commercial Property is approximately $36,000.

Date of estimated current value – November 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $36,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through

Site No. 18: Vacant S. "L" Street Commercial Property

the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

VI. Property to Fulfill an Enforceable Obligation

Site No. 19: Vacant El Monte Way Commercial Property

Address:	*El Monte Way*
APNs:	*014-063-034*
	014-063-035
	014-063-036
	014-063-037

A. ***<u>Permissible Use (HSC § 34191.5 (c)(2))</u>:***

Site No. 18 is the Vacant El Monte Way Commercial Property (the "Property") and per the "Agreement - Transfer of Real Property - County of Tulare to City of Dinuba Redevelopment Agency," dated April 5, 2011, the Property is to be sold by the Successor Agency to Pablo M. and

Site No. 19: Vacant El Monte Way Commercial Property

Ana M. Contreras, private individuals (the "Buyer"), in order to fulfill an enforceable obligation pursuant to HSC § 34191.5 (c) (2).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
The Property was acquired by the Agency in April 2011 from the County of Tulare (the "County") pursuant to the "Agreement - Transfer of Real Property - County of Tulare to City of Dinuba Redevelopment Agency," (the "2011-Agreement") dated April 5, 2011. In effect, the County transferred the Property to the Agency, at no cost to the Agency, with the provision that any future land sales proceeds would be returned to the County's Measure "R" program. Therefore, pursuant to the 2011-Agreement, the Property is a financial asset of the County's Measure "R" program. The Property carries a total Book Value of $0.00. The following table details the property records:

Acquisition Details of the Vacant Surabian Drive Commercial /Commercial Property			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
014-063-034	April 2011	$0.00	014-063-023
014-063-035			014-063-024
014-063-036			014-063-022
014-063-037			014-063-028

The Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight while jointly participating with the County of Tulare, and its Measure "R" program, to widen El Monte Way and obtain additional right-of-way. The estimated current value (the "ECV") of the Property is approximately $52,877.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Property consists of four (4) parcels (APNs: 014-063-034, -035, -036, -037) totaling 0.53 acres located on the north side of El Monte Way, approximately 300 feet east of N. Arkona Avenue.

The Property is zoned General Commercial District (C-4). The C-4 land use designation applies to establishments engaged in servicing equipment, materials and products, but which do not require the manufacturing, assembly, pack-aging or processing of articles or merchandise for distribution and retail sale. Land requirements for most general commercial uses generally dictates its application along arterial streets of the city which generally lie close to central commercial and industrial districts.

The 2011-Agreement establishes that (i) the County shall convey to the Property to the Agency; (ii) the Agency will agree to work with the Buyers to purchase the property; (iii) the Agency agrees that all proceeds from the sale of the Property shall be used to further a Measure "R" regional road project; and (iv) the County shall retain a temporary construction easement over the Property.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
To determine the ECV for the Property, a comparable sales analysis was conducted by the Successor Agency in September 2015, through the National Data Collective. The ECV was determined to be approximately $52,877. However, it is the responsibility of the Successor

Site No. 19: Vacant El Monte Way Commercial Property

Agency, pursuant to the 2011-Agreement, to negotiate a selling price for the Property with the Buyer.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Property and, pursuant to the 2011-Agreement, all proceeds from the sale of the Property shall be returned the Measure "R" fund and used to further a Measure "R" regional road project within the City of Dinuba.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the Property.[25]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Property.

To fulfill the enforceable obligation created by the 2011-Agreement advances the planning objectives of the Successor Agency and the City in that all proceeds from the sale of the Property shall be used to further a Measure "R" regional road project within the City of Dinuba.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals or activity in conjunction with the Property other than the existing 2011-Agreement.

I. ***Disposition of Property:***
Pursuant to the 2011-Agreement, the Successor Agency will sell the Property to the Buyer at a price still yet to be negotiated.

The ECV of the Property, as determined by the Successor Agency for LRPMP purposes only, is approximately $52,877.

Date of estimated current value – September 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $52,877.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

[25] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=El+Monte+way+%26+arkona+dinuba%2C+ca+

Site No. 19: Vacant El Monte Way Commercial Property

Proposed sale date – TBD and subject to the Successor Agency's negotiations with the Buyer.

Proposed sale value – TBD and subject to the Successor Agency's negotiations with the Buyer.

J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

Pursuant to the 2011-Agreement, all proceeds from the sale of the Property shall be returned to the Measure "R" fund and used to further a Measure "R" regional road project within the City of Dinuba.

Exhibit A – Successor Agency/City Property Disposition Procedures

The following is only a general outline for the disposition of property by the Successor Agency. It is anticipated that the Successor Agency may from time to time adopt policies and procedures that are more specific during the implementation phase of the LRPMP.

I. PURCHASE AND SALE PROCEDURES

1. Post notice on Successor Agency website:
   "All persons interested in receiving solicitations for the disposition of Successor Agency property please email xyz@cityofthefuture.org with your contact information and *"Purchase and Sale of Successor Agency Property*" in the Subject line."
2. Successor Agency will provide written solicitations for the sale of its real estate assets, which may be a single parcel or a grouping of parcels (the "Property"). Such formal solicitations will include, but not be limited to:
   a. APN(s)
   b. Property location
   c. Zoning
   d. Acreage
   e. Listing Price (The listing price shall either be (i) not less than fair market value under an appraisal procured by the Successor agency or (ii) another amount approved for such purpose by the Oversight Board
   f. Purchase Price shall be all cash at close of escrow, no seller financing.
   g. Deadline to receive offers (prior to selection, offers are confidential)
   h. Offer submittal guidelines:
      i. All offers must be in writing (California Association of Realtor forms are acceptable);
      ii. Successor Agency will provide courtesy to brokers equal to one-half of the customary commission if the ultimate buyer is represented by said real estate broker as buyer's broker at the time the original offer is submitted.
      iii. Provided that allowance of brokerage commissions will be subject to Oversight Board approval in each case and paid from the sale proceeds;
      iv. Approval of each sale may be subject to DOF approval;
      v. Type of financing identified (i.e., buyer's cash, buyer's loan proceeds, etc.);
      vi. All buyers are to be listed – no silent partners; and
      vii. Offers will be reviewed for conflict of interest between offeror and Successor Agency/City officials, staff and consultants.
   i. Some properties for sale consist of multiple parcels. Only offers that include all parcels identified by Successor Agency on a particular site may be accepted, i.e., no less than whole purchases.
3. Method of Solicitations:
   a. Property posting
   b. Successor Agency website posting
   c. Local real estate brokers
   d. All persons requesting solicitations
   e. Workshops and/or e-mail notifications
4. All property sales are in an "AS IS, WHERE IS" condition.
5. The Successor Agency will be reimbursed from the sale proceeds of the property for any costs related to the appraisal, escrow and title fees (cost of CLTA policy with premium based upon sales price), broker fees, and any other costs associated with the sale.
6. An offer may be rejected if it does not meet the Successor Agency's price threshold. Acceptance of a purchase and sale offer is subject to approval of the Successor Agency's Board of Directors.

7. The City shall have a right of first refusal in connection with the purchase of property. In the event a submittal is received, such right of first refusal may be exercised by means of the City: (i) notifying the Oversight Board and the party which made an offer (in either order) of the City's intention to acquire the property for monetary consideration in an amount equal to or greater than that offered by the offering party, and (ii) obtaining confirmation of such purchase by the Oversight Board.
8. The City shall have an option to purchase property based upon values agreed to by the Oversight Board. The option may be exercised as to one or more properties at a time or times of the City's choosing.
9. If the City determines that it is infeasible to otherwise market and dispose of certain properties, the Successor Agency may auction such property or properties at a time or times consented to by the Oversight Board.

II. REQUEST FOR PROPOSAL PROCEDURES

Costs incurred by the Successor Agency and/or the City in the implementation of these Disposition Procedures shall be treated as an Enforceable Obligation for purposes of the Recognized Obligation Payments Schedule ("ROPS") of the Successor Agency to be recovered from land sales proceeds. The City shall provide the Successor Agency an estimate of such costs at such times and in a form sufficient for the Successor Agency to include such costs on one or more ROPS, as appropriate. Included in such costs are: staff time in the performance of such duties; costs and fees of consultants, attorneys, appraisers, title insurers and escrow; costs and fees in connection with the disposition of property(ies), such as unpaid and outstanding tax liens or judgments and other costs incurred in order to deliver merchantable title. Where possible, the Successor Agency is to recover costs at the time of close of escrow.

A) INTENT AND PURPOSE

A Request for Proposals ("RFP") will be prepared by the Successor Agency and posted to the City's website, and/or sent to developers or parties that have requested such RFPs, and other developers or parties at the Successor Agency's discretion. The number of properties as to which an RFP is requested is subject to the discretion of the Successor Agency.

B) PROPOSAL SUBMITTAL

1. Interested parties may submit a development proposal by the deadline specified in the RFP or other announcement.
2. Proposal requirements may include, but not be limited to, the following:
   a. The proposed total consideration for the property(ies) and information supporting the offer price;
   b. Any proposed alterations to the terms and conditions of sale;
   c. Construction and development pro forma, a detailed site plan, a business/operating plan, developer qualifications, experience and references, a narrative description of the market support for the proposed project, an operating pro forma, as applicable, and an explanation of the economic benefits of the proposed project to the City, other affected taxing agencies and the community;
   d. The proposed uses are to conform to the requirements, intent, goals, and objectives of the City General Plan/Zoning Ordinance, other applicable development standards, and other applicable federal, state, and local laws, codes and regulations.
   e. A statement that no financial assistance is being requested from any governmental agency in connection with the proposal, or a statement that financial assistance is being requested from a governmental agency in connection with the proposal, indicating the amount that will be requested, the anticipated timing for consideration of such request, and a description of any discretionary process required by the governmental agency from which assistance will be requested, together with an acknowledgment that conditioning a proposal upon receipt of assistance form a governmental agency may result in the rejection of such proposal;
3. Interested parties to provide such additional information as may be requested in good faith by Successor Agency.

4. Subsequent to review, applicants will be advised regarding the development proposals submitted complying with the requirements of the RFP or whether additional information is required.

C) PROPOSAL REVIEW

1. The Successor Agency will review all proposals received and determined by Successor Agency staff to be complete.
2. Among other things, the Successor Agency's review will consider the value of the asset in question being maximized as well as the proposal furthering the objectives of the Successor Agency's General Plan and not negatively impacting property interest of landowners holding property near the asset in question.
3. Nothing in these Procedures prohibits the Successor Agency or the City from requiring information that is in addition to the foregoing or obligates the Successor Agency in selecting any proposal. Neither the City nor the Successor Agency will bear any responsibility for the costs associated with preparing and submitting a proposal.

D) NEGOTIATING AGREEMENTS

The Successor Agency may enter into an Exclusive Right to Negotiate Agreement ("ERNA") with a selected project proponent. The purpose of the ERNA is to establish a time period during which the chosen applicant shall have the right to negotiate with the Successor Agency the terms and conditions of a sales and development contract. Therefore, a Disposition and Development Agreement may follow the ERNA if applicable.

E) ALTERNATIVE METHODS OF DISPOSITION

The City shall have a right of first refusal in connection with the purchase of property. In the event a submittal is received, such right of first refusal may be exercised by means of the City: (i) notifying the Oversight Board and the party which made an offer (in either order) of the City's intention to acquire the property for monetary consideration in an amount equal to or greater than that offered by the offering party, and (ii) obtaining confirmation of such purchase by the Oversight Board.

The City shall have an option to purchase property based upon values agreed to by the Oversight Board. The option may be exercised as to one or more properties at a time or times of the City's choosing.

If the City determines that it is infeasible to otherwise market and dispose of certain properties, the Successor Agency may auction such property or properties at a time or times consented to by the Oversight Board.

Exhibit B – Health & Safety Code

HSC § 34191.1, reads as follows:

The provisions of this chapter shall apply to a City upon that agency's receipt of a finding of completion by the Department of Finance pursuant to Section 34179.7.

HSC § 34191.3, reads as follows:

Notwithstanding Section 34191.1, the requirements specified in subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be suspended, except as those provisions apply to the transfers for governmental use, until the Department of Finance has approved a long-range property management plan pursuant to subdivision (b) of Section 34191.5, at which point the plan shall govern, and supersede all other provisions relating to, the disposition and use of the real property assets of the former redevelopment agency. If the department has not approved a plan by January 1, 2015, subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be operative with respect to that City.

HSC § 34191.4, reads as follows:

The following provisions shall apply to any City that has been issued a finding of completion by the Department of Finance:

(a) All real property and interests in real property identified in subparagraph (C) of paragraph (5) of subdivision (c) of Section 34179.5 shall be transferred to the Community Redevelopment Property Trust Fund of the City upon approval by the Department of Finance of the long-range property management plan submitted by the City pursuant to subdivision (b) of Section 34191.7 unless that property is subject to the requirements of any existing enforceable obligation.

(b) (1) Notwithstanding subdivision (d) of Section 34171, upon application by the City and approval by the oversight board, loan agreements entered into between the redevelopment agency and the city, county, or city and county that created by the redevelopment agency shall be deemed to be enforceable obligations provided that the oversight board makes a finding that the loan was for legitimate redevelopment purposes.

(2) If the oversight board finds that the loan is an enforceable obligation, the accumulated interest on the remaining principal amount of the loan shall be recalculated from origination at the interest rate earned by funds deposited into the Local Agency Investment Fund. The loan shall be repaid to the city, county, or city and county in accordance with a defined schedule over a reasonable term of years at an interest rate not to exceed the interest rate earned by funds deposited into the Local Agency Investment Fund. The annual loan repayments provided for in the recognized obligations payment schedules shall be subject to all of the following limitations:

(A) Loan repayments shall not be made prior to the 2013-14 fiscal year. Beginning in the 2013-14 fiscal year, the maximum repayment amount authorized each fiscal year for repayments made pursuant to this subdivision and paragraph (7) of subdivision (e) of Section 34176 combined shall be equal to one-half of the increase between the amount distributed to the taxing entities pursuant to paragraph (4) of subdivision (a) of Section 34183 in that fiscal year and the amount distributed to taxing entities pursuant to that paragraph in the 2012-13 base year. Loan or deferral repayments made pursuant to this subdivision shall be second in priority to amounts to be repaid pursuant to paragraph (7) of subdivision (e) of Section 34176.

(B) Repayments received by the city, county or city and county that formed the redevelopment agency shall first be used to retire any outstanding amounts borrowed and owed to the Low and Moderate Income Housing Fund of the former redevelopment agency for purposes of the Supplemental Educational Revenue Augmentation Fund and shall be distributed to the Low and Moderate Income Housing Asset Fund established by subdivision (d) of Section 34176.

(C) Twenty percent of any loan repayment shall be deducted from the loan repayment amount and shall be transferred to the Low

and Moderate Income Housing Asset Fund, after all outstanding loans from the Low and Moderate Income Housing Fund for purposes of the Supplemental Educational Revenue Augmentation Fund have been paid.

(c) (1) Bond proceeds derived from bonds issued on or before December 31, 2010, shall be used for the purposes for which the bonds were sold.

(2) (A) Notwithstanding Section 34177.3 or any other conflicting provision of law, bond proceeds in excess of the amounts needed to satisfy approved enforceable obligations shall thereafter be expended in a manner consistent with the original bond covenants. Enforceable obligations may be satisfied by the creation of reserves for projects that are the subject of the enforceable obligation and that are consistent with the contractual obligations for those projects, or by expending funds to complete the projects. An expenditure made pursuant to this paragraph shall constitute the creation of excess bond proceeds obligations to be paid from the excess proceeds. Excess bond proceeds obligations shall be listed separately on the Recognized Obligation Payment Schedule submitted by the City.

(B) If remaining bond proceeds cannot be spent in a manner consistent with the bond covenants pursuant to subparagraph (A), the proceeds shall be used to defease the bonds or to purchase those same outstanding bonds on the open market for cancellation

HSC § 34191.5, reads as follows:

(a) There is hereby established a Community Redevelopment Property Trust Fund, administered by the City, to serve as the repository of the former redevelopment agency's real properties identified in subparagraph (C) of paragraph (5) of subdivision (c) of Section 34179.5.

(b) The City shall prepare a long-range property management plan that Address the disposition and use of the real properties of the former redevelopment agency. The report shall be submitted to the oversight board and the Department of Finance for approval no later than six months following the issuance to the City of the finding of completion.

(c) The long-range property management plan shall do all of the following:

(1) Include an inventory of all properties in the trust. The inventory shall consist of all of the following information:

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

(B) The purpose for which the property was acquired.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the City.

(H) A brief history of previous development proposals and activity, including the rental or lease of property.

(2) Address the use or disposition of all of the properties in the trust. Permissible uses include the retention of the property for governmental use pursuant to subdivision (a) of Section 34181, the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation. The plan shall separately identify and list properties in the trust

dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:

(A) If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.

(B) If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subparagraph (A), the proceeds from the sale shall be distributed as property tax to the taxing entities.

(C) Property shall not be transferred to a City, city, county, or city and county, unless the long-range property management plan has been approved by the oversight board and the Department of Finance.

Note: HSC § 34191.2 does not exist and therefore is not included above.

Exhibit C – DOF Finding Of Completion

DEPARTMENT OF FINANCE

EDMUND G. BROWN JR. • GOVERNOR
915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

July 29, 2015

Mr. Cass Cook, Finance Director
City of Dinuba
405 East El Monte Way
Dinuba, CA 93618

Dear Mr. Cook:

Subject: Finding of Completion

The California Department of Finance (Finance) has completed the Finding of Completion for the City of Dinuba Successor Agency.

Finance has completed its review of your documentation, which may have included reviewing supporting documentation submitted to substantiate payment or obtaining confirmation from the county auditor-controller. Pursuant to Health and Safety Code (HSC) section 34179.7, we are pleased to inform you that Finance has verified that the Agency has made full payment of the amounts determined under HSC section 34179.6, subdivisions (d) or (e) and HSC section 34183.5.

This letter serves as notification that a Finding of Completion has been granted. The Agency may now do the following:

- Place loan agreements between the former redevelopment agency and sponsoring entity on the ROPS, as an enforceable obligation, provided the oversight board makes a finding that the loan was for legitimate redevelopment purposes per HSC section 34191.4 (b) (1). Loan repayments will be governed by criteria in HSC section 34191.4 (a) (2).

- Utilize proceeds derived from bonds issued prior to January 1, 2011 in a manner consistent with the original bond covenants per HSC section 34191.4 (c).

Additionally, the Agency is required to submit a Long-Range Property Management Plan to Finance for review and approval, per HSC section 34191.5 (b), within six months from the date of this letter.

Please direct inquiries to Derk Symons, Staff Finance Budget Analyst, or Chris Hill, Principal Program Budget Analyst, at (916) 445-1546.

Sincerely,

for

JUSTYN HOWARD
Program Budget Manager

cc: Ms. Jayne Anderson, Acting City Manager, City of Dinuba
Ms. Rita A. Woodard, Auditor-Controller, Tulare County

Exhibit D – Resolution of the Successor Agency Board

RESOLUTION 2015 - 05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DINUBA IN ITS CAPACITY AS THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF DINUBA APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5 AND APPROVING CERTAIN RELATED ACTIONS

WHEREAS, the Redevelopment Agency of the City of Dinuba (the "Agency") was dissolved February 1, 2012; and

WHEREAS, consistent with the provisions of the California Health and Safety Code ("HSC"), the City Council elected to serve as the Successor Agency to the Redevelopment Agency of the City of Dinuba (the "Successor Agency"); and

WHEREAS, the Oversight Board to the Successor Agency to the Dinuba Redevelopment Agency (the "Oversight Board") has been established pursuant to HSC § 34179 to assist in the wind-down of the dissolved redevelopment agency; and

WHEREAS, on July 29, 2015, the Successor Agency received its Finding of Completion (the "FOC") from the California Department of Finance (the "DOF") pursuant to HSC §34179.7; and

WHEREAS, within six (6) months of the date of the FOC, HSC §34191.5 requires the Successor Agency to prepare a Long-Range Property Management Plan ("LRPMP") to address the disposition and use of the real property assets held by the Successor Agency; and

WHEREAS, in accordance with HSC §34191.5, the Successor Agency has prepared its LRPMP, which is attached as Exhibit "A" to this Resolution that identifies the disposition and uses of Successor Agency properties; and

WHEREAS, subject to approval by the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Dinuba, the LRPMP will be submitted to the DOF; and

WHEREAS, once the LRPMP has received approvals from the Oversight Board and the DOF, the Successor Agency may act upon its implementation; and

WHEREAS, consistent with the applicable provisions of the HSC, it is recommended that the Successor Agency approve the attached LRPMP; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, BE IT RESOLVED that the Successor Agency to the Redevelopment Agency of the City of Dinuba hereby finds, resolves, approves, determines, and directs as follows:

Section 1. The foregoing recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Long-Range Property Management Plan attached to this Resolution as Exhibit "A" is hereby approved.

Section 3. Successor Agency staff is hereby authorized to transmit the Long-Range Property Management Plan to the Oversight Board for their review and consideration.

Section 4. Subsequent to the approval of the Long-Range Property Management Plan by the Oversight Board, Successor Agency staff are hereby authorized and directed to transmit the Long-Range Property Management Plan to the California Department of Finance and to take such actions and execute such documents as are necessary to implement the Long-Range Property Management Plan and to effectuate the intent of this Resolution.

Section 5. This Resolution shall take effect upon the date of its adoption.

PASSED, APPROVED AND ADOPTED this 27th day of October, 2015.

Chair
Dinuba Successor Agency Board

APPROVED AS TO FORM AND LEGAL CONTENT:

City Attorney

ATTEST:

Secretary / City Clerk

Exhibit E – Resolution of the Oversight Board

RESOLUTION NO. 2015 -04__

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF DINUBA APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, the Redevelopment Agency of the City of Dinuba was dissolved February 1, 2012; and

WHEREAS, the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Dinuba ("Oversight Board") has been established pursuant to Health and Safety Code ("HSC") § 34179 to assist in the wind-down of the dissolved redevelopment agency; and

WHEREAS, the Oversight Board to the Successor Agency to the Redevelopment Agency of the City of Dinuba (the "Oversight Board") has been established pursuant to HSC § 34179 to assist in the wind-down of the dissolved redevelopment agency; and

WHEREAS, on July 29, 2015, the Successor Agency received its Finding of Completion (the "FOC") from the California Department of Finance (the "DOF") pursuant to HSC Section 34179.7; and

WHEREAS, within six (6) months of the date of the FOC, HSC § 34191.5(b) requires the Successor Agency to prepare a Long-Range Property Management Plan ("LRPMP") to address the disposition and use of the real property assets held by the Successor Agency; and

WHEREAS, in accordance with HSC § 34191.5, the Successor Agency has prepared its LRPMP, which is attached as Exhibit "A" to this Resolution that identifies the disposition and uses of Successor Agency properties including, but without limitation, the use of land sale proceeds as more particularly described in HSC 34191.5(c)2; and

WHEREAS, subject to approval by the Oversight Board, the LRPMP will be submitted to the DOF; and

WHEREAS, once the LRPMP has been approved by the DOF, the Successor Agency may act upon its implementation; and

WHEREAS, consistent with the applicable provisions of the HSC, it is recommended that the Oversight Board approve the attached LRPMP; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Dinuba, as follows:

Section 1. The foregoing recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Long-Range Property Management Plan attached to this Resolution as Exhibit "A" is hereby approved.

Section 3. Successor Agency staff is hereby authorized and directed to transmit the Long-Range Property Management Plan to the California Department of Finance and to take such actions and execute such documents as are necessary to implement the Long-Range Property Management Plan and to effectuate the intent of this Resolution.

Section 3. This Resolution shall take effect upon the date of its adoption.

ADOPTED this 3rd day of November, 2015 by the following vote:.

AYES: Roberts, Villarreal, Anderson, Meinert

NOES: None

ABSENT: Worthley, Peña

Daniel Meinert, Chair

ATTEST:

Linda Barkley
Secretary to the Oversight Board

Exhibit F – Assessor Parcel Maps

Site No. 1

POR. SE 1/4 OF NW 1/4 & NE 1/4 OF SW 1/4 SEC. 17, T. 16S., R. 24E., M.D.B.&M.

TAX CODE AREA 017-12

001-007

DISCLAIMER

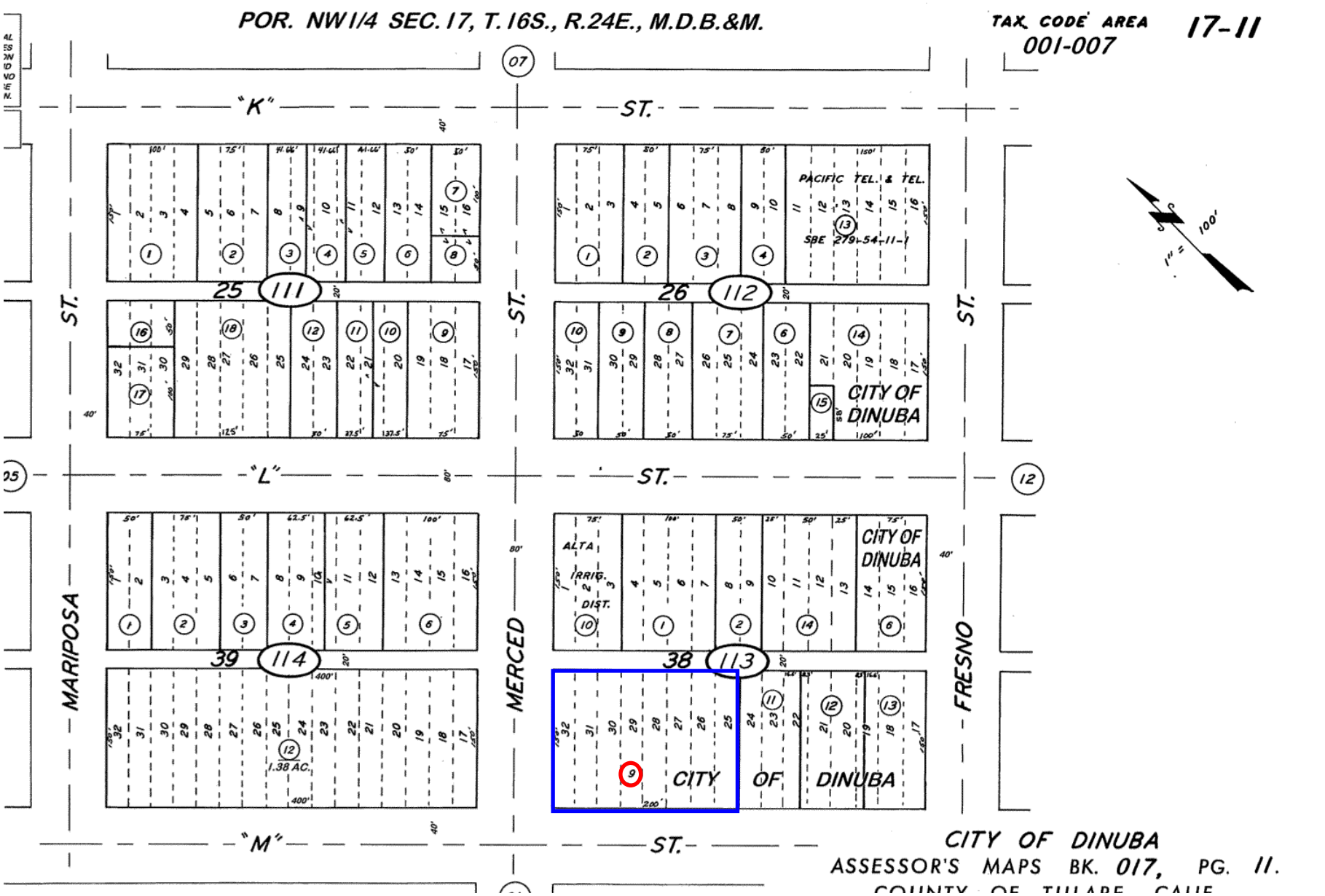
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON

REVISED: 03/25/2009
REASON: UPDATE ADJ. PG.
CAD TECH: MLC

PARCEL MAP 3000 P.M. 31-1
CITY OF DINUBA R.M. 3-15
PARCEL MAP 3927 P.M. 40-31

CITY OF DINUBA
ASSESSOR'S MAPS BK. 17, PG. 12.
COUNTY OF TULARE, CALIF.

Site No. 2


POR. NW1/4 SEC. 17, T. 16S., R.24E., M.D.B.&M.
TAX CODE AREA 001-007
17-11
"K" ST.
"L" ST.
"M" ST.
MARIPOSA ST.
MERCED ST.
FRESNO ST.
25 111
26 112
39 114
38 113
PACIFIC TEL. & TEL.
SBE 279-54-11-1
CITY OF DINUBA
ALTA IRRIG. DIST.
1.38 AC.
CITY OF DINUBA
ASSESSOR'S MAPS BK. 017, PG. 11.

DISCLAIMER

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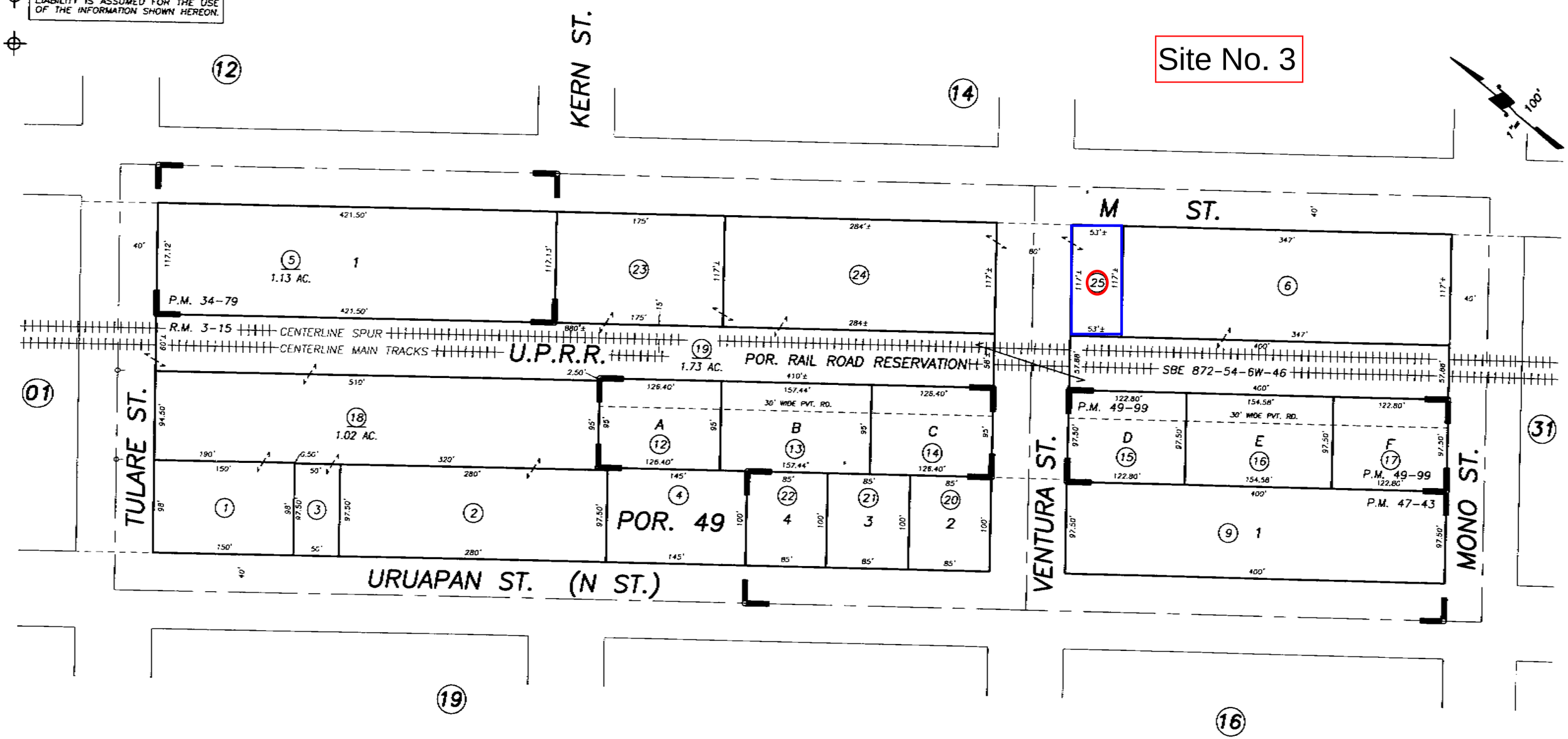
POR. NW1/4 & SW1/4 SEC.17, T.16S., R.24E., M.D.B.&M.

Tax Area Codes 001–007

017–30

Site No. 3

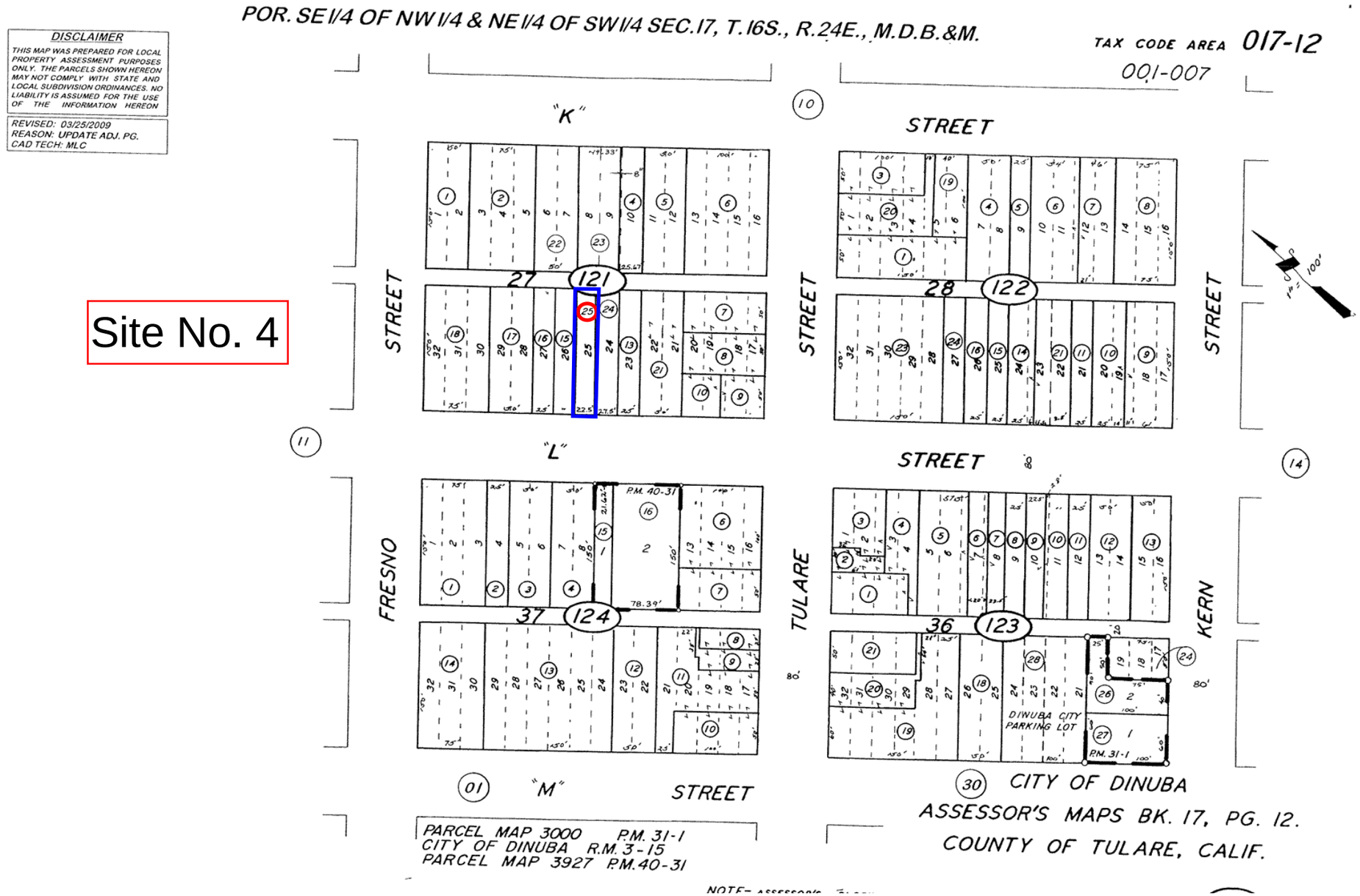


POR. TOWN OF DINUBA, R.M. 1–105 & 3–15
PARCEL MAP NO. 3377, P.M. 34–79
PARCEL MAP NO. 4638, P.M. 47–43
PARCEL MAP NO. 4894, P.M. 49–99

CITY OF DINUBA
ASSESSOR'S MAPS BK. 017 , PG. 30
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1)
Assessor's Block Numbers Shown in Elipses (123)

REVISION	DATE	TECH
2006–0081112	04/09/2009	MLC


POR. SE 1/4 OF NW 1/4 & NE 1/4 OF SW 1/4 SEC. 17, T. 16S., R. 24E., M.D.B.&M.
TAX CODE AREA 017-12
001-007
DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON
REVISED: 03/25/2009
REASON: UPDATE ADJ. PG.
CAD TECH: MLC
Site No. 4
"K"
STREET
"L"
STREET
"M"
STREET
FRESNO
STREET
TULARE
STREET
KERN
STREET
27
121
28
122
37
124
36
123
P.M. 40-31
DINUBA CITY PARKING LOT
P.M. 31-1
PARCEL MAP 3000 P.M. 31-1
CITY OF DINUBA R.M. 3-15
PARCEL MAP 3927 P.M. 40-31
CITY OF DINUBA
ASSESSOR'S MAPS BK. 17, PG. 12.
COUNTY OF TULARE, CALIF.

DISCLAIMER

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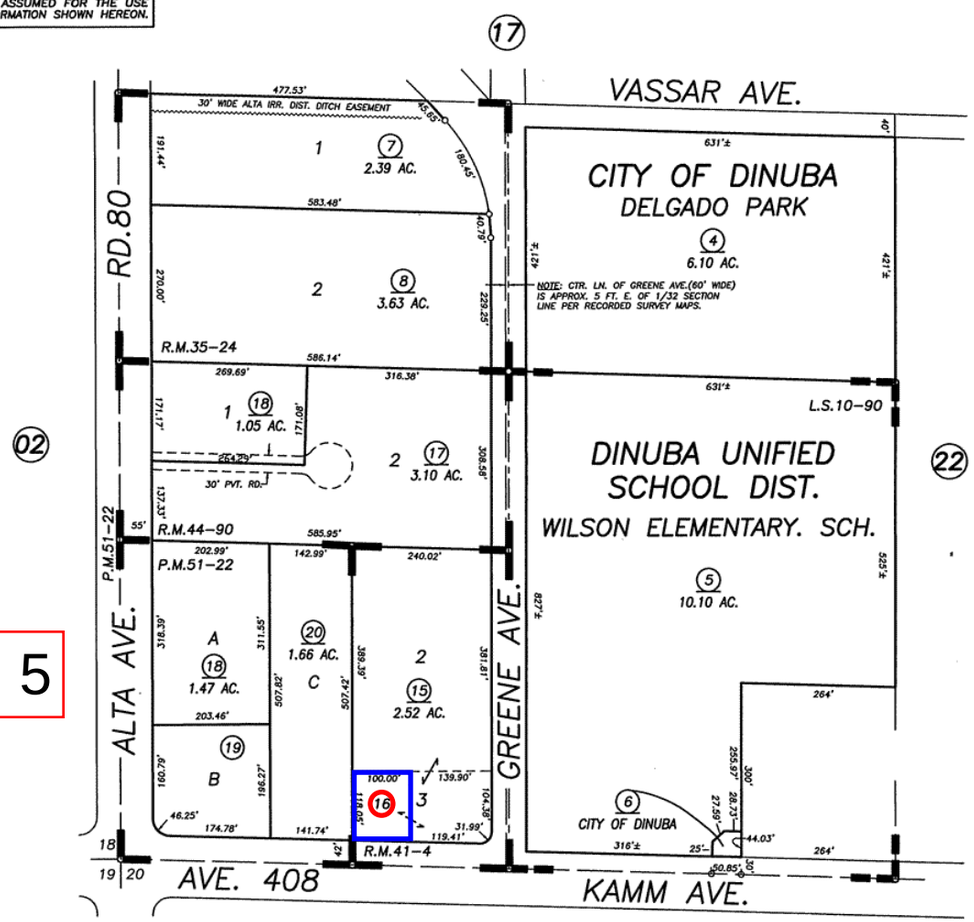
POR. SW 1/4 OF SW 1/4 SEC.17, T.16S.,R.24E., M.D.B.&M.

Tax Area Code 017–21
001–003
001–035

1"= 200'



Site No. 5

RECORD OF SURVEY, L.S.10–90
PARCEL MAP 3422, P.M.35–24
PARCEL MAP 3656, P.M.37–59
PARCEL MAP 4000, P.M.41–4
PARCEL MAP 4385. P.M.44–90

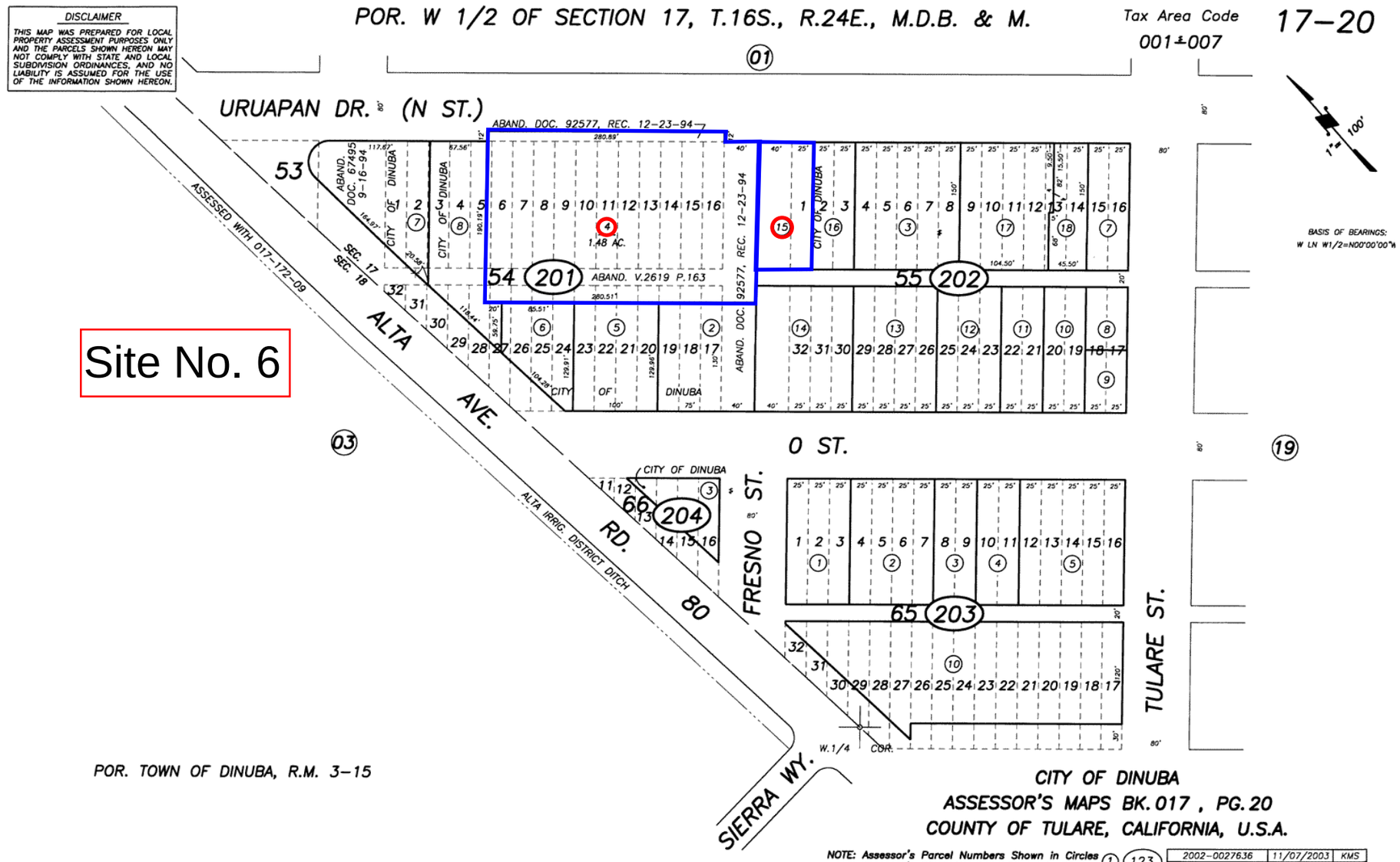
Bk. 030

POR. RECORD OF SURVEY, L.S.31–81 (ALTA AVE.)

CITY OF DINUBA
ASSESSOR'S MAPS BK. 029 , PG. 02
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1) (123)

2010–0081949	09/27/2013	ASG


DISCLAIMER
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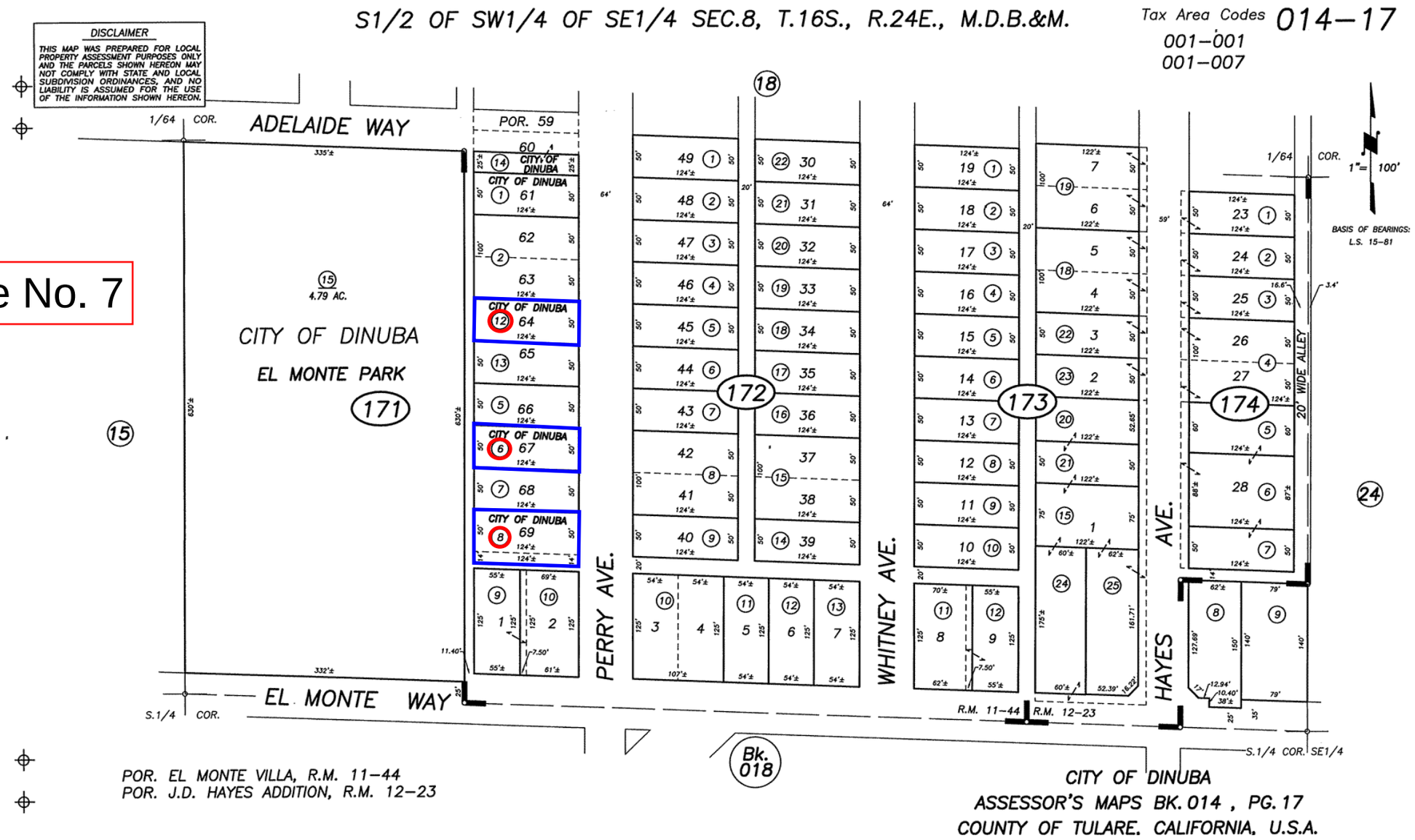
POR. W 1/2 OF SECTION 17, T.16S., R.24E., M.D.B. & M.
Tax Area Code 001±007
17–20
01
URUAPAN DR. (N ST.)
ABAND. DOC. 92577, REC. 12-23-94
ABAND. DOC. 67495 9-16-94
CITY OF DINUBA
1.48 AC.
ABAND. V.2619 P.163
ABAND. DOC. 92577, REC. 12-23-94
ASSESSED WITH 017-172-09
SEC. 17
SEC. 18
ALTA AVE.
ALTA IRRIG. DISTRICT DITCH
RD. 80
FRESNO ST.
TULARE ST.
SIERRA WY.
O ST.
03
19
W.1/4 COR.
BASIS OF BEARINGS: W LN W1/2=N00°00'00"W
POR. TOWN OF DINUBA, R.M. 3-15
CITY OF DINUBA
ASSESSOR'S MAPS BK. 017 , PG. 20
COUNTY OF TULARE, CALIFORNIA, U.S.A.
NOTE: Assessor's Parcel Numbers Shown in Circles
Assessor's Block Numbers Shown in Elipses
2002-0027636 | 11/07/2003 | KMS
REVISION | DATE | TECH

Site No. 6

Site No. 7


S1/2 OF SW1/4 OF SE1/4 SEC.8, T.16S., R.24E., M.D.B.&M.
Tax Area Codes 014–17
001–001
001–007
DISCLAIMER
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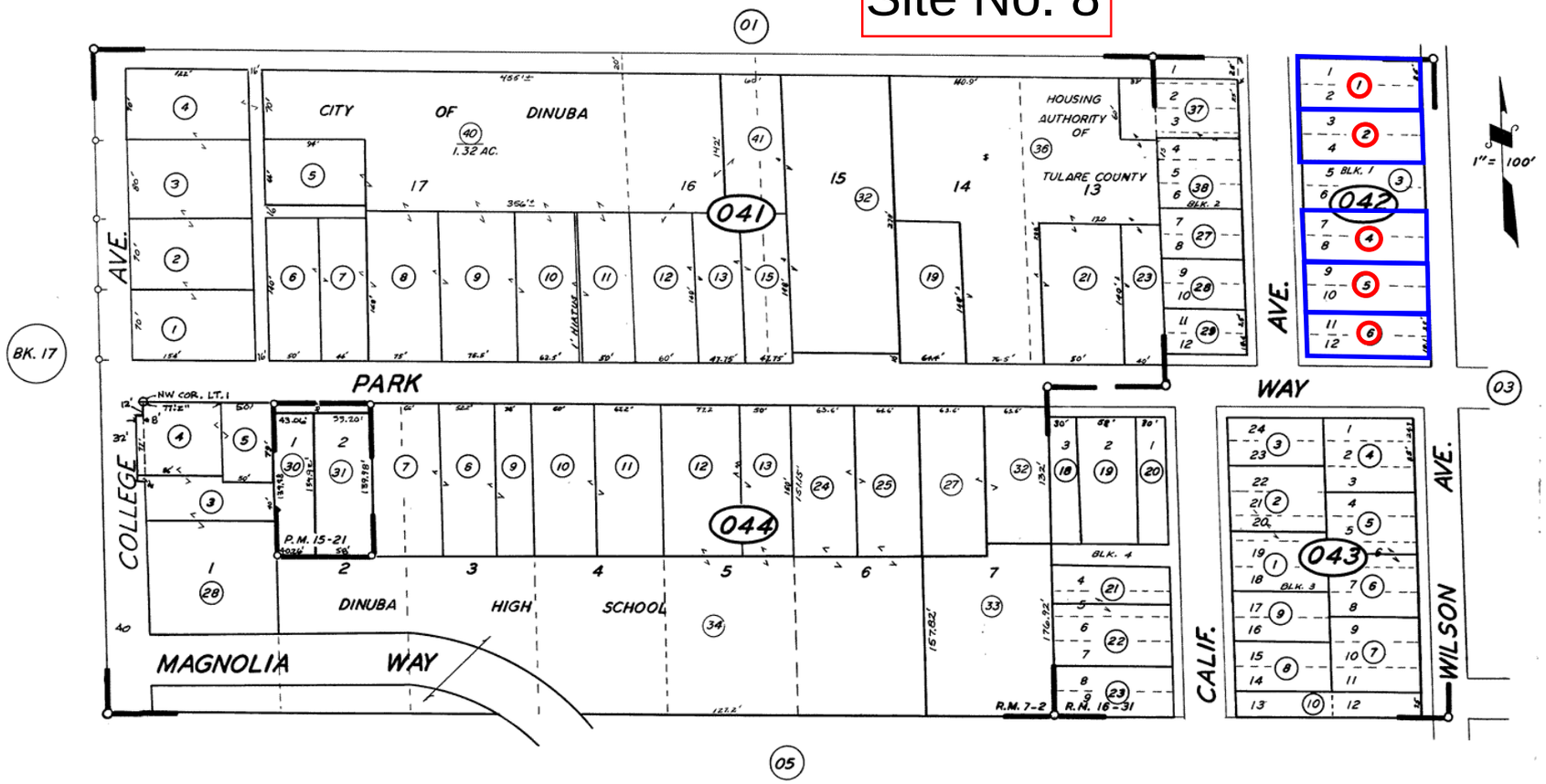
ADELAIDE WAY
EL MONTE WAY
CITY OF DINUBA
EL MONTE PARK
171
172
173
174
PERRY AVE.
WHITNEY AVE.
HAYES AVE.
20' WIDE ALLEY
BASIS OF BEARINGS: L.S. 15–81
1" = 100'
R.M. 11–44
R.M. 12–23
Bk. 018
POR. EL MONTE VILLA, R.M. 11–44
POR. J.D. HAYES ADDITION, R.M. 12–23
CITY OF DINUBA
ASSESSOR'S MAPS BK. 014 , PG. 17
COUNTY OF TULARE. CALIFORNIA. U.S.A.

POR. NE 1/4 SEC. 17, T.16S., R.24E., M. D. B. & M.

TAX CODE AREA **18-04**

1-035
1-033

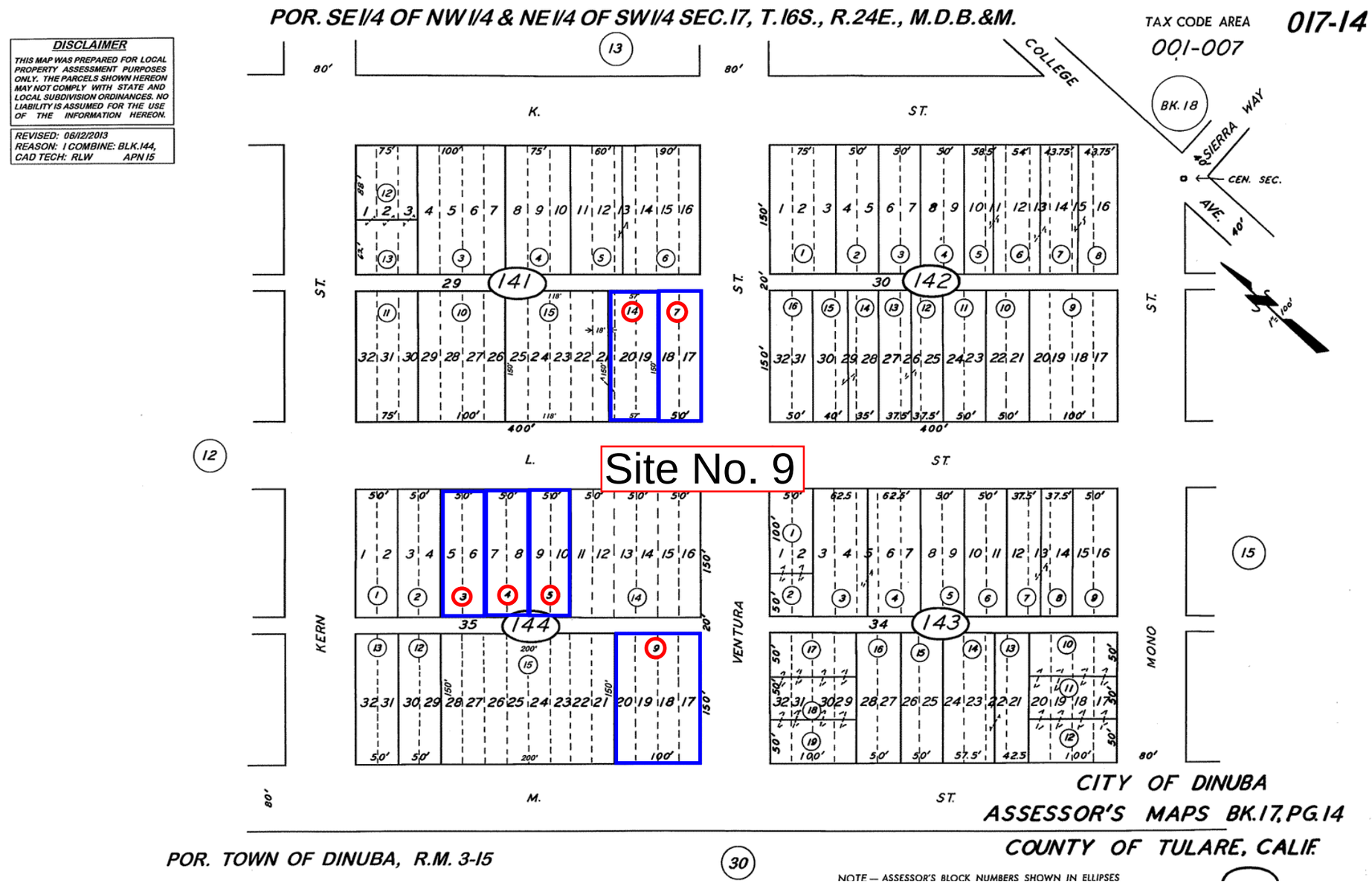
Site No. 8



E. C. DICKEY ADD. R. M. 7-2.
LAMBERT GARDENS ADD. R. M. 16-31.
PARCEL MAP 1420 P. M. 15-21

CITY OF DINUBA
ASSESSOR'S MAPS BK. 18, PG. 04.
COUNTY OF TULARE, CALIF.

NOTE- ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES


POR. SE 1/4 OF NW 1/4 & NE 1/4 OF SW 1/4 SEC. 17, T. 16S., R. 24E., M.D.B.&M.
TAX CODE AREA
001-007
017-14
DISCLAIMER
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REVISED: 06/12/2013
REASON: 1 COMBINE: BLK.144,
CAD TECH: RLW APN 15
COLLEGE
BK. 18
SIERRA WAY
AVE.
CEN. SEC.
K.
ST.
L.
M.
KERN
VENTURA
MONO
141
142
143
144
Site No. 9
CITY OF DINUBA
ASSESSOR'S MAPS BK. 17, PG. 14
COUNTY OF TULARE, CALIF.
POR. TOWN OF DINUBA, R.M. 3-15
NOTE — ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES

N1/2 SEC.18, T.16S., R.24E., M.D.B.&M.

Tax Area Codes 017-03
001-020 001-025
001-030 001-032

DISCLAIMER

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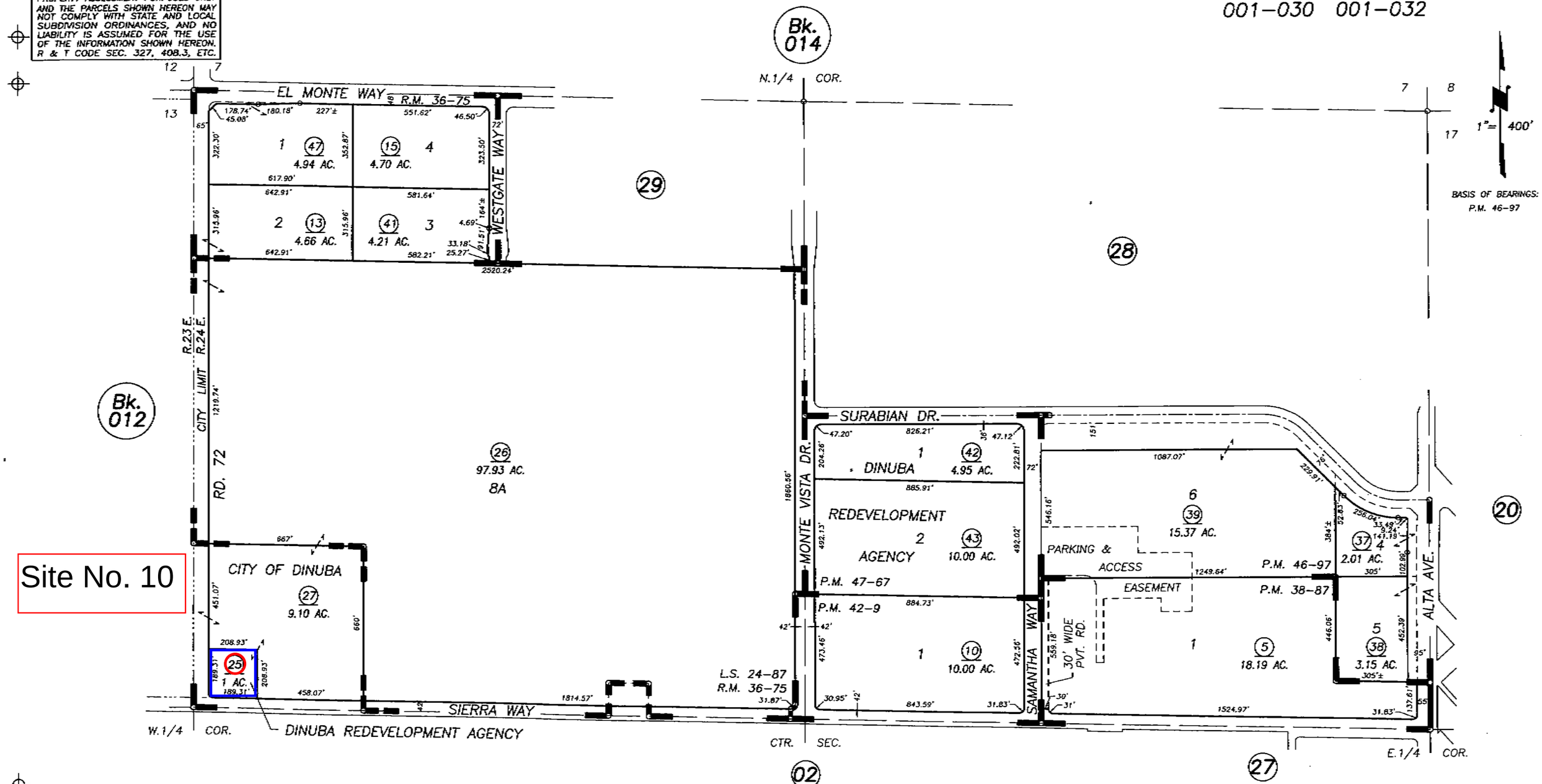


Site No. 10

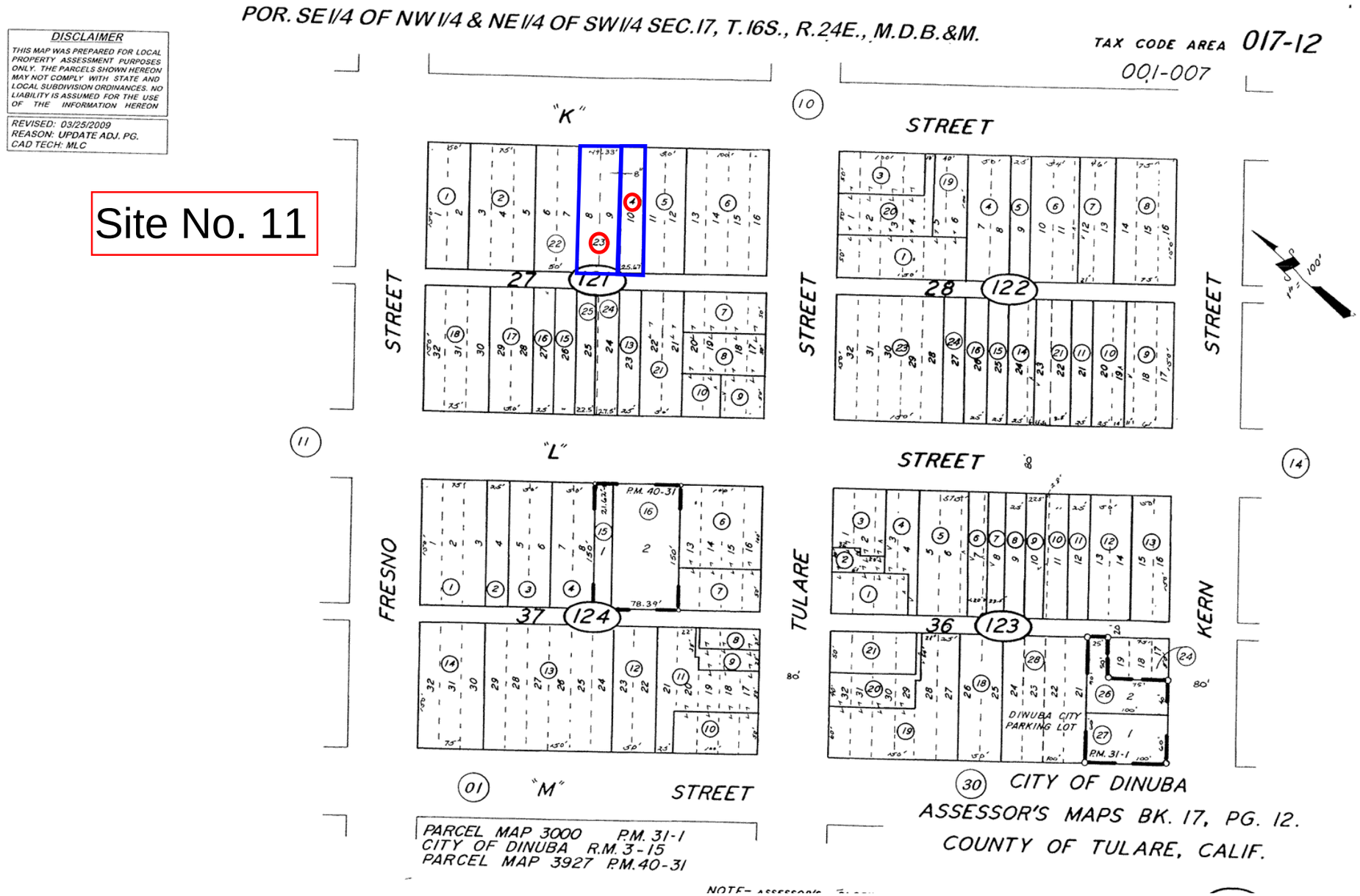
PARCEL MAP NO. 3784, P.M. 38-87
PARCEL MAP NO. 4105, P.M. 42-9
SURABIAN SUBDIVISION, R.M. 36-75
RECORD OF SURVEY, L.S. 24-87
POR. PARCEL MAP NO. 4592, P.M. 46-97
PARCEL MAP NO. 4662, P.M. 47-67
POR. RECORD OF SURVEY, L.S. 25-65 (SEC. 18)
POR. RECORD OF SURVEY, L.S. 31-81 (ALTA AVE.)

CITY OF DINUBA
ASSESSOR'S MAPS BK. 017 , PG. 03
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1)
Assessor's Block Numbers Shown in Ellipses (123)

REVISION	DATE	TECH
2012-0076511	01/08/2015	RLW

Site No. 11


POR. SE 1/4 OF NW 1/4 & NE 1/4 OF SW 1/4 SEC. 17, T. 16S., R. 24E., M.D.B.&M.
TAX CODE AREA 017-12
001-007
DISCLAIMER
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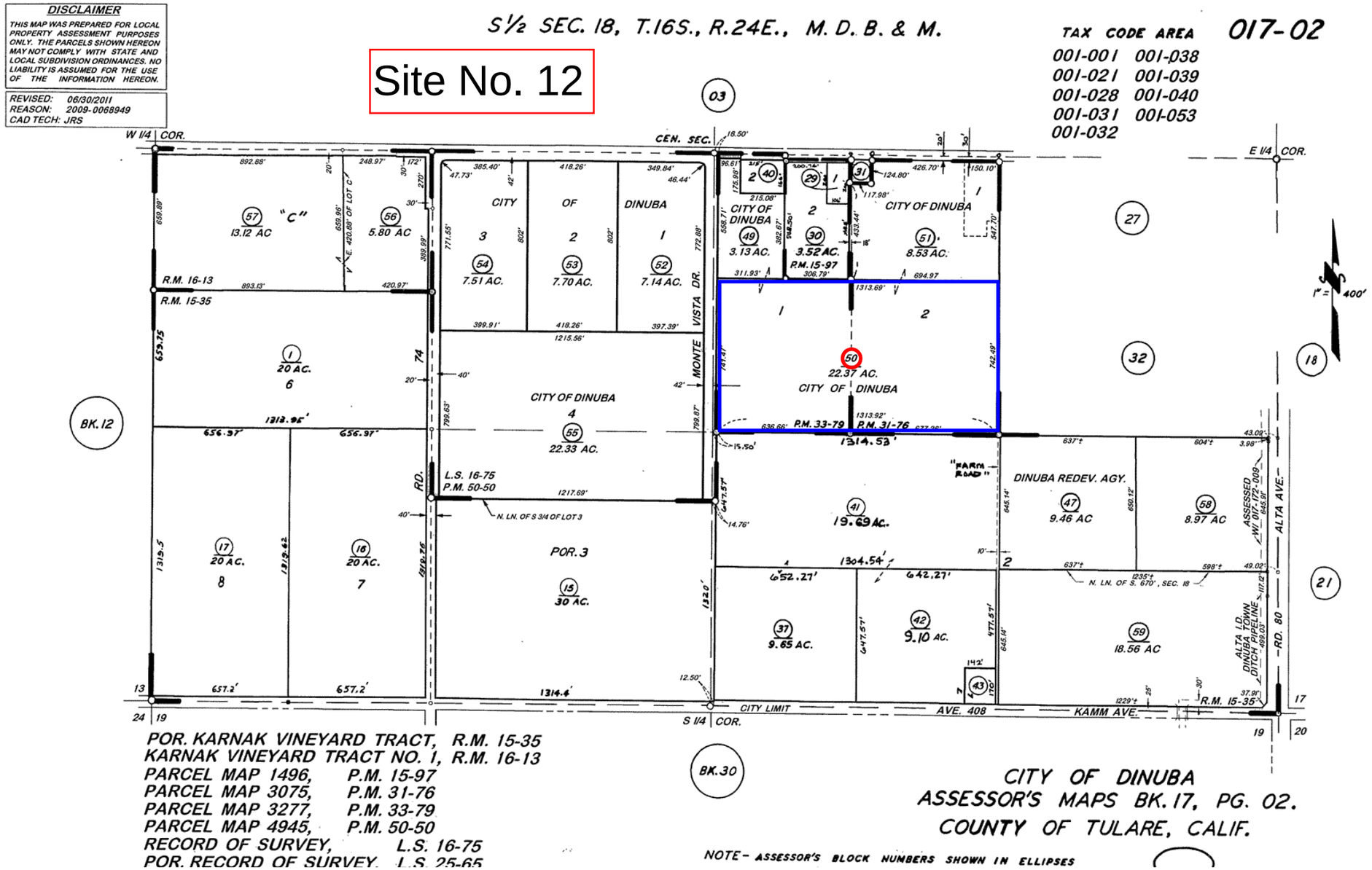
REVISED: 03/25/2009
REASON: UPDATE ADJ. PG.
CAD TECH: MLC
"K"
STREET
"L"
STREET
"M"
STREET
FRESNO
TULARE
KERN
27
121
28
122
37
124
36
123
P.M. 40-31
DINUBA CITY PARKING LOT
P.M. 31-1
PARCEL MAP 3000 P.M. 31-1
CITY OF DINUBA R.M. 3-15
PARCEL MAP 3927 P.M. 40-31
CITY OF DINUBA
ASSESSOR'S MAPS BK. 17, PG. 12.
COUNTY OF TULARE, CALIF.


DISCLAIMER
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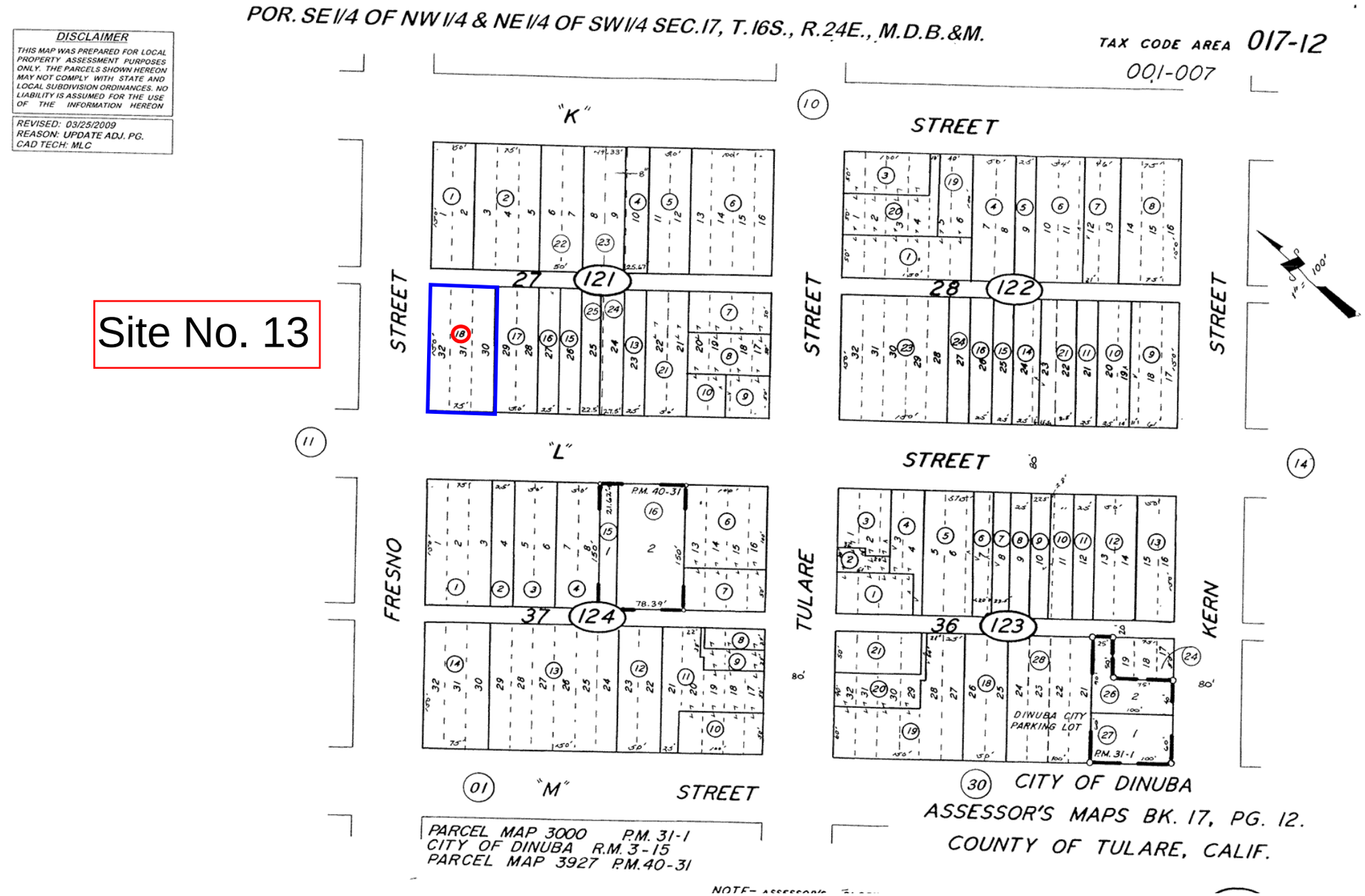
REVISED: 06/30/2011
REASON: 2009-0068949
CAD TECH: JRS
S½ SEC. 18, T.16S., R.24E., M.D.B. & M.
Site No. 12
TAX CODE AREA 017-02
001-001 001-038
001-021 001-039
001-028 001-040
001-031 001-053
001-032
W 1/4 COR.
CEN. SEC.
E 1/4 COR.
S 1/4 COR.
CITY OF DINUBA
VISTA DR.
MONTE RD.
ALTA AVE.
RD. 80
KAMM AVE.
AVE. 408
CITY LIMIT
DINUBA REDEV. AGY.
"FARM ROAD"
POR. 3
30 AC.
22.37 AC.
19.69 AC.
9.46 AC
8.97 AC
18.56 AC
9.65 AC.
9.10 AC.
3.13 AC.
3.52 AC.
8.53 AC.
7.51 AC.
7.70 AC.
7.14 AC.
22.33 AC.
20 AC.
13.12 AC
5.80 AC
R.M. 16-13
R.M. 15-35
P.M. 15-97
P.M. 33-79
P.M. 31-76
L.S. 16-75
P.M. 50-50
N. LN. OF S 3/4 OF LOT 3
N. LN. OF S. 670', SEC. 18
ASSESSED W/ 017-122-009
ALTA I.D. DINUBA TOWN DITCH PIPELINE
1" = 400'
BK. 12
BK. 30
POR. KARNAK VINEYARD TRACT, R.M. 15-35
KARNAK VINEYARD TRACT NO. 1, R.M. 16-13
PARCEL MAP 1496, P.M. 15-97
PARCEL MAP 3075, P.M. 31-76
PARCEL MAP 3277, P.M. 33-79
PARCEL MAP 4945, P.M. 50-50
RECORD OF SURVEY, L.S. 16-75
POR. RECORD OF SURVEY, L.S. 25-65
CITY OF DINUBA
ASSESSOR'S MAPS BK. 17, PG. 02.
COUNTY OF TULARE, CALIF.
NOTE- ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES

Site No. 13


POR. SE 1/4 OF NW 1/4 & NE 1/4 OF SW 1/4 SEC. 17, T. 16S., R. 24E., M.D.B.&M.
TAX CODE AREA 017-12
001-007
DISCLAIMER
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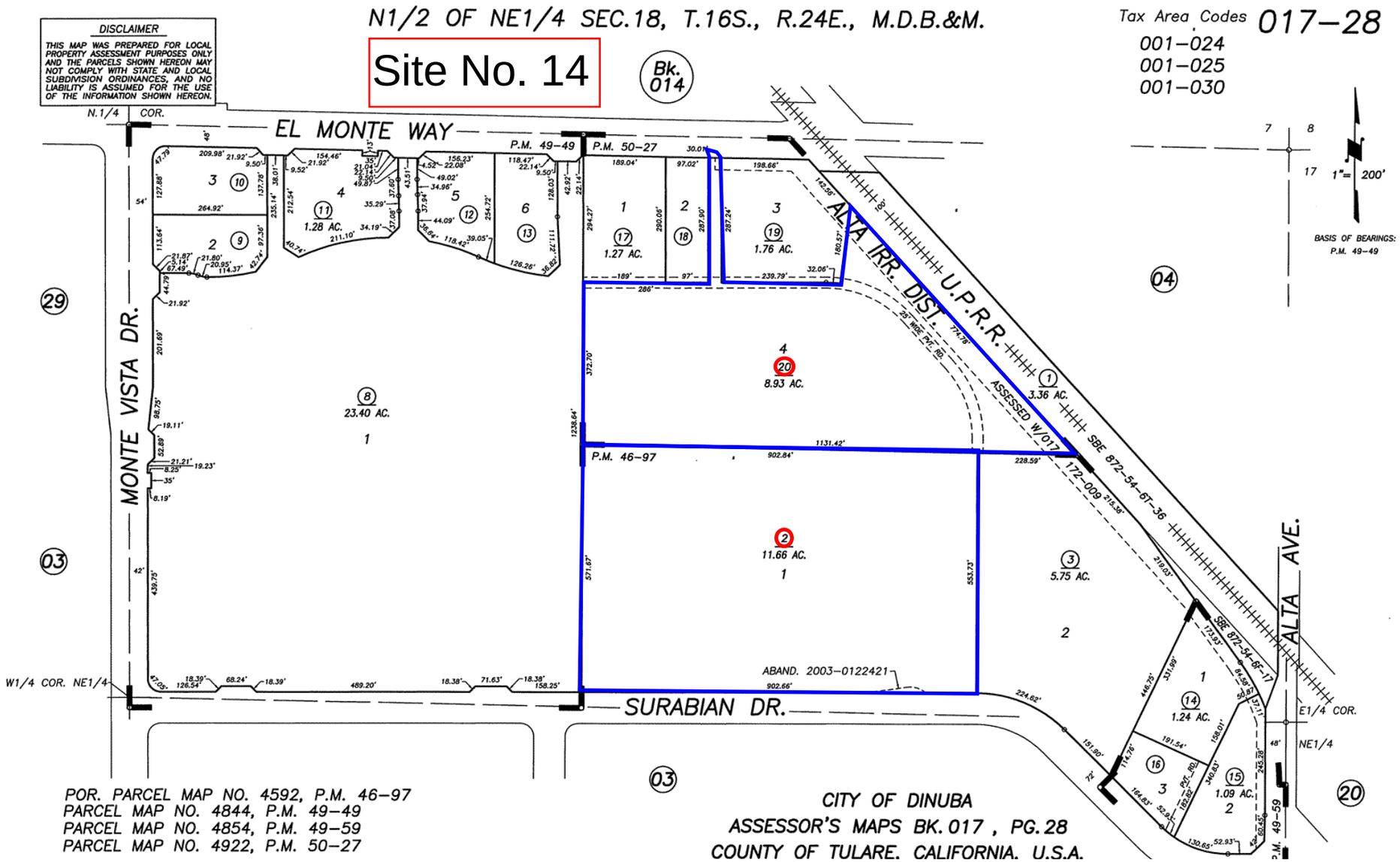
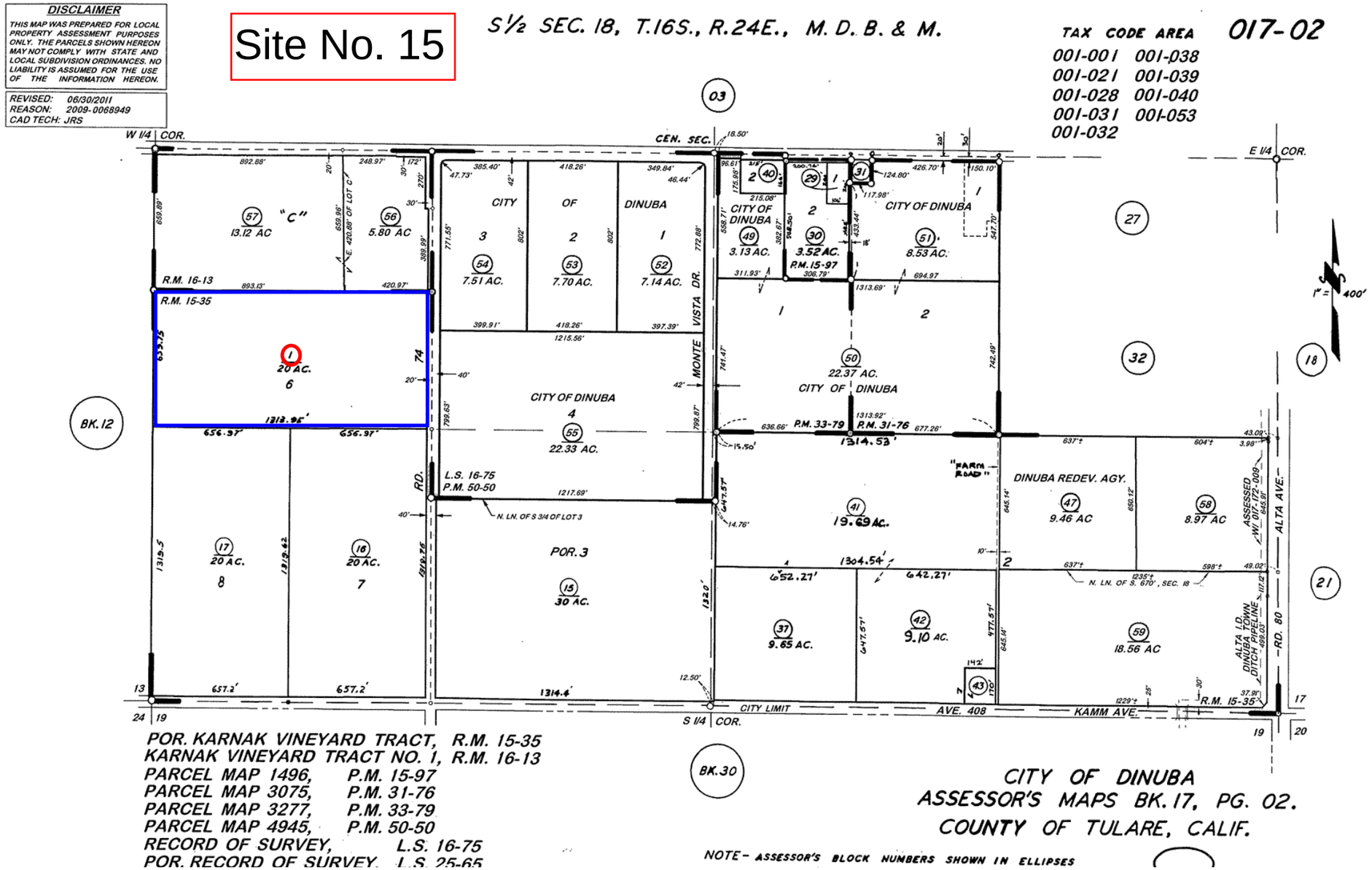
REVISED: 03/25/2009
REASON: UPDATE ADJ. PG.
CAD TECH: MLC
"K"
STREET
"L"
STREET
"M"
STREET
FRESNO
TULARE
KERN
27
121
28
122
37
124
36
123
P.M. 40-31
DINUBA CITY PARKING LOT
P.M. 31-1
PARCEL MAP 3000 P.M. 31-1
CITY OF DINUBA R.M. 3-15
PARCEL MAP 3927 P.M. 40-31
CITY OF DINUBA
ASSESSOR'S MAPS BK. 17, PG. 12.
COUNTY OF TULARE, CALIF.


N1/2 OF NE1/4 SEC.18, T.16S., R.24E., M.D.B.&M.
Site No. 14
Bk. 014
Tax Area Codes 017–28
001–024
001–025
001–030
DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES, AND NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON.
N.1/4 COR.
EL MONTE WAY
P.M. 49–49
P.M. 50–27
P.M. 46–97
MONTE VISTA DR.
SURABIAN DR.
ALTA IRR. DIST.
U.P.R.R.
SBE 872–54–67–36
SBE 872–54–67–17
ALTA AVE.
ASSESSED W/017 172–009
ABAND. 2003–0122421
W1/4 COR. NE1/4
E1/4 COR.
NE1/4
BASIS OF BEARINGS: P.M. 49–49
1" = 200'
23.40 AC.
1.28 AC.
1.27 AC.
1.76 AC.
8.93 AC.
11.66 AC.
3.36 AC.
5.75 AC.
1.24 AC.
1.09 AC.
POR. PARCEL MAP NO. 4592, P.M. 46–97
PARCEL MAP NO. 4844, P.M. 49–49
PARCEL MAP NO. 4854, P.M. 49–59
PARCEL MAP NO. 4922, P.M. 50–27
CITY OF DINUBA
ASSESSOR'S MAPS BK. 017 , PG. 28
COUNTY OF TULARE. CALIFORNIA. U.S.A.


DISCLAIMER
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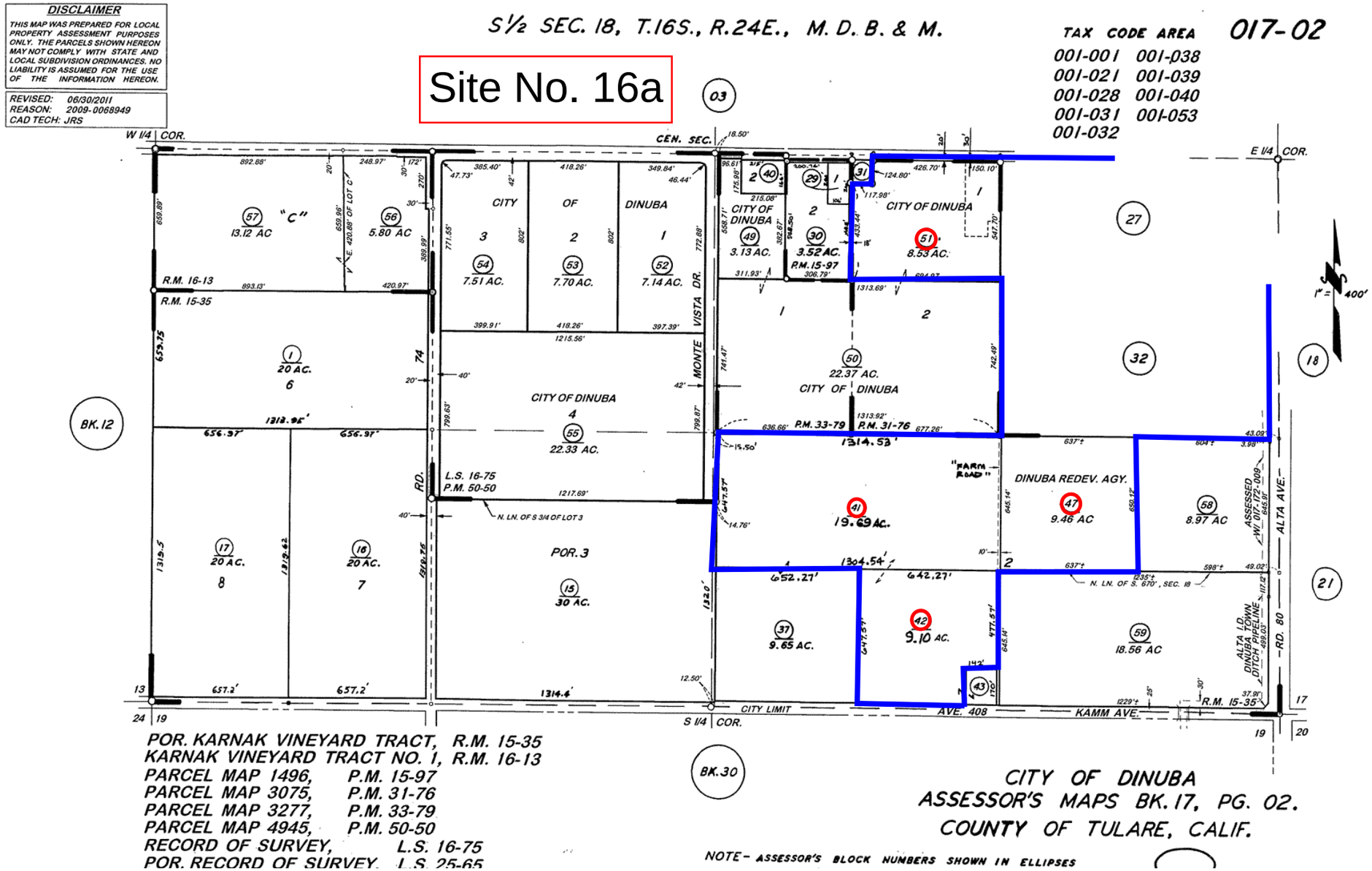
REVISED: 06/30/2011
REASON: 2009-0068949
CAD TECH: JRS
Site No. 15
S½ SEC. 18, T.16S., R.24E., M.D.B. & M.
TAX CODE AREA 017-02
001-001 001-038
001-021 001-039
001-028 001-040
001-031 001-053
001-032
W 1/4 COR.
CEN. SEC.
E 1/4 COR.
S 1/4 COR.
CITY OF DINUBA
MONTE VISTA DR.
ALTA AVE.
RD. 80
KAMM AVE.
AVE. 408
CITY LIMIT
DINUBA REDEV. AGY.
"FARM ROAD"
R.M. 16-13
R.M. 15-35
P.M. 33-79
P.M. 31-76
P.M. 15-97
L.S. 16-75
P.M. 50-50
N. LN. OF S 3/4 OF LOT 3
N. LN. OF S. 670', SEC. 18
POR. 3
BK. 12
BK. 30
1" = 400'
POR. KARNAK VINEYARD TRACT, R.M. 15-35
KARNAK VINEYARD TRACT NO. 1, R.M. 16-13
PARCEL MAP 1496, P.M. 15-97
PARCEL MAP 3075, P.M. 31-76
PARCEL MAP 3277, P.M. 33-79
PARCEL MAP 4945, P.M. 50-50
RECORD OF SURVEY, L.S. 16-75
POR. RECORD OF SURVEY, L.S. 25-65
CITY OF DINUBA
ASSESSOR'S MAPS BK. 17, PG. 02.
COUNTY OF TULARE, CALIF.
NOTE- ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES


DISCLAIMER
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REVISED: 06/30/2011
REASON: 2009-0068949
CAD TECH: JRS
S½ SEC. 18, T.16S., R.24E., M.D.B. & M.
Site No. 16a
TAX CODE AREA 017-02
001-001 001-038
001-021 001-039
001-028 001-040
001-031 001-053
001-032
W 1/4 COR.
CEN. SEC.
E 1/4 COR.
S 1/4 COR.
CITY OF DINUBA
CITY OF DINUBA
CITY OF DINUBA
CITY OF DINUBA
CITY OF DINUBA
DINUBA REDEV. AGY.
MONTE VISTA DR.
ALTA AVE.
RD. 80
KAMM AVE.
AVE. 408
CITY LIMIT
"FARM ROAD"
R.M. 16-13
R.M. 15-35
L.S. 16-75
P.M. 50-50
P.M. 33-79
P.M. 31-76
P.M. 15-97
N. LN. OF S 3/4 OF LOT 3
N. LN. OF S. 670', SEC. 18
POR. 3
BK. 12
BK. 30
1" = 400'
POR. KARNAK VINEYARD TRACT, R.M. 15-35
KARNAK VINEYARD TRACT NO. 1, R.M. 16-13
PARCEL MAP 1496, P.M. 15-97
PARCEL MAP 3075, P.M. 31-76
PARCEL MAP 3277, P.M. 33-79
PARCEL MAP 4945, P.M. 50-50
RECORD OF SURVEY, L.S. 16-75
POR. RECORD OF SURVEY, L.S. 25-65
CITY OF DINUBA
ASSESSOR'S MAPS BK. 17, PG. 02.
COUNTY OF TULARE, CALIF.
NOTE- ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES

N1/2 OF NE1/4 OF SE1/4 SEC.18, T.16S., R.24E., M.D.B.&M.

Tax Area Codes 017–27
001–001 001–007
001–021 001–031

DISCLAIMER

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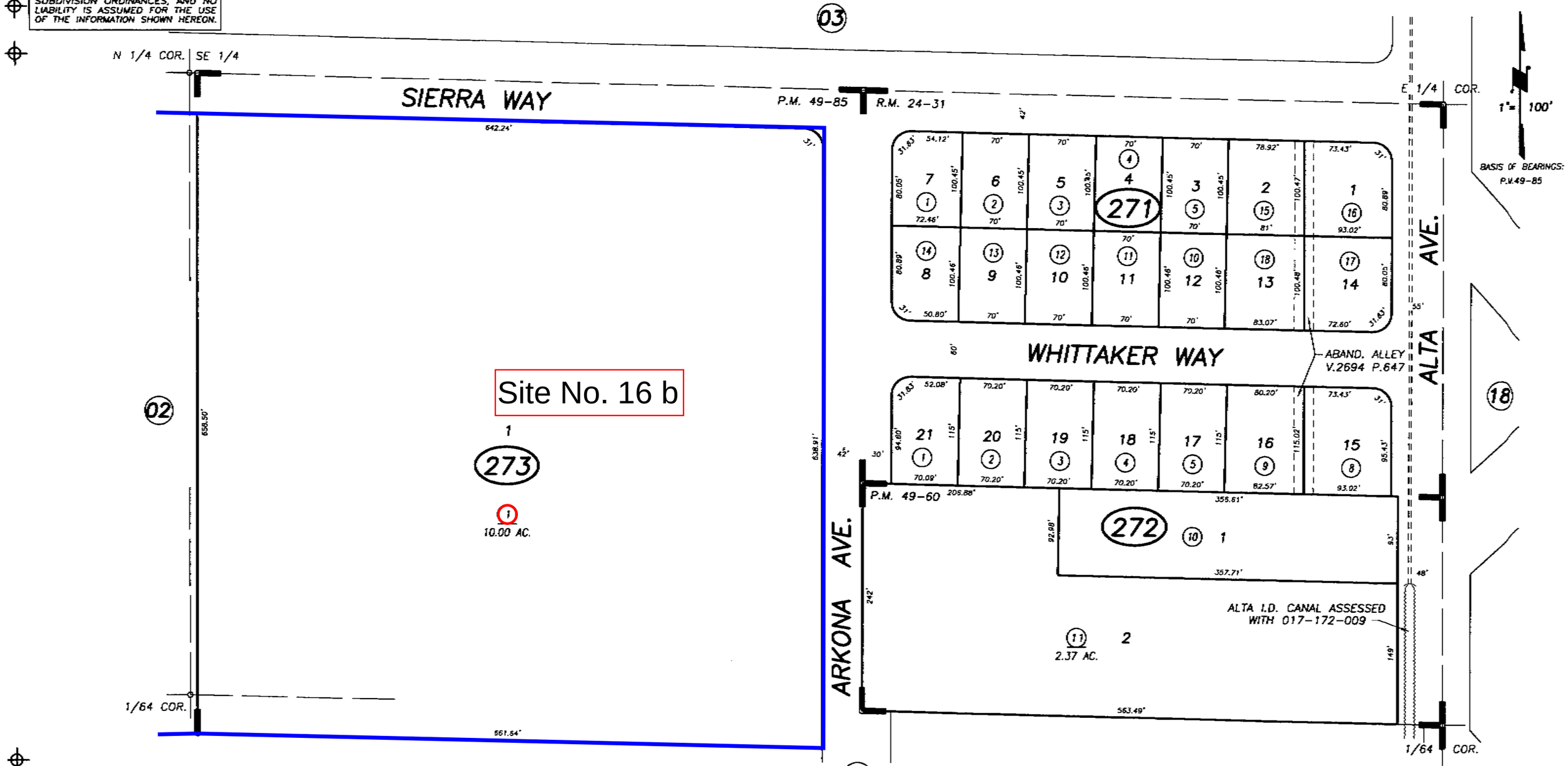

MANTON ADDITION, R.M. 24–31
POR. RECORD OF SURVEY, L.S. 25–65 (E1/2 SEC. 18, ETC.)
PARCEL MAP 4855, P.M. 49–60
POR. PARCEL MAP 4880, P.M. 49–85

CITY OF DINUBA
ASSESSOR'S MAPS BK. 017 , PG. 27
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1)
Assessor's Block Numbers Shown in Elipses (123)

REVISION	DATE	TECH
2007–0109573	08/18/2009	LLB

S1/2 OF NE1/4 OF SE1/4 SEC.18, T.16S., R.24E., M.D.B.&M.

Tax Area Codes 017–32
001–021

DISCLAIMER

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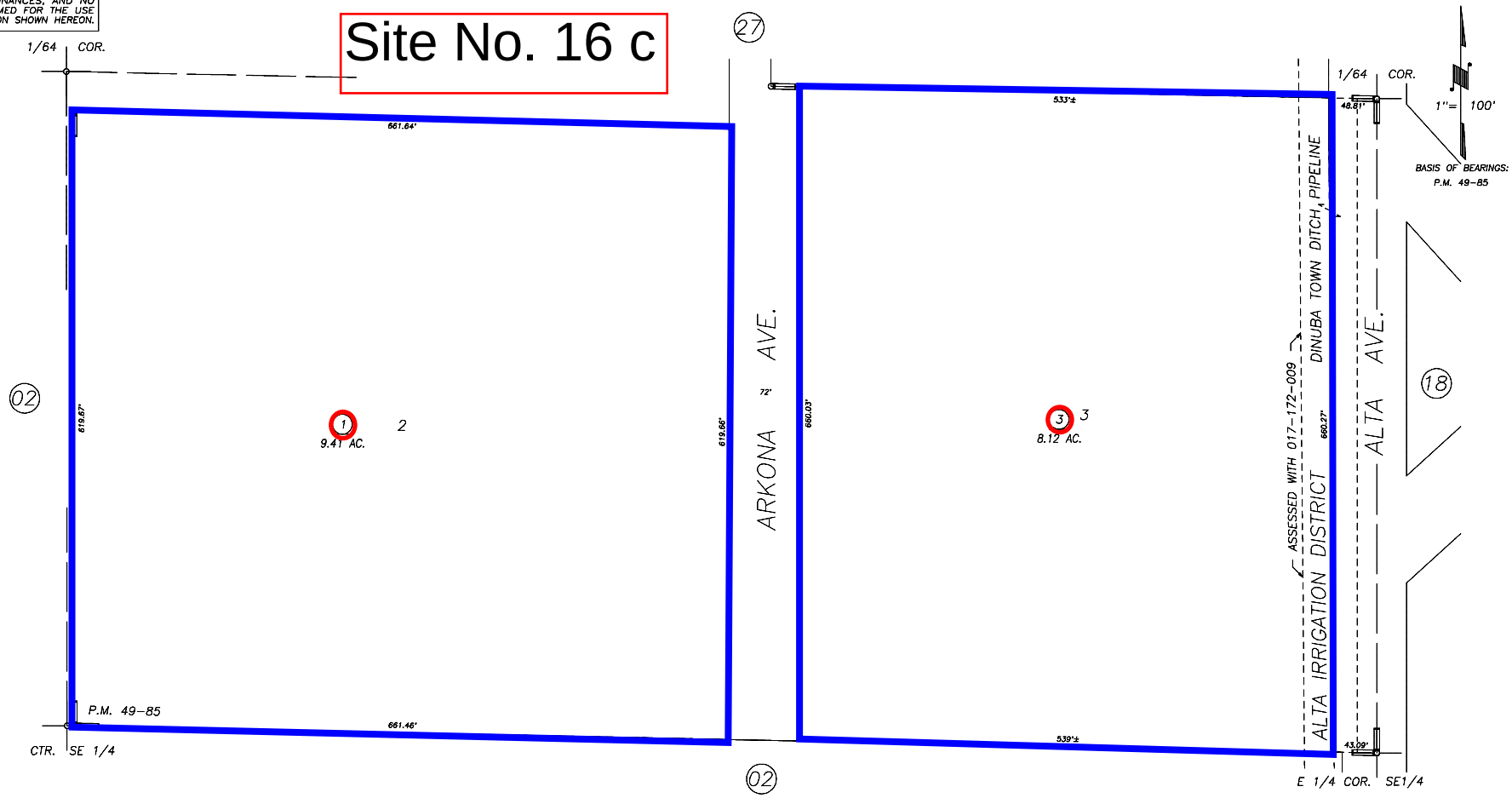
Site No. 16 c

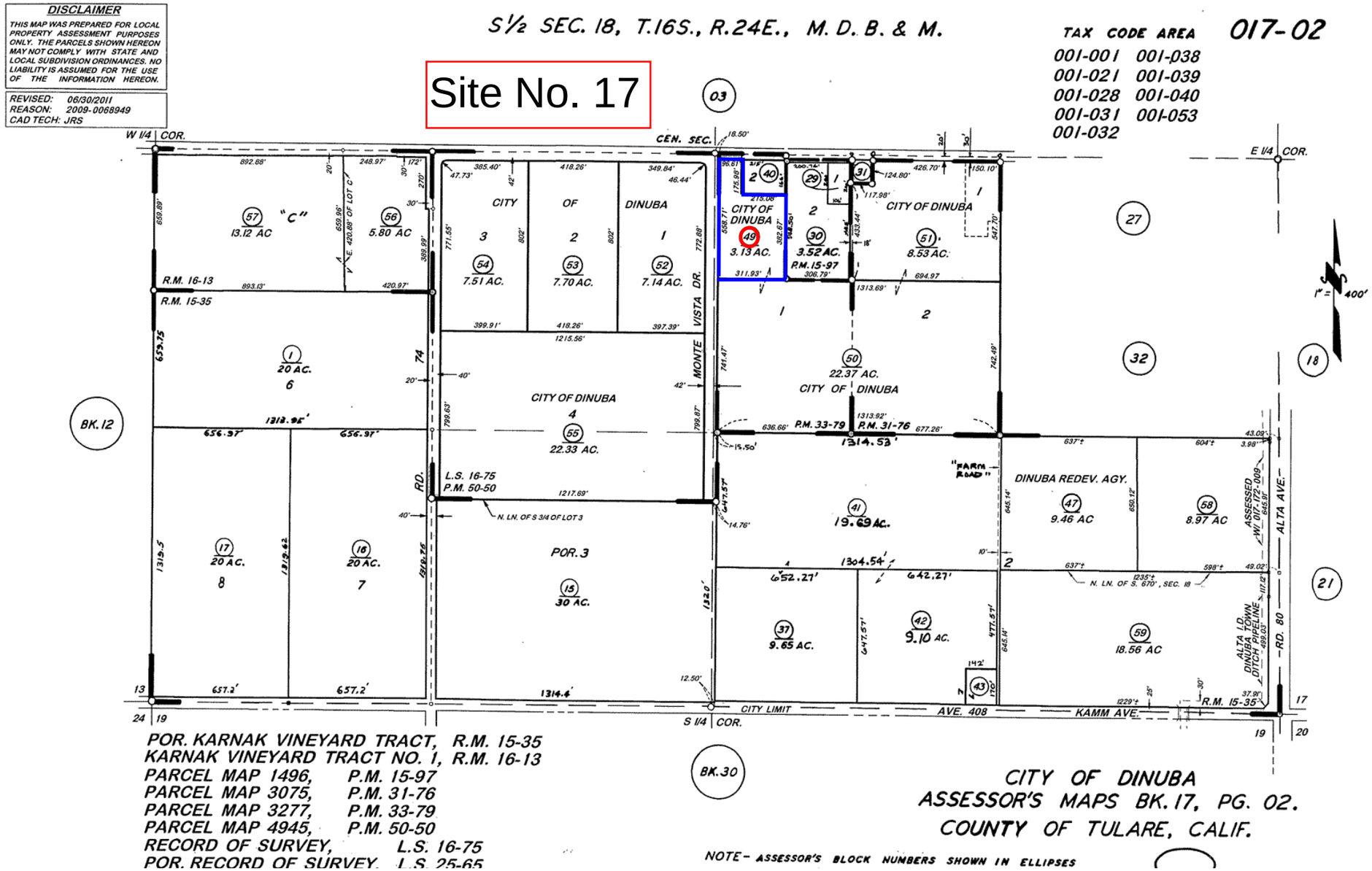


POR. RECORD OF SURVEY, L.S. 25–65 (E1/2 SEC. 18, ETC.)
POR. PARCEL MAP 4880, P.M. 49–85

CITY OF DINUBA
ASSESSOR'S MAPS BK. 017 , PG. 32
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1)
Assessor's Block Numbers Shown in Elipses (123)

2009–0068949	06/30/2011	JRS
REVISION	DATE	TECH


DISCLAIMER
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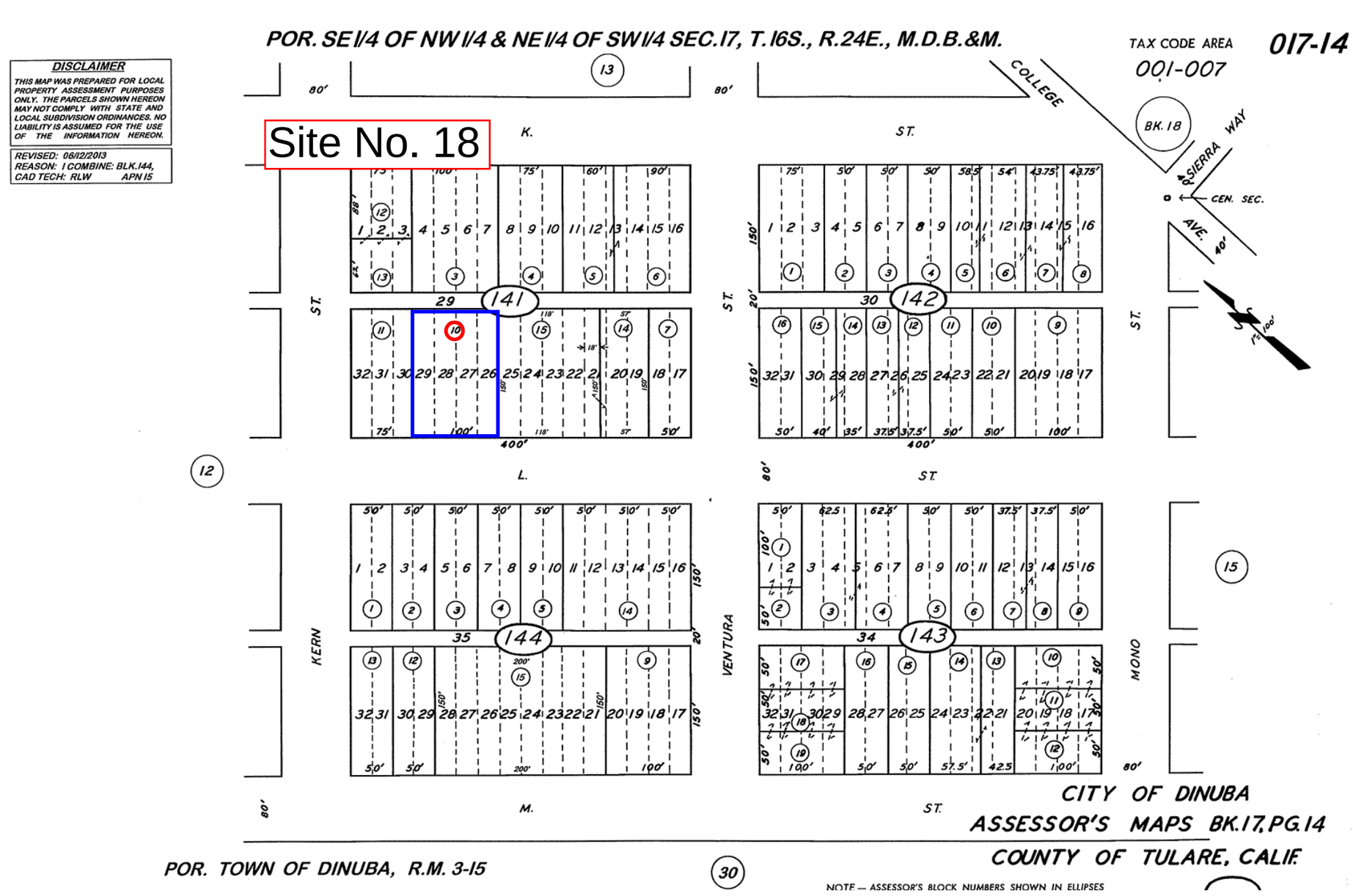
REVISED: 06/30/2011
REASON: 2009-0068949
CAD TECH: JRS
S½ SEC. 18, T.16S., R.24E., M.D.B. & M.
Site No. 17
TAX CODE AREA 017-02
001-001 001-038
001-021 001-039
001-028 001-040
001-031 001-053
001-032
W 1/4 COR.
CEN. SEC.
E 1/4 COR.
S 1/4 COR.
CITY OF DINUBA
MONTE VISTA DR.
ALTA AVE.
RD. 80
KAMM AVE.
AVE. 408
CITY LIMIT
DINUBA REDEV. AGY.
"FARM ROAD"
R.M. 16-13
R.M. 15-35
L.S. 16-75
P.M. 50-50
P.M. 33-79
P.M. 31-76
P.M. 15-97
N. LN. OF S 3/4 OF LOT 3
N. LN. OF S. 670', SEC. 18
POR. 3
BK. 12
BK. 30
1" = 400'
POR. KARNAK VINEYARD TRACT, R.M. 15-35
KARNAK VINEYARD TRACT NO. 1, R.M. 16-13
PARCEL MAP 1496, P.M. 15-97
PARCEL MAP 3075, P.M. 31-76
PARCEL MAP 3277, P.M. 33-79
PARCEL MAP 4945, P.M. 50-50
RECORD OF SURVEY, L.S. 16-75
POR. RECORD OF SURVEY, L.S. 25-65
CITY OF DINUBA
ASSESSOR'S MAPS BK. 17, PG. 02.
COUNTY OF TULARE, CALIF.
NOTE- ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES


POR. SE 1/4 OF NW 1/4 & NE 1/4 OF SW 1/4 SEC. 17, T. 16S., R. 24E., M.D.B.&M.
TAX CODE AREA
001-007
017-14
DISCLAIMER
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REVISED: 06/12/2013
REASON: 1 COMBINE: BLK.144,
CAD TECH: RLW APN 15
Site No. 18
COLLEGE
BK. 18
SIERRA WAY
AVE.
CEN. SEC.
K.
ST.
L.
M.
KERN
VENTURA
MONO
141
142
143
144
POR. TOWN OF DINUBA, R.M. 3-15
CITY OF DINUBA
ASSESSOR'S MAPS BK.17, PG.14
COUNTY OF TULARE, CALIF.
NOTE — ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES

Site No. 19

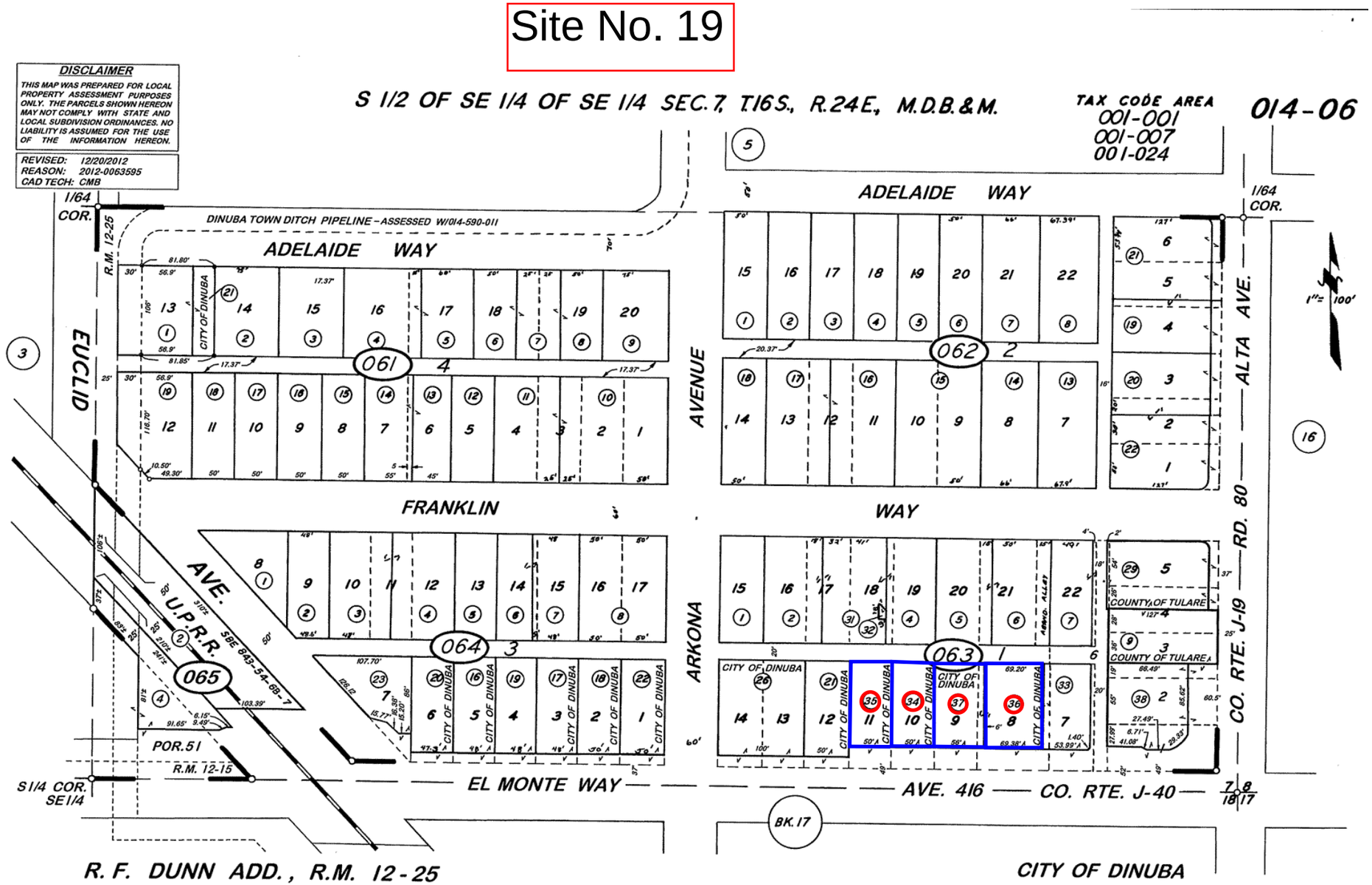
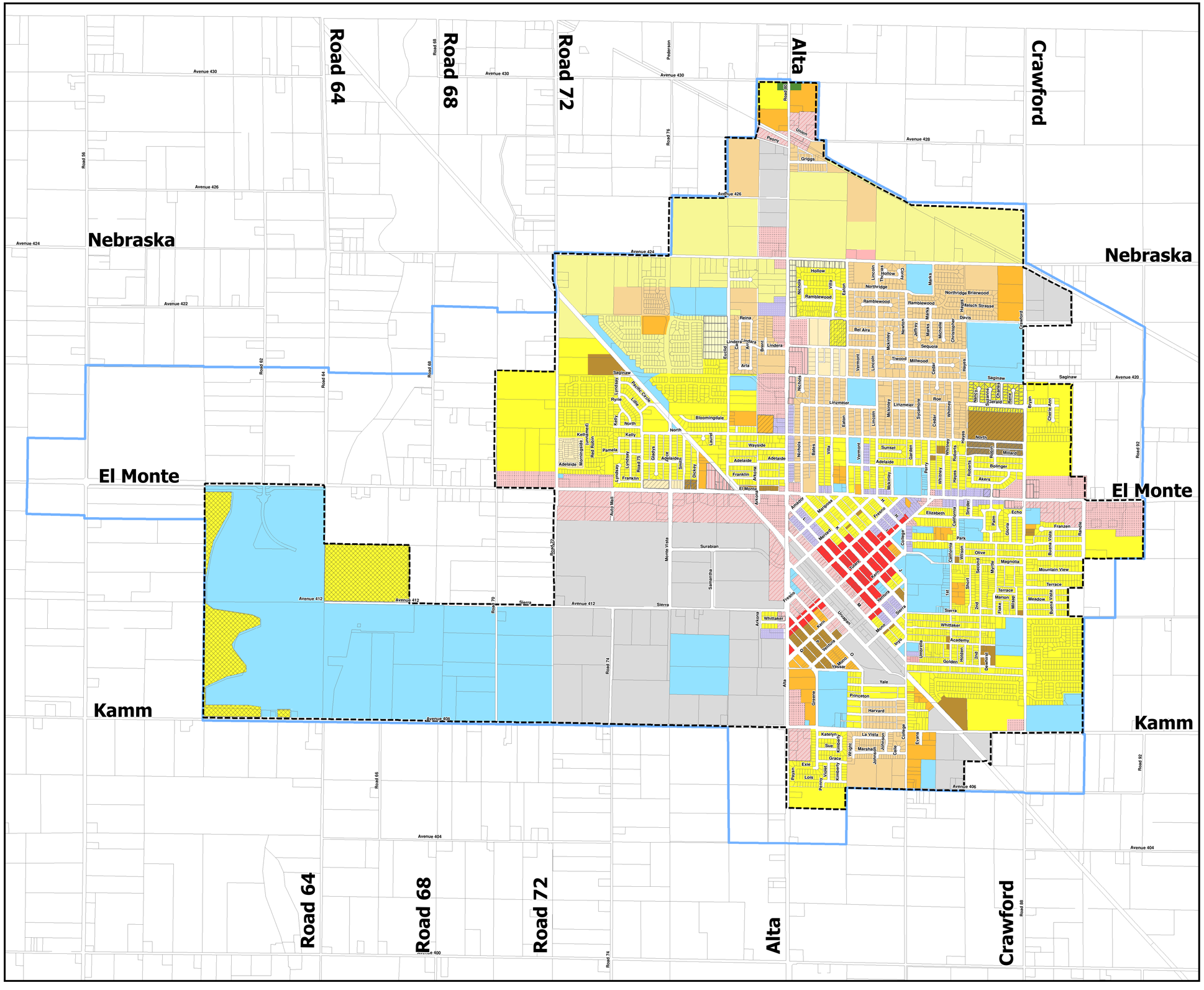
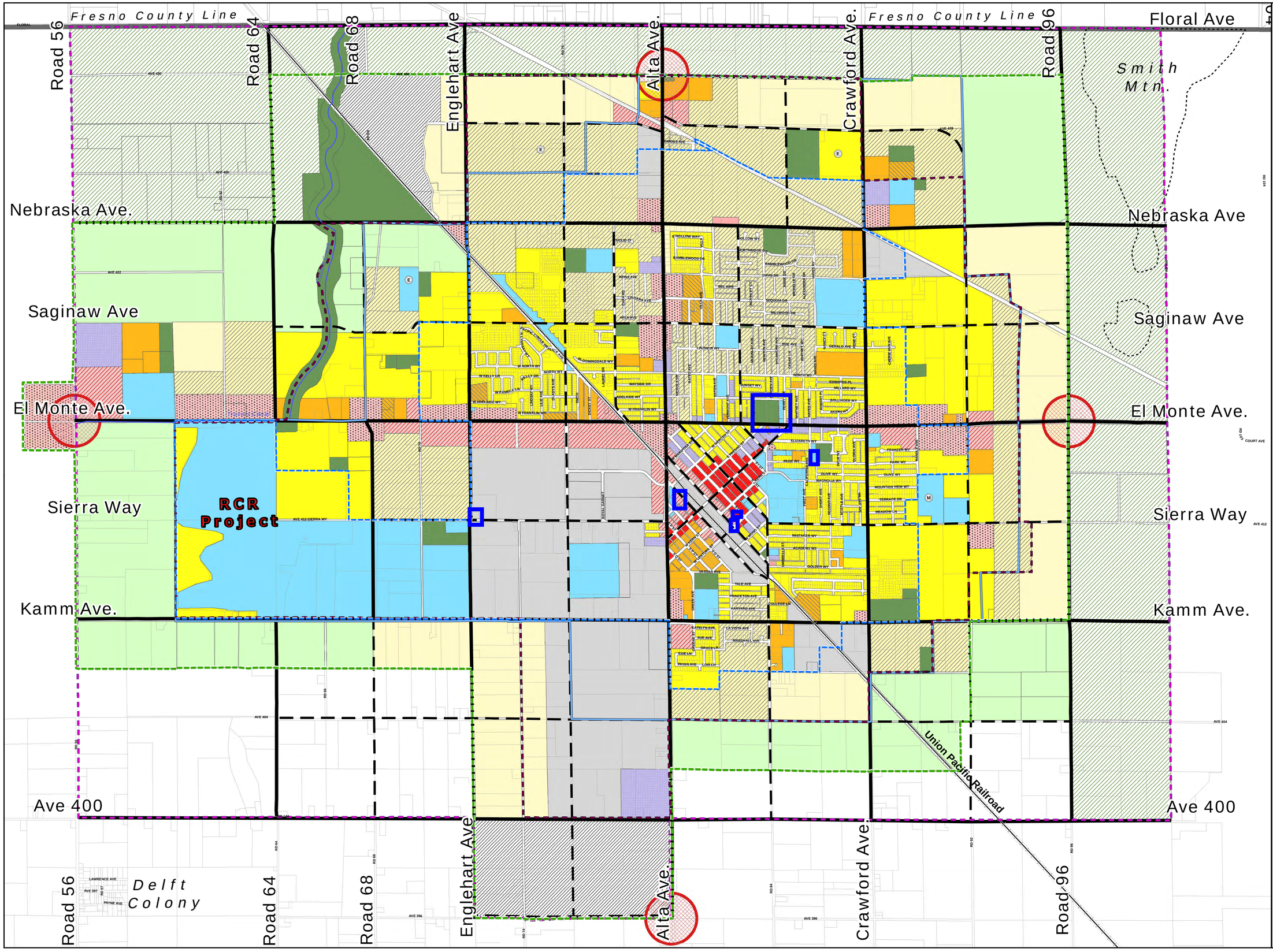

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.
REVISED: 12/20/2012
REASON: 2012-0063595
CAD TECH: CMB
S 1/2 OF SE 1/4 OF SE 1/4 SEC. 7, T.16S., R.24E., M.D.B.&M.
TAX CODE AREA
001-001
001-007
001-024
014-06
1/64 COR.
DINUBA TOWN DITCH PIPELINE – ASSESSED W/014-590-011
ADELAIDE WAY
EUCLID AVE.
U.P.R.R.
SBE 843-54-69-7
FRANKLIN WAY
ARKONA AVENUE
ALTA AVE.
CO. RTE. J-19 — RD. 80
COUNTY OF TULARE
CITY OF DINUBA
061
062
063
064
065
POR. 51
R.M. 12-15
R.M. 12-25
S1/4 COR. SE1/4
EL MONTE WAY — AVE. 416 — CO. RTE. J-40
BK. 17
1"= 100'
R. F. DUNN ADD., R.M. 12-25
POR. Z.M. DICKEY ADD., R.M. 12-15
CITY OF DINUBA
ASSESSOR'S MAPS BK. 014, PG. 06.

Exhibit G – Zoning Information


Road 64
Road 68
Road 72
Alta
Crawford
Nebraska
El Monte
Kamm
Avenue 430
Avenue 428
Avenue 426
Avenue 424
Avenue 422
Avenue 420
Avenue 412
Avenue 408
Avenue 406
Avenue 404
Avenue 400
Road 56
Road 62
Road 64
Road 68
Road 70
Road 72
Road 74
Road 76
Road 92
Pederson
Union
Peony
Griggs
Hollow
Ramblewood
Northridge
Northridge Briarwood
Ramblewood
Ramblewood
Reina
Lindera
Bel Aire
Sequoia
Twood
Millwood
Saginaw
Linzmeier
Bloomingdale
Wayside
Adelaide
Franklin
El Monte
Sunset
Bolinger
Millard
Akers
Elizabeth
Surabian
Sierra
Whittaker
Academy
Golden
Yale
Princeton
Harvard
La Vista
Olive
Magnolia
Mountain View
Terrace
Meadow
Franzen
Echo
Park
Pacific Circle
Kelly
North
Pamela
Lyndsay
Franklin
Dickey
Auig Mai
Monte Vista
Samantha
Arkona
Fresno
Mariposa
Merced
Ventura
Monte Vista
Kern
Tulare
Inyo
Umbrella
Golden
Hodden
2nd
Greenfield
Greene
Katelyn
Sue
Grace
Exie
Lois
Payan
Violet
Kimberly
Wright
Marshall
Johnson
Cole
College
Evans
Bryan
Cherie Ann
Nancy
Donna
Gerald
Reed
Nicholas
Bates
Vila
Vermont
Lincoln
McKinley
Sycamore
Cedar
Whitney
Hayes
Roberts
Ribe
Garden
Perry
Stryder
California
Wilson
Second
Myrtle
Short
1st
Flair
Marion
Hillsay
Buena Vista
Rancho
Rancho
Rancho



City of Dinuba

General Plan

Land Use and Circulation

Diagram

Legend

- City Limits
- Sphere of Influence
- Planning Area Boundary

Urban Development Boundaries

- 10 Year
- 20 Year
- Collectors
- Arterials
- County Boundary
- Gateways
- **Commercial - Central District**
- **Commercial - Community**
- **Commercial - General**
- **Commercial - Neighborhood**
- **Professional Office**
- **Residential - Low**
- **Residential - Medium Low**
- **Residential - Medium**
- **Residential - Medium High**
- **Residential - High**
- **Light Industrial**
- **Industrial Reserve**
- **Urban Reserve**
- **Public/Semi-Public**
- **Green Belt**
- **Park/Ponding Basin**
- (S) Future school site, school site locations are approximate and subject to change.

Last amendment: September 2011

1,100 550 0 1,100 Feet

0.25 0.125 0 0.25 Miles

Quad Knopf

S:\Base Maps\California\Counties\Tulare County\Cities\Dinuba\Dinuba_GeneralPlan_Adopted.mxd-DD