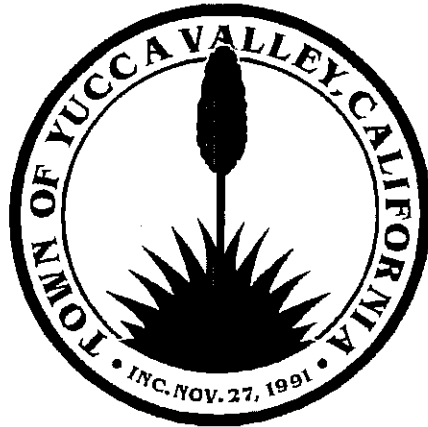


TOWN OF YUCCA VALLEY
REDEVELOPMENT AGENCY MEETING



*The Mission of the Town of Yucca Valley is to
provide a government that is responsive to its citizens
to ensure a safe and secure environment
while maintaining the highest quality of life.*

**TUESDAY, AUGUST 17, 2010
REDEVELOPMENT AGENCY: 5:30 p.m.
YUCCA VALLEY COMMUNITY CENTER
YUCCA ROOM
57090 - 29 PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284**

**CLOSED SESSION
YUCCA VALLEY COMMUNITY CENTER
57090 - 29 PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284**

* * * *

REDEVELOPMENT AGENCY
Chad Mayes, Agency Chair
Lori Herbel, Agency Vice Chair
George Huntington, Agency Member
Frank Luckino, Agency Member
Dawn Rowe, Agency Member

* * * *

**TOWN ADMINISTRATIVE OFFICE:
760-369-7207**

www.yucca-valley.org

**AGENDA
MEETING OF THE
TOWN OF YUCCA VALLEY REDEVELOPMENT AGENCY
TUESDAY, AUGUST 17, 2010, 5:30 P.M.**

The Town of Yucca Valley complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the Town Clerk's Office at 369-7209 at least 48 hours prior to the meeting.

If you wish to comment on any subject on the agenda, or any subject not on the agenda during public comments, please fill out a card and give it to the Town Clerk. The Mayor/Chair will recognize you at the appropriate time. Comment time is limited to 3 minutes.

(WHERE APPROPRIATE OR DEEMED NECESSARY, ACTION MAY BE TAKEN ON ANY ITEM LISTED IN THE AGENDA)

OPENING CEREMONIES

CALL TO ORDER

ROLL CALL: Agency Members Herbel, Huntington, Luckino, Rowe, and Chair Mayes.

CONSENT AGENDA

- 1-2 1. Minutes of the Regular Redevelopment Agency Meeting of August 3, 2010.

Recommendation: Approve minutes as presented.

All items listed on the consent calendar are considered to be routine matters or are considered formal documents covering previous Agency instruction. The items listed on the consent calendar may be enacted by one motion and a second. There will be no separate discussion of the consent calendar items unless a member of the Agency or Town Staff requests discussion on specific consent calendar items at the beginning of the meeting. Public requests to comment on consent calendar items should be filed with the Agency Secretary before the consent calendar is called.

Recommendation: Adopt Consent Agenda (item 1) (roll call vote)

Action: Move _____ 2nd _____ Roll Call Vote _____

DEPARTMENT REPORTS

- 3-11 2. State Route 62 Commercial Public Infrastructure Program (SR 62 Incentive Program), Request by Bobby and Lucy Doremus for SR 62 Incentive Program

Financial Assistance, Car Quest Highway Widening and Median Improvements.

Staff Report

Recommendation: Approve findings 1 through 7 below and approve the Agency's funding of future State Route 62 improvements for the Carquest business expansion.

- (1) the future improvements are of benefit to the project area or immediate neighborhood; and**
- (2) no other reasonable means of financing the improvements are available; and**
- (3) payment of funds for the improvements will assist in the elimination of one or more conditions of blight; and**
- (4) California Health and Safety Code Sections 33423 and 33424 provides that the future project to be carried out by the Yucca Valley Redevelopment Agency and/or the Town of Yucca Valley will be subject to prevailing rate of wages; and**
- (5) That the funding shall be in the form of a grant which shall be paid by the Yucca Valley Redevelopment Agency to the Town of Yucca Valley for the future construction of the highway widening and median island construction**
- (6) That based on the findings above, the Redevelopment Agency approves the request of Bobby and Lucy Doremus for the Yucca Valley Redevelopment Agency to fund the estimated costs of future frontage improvements required for the Carquest project which include SR 62 highway widening and median island construction as described in the Town Engineer's Cost Estimate for Highway Widening and Median Island Improvements in the amount of Thirty Eight Thousand Five Hundred Ninety Three Dollars (\$38,593_**
- (7) That the funding request is consistent with the Agency's policy established by Resolution No. RDA 10-04**

Action: Move _____ 2nd _____ Roll Call Vote _____.

ADJOURNMENT

**TOWN OF YUCCA VALLEY
REDEVELOPMENT AGENCY MEETING MINUTES
AUGUST 3, 2010**

Chair Mayes called the meeting of the Town of Yucca Valley Redevelopment Agency to order at 5:32 p.m.

Agency Members Present: Herbel, Huntington, Luckino, Rowe, and Chair Mayes.

Staff Present: Executive Director Nuaimi, Agency Counsel Laymon, Deputy Executive Director Stueckle, Administrative Services Director Yakimow, and Secretary Anderson.

CONSENT AGENDA

1. **Approve**, Minutes of the Regular Redevelopment Agency Meeting of June 15, 2010 as presented.
2. **Ratify**, RDA Warrant Register total of \$61,901.61 for expenses dated June 24, 2010 to July 15, 2010. Ratify RDA Payroll Register total of \$16,002.05 dated June 11, 2010 to July 15, 2010.

Agency Member Luckino moved to adopt Consent Agenda Items 1-2. Agency Member Huntington seconded. Motion carried 5-0 on a roll call vote.

AYES: Agency Member Herbel, Huntington, Luckino, Rowe and Chair Mayes
NOES: None
ABSTAIN: None
ABSENT: None

CLOSED SESSION

1. **Government Code Section 54956.8, Conference with Real Property Negotiators.**

Property: 595-162-08 & 09, 2 parcels totaling 2.59 acres located on the SW corner of 29 Palms Hwy and Joshua Lane
Town of Yucca Valley/Yucca Valley Redevelopment Agency
Mark Nuaimi/Shane Stueckle, Real Property Negotiator
Real Property Negotiations

Chair Mayes adjourned to closed session at 5:33 p.m., reconvened at 5:52 p.m. and announced there was no reportable action taken.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:53 p.m.

Respectfully submitted,

Jamie Anderson
Agency Secretary

REDEVELOPMENT AGENCY STAFF REPORT

To: Chairman and Agency Board of Directors
From: Shane R. Stueckle, Deputy Town Manager
Date: August 6, 2010
For Agency Meeting: August 17, 2010

Subject: State Route 62 Commercial Public Infrastructure Program (SR 62 Incentive Program)
Request by Bobby and Lucy Doremus for SR 62 Incentive Program Financial Assistance-Carquest Highway Widening and Median Improvements

Prior Agency Review: None for this specific item. The Agency adopted Resolution RDA-10-4 on June 1, 2010 which provides for priority Agency funding for public infrastructure improvements including streets, curbs, gutter, sidewalk, and median island improvements associated with SR 62 Street Improvements.

Recommendation: That the Redevelopment Agency approves findings 1 through 7 below and approves the Agency's funding of future State Route 62 improvements for the Car Quest business expansion project.

- (1) the future improvements are of benefit to the project area or immediate neighborhood; and
- (2) no other reasonable means of financing the improvements are available; and
- (3) payment of funds for the improvements will assist in the elimination of one or more conditions of blight; and
- (4) California Health and Safety Code Sections 33423 and 33424 provides that the future project to be carried out by the Yucca Valley Redevelopment Agency and/or the Town of Yucca Valley will be subject to prevailing rate of wages; and
- (5) that the funding shall be in the form of a grant which shall be paid by the Yucca Valley Redevelopment Agency to the Town of Yucca Valley for the future construction of the highway widening and median island construction
- (6) that based on the findings above, the Redevelopment Agency approves the request of Bobby and Lucy Doremus for the Yucca Valley Redevelopment Agency to fund the estimated costs of future frontage improvements required for the Carquest project which include SR 62 highway widening and median island construction as described in the Town Engineer's Cost Estimate for Highway Widening and Median Island Improvements in the amount of Thirty Eight Thousand Five Hundred Ninety Three Dollars (\$38,593).

Reviewed By:


Town Manager


Town Attorney


Mgmt Services

SRS
Dept Head

Department Report
 Consent

Ordinance Action
 Minute Action

P.3

Resolution Action
 Receive and File

Public Hearing
 Study Session

(7) that the funding request is consistent with the Agency's policy established by Resolution No. 10-4.

Executive Summary: Bobby and Lucy Doremus request public infrastructure assistance in the amount of \$38,593 for SR 62 highway widening and median (1/2) island improvements for the Carquest project frontage in accordance with Redevelopment Agency Resolution, RDA No. 10-4.

Order of Procedure: Request Staff Report
Request Public Comment
Agency Questions of Staff
Request Public Comment
Agency Discussion
Motion/Second
Discussion on Motion
Call the Question (Roll Call Vote)

Discussion: The Agency adopted Resolution RDA-10-4 on June 1, 2010 which provides for priority Agency funding for public infrastructure improvements including streets, curbs, gutter, sidewalk, and median island improvements associated with SR 62 Street Improvements.

The Town Engineer's Cost Estimate of Highway Widening and Median (1/2) Improvements is \$19,638 for widening and \$18,955 for ½ median island improvements for a total cost estimate of \$38,593.

The Resolution establishes a priority funding level for construction of public infrastructure, specifically SR 62 Street Improvements (Section 6 of attached Resolution No. RDA -10-4).

Bobby and Lucy Doremus request \$38,593 financial assistance for the highway widening and median island improvements in front of the Carquest project. These improvements are eligible for financial assistance as set forth in Resolution No. RDA-10-4.

Alternatives: Staff recommends no alternative action.

Fiscal impact: The 2010-2011 adopted RDA Capital Projects Budget-Fund 930 allocates \$200,000 for Public Infrastructure Assistance Program in Account No. 930-00-00-8310 - 8667

Attachments: SR 62 Incentive Program Resolution No. RDA-10-4
Bobby and Lucy Doremus correspondence dated June 14, 2010
Town Engineer's Estimate of Probable Cost of Carquest
Facts to Support Findings

FACTS TO SUPPORT FINDINGS

(1) the future improvements are of benefit to the project area or immediate neighborhood; and

The future widening of State Route 62 to include three travel lanes in each direction, the construction of curbs, gutters, sidewalks, and raised median islands, are necessary for the safe and efficient movement of vehicles and pedestrians on State Route 62 pursuant to the Yucca Valley General Plan Circulation Element;

(2) no other reasonable means of financing the improvements are available; and

The Yucca Valley Redevelopment Agency has established the SR 62 Incentive Program to provide necessary financial resources to facilitate redevelopment, blight elimination, new construction, and job creation within Project Area No. 1; The Agency approximately \$200,000 for allocation to the future construction of public improvements and there are no other funds available for the construction of these improvements.

(3) payment of funds for the improvements will assist in the elimination of one or more conditions of blight; and

The Agency's financial participation in these public improvements will lead to the elimination of blight through the construction of necessary transportation infrastructure as established in the Yucca Valley General Plan Circulation Element, within Project Area #1.;

(4) California Health and Safety Code Sections 33423 and 33424 provides that the future project to be carried out by the Yucca Valley Redevelopment Agency and/or the Town of Yucca Valley will be subject to prevailing rate of wages; and

The Town of Yucca Valley will construct the future public improvements and as such, the project will be constructed with the payment of prevailing rate of wages.

(5) that the funding shall be in the form of a grant which shall be paid by the Yucca Valley Redevelopment Agency to the Town of Yucca Valley for the future construction of the highway widening and median island construction

(6) that based on the findings above, the Redevelopment Agency approves the request of Bobby and Lucy Doremus for the Yucca Valley Redevelopment Agency to fund the estimated costs of future frontage improvements required for the Carquest project which include SR 62 highway widening and median island construction as described in the Town Engineer's Cost Estimate for Highway Widening and Median Island Improvements in the

amount of Thirty Eight Thousand Five Hundred Ninety Three Dollars (\$38,593).

(7) that the funding request is consistent with the Agency's policy established by Resolution No. 10-4.

Bobby & Lucy Doremus
56309 29 Palms Hwy.
Yucca Valley, Ca 92284

June 14, 2010

Mr. Shane Stueckle
Deputy Town Manager
Town Of Yucca Valley

Dear Mr. Stueckle,

In my request to participate in the SR62 Incentive Program, I mentioned temporary and permanent jobs that would be created by the project. I would like to elaborate in more detail. The project has created work for my Contractor and 18 Sub-Contractors, all within a 50-mile radius of the project, with 4 of them from Yucca Valley. I have attached a list of the Sub-Contractors for the Redevelopment Agency to review. After talking with my Contractor and the Sub-Contractors, I learned that the project has created Temporary work for over 100 Tradesman.

Upon completion, Carquest Management has told me that the expansion would create 2 additional full time jobs at their store. I will be using one of the four additional units to operate an Emissions Testing Facility and will employ two more full time employees at that location. I am currently negotiating with Joe McNamee to lease 2 of the remaining 3 units. Joe has a contract with the U.S. Government to operate the only repair facility at the Marine Base in 29 Palms. Joe has a light duty repair facility in Joshua Tree and is looking forward to opening a light duty repair facility in Yucca Valley. If our negotiations result in a lease, Joe said he would employ 4-5 full time employees at his new location. The reason we are still negotiating is because Joe wants me to also allow him to purchase and operate the Chevron Express Lube Facility that I own and currently operate at the project location.

With this information you can see that the project will create 4 new permanent jobs immediately and have the potential when fully leased to create over 10 new jobs.

Sincerely,

Bobby Doremus

RESOLUTION NO. RDA-10- 04

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE TOWN
OF YUCCA VALLEY, CALIFORNIA, ADOPTING THE STATE ROUTE 62
COMMERCIAL PROJECT PUBLIC INFRASTRUCTURE PROGRAM

WHEREAS, the Redevelopment Agency's 5-Year Implementation Plan (Plan) identifies goals and programs for implementation of the Redevelopment Plan for Project Area #1; and

WHEREAS, the Plan identifies the goal of providing public improvements within Project Area #1 to assist in the elimination of physical, social, and economic blighting conditions within the Project Area; and

WHEREAS, The Plan identifies and recommends a public infrastructure program for the Agency to participate in the ongoing initiative to install sidewalks, traffic-calming medians, and other motor and pedestrian circulation system improvements on State Route 62; and

WHEREAS, the Plan recommends that the initial activities under this program will occur primarily in the Old Town area, along SR 62, and should provide necessary repairs to the street system and facilitate the safe and efficient movement of traffic and allow storm water to drain more efficiently.

NOW, THEREFORE, THE REDEVELOPMENT AGENCY OF THE TOWN OF YUCCA VALLEY RESOLVES AS FOLLOWS.

SECTION 1. The Redevelopment Agency establishes and approves the State Route 62 Commercial Public Infrastructure Program (Program) as contained in this Resolution.

SECTION 2. The Redevelopment Agency may fund the estimated costs of construction of public improvements on SR 62 and Traffic Impact Fees as part of private land development projects and within the limits of the Program as contained in this Resolution.

SECTION 3. The Redevelopment Agency may make funding available on an annual basis through the Redevelopment Agency operating and capital projects budgets for the Program.

SECTION 4. The Redevelopment Agency retains the discretion and authority to identify which projects it elects to approve and provide funding to through the Program on an annual basis. The Agency also retains the sole discretion to determine appropriate funding levels for each individual project. The Agency shall consider those pertinent factors, including the elimination of blight, job creation, job retention, the lack of necessary or planned infrastructure and increases in assessed valuation, and other factors as deemed necessary by the Redevelopment Agency.

SECTION 5. Blight Elimination Characteristics: The Agency's priority funding level includes the elimination of blight as defined by state Redevelopment law, and includes


demolition of dangerous buildings or buildings which are not in compliance with current code and are not economically feasible to be reconstructed or rehabilitated as well as demolition and/or reconstruction of buildings in which it is unsafe or unhealthy for person to live or work. These conditions can be caused by serious building code violations, dilapidation and deterioration, defective design, or physical construction, faulty or inadequate utilities, or other similar factors; factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots, whereby these conditions can be caused by: a substandard design, inadequate size given present standards and market conditions, lack of parking, or other similar factors; adjacent or nearby uses that are incompatible with each other and which prevent the economic development of those parcels or other portions of the project area; the lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions; abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and serviced by utilities.

SECTION 6. Infrastructure Improvements: The Agency's priority funding level includes the construction or reconstruction of public infrastructure, including streets, curbs and gutters, sidewalks, traffic safety improvements, median islands, street lighting, and other ancillary improvement associated with State Route 62 Street Improvements.

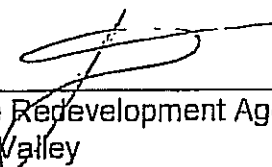
SECTION 7. Eligible projects within the Old Town Specific Plan boundaries includes both new construction and the reconstruction, rehabilitation and expansion of existing commercial structures within the Old Town Specific Plan fronting State Route 62.

SECTION 8. Eligible projects outside the Old Town Specific Plan boundaries include the reconstruction, rehabilitation and expansion of existing commercial structures located between Camino Del Cielo and Sage Avenue fronting State Route 62.

APPROVED AND ADOPTED THIS 1ST day of June, 2010.


CHAIRMAN

ATTEST:


Secretary of the Redevelopment Agency of the
Town of Yucca Valley

STATE OF CALIFORNIA)

COUNTY OF SAN BERNARDINO) ss.


TOWN OF YUCCA VALLEY)

I, Janet M. Anderson, Town Clerk of the Town of Yucca Valley, acting as the Secretary of the Community Redevelopment Agency of the Town of Yucca Valley, DO HEREBY CERTIFY that the foregoing Resolution was duly adopted at a regular meeting of said Agency held on the 1st day of June, 2010, by the following vote:

AYES: Agency Members Herbel, Huntington, Rowe, and Chair Mayes

NOES: None

ABSENT: Agency Member Luckino



Town Clerk, Town of Yucca Valley, acting
as the Secretary of the Community
Redevelopment Agency of the Town of
Yucca Valley

(SEAL)

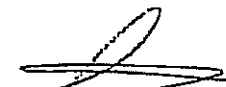
STATE OF CALIFORNIA)

) ss.

COUNTY OF SAN BERNARDINO)

I, Janet M. Anderson, Town Clerk of the Town of Yucca Valley, acting as the Secretary of the Community Redevelopment Agency of the Town of Yucca Valley, DO HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of RESOLUTION NO. RDA 10-04 of the Agency, and that the same has not been amended or repealed.

DATED: June 1, 2010



Town Clerk, Town of Yucca Valley, acting
as the Secretary of the Community
Redevelopment Agency of the Town of
Yucca Valley

CARQUEST

COST ESTIMATE FOR HIGHWAY WIDENING AND MEDIAN ISLAND IMPROVEMENTS

revised Sept. 14, 2009

Median Island (1/2)

Item	Quant.	Unit	Unit Cost	Total
8" curb	183	l.f.	\$15	\$2,745
A.C. removals	68	c.y.	\$50	\$3,400
Sawcutting	183	l.f.	\$10	\$1,830
Landscaping	1098	s.f.	\$10	\$10,980
Total				\$18,955

Highway Widening

Item	Quant.	Unit	Unit Cost	Total
8" curb and gutter	183	l.f.	\$20	\$3,660
8" A.C.	2196	s.f.	\$3	\$6,588
12" A.B.	81	c.y.	\$12	\$972
Grading	2196	s.f.	\$1	\$1,098
Removals	183	l.f.	\$10	\$1,830
Sidewalk	183	l.f.	\$30	\$5,490
Total				\$19,638