

RELOCATION IMPACT STATEMENT

Mount Vernon Avenue Bridge

City of San Bernardino, San Bernardino County, California

State Bridge No. 54C0066

08-SBd-0-Local Assistance

Federal Project Number: BRLS-6507(003)

EA 965120




August 2017


The environmental review, consultation, and any other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by Caltrans pursuant to 23 U.S.C. 327 and the Memorandum of Understanding dated December 23, 2016 and executed by FHWA and Caltrans.

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DRAFT RELOCATION IMPACT STATEMENT

Prepared By:  Date: 8/17/17
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Overland, Pacific & Cutler, Inc.

Reviewed By:  Date: 8/17/17
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Approved By:  Date: 8-17-17
Saba Engineer
City of San Bernardino, CA

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Project Description

The San Bernardino County Transportation Agency (SBCTA), in cooperation with the California Department of Transportation (Caltrans) and the City of San Bernardino (City), is proposing to replace the existing Mount Vernon Avenue Bridge (Bridge Number 54C-066) over the Burlington Northern Santa Fe (BNSF) rail yard in the City of San Bernardino, San Bernardino County, California.

A National Environmental Policy Act (NEPA) Finding of No Significant Impact (FONSI) was adopted for the project in June 2011. The project involves a road/railroad grade separation and is statutorily exempt from the California Environmental Quality Act (CEQA). Since the NEPA document was adopted it has been noted that additional project improvements/refinements are needed that were not included in the adopted NEPA document.

The Preferred Alternative (Alternative 3 – Bridge Replacement) identified in the adopted NEPA document extended from just south of 5th Street to just north of King Street. Based on the identified project improvements/refinements the project would now extend from just south of 5th Street to Rialto Avenue. The proposed improvements/refinements to the project are shown below.

- A portion of the BNSF intermodal operations/parking area located to the east of the bridge on the north side of the existing rail tracks would be removed and a new area between Kingman Street and West 4th Street and from Cabrera Avenue to Mount Vernon Avenue (this will involve the acquisition and removal of the existing residences/businesses within these limits) would be constructed – this would include the construction of a 10-foot block wall around the new paved area to shield it from surrounding uses;
- West 4th Street would end at its intersection with Cabrera Avenue rather than being cul-de-saced at Mount Vernon Avenue;
- The existing Eagle Building and four associated buildings would be relocated from the east side of Mount Vernon Avenue to the west side of Mount Vernon Avenue;
- The two existing crane repair pads would be relocated north of their current location (one on either side of Mount Vernon Avenue);
- The two temporary rail tracks (Tracks 218 and 219) identified in the adopted NEPA document would now be permanent rail tracks;
- Tracks 216 and 217 would be realigned in the immediate vicinity of the new bridge;
- The structures located at the southwest end of the bridge bordered by Mount Vernon Avenue to the east, the alley behind the structures to the west, West 3rd Street to the north, and West 2nd Street to the south would be acquired and removed; and,

-
- The steps associated with structures fronting Mount Vernon Avenue south of West 2nd Street and north of King Street would be reconstructed as needed to match the new road/sidewalk grade.

Consistent with the updated project layout the following would be incorporated

- Utilities would be relocated as needed, to accommodate the proposed improvements.
- Best management practices (BMPs) for water quality treatment would be provided as part of the proposed project.
- Pedestrian facilities would be compliant with Americans with Disabilities Act (ADA) standards.
- Geotechnical borings would be conducted within the project's limits of disturbance, as needed, for design of the project.
- Temporary advanced signage during construction would be required, which would involve portable changeable message signs or other temporary signage that would not require any ground disturbance.

A preliminary site plan is provided as Appendix A – Preliminary Site Plan.

Purpose of the Project

The purpose of the proposed project is to provide a bridge that is structurally safe and meets current seismic, design, and roadway standards. This would entail construction of a bridge with standard geometry to correct the current misalignment of the southbound approach, standard vertical clearance at West 3rd Street, and standard vertical and horizontal clearances at the BNSF yard. By implementing the project as expeditiously as possible under the circumstances, the City desires to restore a vitally important connector linking communities north and south of the BNSF railroad. The new bridge would be consistent with current rail and mass transit operations and facility needs.

Need for the Project

Seismically Deficient - The existing bridge was constructed in 1934 and incorporated steel girders salvaged from an earlier 1907 structure. As part of the Local Bridge Seismic Safety Retrofit Program, a seismic analysis and retrofit study were conducted in 1996. The Final Seismic Retrofit Strategy Report, issued in June 1997, determined that the bridge fell under Category 1, a category for bridges that could potentially collapse in a seismic event and threaten public safety.

Sufficiency Rating - Caltrans maintains the National Bridge Inventory—Structure Inventory and Appraisal for bridges both on and off the federal highway system in the state. The inventory includes a sufficiency rating for each bridge. The sufficiency rating is typically determined by

three considerations: (1) structural adequacy and safety; (2) serviceability and functional obsolescence; and (3) essentiality for public use. A special reduction factor is considered to account for conditions related to detours, traffic safety features, and structure type. When a bridge has a deficient sufficiency rating, it is placed on the Federal Eligible Bridge List (EBL) to receive high priority for retrofit/rehabilitation or replacement under the Federal Highway Bridge Program (HBP). A deficient bridge is defined as having a sufficiency rating ≤ 80 and a status flag as Structurally Deficient (SD). Bridges with a sufficiency rating ≤ 80 and SD or Functionally Obsolete (FO) status are eligible for rehabilitation, while bridges with a sufficiency rating ≤ 50 and SD or FO status are eligible candidates for replacement. In 2002, the sufficiency rating for the Mount Vernon Avenue Bridge was 45.6 with flags for both SD and FO. The major bridge deficiencies in 2002 were identified as poor deck condition, nonstandard deck geometry, and nonstandard underclearance at West 3rd Street. With the results of the 2004 bridge inspections, the sufficiency rating for the Mount Vernon Avenue Bridge was reduced to 2.0. The very low sufficiency rating for the bridge is the result of the following factors: low superstructure capacity, poor substructure condition, serious deck condition, inadequate deck geometry, and substandard vertical clearance at West 3rd Street. Additionally, the capacity of the existing bridge railing does not meet current standards.

Structurally Deficient (SD) - The bridge has a low superstructure capacity, poor substructure conditions and deck deficiencies. The deck has moderate and severe transverse cracks and spalls at various locations. The steel bents have structural damage and heavy corrosion on almost all steel element connections. The girders receive a score of 0.0 for operating and inventory ratings due to several severe fatigue cracks on the girder-to-cap beam connections. Inventory and operating capacity is calculated at 20.8 and 35.4 metric tons, respectively based on the temporary support installed in 2004.

Functionally Obsolete (FO) - The existing bridge is considered to be FO because of the nonstandard deck geometry, misaligned south approach, and nonstandard vertical clearance at West 3rd Street.

Caltrans Right of Way Manual Exhibit 10-EX-3A

The following section is consistent with the requirements of the Caltrans Right of Way Manual and corresponding Exhibit 10-EX-3A.

Dist.	County	Route	PM	EA
8	San Bernardino	No Caltrans Route	Not Applicable	965120
Project Description: Mount Vernon Avenue Bridge Reconstruction and additional improvements as previously identified.				
			Federal Project No.: BRLS-6507(003)	

I. Purpose of Relocation Impact Statement

The purpose of this Draft Relocation Impact Statement is to provide the City, SBCTA, Caltrans and the public with information on the impact that the proposed project would have on residential and nonresidential occupants. Relocation impacts within the project area are noncomplex and adequate relocation resources are available for displacees. All displacees will be treated in accordance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended, and the California Relocation Act.

II. Summary of Residential and Nonresidential Displacements

A map of residential displacements is provided as Appendix B – Displacement Area Map.

Single Family Units	Mobile Homes	Multi-Family Units	Residential Displacements (Units/Residents)*	Nonresidential Displacements (Type/Employees)
28	0	1	30 / 107	1/**
<p>* Estimate of residents is based upon an average of 3.55 persons per household (2011-2015 US Census Statistics). Residential displacees were not interviewed or contacted.</p> <p>** Denotes unknown number of employees, it is estimated no more than 10 based upon a site visit and the size of the facility.</p> <p>Source: United States Census Bureau – City of San Bernardino Population QuickFacts (6/1/2016).</p>				

III. Summary of Relocation Resources Available to Displacees (Residential)

A map of the replacement area is provided as Appendix C – Replacement Area Map.

Relocation Resource	For Rent	For Sale	Total Units
One Bedroom Houses	N/A	7	7
Two Bedroom Houses	5	48	53
Three Bedroom Houses	39	50	89
Four+ Bedroom Houses	18	18	36
Condominiums	N/A	N/A	N/A
Multi-Family Residences	3	6	9
Mobile Homes	N/A	N/A	N/A
Sources: Zillow.com, ApartmentHunterz.com, MLS.com, GoSection8.com. See “References” on page 7 for details.			

IV. Summary of Relocation Resources Available to Displacees (Nonresidential)

Relocation Resource	For Rent – appropriate zoning and site requirements	For Sale – appropriate zoning and site requirements	Total Units
Commercial Retail / Auto Related	5	8	13
Commercial Office / Special Services	N/A	N/A	N/A
Industrial Complex	N/A	N/A	N/A
Industrial / Commercial Properties	N/A	N/A	N/A
Farmland	N/A	N/A	N/A
Sources: Information obtained from LoopNet.com, and Craigslist.com. See “References” on page 7 for details.			

V. Statement of Findings

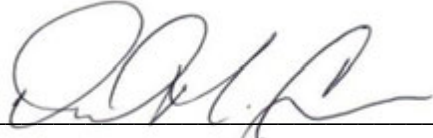
Research indicates that adequate resources, including such factors as, availability, funding, staffing, and time, exist for residential displacees with the exception of available multi-family properties for rent. There is only one multi-family (duplex) displacement and available two and three bedroom comparable housing for rent/sale can be provided as shown in Appendices E – Single Family Rentals, F – Section 8 Rentals, and G – Single Family Dwellings for sale through the “Housing of Last Resort” program to be offered as required by the URA. Some displaced tenants may be receiving subsidized housing vouchers. Displacee interviews are typically conducted after the first written offer to purchase is presented, prior to relocation assistance determination. More information regarding the number of impacted Section 8 residents will be identified during this process. Only one nonresidential displacee (Car Wash Facility) is anticipated. Due to the specific nature of the business, it is anticipated comparable commercial

properties will require substantial modifications to correlate with specific needs of the car wash operations unless another car wash site is found available upon implementation of the Relocation Assistance Program.

VI. Relocation Program and Services Statement

All displacees will be contacted and interviewed by a Relocation Agent as part of the Relocation Assistance Program, who will ensure that eligible displacees receive their full relocation benefits, including advisory assistance, and that all activities will be conducted in accordance with the URA. Relocation resources shall be available to all displacees free of discrimination. At the time of the first written offer to purchase, owner occupants are given a detailed explanation of SBCTA's "Relocation Program and Services." Tenant occupants of properties to be acquired are contacted soon after the first written offer to purchase, and also are given a detailed explanation of SBCTA's "Relocation Program and Services." In accordance with the URA, SBCTA will provide relocation advisory assistance to any person, business, farm or nonprofit organization displaced as a result of the acquisition of real property for public use.

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References

Apartment Hunterz website: www.apartmenthunterz.com, accessed June 2017.

California Department of Transportation, Right of Way Manual, Chapter 17, Local Programs website: <http://www.dot.ca.gov/hq/row/rowman/manual>, accessed June 2017.

City of San Bernardino, California, website: <http://www.ci.sanbernardino.ca.us>, accessed June 2017.

Craigslist website: <http://craigslist.org/>, accessed June 2017.

GoSection8 website: <http://www.GoSection8.com/>, accessed June 2017.

Loopnet website: <http://www.loopnet.com>, accessed June 2017.

CRMLS website: <http://www.crmls.org/>, accessed June 2017.

United States Census Bureau website:
<https://www.census.gov/quickfacts/table/PST045216/0665000,00>
https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml,
accessed June 2017.

Zillow website: <http://www.zillow.com/>, accessed June 2017.

Persons Contacted

No persons were contacted in the preparation of this DRIS.

Preparers

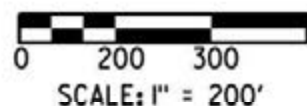
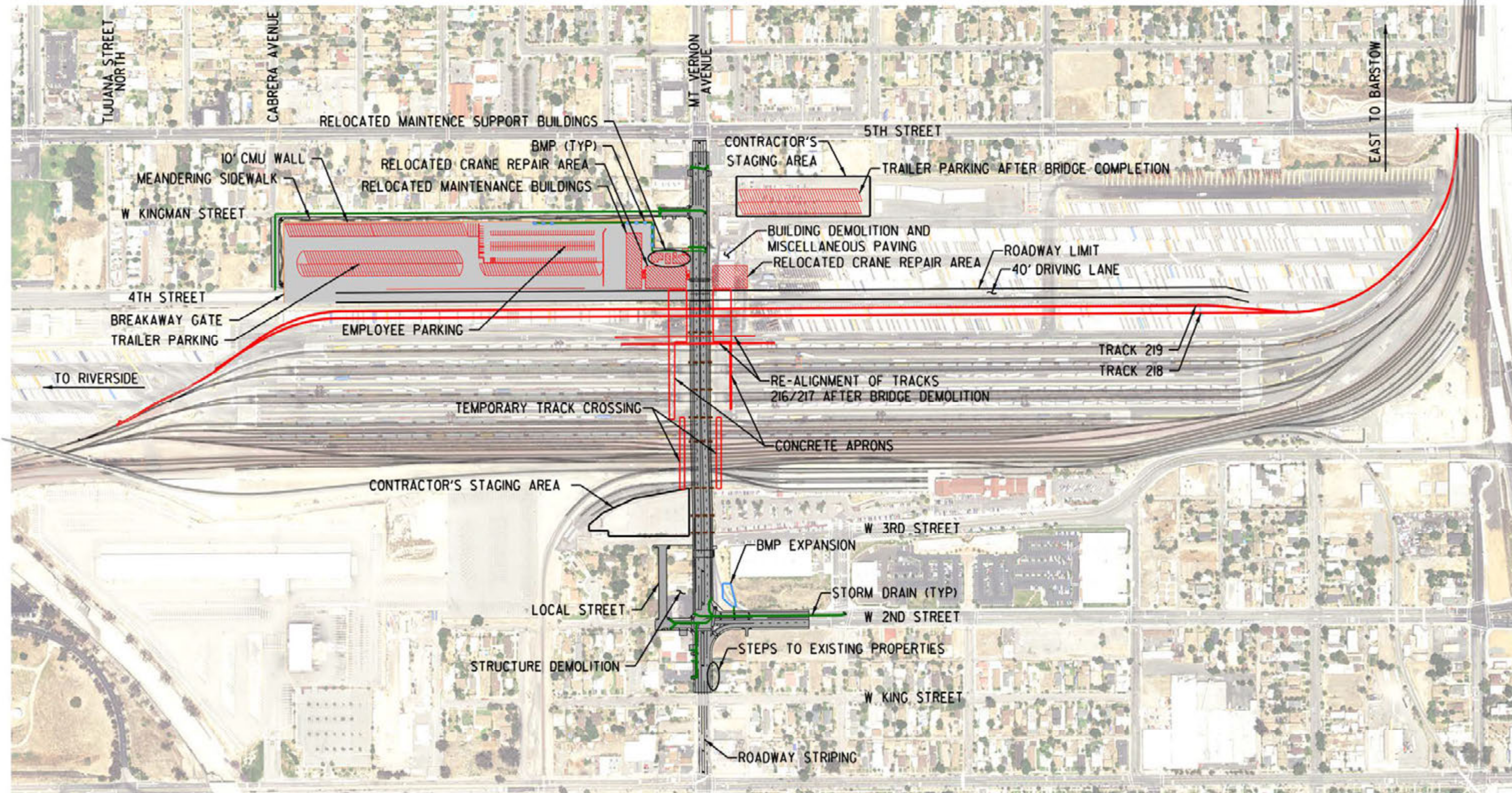
Overland, Pacific & Cutler, Inc.

Maile Kop, Analyst, 5 years' experience in right of way acquisition and relocation assistance for residential and commercial projects; cost estimation and design coordination. Contribution: Co-Author.

David Cosper, P.E., Project Engineer, 30 years' experience in management of right of way acquisition and relocation programs for Transportation projects.
Contribution: Co-Author / Reviewer.

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Appendix A Preliminary Site Plan



LEGEND

ROADWAY & YARD WORK
RAIL
BMP
BENTS



SEWER/STORM DRAIN
YARD CONSTRUCTION
ROAD CONSTRUCTION



CITY OF SAN BERNARDINO IMPROVEMENT PLANS FOR MOUNT VERNON AVENUE VIADUCT REPLACEMENT

VERSION: 0

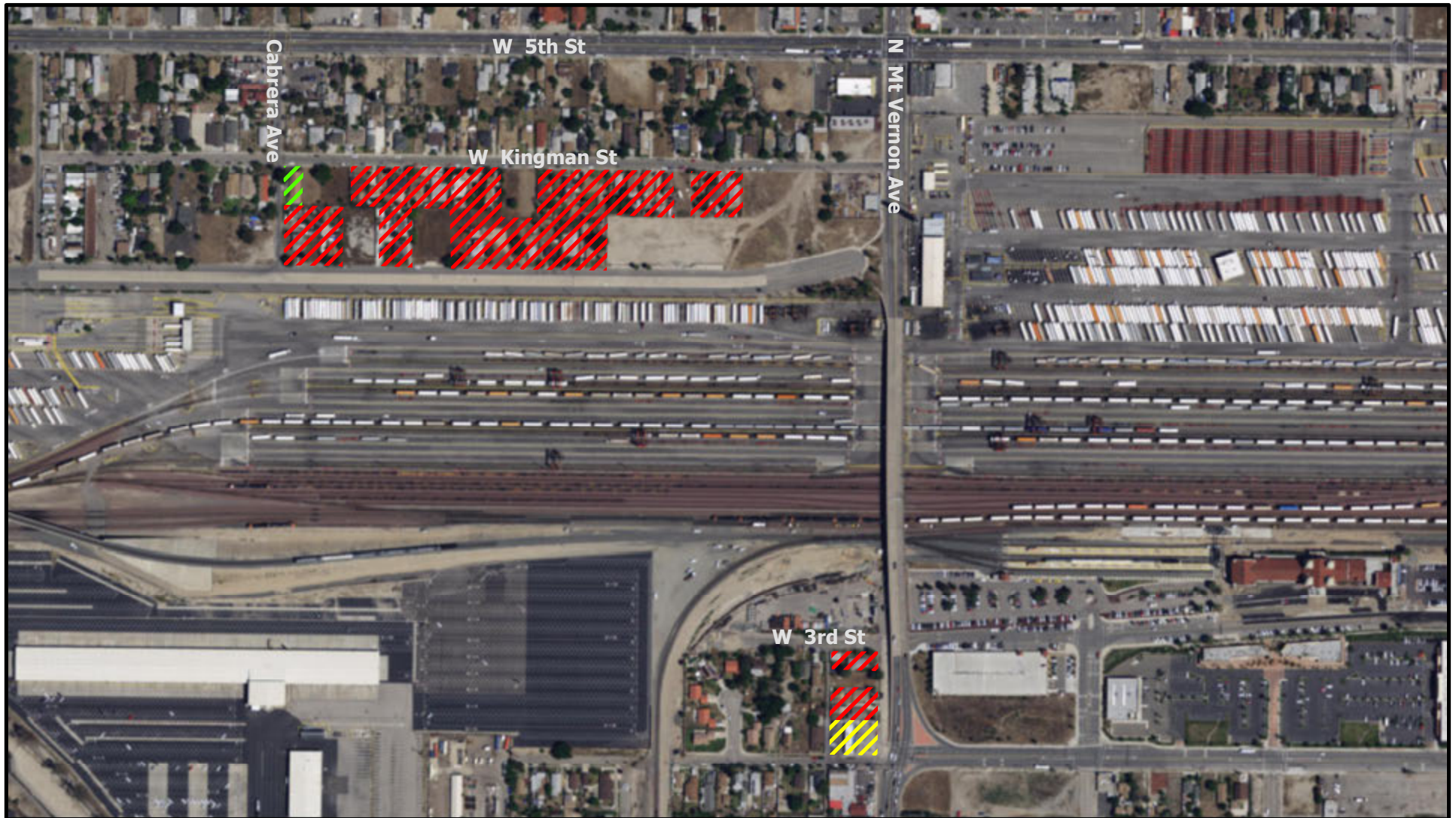
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Appendix B Displacement Area Map

Mount Vernon Avenue Bridge Project

Occupant Displacement Map



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Legend

- Commercial - Industrial
- Multi-Family Residence
- Single-Family Residence

0 180 360 720
Feet

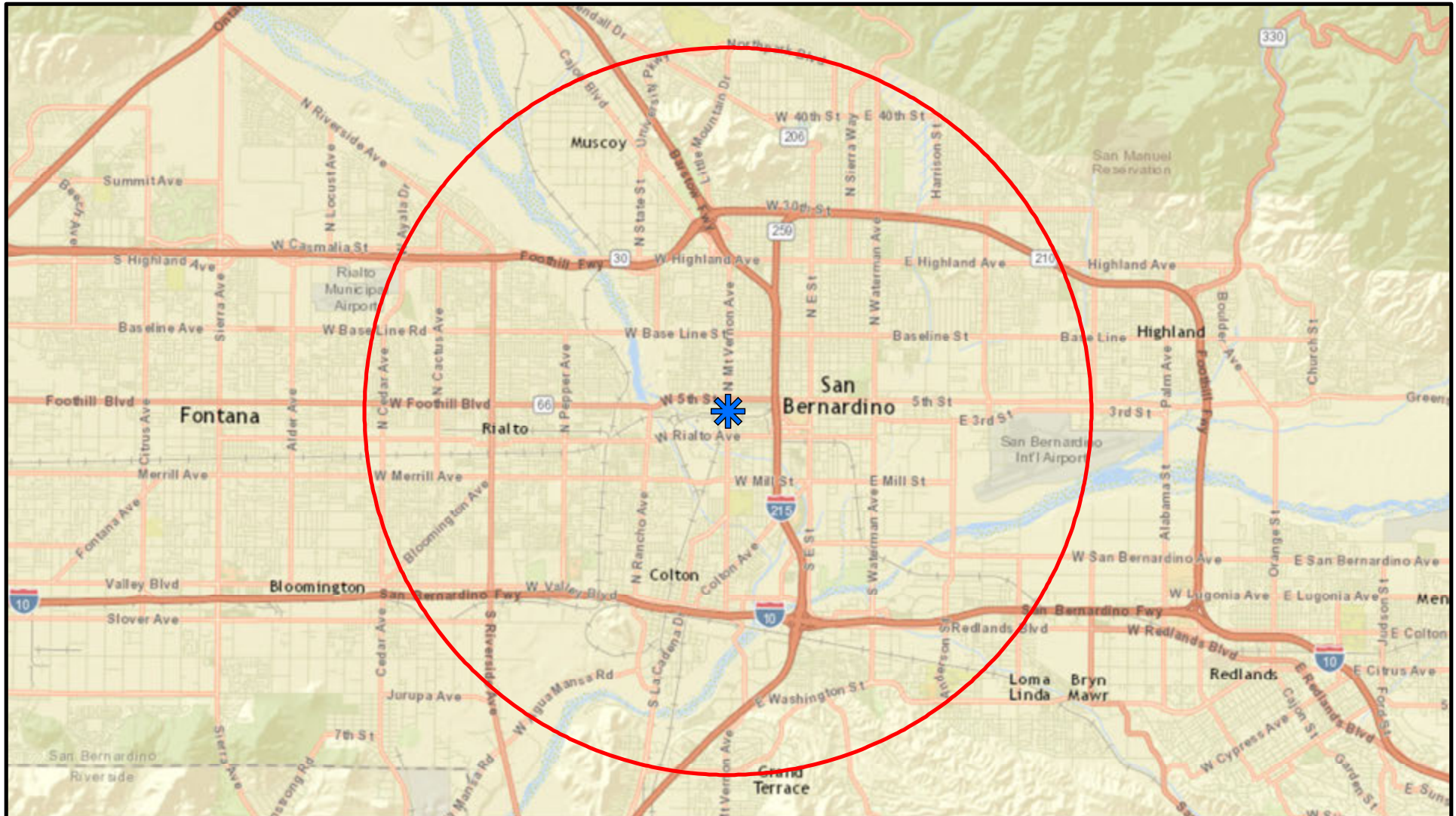


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Appendix C Replacement Area Map

Mount Vernon Avenue Bridge Project

Replacement Area Location Map

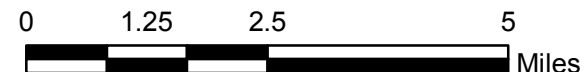


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Legend

 Project Location

 5 Mile Radius



Appendix D Multi-Family Rentals

Available Multi Family Rental Units – June 2017					
No.	Address	City	Beds	Baths	Rent
1	2508 N Waterman Av	San Bernardino	1	1	\$895
2	444 Riverside Av	Colton	2	1	\$1,100
3	441 W 3rd St	Rialto	3	1	\$1,800

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Appendix E Single Family Rentals

Available Single Family Rental Units - June 2017

No	Address	City	Beds	Baths	Rent
1	128 W 11th St	San Bernardino	2	1	\$1,050
2	1097 N G St	San Bernardino	3	1	\$1,100
3	1053 W 15th St	San Bernardino	3	2	\$1,376
4	1251 S Meadow Ln	Colton	2	2	\$1,400
5	2895 N Sierra Way	San Bernardino	3	1	\$1,400
6	4915 N D St	San Bernardino	3	1	\$1,400
7	5792 Dogwood Street	San Bernardino	3	2	\$1,400
8	24456 University Ave	Loma Linda	2	1	\$1,450
9	224 S Golden Ave	San Bernardino	3	2	\$1,450
10	3343 Del Rey Dr	San Bernardino	3	1	\$1,475
11	2868 Genevieve St	San Bernardino	2	1	\$1,500
12	1123 E Mirada Rd	San Bernardino	3	2	\$1,500
13	1329 Fairview Ave	Colton	3	1.5	\$1,500
14	861 S Rexford St	Rialto	3	2.5	\$1,550
15	1061 Hancock St	San Bernardino	3	1	\$1,550
16	7736 Rogers Ln	San Bernardino	3	1	\$1,550
17	3623 N Mayfield Ave	San Bernardino	4	2	\$1,595
18	2046 Buttonwood St	Colton	2	2	\$1,600
19	3367 N Alameda Av	San Bernardino	3	2	\$1,600
20	396 Sonora St	San Bernardino	3	1.5	\$1,600
21	3739 N Golden Ave	San Bernardino	3	2	\$1,600
22	25410 Los Flores Dr	San Bernardino	4	2	\$1,600
23	3158 Casa Loma Dr	San Bernardino	3	2	\$1,625
24	2462 Victoria St	San Bernardino	3	2	\$1,650
25	1827 Arizona Ave	San Bernardino	3	2	\$1,695
26	4957 Vail Ln	San Bernardino	4	3	\$1,695
27	4994 Vail Ln	San Bernardino	4	2.5	\$1,695
28	5005 N F St	San Bernardino	3	2	\$1,700
29	812 N Verde Ave	Rialto	3	2	\$1,700
30	3308 N Mayfield Av	San Bernardino	4	2	\$1,700
31	2976 Garilee St	San Bernardino	3	2	\$1,750
32	6998 Buchanan Ave	San Bernardino	3	2	\$1,750
33	228 E 45th St	San Bernardino	3	2	\$1,750
34	6945 Argyle Ave	San Bernardino	4	2	\$1,750
35	870 Smokewood St	Colton	4	2	\$1,750
36	2724 Annapolis Cir	San Bernardino	3	2	\$1,765
37	3248 N Arrowhead	San Bernardino	3	2	\$1,775
38	24744 Monterey Ave	San Bernardino	4	2.5	\$1,780
39	2824 Serrano Alley	San Bernardino	3	2	\$1,783
40	11359 Campus St	Loma Linda	3	2	\$1,794

Available Single Family Rental Units - June 2017

No	Address	City	Beds	Baths	Rent
41	2447 S Dartmouth Rd	San Bernardino	3	2	\$1,795
42	1039 N Joyce Ave	Rialto	3	2	\$1,795
43	10637 Poplar St	Loma Linda	3	2	\$1,800
44	4577 Acapulco St	San Bernardino	3	3	\$1,875
45	5715 Osbun Rd	San Bernardino	3	3	\$1,899
46	11360 San Juan St	Loma Linda	3	2	\$1,900
47	485 S Burney St	Rialto	3	2.5	\$1,900
48	1869 Golden Spike Drive	Colton	3	2	\$1,918
49	462 E James Street	Rialto	4	2	\$1,925
50	2778 June Pl	San Bernardino	3	2	\$1,965
51	25087 Redlands Blvd	Loma Linda	3	2	\$1,976
52	1155 W Victoria	Rialto	3	2	\$1,991
53	5645 Elm Ave	San Bernardino	4	2	\$2,065
54	1605 Summit Crest Ct	San Bernardino	4	2.5	\$2,100
55	6000 Blythe Ave	Highland	4	2	\$2,103
56	626 S Verde Av	Rialto	4	3	\$2,200
57	5872 Geremander Ave	Rialto	4	2	\$2,326
58	5405 Acacia Ave	San Bernardino	4	2	\$2,352
59	18080 Fairview Dr	Fontana	4	2	\$2,365
60	11460 Hillcrest St	Loma Linda	4	3	\$2,400
61	5345 Brighton Ct	San Bernardino	4	3	\$2,550
62	4746 Gray St	San Bernardino	3	3.5	\$3,000

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Appendix F Section 8 Rentals

Available Section 8 Rental Units – June 2017

No.	Address	City	Beds	Baths	Property Type	Rent
1	2784 Conejo Dr	San Bernardino	1	1	4-Plex	\$750
2	765 S I St	San Bernardino	1	1	Duplex	\$775
3	3982 Genevieve	San Bernardino	2	1	4-Plex	\$895
4	3902 Genevieve St #2	San Bernardino	2	1	4-Plex	\$899
5	242 W Wabash St	San Bernardino	1	1	Duplex	\$920
6	1274 Genevieve St	San Bernardino	2	1	Triplex	\$950
7	221 E 2nd St #3	San Bernardino	2	1	4-Plex	\$1,070
8	3827 N Sierra Way A	San Bernardino	2	1	4-Plex	\$1,110
9	3827 N Sierra Way B	San Bernardino	2	1	4-Plex	\$1,110
10	3827 N Sierra Way C	San Bernardino	2	1	4-Plex	\$1,110
11	3827 N Sierra Way D	San Bernardino	2	1	4-Plex	\$1,110
12	1265 Kendall Dr	San Bernardino	2	1	Townhouse	\$1,150
13	4120 Mountain Dr #1	San Bernardino	2	1	4-Plex	\$1,190
14	4038 Newmark Ave	San Bernardino	3	2	House	\$1,600
15	1594 Sheridan Rd	San Bernardino	4	3	House	\$1,840

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Appendix G Single Family Dwellings for Sale

Available Single Family Dwellings for Sale - June 2017

No	Address	City	Beds	Baths	Price
1	7158 San Francisco St	Highland	1	1	\$105,000
2	222 E 18th St	San Bernardino	1	1	\$110,000
3	24661 6th St	San Bernardino	2	1	\$139,900
4	1511 W Baseline	San Bernardino	1	1	\$145,000
5	779 N H St	San Bernardino	2	1	\$149,260
6	3216 Acacia Av	San Bernardino	1	1	\$149,900
7	220 E 18th St	San Bernardino	2	1	\$150,000
8	1120 W Bellevue St	San Bernardino	2	1	\$153,000
9	980 Herrington Av	San Bernardino	1	1	\$159,900
10	1495 N Sierra Wy	San Bernardino	2	1	\$165,000
11	274 19th St	San Bernardino	2	1	\$169,000
12	1258 N Pico Av	San Bernardino	2	1	\$170,000
13	832 Campus Wy	San Bernardino	2	1	\$170,000
14	876 N H St	San Bernardino	2	1	\$172,000
15	1023 N Sierra Wy	San Bernardino	2	1	\$173,500
16	149 E Temple ST	San Bernardino	2	1	\$174,184
17	117 N Orange Ave	Rialto	1	1	\$175,000
18	1179 Oak St	San Bernardino	3	1	\$175,000
19	424 21st St	San Bernardino	2	1	\$175,000
20	1140 Myrtle Dr	San Bernardino	2	1	\$179,000
21	1356 Windsor Dr	San Bernardino	2	1	\$179,900
22	1016 W 2nd St	San Bernardino	3	1	\$180,000
23	1080 W 6th St	San Bernardino	2	1	\$180,000
24	780 W 16th St	San Bernardino	2	1	\$180,000
25	572 N Gardena St	San Bernardino	2	1	\$182,000
26	2267 N Mountain View Av	San Bernardino	2	1	\$184,900
27	1439 Vine St	San Bernardino	3	1	\$185,000
28	1964 Sepulveda Av	San Bernardino	2	1	\$185,000
29	1171 W 19th St	San Bernardino	2	1	\$188,900
30	4049 N F St	San Bernardino	1	1	\$189,000
31	218 N Allen St	San Bernardino	3	1.5	\$189,900
32	855 N 12th St	Colton	3	1	\$190,000
33	723 Colton Av	Colton	2	1	\$198,990
34	434 E Norman Rd	San Bernardino	2	1	\$199,000
35	141 E Dumas St	San Bernardino	2	1	\$199,900
36	372 W 16th St	San Bernardino	2	1	\$199,900
37	252 W N St	Colton	2	1	\$199,990
38	991 W Rialto Av	San Bernardino	3	1	\$199,999
39	517 Garner Av	San Bernardino	2	1	\$200,000
40	648 W Evans W	San Bernardino	3	1	\$205,000

Available Single Family Dwellings for Sale - June 2017

No	Address	City	Beds	Baths	Price
41	1147 W 16th St	San Bernardino	2	1	\$205,900
42	1021 Virginia Av	Colton	2	1	\$210,000
43	1297 Massachusetts Av	San Bernardino	2	1	\$210,000
44	1642 Bordwell Av	Colton	2	1	\$210,000
45	931 Iowa Av	Colton	2	1	\$210,000
46	428 W Valley Bl	Colton	2	1	\$212,900
47	1548 W 11th St	San Bernardino	2	1	\$214,900
48	990 W 10th St	San Bernardino	3	1	\$215,000
49	2520 Serrano Rd	San Bernardino	2	1	\$219,000
50	930 W 10th St	San Bernardino	3	1	\$219,000
51	963 W 26th St	San Bernardino	2	1	\$219,000
52	770 W Trenton St	San Bernardino	2	2	\$219,700
53	1217 Wall Av	San Bernardino	3	2	\$220,000
54	1489 W Evans St	San Bernardino	3	2	\$224,900
55	355 W 14th St	San Bernardino	3	1	\$225,000
56	2695 Serrano Rd	San Bernardino	2	1	\$228,000
57	1455 W 17th St	San Bernardino	3	2	\$229,000
58	1645 Riverside Av	Colton	2	1	\$229,500
59	626 W Olive St	San Bernardino	3	2	\$229,899
60	370 S Rancho Av	San Bernardino	4	2	\$235,000
61	656 E F St	Colton	2	1	\$235,000
62	1605 Jantzen Dr	Colton	2	1	\$236,000
63	671 Magnolia Av	San Bernardino	3	2.5	\$238,000
64	1183 Tiajuana St	San Bernardino	3	2	\$239,000
65	255 Bryant St	San Bernardino	3	2	\$245,000
66	2881 Park Haven Dr	Rialto	2	1	\$245,000
67	992 Home Av	San Bernardino	3	1	\$245,000
68	2247 W Court St	San Bernardino	3	1	\$248,000
69	1691 Riverside Av	Colton	3	1	\$249,000
70	1904 Flores St	San Bernardino	4	2	\$249,900
71	2016 Wilson St	San Bernardino	3	2	\$249,900
72	520 N Oakdale Av	Rialto	2	1	\$249,900
73	1358 N D St	San Bernardino	4	3	\$250,000
74	720 N Mount Vernon Av	Colton	2	1	\$250,000
75	313 Mill St	Colton	3	1	\$255,000
76	986 W 10th St	San Bernardino	3	1	\$255,000
77	1515 Hancock St	San Bernardino	3	1	\$259,900
78	233 Pleasant View Av	Colton	3	1	\$259,900
79	2430 Victoria St	San Bernardino	3	2	\$259,900
80	465 Cabrera Av	San Bernardino	4	2	\$259,900

Available Single Family Dwellings for Sale - June 2017

No	Address	City	Beds	Baths	Price
81	1075 N 9th St	Colton	2	1	\$260,000
82	1269 W Mirada Rd	San Bernardino	2	1	\$260,000
83	2258 Broadway Av	San Bernardino	4	2	\$260,000
84	231 E 5th St	San Bernardino	3	2.5	\$260,000
85	296 N 3rd St	Colton	2	1	\$260,000
86	828 N Pennsylvania Av	Colton	3	1	\$260,000
87	864 N G St	San Bernardino	3	1	\$260,000
88	218 E 4th St	San Bernardino	3	2	\$265,000
89	2415 Etiwanda Av	San Bernardino	4	2	\$265,000
90	434 S Rancho Av	San Bernardino	3	1	\$265,000
91	363 W 25th St	San Bernardino	2	2	\$269,000
92	1406 W 16th St	San Bernardino	3	2	\$269,900
93	453 N Lugo Av	San Bernardino	3	2	\$274,500
94	220 E Rosewood St	Rialto	4	2.5	\$275,000
95	3641 N Mayfield	San Bernardino	3	2	\$275,000
96	1532 N Arrowhead Av	San Bernardino	3	2	\$279,000
97	1534 N F St	San Bernardino	4	2	\$279,900
98	1333 W 9th St	San Bernardino	3	2	\$280,000
99	1175 Bonita Dr	Colton	3	2	\$285,000
100	1705 Home Av	San Bernardino	4	2	\$285,000
101	872 Edgehill Dr,	Colton	3	2	\$289,990
102	2534 W Via San Carlos	San Bernardino	3	2	\$295,000
103	699 Avenida Monterey	Colton	4	2	\$295,000
104	1149 W 5th St	San Bernardino	4	2	\$299,000
105	587 S Lassen Av	San Bernardino	3	2	\$299,900
106	668 Avenida Carmel	Colton	4	2.5	\$309,000
107	2857 N I St	San Bernardino	2	2	\$310,000
108	695 S Dallas Av	San Bernardino	3	2.5	\$314,950
109	1062 Leslie Ct	Colton	3	2	\$315,000
110	1796 Terrace Av	Colton	3	2	\$315,000
111	714 S Sutter Av	San Bernardino	3	2.5	\$315,000
112	2058 Walnut St	San Bernardino	3	2	\$317,000
113	835 N Belden Av	Rialto	3	2	\$319,900
114	912 Ellen St	Colton	3	2	\$324,900
115	2604 Saint Elmo D	San Bernardino	4	3	\$325,000
116	794 Dallas Av	Colton	3	2	\$325,000
117	209 N Magnolia Ave	Rialto	4	2	\$329,000
118	465 S Burney St	Rialto	3	2	\$329,000
119	1302 N Fairview Av	Colton	4	2	\$341,750
120	742 N San Carlo Av	San Bernardino	4	2	\$349,900

Available Single Family Dwellings for Sale - June 2017					
No	Address	City	Beds	Baths	Price
121	1006 N Meridian Av	Rialto	4	2	\$379,000
122	1420 Gilbert J Adame Ct	Colton	4	2	\$379,900
123	195 S Allen St	San Bernardino	3	2	\$395,000

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Appendix H Residential Income Properties for Sale

Available Residential Income Properties for Sale – June 2017						
No.	Address	City	Units	Beds	Baths	Price
1	1335 W King St	San Bernardino	2	2 each	1	\$209,000
2	1046 Garner Av	San Bernardino	2	1 each	1	\$229,900
3	805 W 7th St	San Bernardino	2	1 (U) - 3 each 1 (U) - 2 each	1 1	\$239,000
4	7046 Tippecanoe Av	San Bernardino	2	1 (U) - 2 each 1 (U) - 1 each	1 1	\$299,900
5	7805 Elmwood Rd	San Bernardino	2	1 (U) - 3 each 1 (U) - 2 each	2 1	\$328,000
6	1391 Highland Av	Colton	2	1 (U) - 3 each 1 (U) - 2 each	2 1	\$370,000

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Appendix I Commercial Properties for Sale and for Rent

Available Retail & Auto Related Properties for Sale - June 2017					
No	Address	City	Lot (SF)	Building (SF)	Price
1	8023 Del Rosa Dr	San Bernardino	18,808	2,200	\$350,000
2	901 N E St	San Bernardino	22,500	2,121	\$367,000
3	455 E Valley Blvd	Colton	13,068	6,000	\$710,000
4	439 W Base Line St	San Bernardino	33,000	10,000	\$795,000
5	293 W. H St	Colton	20,541	8,000	\$835,000
6	2095 E Highland Ave	San Bernardino	20,900	5,000	\$1,000,000
7	125 W Valley Blvd	Colton	20,800	7,880	\$1,200,000
8	115 S Pepper Ave	Rialto	27,440	3,570	\$1,375,000

Available Retail & Auto Related Properties for Rent - June 2017					
No	Address	City	Lot (SF)	Building (SF)	Price (SF/Yr)
1	694 W Baseline St	San Bernardino	13,000	5,284	\$7.95
2	512 E Redlands Blvd	San Bernardino	30,492	7,650	\$9.60
3	171 S E St	San Bernardino	19,782	5,280	\$11.40
4	148 E Baseline St	San Bernardino	12,800	2,800	\$14.40
5	333 E. Foothill Blvd	Rialto	95,832	18,228	Not Listed
