

YRTC Update

March 2009



YRTC Site Selection

Significant Setbacks

Over 85 properties have been evaluated

Unable to acquire the following top ranked properties

- Sites at Mather Field, Sacramento County
- Ya Ka Ama, Sonoma County
- Nice, Lake County
- Jefferson Avenue, Fresno, Fresno County
- Buena Vista Avenue, Bakersfield, Kern County
- D Q University, Yolo County
- Bangor, Butte County
- Palm Avenue, Hemet, Riverside County
- Cary Road, Anza, Riverside County

YRTC Site Selection

Current Status - North

- **Bangor Property - Bangor (Butte County)** 15 acres
 - 18 miles South of Oroville
 - CATAC viewed this site on December 4, 2007
 - Failed in April, 2008 due to inadequate access to property

YRTC Site Selection

Current Status - North

- **New Site Selections since Tribal Leaders 2008**
 - Scored 4 sites on July 29, 2008

Summary of Evaluations				
Rater	Honeyrock	Marr	Highway 70	Wheatland
Rater #1	1037	985	771	682
Rater #2	835	815	739	722
Rater #3	946	829	722	589
Rater #4	885	848	716	582
Totals	3703	3477	2948	2575
Rank	1	2	3	4

YRTC Site Selection

Current Status - North

- **HONEYROCK** Property - Oroville (Butte County) 32 acres
 - First choice
 - 67 miles from Sacramento Airport
 - Southeast of Oroville, in a residential setting
 - Existing stone lodge building (circa. 1931)
 - Outstanding community and county support
 - Site access on paved rural road
 - Utilities are on site
 - CATAC viewed this site on December 2, 2008

YRTC Site Selection

Current Status - North

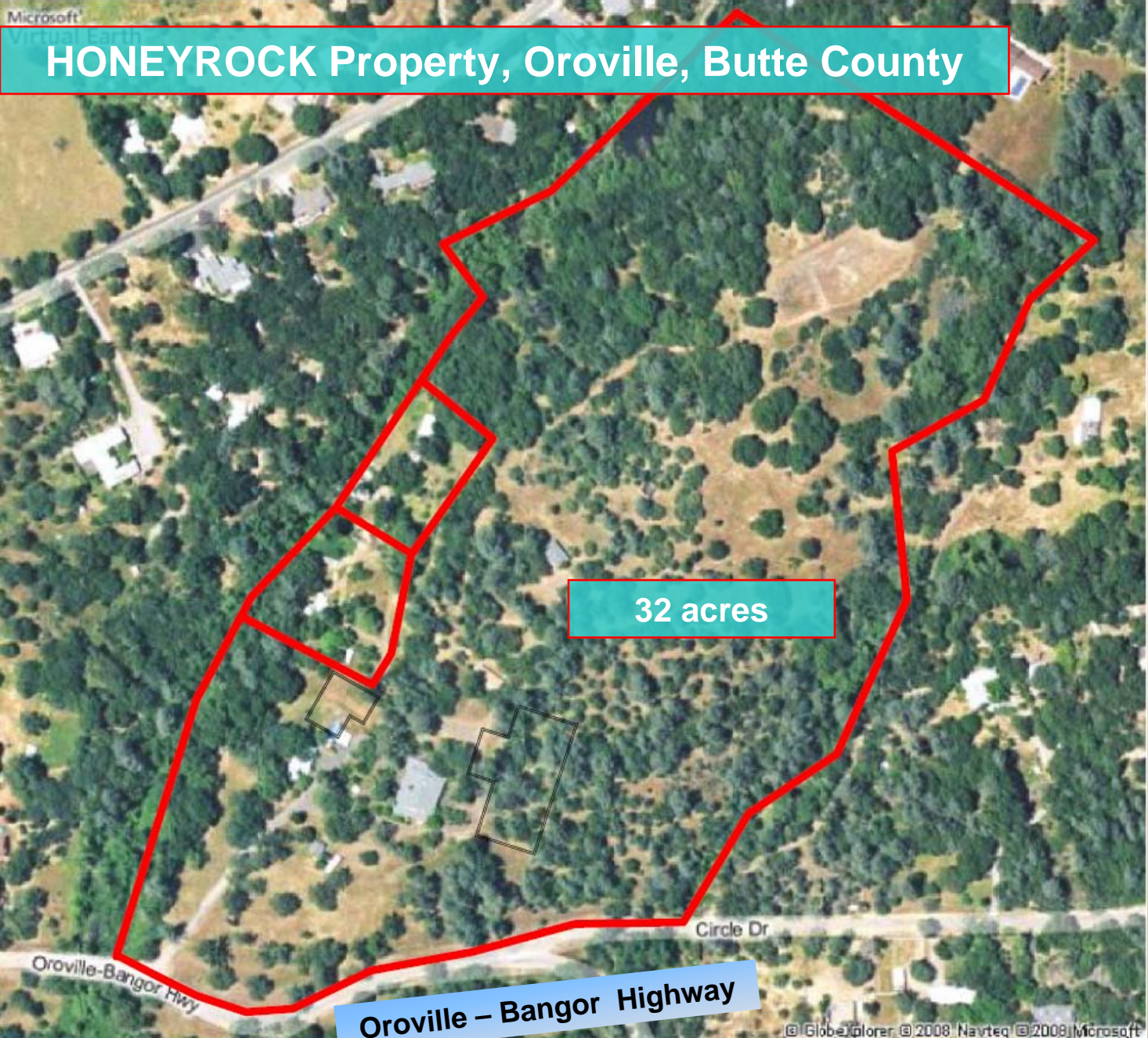
- **HONEYROCK** Property – (Continued) 32 acres
 - “Offer to Sell” at \$1,250,000 signed December 6, 2008
 - IHS agreed to September 2, 2009 due diligence completion
 - First property appraisal was flawed
 - Second property appraisal is underway
 - Title search is in process
 - Advanced Approval from Congress is pending
 - Historic preservation research is pending
 - Right-of-way is needed for two small adjacent properties

YRTC Site Selection

Current Status - North

- **HONEYROCK** Property –(Continued) 32 acres
 - Due diligence components to be completed by consultant
 - Site survey – Boundary verification
 - Geotechnical study – Soils
 - Topographic survey
 - Environmental Assessment
 - Archeological survey
 - Historic preservation requirements
 - Facility condition and usability study
 - Opportunities for renewable energy
 - Scheduled completion – August 20, 2009

HONEYROCK Property, Oroville, Butte County



32 acres

Oroville – Bangor Highway







YRTC Site Selection

Current Status - North

- **MARR Property – Oroville (Butte County)** 23 acres
 - Second choice
 - 65 miles from Sacramento Airport
 - Southern boundary of Oroville, in a rural setting
 - Appraised at \$832,000
 - Adjacent to cemetery and Southern Pacific rail yard
 - Outstanding local and county support
 - Site access on paved two-lane rural highway
 - Utilities are nearby
 - CATAC viewed site on June 17, 2008

MARR PROPERTY, Oroville, Butte County



23 acres







YRTC Site Selection

Current Status - North

- **Highway 70** Property – Oak Grove (Butte County) 20 acres
 - Third choice
 - 60 miles from Sacramento Airport
 - 5 miles south of Oroville, in a rural setting
 - Outstanding local and county support
 - Site access on paved state highway
 - Utilities are nearby

HIGHWAY 70 Property, Oak Grove, Butte County



70

20 acres

YRTC Site Selection

Current Status - North

- **Wheatland Property – Wheatland (Yuba)** 21 acres
 - Fourth choice
 - 36 miles from Sacramento Airport
 - Near intersection of Hwy 65 and Hwy 70
 - County support
 - Site access on paved two-lane rural road and state highway
 - Utilities are nearby
 - Evidence of existing well

WHEATLAND Property, Wheatland, Yuba County



21 acres

YRTC Site Selection

Current Status - South

- **HEMET** Site; Palm Avenue (Riverside County) 20 acres
 - Rural residential setting
 - CATAC viewed this site on December 4, 2007
 - Failed due to extensive development for roadway access
- **ANZA** Site, Cary Road (Riverside County) 40 acres
 - 82 miles from Ontario Airport
 - 46 miles from Palm Springs Airport
 - Rural residential setting
 - Strong support from Riverside County Planning
 - Anza community meeting November 12 was positive
 - Failed because Owner/Broker 'Offer to Sell' far exceeded documented property value

YRTC Site Selection

Current Status - South

- **Expanded Property Search**

1. New brokers searched Southern California for new and recent listings
2. Staff previewed and rejected three additional sites in Riverside and San Bernardino Counties in August and September 2008
3. Staff previewed 22 sites in December 2008 and January 2009
4. Site Selection Team ranked 5 from 10 sites visited in February 2009

YRTC Site Selection Current Status - South

- **New Site Selection and Evaluation**
 - Scored 5 sites on February 24-26, 2009

	LOC	TRIPP	TAYLOR	STANLEY	BAUTISTA
Rater #1	1017	985	930	930	931
Rater #2	966	835	763	751	786
Rater #3	1019	969	953	951	933
Rater #4	992	796	838	767	711
TOTAL	3994	3585	3484	3399	3361
AVERAGE	999	896	871	850	840
RANK	1	2	3	4	5

San Bernardino County

#1 LIVE OAK CANYON

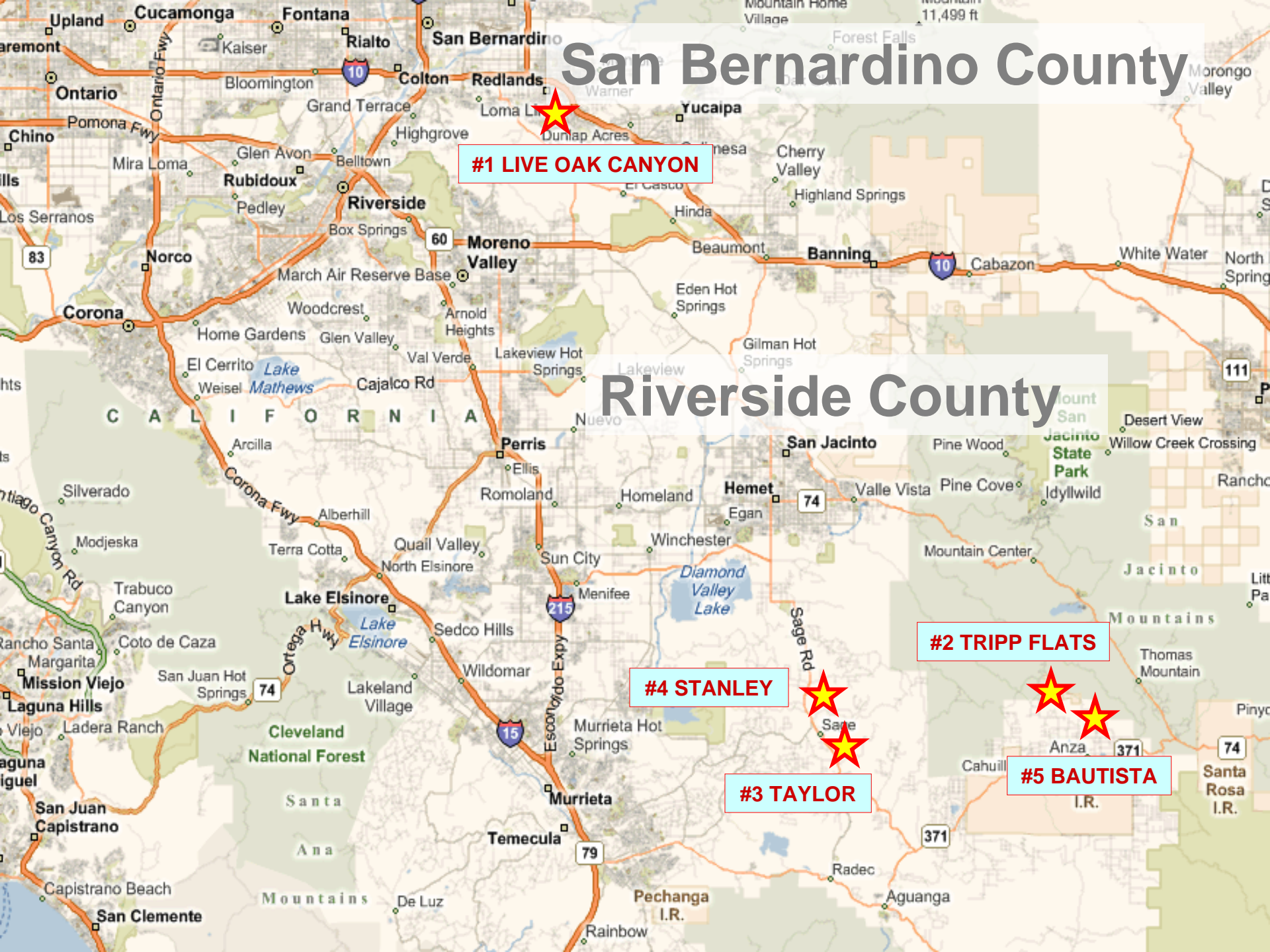
Riverside County

#2 TRIPP FLATS

#4 STANLEY

#3 TAYLOR

#5 BAUTISTA



YRTC Site Selection

Current Status - South

- **Expanded Property Search – Ranked #1**
 - **LIVE OAK CANYON ROAD**, Redlands (San Bernardino County)
 - 42 miles from Palm Springs Airport
32 miles from Ontario Airport
 - 17.8 acres with 6± buildable acres, up to steep slopes
 - Large ranch and agricultural land
 - Electric power is on site
 - Existing well with 10,000 gallon tank and 6” water line
 - No septic
 - Adjacent to paved two-lane rural road

LIVE OAK CANYON ROAD, Redlands

Live Oak Canyon Rd

17.8 acres

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22 77" N 117°06'47 26" W

elev. 1922 ft

2006

©2009 Google Earth

LIVE OAK CANYON ROAD, Redlands

Live Oak Canyon Rd., Redlands

Live Oak Canyon Rd



LIVE OAK CANYON ROAD, Redlands



LIVE OAK CANYON ROAD, Redlands



LIVE OAK CANYON ROAD, Redlands



YRTC Site Selection

Current Status - South

- **Expanded Property Search – Ranked #2**
 - **TRIPP FLATS ROAD**, Anza (Riverside County)
 - Adjacent to TRINITY ANZA
 - 50 miles from Palm Springs Airport;
89 miles from Ontario Airport
 - 76.24 acres with 8± buildable acres, up to steep slopes
 - Electric power is on site
 - Existing well, no septic
 - Up to .8 mile all-weather unpaved county road

TRIPP FLATS ROAD, Anza

Trinity-Anza

Tripp Flats Rd



8 buildable acres

76.24 acres

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Saulleback Rd

Image © 2009 DigitalGlobe

Google







YRTC Site Selection

Current Status - South

- **Expanded Property Search – Ranked #3**
 - **TAYLOR RANCH**, Sage Road, Hemet (Riverside County)
 - 61 miles from Palm Springs Airport
 - 76 miles from Ontario Airport
 - 20 acres, nearly level, very clean ranch property
 - Electric power is on site
 - Four existing wells, two septic systems
 - Paved road is .5 mile away along graded easement

TAYLOR RANCH, Aguanga

20 acres

Half mile to paving

33°32'41.37" N 116°53'50.27" W

Image © 2009 DigitalGlobe

2006

Eye alt 1721 ft

Google



Taylor Ranch





YRTC Site Selection

Current Status - South

- **Expanded Property Search – Ranked #4**
 - **SAGE ROAD at Stanley, Hemet (Riverside County)**
 - 63 miles from Palm Springs Airport
78 miles from Ontario Airport
 - 20 acres, rolling hills among rural ranches and open range
 - Electric power is at the highway
 - No existing wells or septic
 - Paved two-lane county highway immediately adjacent

SAGE at Stanley, Hemet

Sage Road

16.8 acres

Stanley Road

Stanley Rd

Sage Rd

Silver Springs Rd

SAGE at Stanley, Hemet



Sage at Stanley

16.8 acres

Image © 2009 DigitalGlobe

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Google



SAGE at Stanley, Hemet

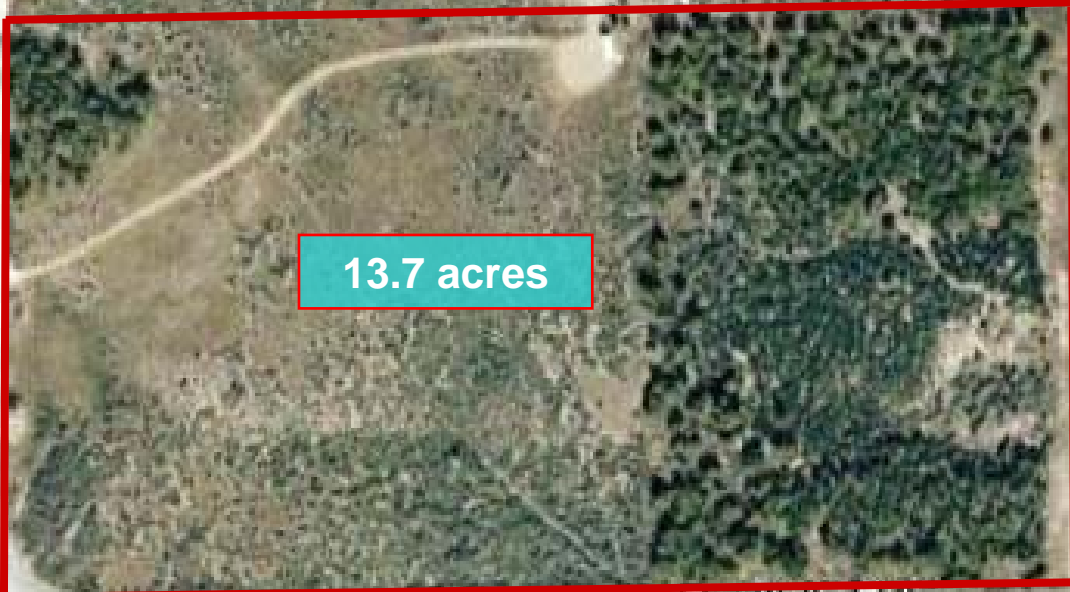


YRTC Site Selection

Current Status - South

- **Expanded Property Search – Ranked #5**
 - **BAUTISTA Road**, Anza (Riverside County)
 - 46 miles from Palm Springs Airport
 - 89 miles from Ontario Airport
 - 13.7 acres, level rural ranch land
 - Electric power is adjacent
 - No existing wells or septic on site
 - Paved two-lane road immediately adjacent

BAUTISTA Road, Anza



13.7 acres

Bautista Rd

BAUTISTA Road, Anza



YRTC Site Selection

Site Selection Criteria

- IHS Technical Handbook
 - Topography: Less than 15% slope
 - Water table: Not in wetland or flood plane
 - Soil conditions: Suitable for foundation; not seismically active
 - Historical significance: No historical or archaeological sites
 - Environmental hazards: No hazardous materials or previous contamination
 - Utilities: Community water, sewer and power available
 - Zoning: Zoned for intended purpose
 - Noise: Not in or adjacent to a commercial or industrial area
 - Fire protection: Full-time fire department available

YRTC Site Selection

- YRTC Network Task force recommendations
 - Location: Near a suburban/metropolitan area
 - Transportation: An airport with scheduled airline service within 50 miles
 - Reduce runaway risk: Not next to a freeway or railroad
 - Emergency hospital services/acute psychiatric care: Within 10 miles

YRTC -- PROJECT SCHEDULE Proposed North and South

	<i>Start</i>	<i>Finish</i>			
FUNDING	Dec-95	Nov-09	15 years and 3 months		
SITE ACQUISITION	Apr-02	Nov-09	7 years and 7 months		
A/E SELECTION	Nov-09	Jul-10	8 months		
DESIGN	Jul-10	Mar-11	8 months		
BIDDING	Mar-11	Jun-11	3 months		
CONSTRUCTION	Jun-11	Jun-12	12 months		

We anticipate Ground Breaking by 2011

YRTC Site Selection

CATAC Participation in Site Visits

- June 17, 2008 Meeting in Oroville and tour Marr site
- August 5, 2008 Meeting in Reno and tour Nevada Skies YRTC
- December 2, 2008 Meeting in Oroville and tour Honeyrock site