

RESOLUTION NO. OB 2015-10

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE BREA REDEVELOPMENT AGENCY, APPROVING A FOURTH AMENDMENT TO THE LONG RANGE PROPERTY MANAGEMENT PLAN

A. RECITALS:

(i) Pursuant to AB X1 26 (enacted in June 2011) and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, 53 Cal. 4th 231 (2011), the former Brea Redevelopment Agency (the "Former Agency") was dissolved as of February 1, 2012; the Successor Agency to the Brea Redevelopment Agency (the "Successor Agency"), as the successor to the Former Agency, was constituted; and an Oversight Board to the Successor Agency (the "Oversight Board") was established;

(ii) AB 1484 (which became effective in June 2012) amended and supplemented the provisions of AB X1 26 (together, AB X1 26 and AB 1484 being referred to herein as the "Dissolution Act");

(iii) Pursuant to Section 34175(b) of the California Health and Safety Code ("HSC"), all assets, properties, and contracts of the Former Agency transferred to the control of the Successor Agency by operation of law;

(iv) Pursuant HSC 34191.5(b), the Successor Agency must prepare a long-range property management plan which addresses the disposition and use of the real properties (and interests in real property) of the Former Agency;

(v) The long-range property management plan must be submitted to the Oversight Board and the State Department of Finance (the "DOF") for approval no later

than six months following the issuance by DOF to the Successor Agency of a finding of completion pursuant to HSC Section 34179.7;

(vi) Pursuant to HSC Section 34179.7, DOF issued a finding of completion to the Successor Agency on July 9, 2013;

(vii) On December 3, 2013, the Oversight Board adopted Resolution No. OB 2013-09, approving a long-range property management plan (the "Original LRPMP" submitted by the Successor Agency;

(viii) The Original LRPMP, as approved by the Oversight Board, was submitted to the DOF for review;

(ix) As the result of discussions with the DOF Staff, the Successor Agency made revisions to the Original LRPMP (as revised, the "First Amended LRPMP") and submitted the First Amended LRPMP to the Oversight Board;

(x) On January 20, 2015, the Oversight Board adopted Resolution No. OB 2015-01, approving the First Amended LRPMP;

(xi) The First Amended LRPMP was submitted to the DOF;

(xii) Based on comments from the DOF, Successor Agency Staff prepared and submitted to the Oversight Board the "Second Amendment" to the LRPMP (the First Amended LRPMP, as supplemented by the Second Amendment, being referred to below as the "LRPMP"),

(xiii) The Second Amendment pertains to a Subordinated Deed of Trust and Assignment of Rents, made on August 4, 1995, by Brea Gateway Center L.P. (together with its successors and assigns, the "Gateway Center Entity"), in favor of the Former Agency, which was recorded in the Official Records of the County of Orange as Document No. 95-0349470 (the "Gateway Deed of Trust") on August 14, 1995;

(xiv) The Gateway Deed of Trust relates to certain real property, known as the "Brea Gateway Center," located in the downtown area of the City of Brea as described in the Deed;

(xv) The Gateway Deed of Trust secures in favor of the Former Agency (and now, the Successor Agency, as successor to the Former Agency) certain payments by the Gateway Entity (the "Gateway Annual Participation Payments");

(xvi) The LRPMP (with the incorporation of the Second Amendment) will provide that the Successor Agency shall retain the Gateway Deed of Trust, which is an interest in real property, and that moneys derived from the Gateway Annual Participation Payments will continue to be revenues to the Successor Agency for use on enforceable obligations;

(xvii) On April 21, 2015, the Oversight Board adopted Resolution No. OB 2015-04, approving the Second Amended LRPMP;

(xviii) The Second Amended LRPMP was submitted to the DOF;

(xix) Based on the passage of Senate Bill 107 and other developments, the LRPMP was amended a third time and was submitted and approved by the Oversight Board on November 19, 2015 and then submitted to DOF.

(xx) Upon reviewing the Third Amended LRPMP, DOF requested the revision of wording on Items #2, 3, 4, and 5. Therefore, these changes have been made and the Fourth Amended LRPMP includes that revised wording. The affected pages of the LRPMP are attached hereto as Exhibit A (the "Fourth Amendment") for addition to the Third Amended LRPMP (the First, Second and Third Amended LRPMP, as supplemented by the Fourth Amendment, being referred to below as the "LRPMP"),

(xxi) HSC Section 34191.3 provides that once the DOF has approved the LRPMP, the LRPMP will govern, and supersede all other provisions of the Dissolution Act relating to, the disposition and use of real property assets of the Former Agency and the Successor Agency;

**B. RECITALS:**

NOW, THEREFORE, be it found, determined and resolved by the Oversight Board to the Successor Agency to the Brea Redevelopment Agency, as follows;

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

2. The Oversight Board hereby approves the Fourth Amendment, in the form attached hereto as Exhibit A, and approves the LRPMP, with the incorporation of the Fourth Amendment.

3. The members of this Oversight Board and the staff of the Successor Agency are hereby authorized, jointly and severally, to do all things which they may deem necessary or proper to effectuate the purposes of this Resolution and the LRPMP.

4. The Oversight Board also hereby grants the Successor Agency staff the authority to make minor non-substantial changes to the LRPMP to obtain DOF approval of the plan.

**APPROVED AND ADOPTED** this 21st day of December, 2015.

  
Chair

ATTEST:

  
City Clerk



I, Lillian Harris-Neal, City Clerk of the City of Brea, do hereby certify that the foregoing Resolution was passed at a regular meeting of the Oversight Board for the Successor Agency to the Brea Redevelopment Agency, held on the 21st day of December, 2015, by the following vote:

AYES: BOARD MEMBERS: Vyas, Gallardo, Mason, Schweitzer, Forde

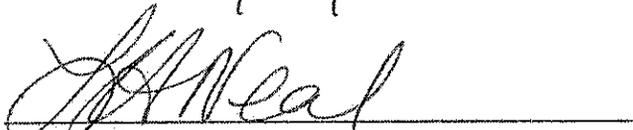
NOES: BOARD MEMBERS: None

ABSENT: BOARD MEMBERS: Cave, Parker

ABSTAIN: BOARD MEMBERS: None

Dated: 12/21/2015



  
City Clerk

**RESOLUTION NO. OB 2015-09**

**A RESOLUTION OF THE OVERSIGHT BOARD TO THE  
SUCCESSOR AGENCY TO THE BREA REDEVELOPMENT  
AGENCY, APPROVING A THIRD AMENDMENT TO THE LONG  
RANGE PROPERTY MANAGEMENT PLAN**

**A. RECITALS:**

(i) Pursuant to AB X1 26 (enacted in June 2011) and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, 53 Cal. 4th 231 (2011), the former Brea Redevelopment Agency (the "Former Agency") was dissolved as of February 1, 2012; the Successor Agency to the Brea Redevelopment Agency (the "Successor Agency"), as the successor to the Former Agency, was constituted; and an Oversight Board to the Successor Agency (the "Oversight Board") was established;

(ii) AB 1484 (which became effective in June 2012) amended and supplemented the provisions of AB X1 26 (together, AB X1 26 and AB 1484 being referred to herein as the "Dissolution Act");

(iii) Pursuant to Section 34175(b) of the California Health and Safety Code ("HSC"), all assets, properties, and contracts of the Former Agency transferred to the control of the Successor Agency by operation of law;

(iv) Pursuant HSC 34191.5(b), the Successor Agency must prepare a long-range property management plan which addresses the disposition and use of the real properties (and interests in real property) of the Former Agency;

(v) The long-range property management plan must be submitted to the Oversight Board and the State Department of Finance (the "DOF") for approval no later than six months following the issuance by DOF to the Successor Agency of a finding of completion pursuant to HSC Section 34179.7;

(vi) Pursuant to HSC Section 34179.7, DOF issued a finding of completion to the Successor Agency on July 9, 2013;

(vii) On December 3, 2013, the Oversight Board adopted Resolution No. OB 2013-09, approving a long-range property management plan (the "Original LRPMP" submitted by the Successor Agency;

(viii) The Original LRPMP, as approved by the Oversight Board, was submitted to the DOF for review;

(ix) As the result of discussions with the DOF Staff, the Successor Agency made revisions to the Original LRPMP (as revised, the "First Amended LRPMP") and submitted the First Amended LRPMP to the Oversight Board;

(x) On January 20, 2015, the Oversight Board adopted Resolution No. OB 2015-01, approving the First Amended LRPMP;

(xi) The First Amended LRPMP was submitted to the DOF;

(xii) Based on comments from the DOF, Successor Agency Staff prepared and submitted to the Oversight Board the "Second Amendment" to the LRPMP (the First

— Amended LRPMP, as supplemented by the Second Amendment, being referred to below as the “LRPMP”),

(xiii) The Second Amendment pertains to a Subordinated Deed of Trust and Assignment of Rents, made on August 4, 1995, by Brea Gateway Center L.P. (together with its successors and assigns, the “Gateway Center Entity”), in favor of the Former Agency, which was recorded in the Official Records of the County of Orange as Document No. 95-0349470 (the “Gateway Deed of Trust”) on August 14, 1995;

(xiv) The Gateway Deed of Trust relates to certain real property, known as the “Brea Gateway Center,” located in the downtown area of the City of Brea as described in the Deed;

— (xv) The Gateway Deed of Trust secures in favor of the Former Agency (and now, the Successor Agency, as successor to the Former Agency) certain payments by the Gateway Entity (the “Gateway Annual Participation Payments”);

(xvi) The LRPMP (with the incorporation of the Second Amendment) will provide that the Successor Agency shall retain the Gateway Deed of Trust, which is an interest in real property, and that moneys derived from the Gateway Annual Participation Payments will continue to be revenues to the Successor Agency for use on enforceable obligations;

(xvii) On April 21, 2015, the Oversight Board adopted Resolution No. OB 2015 - 04, approving the Second Amended LRPMP;

— (xviii) The Second Amended LRPMP was submitted to the DOF;

(xix) Based on the passage of Senate Bill 107 and other developments, the LRPMP was amended a third time and is hereby submitted to the Oversight Board the pages attached hereto as Exhibit A (the "Third Amendment") for addition to Second Amended LRPMP (the First and Second Amended LRPMP, as supplemented by the Third Amendment, being referred to below as the "LRPMP"),

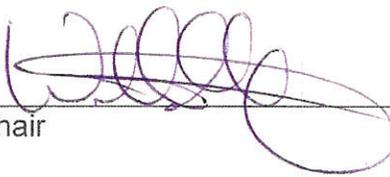
(xx) HSC Section 34191.3 provides that once the DOF has approved the LRPMP, the LRPMP will govern, and supersede all other provisions of the Dissolution Act relating to, the disposition and use of real property assets of the Former Agency and the Successor Agency;

**B. RECITALS:**

**NOW, THEREFORE,** be it found, determined and resolved by the Oversight Board to the Successor Agency to the Brea Redevelopment Agency, as follows;

1. The above recitals are true and correct and are a substantive part of this Resolution.
2. The Oversight Board hereby approves the Third Amendment, in the form attached hereto as Exhibit A, and approves the LRPMP, with the incorporation of the Third Amendment.
3. The members of this Oversight Board and the staff of the Successor Agency are hereby authorized, jointly and severally, to do all things which they may deem necessary or proper to effectuate the purposes of this Resolution and the LRPMP.

APPROVED AND ADOPTED this 19th day of November, 2015.

  
Chair

ATTEST:  
  
City Clerk



I, Lillian Harris-Neal, City Clerk of the City of Brea, do hereby certify that the foregoing Resolution was passed at a regular meeting of the Oversight Board for the Successor Agency to the Brea Redevelopment Agency, held on the 19<sup>th</sup> day of November, 2015, by the following vote:

- AYES: BOARD MEMBERS: Cave, Gallardo, Mason, Parker, Schweitzer, Vyas,  
NOES: BOARD MEMBERS: None  
ABSENT: BOARD MEMBERS: Forde  
ABSTAIN: BOARD MEMBERS: None

Dated: 11-23-2015

  
City Clerk



RESOLUTION NO. OB 2015-04

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE BREA REDEVELOPMENT AGENCY, APPROVING A SECOND AMENDMENT TO THE LONG RANGE PROPERTY MANAGEMENT PLAN

A. RECITALS:

(i) Pursuant to AB X1 26 (enacted in June 2011) and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, 53 Cal. 4th 231 (2011), the former Brea Redevelopment Agency (the "Former Agency") was dissolved as of February 1, 2012; the Successor Agency to the Brea Redevelopment Agency (the "Successor Agency"), as the successor to the Former Agency, was constituted; and an Oversight Board to the Successor Agency (the "Oversight Board") was established;

(ii) AB 1484 (which became effective in June 2012) amended and supplemented the provisions of AB X1 26 (together, AB X1 26 and AB 1484 being referred to herein as the "Dissolution Act");

(iii) Pursuant to Section 34175(b) of the California Health and Safety Code ("HSC"), all assets, properties, and contracts of the Former Agency transferred to the control of the Successor Agency by operation of law;

(iv) Pursuant HSC 34191.5(b), the Successor Agency must prepare a long-range property management plan which addresses the disposition and use of the real properties (and interests in real property) of the Former Agency;

(v) The long-range property management plan must be submitted to the Oversight Board and the State Department of Finance (the "DOF") for approval no later than six months following the issuance by DOF to the Successor Agency of a finding of completion pursuant to HSC Section 34179.7;

(vi) Pursuant to HSC Section 34179.7, DOF issued a finding of completion to the Successor Agency on July 9, 2013;

(vii) On December 3, 2013, the Oversight Board adopted Resolution No. OB 2013-09, approving a long-range property management plan (the "Original LRPMP" submitted by the Successor Agency;

(viii) The Original LRPMP, as approved by the Oversight Board, was submitted to the DOF for review;

(ix) As the result of discussions with the DOF Staff, the Successor Agency made revisions to the Original LRPMP (as revised, the "First Amended LRPMP") and submitted the First Amended LRPMP to the Oversight Board;

(x) On January 20, 2015, the Oversight Board adopted Resolution No. OB 2015-01, approving the First Amended LRPMP;

(xi) The First Amended LRPMP has been submitted to the DOF;

(xii) The DOF is in the process of reviewing the First Amended LRPMP;

(xiii) Successor Agency Staff has prepared and submitted to the Oversight Board the pages attached hereto as Exhibit A (the "Second Amendment") for addition to First

Amended LRPMP (the First Amended LRPMP, as supplemented by the Second Amendment, being referred to below as the "LRPMP"),

(xiv) The Second Amendment pertains to a Subordinated Deed of Trust and Assignment of Rents, made on August 4, 1995, by Brea Gateway Center L.P. (together with its successors and assigns, the "Gateway Center Entity"), in favor of the Former Agency, which was recorded in the Official Records of the County of Orange as Document No. 95-0349470 (the "Gateway Deed of Trust") on August 14, 1995;

(xv) The Gateway Deed of Trust relates to certain real property, known as the "Brea Gateway Center," located in the downtown area of the City of Brea as described in the Deed;

(xvi) The Gateway Deed of Trust secures in favor of the Former Agency (and now, the Successor Agency, as successor to the Former Agency) certain payments by the Gateway Entity (the "Gateway Annual Participation Payments");

(xvii) The LRPMP (with the incorporation of the Second Amendment) will provide that the Successor Agency shall retain the Gateway Deed of Trust, which is an interest in real property, and that moneys derived from the Gateway Annual Participation Payments will continue to be revenues to the Successor Agency for use on enforceable obligations;

(xviii) HSC Section 34191.3 provides that once the DOF has approved the LRPMP, the LRPMP will govern, and supersede all other provisions of the Dissolution Act relating to, the disposition and use of real property assets of the Former Agency and the Successor Agency;

**B. RECITALS:**

NOW, THEREFORE, be it found, determined and resolved by the Oversight Board to the Successor Agency to the Brea Redevelopment Agency, as follows;

1. The above recitals are true and correct and are a substantive part of this Resolution.
2. The Oversight Board hereby approves the Second Amendment, in the form attached hereto as Exhibit A, and approves the LRPMP, with the incorporation of the Second Amendment.
3. The members of this Oversight Board and the staff of the Successor Agency are hereby authorized, jointly and severally, to do all things which they may deem necessary or proper to effectuate the purposes of this Resolution and the LRPMP.

**APPROVED AND ADOPTED** this 21st day of April, 2015.

  
\_\_\_\_\_  
Acting Chair

ATTEST:

  
\_\_\_\_\_  
Acting City Clerk

I, Crystal Martinez, Acting City Clerk of the City of Brea, do hereby certify that the foregoing Resolution was passed at a regular meeting of the Oversight Board for the Successor Agency to the Brea Redevelopment Agency, held on the 21st day of April, 2015, by the following vote:

AYES: BOARD MEMBERS: Cave, Forde, Giordano, Parker, O'Donnell

NOES: BOARD MEMBERS: None

ABSENT: BOARD MEMBERS: Schweitzer, Vyas

ABSTAIN: BOARD MEMBERS: None

Dated: April 22, 2015

Crystal Martinez  
Acting City Clerk

## RESOLUTION NO. OB 2015-01

### A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE BREA REDEVELOPMENT AGENCY APPROVING THE AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN

#### A. RECITALS

(i) Pursuant to Assembly Bill 1484 all successor agencies are required to prepare a Long Range Property Management Plan for review by their Oversight Board and by the State Department of Finance.

(ii) The former Brea Redevelopment Agency owned four non-housing properties at the time redevelopment agencies were eliminated by the State of California.

#### B. RESOLUTION

**NOW, THEREFORE,** the Oversight Board to the Successor Agency of the Brea Redevelopment Agency hereby finds, determines and resolves as follows:

1. The above recitals are true and correct and are a substantive part of this Resolution.
2. The Oversight Board approves the Brea Successor Agency Amended Long Range Property Management Plan.

APPROVED AND ADOPTED this 20th day of January, 2015.

  
Chair

ATTEST:

  
City Clerk

I, Cheryl Balz, City Clerk of the City of Brea, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Oversight Board of Brea held on 20th day of January, 2015, by the following vote:

AYES: BOARD MEMBERS: Cave, O'Donnell, Parker, Schweitzer  
NOES: BOARD MEMBERS: None  
ABSENT: BOARD MEMBERS: Forde, Roland, Vyas  
ABSTAIN: BOARD MEMBERS: None

Dated: January 20, 2015

  
City Clerk

## RESOLUTION NO. OB 2013-09

### A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE BREA REDEVELOPMENT AGENCY APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN

#### A. RECITALS

(i) Pursuant to Assembly Bill 1484 all successor agencies are required to prepare a Long Range Property Management Plan for review by their Oversight Board and by the State Department of Finance.

(ii) The former Brea Redevelopment Agency owned four non-housing properties at the time redevelopment agencies were eliminated by the State of California.

#### B. RESOLUTION

**NOW, THEREFORE,** the Oversight Board to the Successor Agency of the Brea Redevelopment Agency hereby finds, determines and resolves as follows:

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

2. The Oversight Board approves the Brea Successor Agency Long Range Property Management Plan.

APPROVED AND ADOPTED this 3rd day of December, 2013.



Chair

ATTEST:



City Clerk

I, Cheryl Balz, City Clerk of the City of Brea, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Oversight Board of Brea held on 3rd day of December, 2013, by the following vote:

AYES: BOARD MEMBERS: Cave, Forde, O'Donnell, Parker, Roland, Schweitzer

NOES: BOARD MEMBERS: None

ABSENT: BOARD MEMBERS: Dain

ABSTAIN: BOARD MEMBERS: None

Dated:

December 3, 2013

City Clerk





***AMENDED***

# **LONG RANGE PROPERTY MANAGEMENT PLAN**

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Successor Agency to the Brea Redevelopment Agency

**December 2015**

# **Long Range Property Management Plan for Successor Agency of the Brea Redevelopment Agency**

## **Introduction**

In June of 2012, Governor Brown signed into law Assembly Bill 1484, a budget trailer bill that made substantial changes to the redevelopment agency dissolution process implemented by AB 1X 26. One major component of this bill required all successor agencies to develop a long-range property management plan that governs the disposition and use of the former redevelopment agency property. This document serves as the Long-Range Property Management Plan (LRPMP) for the Successor Agency of Brea Redevelopment Agency (Successor Agency).

The approved LRPMP will serve to determine if the properties should be:

1. Retained for governmental use;
2. Retained for future development;
3. Retained to fulfill an enforceable obligation; or
4. Sold

## **Sequence for Approvals and Disposition**

Prior to approval of a final LRPMP and subsequent disposition of real estate assets, the Successor Agency must comply with several requirements under AB 1484. Following the approval of a resolution by the Oversight Board, the Successor Agency will submit the LRPMP to the State Department of Finance (DOF) by January 9, 2014, which is 6 months from the date that the Successor Agency received the Finding of Completion from DOF.

Once the LRPMP is approved by DOF, the Successor Agency will send out a Request for Qualifications to real estate brokers in the area. A short list of the most qualified brokers, not less than three, will be interviewed by the Successor Agency staff and a recommendation for hiring a broker will be made to the Oversight Board. Proceeds from the sale will be used to cover broker and escrow fees, and the remaining proceeds will be distributed as property tax to the taxing entities.

## **Summary of the Real Property Owned by the Successor Agency**

The four properties owned and controlled by the Successor Agency are the subject of this report. None of the four properties have buildings or other improvements other than asphalt paving, fencing, and curb and gutter. The properties formerly owned by the Brea Redevelopment Agency are shown on a map (Attachment A) and the following table:

Property #	Address	Square Feet
1	342 & 346 S. Brea Blvd.	16,635
2	112 W. Bracken St.	4,751
3	323 N. Brea Blvd.	19,044
4	340 N. Orange Ave.	10,752

**Interests in Real Property**

In addition to the four real properties, the Successor Agency has an interest in Brea Gateway Center (#5) and receives participation payments, which are used for enforceable obligations. The Successor Agency also holds a non-exclusive public parking easement within the privately owned by Brea Mall (#6).

**Remainder of Report and Contact Information**

The following report provides detailed information on each real property and interests in real property owned by the Successor Agency to the former Brea Redevelopment Agency as required by Health and Safety Code Section 34191.5

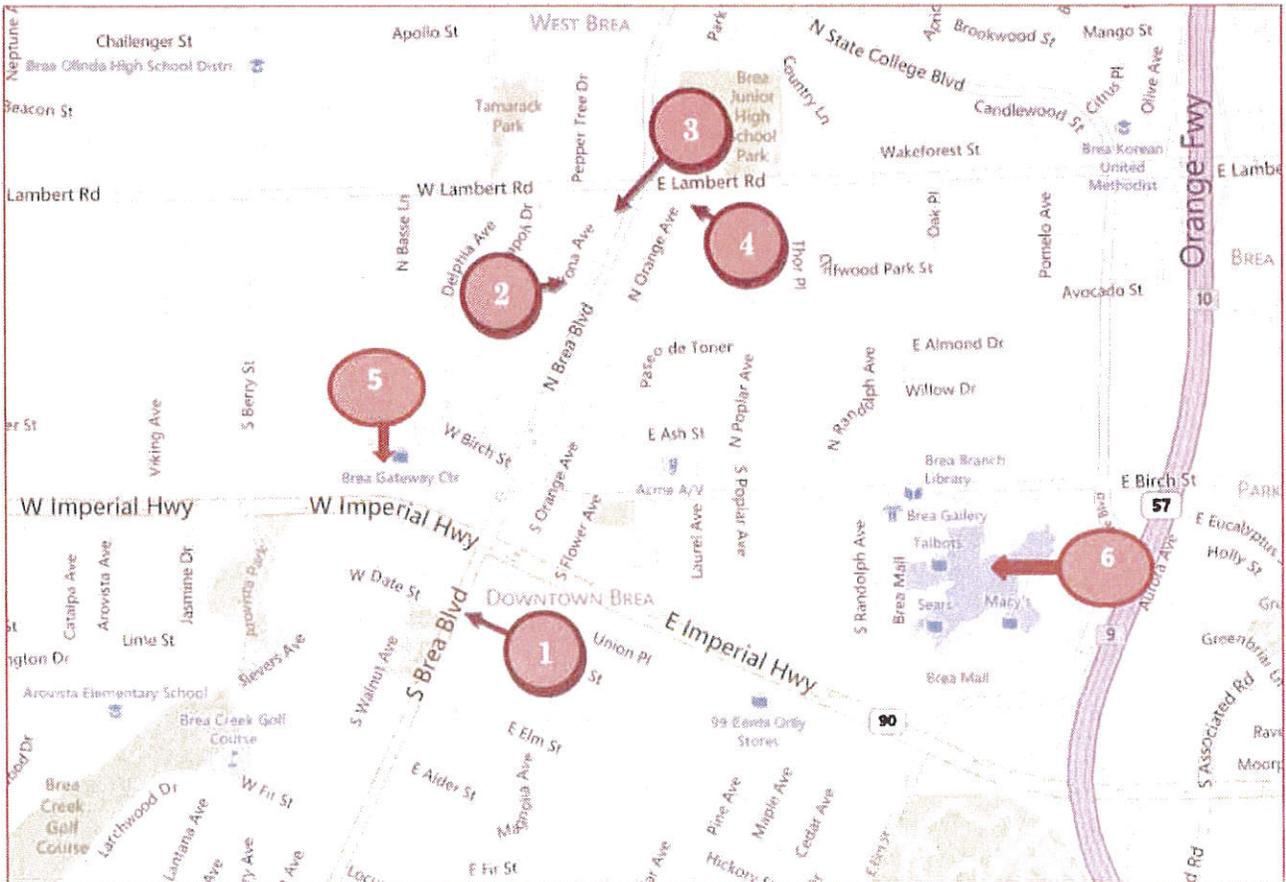
Any questions or information requests related to this report should be directed to:

Kathie DeRobbio  
Economic Development Manager  
City of Brea  
[kathied@cityofbrea.net](mailto:kathied@cityofbrea.net)  
(714) 671-4403

# Attachment A

## Property Locations

Successor Agency to the Brea Redevelopment Agency  
Properties



# Parcel #1

## 342 + 346 South Brea Boulevard, Brea

### Parcel Information:

#### 342 South Brea Boulevard

Assessor Parcel No.: 284-233-07

Acquisition Date: 12/5/2008

#### 346 South Brea Boulevard

Assessor Parcel No.: 284-233-08

Acquisition Date: 12/5/2008

Value at Purchase:  
(Purchase Price, including closing costs)

\$1,425,767

Purpose of Acquisition:

Blighted former Kentucky Fried Chicken restaurant purchased and demolished for general redevelopment if consolidated with adjacent properties, and for public parking for City Hall Park.

Lot Size:

342 6,720 sq. ft.  
346 9,915 sq. ft.  
Total = 16,635 sq. ft.

Current Zoning:

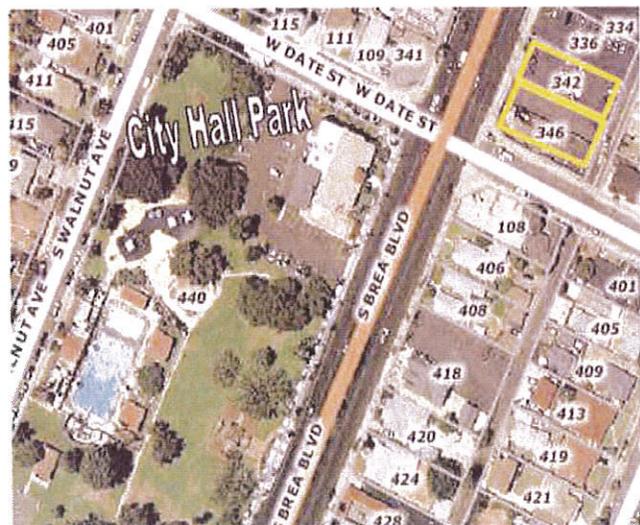
Mixed Use III

Property Type:

Paved parking lot for public use

Permissible Uses:

Parking, mixed use/housing/commercial/office



# Parcel #1

**342 + 346 South Brea Boulevard, Brea**

## Estimate of Current Property Value

*Estimate of current value of the parcel including, if available, any appraisal information*

Estimated Current Value: No current appraisals exist. Based on recent proposals for similar properties, estimated land values range from \$40 to \$45/sq. ft, giving an estimated value of \$706,988.

Proposed Sale Value: Retain for governmental use

Proposed Sale Date: Not applicable

## Estimate of Any Lease, Rental, or Any Other Revenues

*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*

These lots serve as free public parking for visitors to City Hall Park; therefore there are no lease or rental revenues generated by the parking lots.

## Environmental Contamination History

*History of environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts*

Brownfield Status: Not applicable

Studies Conducted: Asbestos sampling and analysis of building completed on May 28, 2009.

Remediation Efforts: Asbestos containing material identified in building and removed with the demolition of the building.

## Transit-Oriented Development Potential

*Description of the property's potential for transit-oriented development*

No potential for transit oriented development.

# Parcel #1

342 + 346 South Brea Boulevard, Brea

## Planning Objectives of Successor Agency

*Description of the advancement of the planning objectives of the successor agency*

This parcel is too small of a site to adequately meet the zoning requirements of a Mixed Use III development. The Brea Successor Agency will retain the site for governmental use as public parking for City Hall Park. The Park was built in 1929 and only has 55 onsite parking spaces. It is the site of the Concert in the Park series drawing over 1,000 people to each concert. It also includes the Brea Municipal Plunge (swimming pool), which hosts a wide variety of aquatic programs including swim lessons and supervised recreation swim. This summer program is extremely popular with hundreds of participants daily. The Brea Museum and Heritage Center is located in the park and in addition to being open to the public for self-guided tours, the museum offers school tours and numerous special events. City Hall Park also includes an outdoor basketball court, play equipment and picnic areas all popular with the community and consistently drawing a large number of participants. The park is bordered by Brea Boulevard on one side which does not allow parking and residential streets on the other three sides with very limited parking. A parking lot serving City Hall Park is critical to this neighborhood when events are being held at the Park.

## History of Development Proposals and Activities

*Brief history of previous development proposals and activity, including the rental or lease of the property*

None received to date.

## Use/Disposition of Property

*Identify the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforcement obligation*

***The Successor Agency intends to retain the properties for governmental use as public parking for City Hall Park pursuant to subdivision (a) of Section 34181. The parking lot exists today and provides free public parking for City Hall Park users.***

# Parcel #2

112 West Bracken Street, Brea

## Parcel Information

Assessor Parcel No.:	296-332-17
Acquisition Date:	8/31/1992
Value at Purchase: (Purchase Price, including closing costs)	\$151,153
Purpose of Acquisition:	Blighted former residential property purchased and demolished for general redevelopment if consolidated with adjacent properties.
Lot Size:	4,751 sq. ft.
Current Zoning:	Mixed Use I
Property Type:	Vacant paved parking lot used as public parking for nearby businesses.
Permissible Use:	This zoning district provides areas for intense, mixed-use urban environments.



## Parcel #2

112 West Bracken Street, Brea

### Estimate of Current Property Value

*Estimate of current value of the parcel including, if available, any appraisal information*

Estimated Current Value: \$85,000 (Based on the appraised value reported August 10, 2012 using \$18/sq. ft.)

Proposed Sale Value: Same as above

Proposed Sale Date: To be determined based on DOF approval of the LRPMP.

### Estimate of Any Lease, Rental, or Any Other Revenues

*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*

Estimate of Lease/Rental/Other: None

Contractual Requirements for Use of Income/Revenue: None

### Environmental Contamination History

*History of environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts*

There are no known environmental conditions.

### Transit-Oriented Development Potential

*Description of the property's potential for transit-oriented development*

No potential for transit oriented development.

## Parcel #2

112 West Bracken Street, Brea

### Planning Objectives of Successor Agency

*Description of the advancement of the planning objectives of the successor agency*

The zoning does allow mixed-use urban environments that offer opportunities for people to live, work, shop, and recreate without having to use their vehicles. This parcel is very small for development on its own, so the adjacent property owner may be an interested buyer. A short list of the most qualified brokers will be interviewed by the Successor Agency staff and a recommendation for hiring a broker will be made to the Oversight Board.

### History of Development Proposals and Activities

*Brief history of previous development proposals and activity, including the rental or lease of the property*

None received to date.

### Use/Disposition of Property

*Identify the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforcement obligation*

***The Successor Agency intends to sell the property pursuant to Section 34191.5(c)(2) of the Health and Safety Code.*** Proceeds from the sale will be remitted to the County Auditor-Controller for distribution to the taxing entities.

# Parcel #3

## 323 North Brea Boulevard, Brea

### Parcel Information

Assessor Parcel No.:	296-301-02
Acquisition Date:	10/31/2001
Value at Purchase: (Purchase Price, including closing costs)	\$603,917
Purpose of Acquisition:	Acquired blighted medical office building, demolished and held for general redevelopment purposes when consolidated with adjacent parcels.
Lot Size:	19,044 sq. ft.
Current Zoning:	Mixed Use I
Property Type:	Currently an undeveloped, vacant lot
Permissible Use:	This zoning district provides areas for intense, mixed-use urban environments.



## Parcel #3

323 North Brea Boulevard, Brea

### Estimate of Current Property Value

*Estimate of current value of the parcel including, if available, any appraisal information*

Estimated Current Value: \$810,000 (Based on appraised value reported August 10, 2012, a unit rate of \$40 to \$45/sq. ft. of land area resulted in the rounded value)

Proposed Sale Value: Same as above

Proposed Sale Date: To be determined based on DOF approval of the LRPMP.

### Estimate of Any Lease, Rental, or Any Other Revenues

*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*

Estimate of Lease/Rental/Other: None

Contractual Requirements for Use of Income/Revenue: None

### Environmental Contamination History

*History of environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts*

There are no known environmental conditions.

### Transit-Oriented Development Potential

*Description of the property's potential for transit-oriented development*

No potential for transit oriented development.

## Parcel #3

323 North Brea Boulevard, Brea

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### Planning Objectives of Successor Agency

*Description of the advancement of the planning objectives of the successor agency*

The zoning does allow mixed-use urban environments that offer opportunities for people to live, work, shop, and recreate without having to use their vehicles. A short list of the most qualified brokers will be interviewed by the Successor Agency staff and a recommendation for hiring a broker will be made to the Oversight Board.

### History of Development Proposals and Activities

*Brief history of previous development proposals and activity, including the rental or lease of the property*

None received to date.

### Use/Disposition of Property

*Identify the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforcement obligation*

**The Successor Agency intends to sell the property pursuant to Section 34191.5(c)(2) of the Health and Safety Code.** Proceeds from the sale will be remitted to the County Auditor-Controller for distribution to the taxing entities.

# Parcel #4

## 340 North Orange Avenue, Brea

### Parcel Information

Assessor Parcel No.:	296-303-17
Acquisition Date:	December 1986
Value at Purchase: (Purchase Price, including closing costs)	\$350,000 (This property was purchased in conjunction with other nearby properties, which have since been developed. As part of their development, some lot lines were adjusted. Therefore, it is difficult to break out exactly how much of the original purchase price was paid for this lot.)
Purpose of Acquisition:	The property was acquired by the Agency to eliminate the blighted conditions and consolidate property in this area. A job center run by the city occupied this lot for several years.
Lot Size:	10,752 sq. ft.
Current Zoning:	M-2 General Industrial
Property Type:	Vacant lot with deteriorated asphalt surface currently rented by nearby auto mechanic repair business to store cars needing repair.
Permissible Use:	The zoning is appropriate for heavy industrial uses, including manufacturing, repairing, and warehousing of many types of goods.



## Parcel #4

340 North Orange Avenue, Brea

### Estimate of Current Property Value

*Estimate of current value of the parcel including, if available, any appraisal information*

Estimated Current Value: \$290,000 (Based on the appraised value reported August 10, 2012, a unit rate of \$26 to \$28/sq. ft. of land area resulted in the rounded value)

Proposed Sale Value: Same as above

Proposed Sale Date: To be determined based on DOF approval of the LRPMP.

### Estimate of Any Lease, Rental, or Any Other Revenues

*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*

Estimate of Lease/Rental/Other: \$1,000/mo. – month-to-month

Contractual Requirements for Use of Income/Revenue:  
No contractual requirements for the use of income/revenue exists.

### Environmental Contamination History

*History of environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts*

Brownfield Status: Not applicable

Studies Conducted: Phase I Site Assessment completed November 1, 1991, which did not reveal any issues of concern.

Remediation Efforts: Not applicable

### Transit-Oriented Development Potential

*Description of the property's potential for transit-oriented development*

No potential for transit oriented development.

## Parcel #4

340 North Orange Avenue, Brea

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### Planning Objectives of Successor Agency

*Description of the advancement of the planning objectives of the successor agency*

The M-2 Zone is appropriate for heavy industrial uses, including manufacturing, repairing, and warehousing of many types of goods. A short list of the most qualified brokers will be interviewed by the Successor Agency staff and a recommendation for hiring a broker will be made to the Oversight Board.

### History of Development Proposals and Activities

*Brief history of previous development proposals and activity, including the rental or lease of the property*

None received to date.

### Use/Disposition of Property

*Identify the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforcement obligation*

***The Successor Agency intends to sell the property pursuant to Section 34191.5(c)(2) of the Health and Safety Code. Proceeds from the sale will be remitted to the County Auditor-Controller for distribution to the affected taxing entities.***

## #5 Interest in Real Property

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### Brea Gateway Center Deed of Trust

#### Background

In 1994 the Brea Redevelopment Agency leased Agency owned property to Watt-Craig Development Company with an option to purchase within the first seven years. Then in 1995, Watt-Craig exercised that option and purchased the property. The property was sold by the Agency with the condition that participation payments payable pursuant to the terms of the Disposition and Development Agreement (DDA) would continue to be paid to the Agency until 2048; and that the participation payments would be secured by a deed of trust, which was recorded August 14, 1995. The amount of the participation payments fluctuate and are equal to 25% of the Center's net spendable income (defined as gross income less allowable expenses). There is also a provision that allows the property owner to subtract the cost of tenant improvements from the payments. All revenue from these participation payments are used to fulfill enforceable obligations.

#### Parcel Information

Assessor Parcel No: 296-376-02

Value at Purchase: Not applicable as private property owner has fee title.

Purpose of Acquisition: To secure continuation of participation payments to former Redevelopment Agency.

Lot Size: Approximately 22 acres

Current Zoning: C-G

Property Type: Commercial and retail stores with parking lot

Permissible Use: General Commercial



# #5 Interest in Real Property

## Brea Gateway Center Deed of Trust

### Estimate of Current Property Value

*Estimate of current value of the parcel including, if available, any appraisal information*

Not applicable as the Successor Agency does not own fee title to the property.

### Estimate of Any Lease, Rental, or Any Other Revenues

Participation payments of approximately \$250,000 per year. The Successor Agency will retain the deed of trust and participation payments through the end of the term, which is 2048, and use the moneys derived from the participation payments to fulfill enforceable obligations or to remit to the County Auditor-Controller for allocation to the taxing entities

Contractual Requirements for Use of Income/Revenue:

No contractual requirements for the use of income/revenue exists.

### Environmental Contamination History

*History of environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts*

There are no known environmental conditions; property fully developed.

### Transit-Oriented Development Potential

*Description of the property's potential for transit-oriented development*

No potential for transit oriented development.

### Planning Objectives of Successor Agency

*Description of the advancement of the planning objectives of the successor agency*

Not applicable as Successor Agency does not own fee title.

### History of Development Proposals and Activities

*Brief history of previous development proposals and activity, including the rental or lease of the property*

None received.

## #5 Interest in Real Property

### Brea Gateway Center Deed of Trust

#### Use/Disposition of Property

*Identify the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforcement obligation*

***In the unlikely event that the Successor Agency becomes the owner of the property as the result of foreclosure under the deed of trust, the Successor Agency will sell its interests in the property as permitted by law and remit net proceeds from such sale to the County Auditor-Controller for distribution to the taxing entities.***

# #6 Interest in Real Property

## Brea Mall Easement Agreement

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### Parcel Information

Assessor Parcel No: 319-101-37, 319-101-44, 319-101-73, 319-101-26, 319-101-76, 319-101-79, 319-101-80, 319-101-71, 319-101-63, 319-101-41, 319-321-02

Easement recorded: February 26, 1993

Value at Purchase: Not applicable as Retail Property Trust owns fee title to this private property. The Brea Successor Agency has an interest in real property in the form of a non-exclusive public parking easement agreement, which has no monetary value.

Purpose of Easement: To provide free overflow parking for city sponsored events at the Civic and Cultural Center, which is adjacent to the Brea Mall.

Lot Size: Approximately 77 acres

Current Zoning: C-C

Property Type: Commercial and retail stores with parking lot

Permissible Use: General Commercial



# #6 Interest in Real Property

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## Brea Mall Easement Agreement

### Estimate of Current Property Value

*Estimate of current value of the parcel including, if available, any appraisal information*

Not applicable as property owner has fee title.

### Estimate of Any Lease, Rental, or Any Other Revenues

*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*

Estimate of Lease/Rental/Other:	None
Contractual Requirements for Use of Income/Revenue	Not applicable as no income is generated as parking is provided free.

### Environmental Contamination History

*History of environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts*

There are no known environmental conditions; property fully developed.

### Transit-Oriented Development Potential

*Description of the property's potential for transit-oriented development*

No potential for transit oriented development.

# #6 Interest in Real Property

## Brea Mall Easement Agreement

### Planning Objectives of Successor Agency

*Description of the advancement of the planning objectives of the successor agency*

Not applicable as the Successor Agency does not own fee title. Successor Agency has interest in real property due to the parking easement agreement.

### History of Development Proposals and Activities

*Brief history of previous development proposals and activity, including the rental or lease of the property*

None received.

### Use/Disposition of Property

*Identify the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforcement obligation*

***The Successor Agency intends to transfer this governmental use property to the City of Brea by an assignment of the easement agreement.***

## Conclusion

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The contents of this LRPMP meet the state requirements for disposition of properties and interests in properties owned by the formed Brea Redevelopment Agency. The plan was presented and approved by the Successor Agency to the Brea Redevelopment Agency and by Brea's Oversight Board. Once DOF's approval is received, the Successor Agency will commence selling of three properties and retain the property at 342 and 346 South Brea Boulevard. The Brea Gateway Center Deed of Trust will be retained using the participation payments to fulfill enforceable obligations or remit to the County Auditor-Controller for allocation to the taxing entities. The Brea Mall Easement will be transferred to the City of Brea by an assignment of the easement agreement.

Any questions or information requests related to this report should be directed to:

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(714) 671-4403