

**RESOLUTION NO. OB 2015-2**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE LA HABRA REDEVELOPMENT AGENCY APPROVING AND ADOPTING THE SECOND REVISED LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5 FOR SUBMITTAL TO THE STATE DEPARTMENT OF FINANCE**

**WHEREAS**, pursuant to Health and Safety Code Section 34173(d), the City of La Habra became the Successor Agency to the former La Habra Redevelopment Agency (“Successor Agency”); and

**WHEREAS**, pursuant to Health and Safety Code Section 34173(g), the Successor Agency is a separate legal entity from the City; and

**WHEREAS**, the Oversight Board of the Successor Agency (“Oversight Board”) was established pursuant to Health and Safety Code Section 34179(a); and

**WHEREAS**, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a Long Range Property Management Plan (LRPMP) addressing the future disposition and use of all real property of the former La Habra Redevelopment Agency; and

**WHEREAS**, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the LRPMP to the Oversight Board and the State of California Department of Finance (DOF) for review and approval no later than six (6) months following the issuance to the Successor Agency of a Finding of Completion pursuant to Health and Safety Code Section 34179.7; and

**WHEREAS**, the Oversight Board, on August 1, 2013, approved submittal of a Long Range Property Management Plan to the State Department of Finance containing all the information required by Health and Safety Code Section 34191.5; and

**WHEREAS**, the State Department of Finance, through a collaborative process with City staff, directed that the Long Range Property Management Plan be revised to reflect only those property assets that are government purpose properties, properties retained for future development, and properties which must be sold; and

**WHEREAS**, on October 20, 2014, the Successor Agency to the La Habra Redevelopment Agency reviewed and approved by a 5-0 vote the First Revision to the Long Range Property Management Plan and directed it be forwarded to the Oversight Board for approval and submittal to the State Department of Finance; and

**WHEREAS**, on October 30, 2014, the Oversight Board concurred with the Successor Agency and approved the First Revision to the Long Range Property

Management Plan to reflect only those property assets that are government purpose properties, properties retained for future development, and properties which must be sold; and all the information required by Health and Safety Code Section 34191.5 for forwarding to the State Department of Finance; and

**WHEREAS**, over the past several months the State Department of Finance, through a collaborative process with City staff has directed that the First Revision to the Long Range Property Management Plan be modified in the following sections: estimated current value of the assets/parcels; value at time of purchase; date of estimated current value; annual estimated income/revenue from current assets; proposed sale date; proposed sale value; and clarification on the intended use of the properties held for future development that will now be sold (for sale); and

**WHEREAS**, on July 20, 2015, the Successor Agency to the La Habra Redevelopment Agency reviewed and approved by a 5-0 vote the Second Revision to the Long Range Property Management Plan and directed it be forwarded to the Oversight Board for approval and submittal to the State Department of Finance; and

**WHEREAS**, in accordance with Health and Safety Code section 34191.5 (c) (2) (b), the proceeds from sale of properties not determined to be for public purpose will be distributed to the Affected Taxing Entities (ATE's), or used to pay enforceable obligations; and

**WHEREAS**, the City will comply with Health and Safety Code section 34180 (f) (1) with a good faith effort to negotiate a compensation agreement with the Affected Taxing Entities to provide payments to them in proportion to their shares of the base property tax, as determined pursuant to Section 34188, for the value of the property retained.

**NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE LA HABRA REDEVELOPMENT AGENCY DOES HEREBY FIND AND RESOLVE AS FOLLOWS:**

**Section 1. Recitals.** The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

**Section 2. CEQA Compliance.** The approval of the Second Revision to the Long Range Property Management Plan through this Resolution does not commit the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act ("CEQA"). The Oversight Board Secretary is authorized and directed to file a Notice of Exemption in accordance with CEQA with the appropriate official of the County of Orange, California, within five (5) days following the date of adoption of this Resolution.

**Section 3. Approval of Second Revised Long Range Property Management Plan.** The Oversight Board hereby approves the Second Revised Long Range Property Management Plan, in substantially the form attached to this Resolution as "Attachment 1."

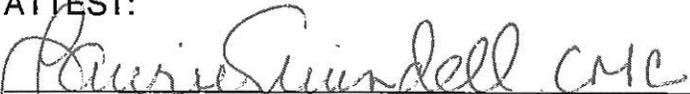
**Section 4. Transmittal of Second Revised Long Range Property Management Plan.** The Oversight Board Chairman and the Successor Agency are hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with all applicable laws regarding the Long Range Property Management Plan, including submitting the Second Revised Long Range Property Management Plan to the State of California Department of Finance for review and approval and posting of the Second Revised Long Range Property Management Plan on the Successor Agency and Oversight Board websites.

**Section 5. Effectiveness.** This Resolution shall take effect immediately upon its adoption.

**PASSED, APPROVED AND ADOPTED** at a regular meeting the Oversight Board of the Successor Agency to the La Habra Redevelopment Agency on the 30<sup>th</sup> day of July, 2015.

  
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Fred Williams, Acting Oversight Board Chair

ATTEST:

  
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Laurie Swindell, Oversight Board Secretary

STATE OF CALIFORNIA )  
CITY OF LA HABRA ) ss  
COUNTY OF ORANGE )

I, Carmen Henderson, Secretary for the Oversight Board of the Successor Agency to the dissolved La Habra Redevelopment Agency, do hereby certify that the above and foregoing is a true and correct copy of Resolution No. OB 2015-2 introduced and adopted at a meeting of the Oversight Board of the Successor Agency to the dissolved La Habra Redevelopment Agency held on the 30<sup>th</sup> day of July, 2015, by the following roll call vote:

AYES: BOARD MEMBER: HANNAH, STEVES, WILLIAMS, SADRO, SHEPARD  
NOES: BOARD MEMBER: NONE  
ABSTAIN: BOARD MEMBER: HANNAH (Item II.1 only), SADRO (Item II.2 only)  
ABSENT: BOARD MEMBER: BYERRUM, PATTERSON

Witness my hand and the official seal of the City of La Habra this 30th day of July, 2015.

  
Laurie Swindell, Oversight Board Secretary

Successor Agency: City of La Habra  
 County: Orange

**ATTACHMENT #1**

**SECOND REVISED LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA**

No.	Property Type	HSC 34191.5 (c)(2)				HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY			HSC 34191.5 (c)(1)(B)
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired		
1	Parking Lot/Building	Governmental Use	Gov't use parking for civic center	9/20/2002	\$ 325,000	\$0	Market	Sep-02	\$0.00	transferred to city	Police Department Civic Center Parking		
2	Parking Lot/Building	Governmental Use	Gov't use parking for civic center	9/20/2002	included in above price	\$0	Market	Sep-02	\$0.00	transferred to city	Police Department Civic Center Parking		
3	Parking Lot/Building	Governmental Use	Gov't use parking for civic center	9/20/2002	included in above price	\$0	Market	Sep-02	\$0.00	transferred to city	Police Department Civic Center Parking		
4	Public Building	Governmental Use	Gov't use by City for Child Dev. Center facility	4/21/2008	\$ 922,500	\$2,500,000	Market	Apr-08	\$0.00	transferred to city	Child Development Ctr.		
5	Commercial	Sale of Property	Approved RDA Plan	7/23/2010	\$ 1,450,000	\$2,720,000	Appraised	Sep-14	\$2,720,000	Summer 2015	Redevelopment project area		
6	Commercial	Sale of Property	Approved RDA Plan	9/11/2007	\$ 3,000,000	Included in value above	Appraised	Sep-14	Included in the parcel value above	Summer 2015	Redevelopment project area		
7	Parking Lot/Building	Sale of Property	Approved RDA Plan	5/30/1999	\$ 2,500,000	\$2,500,000	Mello-Roos Debt Obligation	Feb-90	\$2,500,000	Unknown	La Habra Marketplace Parking		

Successor Agency: City of La Habra  
 County: Orange

SECOND REVISED LONG RANGE PROPERTY MANAGEMENT

No.	Property Type	Permissible Use	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency
		HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)		HSC 34191.5 (c)(1)(G)	
1	Parking Lot/Building	Governmental Use	101 E. La Habra Blvd	022-075-27	0.18 Acres	SP-1	\$0	none	none	none	none	none
2	Parking Lot/Building	Governmental Use	111 E. La Habra Blvd	022-075-10	0.06 Acres	SP-1	\$0	none	none	none	none	none
3	Parking Lot/Building	Governmental Use	127 E. La Habra Blvd	022-075-09	0.07 Acres	SP-1	\$0	none	none	none	none	none
4	Public Building	Governmental Use	215 N. Euclid St.	022-062-27	0.31 Acres	R-2	\$2,500,000	none	none	none	none	none
5	Commercial	Sale of Property	951 E. Imperial Highway	019-111-80	0.94 Acres	C-2 PUD	\$2,720,000	\$57,600	none	none	none	none
6	Commercial	Sale of Property	1001 E. Imperial Highway	019-111-60	1.10 Acres	C-2 PUD	Included in the parcel value above	Included in value above	none	none	none	none
7	Parking Lot/Building	Sale of Property	See Exhibit 1 - Legal Description	018-381-64	2.84 Acres	C-2s	\$2,500,000	none	none	none	none	none

Successor Agency: City of La Habra  
 County: Orange

**SECOND REVISED LONG RANGE PROPERTY MANAGEMENT**

	HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(H)
No.	Property Type	History of previous development proposals and activity
1	Parking Lot/Building	parking lot
2	Parking Lot/Building	parking lot
3	Parking Lot/Building	parking lot
4	Public Building	public building
5	Commercial	commercial building
6	Commercial	commercial building
7	Parking Lot/Building	Required parking lot for a commercial shopping center, per City municipal code

**Property Use**

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Governmental Use  
Fulfill Enforceable Obligation  
Future Development  
Sale of Property  
Other

**Review Result**

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Approved  
Denied  
Not Reviewed

**Property Description**

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Commercial  
Lot/Land  
Mixed-Use  
Park  
Parking Lot/Building  
Police/Fire Station  
Public Building  
Residential  
Roadway/Walkway  
Other

**Value Basis**

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Appraised

Book

Market

EXHIBIT 1

THAT PORTION OF PARCEL 1, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP FILED IN BOOK 32, PAGE 11 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 10 WEST, S B M , THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SECTION 7, T3S, R10W, S B M , NORTH 89°48 50" WEST, 1533 36 FEET, THENCE NORTHERLY AT RIGHT ANGLE FROM SAID SOUTHERLY LINE, NORTH 0°11 10" EAST, 59 00 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING NORTH 0°11 10" EAST, 125 00 FEET, THENCE EASTERLY AND PARALLEL WITH THE SAID SOUTHERLY LINE, SOUTH 89°48 50" EAST, 137 00 FEET, THENCE NORTHERLY AT RIGHT ANGLE FROM SAID SOUTHERLY LINE, NORTH 0°11 10" EAST, 234 41 FEET, THENCE WESTERLY AND PARALLEL WITH THE SAID SOUTHERLY LINE NORTH 89°48 50" WEST, 419 00 FEET, THENCE SOUTHERLY AT RIGHT ANGLE FROM SAID SOUTHERLY LINE SOUTH 0°11 10" WEST, 234 41 FEET, THENCE EASTERLY AND PARALLEL WITH THE SAID SOUTHERLY LINE SOUTH 89°48 58" EAST, 92 00 FEET, THEN SOUTHERLY AT RIGHT ANGLES FROM SAID SOUTHERLY LINE, SOUTH 0°11 10" WEST, 125 00 FEET, THENCE EASTERLY AND PARALLEL WITH THE SAID SOUTHERLY LINE SOUTH 89°48 50" EAST, 190 00 FEET TO THE TRUE POINT OF BEGINNING