

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE
ORANGE COUNTY DEVELOPMENT AGENCY TAKING SPECIFIED ACTIONS WITH
RESPECT TO THE SUCCESSOR AGENCY LONG RANGE PROPERTY MANAGEMENT
PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5

December 19, 2013

WHEREAS, California Health and Safety Code Section 34191.5 requires Successor Agencies to prepare a long range property management plan ("Plan") that addresses the disposition of and use of real properties of the former redevelopment agency; and

WHEREAS, such Plan must be submitted no later than six months following the issuance to the Successor Agency of the finding of completion; and

WHEREAS, the Successor Agency was issued its finding of completion on August 1, 2013; and

WHEREAS, the Successor Agency has presented its Plan to the Oversight Board for its review and approval; and

WHEREAS, the Successor Agency must present this Plan to the Oversight Board for its approval; and

WHEREAS, the Oversight Board finds that the Plan adequately describes all real properties of the Successor Agency and the plan for such properties; and

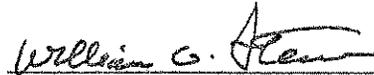
WHEREAS, pursuant to the California Health and Safety Code section 34179, all Oversight Board actions must be adopted via resolution.

NOW, THEREFORE, BE IT RESOLVED that this Oversight Board does hereby:

1. Approve the Plan as submitted by the Successor Agency.
2. Direct the Successor Agency to submit the Plan to the Department of Finance by February 1, 2013.
3. Authorize the Successor Agency to make any necessary, immaterial changes to the Plan without further approval from this Board.

The foregoing was passed and adopted by the following vote of the Oversight Board of the County of Orange as Successor Agency to the Orange County Development Agency, on December 19, 2013, to wit:

AYES:	Members:	POWELL, DEAN, TRADER, VIAFORA, STEINER
NOES:	Member(s):	
EXCUSED:	Member(s):	YARBROUGH, WHITAKER
ABSTAINED:	Member(s):	

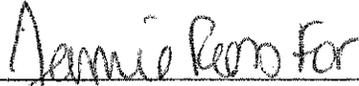


CHAIR

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

I, SUSAN NOVAK, Clerk of the Board of Orange County, California, hereby certify that a copy of this document has been delivered to the Chair of the Board and that the above and foregoing Resolution was duly and regularly adopted by the Board.

IN WITNESS WHEREOF, I have hereto set my hand and seal.



SUSAN NOVAK
Clerk of the Board
County of Orange, State of California

Resolution No: 13-006
Agenda Date: 12/19/13
Item No: 3



I certify that the foregoing is a true and correct copy of the Resolution adopted by the Oversight Board, Orange County, State of California

Susan Novak, Clerk of the Oversight Board

By: _____
Deputy

LONG-RANGE PROPERTY MANAGEMENT PLAN

County of Orange as Successor Agency to the
Orange County Development Agency

December 19, 2013



RSG

BETTER COMMUNITIES.
BOLDER FUTURES.

Successor Agency to the Orange County Development Agency
Long-Range Property Management Plan

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INTRODUCTION

Assembly Bill 1484 ("AB 1484") enacted in June of 2012 requires successor agencies to former redevelopment agencies to prepare a Long Range Property Management Plan ("PMP") if they owned property at the time of redevelopment dissolution. The PMP governs the disposition and use of property held by the former redevelopment agency pursuant to legal requirements of the Health and Safety Code, Division 24, Parts 1.8 and 1.85 ("Dissolution Act") as detailed in the next section.¹

This document, together with its Appendices, is the PMP for the County of Orange as Successor Agency to the Orange County Development Agency ("Successor Agency").

The former Orange County Development Agency ("OCDA") is the owner of record on the title for 3 properties (comprised of 12 parcels), all in the Santa Ana Heights Redevelopment Project Area ("Project Area").

- One property is to be sold by the Successor Agency, with the proceeds of the sales to be distributed by the Orange County Auditor-Controller in accordance with the Dissolution Act.
- Two properties are governmental use properties. Both properties are being recommended for transfer to the City of Newport Beach to continue their exclusive governmental use.

Please note that when formed, the Project Area was entirely unincorporated area. However, in subsequent years, portions were annexed into the City of Newport Beach. All the properties in this PMP are now located within the Newport Beach incorporated boundary.

STATEMENT OF LEGAL REQUIREMENTS

Pursuant to Section 34191.5 (added by AB 1484), each successor agency that holds property from a former redevelopment agency is required to prepare and submit a PMP to its oversight board and then to the State Department of Finance ("DOF") within six months after receiving a Finding of Completion from DOF (the County received its Finding of Completion on August 1, 2013). The Dissolution Act requires that the PMP include all of the following components:

1. Inventory of all properties in the Community Redevelopment Property Trust Fund ("Trust Fund"), established to serve as the repository of the former redevelopment agency's real properties. This inventory shall consist of all of the following information:
 - a. **Date of acquisition** of the property and the value of the property at that time, and an estimate of the current value of the property.
 - b. **Purpose** for which the property was acquired.
 - c. **Parcel data**, including address, lot size, and current zoning in the former redevelopment agency redevelopment plan or specific, community, or general plan.

¹ All statutory references are to the Dissolution Act, unless otherwise stated.

- d. **Estimate of the current value** of the parcel including, if available, any appraisal information.
 - e. **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.
 - f. **History of environmental contamination**, including designation as a brownfield site, and related environmental studies, and history of any remediation efforts.
 - g. Description of the **property's potential for transit-oriented development and the advancement of the planning objectives** of the successor agency.
 - h. Brief history of **previous development proposals** and activity, including the rental or lease of property.
2. Description of the use or disposition of all the properties in the Trust Fund. Permissible uses include:
- a. **Retention for governmental use** pursuant to subdivision (a) of Section 34181;
 - b. **Retention for future development;**
 - c. **Sale** of the property; or
 - d. **Use of property to fulfill an enforceable obligation.**
3. Properties dedicated to governmental use purposes, and properties retained for purposes of fulfilling an enforceable obligation shall be separately identified. For the disposition of all other properties, all of the following shall apply:
- a. If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.
 - b. If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subsection 3(a) above, the proceeds from the sale shall be distributed as property tax to the affected taxing entities.
 - c. Property shall not be transferred to a successor agency, city, county, or city and county, unless the PMP has been approved by the oversight board and DOF.

PROPERTY INVENTORY – OCDA PROPERTIES

OCDA owned 3 properties (consisting of 12 parcels) at dissolution. The parcels are grouped into the property sites based on purpose, for example, the two park parcels are described as a single property. Brief descriptions, aerials, and photos are included for each property. The property sites are organized by “Permissible Uses” under the Dissolution Act.

Specific parcel data is shown in the Property Inventory Data table (Attachment 1), which is mandated by the DOF in this form, pursuant to Section 34191.5(c) for review by the Oversight Board, DOF, and other interested parties. The Property Inventory Data table, the Dissolution Act, and other information available from the DOF indicate that the value of property is of critical importance, as the proceeds of property sales are to be disseminated to all affected taxing entities. DOF has stated that they do not expect successor agencies to obtain appraisals on properties if none currently exist. However, in the case of OCDA, all properties are government use properties with the exception of one, which has a recent (2012) appraisal value. Government use properties essentially have no value on the private market, as their use is restricted and development is not permissible.

The following pages provide an overview of each property, and the proposed course of action for the Successor Agency to dispose of the properties.

Property to be Sold by the Successor Agency

PROPERTY 1: PACC PROPERTY

Addresses: 2332 Bristol St, 2331 Zenith Ave,
2301 Zenith Ave, Newport Beach

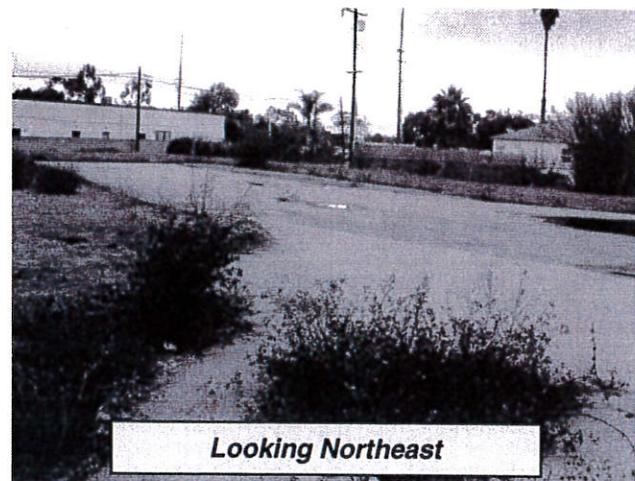
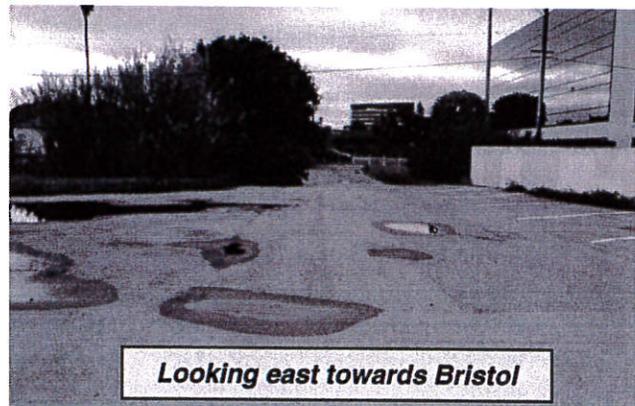
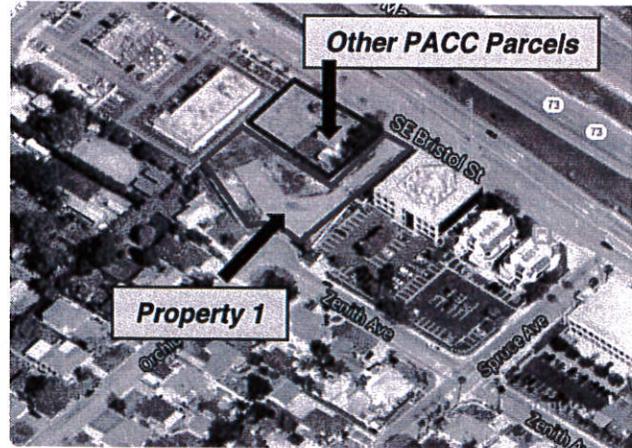
APNs: 439-021-03, 439-021-12, 439-021-13

Total Property Size: 0.64 acres

Attachment 1 Parcels: 1-3

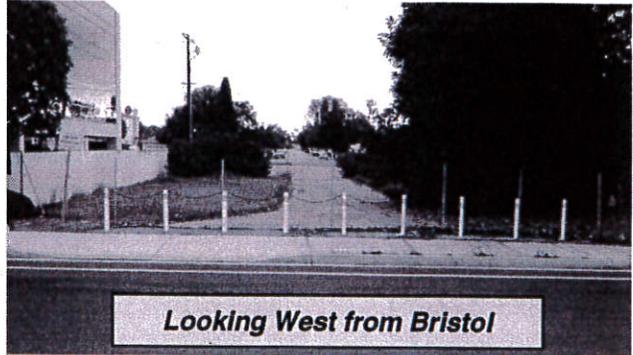
Property 1 is generally located to the west of Bristol Street and State Route 73, about half a mile north of Jamboree Road. The eastern parcel fronts on Bristol Street, while the western parcels border a single family neighborhood. The Property is included in the Santa Ana Heights Specific Plan ("Specific Plan"), which designates it, and two of the adjacent, privately-owned parcels, for Professional, Administrative, and Commercial Consolidation ("PACC") use. This designation was intended to facilitate lot consolidation for the five parcels, and promote development of an office/professional building on the site. As such, the PACC development standard requires a minimum lot size of 40,000 square feet. Property 1 is approximately 28,000 square feet, and the two privately-owned parcels combined are approximately 14,900 square feet. Therefore, without consolidation of the five lots, development is not permitted.

When OCDA was active, staff undertook extensive measures to work with the neighboring property owners and facilitate development of the site. However, at the time, the adjacent property owners were not interested in selling their parcels, nor acquiring the three owned by OCDA, so the project never came to fruition. While these negotiations were ongoing, the City of Newport Beach placed a temporary fire station use on the site, which was removed once construction of a permanent station was completed. Since that time, the lots have sat vacant.



Successor Agency to the Orange County Development Agency
Long-Range Property Management Plan

The City of Newport Beach, in previous conversations with Successor Agency staff, indicated that if redevelopment of the site under the PACC standard did not occur, the only other permissible use would be redevelopment of single family residential uses, which were formerly on the parcels. Given the Property's immediate adjacency to commercial uses, including a multi-story office building, interest in the site as single family use may be limited.



The PACC restrictions and the previous lack of interest from the other PACC property owners in lot consolidation limit the value of Property 1. An appraisal was done in 2012, rendering a total estimate value of \$565,000 (Attachment 2).

Property Management Plan: Property 1 is to be sold by the Successor Agency. Sales value will be determined on the open real estate market, and a potential buyer's ability to consolidate all five PACC parcels or willingness to construct single family homes adjacent to commercial uses.

Transfer of Properties for Governmental Use

PROPERTY 2: MESA-BIRCH PARK

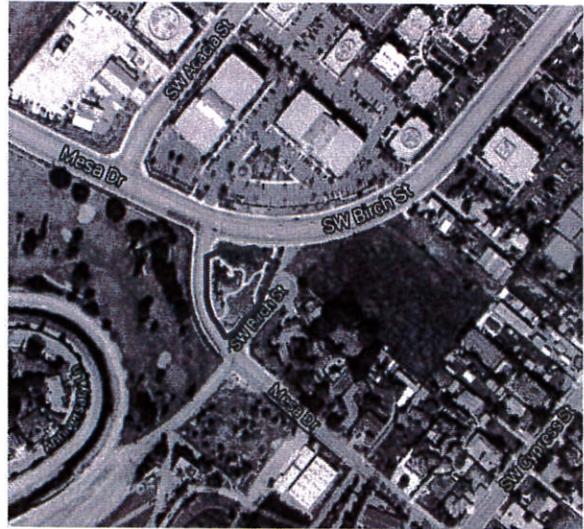
Address: 2061 & 2081 Mesa Drive, Newport Beach

APN: 439-381-01, 439-381-02

Total Property Size: 0.79 acres

Attachment 1 Parcels: 4-5

Property 2 is located where Birch Street turns into Mesa Drive, about a half a mile west of State Route 73, and south of Irvine Avenue. It is bordered on the southeast side by single family residential neighborhood and a business park to the north. OCDA constructed a park on the site in 2008, with landscaped greenery, pathways, and seating areas. The park is used by the surrounding neighborhood, as well as employees from the business park on breaks or at lunch.



Note: Parcel boundaries are closely approximated based on County Assessor maps.

Pursuant to an agreement between OCDA and City of Newport Beach, OCDA paid to acquire the land and construct the park as a public improvement, while the City took on the costs of property maintenance (see Attachment 3). Property 2 is currently a public park, and therefore has a market value of \$0.

Property Management Plan: Property 2 is a Government Use Property. The Successor Agency proposes to transfer the park to the City of Newport Beach for continued government use.



Successor Agency to the Orange County Development Agency
Long-Range Property Management Plan

PROPERTY 3: BIRCH STREET

Address: Birch St, Newport Beach

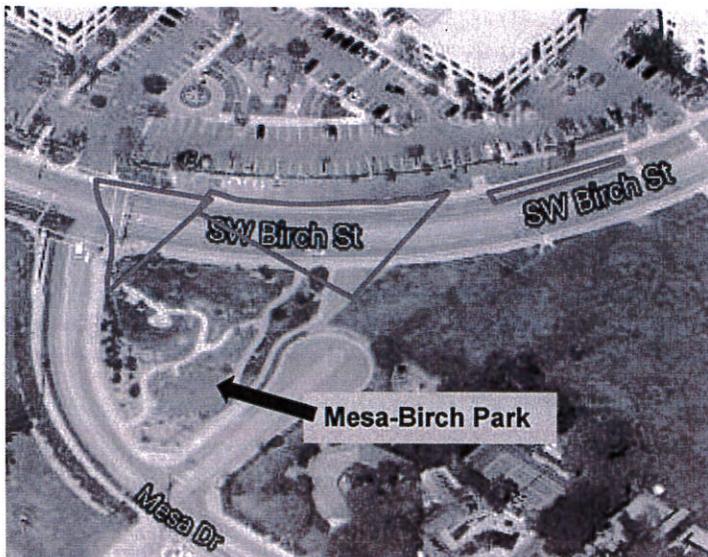
APNs: 439-381-32, 439-381-34, 439-381-36, 439-381-41, 439-381-42, 439-392-29, 439-392-31

Total Property Size: 0.61 acres (non-contiguous)

Attachment 1 Parcels: 6-12

Property 3 was purchased to realign the intersection of SW Birch Street and Mesa Drive, improving access and public safety. Undeveloped when OCDA acquired them, the parcels are now generally a part of Birch Street, though small portions extends into Property 2, the Mesa-Birch Public Park.

Property Management Plan: Property 3 is a government use. As an actively used roadway, the Successor Agency proposes to transfer Property 3 to the City of Newport Beach, which maintains the roadways in the City. The County may seek to adjust any parcel lot lines as necessary to correctly facilitate transfer of the roadway to the City.



Note: Parcel boundaries are closely approximated based on County Assessor maps.

ATTACHMENTS

- 1. Property Inventory Worksheet (DOF Form)**
- 2. Property Appraisal**
- 3. Amendment Number 2 to the OCDA-City of Newport Beach Memorandum of Agreement**

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (G)(2)				HSC 34191.5 (G)(1)(A)				SALE OF PROPERTY			HSC 34191.5 (G)(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	Vacant Lot/Land	Sale of Property	Office uses, in conjunction with neighboring properties, or SFR	11/20/1992	\$253,120	\$145,000	Appraised	8/17/2012	Determined by market; anticipate asking price of appraised value	Following DOF approval of PMP	Future development		
2	Vacant Lot/Land	Sale of Property	Office uses, in conjunction with neighboring properties, or SFR	7/31/1998	\$258,766	\$150,000	Appraised	8/17/2012	Determined by market; anticipate asking price of appraised value	Following DOF approval of PMP	Future development		
3	Vacant Lot/Land	Sale of Property	Office uses, in conjunction with neighboring properties, or SFR	7/11/1991	\$267,154	\$270,000	Appraised	8/17/2012	Determined by market; anticipate asking price of appraised value	Following DOF approval of PMP	Future development		
4	Park	Governmental Use	Park	02/20/1991	\$479,801	-	Market	11/1/2013	N/A	N/A	Public use		
5	Park	Governmental Use	Park	08/16/1993	\$166,367	-	Market	11/1/2013	N/A	N/A	Public use		
6	Roadway/Walkway	Governmental Use	Roadway	07/08/1992	\$103,413	-	Market	11/1/2013	N/A	N/A	Public use		
7	Roadway/Walkway	Governmental Use	Roadway	05/12/1992	\$19,605	-	Market	11/1/2013	N/A	N/A	Public use		
8	Roadway/Walkway	Governmental Use	Roadway	07/09/1991	\$14,511	-	Market	11/1/2013	N/A	N/A	Public use		
9	Roadway/Walkway	Governmental Use	Roadway	12/24/1990	\$399,599	-	Market	11/1/2013	N/A	N/A	Public use		
10	Roadway/Walkway	Governmental Use	Roadway	08/24/1992	\$194,853	-	Market	11/1/2013	N/A	N/A	Public use		
11	Roadway/Walkway	Governmental Use	Roadway	07/31/1989	\$16,051	-	Market	11/1/2013	N/A	N/A	Public use		
12	Roadway/Walkway	Governmental Use	Roadway	05/05/1989	\$142,425	-	Market	11/1/2013	N/A	N/A	Public use		

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Address	APN #	Lot Size (Acres)	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	History of previous development proposals and activity
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)											
HSC 34191.5 (c)(1)(H)											
1	2332 Bristol, Newport Beach, CA 92660	439-021-03	0.16	Professional, Administrative, and Commercial Consolidation	\$145,000	-	N/A	None Known	N/A	N/A	Office building reuse envisioned by Specific Plan
2	2331 Zenith Ave, Newport Beach, CA 92660	439-021-12	0.17	Professional, Administrative, and Commercial Consolidation	\$150,000	-	N/A	None Known	N/A	N/A	Office building reuse envisioned by Specific Plan
3	2301 Zenith Ave, Newport Beach, CA 92660	439-021-13	0.31	Professional, Administrative, and Commercial Consolidation	\$270,000	-	N/A	None Known	N/A	N/A	Office building reuse envisioned by Specific Plan
4	2061 Mesa Dr., Newport Beach, CA 92660	439-381-01	0.33	Business Park	-	-	N/A	None Known	N/A	N/A	None
5	2081 Mesa Dr., Newport Beach, CA 92660	439-381-02	0.46	Business Park	-	-	N/A	None Known	N/A	N/A	None
6	Birch St., Newport Beach, CA 92660	439-381-32	0.07	Business Park	-	-	N/A	None Known	N/A	N/A	None
7	Birch St., Newport Beach, CA 92660	439-381-34	0.02	Business Park	-	-	N/A	None Known	N/A	N/A	None
8	Birch St., Newport Beach, CA 92660	439-381-36	0.01	Business Park	-	-	N/A	None Known	N/A	N/A	None
9	Birch St., Newport Beach, CA 92660	439-381-41	0.23	Business Park	-	-	N/A	None Known	N/A	N/A	None
10	20401 SW Birch St., Newport Beach, CA 92660	439-381-42	0.15	Business Park	-	-	N/A	None Known	N/A	N/A	None
11	Mesa Dr., Newport Beach, CA 92660	439-392-29	0.01	Business Park	-	-	N/A	None Known	N/A	N/A	None
12	Mesa Dr., Newport Beach, CA 92660	439-392-31	0.13	Business Park	-	-	N/A	None Known	N/A	N/A	None