

RESOLUTION NO. OB-0058

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE ORANGE REDEVELOPMENT AGENCY APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN ("LRPMP") PREPARED PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5, DETERMINING THAT APPROVAL OF THE LRPMP IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING CERTAIN RELATED ACTIONS.

WHEREAS, pursuant to Health and Safety Code Section 34175(b) and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.* (53 Cal.4th 231(2011)), on February 1, 2012, all assets and properties of the former Orange Redevelopment Agency (the "Former RDA") transferred to the control of the Successor Agency to the Orange Redevelopment Agency (the "Successor Agency") by operation of law; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must prepare a long range property management plan (the "LRPMP") which addresses the disposition and use of the real properties (and interests in real property) of the Former RDA; and

WHEREAS, the LRPMP must be submitted to the Oversight Board of the Successor Agency (the "Oversight Board") and the 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 Health and Safety Code Section 34179.7; and

WHEREAS, the DOF issued a finding of completion to the Successor Agency on June 12, 2014; and

WHEREAS, the Successor Agency has prepared, and submitted to the Oversight Board, the Successor Agency's LRPMP attached hereto as **Exhibit A**, which addresses the disposition and use of the real properties (and interests in real property) of the Former RDA and includes the information required pursuant to Health and Safety Code Section 34191.5(c);

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE ORANGE REDEVELOPMENT AGENCY, HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

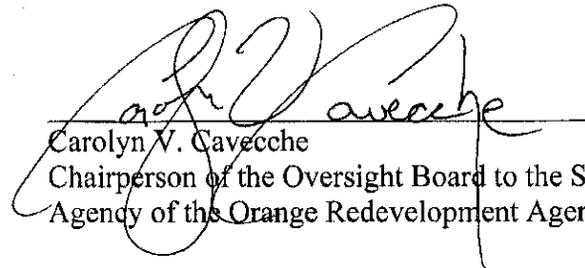
Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Oversight Board hereby approves the LRPMP as presented by the Successor Agency and attached hereto as Exhibit A.

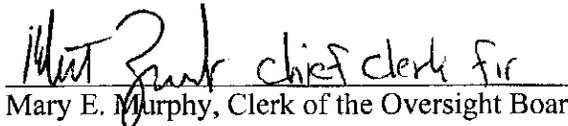
Section 3. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"). Pursuant to the State CEQA Guidelines (14 Cal Code Regs 15000 et seq.) (the "Guidelines"), the Oversight Board has determined that the approval of the LRPMP is not a project pursuant to CEQA and is exempt from CEQA because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (Guidelines Section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that approval of the LRPMP may have a significant effect on the environment, and thus the action is exempt from CEQA (Guidelines Section 15061(b)(3)). Staff of the Successor Agency is hereby directed to prepare and post a notice of exemption pursuant to Guidelines Section 15062.

Section 4. 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.

ADOPTED this 3rd day of December 2014.


Carolyn V. Cavacche
Chairperson of the Oversight Board to the Successor
Agency of the Orange Redevelopment Agency

ATTEST:


Mary E. Murphy, Clerk of the Oversight Board

I hereby certify that the foregoing Resolution was duly adopted by the Oversight Board of the Successor Agency to the Orange Redevelopment Agency, at a regular meeting thereof held on the 3rd day of December, 2014, by the following vote:

AYES:	BOARD MEMBERS:	Remland, Christensen, Davert, Buttress, Cavacche, Schulze
NOES:	BOARD MEMBERS:	None
ABSENT:	BOARD MEMBERS:	None
ABSTAIN:	BOARD MEMBERS:	None

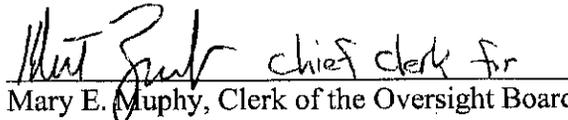

Mary E. Murphy, Clerk of the Oversight Board

EXHIBIT A

LONG RANGE PROPERTY MANAGEMENT PLAN

(see attached)



**Revised
Long-Range Property
Management Plan**

**Successor Agency to the
Orange Redevelopment Agency**

**Approved by the Oversight Board of the Successor Agency
to the Orange Redevelopment Agency**

on

December 3, 2014

By Resolution No. OB-0058

ACKNOWLEDGEMENTS

City of Orange

SUCCESSOR AGENCY TO THE ORANGE REDEVELOPMENT AGENCY

Successor Agency Board Members

Teresa E. Smith, Chair
Mark Murphy, Vice Chair
Fred Whitaker, Board Member
Mike Alvarez, Board Member
Kimberlee Nichols, Board Member

OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE ORANGE REREDEVELOPMENT AGENCY

Oversight Board Members

Teresa E. Smith, Chair
Patricia "Pat" Buttress, Vice Chair
Michael L. Christensen, Board Member
Douglass S. Davert, Board Member
Gary Remland, Board Member
Aaron Schulze, Board Member

Successor Agency Staff

Rick Otto, Executive Director
Wayne Winthers, Successor Agency General Counsel
Will Kolbow, Finance Officer
Lisa L. Kim, Economic Development Manager

Tierra West Advisors, Inc.

Rose Acosta Yonai, Sonia Arteaga Shurlock, Lauren Yonai
Walter Lauderdale, John Yonai

*Successor Agency to the Orange Redevelopment Agency
Long-Range Property Management Plan /2*

December 8, 2015

Mr. Rick Otto, Executive Director
Successor Agency to the Orange Redevelopment Agency
300 E. Chapman Avenue
Orange, CA 92866

Subject: Long-Range Property Management Plan

Dear Mr. Otto:

On June 27, 2012 Assembly Bill 1484 ("AB 1484") was introduced by the California State Legislature and signed into law by the Governor to address issues and ambiguities arising from the implementation of Assembly Bill x1 26 ("ABx1 26"). AB 1484 not only provides clarification but also imposes several new obligations on both Successor Agencies and Oversight Boards.

AB 1484 also added Section 34191.5 to the Health and Safety Code which requires a Successor Agency to prepare a long-range property management plan that identifies all Successor Agency real estate assets along with their proposed disposition strategies. Specifically, AB 1484 requires that the report contain the following information for each parcel:

- A. The date of acquisition of the parcel, the value of the property at the time of acquisition, and an estimate of the current value of the property;
- B. The purpose for which the property was acquired;
- C. Parcel data including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan;
- D. An estimate of the current value of the property (including any appraisal information if available);
- E. An estimate of any lease, rental or other revenue generated by the property along with a description of the contract terms;
- F. A history of any environmental contamination (including designation as a Brownfield site), any related environmental studies, and history of any remedial actions taken;
- G. A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the Successor Agency;
- H. A description of previous development proposals, including rental or lease property.

In addition to the information required by AB 1484, we have included staff's recommendations regarding the disposition of each property.

Sincerely,
TIERRA WEST ADVISORS, INC.

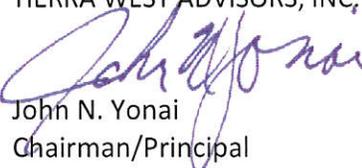

John N. Yonai
Chairman/Principal

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INTRODUCTION

This document constitutes the Long-Range Property Management Plan (“LRPMP”) of the Successor Agency to the Orange Redevelopment Agency (“Former RDA”) and its redevelopment project area(s) (see **Figure 1**), prepared in accordance with Health and Safety Code Section 34191.5.

The Former RDA was dissolved on February 1, 2012 pursuant to ABx1 26 (as amended by AB 1484 and by Assembly Bill 471). The Successor Agency is now responsible for disposition of all real property (collectively, the “Properties,” and individually, a “Property”) in accordance with the procedures and requirements of Redevelopment Dissolution Statutes, with particular reference to Health and Safety Code Section 34191.1, 34191.3, 34191.4(a), and 34191.5. Fourteen (14) parcels of real properties are the subject of and are fully described in this LRPMP. **Figure 2** provides a general location map of the Successor Agency Properties.

The Properties are located within the boundaries of the former Orange Merged and Amended Redevelopment Project Area (“Project Area”) and are subject to the provisions of the Redevelopment Plan for the respective Project Area(s), the City of Orange General Plan, and the City’s zoning and land use regulations, as set forth in City codes and ordinances.

This LRPMP was presented for approval on November 25, 2014, to the Successor Agency. The Successor Agency received the “finding of completion” from the California Department of Finance (“DOF”) on June 12, 2014 (**Appendix A**), pursuant to Health and Safety Code Section 34179.7 that entitles the Successor Agency to submit this LRPMP for approval by the Oversight Board and DOF. At the December 3, 2014 meeting, the LRPMP will be presented to the Oversight Board of the Successor Agency to the Orange Redevelopment Agency (“Oversight Board”) for consideration. Subject to the Successor Agency and Oversight Board approvals, the LRPMP will be transmitted to DOF for review and approval on November 30, 2014.

In accordance with Health and Safety Code Section 34191.5(c), Part I of this LRPMP contains an inventory of specified information related to each of the Properties, and Part II sets forth the proposed plan for disposition each of the Properties. Accompanying this LRPMP is the information checklist required by the DOF (**Appendix B**), and the optional DOF tracking worksheet (attached to the transmittal of this LRPMP to the DOF).

The remaining sections of this LRPMP are organized as follows:

- Background
- Overview of Orange and its Redevelopment History
- Part I: Property Inventory and Use; and
- Part II: Property Disposition

BACKGROUND

On June 27, 2012, the California Legislature passed, and the Governor signed, Assembly Bill 1484 ("AB 1484"). AB 1484 makes several substantive and technical amendments to ABx1 26, the bill enacted in late June 2011 that directed the dissolution of all of California's redevelopment agencies. As a budget "trailer bill," a bill providing appropriations related to the Budget Bill, AB 1484 took immediate effect upon signature by the Governor.

AB 1484 requires those involved in the redevelopment wind-down process to implement significant new statutory mandates already complicated by those mandated in ABx1 26. Although AB 1484 establishes a separate legal status of the Successor Agency, several provisions expose the dissolved RDA's sponsoring community city and/or county ("Sponsoring Community") to potential penalties and liabilities for the actions and inactions of the Successor Agency.

Consistent with State Legislation ABx1 26 (the "Dissolution Act") and AB 1484, the LRPMP sets forth the strategy and process of the Successor Agency to dispose of former Orange Redevelopment Agency real properties within its Community Redevelopment Property Trust Fund (the "Trust"). As part of the redevelopment dissolution process, disposition of the real property are to be handled expeditiously and in a manner aimed to maximize value to the taxing entities, while still advancing the planning objectives for which the properties were originally acquired.

OVERVIEW OF THE CITY OF ORANGE AND ITS REDEVELOPMENT HISTORY

The City of Orange ("City") was incorporated in 1888 and encompasses an area of approximately 34.98 square miles (per City General Plan). According to State Department of Finance estimates, the City has a total of 139,279 residents residing in 45,271 housing units as of January 1, 2014. The Orange Redevelopment Agency was established pursuant to California Community Redevelopment Law and was activated by the City Council on August 11, 1983, by adoption of Ordinance No. 21-83.

The Tustin Street Redevelopment Project Area was originally formed in 1983, and was amended to include additional territory in 1988. The "Tustin Street" portion of the Merged Project Area encompasses approximately 650 acres situated primarily along Tustin Street from Lincoln Avenue on the north to Fairhaven Avenue on the south. Tustin Street is the primary retail commercial corridor in the City, and includes The Village at Orange, several large community shopping centers, several automotive dealerships, and numerous smaller retail establishments.

The Southwest Redevelopment Project Area was originally formed in 1984, and was amended to include additional territory in 1986, 1988 and 1996. The "Southwest" portion of the Merged Project Area encompasses approximately 650 acres of commercial and office properties situated primarily along Chapman Avenue from Shaffer Street on the east to the Orange City limits on the west, and along Main Street from Chapman Avenue on the north to the Orange City limits on the south. The Merged Project Area includes The Outlets at Orange previously The Block at Orange, several high-rise office buildings, the historic Old Towne District, and several institutional uses such as City Hall, the Main Library, Chapman University, UCI Medical Center, St. Joseph Hospital, Children's Hospital of Orange County, and several County facilities.

The Northwest Redevelopment Project Area was originally formed in 1988. The "Northwest" portion of the Merged Project Area encompasses approximately 1,500 acres bounded by Fletcher Avenue on the north, Orangewood Avenue on the south, Glassell/Orange Olive Road on the east, and the Santa Ana River on the west. The majority of properties are zoned and developed for industrial use, although a number of properties are utilized for commercial and office purposes.

The Orange Merged and Amended Redevelopment Project Area ("Merged Project Area") consists of three formerly independent redevelopment project areas and amendments: the Tustin Street Redevelopment Project Area, the Southwest Redevelopment Project Area and the Northwest Redevelopment Project Area that was merged by action of the Orange Redevelopment Agency Board of Directors on November 27, 2001.

PART I: INVENTORY AND PROFILE OF PROPERTIES

This Property Inventory is organized to address the specific LRPMP inventory subsections listed in Health and Safety Code Section 34191.5(c)(1), with each item corresponding to the specific letter of this section of the Health and Safety Code (e.g. item “(A)” provides the required information from HSC Section 34191.5(c)(1) and so forth). As required under Health and Safety Code Section 34191.5(c)(1), the thirteen (13) Properties are further described with the required inventory information below.

Successor Agency Real Properties			
PROPERTY	ADDRESS	ASSESOR PARCEL NO.	USE CATEGORY
1	154 S. Orange Street	390-381-15 390-381-16 390-381-17	Governmental Use
2	193 N. Olive Street	039-174-25 039-174-01	Governmental Use
3	No site address (N. Orange Street between Maple and Chapman Avenues)	039-251-17, 039-251-28	Governmental Use
4	186 N. Atchison Street (A portion of the public right-of-way near the Santa Fe Depot Park)	039-170-02	Governmental Use
5	No site address (SEC of Palm Drive and Palm Avenue)	039-304-02	Governmental Use
6	174 S. Orange Street	390-381-22	Governmental Use
7	170 - 180 S. Water Street	390-452-05	Governmental Use
8	215 - 218 State College Boulevard	232-061-10	Governmental Use
9	307 E. Chapman Avenue	039-253-23	Governmental Use
10	124-142 S. Grand Street	390-382-07	Governmental Use
11	No site address. (Orange Gateway Exchange Property)	231-641-18	Governmental Use
12	123-129 N. Cypress Street	039-172-09 039-172-08	Governmental Use
13	No site address (NWC of Anaheim Way and State College Blvd.)	083-323-51, 083-323-75, 083-323-76, 083-323-77 and 083-323-78	Sale of Property
14	No site address (19,762 square foot remnant parcel)	No APN	Sale of Property

Source: Tierra West Advisors, Inc.

As described, the geographic proximity of the thirteen (13) Properties within the City is depicted in **Figure 2**.

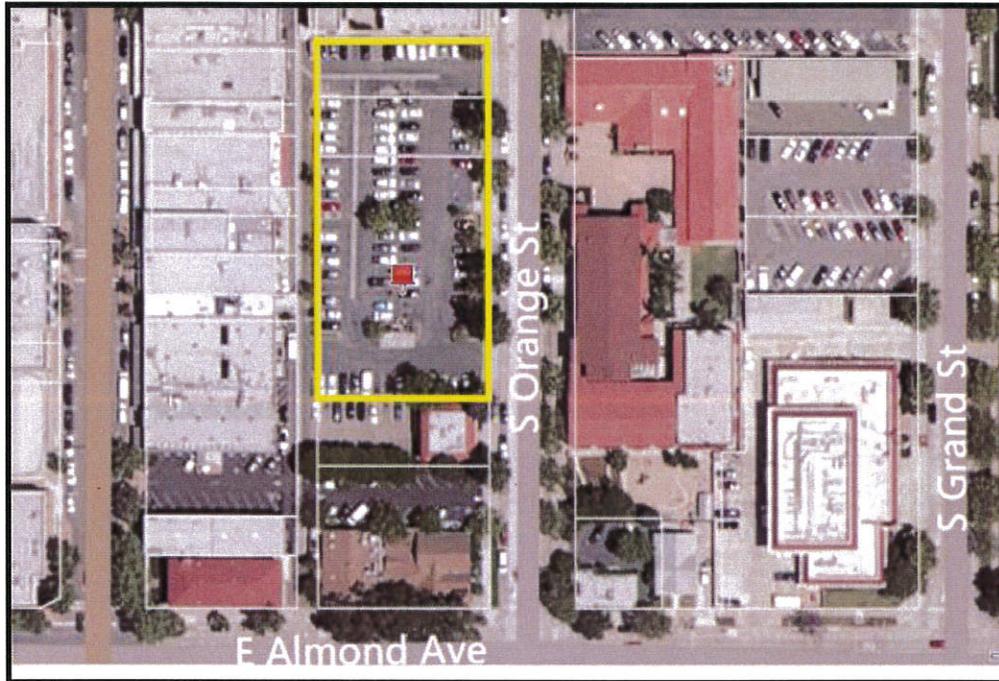
PROFILE OF PROPERTIES

The following is a description of property and environmental setting for each of the fourteen (14) properties transferred from the Former RDA to the Successor Agency that has not previously been approved for transfer from DOF. Each parcel is grouped under one of three categories of permissible use: a) governmental use, b) future development, and c) sale of property. Specifically, pursuant to AB 1484, the report contains the following information for each parcel:

- A. Acquisition Information:** the date of acquisition of the parcel, the value of the property at the time of acquisition, and an estimate of the current value of the property;
- B. Purpose of Acquisition:** the purpose for which the property was acquired;
- C. Parcel Data:** address, lot size, and current zoning in the former agency redevelopment plan or specific, community or general plan;
- D. Current Value:** an estimate of the current value of the property (including any appraisal information if available);
- E. Revenue Generated:** An estimate of any lease, rental or other revenue generated by the property along with a description of the contract terms;
- F. Environmental Contamination or Remediation:** a history of any environmental contamination (including designation as a Brownfield site), any related environmental studies, and history of any remedial actions taken;
- G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives:** a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the Successor Agency;
- H. History of Development Proposals and Activity:** a description of previous development proposals, including rental or lease property.
- I. Use or Disposition of Properties in the Community Redevelopment Property Trust Fund:** a description to include: (i) 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; (ii) 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.

A. GOVERNMENTAL USE PROPERTIES

**Property No. 1 - 154 S. South Orange Street between Chapman Avenue and Almond Avenue
(South Orange Street Public Parking Lot)**



Description of the property and environmental setting:

- A. **Acquisition Information** - Acquired November 17, 2009. The value of the property at that time of purchase was \$1,285,000.
- B. **Purpose of Acquisition** - The property was acquired for governmental use as a municipal parking lot to provide greater flexibility for future redevelopment opportunities in the Old Towne area. Portions of this lot were purchased with parking meter funds, in 1949. Additional property was purchased with parking meter funds, in 1955. The property is currently used and operates as a public parking lot in the historic Old Towne area.
- C. **Parcel Data** – The property address is 154 S. Orange Street, Orange, CA. The site is comprised of four (4) parcels. Assessor parcel numbers include 390-381-15, 390-381-16, and 390-381-17. The lot size totals approximately 33,335 square feet or 0.77 acres. The current zoning designation is Old Town Mixed Use-15.
- D. **Current Value** - Estimate of the current value of the parcel is zero. The site requires ongoing maintenance and upkeep but does not generate revenue. Thus operates at a negative value.
- E. **Revenue Generated by the Property** - There are no lease or parking revenues generated from this site.
- F. **Environmental Contamination or Remediation** - There is no known history of environmental contamination or remediation efforts at this site.
- G. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives** – There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation (both of which were consistent with the City of Orange Comprehensive General Plan)

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through the stimulation of construction, financing of public facilities, elimination of physical and economic blight, elimination of environmental deficiencies, land assembly and reconstruction/rehabilitation efforts.

- H. **History of previous development proposals and activity** - There is no history of previous development proposals or activity for this site other than as a public parking lot.

- I. **Use/Disposition of Property**
The Successor Agency intends to transfer the Property to the City of Orange to be dedicated for governmental use, specifically for continued public parking purposes. This project has been fully described in the Orange Redevelopment Agency Five-Year Implementation Plan to support Public Parking Lot Development in Old Towne. The property was constructed and operated as public parking lot since 1949. The original Southwest Redevelopment Plan and the Orange Merged and Amended Redevelopment Plan further described redevelopment purposes to include funding for various on-site parking improvements, including parking structures.

Property No. 2 – 153 and 193 N. Olive Street between North Olive between Maple and Chapman Avenues (North Olive Public Parking Lot)



Description of the property and environmental setting:

- A. **Acquisition Information** - Acquired July 12, 2010. The value of the property at that time of purchase was \$1,600,000. The purchase price was payable in annual installments over a nine-year period by the Former RDA at an annual interest rate of five percent. The first installment payment in the amount of \$232,369.88 was made on May 1, 2011. Each of the eight (8) subsequent annual installment payments in the amount of \$222,996.52 was scheduled to be made by June 1st and each succeeding June 1st. As part of the Initial Recognized Obligation Payment Schedule (“ROPS”) process for the period January 1 to June 30, 2012, the DOF denied funding of bond proceeds towards the annual installment payments under the executed Promissory Note dated July 1, 2010 for acquisition of the North Olive Public Parking Lot. To date, the full purchase price has not been paid by the Former Agency due to DOF denial of the Purchase and Sale Agreement and Promissory Note as valid enforceable obligations.
- B. **Purpose of Acquisition** - The City of Orange was the owner of the two (2) parcels of real property generally located on the east side of North Olive Street and south of Maple Avenue. To establish and maintain off-street parking facilities within the City of Orange, the parcels are used as parking lots. Portions of this lot were purchased with parking meter funds in 1951. In 1972, the City was granted additional parcels. The property is currently used and operates as a public parking lot in the historic Old Towne area and collectively contains 58 surface parking spaces.
- C. **Parcel Data** –The property addresses are 153 N. Olive St. and 193 N. Olive St., Orange, CA. The property includes parcels 039-174-01 and 039-174-25. Property 153 N. Olive Street or parcel 029-174-01 is approximately 12,495 square feet in size. Property 193 N. Olive Street or parcel 029-174-35 is approximately 15,681 square feet in size. The combined lot size totals 28,176 square feet. Current zoning is Old Town Mixed Use–15 (OTMU - 15).
- D. **Current Value** - Estimate of the current value of the parcel is zero. The site requires ongoing maintenance and upkeep but does not generate revenue and thus operates at a negative value.

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- E. **Revenue Generated by the Property** - There are no lease or parking revenues generated from this site.
- F. **Environmental Contamination or Remediation** - There is no known history of environmental contamination or remediation efforts at this site.
- G. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives** – There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation (both of which were consistent with the City of Orange Comprehensive General Plan) through the stimulation of construction, financing of public facilities, elimination of physical and economic blight, elimination of environmental deficiencies, land assembly and reconstruction/rehabilitation efforts.
- H. **History of previous development proposals and activity** - There is no history of previous development proposals or activity for this site other than as a public parking lot.
- I. **Use/Disposition of Property**
The Successor Agency intends to transfer the Property to the City of Orange to be dedicated for Governmental Use, specifically for continued public parking purposes. This project has been fully described in the Orange Redevelopment Agency Five-Year Implementation Plan to support Public Parking Lot Development in Old Towne. The property was constructed and operated as public parking lot since 1949. The original Southwest Redevelopment Plan and the Orange Merged and Amended Redevelopment Plan further described redevelopment purposes to include funding for various on-site parking improvements, including parking structures.

Property No. 3 – North Orange between Maple and Chapman Avenues (North Orange Public Parking Lot)



Description of the property and environmental setting:

A. **Acquisition Information** - Acquired July 12, 2010. The value of the property at that time of purchase was \$2,140,000. The purchase price was to be payable in annual installments over a nine-year period by the Former RDA at an annual interest rate of five percent. The first installment payment in the amount of \$310,794.75 was made on May 1, 2011. Each of the eight (8) subsequent installment payments in the amount of \$298,257.84 were to be made annually. As part of the Initial ROPS process for the period January 1 to June 30, 2012, the DOF denied funding of bond proceeds towards the annual installment payments for acquisition of the North Orange Street Parking Lot. To date, the full purchase price has not been paid by the Former Agency due to DOF denial of the Purchase and Sale Agreement and Promissory Note as valid enforceable obligations.

B. **Purpose of Acquisition** – The property was acquired to fulfill an enforceable obligation. A grant deed to the City of Orange executed in 1953 requires the site to be used as a parking lot. In 1968, there was an additional acquisition for purpose of establishing a municipality-owned parking lot. Acquisition included the use of parking meter funds as indicated in City Resolution Number 3041.

The property is currently used and operates as a public parking lot in the historic Old Towne area and collectively contains 88 surface parking spaces.

C. **Parcel Data** – There is no official address for the site. The property is comprised of two lots which include assessor's parcel numbers 039-251-17 and 039-251-28. The North Parcel is 8,669 square feet and the South Parcel is 29,938 square feet. Current zoning is Old Town Mixed Use – 15 (OTMU - 15).

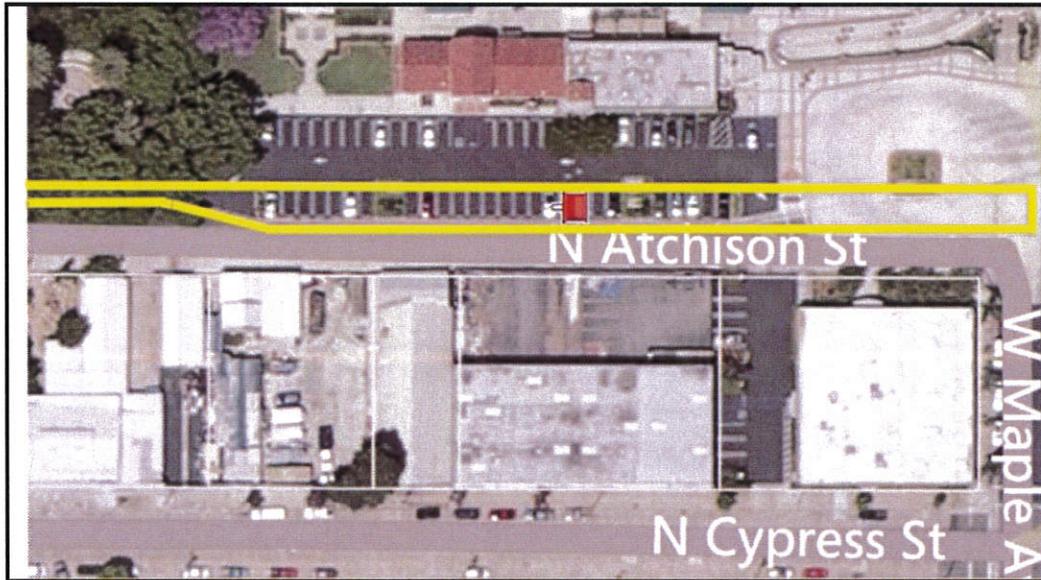
D. **Current Value** - Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.

E. **Revenue Generated by the Property** - There are no lease or parking revenues generated from this site.

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- F. **Environmental Contamination or Remediation** - There is no known history of environmental contamination or remediation efforts at this site.
- G. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives** – There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation (both of which were consistent with the City of Orange Comprehensive General Plan) through the stimulation of construction, financing of public facilities, elimination of physical and economic blight, elimination of environmental deficiencies, land assembly and reconstruction/rehabilitation efforts.
- H. **History of previous development proposals and activity** - There is no history of previous development proposals or activity for this site other than as a public parking lot.
- I. **Use/Disposition of Property**
The Successor Agency intends to transfer the Property to the City of Orange to be dedicated for governmental use, specifically for continued public parking purposes. This project has been fully described in the Orange Redevelopment Agency Five-Year Implementation Plan to support Public Parking Lot Development in Old Towne. The property was constructed and operated as public parking lot since 1949. The original Southwest Redevelopment Plan and the Orange Merged and Amended Redevelopment Plan further described redevelopment purposes to include funding for various on-site parking improvements, including parking structures.

Property No. 4 - 186 N. Atchison Street. Portion of Atchison Street between Chapman Ave. & Maple Ave. (A portion of the public parking lot at historic Santa Fe Depot Park and the Orange Transportation Center)



Description of the property and environmental setting:

- A. **Acquisition Information** – Acquired February 19, 2008. The value of the property at the time of transfer was zero.
- B. **Purpose of Acquisition** – The property was acquired for governmental use which included a portion of the public parking lot and a small sliver of grassy area that serves the historic Santa Fe Depot Park and the Orange Transportation Center. The site is currently used for as public parking and a portion of the Atchison Street right-of-way.
- C. **Parcel data** – The property address is part of 186 N. Atchison Street, Orange, CA 92866. The parcel is approximately 12,224 Sq. Ft. generally located along the west side of Atchison Street just north of W. Chapman Avenue. The current zoning is Recreation Open Space/Old Towne Mixed Use-15 Specific Plan (OTMU-15-SP).
- D. **Current Value** – Estimate of the current value of the parcel is zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
- E. **Revenue Generated by the Property** – There are no lease or parking revenues generated from this site.
- F. **Environmental Contamination or Remediation** – There is no known history of environmental contamination or remediation efforts at this site.
- G. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives** – The property is part of the Orange Transportation Center which provides Metrolink and OCTA Bus Station services. The site meets the goals and objectives of the former redevelopment plan including the Five-Year Implementation Plan (both of which were consistent with the City of Orange Comprehensive General Plan) through the stimulation of construction, financing of public facilities,

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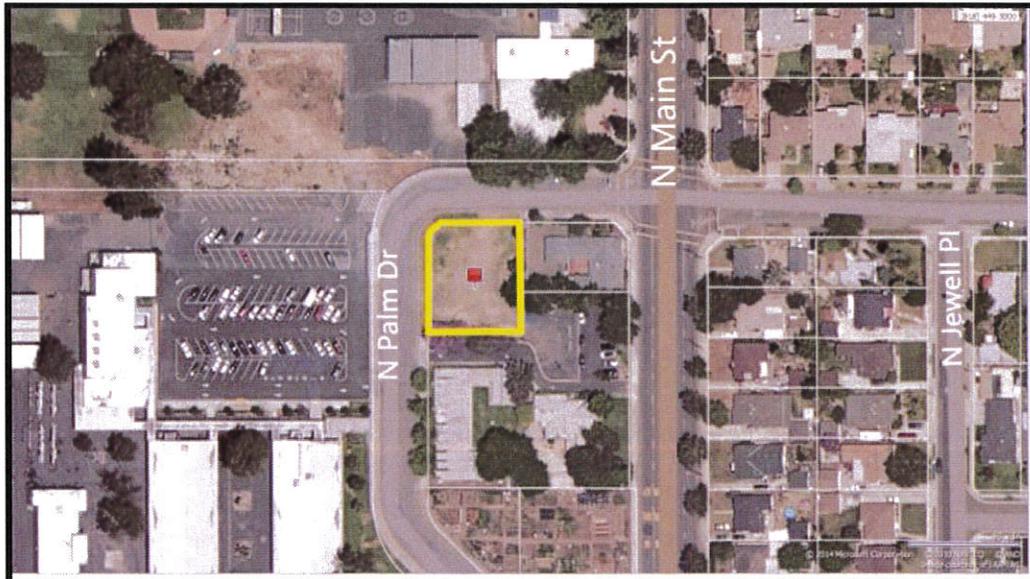
elimination of physical and economic blight, elimination of environmental deficiencies, land assembly and reconstruction/rehabilitation efforts.

- H. **History of previous development proposals and activity** – There is no history of previous development proposals or activity for this site other than as a parking lot for a historic park/public use facility.

I. **Use/Disposition of Property**

The Successor Agency intends to transfer the Property to the City of Orange to be dedicated for governmental use, specifically for continued public parking purposes. This project has been fully described in the Orange Redevelopment Agency Five-Year Implementation Plan to support Public Parking Lot Development in Old Towne. The property was constructed and operated as public parking lot since 1949. The original Southwest Redevelopment Plan and the Orange Merged and Amended Redevelopment Plan further described redevelopment purposes to include funding for various on-site parking improvements, including parking structures.

Property No. 5 – No site address. Southeast corner of Palm Drive and Palm Avenue



Description of the property and environmental setting:

- A. **Acquisition Information** - Acquired in December of 1988. The site, one of two lots also referred to as Portola lots in the Vesting Deed. The value of the property at that time of acquisition was \$97,480.
- B. **Purpose of Acquisition** – The property was acquired for governmental use as a future water well site and street widening project location. The site is anticipated to alleviate certain environmental deficiencies and to serve as a location for the development of public services and public facilities. For the future Main Street widening project, the site must remain free of all permanent and temporary structures.
- C. **Parcel data** – There is no official property address, however, the assessor’s parcel number is 039-304-02. The lot size is 12,023 or 0.28 acres. The current zoning is Public Institution (PI).
- D. **Current Value** - Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
- E. **Revenue Generated by the Property** – There are no lease revenues generated from this site.
- F. **Environmental Contamination or Remediation** - There is no known history of environmental contamination or remediation efforts at this site.
- G. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives** – There is no potential for transit-oriented development identified in relationship to this site. A portion of the site is needed for a street widening project. The site does meet the goals and objectives of the former redevelopment plan including the Five-Year Implementation Plan (both of which are consistent with the City of Orange Comprehensive General Plan), through the stimulation of construction, financing of public facilities, elimination of physical and economic blight, elimination of environmental deficiencies, land assembly and reconstruction/rehabilitation efforts.

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H. **History of previous development proposals and activity** – There is no history of previous development proposals or activity for this site other than as a future water well site and using an undetermined portion of the site for eventual street widening purposes.

I. **Use/Disposition of Property**

The Successor Agency intends to transfer the Property to the City of Orange to be dedicated for Governmental Use, specifically for future development of public water facilities and fire facilities. This project has been fully described in the Orange Redevelopment Agency Five-Year Implementation Plan to support Roadway and Infrastructure Improvement Program. The property is vacant and was acquired for the redevelopment purposes to provide for future public improvements. The Orange Merged and Amended Redevelopment Plan further described redevelopment purposes for proposed public infrastructure projects to include certain public and water improvements.

Property No. 6 – 174 S. Orange Street between Almond Ave. and Chapman Ave.



Description of the property and environmental setting:

- A. **Acquisition Information** - Acquired April 4, 1990. The value of the property at the time of purchase was \$295,000.
- B. **Purpose of Acquisition** - The property was acquired for future redevelopment purposes. The existing commercial office building site that has been identified for future community facilities including future public parking facilities.
- C. **Parcel data** – The official property address is 174 S. Orange Street, Orange, California. The lot size is 6,600 square feet and contains a two-story office building. The current zoning is Old Town Mixed Use-15 (OTMU-15-SP).
- D. **Current Value** - Estimate of the current value of the parcel is \$231,000.
- E. **Revenue Generated by the Property** - There is a short-term lease with Architects Orange approved by DOF on May 23, 2014. The monthly lease rent is \$5,954 and the lease rent is reported on the Cash Balance Form during each ROPS period.
- F. **Environmental Contamination or Remediation** - There is no known history of environmental contamination or remediation efforts at this site.
- G. **Description of the property's potential for transit-oriented development and meeting the advancement of the planning objectives** – There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation (both of which were consistent with the City of Orange Comprehensive General Plan) through the stimulation of construction, financing of public facilities, elimination of physical and economic blight, elimination of environmental deficiencies, land assembly and reconstruction/rehabilitation efforts.
- H. **History of previous development proposals and activity** – There is no history of previous development proposals or activity for this site other than for a new senior center and parking structure.

I. ***Use/Disposition of Property***

The Successor Agency intends to transfer the Property to the City of Orange to be dedicated for Governmental Use, specifically for future public parking purposes. This project has been fully described in the Orange Redevelopment Agency Five-Year Implementation Plan to support Public Parking Lot Development in Old Towne. Upon funding availability, the property would be demolished to develop future public parking facilities. The original Southwest Redevelopment Plan and the Orange Merged and Amended Redevelopment Plan further described redevelopment purposes to include funding for various on-site parking improvements, including parking structures.

On May 23, 2014, DOF approved the Oversight Board Resolution No. 0053 providing for a short-term lease of an office building located at 174 S, Orange Street. Upon approval of the LRPMP by the DOF, the Successor Agency shall terminate the lease and notify the tenant to vacate the Lease Premises within one-hundred twenty (120) days from the approval date of the LRPMP by DOF.

Property No. 7 – 170 - 180 S. Water Street located between Almond Ave. & Chapman Ave.



Description of the property and environmental setting:

- A. **Acquisition Information** - Acquired August 7, 2003. The value of the property at that time of purchase was \$1,815,818. Northwest Taxable Bonds were the source of funds used for acquisition.
- B. **Purpose of Acquisition** - The property was acquired for governmental use as a future water well site and the new fire headquarter facility. The site is anticipated to alleviate certain environmental deficiencies and to serve as a location for the development of public services and public facilities.
- C. **Parcel data** – The site address 170-180 S. Water Street, Orange, CA. The assessor’s parcel number is 390-452-05. The lot size is 87,120 square feet or two acres. The current zoning is Residential-1-6 (Residential Single Family).
- D. **Current Value** - Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
- E. **Revenue Generated by the Property** - There are no lease revenues generated from this site.
- F. **Environmental Contamination or Remediation** - There is no known history of environmental contamination or remediation efforts at this site.
- G. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives** – There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the Five-Year Implementation Plan (both of which were consistent with the City of Orange Comprehensive General Plan) through the stimulation of construction, financing of public facilities, elimination of physical and economic blight, elimination of environmental deficiencies, land assembly and reconstruction/rehabilitation efforts.

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H. **History of previous development proposals and activity** - There is no history of previous development proposals or activity for this site other than as a future water well site and using an undetermined portion of the site for a future fire headquarters.

I. **Use/Disposition of Property**

The Successor Agency intends to transfer the Property to the City of Orange to be dedicated for Governmental Use, specifically for future development of public water facilities and fire facilities. This project has been fully described in the Orange Redevelopment Agency Five-Year Implementation Plan to support Roadway and Infrastructure Improvement Program. The property is vacant and was acquired for the redevelopment purposes to provide for future public improvements. The Orange Merged and Amended Redevelopment Plan further described redevelopment purposes for proposed public infrastructure projects to include certain water improvements and future fire headquarter facilities.

Property No. 8 – 215 - 218 State College Blvd.



Description of the property and environmental setting:

- A. **Acquisition Information** - Acquired January 19, 2005. The value of the property at the time of purchase was \$564,000.
- B. **Purpose of Acquisition** - The property was acquired for governmental use as future water facilities to support the Uptown Orange area. The site is anticipated to alleviate certain environmental deficiencies and to serve as a location for the development of public services and public facilities.
- C. **Parcel data** – The property address is 215-218 State College Boulevard, Orange, CA. The assessor’s parcel number is 232-061-10. The lot size is 108,900 square feet or 2.5 acres. The site’s current zoning is Urban Mixed-Use.
- D. **Current Value** - Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
- E. **Revenue Generated by the Property** - There are no lease revenues generated from this site.
- F. **Environmental Contamination or Remediation** - There is no known history of environmental contamination or remediation efforts at this site.
- G. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives** – There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation (both of which were consistent with the City of Orange Comprehensive General Plan)

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through the stimulation of construction, financing of public facilities, elimination of physical and economic blight, elimination of environmental deficiencies, land assembly and reconstruction/rehabilitation efforts.

- H. **History of previous development proposals and activity** - There is no history of previous development proposals or activity for this site other than as a future water facility site.

- I. **Use/Disposition of Property**

The Successor Agency intends to transfer the Property to the City of Orange to be dedicated for Governmental Use, specifically for future development of public water facilities. This project has been fully described in the Orange Redevelopment Agency Five-Year Implementation Plan to support Roadway and Infrastructure Improvement Program. The property is vacant and was acquired for the redevelopment purposes to provide for future public improvements. The Orange Merged and Amended Redevelopment Plan further described redevelopment purposes for proposed public infrastructure projects to include certain water improvements.

Property No. 9 – 307 E. Chapman Avenue located at the northeast corner of E. Chapman Ave. & Grand St.



Description of the property and environmental setting:

- A. **Acquisition Information** - Acquired October 24, 2006. The value of the property at the time of purchase was \$2,400,000.
- B. **Purpose of Acquisition** – The property was acquired for governmental use as part of long-range planning for future Civic Center and library uses. There is a historic mansion and carriage house that are contributing structures to the Old Towne Historic District. The existing structure is currently used as an office building. Based upon the Five-Year Implementation Plan, the property is one of five future community facilities sites within the Orange Civic Center. The site is anticipated to alleviate certain environmental deficiencies and to serve as a location for the development of public services and public facilities.
- C. **Parcel data** – The property address is 307 E. Chapman Avenue, Orange, CA. The assessor's parcel number is 039-253-23. The lot size is 18,261 square feet or 0.42 acres and currently houses a single 7,500 square foot office building. Current zoning is designated as Old Town Mixed Use-15.
- D. **Current Value** - Estimate of the current value of the parcel is Zero.
- E. **Revenue Generated by the Property** - Annual lease revenue generated from this site is approximately \$90,000. The annual property maintenance is listed as Item 110 in ROPS 14-15B. The lease revenue is reported on the Cash Balance Form every six months as part of the ROPS process.
- F. **Environmental Contamination or Remediation** - There is no known history of environmental contamination or remediation efforts at this site.
- G. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives** – There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the Five-

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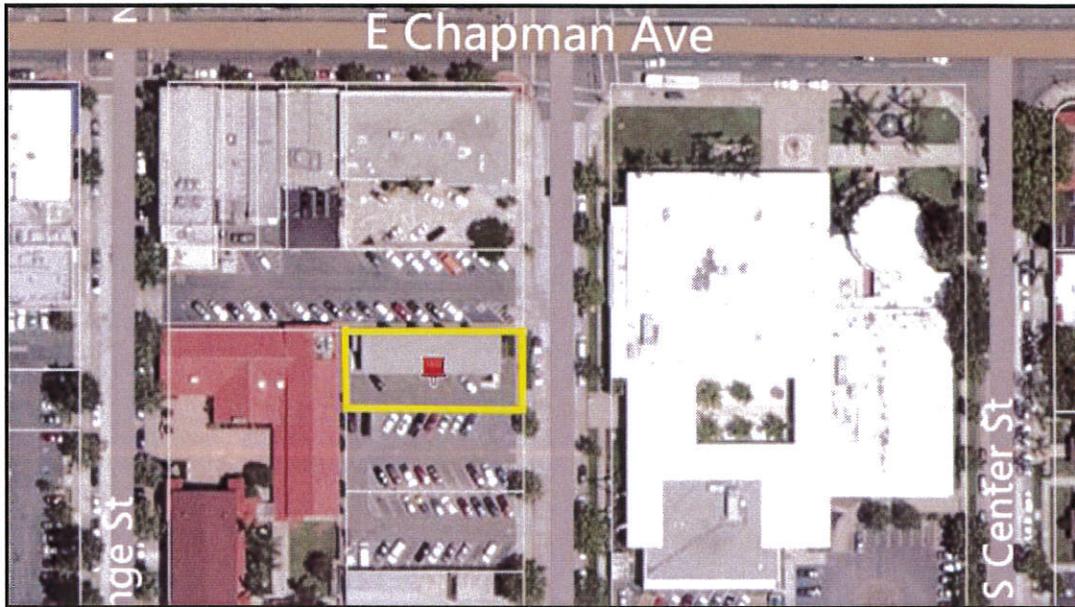
Year Implementation Plan (both of which were consistent with the City of Orange Comprehensive General Plan) through the stimulation of construction, financing of public facilities, elimination of physical and economic blight, elimination of environmental deficiencies, land assembly and reconstruction/rehabilitation efforts.

H. **History of previous development proposals and activity** - There is no history of previous development proposals or activity for this site other than as a part of long-range planning for future Civic Center expansion to the main Library.

I. **Use/Disposition of Property**

The Successor Agency intends to transfer the Property to the City of Orange to be dedicated for Governmental Use, specifically for future development of civic center facilities including future library facilities. This project has been fully described in the Orange Redevelopment Agency Five-Year Implementation Plan to support Roadway and Infrastructure Improvement Program. The property is vacant and was acquired for redevelopment purposes to provide for future public improvements. The Orange Merged and Amended Redevelopment Plan further described redevelopment purposes for proposed public infrastructure projects to include future civic center expansion and future library facilities.

Property No. 10 – 124-142 S. Grand Street between Almond Ave. and Chapman Ave.



Description of the property and environmental setting:

- A. **Acquisition Information** - Acquired September 10, 2007. The value of the property at the time of purchase was \$1,460,000.
- B. **Purpose of Acquisition** - The property was acquired for governmental use as a site for future civic center expansion. The property was purchased to alleviate certain environmental deficiencies, and to develop public services and facilities. The acquisitions would allow for greater flexibility in planning for future land uses in and around Civic Center area. The site is improved with a two-story ten-unit apartment complex originally constructed in 1958. This acquisition resulted in the City owning the entire west side of Grand Street between Chapman and Almond Avenues, near the Civic Center areas.
- C. **Parcel data** – The property address is 124-142 S. Grand Street, Orange, CA. The assessor’s parcel number is 390-382-07. The lot size is 7,841 square feet or 0.18 acres. The current zoning designation is Office Professional (OP).
- D. **Current Value** - Estimate of the current value of the parcel is Zero. The site requires monthly maintenance.
- E. **Revenue Generated by the Property** – Annual lease revenues generated from this site is approximately \$70,000. The lease revenue is report on the Cash Balance Form every six months as part of the ROPS process.
- F. **Environmental Contamination or Remediation** - A Phase I Environmental Assessment was to be completed by Converse Consultants before escrow closing in 2007. No additional information was identified.
- G. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives** – There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation (both of which were consistent with the City of Orange Comprehensive General Plan)

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through the stimulation of construction, financing of public facilities, elimination of physical and economic blight, elimination of environmental deficiencies, land assembly and reconstruction/rehabilitation efforts.

- H. **History of previous development proposals and activity** - There is no history of previous development proposals or activity for this site other than as a site for future civic center expansion.

I. **Use/Disposition of Property**

The Successor Agency intends to transfer the Property to the City of Orange to be dedicated for Governmental Use, specifically for future public parking and future civic center purposes. This project has been fully described in the Orange Redevelopment Agency Five-Year Implementation Plan to support Public Parking Lot Development in Old Towne. Upon funding availability, the property would be developed to support future civic center expansion and future public parking facilities. The original Southwest Redevelopment Plan and the Orange Merged and Amended Redevelopment Plan further described redevelopment purposes to include funding for various on-site parking improvements, including parking structures and future civic center expansion.

Property No. 11 – Orange Gateway Exchange Property for a future water well site



Description of the property and environmental setting:

- A. **Acquisition Information** - Acquired February 12, 2010. The value of the property at that time of purchase was \$138,000 in exchange for the two (2) former City of Orange Redevelopment Agency parcels and \$110,000 for the Owner Participant's Parcel.
- B. **Purpose of Acquisition** - The property was acquired for governmental use as a future well site. In 2009, ATC Development consolidated its remnant parcel with two of the Agency's parcels. The combined properties have since been developed as the Orange Gateway retail center. ATC Development conveyed a 7,317 parcel to the Agency for a future water facility site.
- C. **Parcel Data** – There is no official address. The assessor's parcel number is 231-641-18. The lot size of the future well site is 7,317 square feet or 0.17 acres and is one (1) of three (3) parcels. The three (3) parcels combined total 80,256 square feet or 1.84 acres. The current zoning designation is commercial.
- D. **Current Value** - Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
- E. **Revenue Generated by the Property** - There are no lease revenues generated from this site.
- F. **Environmental Contamination or Remediation** - There is no known history of environmental contamination or remediation efforts at this site.
- G. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives** – There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation (both of which were consistent with the City of Orange Comprehensive General Plan)

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through the stimulation of construction, financing of public facilities, elimination of physical and economic blight, elimination of environmental deficiencies, land assembly and reconstruction/rehabilitation efforts.

- H. **History of previous development proposals and activity** - There is no history of previous development proposals or activity for this site other than as a future well site.

I. **Use/Disposition of Property**

The Successor Agency intends to transfer the Property to the City of Orange to be dedicated for Governmental Use, specifically for future development of public water facilities. This project has been fully described in the Orange Redevelopment Agency Five-Year Implementation Plan to support Roadway and Infrastructure Improvement Program. The property is vacant and was acquired for the redevelopment purposes to provide for future public improvements. The Orange Merged and Amended Redevelopment Plan further described redevelopment purposes for proposed public infrastructure projects to include certain water improvements.

Property No. 12 – 123-129 N. Cypress Street



Description of the property and environmental setting:

- A. **Acquisition Information** - Acquired April 21, 2010. The value of the property at that time of purchase was \$1,100,000.
- B. **Purpose of Acquisition** - The site was acquired with the intent to provide additional public parking and the establishment of a public pedestrian paseo to connect the Orange Transportation Center to the historic downtown plaza. Any remnant portion of the property not needed to public pedestrian paseo or future public parking would be sold for private party ownership and future development associated with the proposed Metrolink Parking Structure.
- C. **Parcel Data** – The official address is 123-129 N. Cypress Street. The lot size totals 14,520 square feet. Current zoning is Old Town Mixed Use – 15 (OTMU - 15).
- D. **Current Value** - The estimated current value of the parcel is \$508,200.
- E. **Revenue Generated by the Property** - On January 24, 2014, DOF approved the Oversight Board action related to Resolution No. 0047 approving the short-term lease with CCBC, LLC Chapman Crafted Beer Co. The lease payment of \$5,670 monthly commenced 90-days following effective date or April 24, 2014.
- F. **Environmental Contamination or Remediation** - Based on the prior historical uses of automotive repair and paint, staff hired Converse Consultants to conduct an extensive study of environmental conditions. Results were expected by late Feb. 2011. No additional information was identified.
- G. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives** – There is potential for transit-oriented development as this Property has been

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identified in the Santa Fe Depot Specific Plan to encourage transit-oriented development to link the historic Old Towne Plaza to the Orange Transportation Center. Transit-oriented development includes the future establishment of a connection of pedestrian activity to and from the Orange Transportation Center. The Former RDA funded the Santa Fe Depot Specific Plan Update that was adopted in September 2012. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation (both of which were consistent with the City of Orange Comprehensive General Plan) through the stimulation of construction, financing of public facilities, elimination of physical and economic blight, elimination of environmental deficiencies, land assembly and reconstruction/rehabilitation efforts.

H. **History of previous development proposals and activity** - There is no history of previous development proposals or activity for this site.

I. **Use/Disposition of Property**

The Successor Agency intends to transfer the Property to the City of Orange to support the expansion of the Metrolink Station at the Orange Transportation Center through the establishment of a public pedestrian paseo. This project has been fully described in the Orange Redevelopment Agency Five-Year Implementation Plan to establish a linkage from the historic Old Towne Plaza to the Santa Fe Depot Area. The property is currently occupied by Chapman Crafted Beer Company under a short-term lease.

The establishment of the public pedestrian paseo is the intended future use of this property. The City plans to reserve up to a 10 foot pedestrian easement on the south side of the property to be reserved for governmental use. The remnant parcel after the establishment of the public pedestrian paseo, the proposed disposition of the remnant Property will occur pursuant to a negotiated sale to a private party at an amount equal to the fair market determined by an independent appraisal. All property sale proceeds will be transmitted to the Orange County Auditor-Controller for distribution to taxing entities.

In the event the sale of property does not proceed with the private party, this property shall transfer to the City for future redevelopment purposes and the City shall negotiate and enter into a Compensation Agreement with local taxing entities, as applicable.

B. FOR SALE PROPERTIES

Property No. 13 – No site address. Northwest corner of State College Blvd and Anaheim Way



Description of the property and environmental setting:

- A. **Acquisition Information** – Acquired December 16, 2008. The value of the property at that time of acquisition was \$1,175,000.
- B. **Purpose of Acquisition** – The site was acquired with the intent to sell for private party ownership and future development.
- C. **Parcel Data** – There is no official address. The site is comprised of five (5) remnant parcels. Assessor's parcel numbers include 083-323-51, 083-323-75, 083-323-76, 083-323-77 and 083-323-78. The lot size is 29,380 square feet or 0.67 acres. The current zoning designation is Urban Mixed Use (UMU).
- D. **Current Value** - Estimate of the current value of this parcel is \$440,000.
- E. **Revenue Generated by the Property** – There are no lease revenues generated from this site. Proceeds from the sale are to be disbursed to taxing entities.
- F. **Environmental Contamination or Remediation** - There is no known history of environmental contamination or remediation efforts at this site.
- G. **Description of the property's potential for transit-oriented development none and the advancement of the planning objectives** – There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation (both of which were consistent with the City of Orange Comprehensive General Plan) through expanding the commercial and industrial base, improving public infrastructure, improving adequate sized parcels and expanding the employment base.

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H. **History of previous development proposals and activity** - There is no history of previous development proposals or activity for this site other than as future office development or parking facilities.

I. **Use/Disposition of Property**

The Successor Agency shall dispose of this property to the Regents of the University of California. This project has been fully described in the Orange Redevelopment Agency Five-Year Implementation Plan to promote commercial and office development in the Uptown Area. A Purchase and Sale Agreement has been negotiated with the Regents of the University of California to acquire the 0.675 acre remnant parcel at its fair market value in the amount of \$440,000 for site consolidation purposes. All property sale proceeds will be transmitted to the Orange County Auditor-Controller for distribution to the taxing entities.

In the event the sale of property does not proceed with the Regent of the University of California, this property shall transfer to the City for future redevelopment purposes and the City shall negotiate and enter into a Compensation Agreement with local taxing entities, as applicable.

Property No. 14 – No site address. 19,672 square foot remnant parcel



Description of the property and environmental setting:

- A. **Acquisition Information** – Acquired March 4, 2008. The value of the property at that time of acquisition was \$708,000.
- B. **Purpose of Acquisition** – The site was acquired with the intent to sell for private party ownership and future development.
- C. **Parcel Data** – There is no official address. The site is comprised of one remnant parcel. The lot size is 19,762 square feet. The current zoning designation is Urban Mixed Use (UMU). This property has no APN as it was previously associated with a public roadway.
- D. **Current Value** - Estimate of the current value of this parcel is \$154,400.
- E. **Revenue Generated by the Property** – There are no lease revenues generated from this site. Proceeds from the sale have been disbursed to taxing entities.
- F. **Environmental Contamination or Remediation** - There is no known history of environmental contamination or remediation efforts at this site.
- G. **Description of the property's potential for transit-oriented development none and the advancement of the planning objectives** – There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation (both of which were consistent with the City of Orange Comprehensive General

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Plan) through expanding the commercial and industrial base, improving public infrastructure, improving adequate sized parcels and expanding the employment base.

- H. **History of previous development proposals and activity** - There is no history of previous development proposals or activity for this site facilities.

I. **Use/Disposition of Property**

The Successor Agency disposed of the property under AB x1 26 to F.H.A. "LP", a California limited partnership (dba Ayres Hotel). This project has been fully described in the Orange Redevelopment Agency Five-Year Implementation Plan to promote commercial and office development in the Uptown Area. A Disposition and Development Agreement was negotiated with F.H.A., L.P. to acquire the 19,672 square foot remnant parcel at its fair market value in the amount of \$154,400 for site consolidation purposes. On March 22, 2012, a copy of the Oversight Board Agenda, preliminary action minutes and OB Staff Report No. 4.6 related to the approval of a Disposition and Development F.H.A., L.P was transmitted to the State Department of Finance. A Joint Public Hearing was scheduled on May 8, 2012 for the City of Orange and Successor Agency to approve of a Disposition and Development F.H.A., L.P.

Escrow closed on June 13, 2012. All property sale proceeds have been transmitted to the Orange County Auditor-Controller for distribution to the taxing entities. The sale proceeds have been documented in the Other Funds Due Diligence Review.

PART II: PROPERTY DISPOSITION AND USE

This Part of the LRPMP sets forth the planned use or disposition of each of the thirteen (13) Properties in the manner described in Health and Safety Code Section 34191.5(c)(2).

Assets and Property Subject to Disposition by the Successor Agency

The Dissolution Act generally requires the Successor Agency to dispose of assets and property of the former redevelopment agency for either: 1) limited public uses, or 2) for disposition into the private market. Disposition is to occur expeditiously with the intent of maximizing value and the distribution of proceeds are ultimately made available to the affected taxing entities.

AB 1484 amended the definition of assets and deletes the provision that assets and property subject to disposition are those that were funded with tax increment revenues of the former redevelopment agency. Thus, assets and property are subject to disposition whether or not the redevelopment agency used tax increment revenues to acquire the property or finance the asset.

Disposition Process Background

AB 1484 provides certain flexibility and local benefits in connection with property disposition for a Successor Agency that received a Finding of Completion ("FOC"). Within six (6) months following receipt of an FOC, the Successor Agency must prepare a LRPMP for approval by the Oversight Board and DOF. The approved LRPMP governs disposition and use of real property assets of the former redevelopment agency. Approval of the LRPMP by DOF must be completed no later than January 1, 2016 pursuant to Assembly Bill 1963.

Subject to DOF approvals of an FOC and LRPMP, the Successor Agency must transfer all real property, interests in real property and physical assets (other than those that may be the subject of an existing enforceable obligation or property deemed to be housing assets or assets that were constructed and used for a governmental purpose) to the Community Redevelopment Property Trust Fund (the "Trust Fund"). The Trust Fund is to be administered by the Successor Agency according to its long-range property management plan and the Trust Fund serves as the repository for all properties and property interests covered by the plan.

Establishing the Value of Properties to be Retained by the City

The Dissolution Act provides that if a city wishes to retain any property for future redevelopment activities, funded from its own funds and under its own auspices, it must reach a compensation agreement with the other taxing entities for the value of the retained property. AB 1484 amends The Dissolution Act to provide that if no other agreement is reached on the valuation of the retained property, the value will be the fair market value as of the 2011 property tax lien date as determined by an independent appraiser approved by the Oversight Board (instead of the county assessor establishing the value).

Governmentally Used Properties

The Dissolution Act provides that the Oversight Board may direct the Successor Agency to transfer to the appropriate public jurisdiction ownership of assets that were constructed and used for a governmental purpose to include: police stations, libraries, and local agency administrative buildings. Any compensation to be provided to the Successor Agency for the transfer of the asset shall be governed by the agreements relating to the construction or use of that asset. Asset disposition may be accomplished by a distribution of income to taxing entities proportionate to their property tax share from properties that are transferred to a public or private agency for management pursuant to the direction of the Oversight Board.

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Summary of Orange Property Disposition and Uses under the LRPMP

As required by Health and Safety Code Section 34191.5(c)(2), the LRPMP identifies that:

- (1) Twelve (12) of the Properties are dedicated for governmental use purposes. These are Property Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12.
- (2) There are no properties for future development.
- (3) There are no properties identified to fulfill enforceable obligations.
- (4) Two properties are designated for disposition identified as Property No. 13 and 14.

Remaining Successor Agency Real Properties			
PROPERTY	ADDRESS	ASSESSOR PARCEL NO.	PROPERTY USE AND DISPOSITION
1	154 S. Orange St.	390-381-15, 390-381-16, & 390-381-17	Governmental Use Upon approval of LRPMP, transfer property to the City of Orange
2	193. N. Olive St.	039-174-25 039-174-01	Governmental Use Upon approval of LRPMP, transfer property to the City of Orange
3	No site address (North Orange St. between Maple and Chapman Aves.)	039-251-17 039-251-28	Governmental Use Upon approval of LRPMP, transfer property to the City of Orange
4	A portion of the Santa Fe Depot Public Parking Lot 186 N. Atchison St.	039-170-02	Governmental Use Upon approval of LRPMP, transfer property to the City of Orange
5	No site address (SEC of Palm Drive and Palm Ave.)	039-304-02	Governmental Use Upon approval of LRPMP, transfer property to the City of Orange
6	174 S. Orange St.	390-381-22	Governmental Use Upon approval of LRPMP, transfer property to the City of Orange
7	170 - 180 S. Water St.	390-452-05	Governmental Use Upon approval of LRPMP, transfer property to the City of Orange
8	215 - 218 State College Blvd.	232-061-10	Governmental Use Upon approval of LRPMP, transfer property to the City of Orange
9	307 E. Chapman Ave.	039-253-23	Governmental Use Upon approval of LRPMP, transfer property to the City of Orange
10	124-142 S. Grand St.	390-382-07	Governmental Use Upon approval of LRPMP, transfer property to the City of Orange
11	No site address. (Orange Gateway Exchange Property)	231-641-18	Governmental Use Upon approval of LRPMP, transfer property to the City of Orange
12	123-129 N. Cypress St.	039-172-09 039-172-08	Governmental Use Upon approval of LRPMP, transfer property to the City of Orange
13	No site address (NWC Anaheim Way and State College Blvd.)	083-323-51, 083-323-75, 083-323-76, 083-323-77 and 083-323-78	Negotiated Sale. All proceeds to be transmitted to the Orange County Auditor-Controller.
14	No site address	No APN	Negotiation Sale. All proceeds transmitted to the Orange County Auditor-Controller.

Source: Tierra West Advisors, Inc.



Appendix A
DOF Finding of Completion Letter for the Successor Agency dated June 12, 2014.

*Successor Agency to the Orange Redevelopment Agency
Long-Range Property Management Plan /42*



DEPARTMENT OF
FINANCE

EDMUND G. BROWN JR. • GOVERNOR

915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

June 12, 2014

Ms. Lisa Kim, Senior Project Manager
City of Orange
230 East Chapman Avenue
Orange, CA 92866

Dear Ms. Kim:

Subject: Finding of Completion

The California Department of Finance (Finance) has completed the Finding of Completion for the City of Orange Successor Agency.

Finance has completed its review of your documentation, which may have included reviewing supporting documentation submitted to substantiate payment or obtaining confirmation from the county auditor-controller. Pursuant to Health and Safety Code (HSC) section 34179.7, we are pleased to inform you that Finance has verified that the Agency has made full payment of the amounts determined under HSC section 34179.6, subdivisions (d) or (e) and HSC section 34183.5.

This letter serves as notification that a Finding of Completion has been granted. The Agency may now do the following:

- Place loan agreements between the former redevelopment agency and sponsoring entity on the ROPS, as an enforceable obligation, provided the oversight board makes a finding that the loan was for legitimate redevelopment purposes per HSC section 34191.4 (b) (1). Loan repayments will be governed by criteria in HSC section 34191.4 (a) (2).
- Utilize proceeds derived from bonds issued prior to January 1, 2011 in a manner consistent with the original bond covenants per HSC section 34191.4 (c).

Additionally, the Agency is required to submit a Long-Range Property Management Plan to Finance for review and approval, per HSC section 34191.5 (b), within six months from the date of this letter.

Please direct inquiries to Derk Symons, Staff Finance Budget Analyst, or Chris Hill, Principal Program Budget Analyst, at (916) 445-1546.

Sincerely,

JUSTYN HOWARD
Assistant Program Budget Manager

cc: Mr. Aaron Schulze, Economic Development Project Coordinator, City of Orange
Mr. Frank Davies, Property Tax Manager, Orange County
California State Controller's Office

*Appendix B
California Department of Finance (DOF) Long-Range Property Management Plan Checklist*



LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

Instructions: Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment_Administration@dof.ca.gov

The subject line should state "[Agency Name] Long-Range Property Management Plan". The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to Redevelopment_Administration@dof.ca.gov.

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

GENERAL INFORMATION:

Agency Name: **Successor Agency to the Orange Redevelopment Agency**

Date Finding of Completion Received: June 12, 2014

Date Oversight Board Approved LRPMP: December 3, 2014

LONG-RANGE PROPERTY MANAGEMENT PLAN REQUIREMENTS

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

Yes No

For each property the plan includes the purpose for which the property was acquired.

Yes No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Yes No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

Yes No

For each property the plan includes an 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.

Yes No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Yes No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

Yes No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

Yes No

For each property the plan identifies 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 enforceable obligation.

Yes No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

Yes No

ADDITIONAL INFORMATION

- **IF APPLICABLE, PLEASE PROVIDE ANY ADDITIONAL PERTINENT INFORMATION THAT WE SHOULD BE AWARE OF DURING OUR REVIEW OF YOUR LONG-RANGE PROPERTY MANAGEMENT PLAN.**

Additional documentation for each property is also provided.

*Successor Agency to the Orange Redevelopment Agency
Long-Range Property Management Plan /48*

*Appendix C
Orange Five-Year Implementation Plan*

Figure 1

THE ORANGE MERGED & AMENDED REDEVELOPMENT PROJECT AREA

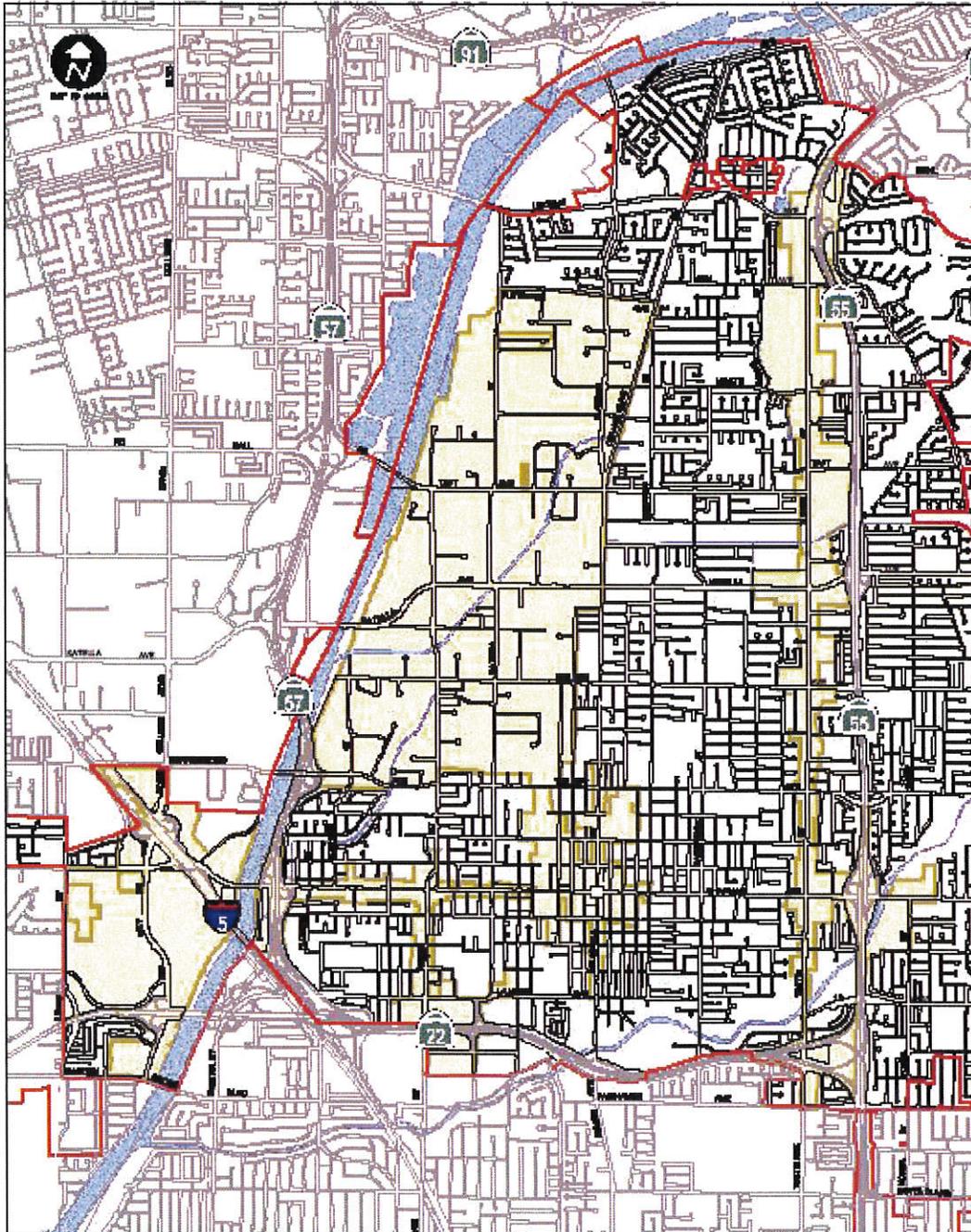


Figure 2
Successor Agency
Real Properties Map

