

RESOLUTION NO. SOB 2014-09

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE STANTON REDEVELOPMENT AGENCY, APPROVING THE AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN FOR THE SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF STANTON PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

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, properties, contracts, leases, books and recordings, buildings, and equipment of the former Redevelopment Agency to the City of Stanton (the "Agency") transferred to the control of the Successor Agency to the 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 which addresses the disposition and use of the real properties of the former Agency, and which 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 the DOF to the Successor Agency a Finding of Completion pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, Pursuant to Health and Safety Code Section 34179.7, the DOF issued a Finding of Completion to the Successor Agency on August 15, 2013; and

WHEREAS, the Successor Agency approved Resolution No. SA 2014-02 on January 14, 2014 authorizing the submittal of the long range property management plan to the Oversight Board for consideration; and

WHEREAS, the Oversight Board approved Resolution No. SOB 2014-04 on January 16, 2014 approving the long range property management plan and authorizing the submittal of the plan to the Department of Finance for approval; and

WHEREAS, the Department of Finance has reviewed the long range property management plan and the former Stanton Redevelopment Agency assets and determined the property located at 10660 Western Ave. must be included as part of the long range property management plan, and minor edits would need to be made to the submitted long range property management plan; and

WHEREAS, the Successor Agency made the required changes per the Department of Finance including adding the property located at 10660 Western Ave. proposed to be retained for government use, and modifications to the Stanton Plaza properties section to indicate that the funds from the sale of the property would be provided to the County Audit Controllers Office for distribution to the relevant taxing entities; and

WHEREAS, the Successor Agency has prepared and submitted to the Oversight Board the amended long range property management plan attached hereto as Exhibit A (the "LRPMP"), which the LRPMP addresses the disposition and use of the real properties of the former Agency and includes information as required pursuant to Health and Safety Code Section 34191.5(c), along with the requested modifications from the Department of Finance.

NOW THEREFORE, THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER STANTON REDEVELOPMENT AGENCY, CALIFORNIA DOES RESOLVE, DETERMINE, FIND AND ORDER AS FOLLOWS:

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

SECTION 2. This Resolution is adopted pursuant to Health and Safety Code Section 34191.5.

SECTION 3. The Oversight Board hereby approves the LRPMP as presented by the Successor Agency and attached hereto as Exhibit A. The proceeds from the sale of each property in the LRPMP will be submitted to the Orange County Auditor Controller's office for distribution to the taxing entities.

SECTION 4. The staff of the Successor Agency is hereby directed to transmit to the DOF this Resolution, together with written notice and information regarding the action taken by this Resolution. Such notice to the DOF shall be provided in a manner to be determined by the DOF.

SECTION 5. The staff and Board of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution and any such actions previously taken are hereby ratified.

SECTION 6. 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 therefrom because it is an organizational and 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.

ADOPTED, SIGNED AND APPROVED this 18th day of September, 2014.



DAVID J. SHAWVER, CHAIRMAN

APPROVED AS TO FORM:

 for

ELIZABETH HULL,
SUCCESSOR AGENCY COUNSEL

ATTEST:

I, Patricia A. Vazquez, Oversight Board Secretary to the Successor Agency of the former Stanton Redevelopment Agency, California, DO HEREBY CERTIFY that the foregoing Resolution, being Resolution No. SOB 2014-09 has been duly signed by the Board Chairperson at a regular meeting of the Stanton Oversight Board to the Successor Agency of the former Stanton Redevelopment Agency, California Stanton, held on September 18, 2014, and that the same was adopted, signed and approved by the following vote to wit:

AYES: Ash, Box, Moran, Muth, Sanchez, Shawver

NOES: None

ABSENT: Garcia

ABSTAIN: None



PATRICIA A. VAZQUEZ
OVERSIGHT BOARD SECRETARY

RESOLUTION NO. SOB 2014-04

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE STANTON REDEVELOPMENT AGENCY, APPROVING A LONG RANGE PROPERTY MANAGEMENT PLAN FOR THE SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF STANTON PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

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, properties, contracts, leases, books and recordings, buildings, and equipment of the former Redevelopment Agency to the City of Stanton (the "Agency") transferred to the control of the Successor Agency to the 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 which addresses the disposition and use of the real properties of the former Agency, and which 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 the DOF to the Successor Agency a Finding of Completion pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, Pursuant to Health and Safety Code Section 34179.7, the DOF issued a Finding of Completion to the Successor Agency on August 15, 2013; and

WHEREAS, the Successor Agency approved Resolution No. SA 2014-02 on January 14, 2014 authorizing the submittal of the long range property management plan to the Oversight Board for consideration; and

WHEREAS, the Successor Agency has prepared and submitted to the Oversight Board the long range property management plan attached hereto as Exhibit A (the "LRPMP"), which the LRPMP addresses the disposition and use of the real properties of the former Agency and includes information as required pursuant to Health and Safety Code Section 34191.5(c).

NOW THEREFORE, THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER STANTON REDEVELOPMENT AGENCY, CALIFORNIA DOES RESOLVE, DETERMINE, FIND AND ORDER AS FOLLOWS:

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

SECTION 2. This Resolution is adopted pursuant to Health and Safety Code Section 34191.5.

SECTION 3. The Oversight Board hereby approves the LRPMP as presented by the Successor Agency and attached hereto as Exhibit A. The proceeds from the sale of each property in the LRPMP will be submitted to the Orange County Auditor Controller's office for distribution to the taxing entities.

SECTION 4. The staff of the Successor Agency is hereby directed to transmit to the DOF this Resolution, together with written notice and information regarding the action taken by this Resolution. Such notice to the DOF shall be provided in a manner to be determined by the DOF.

SECTION 5. The staff and Board of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution and any such actions previously taken are hereby ratified.

SECTION 6. 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 therefrom because it is an organizational and 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.

ADOPTED, SIGNED AND APPROVED this 16th day of January, 2014.



DAVID J. SHAWVER, CHAIRMAN

APPROVED AS TO FORM:



ELIZABETH HULL,
SUCCESSOR AGENCY COUNSEL

ATTEST:

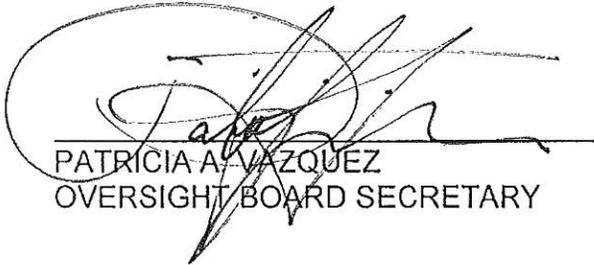
I, Patricia A. Vazquez, Oversight Board Secretary to the Successor Agency of the former Stanton Redevelopment Agency, California, DO HEREBY CERTIFY that the foregoing Resolution, being Resolution No. SOB 2014-04 has been duly signed by the Board Chairman at a regular meeting of the Stanton Oversight Board to the Successor Agency of the former Stanton Redevelopment Agency, California Stanton, held on January 16, 2014, and that the same was adopted, signed and approved by the following vote to wit:

AYES: Ash, Mansdoerfer, Muth, Garcia, Shawver

NOES None

ABSENT: Box, Nakano

ABSTAIN: None



PATRICIA A. VAZQUEZ
OVERSIGHT BOARD SECRETARY

LONG RANGE PROPERTY
MANAGEMENT PLAN

SUCCESSOR AGENCY TO THE FORMER
STANTON REDEVELOPMENT AGENCY



7800 Katella Avenue
Stanton, CA 90680

FINAL

Long Range Property Management Plan

Successor Agency to the former Stanton Redevelopment Agency

INTRODUCTION

On June 27, 2012, Governor Brown signed into law Assembly Bill 1484 (AB 1484), a budget trailer bill that made substantial changes to the redevelopment agency dissolution process implemented by Assembly Bill 1x 26. One of the key components of AB 1484 is the requirement that all successor agencies develop a long-range property management plan that governs the disposition and use of the former redevelopment agency property. This document serves as the Long Range Property Management Plan for the Successor Agency to the former Stanton Redevelopment Agency (Successor Agency).

REQUIREMENTS FOR APPROVAL OF A LONG RANGE PROPERTY MANAGEMENT PLAN

Prior to approval of a final Long Range Property Management Plan (LRPMP) and subsequent disposition of real estate assets, the successor agency must comply with several requirements under AB 1484.

The guidelines under AB 1484 outline a 5-step process for the disposition of properties:

1. Due Diligence Reviews (“DDRs”)
 - a. Completed –
 - i. Housing Funds - December 19, 2012
 - ii. Non-Housing Funds - May 5, 2013
2. Remit all cash assets to the County-Auditor Controller and taxing entities
 - a. Completed –
 - i. December 20, 2012, the Successor Agency sent a check for \$1,395,623 to the County-Auditor Controller for the housing fund balance.
 - ii. August 8, 2013, the Successor Agency sent a check for \$4,207,467 to the County-Auditor Controller for the non-housing fund balance.
3. DOF issues Finding of Completion
 - a. Completed – Issued on August 15, 2013.
4. Develop and Approve LRPMP
 - a. Successor Agency Approval – January 14, 2014.
 - b. Oversight Board Approval – January 16, 2014.
 - c. DOF Approval – LRPMP must be submitted to DOF no later than February 15, 2013 (six months after Finding of Completion).
5. Dispose of real estate assets in accordance with LRPMP – To be completed upon approval of the LRPMP.

EXECUTIVE SUMMARY OF PROPERTIES OWNED BY THE SUCCESSOR AGENCY

The former Stanton Redevelopment Agency acquired properties in an effort to revitalize blighted portions of the City. There are five (5) properties, inclusive of Thirteen (13) Assessor Parcel Numbers (APNs) owned and controlled by the Successor Agency. Additionally, there is one property, with a sole

parcel number, that the DOF has approved the transfer of a portion of property to the City pursuant to Health and Safety Code 34181(a) and required a portion of the same parcel be addressed in this document.¹ Provided below is a brief summary of each property and the recommended disposition strategy:

Stanton Plaza

The former Stanton Redevelopment Agency acquired three (3) properties, inclusive of eleven (11) parcels to complete the redevelopment of Stanton Plaza. These properties were purchased with the intent to partner with a commercial developer to complete the final construction phase for Stanton Plaza.

The properties in the Stanton Plaza Specific Plan area include:

Address	APN	Lot Size
11462 Beach Blvd.	131-691-65	21,691 sq ft
11430 Beach Blvd.	131-691-64	70,000 sq ft
11382 Beach Blvd.	131-691-58, 131-691-49, 131-691-50, 131-691-51, 131-691-59, 131-691-60, 131-691-61, 131-691-62, and, 131-691-63	35,284 sq ft

1. 11462 Beach Blvd. (APN: 131-691-65): A 21,691 square foot parcel, formerly developed with commercial uses. The Stanton Redevelopment Agency worked with the tenants on relocation of their businesses; demolished all existing structures; and this site is now vacant and fenced. The Successor Agency recommends the sale of the property in conjunction with the 2 contiguous parcels (11430 and 11382 Beach Blvd.) for a combined total of \$1,348,107.00.
2. 11430 Beach Blvd. (APN: 131-691-64): A 70,000 square foot parcel, formerly developed with commercial uses. The Stanton Redevelopment Agency worked with the tenants on relocation of their businesses; demolished all existing structures; and this site is now vacant and fenced. The Successor Agency recommends the sale of the property in conjunction with the 2 contiguous parcels (11462 and 11382 Beach Blvd.) for a combined total of \$1,348,107.00.
3. 11382 Beach Blvd. (APN: 131-691-58, formerly 131-141-50 [inclusive of APNs: 131-691-49, 131-691-50, 131-691-51, 131-691-58, 131-691-59, 131-691-60, 131-691-61, 131-691-62, and 131-691-63]): A 35,284 square foot consolidation of parcels, formerly developed with commercial uses. The Stanton Redevelopment Agency worked with the tenants on relocation of their businesses and demolished all existing structures. To provide appropriate access and additional parking to the developed portions of Stanton Plaza, the site is currently improved with a two-way drive aisle, parking, and landscape planter bulb-outs. The portions of the property that are not improved with parking or drive aisles are vacant and fenced. The Successor Agency recommends the sale of the property in conjunction with the 2 adjacent parcels (11462 and 11430 Beach Blvd.) for a combined total of \$1,348,107.00.

¹ DOF Determination Letter, dated, May 7, 2014, purports to approve the transfer of the portion of the parcel on which the City tennis courts are operated but not the remainder of the parcel, including the parking and other facilities used by and paid for by the City.

The City of Stanton Old Corporation Yard Property

10652 Bell Street (also referred to as 10651 Lexington Drive)

APN: 079-771-36

The former Stanton Redevelopment Agency acquired this property from the City of Stanton to demolish all existing dilapidated structures, conduct the required environment clean-up, and sell for the purpose of developing new housing in the City to improve the overall housing stock.

The property is 54,015 square foot parcel, formerly developed as a Municipal Corporate Maintenance Yard. There is a fifteen (15) foot public right-of-way easement along the western property line. This easement reduces the net developable area to approximately 50,095 square feet.

As the original intent for the purchase of the property was for the development of a housing project, the Successor Agency recommends the sale of the property for this purpose. The current value of the property for housing purposes is \$1,179,855.00.

Stanton Central Park Site (excluding tennis courts)

10660 Western Avenue

APN: 079-320-20

The former Stanton Redevelopment Agency acquired this property from the Savanna School District for the development of a neighborhood park. The property is 11.46 acres, and was formerly utilized by the Savanna School District as a school site, and later office surplus. The property was then leased to the City of Stanton for City Hall operations. Once City Hall relocated to its current location in 1992, the property was utilized for Parks and Recreation purposes, and was finally leased to a private company for the development of a golf range.

As the original intent for the purchase of the property was for the development of a community park facility, the Successor Agency is requesting to retain the property for government use. In terms of the value of the property, the Successor Agency has valued the property at zero dollars (\$0.00) as the property is zoned Parks and Recreation, and the property is restricted for use as a park facility only.

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INVENTORY

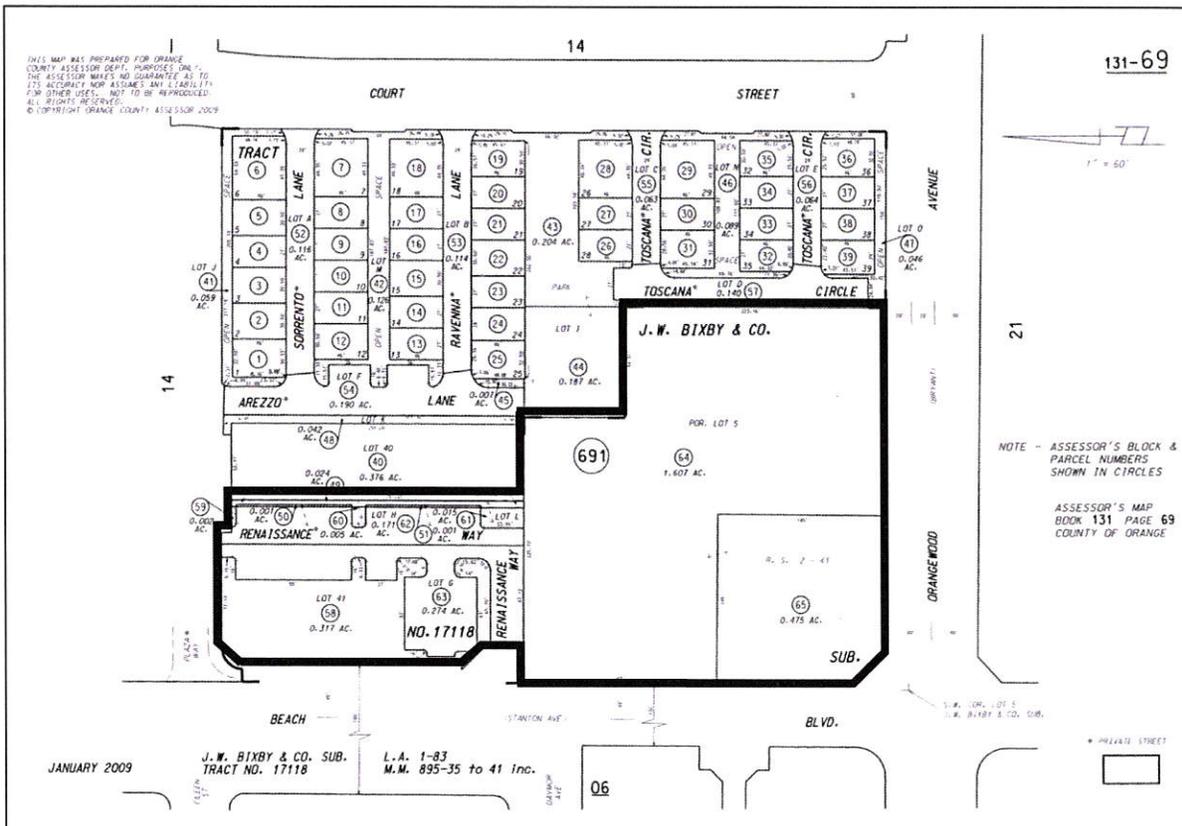
Section 34191.5(c)(1) of the Health and Safety Code, which was added as part of AB 1484, requires that the Long Range Property Management Plan include an inventory of all properties held in the Community Redevelopment Property Trust Fund. For the former Stanton Redevelopment Agency, this includes the parcels referenced in the prior section. As per the statute, each of these properties is described separately.

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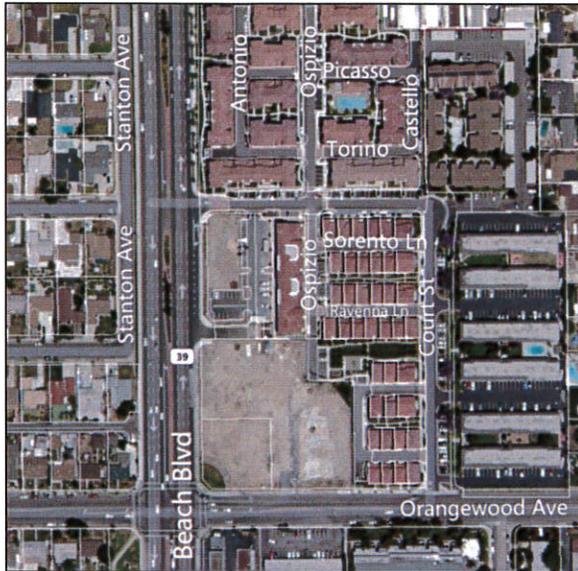
STANTON PLAZA SPECIFIC PLAN

Address	APN	Acquisition Date	Value at Purchase	Lot Size
11462 Beach Blvd.	131-691-65	March 3, 2009	\$800,000	21,691 sq ft
11430 Beach Blvd.	131-691-64	November 23, 2006	\$830,000	70,000 sq ft
11382 Beach Blvd.	131-691-49 131-691-50 131-691-51 131-691-58 131-691-59 131-691-60 131-691-61 131-691-62 131-691-63	March 3, 2009	\$1,385,000	35,284 sq ft

Assessor's Parcel Map:



Property Photographs:



Photograph Legend:

- *Top Photo:* Aerial view of the three remaining properties within the Stanton Plaza Specific Plan to be development.
- *Middle Photo:* View of 11382 Beach Blvd. partially improved with drive aisles, parking lot, and landscape planters.
- *Bottom Photo:* View of 11430 and 11462 Beach Blvd. during soil remediation process.



Parcel Data:

Property Address:	11430 Beach Blvd.	11462 Beach Blvd.	11382 Beach Blvd.
General Plan Designation:	General Mixed Use	General Mixed Use	General Mixed Use
Zoning Designation:	SPSP-1 (Stanton Plaza Specific Plan)	SPSP-1 (Stanton Plaza Specific Plan)	SPSP-1 (Stanton Plaza Specific Plan)
Lot Size:	70,000 sq ft	20,691 sq ft	35,284 sq ft
Property Type:	Vacant Lot	Vacant Lot	Partially vacant lot improved with drive aisles, parking, and landscape planters.

Purpose of Acquisitions:

The properties were acquired to complete the revitalization efforts of a former blighted commercial center by constructing the final phase of the redevelopment of the site with the commercial portion of the Stanton Plaza Specific Plan area.

Estimate of Current Property Value:

Estimate of current value of the parcels, including, if available, any appraisal information.

The City has marketed the properties in numerous ways, including direct contact to commercial developers, working with brokers to advertise the site, attending ICSC (International Conference of Shopping Centers) to garner interest, and hiring an economic development firm to develop connections between the City and interested parties. These activities have continued for more than three years. To date, the City has received a number of Letters of Intent and purchase proposals for the development of the properties. However, a number of the interested parties are beginning to withdraw their offers due to the length of process to have the properties released.

The estimated current property value is based on the purchase proposal submitted by Caliber Retail Properties Group on December 19, 2013. As part of the purchase proposal, a cost proforma and land price residual determination was included to identify the factors considered in determining the proposed purchase price. This proposal was utilized to determine the current property value as it is the most comprehensive proposal provided to date. However, prior to the sale of the property, the City will commission an appraisal of the properties, and will submit the appraisal to review along with the Purchase and Sales Agreement to the Department of Finance.

Based on the purchase proposal from Caliber, the estimated current property value is \$1,348,107.00. The proforma and purchase proposal is included as an attachment.

Caliber is proposing to purchase all three (3) properties inclusive of eleven (11) parcels as part of the purchase proposal. Based on the proposal, the price per square foot would be \$10.701385. As such, the price per property would equate to:

- \$749,097 for 11430 Beach Blvd.

- \$221,422 for 11462 Beach Blvd.
- \$377,588 for 11382 Beach Blvd.

Estimate of any lease, rental, or any other revenues:

Estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

None. The property is currently vacant land with no revenue generating use or leases. There are no existing contractual requirements for use of any income/revenue.

Environmental Contamination History:

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

Address	Brownfield Site	Studies Conducted	Remediation Efforts
11430 Beach Blvd.	N/A	Phase I, Phase II, Soil, Soil Vapor Testing, Ground Water Analysis and Lead/Asbestos Survey	Site was previously occupied by a dry cleaning business. Site was determined to be contaminated with PCE and TCE from the dry cleaning operations. Several phases of subsurface investigation involving the collection of soil, soil vapor, and groundwater samples were collected from 1997 to 2006. In 2009, it was determined that a dual phase extraction process was the only effective remedial alternative. This process continued until early 2011, at which time contaminant levels in all media were sufficiently reduced to issue a No Further Action Certification by the Orange County Health Care Agency (OCHCA Case #06IC020). Asbestos and Lead material removed per industry standards during building demolition in 2009.
11382 Beach Blvd.	N/A	Phase I	None required. Site was a parking lot previously.
11462 Beach Blvd.	N/A	Phase I, Phase II, Soil, Soil Vapor Testing, Groundwater Analysis, and Lead/Asbestos Survey	Site was previously a service station. USTs were removed, environmental analysis of completed and a No Further Action Certification was issued by Orange County Health Care Agency (OCHCA Case #91UT056). Asbestos and Lead material removed per industry standards during building demolition in 2009.

Transit-Oriented Development Potential:

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

For a Transit-Oriented Development (TOD) to be successful, there are a number of key components that should be present. The site of a potential TOD should be within an average ¼ mile walking distance of a transit stop, and core commercial area; it should emphasize a pedestrian oriented environment and reinforce the use of public transportation; there should be a mix of residential, retail, office, and open space; and there should be a convenience for residents and employees to travel by transit, bicycle, or foot, as well as by car.

The Stanton Plaza was designed as a high-density mixed use project. However, the site is adjacent to one OCTA bus line within a ¼ of the site. Outside of the future commercial development to occur on-site, there is not a large commercial core within an easy walking distance of the site. In addition, there is not a large employment base within the City, or within an easily walking distance of the site. As such, although there are components within the site that lend to a transit-oriented development, the site does not meet the minimum criteria to be appropriate for a TOD.

Planning Objectives of Successor Agency:

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

The use of these properties for the completion of the Stanton Plaza development would advance the planning objectives of the City of Stanton. The goals of the Stanton Plaza Specific Plan, General Plan and Redevelopment Plan are to create a quality aesthetic project and develop economic prosperity through the establishment of a landmark place.

The Stanton Plaza Specific plan has designated the subject parcels for the creation of the economic core of the plan area with the establishment of a strong commercial center, developed on a pedestrian scale. The Redevelopment Plan sets an action plan to work with the development community to complete the commercial portion of the Stanton Plaza Specific Plan area to meet the goal of “promoting the economic revitalization and development opportunities in the City.” The General Plan identifies the site area as part of the General Mixed-Use Designation which promotes the integration of commercial and residential uses to more efficiently utilize properties and create high quality development projects.

The completion of the commercial portion of Stanton Plaza will advance a number of planning objectives for the City of Stanton and the Successor Agency.

History of Development Proposals and Activities:

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

The properties were originally purchased by Brandywine Homes to develop both the residential and commercial phases of Stanton Plaza for the properties south of Plaza Way to Orangewood Ave. and between Beach Blvd. and Court Ave., inclusive of the subject properties. Brandywine Homes completed construction of 39 single family detached residential homes and a thirteen (13) unit live/work development. During the final construction phase of the 39 single family detached units, the severe economic downturn began. Brandywine Homes attempted to identify potential commercial tenants for the commercial phase, but due to the economic situation, and the unique demographic makeup of the neighborhood, they were unable to complete the commercial phase.

In addition, due to the economic downturn, Brandywine Homes had a funding gap to complete the live-work development. To continue to move forward with the project, the former Redevelopment Agency negotiated with Brandywine Homes to purchase the remaining commercial properties, which would provide the developer additional funds to complete the live-work development, and would allow the former Redevelopment Agency to reach out to commercial developers to complete the final commercial phase.

As part of the purchase and sales agreement, Brandywine Homes was provided with a First Right of Refusal for any development proposal on the remaining properties until June 30, 2014. This provision has been one of the factors that have made it difficult to market and sell the properties. The First Right of Refusal has been an additional factor making development of the property difficult.

Since the purchase of the properties, the City/Former Redevelopment Agency has met with a number of developers to discuss the potential opportunities for the site. Each developer has shown an interest in the development opportunity. However, most developers have never formalized their interest with a purchase proposal. To date, the Successor Agency has received one purchase proposal from the Caliber Group.

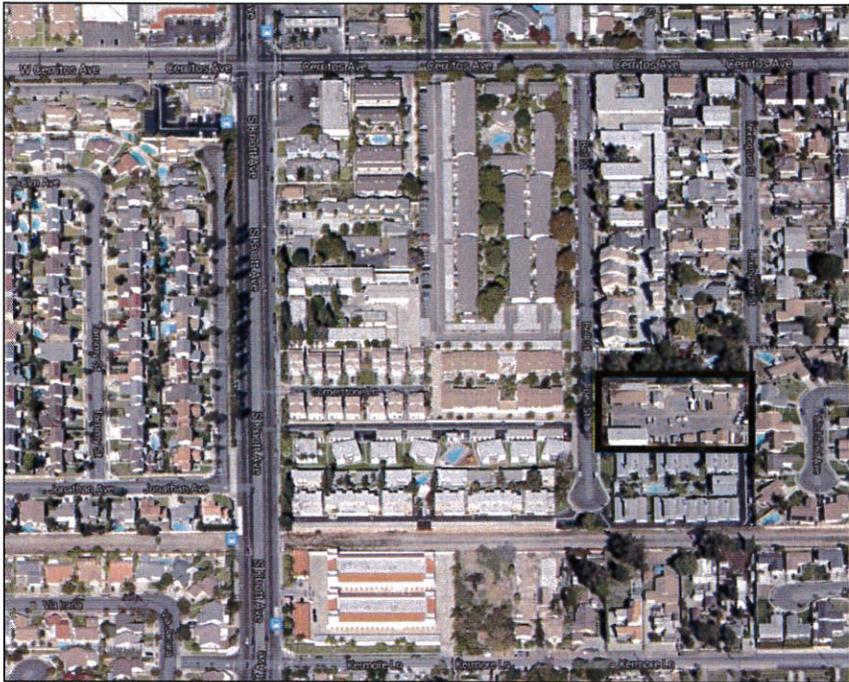
The Caliber Group proposal would bring 24,150 square feet of retail area, with plans for one major tenant building and three smaller retail buildings to house restaurants, retail shops, banks, and discount stores.

Use/Disposition of Property:

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

The Successor Agency intends to sell the property (Sec. 34191.5 (2)) to a qualified developer as soon as possible to begin the development process. The Successor Agency intends to sell the property to a development group for the final development phase of the Stanton Plaza Specific Plan. The Successor Agency has received a number of proposals for the purchase and development of the property. As part of the sale of the property, the Successor Agency will evaluate the submitted proposals, and obtain an up-to-date appraisal of the property. The City will work to secure the highest price and best project consistent with the Stanton Municipal Code and the Stanton Plaza Specific Plan. While the Successor Agency understands that the original purchase price of the properties is higher than the current value, the Successor Agency will work diligently to obtain the highest possible value for the land including the appraisal value. To assist with this process, the Successor Agency may hire a retail broker to advertise the sale of the property. As payment, a six percent brokerage fee will be deducted from the total sales. The funds from the sale will be returned to the County of Orange to be distributed to the appropriate taxing agencies or retained for payment of existing enforceable obligations according to the redevelopment dissolution regulations.

Property Photographs:



Photograph Legend:

Top: Aerial View of property (pre-demolition of all structures and environmental remediation)

Bottom: View of property from Bell Street, post demolition and remediation.



Parcel Data:

Property Address:	10652 Bell Street also referred to as 10651 Lexington Drive. The Lexington Drive address is no longer viable as the portion of Lexington the provided access to the subject property has been abandoned.
APN:	079-771-36
General Plan Designation:	High Density Residential
Zoning Designation:	RH (High Density Residential). Maximum allowable residential units is 18 dwelling units/acre.
Lot Size:	Acres: 1.24 net acres Lot Width: 164 feet Lot Depth: 330.12 feet

Purpose of Acquisition:

The site was previously utilized as the City’s Corporation Yard for facility maintenance. In 2003, the City began the process to obtain a new property for the Corporation Yard, and redevelop the existing property. Through this process, the City sold the subject property to the Redevelopment Agency to redevelop the vacant property. The property was originally identified as a required site to accommodate the City’s very low and low income affordable housing needs. However, under the new housing element, certified by the State Department of Housing and Community Development, the site is no longer required to accommodate the affordable housing need.

Estimate of Current Property Value:

Estimate of current value of the parcels, including, if available, any appraisal information.

The subject property is zoned High Density Residential. The best and highest use of the property would be high density residential. To determine the estimated current property value, the price per square foot was determined for a number of properties recently purchased in the City that were suitable for High Density Residential Construction.

Property Address	Property Size	Sale Date	Sale Price	Price Per Sq Ft
8111 Catherine Ave.	29,804 sq ft	8/21/2013	\$742,000	\$24.90
8071 Catherine Ave.	29,490 sq ft	4/12/2013	\$367,000	\$21.60
8771 Katella Ave.	9,801 sq ft	8/14/13	\$252,500	\$25.76
9462 Gilbert Street	29,620	8/9/2012	\$650,000	\$21.94

Based on the average price per square footage for the surveyed properties, the subject property price per square footage was calculated at \$23.55. The net property acreage is 50,100 square feet, which results in the estimated current value of \$1,179,855.00.

Estimate of any lease, rental, or any other revenues:

Estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

None. The property is currently vacant land with no revenue generating use or leases. There are no existing contractual requirements for use of any income/revenue.

Environmental Contamination History:

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

The property was previously utilized as the City of Stanton Corporate Yard. This use included vehicle maintenance activities, storage of gasoline and other hazardous materials. The buildings previously on-site were built prior to 1960 and contained lead and asbestos. During the demolition process, the lead and asbestos were removed per state and industry standards.

The facility also utilized an underground storage tank for gasoline storage. The tank was removed during the demolition process and the site was cleaned according to EPA regulations. On September 28, 2009 the County of Orange Health Care Agency Department of Public Health Services - Environmental Health provided a letter of Remedial Action Completion Certification and a Case Closure Summary. This letter has been included as an attachment.

Transit-Oriented Development Potential:

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

The subject site is not located near any existing or proposed bus stops, rapid bus transit lines, light rail, rail, or other forms of public transportation. In addition, the site is located at the end of a residential cul de sac, approximately 850 feet from the nearest arterial street, with no large commercial centers or employment hubs within the a half mile of the subject site. As such, the site is not suitable for a transit-oriented development.

Planning Objectives of Successor Agency:

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

The use of the property for the development of a high density residential project would further the objectives of the Successor Agency. The General Plan designation is high density residential, and the zoning designation is RH (High Density Residential). In addition, the property is currently vacant and fenced off, which creates a blighting influence on the neighborhood. As part of the Five Year Implementation Plan for the former Redevelopment Agency, a major stated goal is to “eliminate blighting influences; improve the overall appearance of buildings, streets, parking areas and other facilities; and assure that all buildings new and old, and are safe for persons and businesses to occupy.”

The development of a high density residential project would be consistent with the overall planning objective for the neighborhood, would reduce blighting influences, and would provide safe housing options for the City’s residents. As such, the development of the site would meet the planning objectives of the Successor Agency.

History of Development Proposals and Activities:

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

The former Redevelopment Agency fielded a number of developer inquiries for market rate housing. However, the site was previously identified in the 2006-2014 Housing Element to accommodate a portion of the City's very low and low income housing needs. To date, none of the developers interested in the property were affordable housing developers. As such, there have been no formal proposals to purchase the property.

In the 2014-2021 Housing Element, the subject site is no longer included as a mandatory property to accommodate the City's very low and low income housing needs. Market rate high density housing would be permitted on the site and would be consistent with the City's General Plan and Housing Element.

Use/Disposition of Property:

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

The Successor Agency intends to sell the property (Sec. 34191.5 (2)). The Successor Agency intends to place the property on the market for sale for the development of a market rate housing project. The estimated value of the property based on recent sales of high density residential properties in the surrounding areas is \$1,179,855. The Successor Agency will be hiring a retail broker to advertise the sale of the property. As payment, a six percent brokerage fee will be deducted from the total sales.

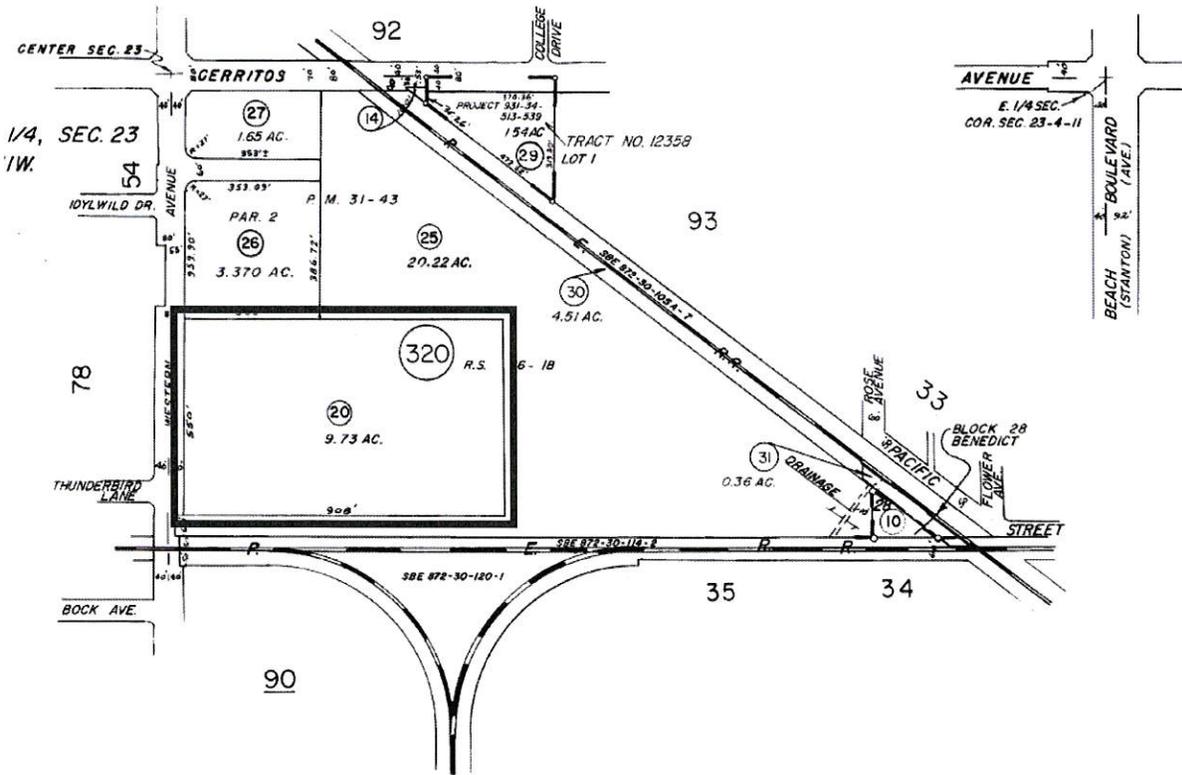
The Successor Agency will issue a request for proposals for developers to purchase the property for the development of market rate residential units. Upon review of the RFP responses, the Successor Agency will identify the proposal with the highest quality project and purchase proposal.

The funds from the sale will be returned to the County of Orange to be distributed to the appropriate taxing agencies according to the redevelopment dissolution regulations.

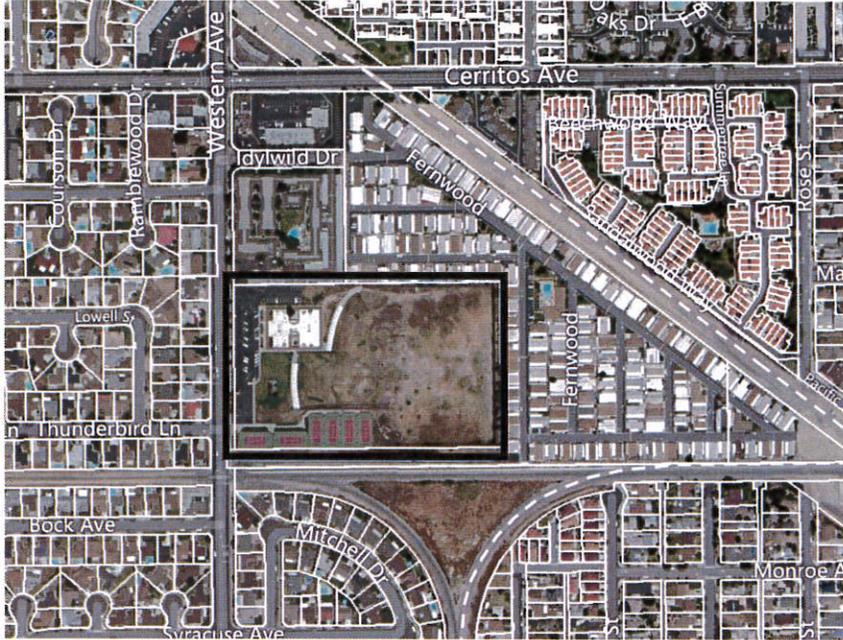
**STANTON CENTRAL PARK SITE
(EXCLUDING THE EXISTING TENNIS COURTS)**

Address	APN	Acquisition Date	Value at Purchase	Lot Size
10660 Western Ave.	079-320-20	November 18, 2010	\$12,500,000.00	11.46 ac

Assessor's Parcel Map:



Property Photographs:



Photograph Legend:

Top: Aerial View of the property

Bottom: View of property from Western Avenue



Parcel Data:

Property Address:	10660 Western Avenue, Stanton, CA 90680
APN:	079-320-20
General Plan Designation:	Public Institutional
Zoning Designation:	Parks and Recreation
Lot Size:	Acres: 11.46 acres Lot Width: 550 feet Lot Depth: 908 feet

Purpose of Acquisition:

The City of Stanton currently has a significant deficiency in the availability of parkland to service its residents. Currently, there is less than 30 acres of improved park space within the City, which is 3.1 square miles. To provide additional park space for the City’s residents, in 2010, the City purchased the surplus property from the Savanna School District. The City’s Park and Recreation Department has been operating the City tennis center on a portion of the site since the Redevelopment Agency acquired the property. Prior to the dissolution of the Redevelopment Agency, the remainder of the property has been operated as a golf center and was being designed as the City’s Central Park. The property will be improved as a park facility, including three soccer fields, a baseball diamond, walking trails, a skate park, playground facilities, tennis courts, and an entertainment pavilion.

Estimate of Current Property Value:

Estimate of current value of the parcels, including, if available, any appraisal information.

The subject property is zoned Parks and Recreation, and may not be developed for any commercial, industrial, or residential use.

In addition, to fund the development of the park, the City was granted funds through the 2006 California Parks Bond Act – Statewide Park Development and Community Revitalization Grant Program (i.e. Proposition 84 Grant Program). As part of the acceptance of the grant, the City was required to file a deed restriction on the property, which shall remain in full force and effect until June 30, 2041, that stipulates the required use of the site as a park and community recreation facility.

As the property may only be utilized as a park and community recreation facility, there is no value to the property for private investors. As such, the estimated current property value is zero dollars and zero cents (\$0.00).

Estimate of any lease, rental, or any other revenues:

Estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

A portion of the property is currently being leased to the Stanton Golf Center. The tenant has been provided all of the legal notices required for the relocation of the use as part of a redevelopment project. However, until such time as the project begins, the City has continued to lease the property to the tenant. The lease amount per month is \$7,870.00 with an annual lease of \$94,440.00.

The current lease agreement is for a term of one year, from June 1, 2013, to May 31, 2014. Upon expiration of the lease, the portion of the property used by the Golf Center will revert back to the Successor Agency control, the tenant will be vacated, and there will no longer be any lease revenue generated on the property.

Environmental Contamination History:

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

The property was previously owned by the Savanna School District. It was operated as a school site originally, and then transferred to surplus office space. The City of Stanton had leased the property from the Savanna School District since July 12, 1977 until it was purchased by the Redevelopment Agency in 2010. From 1977 to the current day, the property has been continuously used as a public facility.

When the property was leased in 1977 the entire site was originally used as a public park, with the City's Park and Recreation Department operating programs from the facility. Beginning in 1984, all City Hall functions were operating from the subject property. This includes City Council meetings and all City offices including the City Manager, Community Development, Engineering, Finance, Parks and Recreation and Public Works. Parks and Recreation continued to utilize the large grass area on the site as a neighborhood park during this time. The City had also constructed and operated nine municipal tennis courts and has offered recreational tennis instruction from the site. Said tennis courts were built and continuously operated and maintained by the City of Stanton since 1977. The portion of the land where the municipal tennis courts have been developed is not included as part of this property management plan.

In 1992, City Hall was moved to its current location on Katella Avenue and the entire property once again was utilized by the Parks and Recreation Department. All original structures remained on-site.

In 1999, in order to offset some of the costs associated with running full time parks and recreation programs from the site, the City partnered with Walker Hill Corporation to construct a golf driving range on-site. The City conceived this as a public-private partnership to provide paid recreational activities in the City. The property was also zoned Public/Institutional at the time, meaning that the City considered the uses on site to be public in nature. From 1999 to present, the site has been utilized as a recreational golf driving range, with the parks and recreation operations of tennis courts.

The buildings currently on the site are the original buildings which were constructed prior to 1970, so it is expected there would be lead and asbestos.

There have been no uses on the site that would suggest any form of environmental contamination. As part of the park development, the City also initiated the drafting of a Mitigated Negative Declaration for the proposed park construction. During the initial study phase, there were no contamination issues

identified on the site. Once the project is initiated, a Phase I/II analysis will be conducted to identify any potential environmental contamination.

Transit-Oriented Development Potential:

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

The subject property is located on a secondary arterial in the City. There are no existing or anticipated bus routes to be established along Western Ave. according to the Orange County Transportation Authority Long Range Transportation Plan. The nearest bus-stop is located at the intersection of Katella Ave. and Western Ave., approximately one-third of a mile away.

In addition, the site is surrounded largely by lower density residential to the west and south. To the east is a mobile home park, and to the north is one multifamily apartment complex. With the existing and anticipated density and zoning, there would not be a sufficient population threshold to support a transit oriented development.

Finally, the site is zoned Parks and Recreation, which would not allow for the construction of high density residential, or commercial uses. Therefore, the subject site does not hold any potential for the development of a transit oriented development.

Planning Objectives of Successor Agency:

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

The use of the property for the development of a park facility would further the objectives of the Successor Agency. The General Plan designation is Public Institution, and the zoning designation is PR (Parks and Recreation). As part of the Five Year Implementation Plan for the former Redevelopment Agency, a major stated goal is to “provide a broad range of public infrastructure and facility improvements to induce private investment in the City.” One objective as part of this goal was to “assist in the expansion of the City’s park system.”

The development of a public park facility would be consistent with the overall planning objective for the neighborhood, and would further the goals and objectives of the City and former redevelopment agency by providing additional park facilities for the residents. As such, the development of the site would meet the planning objectives of the Successor Agency.

History of Development Proposals and Activities:

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

The City has not received any proposals for development. The City purchased the property for the development of a park. In 2010, a \$25,280,000 bond was issued for the purchase of the subject property, and development of the park. Through the wind down process for the redevelopment agencies, the Department of Finance reviewed the bond documents, and cleared the use of the bonds for the construction of the park.

The City is currently in the process of finalizing the design of the park, and anticipates construction to begin in summer/fall 2014.

Use/Disposition of Property:

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

The Successor Agency intends to convey the property to the City for government use (Sec. 34191.5 (2)).

The Successor Agency intends to convey the property to the City for government use to continue operating as recreation opportunity for the residents and to complete the improvements and construction of the 11.46 acre park to service the Stanton residents.

Pursuant to Health and Safety Code section 34181(a), the subject property may be retained for government use if it were “constructed and used for government purpose such as roads, school buildings, and parks ... pursuant to any existing agreements relating to the construction or use of such an asset.”

Bonds have been purchased for the specific use of the development of the park, and the use of the bond proceeds were approved by the Department of Finance on May 7, 2014. Design contracts have been issued for the design of the park, and the City has already approved the preliminary design, and funded the construction of the park, to begin in the fall of 2014. In addition, the funding of the park will also be supplemented with a \$2,963,700 Proposition 84 grant awarded by the State Department of Parks and Recreation. The City is under severe time restrictions with the Department of Parks and Recreation to expend these funds. For more information, please contact Melinda Steinert, Associate Park and Recreation Specialist Office of Grants and Local Services with the Department of Parks and Recreation at (916) 651-7744.

In addition, the Savanna School District agreed to sell the subject property to the City of Stanton with the specific understanding that a park would be developed on the site. On May 8, 2014, the City of Stanton received a letter from the Superintendent of the school district requesting clarification as to why the development of the park has yet to commence. It is imperative that the property management plan be approved in an expeditious manner so the development of the park may begin. If the project continues to be held up, there is the possibility of the City losing the grant funding, and have difficulties identifying further gap funding opportunities to complete the construction.

DOF has approved a the transfer of a portion of the parcel to the City pursuant to Health and Safety Code Section 34181(a). DOF has required that the LRPMP include a portion of the parcel currently housing the City’s Golf Center because it is operated by a third party.²

² The Successor Agency has amended the LRPMP as directed by DOF in the letter dated, May 7, 2014. The Successor Agency takes this action under protest and reserves all rights and remedies as it relates to the validity of the DOF determination in said letter. Pursuant to Health and Safety Code Section 34181(a), the Successor Agency is authorized, with Oversight Board approval, to dispose of all assets and properties used for a governmental purpose to the City. This property is currently operated as the City’s tennis center and a golf center. These facilities share parking, utilities, etc. The Successor Agency asserts that the DOF’s splitting of a parcel is not authorized by statute.

Successor Agency to the City of Stanton – Property Descriptions

1	Property Name	Stanton Plaza	Old City Corporation Yard	Stanton Central Park
2	Property Type	Commercial	High Density Residential	Parks and Recreation
3	Permitted Use	Vacant Land	Vacant Land	Golf Driving Range and Tennis Courts
4	Acquisition Date	November 23, 2006 (131-691-64) March 3, 2009 (131-691-65, 131-691-58 & 63)	October 29, 2003	November 18, 2010
5	Value at Time of Purchase	\$8,335,000 without environmental contamination \$3,015,000 with environmental contamination	\$1,350,000.00	\$12,500,000.00
6	Estimated Current Value	\$1,348,107.00	\$1,179,855.00	\$0.00
7	Value Basis	Based on Developer Purchase Proposal. An appraisal will be completed and submitted to the DOF along with a Purchase and Sale Agreement.	Based on comparable price per sq ft of recent high density residential property sales in the City.	The restriction of land use does not allow for any commercial or residential use to occur on the property. There is no value for private developers.
8	Date of Estimated Current Value	September 26, 2013	November 13, 2013	May 12, 2014
9	Proposed Sale Value	\$1,347,000.00	\$1,166,700.00	\$0.00 – retain for government use
10	Proposed Sale Date	ASAP	TBD	Retain property for government use
11	Acquisition Purpose	To develop the remaining commercial portion to complete the Stanton Plaza Development	To assist with the redevelopment of the old corporation yard property as an affordable housing project.	To develop a neighborhood park facility.
12	Address	11462 Beach Blvd., 11430 Beach Blvd., and 11382 Beach Blvd.	10652 Bell Street/10651 Lexington Drive	10660 Western Avenue
13	APN #	131-691-65, 131-691-64, 131-691-58, 131-691-49, 131-691-50, 131-691-51, 131691-59, 131-691-60, 131-691-61, 131-691-62, and, 131-691-63	079-771-36	079-320-20
14	Lot Size	2.892 acres	1.24 acres (gross), 1.15 acres (net)	11.46 acres
15	General Plan	General Mixed Use	High Density Residential	Public Institution
16	Current Zoning	Stanton Plaza Specific Plan	RH (High Density Residential)	PR (Parks and Recreation)
17	Estimate of Income/Revenue	\$0	\$0	\$94,440 annually, until lease expires May 31, 2014, then \$0
18	Contractual Requirements	N/A	N/A	Lease with Golf Center, which ends May 31, 2014, will not be renewed.

19	History of Environmental Contamination	Dry Cleaners site contamination. County Health Care Agency, department of Public Health Services-Environmental Health sent letter on August 20, 2012 issuing the No Further Action Notification.	UST removal. County Health Care Agency, department of Public Health Services-Environmental Health sent letter on September 28, 2009 issuing the Remedial Action Completion Certification.	None known
20	Potential for TOD Development	None	None	None
21	Advancement of Successor Agency Planning Objectives	2009-2014 Redevelopment Implementation Plan goals, objectives and programs states "Continue to redevelop the Stanton Plaza area into a viable mixed-use and commercial project."	High Density Residential development would be consistent with the City of Stanton General Plan and Zoning Code, as well as the implementation plan to "eliminate blighting influences	2009-2014 Redevelopment Implementation Plan goals, objectives, and programs states, "provide a broad range of public infrastructure and facility improvements to induce private investment in the City."
22	History of Previous Development Proposals	Commercial development to complete Stanton Plaza	Market rate housing development	None.