Garden Grove Long Range Property Management Plan

No. Property Type	HSC : Permissible Use	94191.5(c)(2) Permissible Use Detail	Acquisition Date	HSC 34191.5(c)(Value At Purchase	1)(A) Estimated Current Value	Value Basis	Date of Estimated Current Value	Sale of Proposed Sale	Property Proposed Sale Date	HSC 34191.5(c)(1)(B) Purpose for Which Property Was Acquired	Address	HSC 34191.5(c)(1)(Current Zoning	HSC 34191.5(c)(1)(D) Estimate of Current Value	HSC 34191 Est. of Income/Revenue	.5(c)(1)(E) Contractual Req. for Use of	HSC 34191.5(c)(1)(F)	HSC 34191.5(c)(1)G)	HSC 34191.5(c)(1)H) History of Previous Development Proposals & Activity
	AN ENFORCEABLE OBLIGATION	NO 10)				Z W THE PERSON											MEN SANTAN		新热度 中国 中国 1000 1000 1000 1000 1000 1000 100	TO SOLID CASHING
1 Vacant Lot 2 Vacant Lot 3 Vacant Lot 4 Vacant Lot 5 Vacant Lot 6 Vacant Lot 7 Vacant Lot 7 Easement	Properties subject to an enforceable obligation	For redevelopment purposes per a DDA dated May 7, 2010 and approved by the DOF via a final and conclusive determination dated February 6, 2013. Additionally, an easement pertaining to these properties was approved by the Oversight Board on June 26, 2013, and approved by the DOF on August 9, 2013. Refer to 5/29/13 cover letter additional information about these properties and this project.	3/24/09 5/11/10 7/14/09	\$ 5,506,400 \$ 4,014,980 \$ 2,438,306 \$ 1,494,000 \$ 722,025 \$ 758,183 \$ 25,000	\$ 15,300,000 \$ 2,177,000 \$ 1,550,000 \$ 1,890,000 \$ 1,860,000	Based on an appraisal for comparable Harbor Blvd properties	7/9/12	\$0 '	12/1/13	Properties are located in a redevelopment project area and Harbor Blvd. Corridor Specific Plan, which identifies resort and tourist oriented development as the development goal for the Harbor cooridor and is consistent with the Agency Five Year Implementation Plan.*	12625 Harbor Blvd 12721 Harbor Blvd 12591 Harbor Blvd 12591 Harbor Blvd 12691 Harbor Blvd 12601 Leda Lane 12602 Leda Lane Well Parcel	231-431-02 231-431-03 231-441-40 231-441-39 231-441-27 231-441-29 231-441-28	186,416 186,416 26,545 18,900 23,100 22,680 400	Commercial PUD/Tourist Oriented Development	\$ 15,300,000 \$ 15,300,000 \$ 2,177,000 \$ 1,550,000 \$ 1,890,000 \$ 1,860,000 \$ 32,800	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	N/A	No known or significant environmental issues. Arsenic on Ton properties remediated. See attached report from Phase I, Inc. dated 6/27/2012.	Properties located on Harbor Blvd, which is a major north- south arterial and a major public bus transit line with heavy ridership.	Resort hotel, retail and entertainment projects: -Riverwalk Resort (1998) PUD-121-98 -Great Wolf Resort (2009) CUP-303-10
8	STTRIANGLE DDA Properties subject to an enforceable obligation Properties subject to an enforceable obligation Properties subject to an enforceable obligation (ROPSITEMNO.20)	Properties are to be transferred to the Developer per a DDA dated 11/23/10 and approved by DOF on previous ROPS. Refer to 5/29/13 cover letter. Proceeds are to be distributed based on approved ROPS 13-14B. Net proceeds to be remitted to County for distribution to the taxing entities.	3/27/07 3/27/07 3/27/07 3/27/07 3/27/07	\$ 13,067,010	\$ 10,733,000	Based on an appraisal	3/7/06	\$0 ²	Phase I-1/30/14 \$6 million Phase II-1/30/16 \$18 million		10111 G.G. Blvd 10151 G.G. Blvd. 10115 G.G. Blvd. 12861-68 Brockhurst St. 10081 G.G. Blvd. 10081 G.G. Blvd. 10081 G.G. Blvd. No Address No Address No Address No Address No Address No Address No Address	089-071-11 089-071-25 089-071-12 089-071-13 089-071-08 089-071-07 089-071-05 089-071-06 089-661-03 089-661-03 089-661-05 089-671-24	21,700 94,961 72,745 34,080 31,640 147,233 72,745 14,780 72,745 34,000 72,745 88,862 111,514	Mixed Use PUD/High Density Residential Development	\$ 1,389,000 \$ 10,733,000 \$ 16,103,552 \$ 19,656,000	\$81,000.00 \$43,200.00 \$36,000.00 \$0.00 \$0.00 \$0.00 \$0.00	N/A	Some environmental issues have been identified in various reports: 10151 Garden Grove Blvd: Contamination levels for PCE, gas, oil, and hydrocarbons exceed maximum concentration levels based on phase two report dated May 18, 2007. Remediation will be needed. (Dai Lee) 10081 Garden Grove Blvd: Phase two report dated April 20, 2007 indicated no contamination at the site.		-JPI Calif. Dev. Services LLC. NA Approved 03/25/08 -Karn Sang Mixed Use
21 Vacant Lot 22 Vacant Lot 23 Vacant Lot 24 Vacant Lot 25 Vacant Lot 26 Vacant Lot 27 Vacant Lot 28 Vacant Lot 29 Vacant Lot	Properties subject to an enforceable obligation	Properties are to be transferred to the developer per a Disposition and Development Agreement dated June 2001, Funding approved by the Department of Finance on Sept. 17, 2012. Refer to 5/29/13 cover letter.	5/11/04 9/10/02 8/13/02 11/12/02 4/2/02 4/9/02 8/20/02 5/11/04 4/23/02	\$ 1,155,815 \$ 319,705 \$ 302,660 \$ 416,592 \$ 241,822 \$ 265,074 \$ 282,937 See Item No. 21 \$ 310,793	\$ 525,000 \$ 488,000 \$ 525,000 \$ 640,000 \$ 517,000 \$ 492,000 \$ 492,000	Based on an appraisal for comparable Harbor Blvd properties. Please note that Items 21 and 28 were purchased together.	7/9/12	\$0 ³	6/15/14	Properties are located in a redevelopment project area and Harbor Blvd. Corridor Specific Plan, which identifies resort and tourist oriented development as the development goal for the Harbor cooridor and is consistent with the Agency Five Year Implementation Plan.	12241 Harbor Blvd 12261 Harbor Blvd 12271 Harbor Blvd 12371 Harbor Blvd 12322 Thackery Dr. 12262 Thackery Dr. 12262 Thackery Dr. 12263 Thackery Dr. 12261 Thackery Dr. 12311 Thackery Dr.	231-471-06 231-471-07 231-471-08 231-471-11 231-471-12 231-471-15 231-471-16 231-471-17 231-471-18 231-471-23	6,400 6,400 5,954 6,400 7,800 6,300 6,000 6,000 6,000 6,530	Commercial PUD/Tourist Oriented Development	\$ 525,000 \$ 525,000 \$ 488,000 \$ 525,000 \$ 640,000 \$ 517,000 \$ 492,000 \$ 492,000 \$ 492,000	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	N/A	No known environmental issues.No environmental investigations have been conducted due to former residential uses.	Properties located on Harbor Blvd, which is a major north- south arterial and a major public bus transit line with heavy ridership.	Resort hotel and retail project: -Palm Court Lodging, LLC PUD-141-01 -Newage Garden Grove, LLC Assignment Agreement approved 04/277/2004
	OR GOVERNMENTAL PURPOSE THER EDUCATION CENTER PARKING L	TO									Taranti Maria						K 8		Soft a box of Autom	
30 Parking Lot 31 JORDAN MANOR GR	Retained for Governmental purpose	These parcels, which provide parking for education/school uses, including California State University, Fullerton and Coastline Community College, has been placed in this category for Transfer per HSC 34181(a).	Ünknown	Unknown	Encumbered by 99 yr. lease. 2002 Non- encumbered est, value - \$3.267M	Leasehold Analysis	N/A	N/A	N/A	Project met goals and objectives of redevelopment project area plan by providing parking for the Higher Education Center.	Parking lot @ Education Center	090-163-43 & 090-163-44	139,392	Community Center Specific Plan	Encumbered by 99 yr, lease, 2002 Non- encumbered est. value - \$3,267M	\$0.00	N/A	No known environmental issues	N/A	Office Development (1989)
																	9 8			2
32 Park and associated Parking Lot	Retianed for Governmental purpose	This property, primarily a green bet/park, has been placed in this category for Transfer per HSC 34181(a).	8/1/83	\$45,391	Unknown	Undetermined	N/A	N/A	N/A	Property was acquired to primanily provide open space, in the form of a small greenbelt, adjacent to the Jordan Manor Senior Housing project	11441 Acacia Pkwy	090-153-27	6,795	Community Center Specific Plan			1 3 3	No known environmental issues	N/A	N/A
Former Retail/Restaurant	Retained for Governmental purpose	Ttransfer per HSC 34181(a)	7/14/09	\$ 2,908,252		Based on an appraisal for nearby properties	4/21/10	N/A	N/A	Intended for future Fire Department Headquarters	12900 Euclid St.	090-164-37	81,457	Community Center Specific	\$ 2,525,000	\$0.00	N/A	No known environmental issues	Properties located in Civic Center, near bus line.	N/A
34 Parking Lot 35 Vacant Lot	Retained for Governmental purpose	Transfer per HSC 34181(a)	4/8/78 8/17/00	\$ 37,000 \$ 166,516		Acquisition Value	Unknown	N/A	N/A	To provide parking for the Village Green Park and the Gem Theater	12852 Main St.	090-141-06	7,600	Community Center Specific	\$ 37,000	\$0.00	N/A	No known environmental issues	N/A	N/A
36 Vacant Lot	Retained for Governmental purpose	Transfer per HSC 34181(a)	8/17/00	\$ 171,516		Appraisal Appraisal	4/21/10	N/A	N/A	Intended for future Fire Station No. 6 in conjunction with City purchased properties.	12421 Harbor Blvd ⁴ 12411 Harbor Blvd ⁴	231-451-36 231-451-37	5,961 5,961	Harbor Cooridor Specific Plan	\$ 238,440 \$ 238,440	\$0.00 \$0.00	N/A	No known environmental issues	N/A	N/A
37 Family Resource Center	Retained for Governmental purpose	Transfer per HSC 34181(a)	2/10/86	\$ 72,900	\$ 72,900	Land value only	N/A	N/A	N/A	Neighborhood Improvement	12661 Sunswept Avenue	198-121-12	9,720	R-3	\$ 72,900	\$0.00	N/A	No known environmental issues	N/A	Jamboree Housing-Affordable housing
38 Remnant Property (fmly described as a Pedestrian Bridge)	Retained for Governmental purpose	Transfer per HSC 34181(a)	6/28/95	\$ 17,028	\$0.00	N/A	N/A	N/A	N/A	It was part of a larger purchase for the development of 2 Single Family Homes. This piece is unusuable.	No Address	101-351-51	5,996	N/A	\$0.00	\$0.00	N/A	No known environmental issues	· N/A	N/A
Nonprofit Institutional Building	Retained for Governmental purpose	Transfer per HSC 34181(a)	10/9/91	\$ 1,200,000.00	\$ 1,200,000.00	Carrying Value	N/A	N/A	N/A	The former city hall site, this was intended to provide community benefit of Senior Day Care	11391 Acacia Pkwy	090-154-57	72,390	Community Center Specific Plan	\$ 1,200,000	\$0.00	N/A	No known environmental issues	N/A Property is developed as a non-profit adult day care center	N/A
PROPERTIES RETAINED FO	OR FUTURE DEVELOPMENT					4.10											4,72			
40 Restaurant-Vacant	Retained for future development	To be transferred to the city for future development pursuant to HSC 34191.5(c)(2)(A) and HSC 34191.5(c)(2)(B).	7/13/10	\$ 2,400,000	\$ 2,100,000	Based on purchase offers		\$2,100,000	12/1/13	Acquisition met goals and objectives of redevelopment project area plan in that it addressed a physical blight as a vacant structure in the heart of the resort district.	12361 Chapman Ave	233-171-23	20,908	PUD-113-96	\$ 2,100,000	\$0.00	N/A	No Known environmental issues	Not conducive to TOD	N/A
41 Vacant Lot	Retained for future development		10/4/08	\$ 2,158,270	\$ 4,438,000						12222 Harbor Blvd	231-491-20	34,948		\$ 4,438,000	\$0.00	N/A			
42 Vacant Let	Retained for future development	DDA covering these properties was not approved by the DOF. Properties to be	3/10/09 3/10/09	\$ 5,158,445	\$ 426,710 \$ 5,097,000						12252 Harbor Blvd 12252 Harbor Blvd	231-521-01 231-531-02	3,360 40,137		\$ 426,710 \$ 5,097,000	\$0.00 \$0.00	N/A N/A	Some environmental issues have beer identified in various reports: 12222		Entitled for a resort hotel, retail and entertainment project:
43 Vacant Lot	Retained for future development	transferred to City for future development pursuant to HSC 34191.5(c)(2)(A) and HSC 34191.5(c)(2)(B). The City has entered into a development agreement with the Developer to	11/27/12 11/27/12 11/27/12	\$ 5,175,000	\$ 1,950,000 \$ 3,065,000 \$ 3,625,000	Based on appraisal for neighboring properties under development.	7/9/12	\$0 ⁵	6/1/14	Project met goals and objectives of redevelopment project area plan. Refer to attached cover letter.	12262 Harbor Blvd 12272 Harbor Blvd 12292 Harbor Blvd	231-531-03 231-531-04 231-531-05	15,300 24,140 28,560	PUD/Tourist Oriented	\$ 1,950,000 \$ 3,065,000 \$ 3,625,000	\$0.00 \$0.00 \$0.00	N/A N/A N/A	Harbor Blvd: See phase two report dated March 10,2009. 12252 Harbor Blvd: See phase one report dated	Properties located on Harbor Blvd, which is a major north- south arterial and a major public bus transit line with	-DDA approved 6/14/2011
44 Single Family Homes		construct the project. Refer to 5/29/13 cover letter.	4/10/12 4/10/12	\$ 393,636 \$ 393,377							12551 Twintree 12571 Twintree	231-521-09 231-521-10	7,183 7,183	Development	\$ 470,000 \$ 470,000	\$0.00 \$0.00	N/A N/A	August 26, 2009.12262, 12272, 12292 Harbor Blvd: See phase one report dated June 18, 2010.	public bus transit line with heavy ridership.	-Land and Design, LLC PUD-128-12
45 Single Family Homes	Retained for future development	,	11/1/12 2/28/12	\$ 444,955 \$ 443,993							12237 Choisser Rd. 12239 Choisser Rd.	231-491-13, 18 231-491-12, 19	11,000 11,459		\$ 725,000 \$ 725,000	\$0.00 \$0.00	N/A N/A			
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Garden Grove Long Range Property Management Plan

HSC 34	HSC 34191.5(c)(2)				200	Date of Estimated	Sale of F	roperty	HSC 34191.5(c)(1)(B)	HSC 34191		91.5(c)(1)(C)		HSC 34191.5(c)(1)(D)	HSC 3419 Est. of	91.5(c)(1)(E) Contractual Req.	HSC 34191.5(c)(1)(F)	HSC 34191.5(c)(1)G)	HSC 34191.5(c)(1)H)
Permissible Use	Permissible Use Detail	Date	Purchase	Value	Value Basis	Current Value	Value Value	Sale Date	Acquired	Address	APN	Lot Size (Current Zoning	Estimate of Current Value	Income/Revenue (Annual)	for Use of Inc/Revenue	Environmental History	TOD Potential	History of Previous Developm Proposals & Activity
To be sold for the benefit of the taxing entities		12/20/06 12/20/06 12/20/06	\$ 160,00	0 \$ 149,500	based on appraisa	11/29/12	\$ 156,000 \$ 149,500 \$ 154,000		Project met goals and objectives of redevelopment project area plan - Infrastructure Improvements	13502 Lanning 13501 Barnett 13502 Barnett	100-381-01 100-385-01 100-382-02	7,800 7,475 7,700	R-1	\$ 156,000 \$ 149,500 \$ 154,000	\$0.00 \$0.00 \$0.00	N/A N/A N/A	No know environmental issues	· N/A	Remnant parcels from street wide
To be sold for the benefit of the taxing entities		Unknown	Unknown	De Minimis	Undertermined	Undertermined	Undertermined		Project met goals and objectives of redevelopment project area plan - Housing	g Landscaping	100-504-74	1,482	PUD (R-2)	De Minimis	\$0.00	N/A	No known environmental issues	N/A	PUD-113-96
		Sep-91 Sep-91 Sep-91	\$ 790,61	4 \$ 1,078,000	Best estimate based on detrimental encumbrances		\$ 522,720 \$ 1,078,000 \$ 119,242	See Note ⁶	Project met goals and objectives of redevelopment project area plan - Commercial/Economic Development	No Address (Chapman Ave No Address (Bixby) No Address (Brookhurst St	133-091-45 133-111-43 133-123-02	69,696 143,748 15,899	Mixed-Use	\$ 522,720 \$ 1,078,000 \$ 119,242	\$2,400.00	N/A	No known environmental issues	Properties are a transit cooridor via covenant	N/A
To be sold for the benefit of the taxing entities	proceeds from the sales will be remitted to the Orange County Auditor Controller for distribution to the taxing entities. Refer to 5/29/13 cover letter for more information.	7/3/01	\$ 415,00	\$ 381,000	Based on appraisal for neighboring properties under development.	4/21/10	\$ 381,000		Project met goals and objectives of redevelopment project area plan. Century Triangle Project.	13052 Century Bivd	099-091-15	10,880	Mixed Use (GGMU1)	\$ 381,000	\$13,800.00	N/A	No Known environmental issues	Parcel is located near Garden Grove Blvd, which is a major arterial street	Various residential and retail pro
To be sold for the benefit of the taxing entities		Unknown	Unknown	\$0.0	Undetermined	Undertermined	Undetermined		Project met goals and objectives of redevelopment project area plan - Infrastructure Improvements	Acacia Pkwy	089-201-32	677	Community Center Specific Plan	\$0.00	\$0.00	N/A	No known environmental issues per OCTA disclosure.	N/A	N/A
To be sold for the benefit of the taxing entities		11/8/10	\$ 434,639	\$ 524,000	Based on an appraisal for comparable Harbor Blvd, properties.	7/9/12	TBD based on an appraisal	6/15/14	Property, adjacent to the Site B2 Hotel Project became available and was purchased for additional parking for the project as well as to provide an additional buffer between the project and the adjacent residential area.	12311 Thackery Dr.	231-471-23	6,530	R-1	\$ 524,000	\$0.00	N/A	No known environmental issues	N/A	N/A
	To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities	To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities	Permissible Use Permissible Use Detail To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities. Refer to 5/29/13 cover letter for more information. To be sold for the benefit of the taxing To be sold for the benefit of the taxing entities.	Permissible Use Permissible Use Detail Acquisition Date Purchase 12/20/06 \$ 180.00	Permissible Use Permissible Use Detail To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing	Permissible Use Permissible Use Detail Acquisition Date Purchase Purchase Value 12/20/06 12	Permissible Use Permissible Use Detail Acquisition Date Purchase	Permissible Use Proposed Sale Value Pr	Permissible Use Permissible Use Detail Acquisition Date Purchase Proposed Sale Sale Proposed Sale Proposed Sale Date To be sold for the benefit of the taxing entities To be sold for the benefit of the taxing	Permissible Use Proposed Sale Permissible Sale Date Permissible Use Proposed Sale Permissible Sale Date Permissible Use Proposed Sale Permissible Sale Date Permissible Use Proposed Sale Permissible Sale Date Permissible Use Proposed Sale Permissible Sale Date Proposed Sale Permissible Sale Date Permissible Use Permissible Use Permissible Use Permissible Use Permissible Use Permissible Undertermined Underter	Permissible Use Permissible Us	Permissible Use Permissible Us	Permissible Use Permissible Use Permissible Use Detail Acquisition Date Value Acquisition Date Value Sain Value Value Basin Value Sain Current Value Sain Current Value Sain Current Value Sain Date Date Date Date Date Date Date Date	Permissible Lise Permissible Lise Datal Acquisition Date Purchase Etimated Current Value Basis To be sold for the benefit of the taxing entities To be sold	Permissible Use Permissibl	Participation Participatio	Permissible Use Permissibl	Permissible Use Permissibl	Participation Participatio

Residual land value based on approved zoning and entitlements for a 600-room resort waterpark hotel. See 5/29/13 LRPMP cover letter.
 Residual land value based on mixed-use zoning and entitlements for up to 700 residential units and 100,000 square feet of retail space. See 5/29/13 LRPMP cover letter.
 Funding source for these acquisitions came from City-issued 2002 Cerlificates of Participation. No tax increment funds were used. See 5/29/13 LRPMP cover letter.
 Federal Community Development Block Grant (CDBG) funds were used by the Agency to acquire these properties. No tax increment funds were used.
 Residual land value based on zoning and entitlements for 700 full service hotel rooms. See 5/29/13 LRPMP cover letter.
 An RFP process will commence upon approval of the RPMP by the State Department of Finance.