

AFFP

122444 PHN SA Item

# Affidavit of Publication

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principle clerk of the printer of ORANGE COUNTY NEWS, a newspaper of general circulation, published ONCE WEEKLY in the city of GARDEN GROVE, County of ORANGE, which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of ORANGE, State of California under the date of March 20, 1964, Case Number A-31502; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

August 26, 2022, September 02, 2022

That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Orange County News

Subscribed to and sworn by me this 2nd day of September 2022.

00007270 00122444

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OCN-CITY OF GARDEN GROVE  
P.O. BOX 3070  
GARDEN GROVE, CA 92842

NOTICE OF PUBLIC HEARING  
SUCCESSOR AGENCY TO THE GARDEN GROVE AGENCY  
FOR COMMUNITY DEVELOPMENT REGARDING DISPOSITION TRANSFER OF  
REAL PROPERTY UNDER THE SUCCESSOR AGENCY'S DOF-APPROVED  
LONG RANGE PROPERTY MANAGEMENT PLAN  
AND NOTICE OF PUBLIC HEARING FOR THE OVERSIGHT BOARD  
In an effort to protect public health and prevent the spread of the coronavirus (COVID-19), members of the public are asked to consider very carefully before attending this meeting in person. Please do not attend this meeting if you have tested positive for COVID 19, or if you are experiencing symptoms such as coughing, sneezing, fever, difficulty breathing or other flu-like symptoms. On Tuesday, September 13, 2022, at 6:30 p.m., or as soon thereafter as the matter may be heard, at the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, CA 92840, the Successor Agency to the Former Garden Grove Agency for Community Development ("Successor Agency") and the City of Garden Grove ("City") will hold a Public Hearing to consider the disposition transfer of the property located at 12311 Thackery Drive in the City of Garden Grove ("Property") under a Resolution ("Resolution") by and between the Successor Agency and the City. The Property is subject to an Exclusive Negotiation Agreement between the City and Newage Garden Grove II, LLC ("Developer") and consists of one (1) parcel in the City of Garden Grove as listed on the Successor Agency's Department of Finance approved Long Range Property Management Plan (LRPMP) as "Properties to be Sold": (i) Item 55, a parcel located on the north side of Twintree Avenue, east of Harbor Boulevard, approximately 7,200 square feet (APN 231-471-23) as further described in the Staff Report. The Resolution calls for the Successor Agency to dispose transfer the Property to the City to add to various parcels included in a Disposition and Development Agreement with the Developer. The Property is being transferred in its present condition, for the appraised value of the Property. A copy of the proposed Resolution is available for public inspection at the City Clerk's Office, Garden Grove City Hall, 11222 Acacia Parkway, Garden Grove, CA 92840, during regular business hours, Monday through Thursday from 7:30 a.m. to 5:30 p.m. The office is closed every other Friday with business hours of 7:30 a.m. to 4:30 p.m. on the open Friday.  
Under Health and Safety Code Section 33431, the purpose of the Public Hearing is to receive testimony from the public regarding the proposed disposition transfer of the Property to the City and the Developer, all as more particularly set forth in the Resolution and the LRPMP prepared by the Successor Agency under Health and Safety Code Section 34191.4(c). All interested parties are invited to attend the City Council public hearing, or write a letter, to express their opinions for, against or neutral to this item. In lieu of attending the public meeting, you may email your comments to the City Clerk at cityclerk@ggcity.org by 3:00 p.m. on the day of the meeting; please request a confirmation. Comments may also be mailed to the City Clerk, City Hall, 11222 Acacia Parkway, Garden Grove, CA 92840, and must be received no later than 3:00 p.m. on the day of the meeting. These will be forwarded to the City Council prior to the meeting.  
If you challenge the item listed above in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in a written correspondence delivered to the City Clerk at, or prior to, the Public Hearing. Furthermore, you must exhaust any administrative remedies prior to commencing a court challenge to the Successor Agency's action.  
In compliance with the Americans with Disabilities Act, any person requiring auxiliary aids and services, due to a disability, to address the Successor Agency, should contact the City Clerk's Office 72 hours prior to the meeting to arrange for accommodations (714) 741-5040. Further information regarding the proposed Disposition Transfer Agreement may be obtained by contacting Greg Blodgett at City Hall (714) 741-5124; email: greg1@ci.garden-grove.ca.us.  
If above resolutions are approved, this public notice serves as notice for the review by the Orange County Oversight Board at its meeting scheduled on Tuesday, September 20, 2022, at 8:30 a.m., or as soon thereafter as the matter may be heard, at the Rancho Santiago Community College District, 2323 North Broadway, Board Room, Santa Ana, CA 92702.  
/s/ TERESA POMEROY, CMC  
SUCCESSOR AGENCY SECRETARY

Dated: August 24, 2022  
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