

Oversight Board of the Successor Agency to
The Garden Grove Agency for Community Development

INTER-DEPARTMENT MEMORANDUM

To: Allan Roeder
Dept: Interim Director
Subject: ADOPTION OF A RESOLUTION
APPROVING THE TRANSFER OF REAL
PROPERTY LOCATED AT THE
NORTHEAST CORNER OF GARDEN
GROVE BOULEVARD AND
BROOKHURST STREET
(BROOKHURST TRIANGLE) TO NEW
AGE BROOKHURST LLC, IN
ACCORDANCE WITH THE LONG
RANGE PROPERTY MANAGEMENT
PLAN

From: Kingsley Okereke
Dept: Finance
Date: February 25, 2015

OBJECTIVE

The purpose of this report is to request that the Oversight Board consider the adoption of the attached Resolution approving the conveyance of certain real property located at the northeast corner of Garden Grove Boulevard and Brookhurst Street, pursuant to the approved Long Range Property Management Plan ("LRPMP") and the New Age Brookhurst LLC Disposition and Development Agreement by and between the former Agency and New Age Brookhurst, LLC ("New Age") dated November 24, 2010 (the "DDA").

BACKGROUND/DISCUSSION

The California State Department of Finance (the "DOF") issued a finding of completion to the Successor Agency on May 15, 2013. Subsequently, the Successor Agency prepared a LRPMP that was approved by the Oversight Board and the DOF. The approved LRPMP designates the subject real property (identified in lines 8 through 20 on the matrix attached to the LRPMP) (the "Property") as property to be conveyed in accordance with the DDA.

Adoption of this resolution would enable the Successor Agency to move forward with the implementation of the DDA and Brookhurst Triangle project as approved by the DOF pursuant to the Dissolution Act.

The Agency will be the conveying Phase I of the property including parcels 089-661-003, 089-661-004 and a portion of parcel 089-661-005, as shown on attached Brookhurst Triangle project map, to the Developer, New Age. The conveyance of the Property complies with the CRL, the Dissolution Laws and the LRPMP.

FINANCIAL IMPACT

None

RESOLUTION APPROVING THE CONVEYANCE OF PROPERTY IN ACCORDANCE WITH THE APPROVED LONG RANGE PROPERTY MANAGEMENT PLAN (LRPMP)

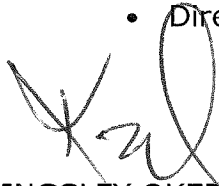
February 25, 2015

Page 2

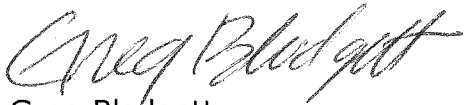
RECOMMENDATION

Staff recommends that the Oversight Board:

- Adopt the Resolution to authorize the conveyance of the Property including parcels 089-661-003, 089-661-004 and a portion of parcel 089-661-005, as shown on attached Brookhurst Triangle project map to New Age in accordance with the DDA and approved LRPMP; and
- Authorize the Successor Agency Director to take such actions as may be necessary or appropriate to convey the Property to New Age, including executing grant deeds and other instruments and agreements, issuing warrants, and taking other appropriate actions to convey the Property; and
- Authorize the Chair of the Oversight Board to sign the passage and adoption of this Resolution and thereupon the same shall take effect and be in force; and
- Direct staff to transmit this Resolution to the State Department of Finance.



KINGSLEY OKEREKE
Assistant City Manager



Greg Blodgett
Senior Project Manager

Attachment 1: Resolution

Attachment 2: Long Range Property Management Plan and Letters

Attachment 3: Brookhurst Triangle Project Map

Recommended for Approval



Allan L. Roeder
Interim Director

RESOLUTION NO. ____

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT APPROVING THE TRANSFER OF CERTAIN REAL PROPERTY TO NEW AGE BROOKHURST LLC IN ACCORDANCE WITH THE LONG RANGE PROPERTY MANAGEMENT PLAN AND THE DISSOLUTION LAWS

WHEREAS, the Successor Agency to the Garden Grove Agency for Community Development (“Successor Agency”) is a public body corporate and politic, organized and operating under Parts 1.8 and 1.85 of Division 24 of the California Health and Safety Code, and the successor the former Garden Grove Agency for Community Development (“former Agency”) that was previously a community redevelopment agency organized and existing pursuant to the Community Redevelopment Law, Health and Safety Code Section 33000, *et seq.* (“CRL”); and

WHEREAS, Assembly Bill x1 26 (“AB x1 26”) added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code and which laws were modified, in part, and determined constitutional by the California Supreme Court in the petition *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, Case No. S194861 (“*Matosantos Decision*”), which laws and court opinion caused the dissolution of all redevelopment agencies and winding down of the affairs of former redevelopment agencies; thereafter, such laws were amended further by Assembly Bill 1484 (“AB 1484”) (together AB x1 26, the *Matosantos Decision*, and AB 1484 are referred to as the “Dissolution Laws”); and

WHEREAS, as of February 1, 2012 the former Agency was dissolved pursuant to the Dissolution Laws and as a separate public entity, corporate and politic the Successor Agency administers the enforceable obligations of the former Agency and otherwise unwinds the former Agency’s affairs, all subject to the review and approval by a seven-member oversight board (“Oversight Board”); and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a “long-range property management plan” (also referred to herein as the “LRPMP”) addressing the future disposition and use of all real property of the former Agency no later than six months following the issuance to the Successor Agency of a finding of completion by the State Department of Finance (“DOF”) pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, DOF issued a finding of completion to the Successor Agency on May 15, 2013; and

WHEREAS, the Successor Agency prepared an LRPMP and the LRPMP prepared by the Successor Agency was approved by the Oversight Board and the DOF; and

WHEREAS, the approved LRPMP designates the subject real property (identified in lines 8 through 20 on the matrix attached to the LRPMP) (the “Property”) as property to be

conveyed in accordance with the Disposition and Development Agreement by and between the former Agency and New Age Brookhurst LLC (“New Age”), dated November 24, 2010 and in accordance with LRPMP to New Age; and

WHEREAS, the Agency will transfer Phase I of the property including parcels 089-661-003, 089-661-004 and a portion or parcel 089-661-005 (Brookhurst Triangle project map) to New Age, and

WHEREAS, the conveyance of the Property to New Age complies with the CRL, the Dissolution Laws and the LRPMP.

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT:

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

Section 2. The Oversight Board hereby approves and authorizes the conveyance of the Property in accordance with the approved LRPMP.

Section 3. The Chair of the Oversight Board shall sign the passage and adoption of this Resolution and thereupon the same shall take effect and be in force.

Section 4. The Successor Agency Director is hereby directed to transmit this Resolution to DOF.



CITY OF GARDEN GROVE

December 11, 2013

California Department of Finance
 Redevelopment Dissolution Unit
 915 L Street
 Sacramento, CA 95214-3706

Bruce A. Broadwater
 Mayor

Dina Nguyen
 Mayor Pro Tem

Steven R. Jones
 Council Member

Christopher V. Phan
 Council Member

Kris Beard
 Council Member

RE: Transmittal of Revised Long Range Property Management Plan

Attached please find the revised Long Range Property Management Plan (LRPMP) for the Successor Agency to the Garden Grove Agency for Community Development (Successor Agency). Since this is the second submittal of the LRPMP, we have revised those items listed as not approved in the Department of Finance's (DOF) letter dated November 22, 2013. Please note that the numbering beyond Item 29 has change since Item 30 was moved into the "Properties to be Sold" category (now Item No. 55).

Properties Subject to Enforceable Obligations

Based on the November 22, 2013, DOF letter, the easement approved by OB action on June 26, 2013, and approved by the DOF on August 9, 2013 has been included as Item 7a for the Waterpark Hotel DDA and described in the "Permissible Use Detail" column.

As previously mentioned, Item 30 was moved from the "Enforceable Obligation" category to the "Properties for Sale" category and is now listed as Item 55.

Additionally, the Garden Grove Higher Education Center Parking Lot parcels (Items 31 and 32), and the Jordan Manor Greenbelt/Park parcel (Item 33), were moved to the section "Properties Retained for Government Use." Items 31 and 32 provide parking for educational uses including Coastline Community College and California State University, Fullerton, and Item 33 is a park/greenbelt area that serves the area.

Properties Retained (transferred to City) for Future Development

Item 41 and the Site C Hotel project (Items 42 through 46) remain in the "Properties Retained for Future Development" category. Pursuant to Health and Safety Code Sections 34191.3, 34191.5(c)(2)(A), and 34191.5(c)(2)(B), these properties will be transferred to the City for future development.

Properties to be Sold

In this section, Items 47 through 55 have been revised to include language indicating that the Agency will obtain valuation analyses/appraisals and that the proceeds from the sales of these properties will be remitted to the Orange County Auditor Controller for distribution to the taxing entities. This language has been included in the "Permissible Use Detail" column.

Please refer to the May 29, 2013 cover letter for the background on all of the properties contained in Garden Grove's Property Management Plan. If you have any questions, please contact me at 714 741-5788 or by email at jimde@ci.garden-grove.ca.us.

Sincerely,

A handwritten signature in black ink that reads "Jim DellaLonga". The signature is written in a cursive style with a large, looping initial "J".

Jim DellaLonga
Senior Project Manager

Attachments



CITY OF GARDEN GROVE

May 29, 2013

California Department of Finance
Redevelopment Dissolution Unit
915 L Street
Sacramento, CA 95214-3706

Bruce A. Broadwater
Mayor

Dina Nguyen
Mayor Pro Tem

Steven R. Jones
Council Member

Christopher V. Phan
Council Member

Kris Beard
Council Member

RE: Transmittal of Long Range Property Management Plan

Attached please find the Long Range Property Management Plan (LRPMP) for the Successor Agency to the Garden Grove Agency for Community Development (Successor Agency). This transmittal letter is designed to augment the information that has been provided in the LRPMP matrix.

Pursuant to 34191.4 of the Health and Safety Code, we have divided our plan into sections: properties that are subject to enforceable obligations, properties to be retained by the City for a governmental purpose, properties to be retained by the City for future development, and properties to be sold.

Properties Subject to Enforceable Obligations

Based on previous ROPS and a Finding of Completion, the Successor Agency has three projects considered enforceable obligations: 1) Waterpark Hotel project (ROPS Item 19), 2) Site B2 DDA (ROPS Item 20), and Brookhurst Triangle DDA (ROPS Item 22).

- 1) The Waterpark Hotel DDA (properties 1 through 7 on the matrix) was approved by the former Agency for Community Development (Agency) in May 2009 and given a Final and Conclusive Determination by the Department of Finance (DOF) on February 6, 2013. Section 201 of the DDA requires conveyance of the property to the developer at no cost. Seven properties of various sizes make up the 12-acre project site. The site is vacant. The project is located in the Community Project Area of the Agency. The project site is part of the Harbor Boulevard Specific Plan, of which hotel, resort, and tourist oriented development is the goal and the project is fully entitled. This project is listed in the Agency's Five Year Implementation Plan for the period 2010 – 2014, on page 26, number 1 in the table of Non-Housing Projects and Programs.

- 2) The Brookhurst Triangle DDA (properties 8 through 20 on the matrix) was approved by the Agency in November 2010 and approved by the DOF on May 17, 2013, after a meet and confer for ROPS 13-14A. Section 201 of the DDA requires conveyance of the property to the developer. Phase I of the is to be sold for \$6 million, and Phase II \$18 million approximately 24 months after the conveyance of Phase I. Thirteen individual properties make up the 13.99-acre site. The site is partially vacant and the balance is still occupied by various commercial uses. This project site is located in the Community Project Area of the Agency and is zoned for mixed-use (high density housing and retail) through a Planned Unit Development (PUD) zoning designation. This project is listed in the Agency's Five Year Implementation Plan for the period 2010 – 2014, on page 28, number 6 in the table of Non-Housing Projects and Programs.
- 3) The Site B2 DDA (properties 21 through 30 on the matrix) was approved by the Agency in June 2001, and by the DOF on ROPS III and 13-14A. Section 201 of the DDA requires conveyance of the property to the developer at no cost. Thirteen individual properties make up the approximately 2-acre site. This site is vacant. The project is located in the Community Project Area of the Agency. The project site is part of the Harbor Boulevard Specific Plan, of which hotel, resort, and tourist oriented development is the goal and the project is fully entitled. This project is listed in the Agency's Five Year Implementation Plan for the period 2010 – 2014, on page 25, number 5 in the table of Non-Housing Projects and Programs.
- 4) Two properties (properties 31 through 32 on the matrix), total approximately 171,000 square feet (APNs 090-163-43 and 44) are being used as a parking lot for the Garden Grove Higher Education Center. The properties are subject to a DDA, and a long-term lease (99 years for \$1 per year) with Mark T. Burger, Trustee of the 12951 Euclid Street Trust, the developer of the second phase of the Education Center. Additionally, the properties are subject to a reciprocal easement agreement between the Agency and Coast Community College District. Due to the length of the term of the lease and the fact that the successor agency will no longer be in existence upon its termination, the successor agency is recommending the transfer of these properties to the City upon termination of the lease or the successor agency, which ever occurs first. To date, this DDA has not been included on the ROPS as an enforceable obligation because there is no payment or commitment of property tax revenue related to this project.

- 5) The property located at 11411 Acacia Parkway (property 33 on the matrix) is a 6,402 square foot property in the Community Center Specific Plan. It provides parking for a low- income senior housing apartment complex built using Agency and HUD funding.

Properties Retained (transferred to City) for Governmental Purpose

- 1) The property located at 12900 Euclid Street (property 34 on the matrix) is located in the Garden Grove Civic Center and was acquired for the new fire department headquarters. The property is located in the Community Center Specific Plan area (zoning). Since acquiring the property, the City has contracted with *Griffin Structures* to design the fire department headquarters building and provide construction costs. It is anticipated that by the end of 2013, the City will have completed and approved construction plans. With these tasks complete, the City will secure funding opportunities for the construction of the headquarters.
- 2) The property located at 12852 Main Street (property 35 on the matrix) is part of Historic Main Street and is located adjacent to and provides parking for the City owned Gem Theater. The property is 7,600 square feet in area and is located in the Community Center Specific Plan area (zoning). The City maintains this parking lot.
- 3) The properties located at 12411 and 12421 Harbor Boulevard (properties 36 and 37 on the matrix) were purchased by the Agency using Community Development Block Grant (CDBG) funds for the relocation and development of Fire Station Number 6. This station services the northeastern portion of the city, including the resort district. Currently, Fire Station Number 6 is housed in a converted single-family dwelling, which has become obsolete. These properties are located in the Harbor Corridor Specific Plan area (zoning), and are part of the City of Garden Grove's 2010-2015 Consolidated Plan and Annual Action Plan as required by the U.S. Department of Housing and Urban Development (HUD).
- 4) The Buena-Clinton Family Resource Center is located at 12661 Sunswep Avenue in the Buena-Clinton neighborhood in the southeastern corner of Garden Grove (property 38 on the matrix). From this site, the City operates the two-story, 6,600 square-foot Buena-Clinton Family Resource Center through its Community Services Department. The Center is brand new (completed in July 2010), built using \$2.45 million in state grant funding from Murray-Hayden Urban

Parks and Youth Service. It serves the low- and very-low income Buena-Clinton community with no cost to low cost programs and services focused on youth enrichment, safety, and community involvement/mobilization.

- 5) The Palm Street Park property (property 39 on the matrix) has no address (APN 101-351-51). It is an approximately 6,000 square foot site and provides the ingress and egress for a pedestrian overcrossing of the SR-22 Garden Grove Freeway on the north side of the freeway. The site is landscaped and is maintained by the City.
- 6) The property located at 11391 Acacia Parkway is a 1.7-acre site home to Acacia Adult Day Services, a not for profit that provides elderly day care services (property 40 on the matrix). As part of the City's Civic Center Complex and the zoning being Community Center Specific Plan, this property has always been intended to be used for public/social services. The site is encumbered by a long-term lease, for \$1 per year.

Properties Retained (transferred to City) for Future Development

- 1) The property located at 12361 Chapman Avenue (property 41 on the matrix) is a 10,800 square foot former restaurant on a 20,908 square foot property that served the resort district. The property is located in the Community Project Area of the Agency and is part of the Harbor Boulevard Specific Plan, of which hotel, resort, and tourist oriented development is the goal. The vacant restaurant was acquired by the Agency in late 2010 to meet a number of the goals/objectives outlined on pages 21 through 23 of the Agency's 2010 - 2014 Implementation Plan including: eliminating blighting influences including deteriorating buildings, improving the appearance of existing buildings, encouraging private sector investments in development; and promoting the economic well being of the area by strengthening and encouraging diversification of its commercial base including providing opportunities of the development of tourism related business. The estimated value of the property is \$1.8 to \$2.3 million and may vary considerably due to the cost of rehabilitation of the deteriorated structure and the amount of tenant improvements needed to bring the property up to useable condition.
- 2) The Site C project (properties 42 through 46 on the matrix) was approved by the former Agency for Community Development (Agency) in June 2011 but was denied as an enforceable obligation by the DOF because the DDA was signed after June 27, 2011. After a Meet and Confer with the DOF regarding the project in November 2012, its

denial as an enforceable obligation was confirmed. Ten properties of various sizes make up the 4-acre project site. The properties are vacant, but still contain some improvements. The project is located in the Community Project Area of the Agency. The project site is part of the Harbor Boulevard Specific Plan, of which hotel, resort, and tourist oriented development is the goal. The project is fully entitled for three hotels totaling 769 rooms, 39,000 square feet of conference, meeting, and banquet space, and 45,000 square feet of restaurant, retail, and entertainment uses. The Site C Hotel project is anticipated to generate 800 new jobs, \$1.2M to \$2.8M in overall annual sales tax revenue, and \$192,000 - \$268,000 in new property tax to the Redevelopment Property Tax Trust Fund. This project is listed in the Agency's Five Year Implementation Plan for the period 2010 - 2014, on page 27, number 3 in the table of Non-Housing Projects and Programs. With the timely approval of these properties as being transferred to the City for future development will result in ground breaking of the project in 9 to 12 months.

Properties to be Sold

- 1) Three properties located in the southwest quadrant of the Brookhurst Street and Chapman Avenue intersection (properties 47 through 49 on the matrix) were formerly owned by the Orange County Transit Authority (OCTA) and are part of the former Pacific Electric Railroad Right of Way that runs from downtown Santa Ana to the City of Los Angeles. The OCTA still maintains an easement over the properties, which does not allow for the construction of any permanent structures. This continues to give OCTA the option of using the property for transportation uses in the future. The properties are zoned mixed use and runs diagonally adjacent to commercial shopping centers. The estimated current value of these properties is \$7.50 per square foot (approximately \$1.7 million), but could be impacted by the restrictive easement on the properties.
- 2) This property, on Acacia Parkway (APN 089-201-32), has no address (property 50 on the matrix). It is 677 square feet in area and is located in the Community Center Specific Plan area. It is a remnant parcel created as a result of the Acacia Parkway Street Widening Project of the late 1980s early 1990s.
- 3) Three properties, 13502 Lanning, 13501 Barnett, and 13502 Barnett, are located on the south side of Trask Avenue (properties 51 through 53 on the matrix). The Agency owns these properties as a result of the Trask Avenue widening project in the early 1990s. They range in size

from about 7,500 square feet to 7,800 square feet in area. They are all zoned R-1 (Residential Single Family) and are vacant. The properties are estimated to be valued from \$149,500 to \$156,000 as vacant, depending on the square footage of the site.

- 4) The property located at 13052 Century Boulevard (property 54 on the matrix) is an approximately 10,000 square foot lot currently occupied by two automotive uses. The site generates approximately \$13,800 in rental revenue annually from the tenants, which is now used to supplement the cost for property management/maintenance of the properties of the Successor Agency. Based on the recent sale of nearby land for the Century Village residential Townhome project, the value of this property is estimated to be \$337,000.
- 5) Property number 55 on the matrix is a 1,482 square foot landscaped sliver located between an apartment complex and a restaurant and newer housing development. Due to the size and nature of this property, value is considered to be de minimis. The Successor Agency recommends that adjacent property owners be approached to determine their interest in owning the subject property.

Due to the sensitive timing of the Waterpark Hotel Project (properties 1 through 7 on the matrix), the Site C Project (properties 42 through 46 on the matrix), and the Brookhurst Triangle (properties 8 through 20 on the matrix), we are requesting that you review these items, in the above order first. These three projects are only waiting for their approval on the property management plan in order to proceed. This would be greatly appreciated.

We certainly hope that this cover letter gives you more background on the properties contained in Garden Grove's Property Management Plan. If you have any questions, please contact me at 714 741-5788 or by email at jimde@ci.garden-grove.ca.us .

Sincerely,



Jim DellaLonga
Senior Project Manager

Attachments

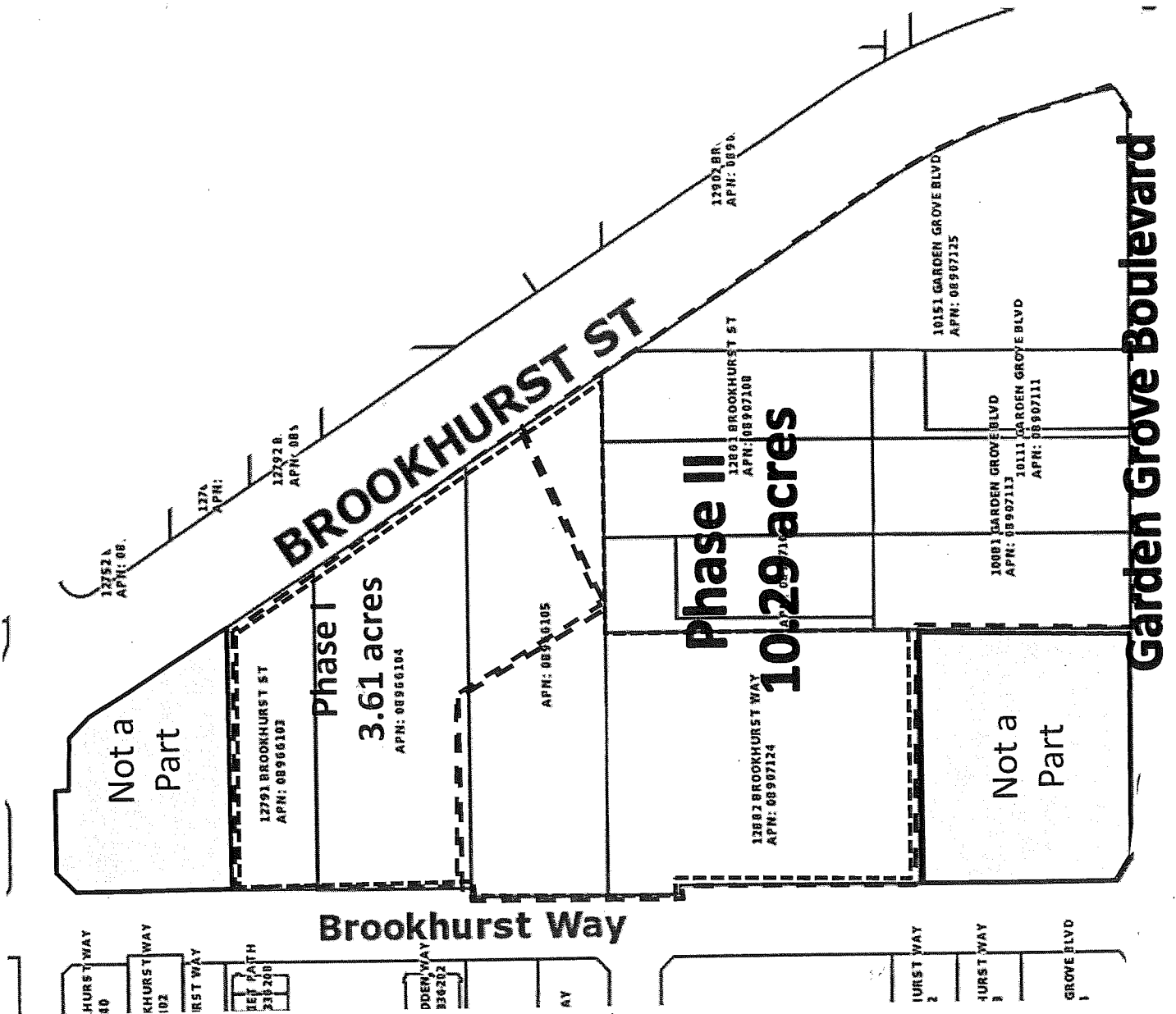
Garden Grove Long Range Property Management Plan

No.	Request Type	Requestor's Use	Requestor's Use Description	Acquisition Date	Value At Purchase	Estimated Current Value	Value Basis	Proposed Sale Value	Proposed Sale Date	Address	APN	Lot Size	Current Zoning	Estimate of Current Value	Est. of Acquisition Cost (Annual)	Environmental History	TOP Potential	HSC 2109.52(1)(H) History of Previous Development Proposals & Activity
46	Parcel Request	To be sold for the benefit of the taxing entities		12/20/06	\$80,000	\$18,000	Based on comparable	\$18,000	11/29/12	13002 Larkspur	100-386-01	7,620	R-1	\$18,000	\$0.00	No known environmental issues	N/A	Remain parcels until annual bidding
47	Parcel Request	To be sold for the benefit of the taxing entities		12/22/06	\$65,000	\$54,000	Undetermined	Undetermined	Undetermined	13002 Bennett	100-386-02	7,729	R-1	\$54,000	\$0.00	No known environmental issues	N/A	
48	Parcel Request	To be sold for the benefit of the taxing entities		Unknown	Unknown	De Minimis	Undetermined	Undetermined	Undetermined	Landscape	100-604-74	1,482	PLD (R-2)	De Minimis	\$0.00	No known environmental issues	N/A	PLD-112.86
49	Repealed Request	To be sold for the benefit of the taxing entities	The Agency will obtain valuation for the parcels and provide proceeds from the sales will be restricted to the Orange County Public Contract for the 02/07/13 cover letter for more information.	Step-01 Step-01 Step-01	\$88,338 \$67,465 \$67,465	\$52,720 \$119,241 \$119,241	Best estimate based on additional appraisals	\$52,720 \$1,070,000 \$119,241	See Note 4	No Address (Robby) No Address (Beverly) No Address (Beverly)	133-091-45 133-111-43 130-125-02	69,696 143,748 10,299	Mixed-Use	\$52,720 \$1,070,000 \$119,241	\$7,490.00	No known environmental issues	Specific use, bank consider the demand	N/A
50	Parcel Request	To be sold for the benefit of the taxing entities		7/9/01	\$15,000	\$81,000	Based on appraisal for neighboring properties under development	\$81,000	4/21/13	13002 Century Blvd	019-091-15	10,860	Inter-Use (C-60/07)	\$81,000	\$13,800.00	No known environmental issues	Planned for future use as a Green Block, which is a top priority	Value restoration and retail projects
51	Parcel Request	To be sold for the benefit of the taxing entities		Unknown	Unknown	\$0.00	Undetermined	Undetermined	Undetermined	Asada Hwy	086-201-32	677	Community Development (C-60/07)	\$0.00	\$0.00	No known environmental issues per OCTA statement	N/A	N/A
52	Parcel Request	To be sold for the benefit of the taxing entities		1/9/10	\$454,638	\$54,000	Based on an appraisal for comparable parcel Blvd. Properties	TD based on an appraisal	6/15/14	12311 Theveny Dr	231-417-23	6,530	R-1	\$54,000	\$0.00	No known environmental issues	N/A	N/A

* See Agency 2010-2014 Five Year Implementation Plan included in the 5/28/13 LRMP cover letter.

1. Residential land value based on approved zoning and entitlements for a 600-room resort waterfront hotel. See 02/07/13 LRMP cover letter.
 2. Funding source for these acquisitions came from City-issued 2002 Certificates of Participation. No tax increment funds were used. See 02/07/13 LRMP cover letter.
 3. Funding source for these acquisitions came from City-issued 2002 Certificates of Participation. No tax increment funds were used. See 02/07/13 LRMP cover letter.
 4. Funding source for these acquisitions came from City-issued 2002 Certificates of Participation. No tax increment funds were used. See 02/07/13 LRMP cover letter.
 5. Funding source for these acquisitions came from City-issued 2002 Certificates of Participation. No tax increment funds were used. See 02/07/13 LRMP cover letter.
 6. An RFP process will commence upon approval of the LRMP by the State Department of Finance.

Brookhurst Triangle Project



HURST WAY 40

KHURST WAY 103

IRST WAY

168 PATH 238-260

DEEN WAY 336-262

AY

IURST WAY 2

HURST WAY 3

GROVE BLVD 1

BROOKHURST ST

Phase I 3.61 acres APN: 08960104

Phase II 10.29 acres APN: 08971104

Not a Part

12791 BROOKHURST ST
APN: 08966103

12792 B.
APN: 08966105

12794
APN:

12793 A.
APN: 08966102

APN: 08960105

12882 BROOKHURST WAY
APN: 08907124

12883 BROOKHURST ST
APN: 08907108

12802 BR.
APN: 08990

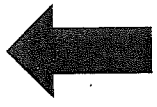
10081 GARDEN GROVE BLVD
APN: 08907112

10111 GARDEN GROVE BLVD
APN: 08907111

10151 GARDEN GROVE BLVD
APN: 08907125

Not a Part

Garden Grove Boulevard



North

Not to Scale