

Garden Grove Long Range Property Management Plan

HSC 34191.5(c)(2)		HSC 34191.5(c)(1)(A)			Date of Estimated Current Value		Sale of Property		HSC 34191.5(c)(1)(B)		HSC 34191.5(c)(1)(C)				HSC 34191.5(c)(1)(D)	HSC 34191.5(c)(1)(E)		HSC 34191.5(c)(1)(F)	HSC 34191.5(c)(1)(G)		HSC 34191.5(c)(1)(H)												
No.	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value At Purchase	Estimated Current Value	Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for Which Property Was Acquired	Address	APN	Lot Size	Current Zoning	Estimate of Current Value	Est. of Income/Revenue (Annual)	Contractual Req. for Use of Inc/Revenue	Environmental History	TOD Potential	History of Previous Development Proposals & Activity													
PROPERTIES SUBJECT TO AN ENFORCEABLE OBLIGATION																																	
WATERPARK HOTEL DDA (ROPS ITEM NO.19)																																	
1	Vacant Lot	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.	4/4/03	\$ 5,506,400	\$ 15,300,000	Based on an appraisal for comparable Harbor Blvd properties	7/9/12	\$0 ¹	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 corridor and is consistent with the Agency Five Year Implementation Plan.*	12626 Harbor Blvd	231-431-02	186,416	Commercial PUD/Tourist Oriented Development	\$ 15,300,000	\$0.00	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-121-88 -Great Wolf Resort (2009) CUP-303-10													
2	Vacant Lot			4/4/03	\$ 4,014,980	\$ 15,300,000						12721 Harbor Blvd	231-431-03	186,416		\$ 15,300,000	\$0.00																
3	Vacant Lot			3/24/09	\$ 2,438,306	\$ 2,177,000						12591 Harbor Blvd	231-441-40	26,545		\$ 2,177,000	\$0.00																
4	Vacant Lot			5/11/10	\$ 1,494,000	\$ 1,550,000						12591 Harbor Blvd	231-441-39	18,900		\$ 1,550,000	\$0.00																
5	Vacant Lot			7/14/09	\$ 722,025	\$ 1,890,000						12601 Leda Lane	231-441-27	23,100		\$ 1,890,000	\$0.00																
6	Vacant Lot			3/16/11	\$ 758,183	\$ 1,860,000						12602 Leda Lane	231-441-29	22,680		\$ 1,860,000	\$0.00																
7a	Easement			3/10/12	\$ 25,000	\$ 32,800						Well Parcel	231-441-28	400		\$ 32,800	\$0.00																
BROOKHURST TRIANGLE DDA (ROPS ITEM NO.22)																																	
8	Parking lot	Properties subject to an enforceable obligation	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.	7/31/06	\$ 1,414,482	\$ 1,389,000	Based on an appraisal	3/7/06	\$0 ²	Phase I-1/30/14 \$6 million Phase II-1/30/16 \$18 million	Properties are located in a redevelopment project area where mixed-use and housing development are identified as the development goal and is consistent with the Agency Five Year Implementation Plan.	10111 G.G. Blvd	089-071-11	21,700	Mixed Use PUD/High Density Residential Development	\$ 1,389,000		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.	The proposed development will be located on the north west corner of Brookhurst Street and Garden Grove Blvd., which are both major arterial streets carrying 50,000 vehicles per day and a major public bus transit line with heavy ridership.	Residential housing, hotel, and retail projects: -Urban Pacific Builders, LLC ENA Approved 02/28/06 -JPI Calif. Dev. Services LLC. NA Approved 03/25/06 -Kam Sang Mixed Use PUD-123-09													
9	Commercial/Retail			10/9/07	\$ 12,965,026	\$ 10,733,000						10151 G.G. Blvd.	089-071-25	94,961		\$ 10,733,000	\$81,000.00																
10	Retail Automotive			10/9/07								10115 G.G. Blvd.	089-071-12	72,745			\$43,200.00																
12	Commercial/Retail	3/27/07			10081 G.G. Blvd.	089-071-13						31,840	Mixed Use PUD/High Density Residential Development																				
13	Commercial/Retail	3/27/07	\$ 13,067,010	\$ 16,103,552	10081 G.G. Blvd.	089-071-07						147,233		\$ 16,103,552		\$36,000.00																	
14	Parking Lot	3/27/07			10081 G.G. Blvd.	089-071-14						72,745																					
15	Parking Lot	3/27/07			No Address	089-071-05						14,780																					
16	Parking Lot	3/27/07			No Address	089-071-06						72,745																					
17	Vacant Lot	Properties subject to an enforceable obligation	Proceeds are to be distributed based on approved ROPS 13-14B. Net proceeds to be remitted to County for distribution to the taxing entities.	8/20/02								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 corridor and is consistent with the Agency Five Year Implementation Plan.					No Address	089-661-03	34,000	Commercial PUD/Tourist Oriented Development	\$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 04/27/2004		
18	Vacant Lot			8/20/02	\$ 5,312,196	\$ 19,656,000	No Address	089-661-04	72,745	\$0.00	\$0.00																						
19	Vacant Lot			8/20/02			No Address	089-661-05	88,862	\$0.00	\$0.00																						
20	Vacant Lot			8/20/02			12882 Brookhurst Way	089-071-24	111,514		\$ 19,656,000				\$0.00																		
SITE B2 DDA (ROPS ITEM NO.20)																																	
21	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	\$ 1,155,816	\$ 525,000	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 corridor and is consistent with the Agency Five Year Implementation Plan.	12241 Harbor Blvd	231-471-06	6,400	Commercial PUD/Tourist Oriented Development	\$ 525,000	\$0.00	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 04/27/2004													
22	Vacant Lot			9/10/02	\$ 319,705	\$ 525,000						12261 Harbor Blvd	231-471-07	6,400		\$ 525,000	\$0.00																
23	Vacant Lot			8/13/02	\$ 302,680	\$ 488,000						12271 Harbor Blvd	231-471-08	5,954		\$ 488,000	\$0.00																
24	Vacant Lot			11/12/02	\$ 416,592	\$ 525,000						12321 Harbor Blvd	231-471-11	6,400		\$ 525,000	\$0.00																
25	Vacant Lot			4/2/02	\$ 241,822	\$ 640,000						12322 Thackery Dr.	231-471-12	7,800		\$ 640,000	\$0.00																
26	Vacant Lot			4/9/02	\$ 265,074	\$ 517,000						12282 Thackery Dr.	231-471-15	6,300		\$ 517,000	\$0.00																
27	Vacant Lot			8/20/02	\$ 282,937	\$ 492,000						12262 Thackery Dr.	231-471-16	6,000		\$ 492,000	\$0.00																
28	Vacant Lot			5/11/04	See Item No. 21	\$ 492,000						12262 Thackery Dr.	231-471-17	6,000		\$ 492,000	\$0.00																
29	Vacant Lot			4/23/02	\$ 310,793	\$ 492,000						12246 Thackery Dr.	231-471-18	6,000		\$ 492,000	\$0.00																
PROPERTIES RETAINED FOR GOVERNMENTAL PURPOSE																																	
GARDEN GROVE HIGHER EDUCATION CENTER PARKING LOT																																	
30	Parking Lot	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).	Unknown	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)												
JORDAN MANOR GREENBELT/PARK																																	
32	Park and associated Parking Lot	Retained for Governmental purpose	This property, primarily a green belt/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 primarily provide open space, in the form of a small greenbelt, adjacent to the Jordan Manor Senior Housing project	11441 Acadia Pkwy	090-153-27	6,795	Community Center Specific Plan			No known environmental issues	N/A	N/A													
33	Former Retail/Restaurant	Retained for Governmental purpose	Transfer per HSC 34181(a)	7/14/09	\$ 2,908,252	\$ 2,525,000	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 Plan	\$ 2,525,000	\$0.00	N/A	No known environmental issues	Properties located in Civic Center, near bus line.	N/A												
34	Parking Lot	Retained for Governmental purpose	Transfer per HSC 34181(a)	4/8/78	\$ 37,000	\$ 37,000	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 Plan	\$ 37,000	\$0.00	N/A	No known environmental issues	N/A	N/A												
35	Vacant Lot	Retained for Governmental purpose	Transfer per HSC 34181(a)	8/17/00	\$ 166,516	\$ 238,440	Appraisal	4/21/10	N/A	N/A	Intended for future Fire Station No. 6 in conjunction with City purchased properties.	12421 Harbor Blvd*	231-451-36	5,961	Harbor Corridor Specific Plan	\$ 238,440	\$0.00	N/A	No known environmental issues	N/A	N/A												
36	Vacant Lot			8/17/00	\$ 171,516	\$ 238,440	Appraisal					12411 Harbor Blvd*	231-451-37	5,961		\$ 238,440	\$0.00																
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 Sunswep 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 (fmlly 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 unusable.	No Address	101-351-51	5,996	N/A	\$0.00	\$0.00	N/A	No known environmental issues	N/A	N/A												
39	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 Acadia 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 FOR FUTURE DEVELOPMENT																																	
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												
SITE C																																	
41	Vacant Lot	Retained for future development	DDA covering these properties was not approved by the DOF. Properties to be 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 construct the project. Refer to 5/29/13 cover letter.	10/4/08	\$ 2,158,270	\$ 4,438,000	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.	12222 Harbor Blvd	231-491-20	34,948	Commercial PUD/Tourist Oriented Development	\$ 4,438,000	\$0.00	Some environmental issues have been identified in various reports: 12222 Harbor Blvd: See phase two report dated March 10, 2009. 12252 Harbor Blvd: See phase one report dated August 26, 2009. 12262, 12272, 12292 Harbor Blvd: See phase one report dated June 18, 2010.	Properties located on Harbor Blvd, which is a major north-south arterial and a major public bus transit line with heavy ridership.	Entitled for a resort hotel, retail and entertainment project: -DDA approved 6/14/2011 -Land and Design, LLC PUD-128-12													
42	Vacant Lot	Retained for future development		3/10/09	\$ 5,158,445	\$ 426,710																											
43	Vacant Lot	Retained for future development		11/27/12	\$ 1,950,000	\$ 3,065,000	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.	12252 Harbor Blvd	231-521-01	3,360	Commercial PUD/Tourist Oriented Development	\$ 426,710	\$0.00	N/A	N/A	N/A	N/A												
44	Single Family Homes	Retained for future development		11/27/12	\$ 5,175,000	\$ 3,625,000																											
45	Single Family Homes	Retained for future development		4/10/12	\$ 393,636	\$ 470,000	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.	12252 Harbor Blvd	231-531-03	15,300	Commercial PUD/Tourist Oriented Development	\$ 1,950,000	\$0.00	N/A	N/A	N/A	N/A												
				4/10/12	\$ 393,377	\$ 470,000																											
				11/1/12	\$ 444,955	\$ 725,000	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.	12252 Harbor Blvd	231-531-04	24,140	Commercial PUD/Tourist Oriented Development	\$ 3,065,000	\$0.00	N/A	N/A	N/A	N/A												
				2/28/12	\$ 443,993	\$ 725,000																											

Garden Grove Long Range Property Management Plan

HSC 34191.5(c)(2)				HSC 34191.5(c)(1)(A)			Date of Estimated Current Value	Sale of Property		HSC 34191.5(c)(1)(B)		HSC 34191.5(c)(1)(C)				HSC 34191.5(c)(1)(D)	HSC 34191.5(c)(1)(E)		HSC 34191.5(c)(1)(F)		HSC 34191.5(c)(1)(G)	HSC 34191.5(c)(1)(H)
No.	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value At Purchase	Estimated Current Value		Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for Which Property Was Acquired	Address	APN	Lot Size	Current Zoning	Estimate of Current Value	Est. of Income/Revenue (Annual)	Contractual Req. for Use of Inc/Revenue	Environmental History	TOD Potential	History of Previous Development Proposals & Activity	
PROPERTIES TO BE SOLD																						
46	Vacant Remnant	To be sold for the benefit of the taxing entities		12/20/06	\$ 160,000	\$ 156,000	Based on appraisal comparables	\$ 156,000	11/29/12	Project met goals and objectives of redevelopment project area plan - Infrastructure improvements	13502 Lanning	100-381-01	7,800	R-1	\$ 156,000	\$0.00	N/A	No know environmental issues	N/A	Remnant parcels from street widening		
47	Vacant Remnant	12/20/06		\$ 160,000	\$ 149,500	\$ 149,500		13501 Barnett			100-385-01	7,475	\$ 149,500		\$0.00	N/A						
48	Vacant Remnant	12/20/06		\$ 165,000	\$ 154,000	\$ 154,000		13502 Barnett			100-382-02	7,700	\$ 154,000		\$0.00	N/A						
49	Improved Remnant	To be sold for the benefit of the taxing entities		Unknown	Unknown	De Minimis	Undetermined	Undetermined	Undetermined	Project met goals and objectives of redevelopment project area plan - Housing	Landscaping	100-504-74	1,482	PUD (R-2)	De Minimis	\$0.00	N/A	No known environmental issues	N/A	PUD-113-96		
50	Former Rail Road Right-of-Way	To be sold for the benefit of the taxing entities	The Agency will obtain valuation analyses/appraisals for these properties. The 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.	Sep-91	\$ 383,328	\$ 522,720	Best estimate based on detrimental encumbrances	\$ 522,720	See Note 6	Project met goals and objectives of redevelopment project area plan - Commercial/Economic Development	No Address (Chapman Ave)	133-091-45	69,696	Mixed-Use	\$ 522,720	\$2,400.00	N/A	No known environmental issues	Properties are a transit corridor via covenant	N/A		
51				Sep-91	\$ 790,614	\$ 1,078,000		\$ 1,078,000			No Address (Bixby)	133-111-43	143,748		\$ 1,078,000							
52				Sep-91	\$ 87,445	\$ 119,242		\$ 119,242			No Address (Brookhurst St)	133-123-02	15,899		\$ 119,242							
53	Commercial Building/Smog Test	To be sold for the benefit of the taxing entities		7/3/01	\$ 415,000	\$ 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 Blvd	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 projects		
54	Remnant/ Widening	To be sold for the benefit of the taxing entities		Unknown	Unknown	\$0.00	Undetermined	Undetermined	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		
55	Vacant Lot (formerly Item 30)	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	

* See Agency 2010-2014 Five-Year Implementation Plan included in the 5/29/13 LRPMP submittal.

1. Residual land value based on approved zoning and entitlements for a 800-room resort waterpark hotel. See 5/29/13 LRPMP cover letter.
2. 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.
3. Funding source for these acquisitions came from City-issued 2002 Certificates of Participation. No tax increment funds were used. See 5/29/13 LRPMP cover letter.
4. Federal Community Development Block Grant (CDBG) funds were used by the Agency to acquire these properties. No tax increment funds were used.
5. Residual land value based on zoning and entitlements for 700 full service hotel rooms. See 5/29/13 LRPMP cover letter.
6. An RFP process will commence upon approval of the RPMP by the State Department of Finance.