

**RESOLUTION NO. 2015-3**

**A RESOLUTION OF THE SUCCESSOR AGENCY TO THE LA HABRA REDEVELOPMENT AGENCY APPROVING AND ADOPTING THE SECOND REVISION TO THE LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5 FOR FORWARDING TO THE OVERSIGHT BOARD AND SUBMITTAL TO THE STATE DEPARTMENT OF FINANCE**

**WHEREAS**, pursuant to Health and Safety Code Section 34173(d), the City of La Habra became the Successor Agency to the former La Habra Redevelopment Agency ("Successor Agency"); and

**WHEREAS**, pursuant to Health and Safety Code Section 34173(g), the Successor Agency is a separate legal entity from the City; and

**WHEREAS**, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a Long Range Property Management Plan (LRPMP) addressing the future disposition and use of all real property of the former La Habra Redevelopment Agency; and

**WHEREAS**, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the LRPMP to the Oversight Board and the State of California Department of Finance (DOF) for review and approval no later than six months following the issuance to the Successor Agency of a Finding of Completion pursuant to Health and Safety Code Section 34179.7; and

**WHEREAS**, the Oversight Board, on August 1, 2013, approved submittal of a draft Long Range Property Management Plan to the State Department of Finance containing all the information required by Health and Safety Code Section 34191.5; and

**WHEREAS**, on October 20, 2014, the Successor Agency to the La Habra Redevelopment Agency considered first revised Long Range Property Management Plan (LRPMP) to reflect only those property assets that are government purpose properties, properties retained for future development, and properties which must be sold; and all the information required by Health and Safety Code Section 34191.5 and approved its transmittal to the Oversight Board for approval and submission to the California State Department of Finance (DOF); and

**WHEREAS**, on October 30, 2014, the Oversight Board concurred with the Successor Agency and approved the first revision to the Long Range Property Management Plan to reflect only those property assets that are government purpose properties, properties retained for future development, and properties which must be sold; and all the information required by Health and Safety Code Section 34191.5 for forwarding to the State Department of Finance; and

**WHEREAS**, over the past several months the State Department of Finance, through a collaborative process with City staff, has directed that the revised Long Range Property Management Plan be revised in the following sections: Estimated Current Value of the Assets/Parcels; Value at Time of Purchase; Date of Estimated Current Value; Annual Estimated Income/Revenue from Current Assets; Proposed Sale Date; Proposed Sale Value; and clarification on the Intended Use of the Properties held for Future Development that will now be sold (for sale); and

**WHEREAS**, in accordance with Health and Safety Code Section 34191.5 (c) (2) (b), the proceeds from sale of properties not determined to be for governmental purpose will be distributed to the Affected Taxing Entities (ATE's), or used to pay enforceable obligations; and

**WHEREAS**, the City will comply with Health and Safety Code Section 34180 (f) (1), with a good faith effort to negotiate a compensation agreement with the Affected Taxing Entities (ATE's) to provide payments to them in proportion to their shares of the base property tax, as determined pursuant to Section 34188, for the value of the property retained; and

**WHEREAS**, the Second Revised Long Range Property Management Plan has been modified per the direction of the DOF, staff now seeks direction from the Successor Agency to submit the Second Revised Long Range Property Management Plan to the Oversight Board and the Department of Finance for approval.

**NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE LA HABRA REDEVELOPMENT AGENCY DOES HEREBY FIND AND RESOLVE AS FOLLOWS:**

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

**Section 2. CEQA Compliance.** The approval of the Second Revised Long Range Property Management Plan through this Resolution does not commit the Successor Agency to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act ("CEQA"). The Successor Agency Secretary is authorized and directed to file a Notice of Exemption in accordance with CEQA with the appropriate official of the County of Orange, California, within five (5) days following the date of adoption of this Resolution.


**Section 3. Approval of Second Revised Long Range Property Management Plan.** The Successor Agency hereby approves the Second Revised Long Range Property Management Plan, in substantially the form attached to this Resolution as "Attachment 1".

**Section 4. Transmittal of Second Revised Long Range Property Management Plan.** The Successor Agency staff is hereby authorized and directed to


take any action necessary to carry out the purposes of this Resolution and comply with all applicable laws regarding the Long Range Property Management Plan, including submitting the Second Revised Long Range Property Management Plan to the Oversight Board for their approval and submittal to the State of California Department of Finance for review and approval and posting the Second Revised Long Range Property Management Plan on the Successor Agency's website.

**Section 5. Effectiveness.** This Resolution shall take effect immediately upon its adoption.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the Successor Agency to the La Habra Redevelopment Agency on the 20<sup>th</sup> day of July, 2015.

  
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Michael Blazey, Successor Agency Chair

ATTEST:

  
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Tamara D. Mason, MMC, Secretary

STATE OF CALIFORNIA )  
CITY OF LA HABRA ) ss  
COUNTY OF ORANGE )

I, Tamara Mason, Secretary of the Successor Agency to the La Habra Redevelopment Agency, do hereby certify that the above and foregoing is a true and correct copy of Resolution No. 2015-3 introduced and adopted at a meeting of the Successor Agency to the La Habra Redevelopment Agency held on the 20<sup>th</sup> day of July, 2015, by the following roll call vote:

AYES: DIRECTOR: GOMEZ, BEAMISH, ESPINOZA, SHAW, BLAZEY  
NOES: DIRECTOR: NONE  
ABSTAIN: DIRECTOR: NONE  
ABSENT: DIRECTOR: NONE

Witness my hand and the official seal of the City of La Habra this 20<sup>th</sup> day of July, 2015.

  
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Tamara D. Mason, MMC, Secretary

**ATTACHMENT 1**

**LONG-RANGE PROPERTY MANAGEMENT PLAN**

**[Attached behind this cover page]**

Successor Agency: City of La Habra  
 County: Orange

ATTACHMENT #1

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

		HSC 34191.5 (C)2		HSC 34191.5 (C)1(A)		SALE OF PROPERTY		HSC 34191.5 (C)1(B)			
No.	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired
1	Parking Lot/Building	Governmental Use	Gov't use parking for civic center	9/20/2012	\$ 325,000	\$0	Market	Sep-02	\$0.00	transferred to city	Police Department Civic Center Parking
2	Parking Lot/Building	Governmental Use	Gov't use parking for civic center	9/20/2012	Included in above price	\$0	Market	Sep-02	\$0.00	transferred to city	Police Department Civic Center Parking
3	Parking Lot/Building	Governmental Use	Gov't use parking for civic center	9/20/2012	Included in above price	\$0	Market	Sep-02	\$0.00	transferred to city	Police Department Civic Center Parking
4	Public Building	Governmental Use	Gov't use parking for civic center	4/21/2018	\$ 922,500	\$2,500,000	Market	Apr-08	\$0.00	transferred to city	Child Development Center
5	Commercial	Sale of Property	Approved RDA Plan	7/23/2010	\$ 1,450,000	\$2,720,000	Appraised	Sep-14	\$2,720,000	Summer 2015	Redevelopment project areas
6	Commercial	Sale of Property	Approved RDA Plan	9/11/2007	\$ 3,000,000	Included in value above	Appraised	Sep-14	Included in the parcel value above	Summer 2015	Redevelopment project areas
7	Parking Lot/Building	Sale of Property	Approved RDA Plan	5/30/1999	\$ 2,500,000	\$2,500,000	Market, Rases Debt Obligation	Feb-90	\$2,500,000	Unknown	La Habra Marketplace Parking

Successor Agency: City of La Habra  
 County: Orange

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY

No.	Property Type	Permissible Use	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Inconformity Revenue	Contractual requirements for use of Inconformity Revenue	History of environmental certification, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit-oriented development	Advancement of planning objectives of the successor agency
1	Parking Lot/Building	Governmental Use	107 E. La Habra Blvd	022-07-5-27	0.18 Acres	SP-1	\$0	none	none	none	none	none
2	Parking Lot/Building	Governmental Use	113 E. La Habra Blvd	022-07-5-10	0.08 Acres	SP-1	\$0	none	none	none	none	none
3	Parking Lot/Building	Governmental Use	127 E. La Habra Blvd	022-07-5-09	0.07 Acres	SP-1	\$0	none	none	none	none	none
4	Public Building	Governmental Use	215 N. Euclid St.	022-082-27	0.31 Acres	R-2	\$2,300,000	none	none	none	none	none
5	Commercial	Sale of Property	6571 E. Imperial Highway	019-111-80	0.94 Acres	C-2 PUD	\$2,220,000	\$57,600	none	none	none	none
6	Commercial	Sale of Property	1001 E. Imperial Highway	019-111-80	1.10 Acres	C-2 PUD	Included in the parcel value above	Included in value above	none	none	none	none
7	Parking Lot/Building	Sale of Property	none	018-381-64	2.84 Acres	C-2a	\$2,500,000	none	none	none	none	none

Successor Agency: City of La Habra  
 County: Orange

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY

	HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(H)
No.	Property Type	Permissible Use
1	Parking Lot/Building	Governmental Use
2	Parking Lot/Building	Governmental Use
3	Parking Lot/Building	Governmental Use
4	Public Building	Governmental Use
5	Commercial	Sale of Property
6	Commercial	Sale of Property
7	Parking Lot/Building	Sale of Property

History of previous development proposals and activity

parking lot

parking lot

parking lot

public building

commercial building

commercial building

Required parking lot for a commercial shopping center, per City municipal code