

OVERSIGHT BOARD RESOLUTION NO. 15-11-18-01

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE SAN JUAN CAPISTRANO COMMUNITY REDEVELOPMENT AGENCY APPROVING AN AMENDED LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTIONS 34191.3 AND 34191.5

WHEREAS, the San Juan Capistrano Community Redevelopment Agency ("Agency") was established as a community redevelopment agency that was previously organized and existing under the California Community Redevelopment Law, Health and Safety Code Sections 33000, *et seq.*, and previously authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council ("City Council") of the City of San Juan Capistrano ("City"); and,

WHEREAS, Assembly Bill x1 26 added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code, which laws cause the dissolution and wind down of all redevelopment agencies (as upheld and modified by the California Supreme Court decision in *California Redevelopment Association v. Matosantos*, Case No. S194861, and as thereafter amended by Assembly Bill 1484, the "Dissolution Act"); and,

WHEREAS, the Agency is now a dissolved community redevelopment agency pursuant to the Dissolution Act; and,

WHEREAS, by a resolution considered and approved by the City Council at an open public meeting, the City Council chose to serve as the governing body of the "Successor Agency" to the dissolved Agency under the Dissolution Act; and,

WHEREAS, as of and on and after February 1, 2012, the Successor Agency has performed and will continue to perform its functions as the successor agency under the Dissolution Act to administer the enforceable obligations of the Agency and otherwise unwind the Agency's affairs, all subject to review and approval by a seven-member "Oversight Board" formed thereunder; 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; 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 DOF's issuance to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7; and,

WHEREAS, DOF issued a finding of completion to the Successor Agency on November 8, 2013; and,

WHEREAS, the Successor Agency prepared and submitted to the Oversight Board an LRPMP, which LRPMP was subsequently approved by the Oversight Board and transmitted to DOF and which was reviewed and approved by DOF as evidenced by a letter dated as of January 16, 2015 by Justyn Howard, Acting Program Budget Manager of DOF, to Ms. Cindy Russell, Chief Finance Officer of the City. The form of LRPMP as so submitted and approved is referred to herein as the "Original LRPMP." The properties included within the Original LRPMP included several properties formerly owned by the Agency and which have been used as public parking lots. Such public parking lots were listed in the Original LRPMP as: Site 4, Site 5, Site 6 and Site 7, respectively (and so referred to herein); and,

WHEREAS, Successor Agency staff has recently determined that there are two additional properties with respect to which the Agency had and the Successor Agency now holds an easement for public parking purposes. The easement interests in such properties are referred to as Site 10 and Site 11, respectively; and,

WHEREAS, at the time the Original LRPMP was approved, the position of DOF was that public parking lots owned by redevelopment agencies would not be treated as governmental use properties for purposes of provisions of the Dissolution Act which provided that governmental use properties were eligible for transfer from successor agencies to host cities without payment of compensation therefor; and,

WHEREAS, subsequent legislation has been enacted in the form of Senate Bill No. 107, Chapter 325, Statutes of 2015 ("SB 107") which provides, at subsections (b) and (c) of Section 34191.3, in pertinent part:

- (b) If the department has approved a successor agency's long-range property management plan prior to January 1, 2016, the successor agency may amend its long-range property management plan once, solely to allow for retention of real properties that constitute "parking facilities and lots dedicated solely to public parking" for governmental use pursuant to Section 34181. An amendment to a successor agency's long-range property management plan under this subdivision shall be submitted to its oversight board for review and approval pursuant to Section 34179, and any such amendment shall be submitted to the department prior to July 1, 2016; and,
- (c)
 - (i) Notwithstanding paragraph (2) of subdivision (a) of Section 34181, for purposes of amending a successor agency's long-range property management plan under subdivision (b), "parking facilities and lots dedicated solely to public parking" do not include properties that, as of the date of transfer pursuant to the amended long-range property management plan, generate revenues in excess of reasonable maintenance costs of the properties.
 - (ii) Notwithstanding any other law, a city, county, city and county, or parking district shall not be required to reimburse or pay a successor agency for any funds spent on or before December 31, 2010, by a former redevelopment agency to design and construct a parking facility; and,

WHEREAS, each of Site 4, Site 5, Site 6 and Site 7, and the easement interests in Site 10 and Site 11, constitutes "parking facilities and lots dedicated solely to public parking". In the case of Site 8, Site 8 is devoted to other governmental uses (namely, community theater) and is planned for future use as a public parking structure; and,

WHEREAS, as evidenced by materials presented to the governing board of the Successor Agency by its staff, there are not revenues produced by any of Site 4, Site 5, Site 6, Site 7, Site 10 or Site 11 (collectively, the "Public Parking Properties") which exceed the reasonable maintenance costs of such properties; and,

WHEREAS, the Successor Agency desires to avail itself of the authority provided under SB 107 to amend the Original LRPMP by that certain form of long range property management plan in the form submitted herewith as Attachment "A" (the "Amended LRPMP", under which each of the Public Parking Properties will be accorded treatment as governmental use properties which may be transferred to the City without payment therefor. The Amended LRPMP addresses the disposition and use of the real properties of the former Agency and includes the information required pursuant to Health and Safety Code Section 34191.5(c) and implements the provisions of SB 107 concerning public parking facilities as described above. Excepting for the modifications to address the treatment of public parking facilities afforded by SB 107, the Amended LRPMP is substantially identical to the Original LRPMP; and,

WHEREAS, approval of the Amended LRPMP advances the public health, safety and welfare by facilitating the ongoing availability of public parking facilities within the City.

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE SAN JUAN CAPISTRANO COMMUNITY REDEVELOPMENT AGENCY:

- Section 1. Each of the foregoing recitals is true and correct.
- Section 2. Each of the foregoing recitals is supported by substantial evidence.
- Section 3. This action is exempt from CEQA pursuant to Section 15378(b)(5) of the CEQA Guidelines because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment. Further, it can be seen with certainty that there is no possibility that approval of the Amended LRPMP may have a significant effect on the environment, and thus the action is exempt from CEQA (Guidelines Section 15061(b)(3)).
- Section 4. The Oversight Board hereby approves the Amended LRPMP in substantially the form attached to this Resolution as Attachment "A" and incorporated herein.
- Section 5. The Successor Agency Executive Director or his authorized designees are hereby authorized and directed to cause the Amended LRPMP be submitted to DOF.

Section 6. 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 7. This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED this 18th day of November 2015.



Laura Freese, Chair

ATTEST:



Maria Morris, Oversight Board Secretary

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF SAN JUAN CAPISTRANO)

I, MARIA MORRIS, appointed Oversight Board Secretary of the Oversight Board to the Successor Agency of the San Juan Capistrano Community Redevelopment Agency, do hereby certify that the foregoing **Oversight Resolution 15-11-18-01** was duly adopted by the Board Members of the Oversight Board to the Successor Agency of the San Juan Capistrano Community Redevelopment Agency at the special meeting thereof, held the 18th day of November, 2015.

AYES: BOARD MEMBERS: Jakl, McCord, Tatarian, Thomas and Chair Freese
NOES: BOARD MEMBERS: None
ABSENT: BOARD MEMBERS: Vice-Chair Kerr and Hampton



MARIA MORRIS, OVERSIGHT BOARD SECRETARY

ATTACHMENT A
AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN

SUCCESSOR AGENCY
TO THE
SAN JUAN CAPISTRANO COMMUNITY
REDEVELOPMENT AGENCY

AMENDED LONG RANGE PROPERTY
MANAGEMENT PLAN

(Pursuant to Health and Safety Code
Sections 34191.3 and 34191.5)

Dated November 3, 2015
(Amending Original Long Range Property
Management Plan as adopted April 1, 2014)

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Introduction

On February 1, 2012, the San Juan Capistrano Community Redevelopment Agency (Redevelopment Agency) was statutorily dissolved under ABx1 26. On January 10, 2012, the San Juan Capistrano City Council took the steps to designate the City of San Juan Capistrano as the Successor Agency to the San Juan Capistrano Community Redevelopment Agency's (Successor Agency) pursuant to section 34173 of the Health and Safety Code, and the former Redevelopment Agency assets were transferred to the Community Redevelopment Property Trust Fund held by the Successor Agency on February 1, 2012.

Pursuant to Health and Safety Code section 34191.5, within six month after receiving a Finding of Completion from the Department of Finance (DOF), the Successor Agency is required to submit for approval to its Oversight Board and the DOF a Long Range Property Management Plan (LRPMP) that addresses the disposition and use of the real property assets of the former Redevelopment Agency. The Successor Agency's Finding of Completion was issued on November 8, 2013.

The Successor Agency prepared and submitted to the Oversight Board an LRPMP, which LRPMP was subsequently transmitted to DOF and which was reviewed and approved by DOF as evidenced by a letter dated as of January 16, 2015, by Justyn Howard, Acting Program Budget Manager of DOF, to Ms. Cindy Russell, Chief Finance Officer of the City. The form of LRPMP as so submitted and approved is referred to herein as the "Original LRPMP." The properties included within the Original LRPMP included several properties formerly owned by the Agency and which have been used as public parking lots. Such public parking lots were listed in the Original LRPMP as: Site 4, Site 5, Site 6 and Site 7, respectively (and so referred to herein). The transfer to the City of Sites 1 through 3 was approved by the Successor Agency, Oversight Board and DOF in connection with the approvals of the Original LRPMP. Successor Agency staff has recently determined that there are two additional properties with respect to which the Redevelopment Agency had and the Successor Agency now holds an easement for public parking purposes; the easement interests in such properties are referred to as Site 10 and Site 11, respectively.

At the time the Original LRPMP was approved, the position of DOF was that public parking lots owned by redevelopment agencies would not be treated as governmental use properties for purposes of provisions of the Dissolution Act which provided that governmental use properties were eligible for transfer from successor agencies to host cities without payment of compensation therefor. Subsequent legislation has been enacted in the form of Senate Bill No. 107, Chapter 325, Statutes of 2015 ("SB 107") which provides, at subsections (b) and (c) of Section 34191.3, in pertinent part:

- (b) If the department has approved a successor agency's long-range property management plan prior to January 1, 2016, the successor agency may amend its long-range property management plan once, solely to allow for retention of real properties

that constitute “parking facilities and lots dedicated solely to public parking” for governmental use pursuant to Section 34181. An amendment to a successor agency’s long-range property management plan under this subdivision shall be submitted to its oversight board for review and approval pursuant to Section 34179, and any such amendment shall be submitted to the department prior to July 1, 2016; and

(c) (i) Notwithstanding paragraph (2) of subdivision (a) of Section 34181, for purposes of amending a successor agency’s long-range property management plan under subdivision (b), “parking facilities and lots dedicated solely to public parking” do not include properties that, as of the date of transfer pursuant to the amended long-range property management plan, generate revenues in excess of reasonable maintenance costs of the properties.

(ii) Notwithstanding any other law, a city, county, city and county, or parking district shall not be required to reimburse or pay a successor agency for any funds spent on or before December 31, 2010, by a former redevelopment agency to design and construct a parking facility.

Sites 4 through 7, 10 and 11 constitute “parking facilities and lots dedicated solely to public parking”. In the case of Site 8, Site 8 is devoted to other governmental uses (namely, community theater); Site 8 is planned for public parking. In addition, there are not revenues produced by any of the Sites 4 through 7; 10 or 11 (collectively, the “Public Parking Properties”) which exceed the reasonable maintenance costs of such properties. In the case of Site 10 and Site 11, the interest of the Successor Agency is an easement for public parking and was only recently found.

The Successor Agency desires to avail itself of the authority provided under SB 107 to amend the Original LRPMP by this form of long range property management plan (referred to for convenience herein as the “Amended LRPMP”, “Long Range Property Management Plan” or the “LRPMP”), under which each of the Public Parking Properties will be accorded treatment as governmental use properties which may be transferred to the City without payment therefor. The Amended LRPMP addresses the disposition and use of the real properties of the former Agency and includes the information required pursuant to Health and Safety Code Section 34191.5(c) and implements the provisions of SB 107 concerning public parking facilities as described above. Excepting for the modifications to address the treatment of public parking facilities afforded by SB 107, the Amended LRPMP is substantially identical to the Original LRPMP.

This LRPMP is prepared in compliance with Health and Safety Code sections 34191.3 and 34191.5(c), particularly as the former is modified by SB 107.

Permissible Options for the Disposition of Property under the Long Range Property Management Plan pursuant to Health and Safety Code section 34191.5(c)(2) are as follows:

1. The property may be transferred to the City pursuant to subdivision (a) of Section 34181 if the property was constructed and used for a governmental purpose.
2. The property may be transferred to the City for future development if the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, community plan or five-year implementation plan.
3. The property may be sold by the Successor Agency.
4. The property may be retained by the Successor Agency to fulfill an enforceable obligation.

If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in paragraph 2, above, the proceeds from the sale shall be distributed to the taxing entities. With respect to the properties described in paragraph 2, the City will enter into agreements with the affected taxing entities for the distribution of any net sale proceeds if and to the extent required by law.

Property Disposition Plan (as Amended); Summary

There are eleven (11) sites held by the Successor Agency and included in this Long Range Property Management Plan.

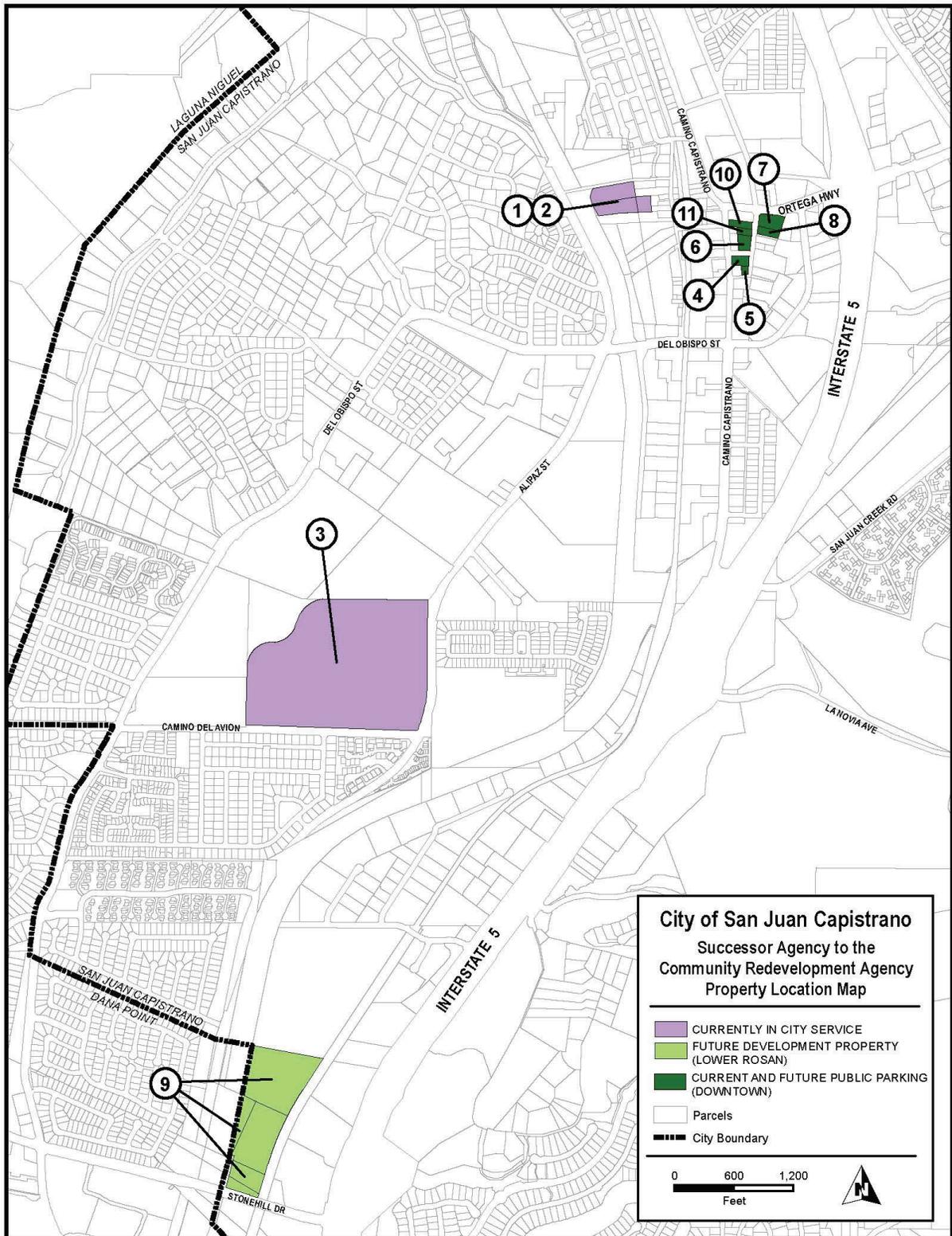
Three (3) sites (Sites 1 through 3) will be conveyed to the City of San Juan Capistrano ("City") for their continued public and governmental intended purposes as parks, open space and roads under the Los Rios Specific Plan and the Open Space Master Plan, as authorized pursuant to Health Safety Code Section 34181(a). The transfer to the City of Sites 1 through 3 was approved by the Successor Agency, Oversight Board and DOF in connection with the approvals of the Original LRPMP; the transfer of Sites 1 through 3 is included in this Amended LRPMP for purposes of maintaining a convenient record.

Seven (7) sites (Sites 4 through 8, 10 and 11) are located in the Historic Town Center area and identified in the Historic Town Center Master Plan. These sites will be conveyed to the City and retained for development in accordance with the Historic Town Center Master Plan. In 2009, the former Redevelopment Agency Board of Directors began the process to update the Historic Town

Center Master Plan which was adopted in 1995. The revised Historic Town Center Master Plan was adopted by the City Council on April 3, 2012. The implementation of the Historic Town Center Master Plan furthers the planning objectives of the former Redevelopment Agency and as such the Successor Agency.

Sites 4, 5, 6, 7, 8, 10 and 11 will be conveyed to the City upon approval by the Oversight Board and approval by the Amended LRPMP by DOF for continued use as public parking facilities and, in the case of Site 8, use as a community theater and future use for public parking. In the case of Site 10 and Site 11, the only interest of the Successor Agency is an easement for public parking purposes. No revenues are generated to the City from current public parking uses.

The Lower Rosan Ranch property (Site 9) is to be conveyed to the City for its intended development as outlined in the former Redevelopment Agency's Five-Year Implementation Plan dated January 2010.



Sites 1 and 2. Los Rios Park (Phase II)



Assessor's Parcel Numbers:	121-143-18 and 121-143-09
Property Address:	31747 Los Rios St.
Acquisition Dates:	1984 and 2001
Total Acreage:	3.41 acres
General Plan and Zoning Designation:	Specific Plan/Precise Plan (Los Rios Specific Plan)
Acquisition Value:	\$1,387,947 (\$187,947 and \$1,200,000)
Estimated Current Value:	\$148,540 (\$79,715 and \$68,825) (market value)
Estimated Lease, Rental or Other Revenue Value:	\$0
Environmental History:	Unknown
Transit-Oriented/Other Potential Development:	None/Passive Park Uses

Background, Including Purpose of Acquisition and Potential for Development

APN 121-143-18 – This property was vacant land acquired by the City in 1984 with Federal Land and Conservation Grant funds provided through the State (Los Rios Park Acquisition #06-100839) and transferred to the former Redevelopment Agency to be assembled with other properties as part of the Los Rios Park as identified in the Los Rios Specific Plan (Appendix A).

APN 121-143-09 – The former Redevelopment Agency acquired the property for the purpose of relocating the existing use (the local solid waste disposal company) to a location outside the Los Rios Historic District and assemble the property with the adjacent properties as part of the Los Rios Park as identified in the Los Rios Specific Plan (Appendix A).

Los Rios Park – Phase I was completed in August 2009 and opened to the public. The Los Rios Park properties (Phase I and II) along with other properties used for public street purposes were conveyed to the City in August 2010. However, the Los Rios Park – Phase II properties were not conveyed at that time due questions regarding property and legal descriptions. Los Rios Park – Phase II has been conceptually designed and construction will commence when funding for park and open space improvements becomes available.

Because of its land use designation and intended governmental use described above, the Los Rios Park Phase II property does not have any potential for transit-oriented development or the advancement of planning objectives of the Successor Agency beyond the second phase of the Los Rios park improvements.

Estimated Value

The City’s General Plan and Zoning Designation as part of the Los Rios Specific Plan is intended to ensure that the property is retained as a public open space/recreational amenity in the Los Rios Historic District in perpetuity. Additionally, the provisions of the Federal Land and Conservation Grant funds under which the former Redevelopment Agency purchased APN 121-143-18, require its use for park purposes. Based on zoning and grant fund provisions, the true “market value” of the property is something considerably less than the “book value”. Recent comparable sales information obtained by the City in November 2013 indicated the market value of similar property to be approximately \$1 - \$3 per square foot.

Long Range Property Management Plan Authorized/Directed Disposition Action

The Successor Agency shall transfer the property to the City of San Juan Capistrano without charge as a governmental purpose property to complete the Los Rios Park improvements, and to enable its continued use as a governmental purpose site. The transfer to the City of Site 1 and Site 2 was approved by the Successor Agency, Oversight Board and DOF in connection with the approvals of the Original LRPMP.

Site 3. San Juan Capistrano Sports Park, Community Center, and Agricultural Preservation Area



Assessor's Parcel Numbers:	121-190-57 (1/5 undivided interest)
Property Address:	25925 Camino Del Avion
Acquisition Dates:	1991
Total Acreage:	4.05 acres
General Plan and Zoning Designation:	General Open Space/Agri-Business (Community Park/Agri-Business)
Acquisition Value:	\$686,183
Estimated Current Value:	\$176,418
Estimated Lease, Rental or Other Revenue Value:	\$0
Environmental History:	Removal of underground storage tanks (farm use) and soil remediation
Transit-Oriented/Other Potential Development:	None/Passive Park and Open Space Uses

Background, Including Purpose of Acquisition and Potential for Development

The entire agricultural parcel (approximately 56 acres) was acquired in 1991 by the former Redevelopment Agency with tax-exempt promissory notes to reserve 10 acres of the parcel as a potential site for the Capistrano Unified School District (CUSD) Adult Education Program which was required to be relocated by the Redevelopment Agency as part of the Amended and Restated Agreement for Cooperation between the former Redevelopment Agency and the CUSD dated as of January 7, 1986. The remaining approximately 46 acres was sold to the City of San Juan Capistrano as part of the City's open space acquisitions under Bond Measure D in order to provide open space and recreation amenities and preserve the City's agricultural heritage. Since the exact location of the Adult Education Program was not known at that time, a 4/5 undivided interest (approximately 45 acres) in the property was sold to the City for the implementation of

the Open Space Master Plan, approved in 1991 (Appendix B) and a 4/5 undivided interest (approximately 11 acres) was retained by the former Redevelopment Agency. In 1998, the Second Amended and Restated Agreement for Cooperation between the former Redevelopment Agency and the CUSD eliminated the obligation to relocate the Adult Education Program and created the obligations to sell approximately 7 acres of the parcel for the construction of Kinoshita Elementary School. This left the Redevelopment Agency with an interest in approximately 4 acres (an undivided 4/5th interest in the entire remaining property). The original purchase and sale agreement acknowledges the understanding that the property was acquired for park, open space, agricultural, and other public and quasi-public uses. Additionally, the purchase and sale agreement for the original acquisition of the Site by the former Redevelopment Agency identified the sale or transfer of all or any portion of the property for private development uses, private commercial uses, or for-profit uses as prohibited uses unless these uses were consistent with zoning at the date of the agreement.

As outlined in the 1991 Open Space Master Plan, approximately 28 acres of the property has been maintained since its acquisition as an agricultural preserve (currently operated by South Coast Farms). Additionally, the historic Congdon House (currently operated by the Ecology Center) has been restored by the City and is currently part of the agricultural preservation area.

The improvements to the remaining property (approximately 21 acres, including the former Redevelopment Agency's undivided interest) were completed between 1996 and 2002 and are currently in use as a public street (Via Positiva), the San Juan Capistrano Community Center and Sports Park; Gymnasium; and Community Garden. The Capistrano Valley Boys & Girls Club and Teen Center is also located on the property as part of the Community Center/Gymnasium complex.

Because of its land use designation and intended governmental use described above, the San Juan Capistrano Sports Park property does not have any potential for transit-oriented development or the advancement of planning objectives of the Successor Agency beyond the uses implemented to date.

Estimated Value

The City's General Plan and Zoning Designation as part of the Open Space (Community Park) and Agri-Business are intended to ensure that the property is retained as a public recreational, open space and active agricultural amenity in perpetuity. Based on zoning provisions, the true "market value" of the property is something considerably less than the "book value" and is estimated at approximately \$1 per square foot or \$176,418 based on the estimated 1/5 undivided interest (approximately 4 acres).

Long Range Property Management Plan Authorized/Directed Disposition Action

The Successor Agency shall transfer the property to the City of San Juan Capistrano without charge as a governmental purpose property to complete the Los Rios Park improvements, and to

enable its continued use as a governmental purpose site. The transfer to the City of Site 3 was approved by the Successor Agency, Oversight Board and DOF in connection with the approvals of the Original LRPMP.

Site 4. Veteran’s Park – Public Parking Lot portion of the parcel



Assessor’s Parcel Numbers:	124-160-18 (portion)
Property Address:	31852 Camino Capistrano
Acquisition Dates:	1986
Total Acreage:	0.15
General Plan and Zoning Designation:	General Commercial/Town Center District
Acquisition Value:	\$152,262
Estimated Current Value:	\$152,262 (book value)
Estimated Lease, Rental or Other Revenue Value:	\$0
Environmental History:	None
Transit-Oriented/Other Potential Development:	Highly likely for transit-oriented and mixed-use development (including continuing use for public parking)

Background, Including Purpose of Acquisition and Potential for Development

This parcel, located on the south side of Yorba Street, between Camino Capistrano and El Camino Real was acquired for redevelopment as part of the Historic Town Center development. The front or westerly half of the parcel (approximately 0.24) was improved as Veteran’s Park. The park portion of the parcel was approved by the State Department of Finance as a governmental use property on November 30, 2012.

The remaining 0.15 acre easterly portion of the parcel was held by the former Redevelopment Agency to be developed as part of the Historic Town Center Master Plan. In the interim, the

property was improved and put into service by the City as a public parking lot in the early 1990's pending a permanent parking solution as part of the Historic Town Center development. The property is currently operated and maintained by the City as a public parking lot. The City has not charged for parking at Site 4 and does not presently contemplate imposing charges for parking at Site 4. The City has absorbed the costs of overseeing and maintaining the parking area at Site 4, including costs for ongoing landscape, regular surface sweeping, utility costs (water and electricity) and pavement repairs resulting in an annual allocated costs of approximately \$3,300.00; The foregoing does not take into account insurance costs or the defense of liability claims.

The El Camino Real and Historic Town Center Park area of the Historic Town Center Master Plan (Section 2.2.5) identifies this property as mixed use buildings and envisions El Camino Real as a full-fledged downtown street, with wide, comfortable sidewalks, street trees, curbside parallel parking, and new mixed-use buildings fronting the Historic Town Center park with ground floor shops and restaurants and offices above along its west side where the parking lots are now located (See Appendix C). These described uses advance the planning objectives of the Successor Agency. Additionally, the property is 0.2 miles from the Historic Capistrano Depot which provides Metrolink and Amtrak service with several daily stops. Therefore, potential for transit-oriented development is highly likely although there will be a continued need for parking to serve both nearby commercial uses and tourism.

Estimated Value

The Successor Agency and the City have no recent appraisal or market value information on this property; therefore, the book value is used as its estimated current value.

Long Range Property Management Plan Authorized/Directed Disposition Action

Upon approval of this Long Range Property Management Plan, the Successor Agency shall transfer the property to the City of San Juan Capistrano without charge as a governmental purpose property.

Site 5. Public Parking Lot



Assessor's Parcel Numbers:	124-160-16
Property Address:	31852 El Camino Real
Acquisition Dates:	1988
Total Acreage:	0.15 acres
General Plan and Zoning Designation:	General Commercial/Town Center District
Acquisition Value:	\$126,655
Estimated Current Value:	\$126,655 (book value)
Estimated Lease, Rental or Other Revenue Value:	\$0
Environmental History:	None
Transit-Oriented/Other Potential Development:	Likely for transit-oriented and mixed use development (including continuing use for public parking)

Background, Including Purpose of Acquisition and Potential for Development

This parcel, located on northwest corner of Forster Street and El Camino Real was acquired for redevelopment as part of the Historic Town Center development. The property was improved and put into service by the City as a temporary public parking lot in the early 1990's pending a permanent parking solution as part of the Historic Town Center development. The property is currently operated and maintained by the City as a public parking lot. The City has not charged for parking at Site 5 and does not presently contemplate imposing charges for parking at Site 5. The City has absorbed the costs of overseeing and maintaining the parking area at Site 5, including costs for ongoing landscape, regular surface sweeping, utility costs (water and electricity) and pavement repairs resulting in an annual allocated costs of approximately

\$3,300.00; The foregoing does not take into account insurance costs or the defense of liability claims.

The recent update of the Historic Town Center Master Plan began in 2009 and was adopted on April 3, 2012. The El Camino Real and Historic Town Center Park area of the Historic Town Center Master Plan (Section 2.2.5) identifies this property as mixed use buildings and envisions El Camino Real as a full-fledged downtown street, with wide, comfortable sidewalks, street trees, curbside parallel parking, and new mixed-use buildings fronting the Historic Town Center park with ground floor shops and restaurants and offices above along its west side where the parking lots are now located (See Appendix C). These described uses advance the planning objectives of the Successor Agency. Additionally, the property is 0.2 miles from the Historic Capistrano Depot which provides Metrolink and Amtrak service with several daily stops. Therefore, potential for transit-oriented development is highly likely although there will be a continued need for parking to serve both nearby commercial uses and tourism.

Estimated Value

The Successor Agency and the City have no recent appraisal or market value information on this property; therefore, the book value is used as its estimated current value.

Long Range Property Management Plan Authorized/Directed Disposition Action

Upon approval of this Long Range Property Management Plan, the Successor Agency shall transfer the property to the City of San Juan Capistrano without charge as a governmental purpose property.

Site 6. Public Parking Lot



Assessor's Parcel Numbers:	124-160-19
Property Address:	31811 Camino Capistrano
Acquisition Dates:	1988
Total Acreage:	0.46 acres
General Plan and Zoning Designation:	General Commercial/Town Center District
Acquisition Value:	\$348,788
Estimated Current Value:	\$348,788 (book value)
Estimated Lease, Rental or Other Revenue Value:	\$0
Environmental History:	None
Transit-Oriented/Other Potential Development:	Likely for transit-oriented and mixed use development (including continuing use for public parking)

Background, Including Purpose of Acquisition and Potential for Development

This parcel, located on northwest corner of Yorba Street and El Camino Real was acquired for redevelopment as part of the Historic Town Center development. The property was improved and put into service by the City as a temporary public parking lot in the early 1990's pending a permanent parking solution as part of the Historic Town Center development. The property is currently operated and maintained by the City as a public parking lot. The City has not charged for parking at Site 6 and does not presently contemplate imposing charges for parking at Site 6. The City has absorbed the costs of overseeing and maintaining the parking area at Site 6, including costs for ongoing landscape, regular surface sweeping, utility costs (water and electricity) and pavement repairs resulting in an annual allocated costs of approximately \$8,380.00; The foregoing does not take into account insurance costs or the defense of liability claims.

The recent update of the Historic Town Center Master Plan began in 2009 and was adopted on April 3, 2012. The El Camino Real and Historic Town Center Park area of the Historic Town Center Master Plan (Section 2.2.5) identifies this property as mixed use buildings and envisions El Camino Real as a full-fledged downtown street, with wide, comfortable sidewalks, street trees, curbside parallel parking, and new mixed-use buildings fronting the Historic Town Center park with ground floor shops and restaurants and offices above along its west side where the parking lots are now located (See Appendix C). These described uses advance the planning objectives of the Successor Agency. Additionally, the property is 0.2 miles from the Historic Capistrano Depot which provides Metrolink and Amtrak service with several daily stops. Therefore, potential for transit-oriented development is likely although there will be a continued need for parking to serve both nearby commercial uses and tourism.

Estimated Value

The Successor Agency and the City have no recent appraisal or market value information on this property; therefore, the book value is used as its estimated current value.

Long Range Property Management Plan Authorized/Directed Disposition Action

Upon approval of this Long Range Property Management Plan, the Successor Agency shall transfer the property to the City of San Juan Capistrano without charge as a governmental purpose property.

Site 7. Public Parking Lot



Assessor's Parcel Numbers:	124-160-31
Property Address:	26874 Ortega Highway
Acquisition Dates:	1987
Total Acreage:	0.81 acres
General Plan and Zoning Designation:	General Commercial/Town Center District
Acquisition Value:	\$1,027,862
Estimated Current Value:	\$1,027,862
Estimated Lease, Rental or Other Revenue Value:	\$0
Environmental History:	None
Transit-Oriented/Other Potential Development:	Likely for transit-oriented and mixed use development (including continuing use for public parking)

Background, Including Purpose of Acquisition and Potential for Development

This parcel located on southeast corner of Ortega Highway and El Camino Real and was acquired for redevelopment as part of the Historic Town Center development. The property was improved and put into service by the City as a temporary public parking lot in the early 1990's pending a permanent parking solution as part of the Historic Town Center development. The property is currently operated and maintained by the City as a public parking lot.

The Town Center Gateway area of the Historic Town Center Master Plan (Section 2.2.1) identifies this property as a key component of creating a downtown gateway (See Appendix D). The Historic Town Center Master Plan includes the construction of a major new municipal parking structure at the southwest corner of the new Ortega Highway/Del Obispo intersection which

includes this property and is identified as integral to the success of the overall vision of the Town Center. It is thus contemplated that public parking will remain a use.

The new municipal parking structure would be lined on all sides with retail shops and other uses to screen the parking structure from public view. Replacing the existing surface parking lots and drive-through restaurants (on adjacent privately-owned parcels) on this corner, if feasible, with a well-designed building fronting directly onto the street helps to form another distinct corner at the gateway. The additional supply of parking provided by the new structure would replace the need for the existing surface parking lots on the west side of El Camino Real (Sites 4-6), and allow the construction of the new buildings around the Historic Town Center Park without requiring each to have its own dedicated parking spaces. The construction of such a shared parking facility would require the relocation of the Camino Real Playhouse (Site 8). At the present time, Site 7 continues to be used for public parking without charge. The City has not charged for parking at Site 7 and does not presently contemplate imposing charges for parking at Site 7. The City has absorbed the costs of overseeing and maintaining the parking area at Site 6, including costs for ongoing landscape, regular surface sweeping, utility costs (water and electricity) and pavement repairs resulting in an annual allocated costs of approximately \$14,110.00; The foregoing does not take into account insurance costs or the defense of liability claims.

This development advances the planning objectives of the Successor Agency. Additionally, the property is 0.2 miles from the Historic Capistrano Depot which provides Metrolink and Amtrak service with several daily stops. Therefore, potential for transit-oriented development is likely although there will be a continued need for parking to serve both nearby commercial uses and tourism.

Estimated Value

The Successor Agency and the City have no recent appraisal or market value information on this property; therefore, the book value is used as its estimated current value.

Long Range Property Management Plan Authorized/Directed Disposition Action

Upon approval of this Long Range Property Management Plan, the Successor Agency shall transfer the property to the City of San Juan Capistrano without charge as a governmental purpose property.

Site 8. Commercial Property



Assessor's Parcel Numbers:	124-160-26
Property Address:	31776 El Camino Real
Acquisition Dates:	1988
Total Acreage:	0.38 acres
General Plan and Zoning Designation:	General Commercial/Town Center District
Acquisition Value:	\$620,723
Estimated Current Value:	\$620,723
Estimated Lease, Rental or Other Revenue Value:	\$0
Environmental History:	None
Transit-Oriented/Other Potential Development:	Likely for transit-oriented and mixed use development

Background, Including Purpose of Acquisition, Rental Income and Potential for Development

This parcel, located on the El Camino Real next to the Historic Town Center Park was acquired for redevelopment as part of the Historic Town Center development. The existing building on the property is currently in use as a community theater occupied and operated by the South Orange County Community Theatre pending the development of the Historic Town Center Master Plan. The rental income from this use is \$100 annually under the license agreement dated October 7, 2008. The license agreement expired by its terms on October 31, 2015.

The Town Center Gateway area of the Historic Town Center Master Plan (Section 2.2.1) identifies this property as a key component of creating a downtown gateway (See Appendix D). The Historic Town Center Master Plan includes the construction of a major new municipal parking structure at the southwest corner of the new Ortega Highway/Del Obispo intersection which

includes this property and is identified as integral to the success of the overall vision of the Town Center.

The new municipal parking structure, if feasible, would be lined on all sides with retail shops and other uses to screen the parking structure from public view. Replacing the existing surface parking lots (See pages 10-11) and drive-through restaurants (on adjacent privately-owned parcels) on this corner with a well-designed building fronting directly onto the street helps to form another distinct corner at the gateway. The additional supply of parking provided by the new structure would replace the need for the existing surface parking lots on the west side of El Camino Real (Properties #4-#6), and allow the construction of the new buildings around the Historic Town Center Park (See pages 5-10 of this document) without requiring each to have its own dedicated parking spaces. The construction of such a shared parking facility would require the relocation of the Camino Real Playhouse.

The development of the Town Center Gateway advances the planning objectives of the Successor Agency. Additionally, the property is 0.2 miles from the Historic Capistrano Depot which provides Metrolink and Amtrak service with several daily stops. Therefore, potential for transit-oriented development is likely although there will be a continued need for parking to serve both nearby commercial uses and tourism.

Estimated Value

The Successor Agency and the City have no recent appraisal or market value information on this property; therefore, the book value is used as its estimated current value.

Long Range Property Management Plan Authorized/Directed Disposition Action

Upon approval of this Long Range Property Management Plan, the Successor Agency shall transfer the property to the City of San Juan Capistrano without charge as a governmental purpose property.

Site 9. Vacant Land



Assessor's Parcel Numbers:	121-240-76; 121-240-039; 121-240-73; 121-253-13; and 121-253-14
Property Address:	Stonehill Drive, between railroad tracks and San Juan Creek
Acquisition Dates:	1988 through 2006
Total Acreage:	21.76 acres
General Plan and Zoning Designation:	Quasi-Industrial (Commercial/Manufacturing)
Acquisition Value:	\$6,510,120
Estimated Current Value:	\$7,760,000
Estimated Lease, Rental or Other Revenue Value:	\$0
Environmental History:	None
Transit-Oriented/Other Potential Development:	None/Retail or Mixed Use Development

Background, Including Purpose of Acquisition and Potential for Development

The property was originally acquired to relocate the local solid waste hauler from the Los Rios Historic District (See pages 1-2 of this document). The property is currently vacant. Until recently, the adjacent auto dealerships used the front portion of the property for temporary car storage pending the completion of their dealership facilities under a month-to-month license agreement. Although the dealerships have indicated there may be a need for seasonal storage from time to time, currently there are no dealerships using the property.

The City prepared a Request for Proposal for development of the property in July 2011, which has been on hold pending the approval of this Long Range Property Management Plan. The City intends to proceed with this process.

There is no potential for transit-oriented development since there are no regular transit stops located near the site. However, the property can be developed for retail or mixed use development.

Estimated Value

The estimated market value is \$7.76 million based on the most recent appraisal dated July 2011.

Long Range Property Management Plan Authorized/Directed Disposition Action

Upon approval of this Long Range Property Management Plan, the Successor Agency shall transfer the property to the City of San Juan Capistrano pursuant to the former Redevelopment Agency's Five-Year Implementation Plan dated January 2010.

Site 10. Public Parking Easement



Assessor's Parcel Numbers:	124-160-22
Property Address:	31766 Camino Capistrano
Acquisition Dates:	1996
Total Acreage:	0.36 acres (easement interest, only)
General Plan and Zoning Designation:	General Commercial/Town Center District
Acquisition Value:	\$0
Estimated Current Value:	\$0
Estimated Lease, Rental or Other Revenue Value:	\$0
Environmental History:	None
Transit-Oriented/Other Potential Development:	Only easement interest (only use is public parking which may support transit)

Background, Including Purpose of Acquisition and Potential for Development

The easement was acquired for the purpose of continuing the availability of public parking at Site 10. The property was improved and has been maintained as a public parking lot. Under the terms of the Grant of Easement, the easement area is to be available for public parking on a continuous basis. In addition, the Redevelopment Agency, as grantee, was required to bear one half of the cost of ongoing maintenance. The duties regarding maintenance cost are part of the easement grant. The private property owner that granted the easement also has continuing rights to use the parking lot. Given those circumstance together with the circumstance that there have been no charges for parking, the value of the easement rights as to Site 10 are believed to be zero.

Future use of the easement area is anticipated to be for public parking.

The City has absorbed the shared cost of maintaining the parking area at Site 10, including costs for regular surface sweeping; fencing and pavement maintenance and repairs resulting in an annual allocated costs of approximately \$720.00; The foregoing does not take into account insurance costs or the defense of liability claims.

The continued use of the subject easement for public parking advances the planning objectives of the Successor Agency. Additionally, the property is [0.2] miles from the Historic Capistrano Depot which provides Metrolink and Amtrak service with several daily stops. Therefore, use of the subject property (easement) for public parking supports the potential for transit-oriented development of nearby properties as there will be a continued need for parking to serve both nearby commercial uses and tourism.

Estimated Value

The Successor Agency and the City have no recent appraisal or market value information on this property; therefore, the book value is used as its estimated current value. However, because the rights are limited to an easement for public parking use, the use rights carry with them an obligation to pay for ongoing maintenance, the adjacent private owner has rights to use parking on the subject property and no charges have historically been imposed for parking at the subject property (and no such charges are contemplated), it is believed that the value of the easement rights is zero.

Long Range Property Management Plan Authorized/Directed Disposition Action

Upon approval of this Long Range Property Management Plan, the Successor Agency shall transfer the property (easement) to the City of San Juan Capistrano without charge as a governmental purpose property.

Site 11. Public Parking Easement



Assessor's Parcel Numbers:	124-160-121
Property Address:	31782 Camino Capistrano
Acquisition Dates:	1993
Total Acreage:	0.21 acres (easement, only)
General Plan and Zoning Designation:	General Commercial/Town Center District
Acquisition Value:	\$0
Estimated Current Value:	\$0
Estimated Lease, Rental or Other Revenue Value:	\$0
Environmental History:	None
Transit-Oriented/Other Potential Development:	Only easement interest (only use is public parking which may support transit)

Background, Including Purpose of Acquisition and Potential for Development

The easement was acquired for the purpose of continuing the availability of public parking at Site 11. The property was improved and has been maintained as a public parking lot. Under the terms of the Grant of Easement, the easement area is to be available for public parking on a continuous basis. In addition, the Redevelopment Agency, as grantee, was required to bear one half of the cost of ongoing maintenance. The duties regarding maintenance cost are part of the easement grant. The private property owner that granted the easement also has continuing rights to use the parking lot. Under the terms of the easement, construction which would obstruct or interfere with use of the parking lot for parking or pedestrian or vehicular ingress or egress is not permitted without the approval of the adjacent private landowner. Given those

circumstance together with the circumstance that there have been no charges for parking, the value of the easement rights as to Site 11 are believed to be zero.

Future use of the easement area is anticipated to be for public parking.

The City has absorbed the shared cost of maintaining the parking area at Site 10, including costs for regular surface sweeping; fencing and pavement maintenance and repairs resulting in an annual allocated costs of approximately \$720.00; The foregoing does not take into account insurance costs or the defense of liability claims.

The continued use of the subject easement for public parking advances the planning objectives of the Successor Agency. Additionally, the property is [0.2] miles from the Historic Capistrano Depot which provides Metrolink and Amtrak service with several daily stops. Therefore, use of the subject property (easement) for public parking supports the potential for transit-oriented development of nearby properties as there will be a continued need for parking to serve both nearby commercial uses and tourism.

Estimated Value

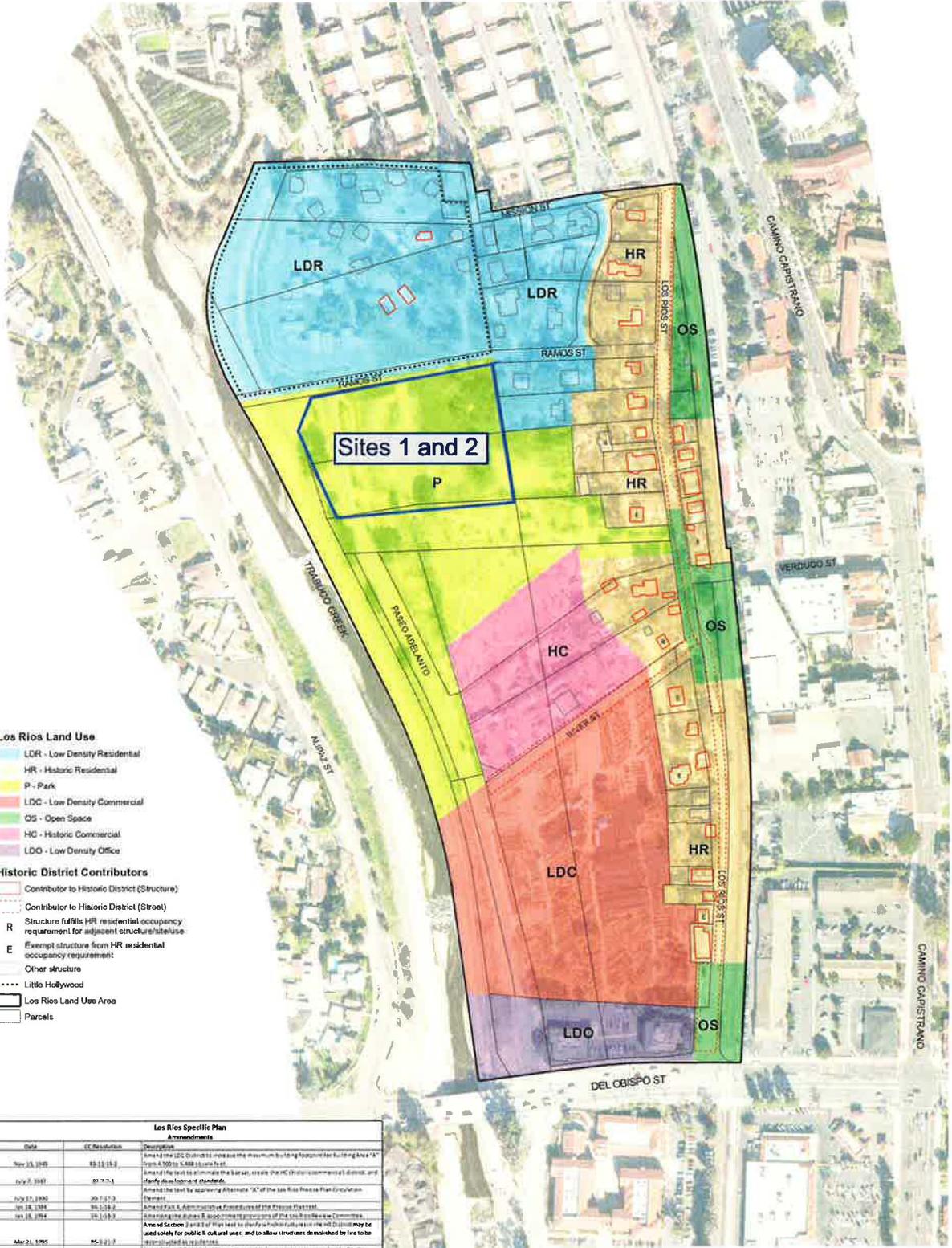
The Successor Agency and the City have no recent appraisal or market value information on this property; therefore, the book value is used as its estimated current value. However, because the rights are limited to an easement for public parking use, the use rights carry with them an obligation to pay for ongoing maintenance, the adjacent private owner has rights to use parking on the subject property and no charges have historically been imposed for parking at the subject property (and no such charges are contemplated), it is believed that the value of the easement rights is zero.

Long Range Property Management Plan Authorized/Directed Disposition Action

Upon approval of this Long Range Property Management Plan, the Successor Agency shall transfer the property (easement) to the City of San Juan Capistrano without charge as a governmental purpose property.

Los Rios Specific Plan Official Land Use Map

Adopted by Resolution No. 78-2-15-6, February 15th, 1978, as amended.



- Los Rios Land Use**
- LDR - Low Density Residential
 - HR - Historic Residential
 - P - Park
 - LDC - Low Density Commercial
 - OS - Open Space
 - HC - Historic Commercial
 - LDO - Low Density Office

- Historic District Contributors**
- Contributor to Historic District (Structure)
 - Contributor to Historic District (Street)
 - R** Structure fulfills HR residential occupancy requirement for adjacent structure/siteluse
 - E** Exempt structure from HR residential occupancy requirement
 - Other structure
 - Little Hollywood
 - Los Rios Land Use Area
 - Parcels

Date	CC Resolution	Description
Nov 13, 1978	82-11-15-2	Amend the LDC District to increase the maximum building footprint for Building Area "A" from 4,500 to 5,488 square feet.
July 7, 1987	87-7-7-4	Amend the text to eliminate the barrier, create the HC Historic commercial district, and clarify development standards.
July 17, 1990	90-7-17-3	Amend the text for adopting Alternative "A" of the Los Rios Specific Plan Circulation Element.
Oct 16, 1994	94-10-16-2	Amend the text to amend the text to allow for the use of the Los Rios Review Committee. Amend Section 2 and 3 of Plan text to allow for structures in the Hill District may be used solely for public & cultural uses, and to allow structures demolished by fire to be reconstructed at the same location.
Mar 21, 1995	95-3-21-7	Amend the HR District text to grant residential occupancy exemption for the Corbin structure.
Aug 15, 1995	95-8-15-3	Amend the HR District text to grant residential occupancy exemption for the Rome structure.
Aug 13, 1997	97-8-13-3	Amend the HR District text to grant residential occupancy exemption for the Rome structure.
Nov 16, 1998	98-11-16-4	Amend the HR District text to grant residential occupancy exemption for the Rome structure.
Nov 20, 2000	00-11-20-18	Amend the HR District text to grant residential occupancy exemption for the Rome structure.
Aug 17, 2004	04-08-17-54	Amend the HR District text to grant residential occupancy exemption for the Rome structure.
April 20th, 2008	08-04-15-0	Amend and the Map to change some of the portion of 22755 Los Rios Street to low density residential to allow location of the landmark cottage.

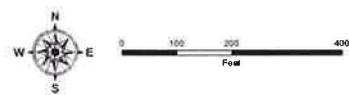


Table 2-1. Open Space Land Use and Facilities Concept	
Los Rios Park	Develop a detail plan for park use to include passive uses, picnicking, multi-purpose center, and open area for community functions.
La Novia Park	Develop this area as part of the C. Russell Cook Park Master Plan, with hard court recreation facilities, picnic area, restroom, day care center and parking.
Lacouague Park	Develop this area as a neighborhood park with hard court recreation facilities, picnic area, restroom and parking.
Las Ramblas Park	Develop a plan for a park at this location to include active sports fields, restroom, and parking.
Passive Open Space Sites	Maintain as passive open areas and connect to the City's trail system.
Trails System	<p>Acquire necessary easements and improve trails to establish a network of trails and connection to the regional trail system.</p> <p>Expand the trails system to create Cross Country Running Trails.</p>
Kinoshita Farm	<p>Develop as a Community Park and Farm.</p> <p>Balance the recreational use with the agricultural use.</p> <p>Restore and incorporate the Joel Congdon house and other historical structures into the park.</p> <p>Develop a Community Center and Sports Park.</p>

Table 2-1. Open Space Land Use and Facilities Concept	
Northwestern Park Site	<p>Acquire land to create a rural Community Park.</p> <p>Integrate the recreational facilities with agricultural uses.</p> <p>Retain Avocado and Citrus Orchards and Christmas Tree Farm.</p> <p>Create community facilities and picnic areas within a natural setting of a meadow.</p> <p>Develop an equestrian complex that enables Fran Joswick Therapeutic Riding Center and Mission Trails to relocate.</p> <p>Create a Nature Center.</p> <p>Preserve and restore the Swanner Farm buildings to serve as a museum/interpretive center and create a Bed and Breakfast to provide revenues.</p>

These improvements work together with uses and facilities proposed for the two major community parks and lands designated for acquisition in Measure D. Together, these establish an overall City-wide park strategy.

2.2 Community Park and Recreation Concept

The community parks and facilities proposed for the lands designated in Measure D are referred to here as the Kinoshita Farm and the Northwest Park Site. The Kinoshita Farm is a 56 acre site and is to be a community park in the southern portion of the City. The northern community park is anticipated to encompass approximately 120 acres at the northwest boundary of the City.

Kinoshita Farm Site

The Kinoshita Farm is proposed as a community park and farm. Its central location within the southern area of the City and its adjacency to the Marco Forster Junior High provide great opportunity for making recreational facilities available to the community. Its historic use as a farm is also important to the cultural identity of the City. The Open Space Plan seeks to accommodate both interests in a fashion that integrates the two.

The site contains approximately 56 acres. Of that amount, 46 acres are currently available for open space use. The City has been able to acquire the entire 56 acres of the Kinoshita Farm through Measure D and Redevelopment Agency funding. Ten acres of the 56 acres were acquired through Redevelopment Agency funding. The remaining 46 acres were purchased through Measure D funding.

The plan for the park/farm evolved through a series of alternative concept plans which were reviewed and evaluated within public workshops. From this process, a preferred plan was selected. The plan is referred to here as Alternate 6B.

Each of the alternatives incorporated similar features and land use program but, have slight variations in agricultural acreage and different locations of facilities and layouts. Overall development costs were similar to one another.

Alternative Plan - 6B

The concept of this plan is to cluster all new development to the west and retain agricultural use to the east. This concept minimizes the visual impact of the change from agriculture to park and recreational use. The new park and recreation facilities are to be related to and coordinated with further development and expansion of the existing Marco Forster school. Agricultural use is to be continued on the eastern portion of the site, thereby retaining a significant area for this use.

Plan 6B was prepared in conjunction with plans of the Capistrano Unified School District for conversion of Marco Forster Junior High School to a Middle School. Conversion of the Junior High School to a Middle School will require additional classrooms, parking, and additional play ground area. Plan 6B seeks to coordinate development of both the Park and Middle School, and use of active sports fields (refer to *Figure 2 - Kinoshita Farm - Alternative 6B*).

Initial discussions with the School District determined need for a 100 car parking area and additional classrooms and improvement to the school's vehicular access. This plan illustrates additional area for hard courts and relocation of the school's tennis courts, handball courts, and track to the north end of the school property.

With a coordinated plan, the existing number of ball fields are retained and development of an additional lighted baseball field and two lighted softball/little league fields and three lighted soccer fields is possible. These lighted fields are located away as far away from adjacent residential areas as possible. The plan also allows for phased, future development of two unlighted softball/little league fields and three practise soccer fields adjacent to Camino Del Avión. The latter area is to be developed for these recreational uses as needs and funding occurs, and therefore will be an agricultural use in the interim.

The Plan also features a major Community Center near the center of the park and adjacent to the sports fields. The Community Center is to be a multi-purpose facility of approximately 32,000 sq. ft. The Community Center will be able to serve a variety of

recreational and community service needs, and contain a gymnasium, senior center, kitchen facilities, crafts, and multi-purpose game/meeting rooms.

Adjacent to the Community Center, is a proposed community swimming pool, picnic area, and tot lot. Parking area for the Community Center will be shared with the adjacent Sports Park parking area to maximize parking efficiency. The parking area is to accommodate 230 cars spread along three parking areas surrounding this complex.

All these facilities will require a widened vehicular entry from Camino Del Avion that is to be coordinated with the entry into the school. The plan separates the farm area from the Community Center facilities and Sports Park area with an access road that links Camino Del Avion with Del Obispo. The road serves to facilitate access and egress from either street and provides a barrier and buffer between the agricultural use and the park use.

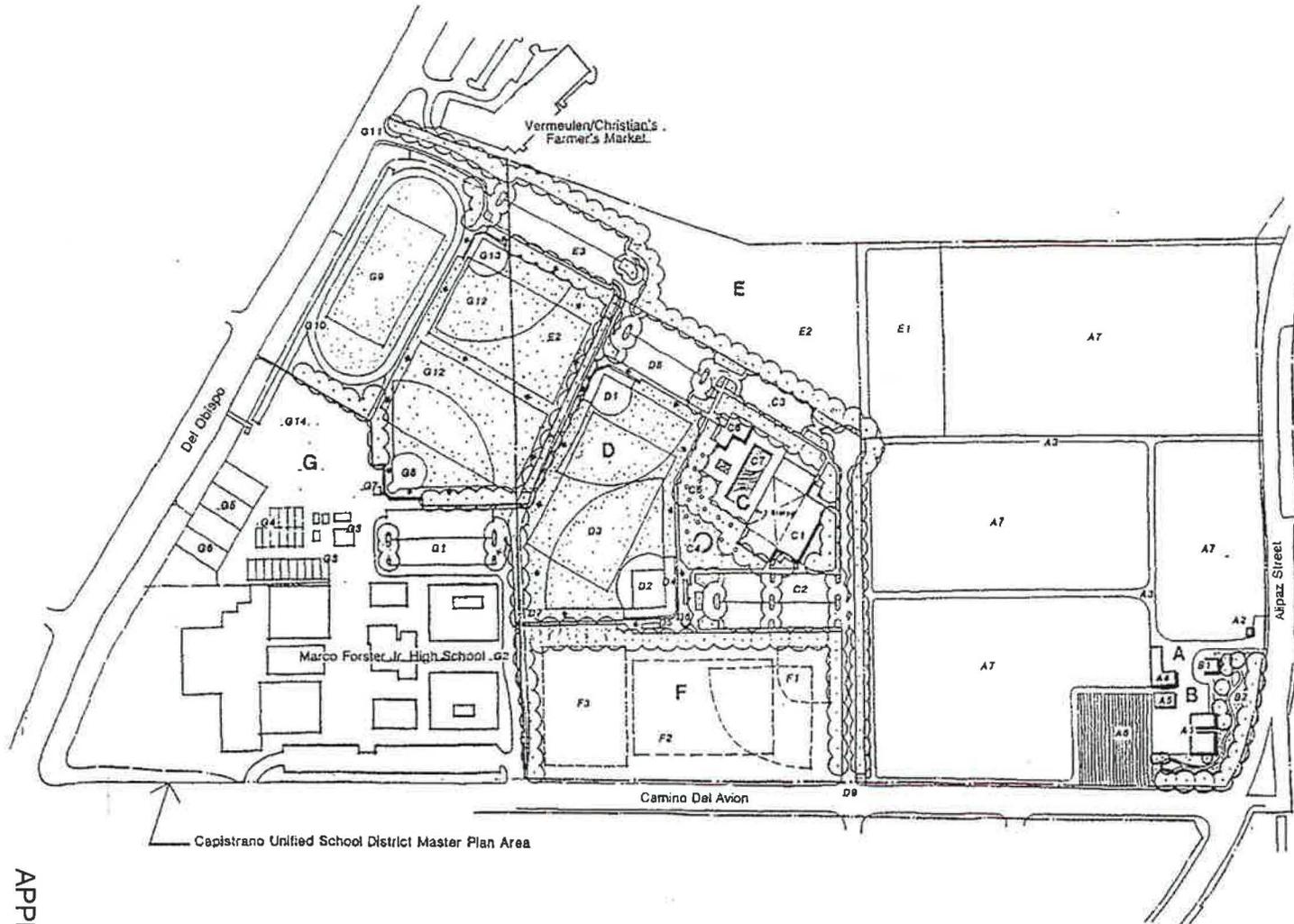
The Agricultural Preserve will encompass 31 acres of the 56 acre site. In addition, there is to be an area of 6.2 acres that is to remain in agricultural use in the interim along Camino Del Avion and to be utilized for recreational use when needed.

The agricultural portion of this plan includes the 31 acre agricultural preserve, which incorporates Demonstration Garden, a Farmer's Market, a roadside vegetable and fruit stand, farm equipment and storage buildings. The farm is expected to be able to grow a variety of row crops, berries, pumpkins, melons, and the like. The farm is also to be a community attraction as well, and its farmer's market and roadside stand are to be designed to bring the public to the farm and enjoy the farm's fresh fruits and vegetables. An area has also been set aside for restoration and a support garden for the historic, Joel Congdon house and its related support buildings. The Joel Congdon house is to be restored and rehabilitated to serve as a museum. There will also be an adjacent outdoor garden to display historic farm equipment and crops. Visitors will be able to learn, and gain a first hand understanding of the history of farming in the Capistrano Valley from these elements.

The use of the ten acres acquired by the City Redevelopment Agency has yet to be determined. These ten acres are subject to further study of use and site layout. In the interim, the lands are anticipated to continue to be utilized for agriculture and function as part of the existing farm.

This Plan has designated a area at the north central portion of the site as lands of the Redevelopment Agency. This location allows for a separate use while maintaining the integrity and efficiency of the agricultural use and community service and recreation uses. Should it be determined that this site is suitable to meet the Capistrano School District requirements for Adult Education programs, an opportunity for joint use of parking and additional recreation facility use may be able to be provided on this site.

KINOSHITA FARM - SOUTH SITE ALTERNATIVE #6



Legend

- A. Agricultural Preserve (25.35 acres)**
 - A1 Farmer's Market/Produce Storage
 - A2 Resealable Bagged Produce
 - A3 Irrigated Farm Roads
 - A4 Equipment/Commodity Storage
 - A5 Farm Labor Residence
 - A6 Commodity Storage (1 acre)
 - A7 Agriculture for Pasture (24.35 acres)
- B. Historical Preservation (1.15 acres)**
 - B1 Joint Cultural Foundation
 - B2 Historic and Equipment Display Area w/ Controlled Access (acres)
- C. Community Center (5.9 acres)**
 - C1 Community Center/Gymnasium
 - C2 Parking (110 spaces)
 - C3 Parking (40 spaces)
 - C4 Tiki Bar
 - C5 Picnic Tables/BANDS (20)
 - C6 Post Building
 - C7 60 Meter Pool
- D. Sports Park (6.3 acres)**
 - D1 Softball Field (lighted)
 - D2 Baseball Field (lighted)
 - D3 Soccer Field (lighted)
 - D4 Softball
 - D5 Baseball
 - D6 Announcers Booth/Concession Stand
 - D7 School Access
 - D8 Parking (50 spaces)
 - D9 Park Entrance
- E. City of San Juan Capistrano Redevelopment Agency (SJCRRA)**
 - E1 SJCRRA Land (17 acres) designated as future development
 - E2 SJCRRA Land (7.8 acres)
 - E3 Parking (120 spaces)
- F. Interim Agriculture (6.5 acres)**
 - F1 Future Softball Field
 - F2 Future Soccer Field
 - F3 Future Youth Soccer Field
- G. Marco Forster Jr. High School**
 - G1 Parking (100 spaces)
 - G2 Mainland 12000 sq ft (two-story) school
 - G3 Existing Structures
 - G4 Proposed Announcements (100)
 - G5 Resealable Produce Storage (20)
 - G6 Perennial Horticultural Court
 - G7 Existing Restroom
 - G8 Existing Softball Field (lighted)
 - G9 Existing Football Field
 - G10 Resealable Truss
 - G11 Entry (right turn area)
 - G12 Soccer Field (2 - lighted)
 - G13 Softball Field (lighted)
 - G14 Hard Court Area

SAN JUAN CAPISTRANO OPEN SPACE PLAN

Figure 2. Kinoshita Farm - Alternative #6



2.2.5 El Camino Real and the Historic Town Center Park

In most of California's mission towns, El Camino Real was originally and remained one of the most important streets in town. In San Juan Capistrano, it was superseded fairly early by Camino Capistrano, which became State Highway 101, connecting San Diego to Los Angeles and San Francisco.

However, El Camino Real remains a centrally located street that connects the Historic Town Center to the Mission, the Mission Basilica, the San Juan Capistrano Library, and the fine neighborhoods north of downtown. South of Ortega Highway it is currently characterized by a lack of sidewalks, frontages without buildings, parking lots on the west and a large open park area on the east. Hoping to draw people to this area, the City in recent years has organized a number of special events that are staged in the parking lots and the park that line El Camino Real, and those events have become important to the community despite the rather bleak setting. A key goal of the Plan is to improve the quality of the setting for existing as well as new community events.

The 1995 Town Center Master Plan recognized the opportunity to revive El Camino Real as an important place within the downtown, but conceived it to be a small pedestrian mall. To enable the block-making strategy recommended by this Plan, it is important that El Camino Real be both a first-class pedestrian environment and a street that connects the Mission to the rest of the Downtown, providing on-street parking to help support the construction of new buildings and the success of new businesses along this key central street.

This Plan envisions El Camino Real as a full-fledged downtown street, with wide, comfortable sidewalks, street trees, curbside parallel parking, and new mixed-use buildings fronting the Historic Town Center, park with ground floor shops and restaurants and offices above along its west side where the parking lots are now located. On the east side, the existing park would be significantly improved, with new tree groves, open play areas, comfortable seating area, and other amenities typical of a downtown park. Among such amenities should be design elements or displays that present and interpret the historic resources – including Mission era building foundations and trash pits from a number of eras – that lie below the surface within this park. This park was created in this location to honor those historic resources, and this Plan recommends adding a range of above-ground design elements that, in addition to making it a significant civic space and a pleasant town center park, can also make visitors aware of the presence, nature, and historic meaning of these buried treasures.

Along the east edge of the Park – currently an undeveloped area between the lawn and parking lots – a new City Hall is proposed, a public-serving use that would bring approximately 100 City workers and 100 daily visitors into the center of town, and spur a demand for adjacent office and retail space. The location of the new City Hall will also give the Park a strong civic presence similar to many of the great central parks and squares of towns all over the country and the world. This three-story structure would not impact the current size of the existing lawn.

Forster Street Extension

While the new segment of Yorba Street connecting El Camino Real to Del Obispo Street will bound the north edge of the Park, the eastward extension of Forster will bound its south edge.

Ironically this street – named after one of the founders of San Juan Capistrano, a former owner of the Mission and at one time the largest landowner in the State of California – is the shortest street in town, with no properties using it as their address. This Plan proposes to extend Forster Street through to Del Obispo to the east, creating a very useful cross-street connecting Del Obispo, El Camino Real and Camino Capistrano, and providing an additional very convenient right turn from southbound Del Obispo into the middle of the Downtown core.

Along the north side of this new segment would be the renovated City Park, and the new City Hall. On the south side, existing commercial property that currently has no visible street address will now have a prominent downtown address, facing the Park and City Hall, with convenient access to Del Obispo Street.

At Del Obispo, a new traffic signal is recommended, as the Forster extension and the existing major driveway to the shopping center east of Del Obispo are aligned (with any curb adjustments necessary to made in the design phase). This will then function as a safe and convenient intersection for automobiles and pedestrians entering the Downtown Core or shopping center from Del Obispo, as well as for pedestrians seeking to move from one side of Del Obispo to the other in the course of their visit to the Town Center District. The addition of this traffic signal would not impede on the flow of traffic if it is synchronized with adjacent signals to move cars at a pedestrian-friendly speed.

This new cross-connectivity for pedestrians will allow Downtown visitors to shop and dine at eastside establishments while remaining pedestrians, which can increase total sales on both sides of Del Obispo. It will also enable potential parking sharing



Santa Barbara town square with civic building



Interior view of live-work loft

arrangements between blocks and businesses on both sides of Del Obispo Street, and over time will encourage owners of east-side properties to update their facilities to share in the growing success of the Downtown District.

The new cross connections that Yorba and Forster will provide through the Downtown core will enable periodic closures of Ortega Highway or El Camino Real for special events. The block between Yorba and Forster in particular – in front of the renovated park, could be closed to traffic for weekly or less frequent events, expanding the space of the park to accommodate larger crowds. This could become the new home of the weekly farmers' market, which is currently staged on Yorba Street and in the adjacent parking lots. For major events, both Ortega Highway and El Camino Real north of Forster could be closed to traffic, with access to the new parking structure preserved via the Yorba extension, and traffic between Del Obispo and Camino Capistrano accommodated by Forster Street.

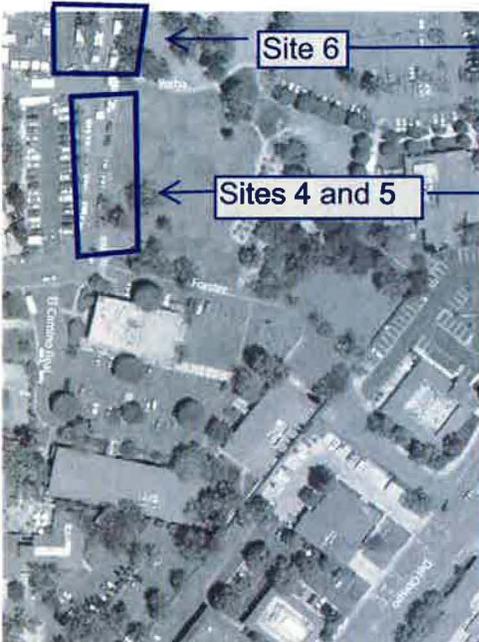
El Camino Real Extension

It is also recommended that El Camino Real be extended southward to connect to Del Obispo Street. As with the Forster and Yorba extensions, this will require the acquisition of new right of way from private property owners. But unlike the proposed Yorba and Forster extensions, the El Camino Real extension will also require the removal of an existing building and some challenging grading design, and thus may require a longer period of time to realize than the other two extensions.

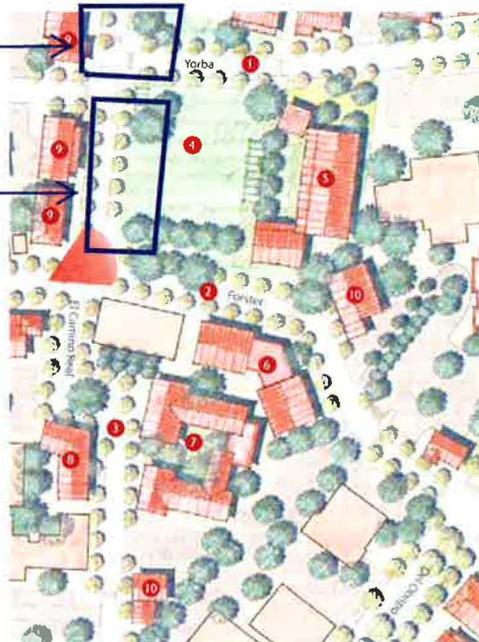
This extension should provide significant value to the owners of the currently landlocked property south of the park, to the owners of the commercial centers south of Del Obispo who will thus be connected directly to the Downtown core and the Mission, and to the District as a whole. That value will come at some cost in time, effort and money. This small segment of street has the potential to provide great addresses for high-quality residential, office or live-work buildings, which may take advantage of the grade change in that property to insert lower level parking facilities at a reasonable cost.



Illustrative view of retail along El Camino Real facing Historic Town Center Park and City Hall



Existing conditions



Proposed improvements



Illustrative view looking southeast toward Historic Town Center Park

KEYNOTES

- 1 Yörba Street extension
- 2 Forster Street extension
- 3 El Camino Real extension
- 4 Historic Town Center Park
- 5 Potential City Hall
- 6 Office
- 7 Courtyard housing
- 8 Row houses
- 9 Mixed-use buildings
- 10 Live-work lofts

2.2 Revitalization - Historic Town Center

2.2.1 Town Center Gateway

One of the primary entries into the Town Center is via Interstate 5 and Ortega Highway. This interchange, along with the related Ortega Highway/Del Obispo intersection, is planned to undergo reconstruction that will shift the directionality of approaching vehicles away from Ortega Highway and towards Del Obispo. As the community has suggested, this may negatively affect wayfinding for the Mission, and for the downtown in general. Therefore extending the downtown east to Del Obispo and establishing a gateway to downtown at this intersection is critical. This can be accomplished by bringing buildings and activity close to the street, maintaining a continuous streetscape and view corridor down Ortega, and introducing an iconic element at the intersection.

A primary component of the gateway is the proposed Plaza Banderas, which includes a 124-room hotel fronting Ortega Highway along with two small retail and restaurant buildings fronting Ortega Highway and El Camino Real. In order to improve traffic flow generated by the proposed hotel, a new dedicated right turn lane is required for westbound traffic on Ortega when turning on to El Camino Real.

Although Plaza Banderas will likely be completed before the new interchange is in place, it will ultimately find itself set back a great distance from the intersection of Ortega Highway and Del Obispo, separated from the street by a large residual property resulting from the realignment. While the ownership of this parcel is yet to be determined, it is suggested that its future not be limited to a large ambiguous landscaped area, but instead contribute to the downtown environment by its use as a development site. The Master Plan proposes that the Plaza Banderas be supplemented by an additional retail or restaurant building on the newly created and highly visible parcel, establishing a distinct edge to the north side of Ortega and creating a landmark for those entering downtown. An appropriately-sized plaza with an iconic element such as a fountain, statue, or other piece of public art, can also contribute to the gateway on this site while keeping the proposed retail building a comfortable distance from the busy intersection.

The second key component of creating a downtown gateway is construction of a major new municipal parking structure at the southwest corner of the new Ortega Highway/Del Obispo intersection, lined on all sides with retail shops and other uses to screen the parking structure from public view. Replacing the existing surface parking lots and drive-through restaurants on this corner with a well-designed building fronting directly onto the street helps form another distinct corner at the gateway.

Pedestrian circulation from this parking facility will be convenient to the Mission, Camino Capistrano, and adjacent mixed-use, office, and civic buildings. The additional supply of parking provided by the new structure would replace the need for the existing surface parking lots on the west and east side of El Camino Real, and allow the construction of the new buildings around the Historic Town Center Park without requiring each to have its own dedicated parking spaces. Curbside parking along El Camino Real would be managed, and generally be reserved for short-term visitor parking.

The construction of such a shared parking facility – integral to the success of the overall vision for the Town Center, as described in more detail in Section 4 – would require the relocation of the Camino Real Playhouse. Retaining and supporting that institution is clearly a community priority, but the structure in which they are currently operating is a very undistinguished windowless former telephone equipment building not well suited to the Playhouse's needs, nor any other downtown use. Because it is a publicly funded institution, the most feasible new location for the Playhouse would be in an existing building and/or on public property, such as the Hot Springs Dance Hall, a potentially relocated historic barn building in Los Rios Park, or an underperforming retail center near the



Community theater located within an old barn structure in San Diego



Parking structure lined with ground floor retail and offices above



Three-level mixed use building of appropriate scale for parking lining

downtown. Alternatively, the Playhouse might share a larger facility with another local institution, such as the new performing arts center planned for the nearby St. Margaret's Episcopal School.

Yorba Street Extension

Extending the existing Yorba Street across the Town Center offers a key opportunity to improve access, complete a simple street network, and create valuable new addresses. This Plan recommends that a new segment of Yorba connect El Camino Real to Del Obispo Street, running just to the south of the Blas Aguilar Adobe. Along with providing vehicular access to the new parking structure described above, this new street will be a prominent address for small new mixed-use buildings next to the Blas Aguilar Adobe and facing the Historic Town Center Park.

The Plan illustrates the new segment of Yorba to be slightly offset from the existing block of Yorba. This positioning simplifies the geometry of the blocks, does not disturb old foundation walls, and preserves more of the Park than would be the case if the new segment aligned directly with the existing street. It also allows traffic to go through without encouraging excessive speeds, and allows a future building on the west side of El Camino Real to terminate the view of a person entering town from the east.

This new intersection of Yorba at Del Obispo may or may not be signaled depending on its ultimate proximity to the intersection of Ortega Highway and Del Obispo, and is illustrated here at a conceptual level only. Similarly, allowable turning movements between this street and Del Obispo will need to be determined by traffic engineers during later design phases.



Illustrative view of intersection of Del Obispo and Ortega Highway with lined parking structure



Existing conditions

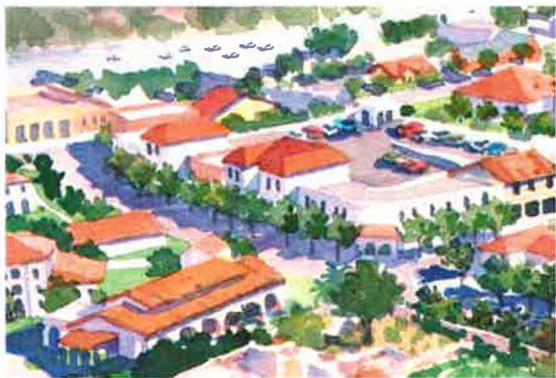


Proposed improvements

Sites 7 and 8

KEYNOTES

- 1 Yorba Street extension
- 2 Multi-level (400 stall) parking structure
- 3 Retail and office liner buildings
- 4 New retail building
- 5 Plaza with fountain
- 6 Orange grove
- 7 Dedicated right-turn lane



Illustrative view looking southeast towards new I-5/Ortega Highway interchange and proposed park-once structure

As discussed in the Housing Component of this Implementation Plan, the Agency will meet its affordable housing obligations by assisting the private sector in the construction and preservation of affordable housing throughout the City.

Based on current projections, the Agency will work toward the initiation of the projects summarized above and listed below during the Implementation Plan period (January 2010-December 2014).

Table 1: Summary of Planned Redevelopment Programs and Projects

<u>Program/Project Description</u>	<u>Project No.</u>	<u>Anticipated Budget</u>
Auto Dealership Assistance	--	\$4,000,000
Business Recruitment/Economic Development Program	09907	\$650,000
Hotel Recruitment	--	Unknown
Downtown Redevelopment/Library	--	Unknown
Capital Improvement Program		
Del Obispo Bridge Utility Undergrounding	09910	\$722,000
Junipero Serra/Rancho Viego Road	09906	\$1,100,000
Replacement of Old Freeway Signs	10904	\$20,000
Landscape Median (Camino Capistrano South)	10901	\$225,000
Developer Assistance and Property Disposition:		
Disposition of Agency-owned Property	--	Unknown
Lower Rosan Ranch Site Disposition	07901	Unknown
Lower Rosan Ranch Driveway	09903	\$130,000
Paseo De Verdugo Retail/Office Dev	09908	\$950,000
Distrito La Novia Assistance	--	Unknown
Façade Improvement Program		
Mission Village Center Façade	11901	\$115,000
El Adobe Plaza/Union Bank Enhancements	09913	\$50,000
Annual On-going Program	07904	\$75,000
Open Space/Recreation Development Program	09914	Unknown
Continuing Life Communities	--	Unknown
Studies and Long Range Planning:		
Downtown Master Plan Amendment	09911	\$600,000
Redevelopment Plan Amendment	09912	\$350,000
TOTAL REDEVELOPMENT EXPENDITURES		\$8,987,000

GRANT OF EASEMENT

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE COMPANY

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

SAN JUAN CAPISTRANO
COMMUNITY REDEVELOPMENT AGENCY
32400 Paseo Adelanto
San Juan Capistrano, CA 92675
Attention: Agency Secretary

Recorded in the County of Orange, California
Gary L. Granville, Clerk/Recorder



No Fee

19960143922 04:30PM 03/25/96

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This Agreement is recorded at the request and for the benefit of the San Juan Capistrano Community Redevelopment Agency and is exempt from the payment of a recording fee pursuant to Government Code § 6103.

SAN JUAN CAPISTRANO COMMUNITY
REDEVELOPMENT AGENCY

By: Chevy Johnson

Its: Secretary

Dated: 2/15/96, 1995

THIS INSTRUMENT FILED FOR RECORD BY
FIRST AMERICAN TITLE INSURANCE COMPANY AS AN
ACCOMMODATION ONLY IT HAS NOT BEEN EXAMINED AS TO
ITS EXECUTION OR AS TO ITS EFFECT UPON THE TITLE

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GRANT OF EASEMENT

RECITALS

A. San Juan Partners, a California general partnership, the grantor herein ("Grantor"), is the fee owner of certain real property located in the City of San Juan Capistrano, California, legally described in Exhibit No. 1 attached hereto and incorporated herein by this reference (the "Property").

B. The City of San Juan Capistrano ("City"), a grantee herein, is a municipal corporation. The Property is located within the City's Historic Town Center ("HTC") Area, and is subject to the City's HTC Master Plan.

C. The San Juan Capistrano Community Redevelopment Agency ("Agency"), a grantee herein, is a public body, corporate and politic, organized and existing under the California Community Redevelopment Law (Health & Safety Code §33000 et seq.). The Property is also located within the Agency's San Juan Capistrano Community Redevelopment Project Area ("Project Area"), and is subject to the Redevelopment Plan for the Project Area.

D. By Grant Deed, recorded concurrently herewith, in the Office of the Orange County Clerk-Recorder, Agency conveyed the Property to Grantor.

E. Grantee City and Grantee Agency (hereinafter "Grantees") desire to obtain a perpetual easement for public parking purposes upon the Property.

F. Grantor desires to grant such easement subject to the terms and conditions herein.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing Recitals and the covenants and promises hereinafter contained, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantees agree as follows:

1. Grantor hereby grants to Grantees a perpetual easement in, on, over, under, through, and about the entirety of the Property for ingress and egress of pedestrian and vehicular traffic and for vehicular parking.

2. The Grant of Easement set forth in Paragraph 1 herein shall be subject to the following conditions:

(a) Grantees' use of the Property for vehicular parking purposes shall be for the benefit of the general public. Vehicular parking shall be in undesignated spaces seven days a week during the hours of 6:00 a.m. to 6:00 p.m., subject to time regulations as Grantees may prescribe. Grantor shall be permitted to use not more than one-half (1/2) of the public parking spaces on the Property as designated parking spaces for patrons of such businesses as Grantor may designate. Grantor's designation shall not affect the ability of Grantees to regulate the hours of use. Grantor shall be permitted to exclude vehicular public parking from the Property and use the Property for special events (e.g., Swallows Day, Rancheros Day, Fourth of July, etc.) upon not less than fourteen (14) working days and subject to any applicable laws, ordinances, and regulations.

(b) Grantor and Grantee shall each have the affirmative obligation at all times to bear fifty percent (50%) of all costs incurred in repairing and maintaining the easement in a fully serviceable, level and safe condition consistent with community standards for public parking areas.

Grantor agrees at its sole cost to provide for the routine cleaning and sweeping of the easement and adjacent land areas and to keep such areas free and clear of all debris and rubbish.

(c) Except as provided in subparagraph (b) of this Paragraph 2 with respect to maintenance, no fence or other barrier which would unreasonably prevent or obstruct the passage of pedestrian or vehicular travel for the purposes of ingress and egress shall be erected or permitted within or across the Property without the prior written consent of Grantees or Grantees' successors and assigns.

(d) The easement acquired herein by Grantees is subject to the right of Grantor, its successors and assigns, to use the Property to the extent that such use is compatible with the full and free exercise of the easement by Grantees.

3. Grantor shall indemnify, defend, and hold Grantees, and their officers, officials, members, employees, and agents, harmless from all claims or suits for any damages to property or injuries to persons, including accidental death, which may be caused by Grantees' use of the Property for the permitted purposes set forth herein and which is the result of any error or omission by Grantor or any of its partners, principals, employees, agents, contractors, or subcontractors.

4. The covenants of Grantor contained herein, without regard to technical classification or designation, shall be burdens upon and run with the Property for the benefit of Grantees and Grantees' successors and assigns and shall be binding upon the Grantor and upon Grantor's successors, assigns, lessees, licensees, and tenants.

[end - signature pages follow]

IN WITNESS WHEREOF, Grantor and Grantees have executed this Grant of Easement this
15th day of February, 1996

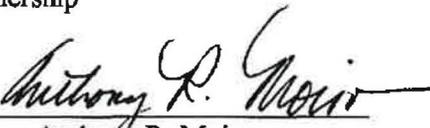
"GRANTOR"
SAN JUAN PARTNERS, a California general
partnership

By: 
Stephen A. Nordeck
General Partner

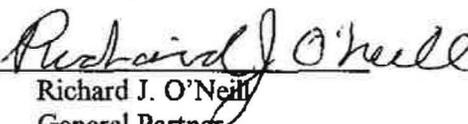
"GRANTOR"
SAN JUAN PARTNERS, a California general
partnership

By: 
Gilbert G. Aquirre
General Partner

"GRANTOR"
SAN JUAN PARTNERS, a California general
partnership

By: 
Anthony R. Moiso
General Partner

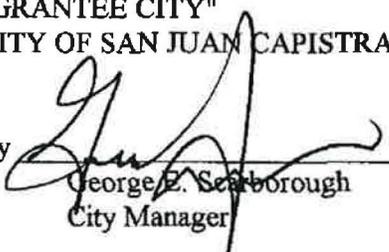
"GRANTOR"
SAN JUAN PARTNERS, a California general
partnership

By: 
Richard J. O'Neill
General Partner

APPROVED AS TO FORM:
CORBETT & STEELMAN
Ken E. Steelman
David F. Brown

By _____
Ken E. Steelman
Attorneys for San Juan Partners

"GRANTEE CITY"
CITY OF SAN JUAN CAPISTRANO

By 
George E. Scarborough
City Manager

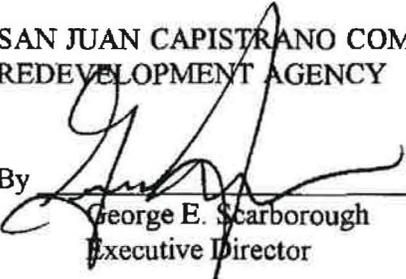
ATTEST:

By: 
Cheryl Pearson
City Clerk

APPROVED AS TO FORM:

By 
Richard K. Denhalter 2/13/96
City Attorney

SAN JUAN CAPISTRANO COMMUNITY
REDEVELOPMENT AGENCY

By 
George E. Scarborough
Executive Director

ATTEST:

By: 
Cheryl Pearson
Agency Secretary

APPROVED AS TO FORM:

By 
Richard K. Denhalter 2/13/96
Agency General Counsel

[end of signatures]

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On February 6, 1996 before me, the undersigned, a Notary Public, in and for said State and County, personally appeared STEPHEN A. NORDECK, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

(SEAL)



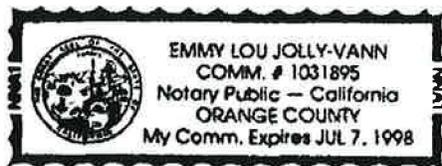
Emmy Lou Jolly-Vann
Notary Public

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On February 6, 1996 before me, the undersigned, a Notary Public, in and for said State and County, personally appeared GILBERT G. AQUIRRE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

(SEAL)



Emmy Lou Jolly-Vann
Notary Public

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On February 6, 1996 before me, the undersigned, a Notary Public, in and for said State and County, personally appeared ANTHONY R. MOISO, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

(SEAL)



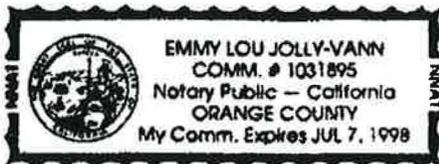
Emmy Lou Jolly-Vann
Notary Public

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On February 6, 1996 before me, the undersigned, a Notary Public, in and for said State and County, personally appeared RICHARD J. O'NEILL, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

(SEAL)



Emmy Lou Jolly-Vann
Notary Public

EXHIBIT NO 1 TO GRANT OF EASEMENT

LEGAL DESCRIPTION

Lot 25 or Tract 103, in the City of San Juan Capistrano, as shown on a map recorded in Book 11, Page 29 to 33 inclusive, Miscellaneous Maps, Orange County.

Assessor Parcel No.: 124-160-22

CERTIFICATE OF ACCEPTANCE

SAN JUAN CAPISTRANO COMMUNITY REDEVELOPMENT AGENCY

The undersigned, being the duly appointed agent of SAN JUAN CAPISTRANO COMMUNITY REDEVELOPMENT AGENCY, a public body, corporate and politic ("Agency"), pursuant to its Resolution No. ^{CRA} 95-10-17-1, does hereby accept on behalf of the Agency, the grant of all interests in real property for public purposes as described in the attached GRANT OF EASEMENT, dated the 15th day of February, 199⁶~~8~~, by San Juan Partners, a California general partnership, and does hereby certify that the Agency consents to the recordation of the attached Grant of Easement.

DATED: February 15, 199⁶~~8~~

SAN JUAN CAPISTRANO COMMUNITY
REDEVELOPMENT AGENCY

By: *Cheryl Johnson*
Its: *Secretary*

[SEAL]

CERTIFICATE OF ACCEPTANCE

CITY OF SAN JUAN CAPISTRANO

The undersigned, being the duly appointed agent of CITY OF SAN JUAN CAPISTRANO, a municipal corporation ("City"), pursuant to its Resolution No. 95-10-17-3, does hereby accept on behalf of the City, the grant of all interests in real property for public purposes as described in the attached GRANT OF EASEMENT, dated the 15th day of February, 1998, by San Juan Partners, a California general partnership, and does hereby certify that the City consents to the recordation of the attached Grant of Easement.

DATED: February 15, 1998

CITY OF SAN JUAN CAPISTRANO

By: Cheryl Pearson
Its: City Clerk

[SEAL]

PUBLIC AGENCY FORM OF ACKNOWLEDGEMENT

State of California)
County of Orange) ss.
City of San Juan Capistrano)
(Gov't Code 40814 & Civil Code 1181)

On February 15, 1996, before me, Cheryl Johnson
City Clerk, personally appeared --- George Scarborough ---

personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacities, and that by his signature on the instrument the persons, or the entities upon behalf of which the person acted, executed the instrument.

(SEAL)

WITNESS my hand and official seal.

Cheryl Johnson
City Clerk

OPTIONAL

Capacity Claimed by Signer

Description of Attached Document

Municipal Corporate Officer

City Manager/Agency Executive Director
Title

Grant of Easement
Title or Type of Document

Signer is Representing
City of San Juan Capistrano and
Community Redevelopment Agency

Ten
Number of Pages

February 15, 1996
Date of Document

Stephen Nordeck, Gilbert Aquirre, Anthony Moiso, Richard O'Neill
Signer(s) Other Than Named Above

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE COMPANY

DOC # 93-0214246
01-APR-1993 08:00 AM

~~RECORDING REQUESTED BY AND~~)
WHEN RECORDED MAIL TO:)
)
San Juan Capistrano Community)
Redevelopment Agency)
32400 Paseo Adelanto)
San Juan Capistrano, CA 92675)
Attention: Agency Secretary)

Recorded in Official Records
of Orange County, California
Lee A. Branch, County Recorder
Page 1 of 6 Fees: \$ 0.00
Tax: \$ 0.00

[Space Above For Recorder's Use]

This document is recorded for
the benefit of the SAN JUAN
CAPISTRANO COMMUNITY
REDEVELOPMENT AGENCY. The
recording fee is exempt under
Section 6103 of the Government
Code. NO CONSIDERATION.

GP
R
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OF

By:

Cheryl Pearson
Its: Secretary

GRANT OF EASEMENT FOR PUBLIC PARKING

R E C I T A L S

Grantor is the fee owner of certain real property located
in the City of San Juan Capistrano, California, legally
described in Exhibit A attached hereto and incorporated herein
by this reference (the "Property").

Grantee desires to obtain an easement for public parking
upon the Property.

Grantor desires to grant such easement to Grantee in
exchange for Grantee agreeing to share on a pro rata basis the
maintenance and any improvement cost of the parking lot upon
the Property during the term of such easement.

On January 19, 1993, Grantor and Grantee entered into a
certain Disposition and Development Agreement ("Agreement")
whereby Grantee conveyed title to the Property to Grantor.
Pursuant to the terms of the Agreement, Grantor shall grant to
Grantee a perpetual easement for public parking permitting
unrestricted public parking upon the Property during the hours
set forth herein.

9305164 JM
12

NOW THEREFORE, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, STEPHEN A. NORDECK, an individual ("Grantor"), hereby irrevocably grants and conveys to the SAN JUAN CAPISTRANO COMMUNITY REDEVELOPMENT AGENCY, a public body, corporate and politic ("Grantee"), a perpetual non-exclusive easement for ingress and egress of pedestrian and vehicular traffic in, over and across, the vehicular parking upon the Property subject to the terms more particularly set forth below.

Terms

1. The right to use the easement granted by Grantor shall be for the benefit of the general public for public parking in undesignated spaces seven days a week during the hours of six a.m. to six p.m. and as permitted by Grantee and/or the City of San Juan Capistrano (the "City").

2. The easement acquired herein is acquired subject to the right of Grantor, its successors and assigns, to use the Property to the extent that such use is compatible with the full and free exercise of the easement by Grantee.

3. Except as provided in Paragraph 4 below, no fence or other barrier which would unreasonably prevent or obstruct the passage of pedestrian or vehicular travel for the purposes of ingress and egress shall be erected or permitted within or across the easement without the prior written consent of the Grantee or Grantee's successors and assigns.

4. Subject to Paragraph 6 below, Grantor reserves the right, with respect to the Property to temporarily close off a portion of the access in order to repair, replace, change or maintain any portion of the easement.

5. Grantee agrees, at its sole cost and as consideration for this grant of easement by Grantor, to patch and repair those unpaved portions of the easement area from which bungalows were previously removed.

6. Grantor and Grantee shall each have the affirmative obligation at all times to bear fifty percent (50%) of all costs incurred in repairing and maintaining the easement in a fully serviceable, level and safe condition consistent with community standards for public parking areas. Grantor agrees at its sole cost to provide for the routine cleaning and sweeping of the easement and adjacent land areas and to keep such areas free and clear of all debris and rubbish.

7. Grantee shall defend, assume all responsibility for, and hold the Grantor, its employees and agents, harmless from all claims or suits for any damages to property or injuries to

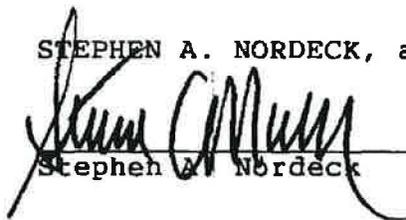
persons, including accidental death which may be caused by Grantee's use of the easement area for public parking; provided, however, that Grantee shall not be liable for such property damage or bodily injury occasioned by the sole negligence of Grantor, Grantor's patrons, or its employees or agents.

8. This Grant of Easement shall become effective upon its recordation with the Recorder of the County of Orange and shall not be terminated except upon the written consent of Grantee or Grantee's successors and assigns.

9. The covenants of Grantor contained herein shall be burdens upon and run with the Property for the benefit of the Grantee and Grantee's successors and assigns and shall be binding upon the Grantor and upon the Grantor's successors and assigns and tenants.

IN WITNESS WHEREOF, this instrument has been executed this 19th day of January, 1993.

STEPHEN A. NORDECK, an individual



Stephen A. Nordeck

EXHIBIT A

LEGAL DESCRIPTION

Lot 26 of Tract 103, in the City of San Juan Capistrano, as shown on a map recorded in Book 11, Pages 29 to 33 inclusive, in the office of the Orange County Recorder. The property is further identified as Assessor Parcel 124-160-121.

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On JANUARY 19, 1993, before me, REGINA M. BLANKENHORN,
NOTARY PUBLIC (name, title, e.g., "Jane Doe, Notary Public"),
personally appeared STEPHEN A. NORDECK (name(s) of signer(s)).

personally known to me -- OR --
 proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within
instrument and acknowledged to me that he executed the same in
his authorized capacity, and that by his signature on the
instrument the person, or the entity upon behalf of which the
person acted, executed the instrument.

Witness my hand and official seal.



Regina M. Blankenhorn
(Signature of Notary)

CAPACITY CLAIMED BY SIGNER:

Individual
 Corporate Officer(s): _____ Title(s) _____
 Partner(s): _____ Limited _____ General _____
 Attorney-in-Fact
 Trustee(s)
 Guardian/Conservator
 Other: _____

SIGNER IS REPRESENTING:

Name of Person(s) or Entity(ies) HIMSELF

ATTENTION NOTARY: Although the information requested below
is **OPTIONAL**, it could prevent fraudulent attachment of this
certificate to another document.

**THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED
AT RIGHT:**

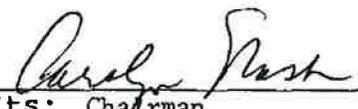
Title or Type of Document GRANT OF
EASEMENT FOR PUBLIC PARKING
Number of Pages 517
Date of Document 1/19/93
Signer(s) Other Than Named Above:
CAROLYN NASH

CERTIFICATE OF ACCEPTANCE

The undersigned, being the duly appointed agent of SAN JUAN CAPISTRANO COMMUNITY REDEVELOPMENT AGENCY, a public body, corporate and politic ("Agency"), Orange County, California, pursuant to its Resolution No. 93-1-91-1, does hereby accept on behalf of the Agency, the grant of all interests in real estate for public purposes as described in the attached Grant of Easement dated the 19th day of January, 1993, by STEPHEN A. NORDECK, an individual, and does hereby certify that the Agency consents to the recordation of the attached Grant of Easement.

DATED: January 19, 1993

SAN JUAN CAPISTRANO COMMUNITY
REDEVELOPMENT AGENCY

By: 
Its: Chairman

(SEAL)

LONG RANGE PROPERTY MANAGEMENT PLAN:PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)			Value Basis	Date of Estimated Current Value	SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value			Proposed Sale Value	Proposed Sale Date	
1	Vacant Lot/Land	Governmental Use	Passive Park Uses	1984	\$187,947	\$79,715	Market	November-13	N/A	N/A	Los Rios Park - Property purchased by the City with State park grants funds (Los Rios Park Acquisition #06-100839), and transferred to the former redevelopment agency to assemble for the implementation of Los Rios Park)
2	Vacant Lot/Land	Governmental Use	Passive Park Uses	2001	\$1,200,000	\$68,825	Market	November-13	N/A	N/A	Los Rios Park
3	Park, Public Building, Roadway/Walkway	Governmental Use	Active Recreation, Public Facilities	1991	\$686,183	\$176,418	Market	November-13	N/A	N/A	Park and recreation; open space; and school purposes.
4	Parking Lot/Structure	Governmental Use	Small scale retail and service uses	1986	\$152,262	\$152,262	Book	June-13	To be determined at time at time of development.	To be determined upon identification of a developer for the sites.	Implementation of Historic Town Center Master Plan
5	Parking Lot/Structure	Governmental Use	Small scale retail and service uses	1986	\$126,655	\$126,655	Book	June-13			Implementation of Historic Town Center Master Plan
6	Parking Lot/Structure	Governmental Use	Small scale retail and service uses	1988	\$348,788	\$348,788	Book	June-13			Implementation of Historic Town Center Master Plan
7	Parking Lot/Structure	Governmental Use	Retail, office, and service oriented business	1987	\$1,027,862	\$1,027,862	Book	June-13			Implementation of Historic Town Center Master Plan
8	Commercial	Governmental Use	Retail, office, and service oriented business	1988	\$620,723	\$620,723	Book	June-13			Implementation of Historic Town Center Master Plan
9	Vacant Lot/Land	Future Development	Research and development, light manufacturing, auto sales, office, warehouse, storage	2008 2006 2006 1988 1988	\$6,510,120	\$7,760,000	Appraised	July-11	7,760,000	To be determined upon identification of a developer for the site.	Implementation of the Los Rios Precise Plan - To relocate the local trash hauler from the Los Rios Historic District to a commercial/industrial area
10	Parking Lot/Structure	Governmental Use	Public parking easement	1993	N/A	N/A	N/A	N/A	N/A	N/A	Implementation of Historic Town Center Master Plan
11	Parking Lot/Structure	Governmental Use	Public parking easement	1996	N/A	N/A	N/A	N/A	N/A	N/A	Implementation of Historic Town Center Master Plan

LONG RANGE PROPERTY MANAGEMENT PLAN:PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	
		Permissible Use	Permissible Use Detail	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site
1	Vacant Lot/Land	Governmental Use	Passive Park Uses	31747 Los Rios St.	121-143-19	1.58 acres	Specific Plan/Precise Plan (Los Rios Precise Plan)	\$ 79,715	\$ -	None	N/A
2	Vacant Lot/Land	Governmental Use	Passive Park Uses	31747 Los Rios St.	121-143-09; 121-143-18	1.83 acres	Specific Plan/Precise Plan (Los Rios Precise Plan)	\$ 68,825	\$ -	None	Site Remediation from prior use completed
3	Park, Public Building, Roadway/Walkway	Governmental Use	Active Recreation, Public Facilities	25925 Camino Del Avion	121-190-57 (undivided interest in parcel)	approximately 4.05 Acres	Community Park	\$ 176,418	\$ 20,000	None	N/A
4	Parking Lot/Structure	Governmental Use	Small scale retail and service uses	31852 El Camino Real	124-160-18 (portion)	0.18 acres	Town Center District	\$ 152,262	\$ -	None	N/A
5	Parking Lot/Structure	Governmental Use	Small scale retail and service uses	31852 El Camino Real	124-160-16	0.15 acres	Town Center District	\$ 126,655	\$ -	None	N/A
6	Parking Lot/Structure	Governmental Use	Small scale retail and service uses	31811 El Camino Real	124-160-19	0.46 acres	Town Center District	\$ 348,788	\$ -	None	N/A
7	Parking Lot/Structure	Governmental Use	Retail, office, and service oriented business	26874 Ortega Highway	124-160-31	0.81 acres	Town Center District	\$ 1,027,862	\$ -	None	N/A
8	Commercial	Governmental Use	Retail, office, and service oriented business	31776 El Camino Real	124-160-55	0.38 acres	Town Center District	\$ 620,723	\$ -	None	N/A
9	Vacant Lot/Land	Future Development	Research and development, light manufacturing, auto sales, office, warehouse, storage	Stonehill Drive (north side) between railroad tracks and San Juan Creek	121-240-76 121-240-39 121-240-73 121-253-13 121-253-14	16.45 acres	Quasi-Industrial/ Commercial Manufacturing	\$ 7,760,000	\$ -	None	N/A
10	Parking Lot/Structure	Governmental Use	Public parking easement	31766 Camino Capistrano	121-160-22	0.36 acres	Town Center District	N/A	\$ -	None	None
11	Parking Lot/Structure	Governmental Use	Public parking easement	31782 Camino Capistrano	124-160-121	0.21 acres	Town Center District	N/A	\$ -	None	None

LONG RANGE PROPERTY MANAGEMENT PLAN:PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)		Description of property's potential for transit oriented development	HSC 34191.5 (c)(1)(G)	HSC 34191.5 (c)(1)(H)
		Permissible Use	Permissible Use Detail		Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	Vacant Lot/Land	Governmental Use	Passive Park Uses	None	Implementation of the Los Rios Specific Plan	Los Rios Park - Phase II
2	Vacant Lot/Land	Governmental Use	Passive Park Uses	None	Implementation of the Los Rios Specific Plan	Los Rios Park - Phase II
3	Park, Public Building, Roadway/Walkway	Governmental Use	Active Recreation, Public Facilities	None	Implementation of the Open Space Master Plan	The property has been developed as a public street; sports park; community center and gymnasium; community garden; and Boys & Girls Club and teen center facility.
4	Parking Lot/Structure	Governmental Use	Small scale retail and service uses	High potential for transit oriented development due to proximity to the train station	Implementation of the Historic Town Center Master Plan	Current Use - Public parking lot
5	Parking Lot/Structure	Governmental Use	Small scale retail and service uses		Implementation of the Historic Town Center Master Plan	Current Use - Public parking lot
6	Parking Lot/Structure	Governmental Use	Small scale retail and service uses		Implementation of the Historic Town Center Master Plan	Current Use - Public parking lot
7	Parking Lot/Structure	Governmental Use	Retail, office, and service oriented business		Implementation of the Historic Town Center Master Plan	Current Use - Public parking lot
8	Commercial	Governmental Use	Retail, office, and service oriented business		Implementation of the Historic Town Center Master Plan	Current Use - Community Theater
9	Vacant Lot/Land	Future Development	Research and development, light manufacturing, auto sales, office, warehouse, storage	None	Five Year Implementation Plan	Previous Temporary Use - Unimproved vehicle storage area for local auto dealers. Previously proposed development - Big Box Retail
10	Parking Lot/Structure	Governmental Use	Public parking easement	High potential for transit oriented development due to proximity to the train station	Implementation of the Historic Town Center Master Plan	Current Use - Public parking lot
11	Parking Lot/Structure	Governmental Use	Public parking easement	High potential for transit oriented development due to proximity to the train station	Implementation of the Historic Town Center Master Plan	Current Use - Public parking lot