

Long Range Property Management Plan

Successor Agency to the Dissolved
Redevelopment Agency of the City of Duarte

1600 Huntington Drive, Duarte, California 91010

Approved by Successor Agency on August 27, 2013

Approved by Oversight Board on June 2, 2014

Approved by Department of Finance on _____, 2014

Long Range Property Management Plan

Successor Agency to the Dissolved Redevelopment Agency of the City of Duarte

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Long Range Property Management Plan

Successor Agency to the Dissolved Redevelopment Agency of the City of Duarte

INTRODUCTION

As required by Health & Safety Code Section 34191.5, this document is the Long-Range Property Management Plan (LRPMP) of the Successor Agency (Successor Agency) of the former Redevelopment Agency of the City of Duarte (Former RDA). The Successor Agency received a finding of completion from the Department of Finance (DOF) on October 23, 2013 (Appendix A).

In accordance with Health & Safety Code Section 34191.5(c), Part I of the LRPMP includes an inventory of properties included in the Community Redevelopment Property Trust Fund, and Part II provides the proposed plan for disposition and uses of each of the properties.

PART I: PROPERTY INVENTORY

Section 34191.5(c)(1) of the Health and Safety Code, which was added as part of Assembly Bill 1484 (AB 1484), requires that the LRPMP include an inventory of all properties held in the Community Redevelopment Property Trust Fund. For the Successor Agency, this inventory identifies 23 parcels comprising 11 properties. In accordance with statutory requirements each of these 23 legal parcels comprising 11 properties are described in Appendix B and a map showing the location of the 11 properties is presented in Appendix C.

The following pages describe each of the following 11 properties, and the applicable legal parcel or parcels comprising each:

Property Name	Parcel Number on Inventory
North City Yard	1, 2, 3
Duarte Plaza Park	4
Hacienda Park	5, 6, 7
Duarte Senior Center	8
Non-Contiguous Landscaped Walkways	9, 10, 11, 12, 13, 14
Old Texaco Site	15, 16
Near SEC Huntington & Mountain	17, 18, 19
Wal-Mart Fragment	20
Landscape Strip Adjacent to LA County Library	21
Duarte Unified School District Administration Office	22
Northview Middle School Athletic Field	23

The following pages describe the parcels grouped as 11 properties.

North City Yard (Parcels 1-3):

The property, consisting of 3 legal parcels, is located on the South side of Oak Avenue. The property is currently used for Filed Services offices, equipment storage, a workshop and overflow plant storage.

North City Yard



APN: 8530-011-913
Size: 9,706 sq. ft.
Zoning: Public Facility

APN: 8530-011-914
Size: 3,642 sq. ft.
Zoning: Public Facility

APN: 8530-011-915
Size: 3,681 sq. ft.
Zoning: Public Facility

Acquisition Information

The former Redevelopment Agency purchased the property in 2005 for \$649,000, or \$38 per square foot of land area.

Purpose of Acquisition

This facility was acquired for the purpose to house the City's Field Services Division, which is the current use. The Division handles maintenance of City infrastructure and physical plant, and includes a City yard

Parcel Data

The three parcels are zoned Public Facility and are improved with a 2,266 square foot office building and adjacent parking spaces.

Current Value

Based on current zoning, use restrictions and the existing units, the parcels have no value.

Advancement of Planning Objectives

Not applicable.

History of Development Proposals and Activity

The North Yard building is adjacent to the Old City Hall facility. It was purchased for City use. A seismic safety and building accessibility assessment was completed for the building in January 2012 that determined that the building did not meet current accessibility requirements and needed some seismic upgrades. The cost to address these items was estimated at \$215,000 just to address deficiencies with additional cost, of \$100,000 to \$150,000, necessary to address other building code issues.

PROPERTY INFORMATION

Address:

1101 Oak Avenue

Assessor's Parcel #:

8530-011-913; 8530-011-914; 8530-011-915

Lot Size:

17,029 Sf

Acquisition Date:

8/19/2005

Acquisition Price:

\$649,000

Existing

Improvements:

2,266 Sf office building and parking spaces

Current Zoning:

Public Facility

Use Restrictions:

Subject General Plan and zoning restrictions for Public Facility (Governmental) uses

Revenues Generated:

None

Contractual

Requirements:

None

Environmental Contamination / Remediation:

None

TOD Potential:

None

Current Owner:

Successor Agency

Duarte Plaza Park (Parcel 4):

The Duarte Plaza is a City park located directly across from City Hall and is used as a public plaza and gathering area.

Duarte Plaza Park



APN: 8530-017-906
Size: 8,371 sq. ft.
Zoning: Open Space

Acquisition Information

Duarte Plaza Park, a City public park, is approximately 8,371 square feet. The larger property from which Duarte Plaza Park was created was approximately 26,000 square feet and was acquired by the former Redevelopment Agency in 2000 for \$431,540, plus the former Redevelopment Agency incurred an additional \$180,420 in relocation costs and \$20,868 in demolition costs, for a total acquisition cost of \$632,828.

Purpose of Acquisition

The property is part of implementing a pedestrian oriented Town Center vision in the central portion of the City. The retention of the property for development of a landscaped public plaza was recommended in 2004 by the then-existing Downtown Duarte Committee.

Parcel Data

The parcel is zoned for Open Space.

Current Value

Given that the parcel is restricted to public open space by the zoning, the current value is \$0.

Advancement of Planning Objectives

Not applicable.

History of Development Proposals and Activity

In June 2006, the former Redevelopment Agency entered into a Disposition and Development Agreement (DDA) for the sale of approximately 17,629 square feet of the 26,000 square feet for development of a housing project consisting of 17 single family homes (13 detached units and four attached units), which was completed in 2007. The remaining approximately 8,371 square feet was situated across from City Hall and retained in former Redevelopment Agency ownership and was developed as Duarte Plaza Park, a City public park. The former Redevelopment Agency inadvertently failed to convey ownership of Duarte Plaza Park to the City. The annual cost to the City to maintain the park is approximately \$3,000.

PROPERTY INFORMATION

Address:

No address

Assessor's Parcel #:

8530-017-906

Lot Size:

8,371 Sf

Acquisition Date:

2000

Acquisition Price:

\$632,828

Existing Improvements:

Park

Current Zoning:

Open Space

Use Restrictions:

Property is zoned Open Space and has existing park improvements

Revenues Generated:

None

Contractual Requirements:

None

Environmental Contamination / Remediation:

None

TOD Potential:

None

Current Owner:

Successor Agency

Hacienda Park (Parcels 5-7):

Hacienda Park, a City park consisting of three legal parcels, was built in the 1970s and acts as a neighborhood park in the Rancho Verde neighborhood.

Hacienda Park



APN: 8610-001-900
Size: 24,674 sq. ft.
Zoning: Open Space

APN: 8610-001-901
Size: 20,598 sq. ft.
Zoning: Open Space

APN: 8604-009-910
Size: 36,130 sq. ft.
Zoning: Open Space

PROPERTY INFORMATION

Address:
2695 Hacienda Drive

Assessor's Parcel #:
8610-001-900; 8610-001-910; 8604-009-910;

Lot Size:
81,402 Sf

Acquisition Date:
11/16/1978

Acquisition Price:
\$44,771 (estimate)

Existing Improvements:
Park

Current Zoning:
Open Space

Use Restrictions:
Undevelopable Open Space as it lies beneath the high power electric transmission lines operated by Southern California Edison

Revenues Generated:
None

Contractual Requirements:
None

Environmental Contamination / Remediation:
None

TOD Potential:
None

Current Owner:
Successor Agency

Acquisition Information

The former Redevelopment Agency acquired the property in 1978. It is located under electric transmission lines operated by Southern California Edison as part of the Tehachapi Renewable Transportation Project.

Purpose of Acquisition

The former Redevelopment Agency purchased the property for the purpose of constructing a neighborhood park in the Rancho Verde neighborhood. The parcels were dedicated by the Developer as a City park associated with a residential development (Tract 23089).

Parcel Data

The parcel is zoned for Open Space.

Current Value

Given that the parcel is restricted to public open space by zoning, the current value is \$0.

Advanced Planning Objectives

Not applicable.

History of Development Proposals and Activity

The property has been used as a neighborhood park since the 1970s and costs the City approximately \$11,000 per year to maintain. The former Redevelopment Agency inadvertently failed to convey the property to the City.

City of Duarte Senior Center (Parcel 8):

The Duarte Senior Center, consisting of one legal parcel, is located within the City's Civic Center.

Duarte Senior Center



APN: 8530-022-909
Size: 20,674 sq. ft.
Zoning: Public Facility

Acquisition Information

The former Redevelopment Agency purchased the parcel in 1988 for an unknown purchase price. The City paid for the construction of the Senior Center.

Purpose of Acquisition

The former Redevelopment Agency purchased the property with the purpose of constructing a senior center to be used by senior citizens living in Duarte. The parcel is part of the City's Civic Center.

Parcel Data

The parcel is zoned Public Facility and can only be used for government use and is improved with a two-story senior citizen center. Parking for the building is shared with other City-owned Civic Center buildings.

Current Value

Given that the current zoning is Public Facility and its current use is the Duarte Senior Center, the property has a current value of \$0.

Advanced Planning Objectives

Not applicable.

History of Development Proposals and Activity

The City of Duarte Senior Center provides recreational opportunities and programs for area senior citizens and is part of the City's Civic Center consisting of City Hall and other government buildings. Numerous senior programs, including a senior lunch program, are operated at this facility. The City receives no income from the property and it is maintained by City staff. The former Redevelopment Agency inadvertently failed to convey the property to the City.

PROPERTY INFORMATION

Address:

1610 Huntington Drive

Assessor's Parcel #:

8530-022-909

Lot Size:

20,863 Sf

Acquisition Date:

4/28/1988

Acquisition Price:

\$11,475 (estimate)

Existing

Improvements:

Two story Senior Center

Current Zoning:

Public Facility

Use Restrictions:

Property is zoned Public Facility for government use

Revenues Generated:

None

Contractual

Requirements:

None

Environmental

Contamination /

Remediation:

None

TOD Potential:

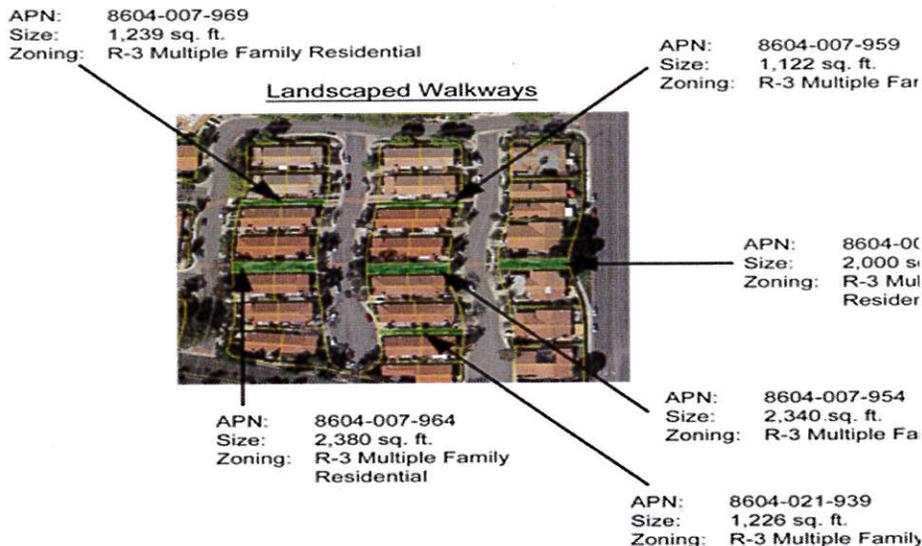
None

Current Owner:

Successor Agency

Non-Contiguous Landscaped Walkways (Parcels 9-14)

The six non-contiguous parcels are landscaped walkway areas within a small lot subdivision (Tract 34276) known as Las Lomas Villas.



Acquisition Information

The former Redevelopment Agency purchased the parcels in 1997, with the exception of one parcel that was purchased in 1979, for an unknown purchase price.

Purpose of Acquisition

The parcels were purchased as part of a larger acquisition with the purpose of developing the Las Lomas Villas neighborhood. These parcels provide the sidewalk access for the residential development. The parcels were dedicated by the Developer as a City Park associated with a residential development. These parcels are required open space (walkways and landscaping areas), owned by the Successor Agency and maintained by the City through a maintenance assessment district.

Parcel Data

The six parcels are improved with landscaped walkways in the midst of the Las Lomas Villas residential development.

Current Value

While the parcels are zoned R-3 (Medium Residential Density), the use is restricted to open space and sidewalk access for the residential development. Hence the parcels are undevelopable and have a \$0 current value.

Advanced Planning Objectives

Not applicable.

History of Development Proposals and Activity

The subdivision is part of a landscape maintenance district where property owners pay an assessment and the City maintains landscape in the front yards and along these landscaped sidewalk areas. Given the location of the parcels, they are not developable. The cost to the City to maintain the parcels exceeds the assessments generated from the assessments. Ownership by the former Agency appears to be an error and the property should be City-owned as it has been maintained by the City for years.

PROPERTY INFORMATION

Address:

No address

Assessor's Parcel #:

8604-021-939; 8604-007-953; 8604-007-954; 8604-007-959; 8604-007-964; 8604-007-969

Lot Size:

10,307 Sf

Acquisition Date:

2/15/1997; 5/17/1979 (969)

Acquisition Price:

\$4,074 (estimate)

Existing

Improvements:

Landscaped walkways

Current Zoning:

R-3 (Medium Residential Density)

Use Restrictions:

Open space and sidewalk access for a residential development

Revenues Generated:

None

Contractual Requirements:

None

Environmental Contamination / Remediation:

None

TOD Potential:

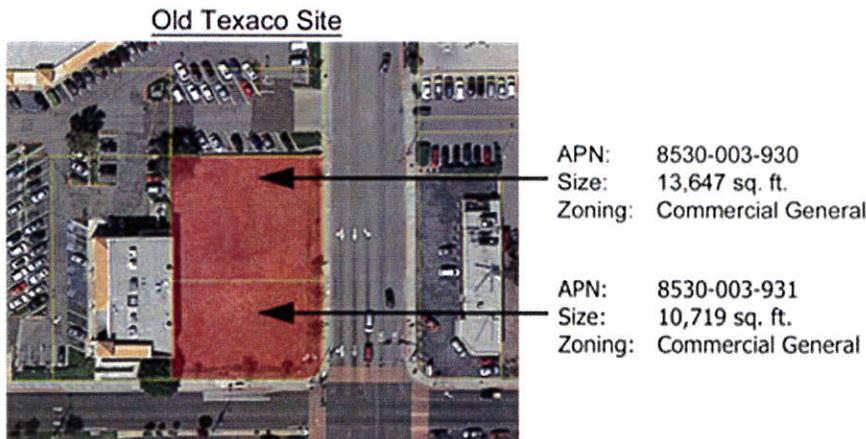
None

Current Owner:

Successor Agency

Old Texaco Site (Parcels 15 – 16):

The property consisting of two legal parcels, is located on the NWC of Huntington Drive and Buena Vista Avenue and is surrounded by public streets on the south and east sides, by a parking lot of an adjacent shopping center on the north and by a commercial building built at the property line on the west. The highest and best use for the property is a retail commercial use as it is adjacent to the Ralph's Shopping Center, at a major commercial corner in the City and along Huntington Drive, which is the main commercial corridor in the City.



Acquisition Information

The property was purchased by the former Redevelopment Agency in 2004 for \$1.05 million, or \$43 per square foot of land area.

Purpose of Acquisition

The purpose of the acquisition was to develop the property with approximately 4,500 square feet of restaurant and retail uses.

Parcel Data

This property is a corner property that is zoned General Commercial (C-G), a designation that permits retail commercial development. It has the advantage of being on the corner of two arterial streets, but is also constrained because of its size and its limited access to the street. Access to the site will be limited to one driveway access on Huntington Drive and another access drive onto the adjacent shopping center property.

Because of the parking requirements, set-back requirements, and the need to access the adjacent property, it is estimated that the maximum floor area ratio that can be attained on the site is approximately 0.18, or 4,400 square feet; if a restaurant use is located in one or all of the tenant spaces, this coverage would be less. Depending on the future tenants and how much restaurant use is proposed (food uses require more parking), it is anticipated that the site could accommodate 2,800 to 4,500 square feet of building area.

Current Value

A recent appraisal is not available. It should be noted, however, that this property will be required to obtain a shared access agreement with the adjacent shopping center to allow access to Buena Vista Street. In addition to any cost in obtaining this shared access, the property will also be burdened with the cost of a minor parking lot redesign for the adjacent property because the shared access will require the relocation or removal of some parking spaces. As such, these access and parking issues will negatively impact the value of the property.

PROPERTY INFORMATION

Address:

1263 Huntington Drive

Assessor's Parcel #:

8530-003-930; 8530-003-931

Lot Size:

24,366 Sf

Acquisition Date:

5/24/2004

Acquisition Price:

\$1,052,030

Existing Improvements:

Vacant

Current Zoning:

General Commercial (G-C)

Use Restrictions:

Reciprocal access agreement with adjacent center required

Revenues Generated:

None

Contractual Requirements:

None

Environmental Contamination / Remediation:

The property is a former gas station. An UST was removed and final sign-off received from the County of Los Angeles

TOD Potential:

None

Current Owner:

Successor Agency

Based on area sales comparables, the market values range from \$17 to \$22 per square foot, or \$414,222 to \$536,052.

Advancement of Planning Objectives

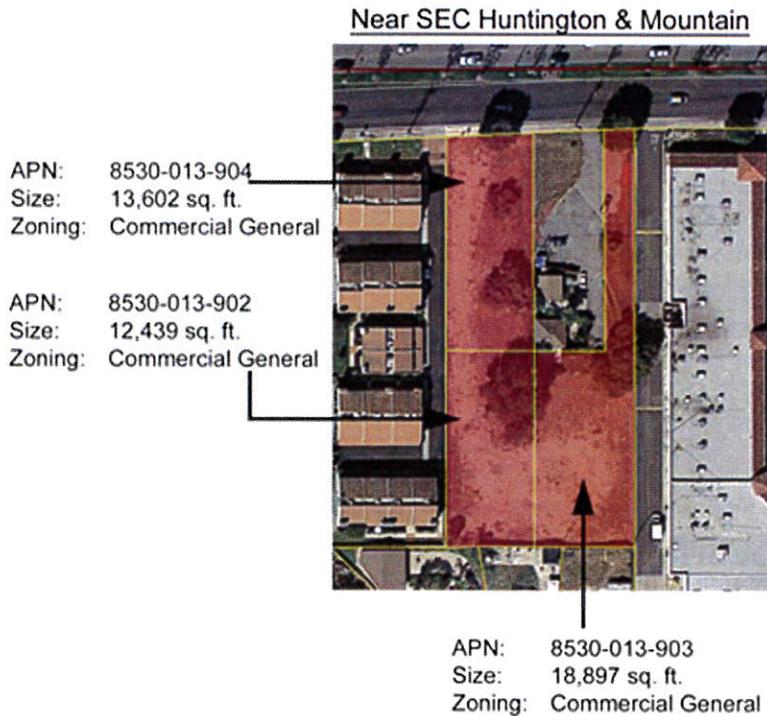
The property is referred to in the Implementation Plan as "Retail Project (NWC Huntington Drive & Buena Vista)". The stated goal is to develop the property with approximately 4,500 square feet of restaurant and retail. Appendix F includes the plans that have been rendered for the site.

History of Development Proposals and Activity

The former Redevelopment Agency entertained several development proposals for the property since 2004 but property constraints made development difficult in a sluggish economy. At one point, the former Redevelopment Agency contracted with an architect to develop a concept plan that allowed for a corner building, joint access with the adjacent shopping center, and a public seating area.

Near SEC Huntington & Mountain (Parcels 17 – 19):

The property, consisting of three legal parcels, is surrounded to the north by a public street; the west by a multi-family residential project; to the south by single-family homes; and to the east by the Mountain Vista Plaza Shopping Center. Because it is adjacent to the Mountain Vista Plaza Shopping Center, the highest and best use for the property is commercial development.



Acquisition Information

The former Redevelopment Agency purchased the three lots between 2001 and 2008 for a total of \$1.20 million.

Purpose of Acquisition

The parcels were purchased with the intent of assembling them together with the 11,073 square foot property located at 956 Huntington Drive. With the four properties assembled, the development site would total 55,217 square feet, or 1.267 acres. The 956 Huntington Drive property is surrounded by these three parcels but as of now remains owned by a resident of a house on that lot. The expansion of the Mountain Vista Plaza Shopping Center may be a possible use for the property.

Parcel Data

The property is zoned General Commercial (G-C), a designation that permits retail commercial development.

Current Value

A recent appraisal is not available for the parcels. The property is constrained by the presence of the 956 Huntington Drive property and will have an extremely limited value unless it is assembled with these parcels. The property has the advantage of being along Huntington Drive and adjacent to the Mountain Vista Plaza Shopping Center. Because the most effective development of this property requires the acquisition of the 956 Huntington Drive property owned by a private party, there has been minimal interest in the parcels.

PROPERTY INFORMATION

Address:

946, 952, 962 Huntington Drive

Assessor's Parcel #:

8530-013-902; 8530-013-903; 8530-013-904

Lot Size:

43,887 Sf

Acquisition Date:

946 – 8/14/2001
952 – 7/15/2008
962 – 8/14/2001

Acquisition Price:

\$1,195,522

Existing Improvements:

Vacant

Current Zoning:

General Commercial (G-C)

Use Restrictions:

Additional property not owned by Successor Agency is necessary for development of this property

Revenues Generated:

None

Contractual Requirements:

None

Environmental Contamination / Remediation:

None

TOD Potential:

None

Current Owner:

Successor Agency

Based on area sales comparables, the market values range from \$17 to \$22 per square foot, or \$763,946 to \$988,636.

Advancement of Planning Objectives

This property is referred to in the Implementation Plan as the "SEC of Huntington Drive and Mountain Avenue". The goal for the property is to extend the commercial developments to the south and east with additional retail and possibly residential opportunities.

History of Development Proposals and Activity

There have been no development proposals or activity since the property as acquired due to the sluggish economy and the need to acquire other properties not under the former Redevelopment Agency's ownership.

Wal-Mart Fragment (Parcel 20):

This parcel is 18 feet wide and is part of the Wal-Mart project. A portion of the parcel is a landscaped area that is maintained by Wal-Mart.

Walmart Fragment

APN: 8528-001-901
Size: 10,831 sq. ft.
Zoning: Mountain/Evergreen
Specific Plan



Acquisition Information

The former Redevelopment Agency purchased the parcel in 1995 for an unknown purchase price.

Purpose of Acquisition

The acquisition of the parcel was part of a larger acquisition for the purpose of developing a Wal-Mart store.

Parcel Data

The parcel falls under the Mountain/Evergreen Specific Plan.

Current Value

The parcel has no value (\$0) given it is undevelopable and part of parking lot landscaping for the Wal-Mart store. The Successor Agency ownership is an error and there will likely be a cost to transferring the property.

Advanced Planning Objectives

Not applicable.

History of Development Proposals and Activity

The parcel should have been transferred to the adjacent property owner, Wilmington Trust (Wal-Mart) as part of the project and remains in the former Redevelopment Agency ownership as a result of an inadvertent error.

PROPERTY INFORMATION

Address:

No address

Assessor's Parcel #:

8528-001-901

Lot Size:

10,831 Sf

Acquisition Date:

1/23/1995

Acquisition Price:

\$124,881 (estimate)

Existing

Improvements:

Landscaping and parking

Current Zoning:

Mountain/Evergreen Specific Plan

Use Restrictions:

The property is not developable; it is part of a larger commercial development

Revenues Generated:

None

Contractual

Requirements:

None

Environmental Contamination / Remediation:

None

TOD Potential:

None

Current Owner:

Successor Agency

Landscape Strip Adjacent to LA County Library (Parcel 21):

The parcel is a small landscaped strip of land adjacent to the LA County Library driveway.

CarMax Fragment



APN: 8530-016-
Size: 3,403 sq. f
Zoning: Commerci

Acquisition Information

The former Redevelopment Agency purchased the parcel in 1997 for an unknown purchase price.

Purpose of Acquisition

The acquisition of the parcel was part of a larger acquisition for the purpose of developing the adjacent CarMax dealership and was left as a landscaped area for the LA County Library.

Parcel Data

The parcel is zoned Commercial Facility and is currently a portion of the CarMax parking lot.

Current Value

The parcel has no value (\$0) given it is undevelopable and an easement for access to the adjacent Library. There will likely be a cost to transferring the property.

Advanced Planning Objectives

Not applicable.

History of Development Proposals and Activity

The CarMax project was developed pursuant to a Disposition and Development Agreement between C-Max Auto Superstores, Inc. and the former Redevelopment Agency dated May 13, 1997. The Car Max auto dealership was developed shortly thereafter and has been operating on the site ever since. The parcel was not included in the CarMax development but was kept as a small landscaped strip for the adjacent LA County Library through an easement.

PROPERTY INFORMATION

Address:
No address

Assessor's Parcel #:
8530-016-916

Lot Size:
3,403 Sf

Acquisition Date:
11/14/1997

Acquisition Price:
\$1,872 (estimate)

**Existing
Improvements:**
Parking lot

Current Zoning:
Commercial Professional

Use Restrictions:
The property is not developable; it is part of a landscape area adjacent to Library

Revenues Generated:
None

**Contractual
Requirements:**
None

**Environmental
Contamination /
Remediation:**
None

TOD Potential:
None

Current Owner:
Successor Agency

Duarte Unified School District Administration Office (Parcel 22):

The property is a portion of the Duarte Unified School District administration office building and maintenance facility. The Property is held by the Successor Agency by Assessor error and should be owned by the Duarte Unified School District.

School District Administration Site

APN: 8530-022-906
Size: 48,787 sq. ft.
Zoning: Public Facility



Acquisition Information

The former Redevelopment Agency purchased the parcel in 1988 for an unknown purchase price.

Purpose of Acquisition

The former Redevelopment Agency acquired the parcel for the purpose of conveying the property to the Duarte Unified School District.

Parcel Data

The parcel is zoned Public Facility and is improved with an office building.

Current Value

The property, given its zoning and use restrictions is currently valued at \$0. It is likely that there will be a cost to transfer the property.

Advanced Planning Objectives

Not applicable.

History of Development Proposals and Activity

The property is in the former Redevelopment Agency ownership as a result of an inadvertent error.

PROPERTY INFORMATION

Address:

1634 Huntington Drive

Assessor's Parcel #:

8530-022-906

Lot Size:

1.12 acres

Acquisition Date:

2/29/1988

Acquisition Price:

\$26,833 (estimate)

Existing Improvements:

Offices

Current Zoning:

Public Facility

Use Restrictions:

The property is not developable; it is part of the larger school district administration offices and maintenance facilities

Revenues Generated:

None

Contractual Requirements:

None

Environmental Contamination / Remediation:

None

TOD Potential:

None

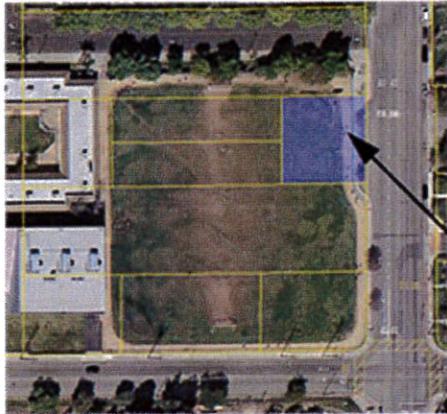
Current Owner:

Successor Agency

Northview Middle School Athletic Field (Parcel 23):

This property is a portion of the Duarte Unified School District's Northview Middle School athletic field. . The Property is held by the Successor Agency by Assessor error and should be owned by the Duarte Unified School District.

Northview
Middle School



APN: 8530-023-906
Size: 9,700 sq. ft.
Zoning: Public Facility

Acquisition Information

The former Redevelopment Agency purchased the parcel in 1990 for an unknown purchase price.

Purpose of Acquisition

The former Redevelopment Agency acquired the parcel for the purpose of conveying the property to the Duarte Unified School District.

Parcel Data

The parcel is zoned Public Facility and is improved with an athletic field.

Current Value

The property has \$0 value given the use and zoning. It is likely that there will be a cost to transfer the property.

Advanced Planning Objectives

Not applicable.

History of Development Proposals and Activity

The property is in the name of the former Redevelopment Agency ownership as a result of an inadvertent error.

PROPERTY INFORMATION

Address:

1417 Highland Avenue

Assessor's Parcel #:

8530-023-906

Lot Size:

9,700 Sf

Acquisition Date:

6/18/1990

Acquisition Price:

\$5,335 (estimate)

Existing

Improvements:

Athletic field

Current Zoning:

Public Facility

Use Restrictions:

The property is not developable; it is a portion of the Northview Middle school sports field

Revenues Generated:

None

Contractual

Requirements:

None

Environmental Contamination / Remediation:

None

TOD Potential:

None

Current Owner:

Successor Agency

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PART II: PROPERTY DISPOSITION & USE

The second part of the LRPMP provides the planned use or disposition of each of the three properties in the manner described in Health & Safety Code Section 34191.5(c)(2). The following summarizes the four types of permitted disposition/use:

Plan Category	Use/Disposition Purpose of Property	Property Transferee
Enforceable Obligation	Use Consistent with Enforceable Obligation Terms	Designated Enforceable Obligation Recipient
Governmental	Governmental Use in Accordance with Section 34181(a)	Appropriate Public Jurisdiction
Approved Redevelopment Plan Project	Transfer to City for use in a project identified in the Approved Redevelopment Plan. Disposition proceeds to be distributed among Taxing Entities in accordance with a Compensation Agreement	City
Other Liquidation	Sale by Successor Agency to private buyer with proceeds distributed to Taxing Entities	Approved Buyer

Summary of Plan Category Decision

The relevant “approved redevelopment plan” that identifies the projects for which the properties will be disposed and used consists of:

- ❖ The Duarte Merged Redevelopment Plan, which was adopted by Ordinance No. 742 on July 13, 1999 and became effective on August 12, 1999 (Appendix D); and
- ❖ The accompanying Implementation Plan for the Merged Project Area (Implementation Plan) adopted by the Former RDA by Resolution No. RA-385 on December 8, 2009 (the Implementation Plan Resolution) in accordance with the requirements of Health & Safety Code Section 33490 (Appendix E).
- ❖ Old Texaco Site Plans

Redevelopment Plan

The objectives and goals of the Redevelopment Plan are provided below:

Redevelopment Plan Objectives:

1. Eliminate blighting influences in the Project Area including deteriorating buildings, obsolete structures and other environmental, economic and social deficiencies; improve the overall appearance of buildings, streets, parking areas and other facilities, public and private.
2. Provide adequate streets, curbs, gutters and street lights and permit improved pedestrian and/or vehicular circulation in the Project Area.
3. Strengthen retail and other commercial functions throughout the Project Area.

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Successor Agency to the Dissolved Redevelopment Agency of the City of Duarte

4. Change the pattern of land use along the Huntington Drive "corridor" area by creating and encouraging a desirable setting for medium density residential development as well as sub-regionally oriented retail/commercial uses.
5. Provide adequate land for parking and open space.
6. Provide street furniture (benches, trash receptacles, etc.), landscaping, public plazas and thematic crosswalks to improve the aesthetic environment of the Project Area.
7. Preserve artistically, architecturally and historically worthwhile structures and sites.
8. Establish and implement criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire project.
9. Strengthen and upgrade existing residential uses.
10. Cause the undergrounding of unsightly overhead utility lines.

Redevelopment Plan Goals

1. Implement the land uses and concepts of the General Plan and the Zoning Ordinance as may be amended from time to time.
2. Provide adequate public improvements, public facilities, open spaces and utilities which cannot be remedied by private or governmental action without redevelopment.
3. Assure that buildings are safe for persons and businesses to occupy.
4. Encourage cooperation and participation of residents, businesspersons, public agencies and community organizations in revitalizing the area.
5. Encourage private sector investment in development of the area.
6. Promote the economic wellbeing of the area by encouraging diversification of its commercial base.
7. Promote development of local job opportunities.
8. Provide for relocation assistance and benefits to area businesses and residences, which may be displaced, in accordance with the provisions of Redevelopment Law and the Government Code of the State of California.
9. Make provision for housing as is required to satisfy the needs and desires of various age, income and ethnic groups of the community, maximizing opportunity for individual choice.
10. Provide a procedural and financial mechanism by which the Agency can assist, complement and coordinate public and private development, redevelopment, revitalization and enhancement of the community.

Implementation Plan

The goals and objectives of the Implementation Plan match those of the Redevelopment Plan. However, the following property-specific programs mentioned in the Implementation Plan are as follows:

Retail Project (NWC Huntington Drive and Buena Vista) – Parcels 15 – 16

This property is also referred to as the Old Texaco Site. The goal is to develop the property with approximately 4,500 square feet of restaurant and retail space.

Long Range Property Management Plan

Successor Agency to the Dissolved Redevelopment Agency of the City of Duarte

SEC of Huntington Drive and Mountain Avenue – Parcels 17 – 19

The area north of the Best Buy center, west of Mountain Vista Plaza (Target) shopping center, south of Huntington Drive and east of Mountain Avenue consists of a mix of commercial, industrial, single-family residential and multi-family residential. There are multiple ownerships and much of the area is blighted. The goal for the property is to extend the commercial developments to the south and east with additional retail and possibly residential opportunities.

Long-Term Planned Use / Disposition of Each Property

As required by Health & Safety Code Section 34191.5(c)(2), the LRPMP identifies that:

- ❖ None of the parcels are needed to be retained for purposes of fulfilling an enforceable obligation;
- ❖ Nine (9) of the properties (18 legal parcels) are dedicated for governmental use purposes;
- ❖ One (1) property (two legal parcels) is to be liquidated or held for approved redevelopment plan projects; and
- ❖ One (1) of the properties is to be held for approved redevelopment plan projects.

Properties to be Retained for Governmental Use

The following summarizes the properties to be retained for governmental use:

Property	Parcel #s	Recipient	Estimated Current Value	Sales Price to Recipient
North City Yard	1, 2, 3	City	\$0	\$0
Duarte Plaza Park	4	City	\$0	\$0
Hacienda Park	5, 6, 7	City	\$0	\$0
Duarte Senior Center	8	City	\$0	\$0
Un-Contiguous Landscaped Walkways	9, 10, 11, 12, 13, 14	City	\$0	\$0
Wal-Mart Fragment	20	City/Mountain Vista Plaza Partnership	\$0	\$0
Landscape Strip Adjacent to LA County Library	21	County	\$0	\$0
School District Administration Office	22	School District	\$0	\$0
Northview Athletic Field	23	School District	\$0	\$0

Long Range Property Management Plan

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North City Yard

The three parcels are zoned as Public Facility and are improved with a 2,266 square foot office building and a parking lot. The cost to upgrade the building to be handicapped accessible is estimated at \$200,000, which exceeds value of building. The parcels will transfer to the City at no cost, which is the same as the effective current value.

Duarte Plaza Park

This parcel is zoned as Open Space. The City is responsible for the maintaining the property. The parcel will be transferred to the City at no cost, which is the same as the effective current value. Parcel is located across the street from City Hall.

Hacienda Park

This City park has been in existence since 1978 and is zoned as Open Space. The City is responsible for maintaining the property. The parcel will be transferred to the City at no cost, which is the same as the effective current value.

Duarte Senior Center

Parcel 8 is the City's Senior Center. The property is zoned as Public Facility and the City is responsible for maintaining the property. The parcel will be transferred to the City at no cost, which is the same as the effective current value.

Un-Contiguous Landscaped Walkways

During a search of properties owned by the former Agency, the City discovered that four parcels remain in the name of the former Agency but should have been transferred to the appropriate party but was not due to administrative error.

These parcels are fragments throughout the Las Lomas Villas, a residential development. As a requirement for the development, the walkways were created and are now maintained by the City. While the neighborhood pays into a landscape maintenance district, the costs to maintain the parcels is usually higher than the assessments generated. The parcels will be transferred to the City at no cost, which is the same as the effective current value.

Wal-Mart Fragment

The former Redevelopment Agency and Mountain Vista Plaza Partnership entered into the agreement that led to the sale of property on which Wal-Mart was developed in 1995. That sale included this remnant parcel that inadvertently was not included due to an administrative error. The sale of the various parcels that comprised the property on which the shopping center was developed included this remnant parcel and was included in the sale price paid to the former Redevelopment Agency. As such, this remnant parcel, which effectively is owned and maintained by Mountain Vista Plaza Partnership, must be transferred by the City to the shopping center owner. The parcel will be transferred to the City and then Mountain Vista Plaza Partnership at no cost, which is the same as the effective current value.

Long Range Property Management Plan

Successor Agency to the Dissolved Redevelopment Agency of the City of Duarte

Landscape Strip Adjacent to LA County Library

This remnant parcel is an easement for access to the adjacent LA County Library. As such, the property will be transferred to the County at no cost, which is the same as the effective current value.

Duarte Unified School District Administration Site

This parcel was inadvertently not transferred to the Duarte Unified School District by Assessor error. In fact the Assessor Map labels the parcel as school use. The parcel is a portion of Duarte School District Administration building and adjacent driveway. As a part of the LRPMP, the parcel will be transferred to the Duarte Unified School District at no cost, which is the same as the effective current value.

Northview Middle School Athletic Field

This parcel was inadvertently not transferred to the Duarte Unified School District by Assessor error. Again, the Assessor Map labels the parcel as school use. The parcel is a portion of the Northview School soccer field. As a part of the LRPMP, the parcel will be transferred to the Duarte Unified School District at no cost, which is the same as the effective current value.

Properties to be Sold

The following summarizes the properties to be sold:

Property	Parcel #s	Recipient	Estimated Current Value	Sales Price to Recipient
Old Texaco Site	15, 16	City/Future Developer	\$414,222 - \$536,052	Reuse Value to be determined

Old Texaco Site

The Successor Agency is currently in negotiations with an adjacent property owner, WRI Golden State, LLC, for the sale of the parcels as a commercial site with the existing concept plans included. This property has the potential to be included as a development piece tied to the comprehensive mixed-use project that is desired to the east on the Big Lots center property and adjacent properties. The proceeds from the sale at a reuse value to be determined by an appraisal will be distributed to the Taxing Entities.

If the sale to WRI Golden State, LLC does not occur, the property will be transferred to the City for future development in accordance with the Implementation Plan. The City will prepare a request for proposals for the property to be purchased at the reuse value. Finally, if the City is unable to find a buyer for the property that will comply with the existing concept plans, the City will separately market the two parcels. The proceeds from the sale of these parcels after the transfer to the City will be subject to a Compensation Agreement that the City will have entered into with the Taxing Entities prior to the transfer to the City.

Long Range Property Management Plan

Successor Agency to the Dissolved Redevelopment Agency of the City of Duarte

Properties to be Retained for Future Development

The following summarizes the properties to be retained for future development:

Property	Parcel #s	Recipient	Estimated Current Value	Sales Price to Recipient
Near SEC Huntington & Mountain	17, 18, 19	City/Future Developer	\$736,946 - \$988,636	Reuse Value to be determined

Near SEC Huntington & Mountain

The parcels will be transferred to the City for future development in accordance with the Compensation Agreement that the City will enter into with the Taxing Entities. The property will be sold with a contingency that it be developed along with the 956 Huntington Drive property (the abutting single family home property in private ownership that is necessary). The property will be sold at a reuse value to be determined by an appraisal. The property may have value to the adjacent Mountain Vista Plaza shopping center ownership and that ownership would be contacted to determine interest. Each of these options is in keeping with the Implementation Plan.

Implementation Steps

The following summarizes the steps to transfer the properties as government use, or for future development.

Government Use

The Successor Agency, upon approval of this LRPMP, promptly will affect the transfer of the government use properties to the applicable public entity by grant deed or quitclaim deed.

For Sale

The Successor Agency, upon approval of this LRPMP, will conclude negotiations for the Old Texaco site with the adjacent property owner. If the negotiations are successful, the proceeds from the sale will be distributed to the Taxing Entities. However, if the negotiations are not successful, the Successor Agency will transfer the property to the City for future development in accordance with a Compensation Agreement with the Taxing Entities.

Properties to be Retained for Development – Guidelines for Future Development

The City will enter into a Compensation Agreement with the other taxing entities as is required under HSC Section 34180(f) to provide payments to them in proportion to their share of the base property tax for the value of the property retained. While this agreement has yet to be executed, the City intends to enter into one prior to the transfer of the property to the City.

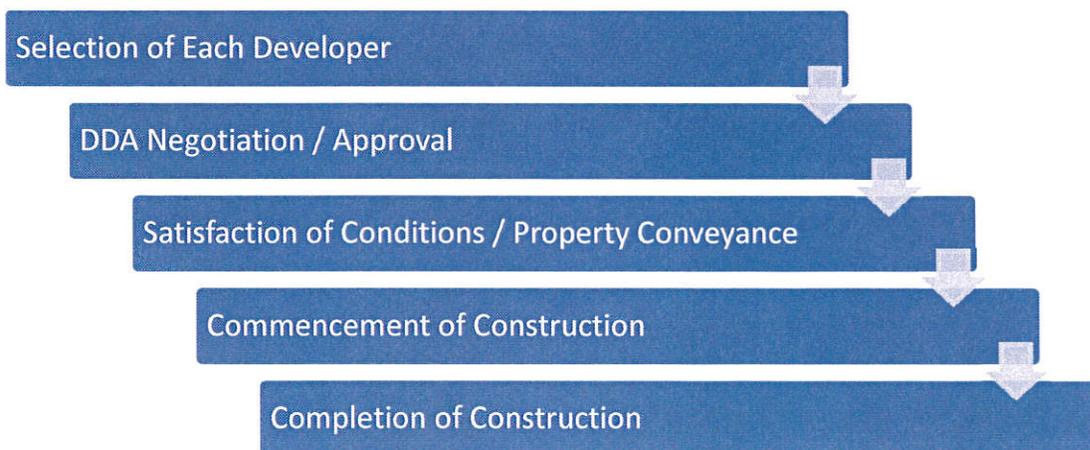
Long Range Property Management Plan

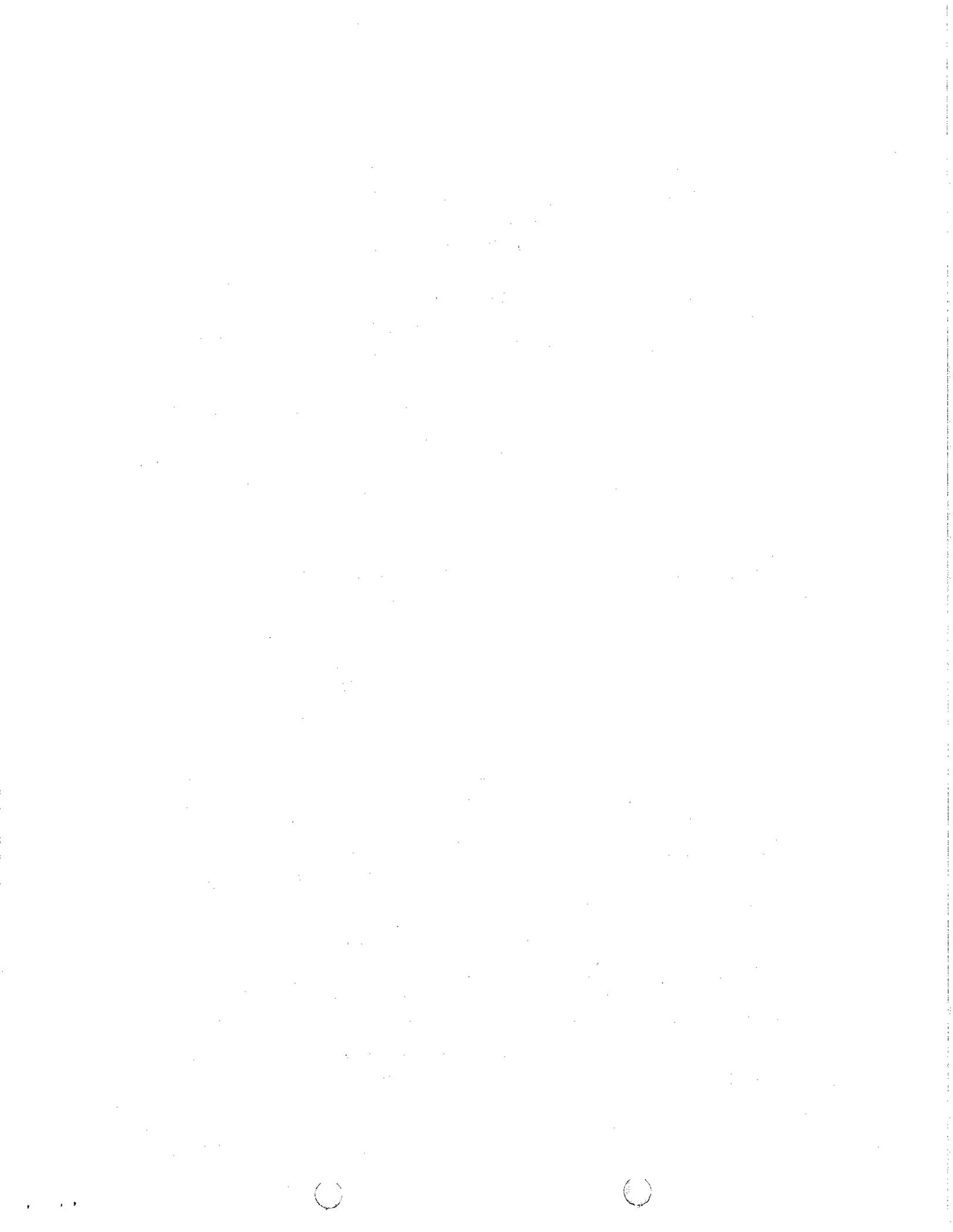
Successor Agency to the Dissolved Redevelopment Agency of the City of Duarte

Upon transfer pursuant to this LRPMP, the City will cause the properties to be developed in accordance with the following principals and guidelines:

1. **Qualified Real Estate Developer.** Each property will be disposed of to a qualified real estate developer (Developer) with the experience and financial capability to timely acquire and develop the property in accordance with an approved Disposition and Development Agreement (DDA) or other type of agreement. The Developer will be selected through an appropriate selection process involving solicitation of interested prospective developers through a request for qualifications (RFQ), Request for Proposals (RFP), qualified bid or similar selection process.
2. **DDA or Other Type of Agreement.** Each property will be disposed of and developed pursuant to an approved DDA. The purchase price or lease payments to be paid by the Developer of each property under the DDA will equal not less than either the fair market value of the property or the fair reuse value of the property at the use and with covenants and conditions and the development costs authorized pursuant to the DDA, as determined by formal action of the Successor Agency. Among other provisions, each DDA will require the Developer to:
 - a. Meet specified pre-disposition conditions demonstrating its readiness and ability to commence construction;
 - b. Develop the property in accordance with the General Plan and the specific land use entitlements granted by the City; and
 - c. Commence and complete construction of the approved development within specified deadlines.
3. **Legislative Body Approval.** The Developer, the DDA and any substantial amendment to the DDA for each property will be subject to approval by the City Council at a public meeting duly noticed in accordance with the notices and procedures described in Health and Safety Code Section 33433(a).

While the timing of disposition and development of each property will depend on market conditions and interest of the private real estate development and financing community, it is currently anticipated that such disposition and development may occur generally in accordance with the following process:





OVERSIGHT BOARD RESOLUTION NO. OB-14-08

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF DUARTE APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN (JUNE 2014 REVISION) PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, as part of the 2011-12 State budget bill, the California Legislature enacted and the Governor signed, from the 2011-12 First Extraordinary Session, Assembly Bill X1 26 (“AB X1 26”), requiring that each redevelopment agency be dissolved; and

WHEREAS, on December 29, 2011, the California Supreme Court upheld the validity of AB X1 26 and modified certain of the dates pertaining to actions related to the dissolution of redevelopment agencies; and

WHEREAS, as of February 1, 2012, the Redevelopment Agency of the City of Duarte (“RDA”) was dissolved pursuant to the provision of AB X1 26; and

WHEREAS, the City Council of the City of Duarte by operation of law and by action duly and regularly taken became the successor agency to the dissolved redevelopment agency (“Successor Agency”); and

WHEREAS, the State Legislature enacted and the Governor signed into law, effective June 27, 2012, Assembly Bill 1484 (“AB 1484”), which amended AB X1 26; and

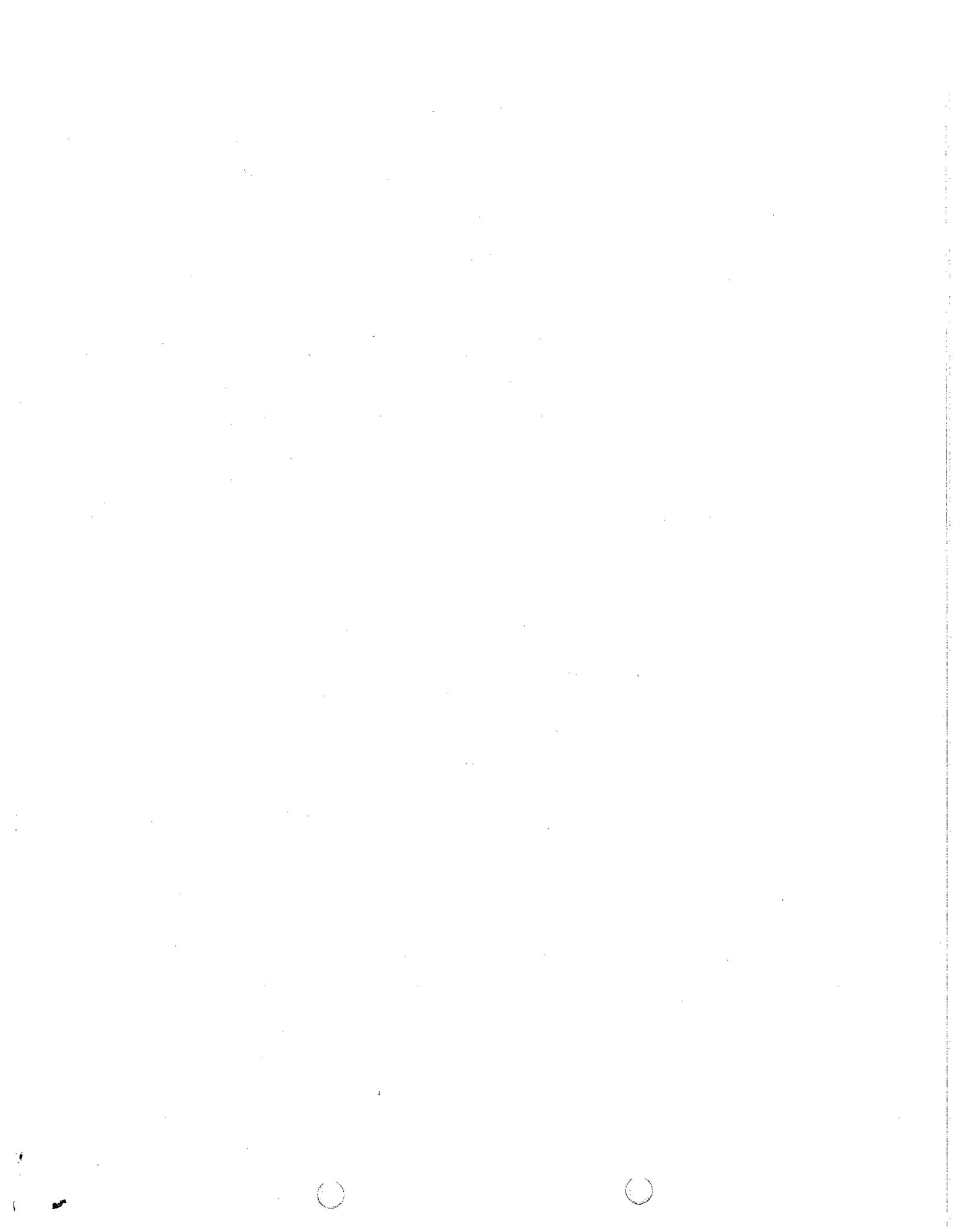
WHEREAS, among its provisions, AB 1484 requires the Successor Agency to prepare for Oversight Board approval, and thereafter submission to the California Department of Finance for approval, a “long range property management plan” pursuant to Health and Safety Code Section 34191.5, which plan, among other required information, is to identify real properties owned by the former RDA and the proposed disposition of those properties; and

WHEREAS, pursuant to the requirements of Health and Safety Code Section 34191.5, the Successor Agency has prepared a Long Range Property Management Plan; and

WHEREAS, the Long Range Property Management Plan was presented for review and approval to the Board of the Successor Agency at its meeting of August 27, 2013, and at that meeting the Board of the Successor Agency approved the Long Range Property Management Plan as presented and recommended Oversight Board approval of same; and

WHEREAS, the Oversight Board to the Successor Agency has been appointed pursuant to Health and Safety Code Section 34179; and

WHEREAS, the Successor Agency has presented the Long Range Property Management Plan as described above to the Oversight Board for its approval pursuant to Health and Safety Code Section 34191.5;



WHEREAS, the Oversight Board reviewed and approved the Long Range Property Management Plan at its September 9, 2013 meeting and the document was submitted to the State for review and this revision is to address comments made in the process of that review;

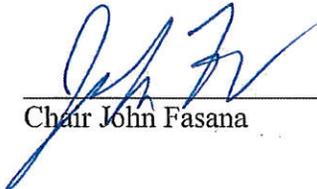
NOW, THEREFORE, the Oversight Board resolves as follows:

Section 1. The foregoing Recitals are incorporated herein and made a part hereof.

Section 2. The Long Range Property Management Plan (June 2014 Revision), attached as Exhibit "A" to this Resolution, is hereby approved.

Section 3. The Oversight Board authorizes and directs the Successor Agency staff to (1) make any technical and clerical corrections or modifications to the Long Range Property Management approved pursuant to this Resolution as necessary to submit the Long Range Property Management Plan to the California Department of Finance no later than six months after the Successor Agency's receipt, pursuant to Health and Safety Code Section 34179.7, of a Finding of Completion from the Department of Finance; and (2) thereafter respond to any inquiries and make such other and further revisions to the Long Range Property Management Plan in response the Department of Finance's review, and ultimately obtain approval from the Department of Finance of the Long Range Property Management Plan.

PASSED, APPROVED, AND ADOPTED by the Oversight Board this 2nd day of June, 2014.



Chair John Fasana

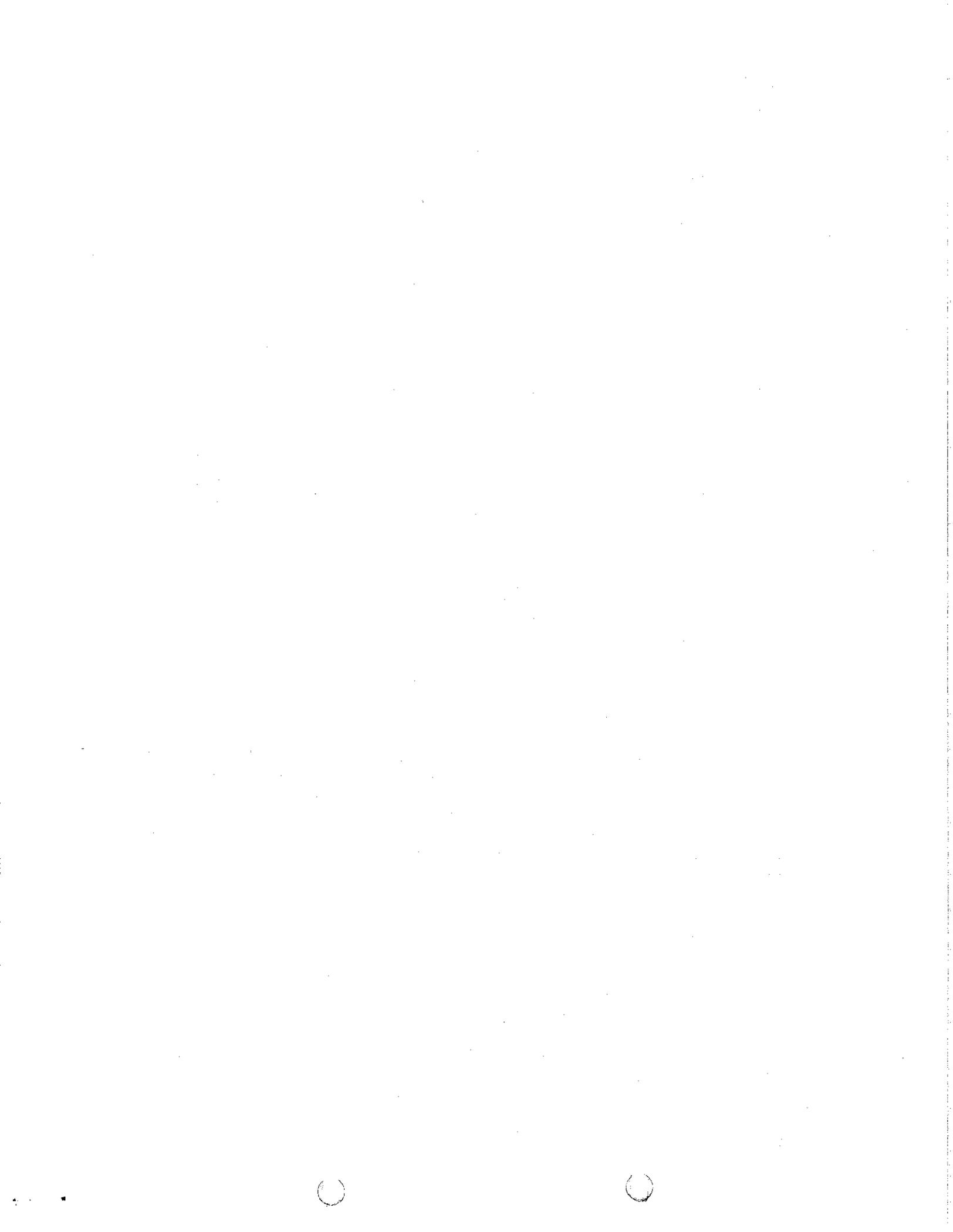
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF DUARTE)

I, Marla Akana, Secretary to the Oversight Board, hereby certify that the foregoing resolution was duly adopted at a regular meeting of the Oversight Board, held on the 2nd day of June, 2014, by the following vote:

AYES: Board Members: Bauler, Burnett, Cheng, Golding, Kirchner, Fasana
NOES: Board Members: None
ABSENT: Board Members: None



Marla Akana
Secretary, Oversight Board



DUARTE SUCCESSOR AGENCY
 LOS ANGELES COUNTY
 LONG RANGE PROPERTY MANAGEMENT PLAN - PROPERTY INVENTORY DATA

No.	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimate	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Income/Revenue	Contractual Requirements	Environmental History	TOD Potential	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
North City Yard																					
1	Offices	G	Transfer to City	8/19/2005	\$649,000	\$0	Existing Use	9/30/2011	\$0	ASAP	City Hall annex / Field Services Division	1101 Oak Avenue	8530-011-913*	17,029	Comm / Ind	None	None	None	None	N/A	None
2	Offices												8530-011-914								
3	Offices												8530-011-915								
Duarte Plaza Park																					
4	Park	G	Transfer to City	1/23/2007	\$632,828	\$0	Existing Use	9/30/2011	\$0	ASAP	City Park	1569 Huntington Drive	8530-017-906	8,371	Open Space	None	None	None	None	N/A	None
Hacienda Park																					
5	Park	G	Transfer to City	11/16/1978	\$44,771	\$0	Existing Use	9/30/2011	\$0	ASAP	City Park	2695 Hacienda Drive	8610-001-900	24,674	Open Space	None	None	None	None	N/A	None
6	Park											8610-001-901	20,598								
7	Park											8604-009-910	36,130								
Duarte Senior Center																					
8	Sr. Center	G	Transfer to City	4/28/1988	\$11,475	\$0	Existing Use	9/30/2011	\$0	ASAP	City Senior Center	1610 Huntington Drive	8530-022-909	20,863	Public Facility	None	None	None	None	None	None
Non-Contiguous Landscaped Walkways																					
9	Landscaped Walkways in a Residential Community	G	Transfer to City	2/15/1978	\$4,074	\$0	Existing Use	4/22/2014	\$0	ASAP	Landscape area	No Address	8604-007-953	2,000	R-3	None	None	None	None	None	Developed as part of residential project
10				2/15/1978									8604-007-954	2,340							
11				2/15/1978									8604-007-959	1,122							
12				2/15/1978									8604-007-964	2,380							
13				2/15/1978									8604-007-969	1,239							
14	5/17/1979	8604-021-939	1,226																		
Old Texaco Site																					
15	Lot/Land	For Sale	Commercial Development	5/24/2004	\$1,052,030	\$414,222 - \$536,052	Reuse Comps	4/22/2014	Reuse Value TBD	ASAP	Commercial Development	1263 Huntington Drive	8530-003-930	24,366	G-C	None	None	None	None	Yes	No activity due to economy
16	Lot/Land												8530-003-931								
Near SEC Huntington & Mountain																					
17	Lot/Land	FD	Assembly for larger project	8/14/2001	\$1,195,522	\$763,946 - \$988,636	Reuse Comps	4/22/2014	Reuse Value TBD	ASAP	Assembly for larger project	946 Huntington Drive	8530-013-902	44,938	G-C	None	None	None	None	Yes	None due to still assembling properties
18	Lot/Land			7/15/2008								952 Huntington Drive	8530-013-903								
19	Lot/Land			8/14/2001								962 Huntington Drive	8530-013-904								
Wal-Mart Fragment																					
20	Landscaping and parking	G	Transfer to City	1/23/1995	\$124,881	\$0	Undevelopable land	4/22/2014	\$0	ASAP	Landscaping and parking	No Address	8528-001-901	10,831	Mountain / Evergreen SP	None	None	None	None	N/A	Developed as part of Wal-Mart
Landscape Strip Adjacent to LA County Library																					
21	Parking lot	G	Transfer to County	11/14/1997	\$1,872	\$0	Undevelopable land	4/22/2014	\$0	ASAP	Parking lot	No Address	8530-016-916	3,403	Commercial Freeway	None	None	None	None	N/A	Developed as part of CarMax
Duarte Unified School District Administration Offices																					
22	Office	G	Transfer to Duarte Unified School District	2/29/1988	\$26,833	\$0	AV	4/22/2014	\$0	ASAP	School District offices	1634 Huntington Drive	8530-022-906	48,787	Public Facility	None	None	None	None	N/A	Developed as part of school district offices
Northview Middle School Athletic Field																					
23	Athletic Field	G	Transfer to Duarte Unified School District	6/18/1990	\$5,335	\$0	AV	4/22/2014	\$0	ASAP	Northview Middle School	1417 Highland Avenue	8530-023-906	9,700	Public Facility	None	None	None	None	N/A	Developed as part of Northview Middle School project

