

MEMORANDUM

TO: City Council
FROM: City Manager
DATE: September 17, 2015
SUBJECT: Comments on Agenda Items, Meeting of September 22, 2015

ITEM 8.A. Outgoing Commissioner Nathan Kirshenbaum will be recognized for his service on the Economic Development Commission from January 2012 to August 2015.

ITEM 8.B. The Oath of Office will be given to the newly appointed City Commissioners Sara Vasquez (Planning), Paul Watson-Gardner (Planning), and Tina Heany (Public Services).

ITEM 8.C. Susan Zarai with Los Angeles County Public Works, the lead on the Emerald Necklace/Santa Fe Basin Gateway Project, will provide a status report on the project with an emphasis on tasks that have been completed in 2015, including executing the long-term land lease agreement with the Army Corps of Engineers, the County sending the request to Caltrans for authorization to advertise the project, and obligating the funds. She will also discuss the pending awarding of the project construction contract, as well as the start of construction slated for Spring 2016.

ITEM 8.D. South Coast AQMD Board Member Michael Cacciotti will present an update on programs, funding, and activities of the District, along with an air quality update for the City of Duarte.

ITEM 8.E. The City's Public Safety Director will provide an update on the past month's public safety matters.

ITEM 8.F. An update will be provided on the status of issues related to redevelopment dissolution.

ITEM 12.D (Consent). A Proclamation will be issued identifying October 18-24, 2015, as Freedom From Workplace Bullies Week. This is to increase public awareness of the impacts of workplace bullying, and to offer solutions to prevent abusive work environment in both public and private sectors.

ITEM 12.E (Consent). This is a resolution for the City Council to consider authorizing the submittal of applications to CalRecycle for all available programs under the California Oil Recycling Enhancement Act.

ITEM 14. The City Council will conduct a Public Hearing to consider an Ordinance to add a new Municipal Code Section and development standards for an expedited permitting process for small residential rooftop solar energy systems. This is in response to AB 2188, which was signed into law on September 22, 2014. This is a first reading.

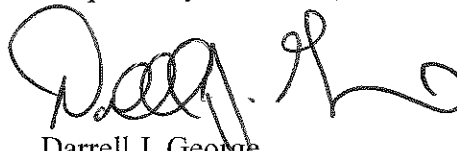
ITEM 15. This is a resolution of the Successor Agency authorizing and requesting Oversight Board approval of the transfer of the property at 1263 Huntington Drive (the "Starbucks Site") to the City, for the City's sale at full fair market value, and the subsequent distribution of the proceeds to affected taxing entities.

Upon completion of the above steps, a Purchase and Sale Agreement (PSA) between the City and the proposed property developer will be presented to the City Council for its consideration. If approved, the PSA is intended to lead to the near term development of the property with a retail/commercial development that is envisioned to include a Starbucks coffee shop, together with up to 2,600 square feet of additional mixed use retail and food service. The proceeds from the sale will be distributed to the affected taxing entities. The City's share of that distribution will be approximately \$60,000.

ITEM 16.A. This item transmits the Burrtec Waste Services Annual Performance Review for Council review and approval. It also requests approval of a one-year extension to the service agreement. In 2009, as part of Amendment No. 3 to the agreement between the City of Duarte and Burrtec Waste Industries, the entities agreed to an annual "Performance Review" process. Specifically, commencing in 2014 and each year after, Burrtec is required to submit to the City prior to July 31, agreed upon documentation in order to complete a performance review. Based on the process, Burrtec continues to be compliant with its service agreement, and to provide excellent customer service based on the provided documentation. Based on this outcome, staff supports the one-year agreement extension until December 31, 2019.

ITEM 16.B. City staff will provide an update on the 2016 Golden Streets Open Streets Event, and requests direction on the final event route configuration. The Golden Streets event is a Metro grant-funded event that follows the "Open Streets Event" model. Open Streets events are designed as one-day car-free events, which allow organizers to open city streets exclusively to cyclists, joggers, walkers, skaters, rollerbladers, and other non-motorized transportation. These very popular events encourage sustainable transportation mode sharing due to the fact that most participants arrive by foot, bike, or use public transit systems to arrive at their preferred starting location along the route.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Darrell J. George', with a stylized flourish at the end.

Darrell J. George
City Manager

The South Coast Air Quality Management District :

Air Quality Update for the City of Duarte

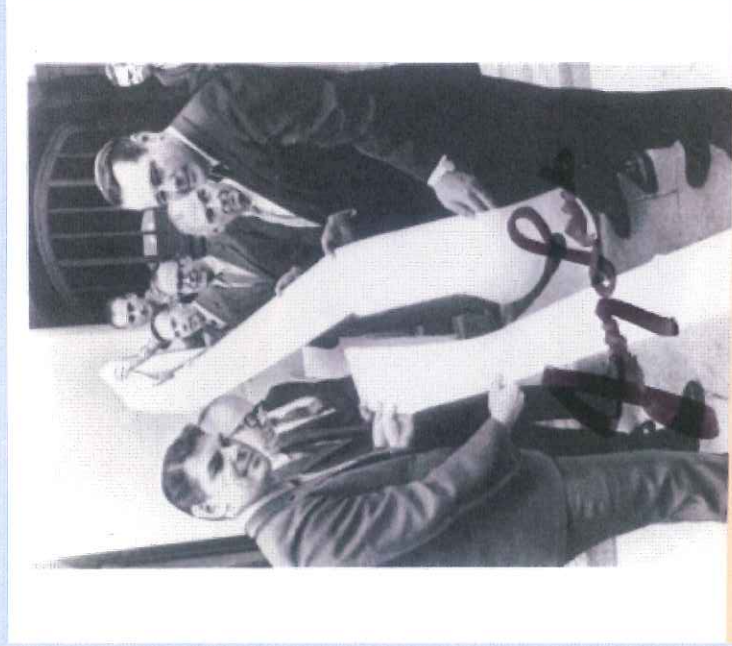


Michael Cacciotti

Governing Board Member & Councilmember, South Pasadena
Representing the Cities of Los Angeles County, Eastern Region

South Coast AQMD

1970 -- Formed to Meet Federal & State Health Standards for Air Pollution



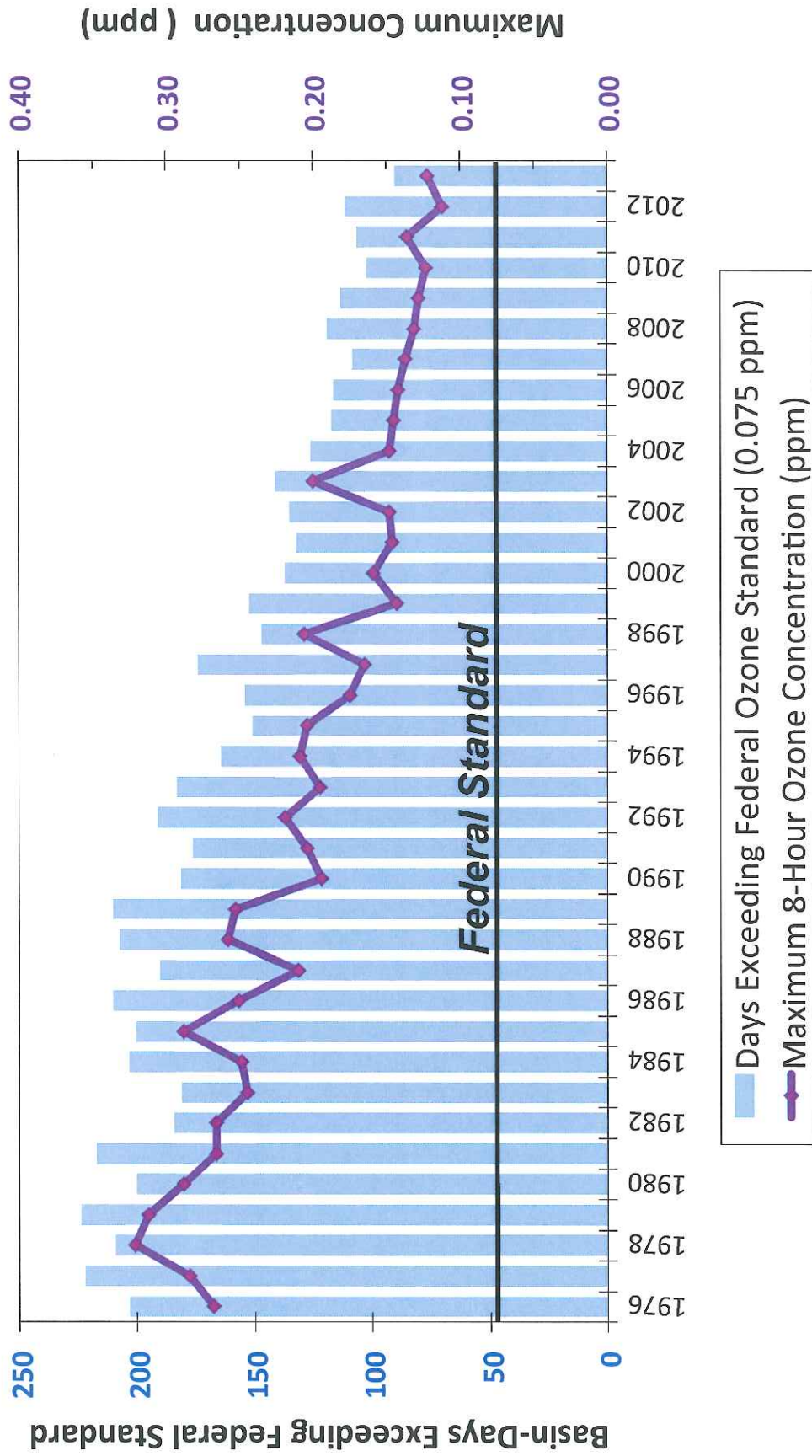
Congressman Jerry Lewis - R (CA-41) appeals for clean air on January 8, 1970; as an Assemblyman with a petition of more than 140,000 Inland Empire signatures. Lewis on the left and Lieutenant Governor Ed Reinecke on the right are joined by other members of the California Legislature in a joint effort to reduce air pollution.

Fast forward to 2015



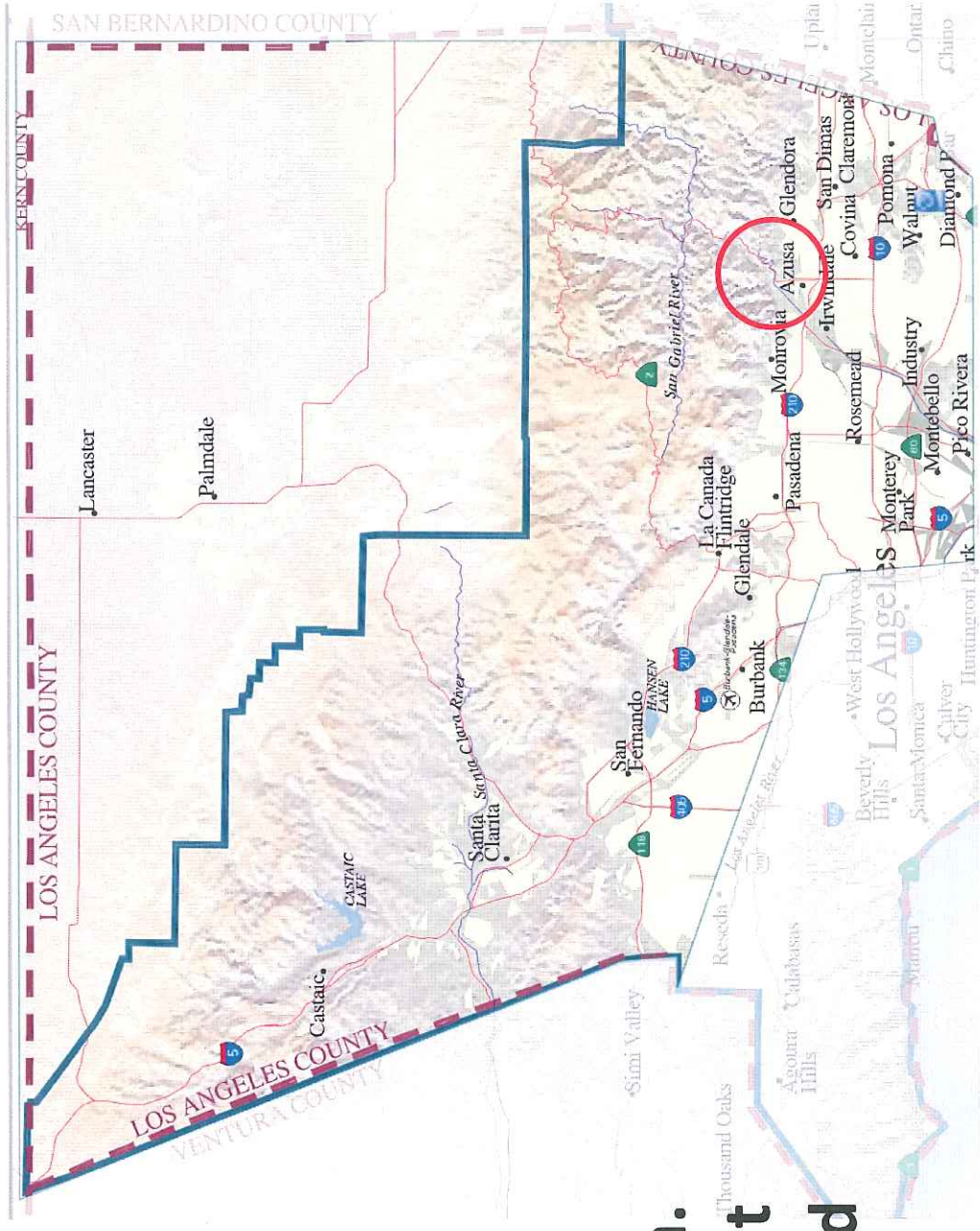
- Covers over 10,000 square miles
- Over 16 million residents – nearly half the state's population
- Over 12 million vehicles on our roads
- Nation's largest cargo gateway through Ports of Los Angeles and Long Beach which extends throughout the region via freeways and rail lines

Air Quality Trend

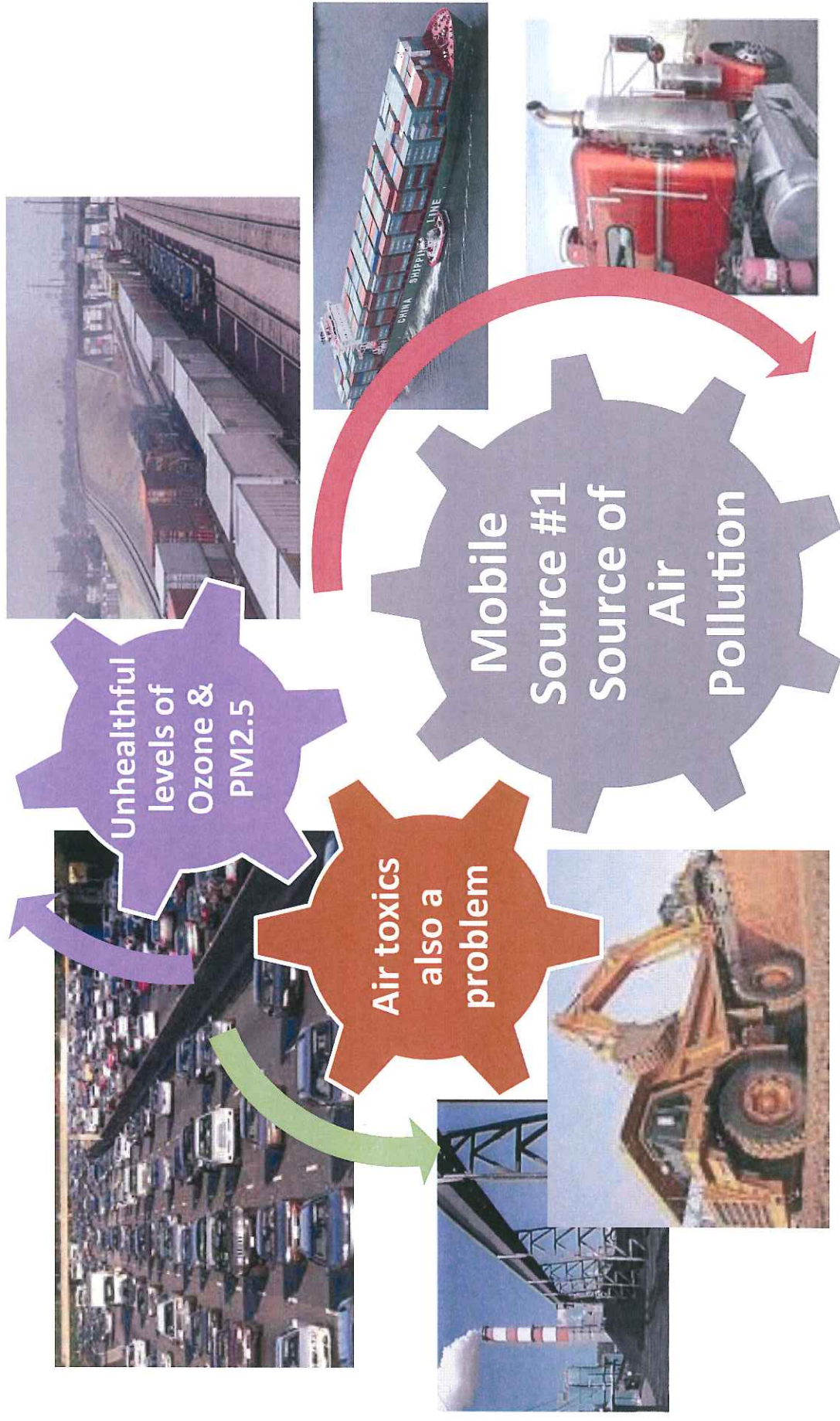


SCAQMD Air Monitoring

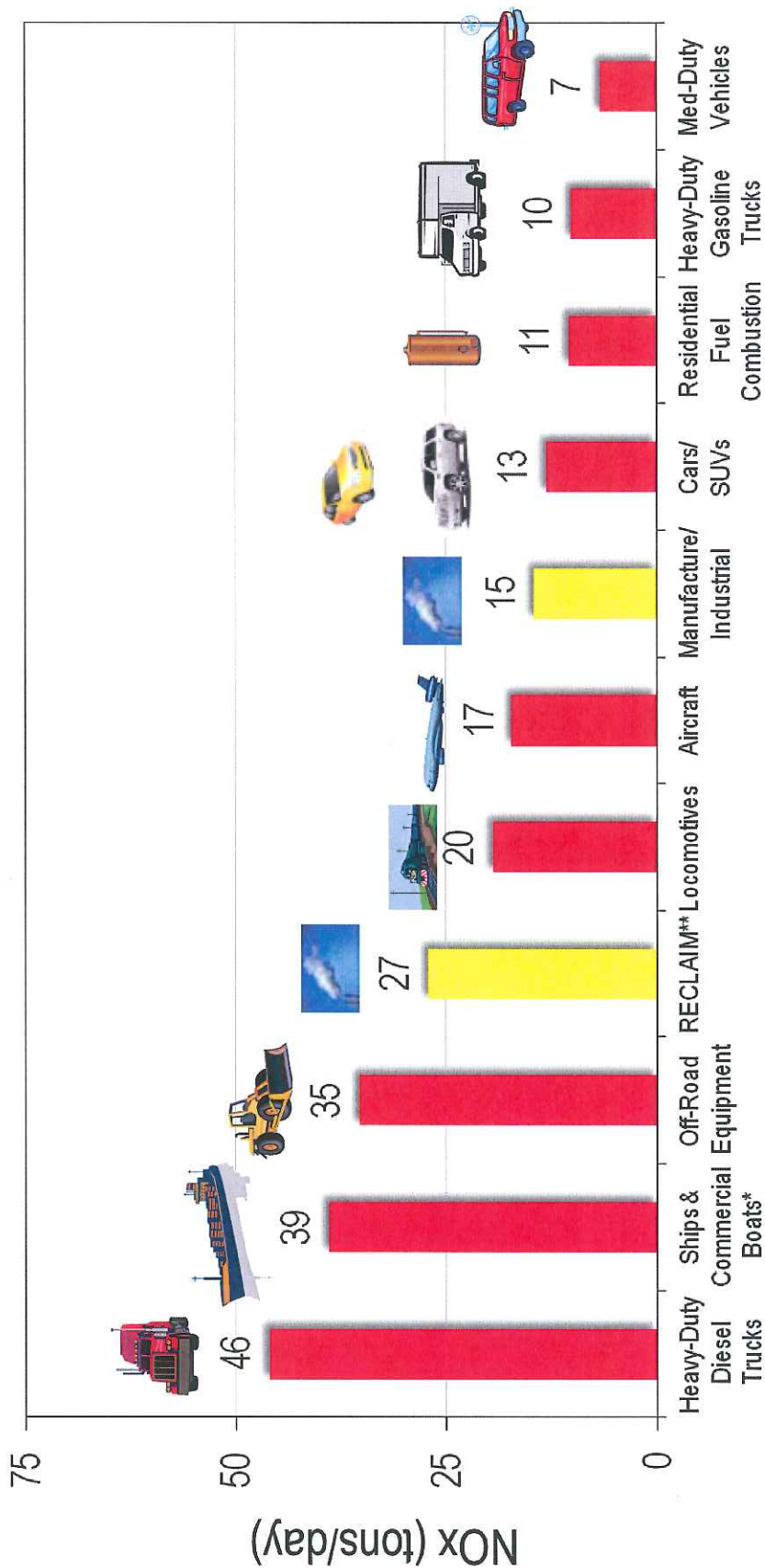
Ambient air quality continuously monitored at 38 locations throughout the four-county area. Monitor adjacent to Duarte located in Azusa.



The Challenges to Meeting Air Quality Health Standards



Top NOx Emissions Sources in 2032



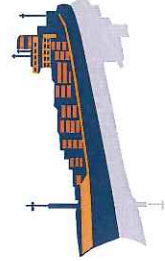
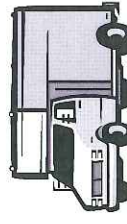
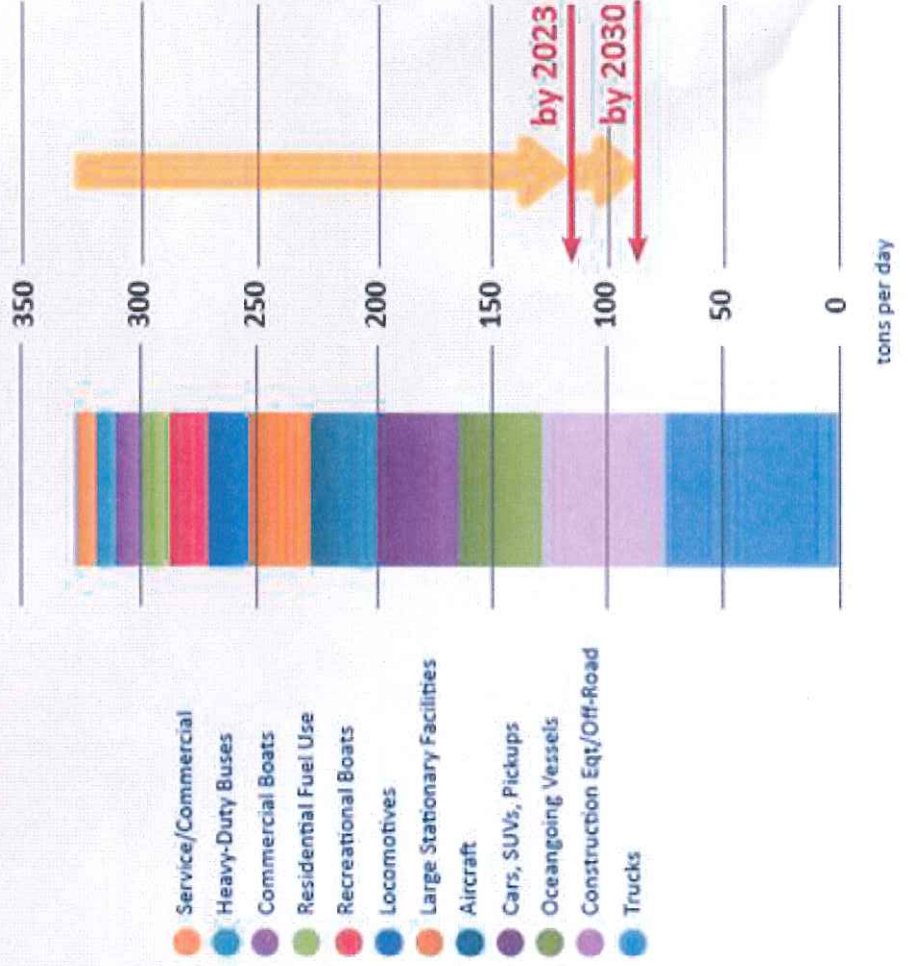
* Ocean-going vessels = 29 tons/day

**RECLAIM: 320 largest stationary sources, including all refineries and power plants

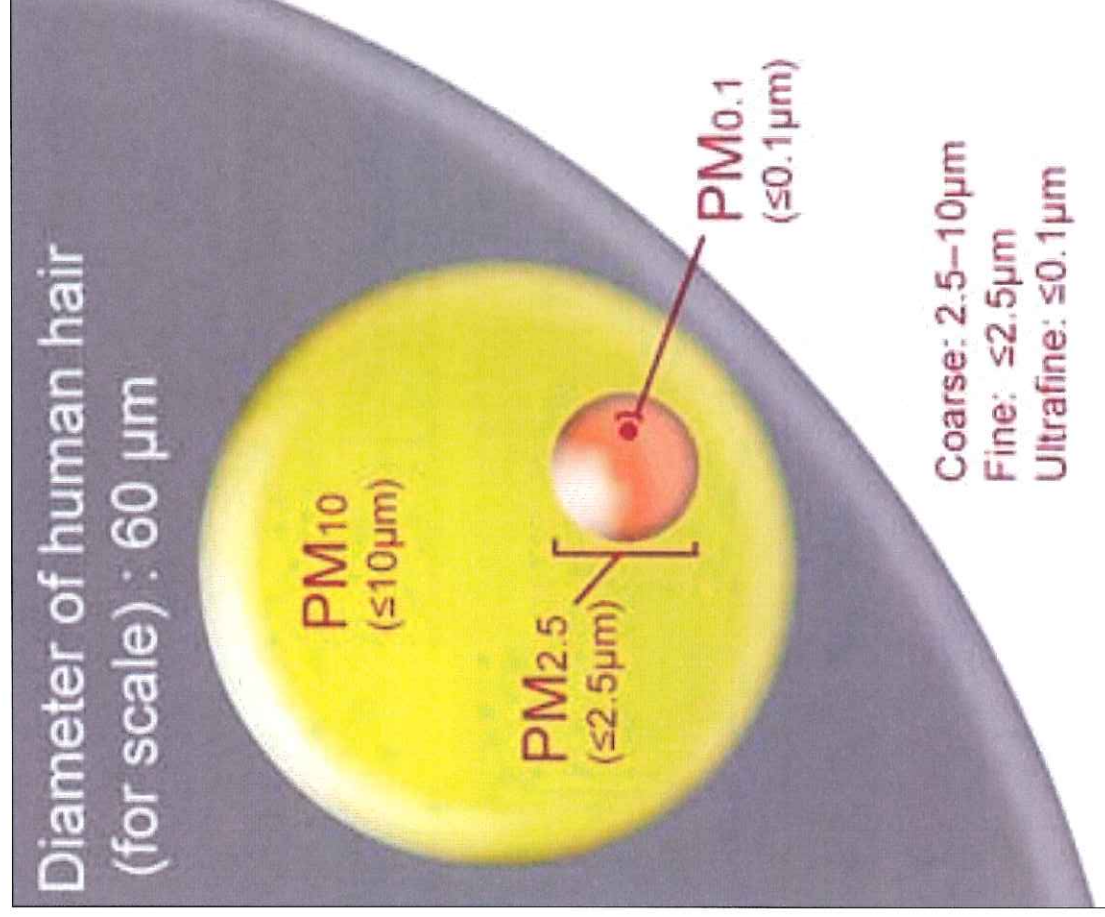
NOx Emissions Sources in 2023

Nitrogen Oxides
Emissions in 2023
with Adopted
Standards

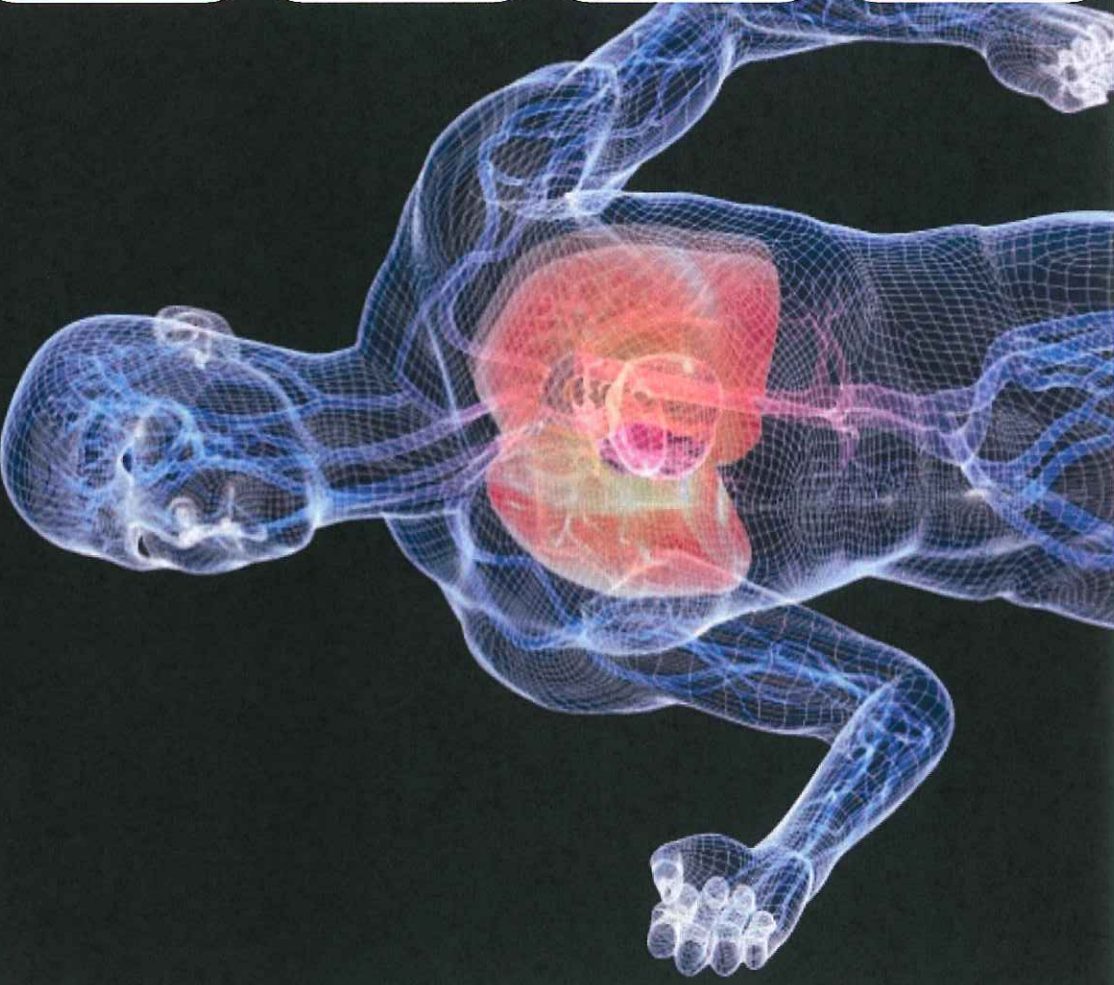
Additional
Needed
Emission
Reductions



PM 10, PM 2.5 & Ultrafine Particles



Health Impacts



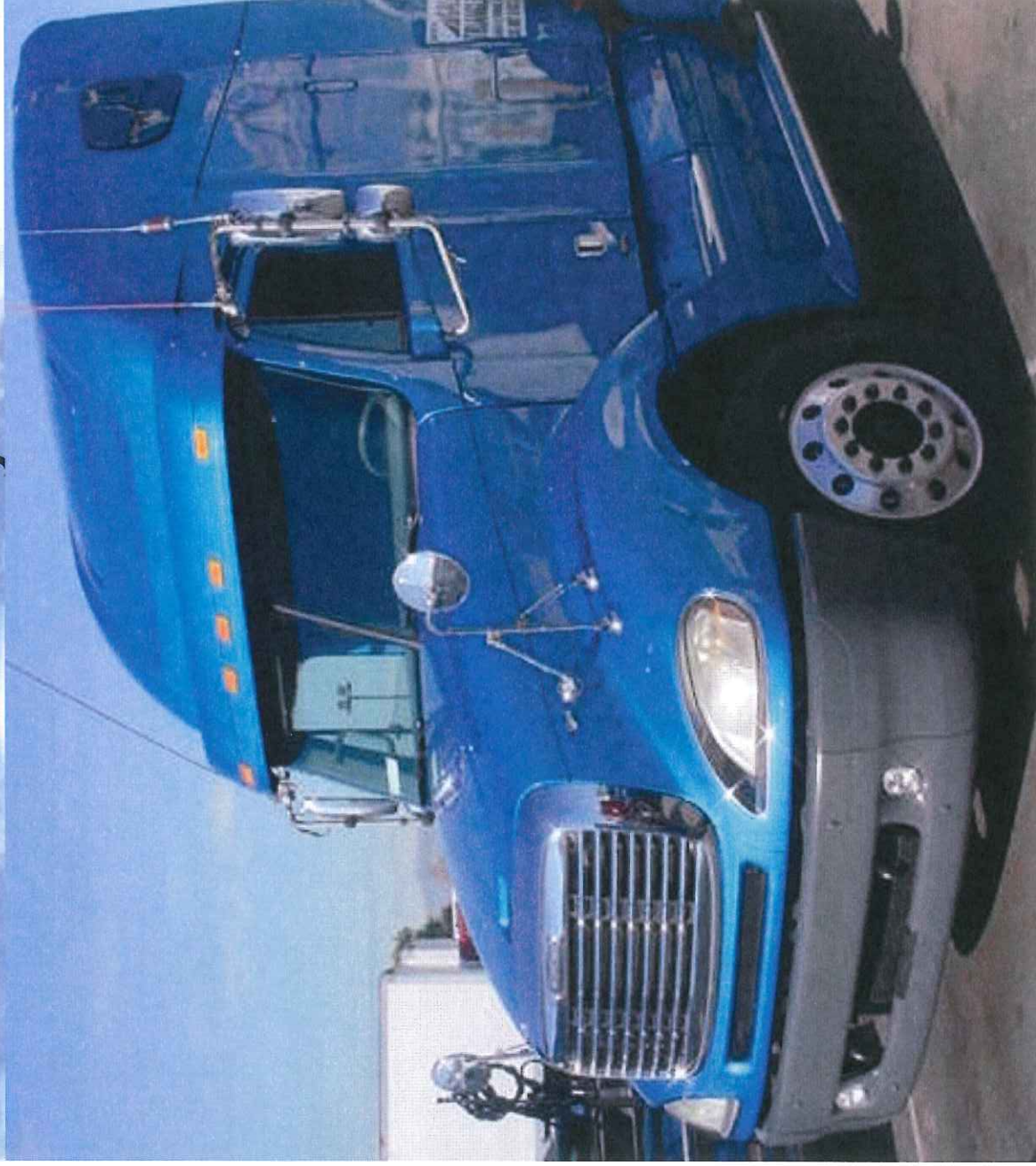
Adverse Impacts on Children
- Low Birth Weight, Lung
Growth, Asthma

Increased Cancer Risk

Respiratory Diseases

**Heart Disease & Heart
Attacks**

Clean Air Investments in the City of Duarte



Since the beginning of 2011, SCAQMD has allocated \$96,441 for clean air vehicle projects in the City of Duarte.

Clean Air Investments in the City of Duarte

Mobile Source Air Pollution Reduction Review Committee (MSRC)

Recent MSRC funds awarded to City of Duarte:

- ***Purchase of two heavy-duty natural gas vehicles-
\$60,000***

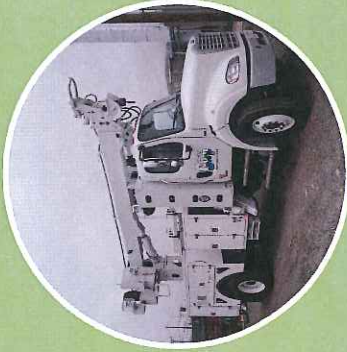


Clean Air Funding Available

Mobile Source Air Pollution Reduction Review Committee (MSRC) Program



**Alternative
fuel & Electric
vehicle
charging
infrastructure**



**Medium- and/
or heavy-duty
alternative
fuel vehicles**



**Commercial
zero-
emission
riding
lawnmower**



**Active
Transportation
Programs**

- Pedestrian access
- Bicycle and related (including Class I & II Lanes)
- Outreach and education



Clean Transportation
Funding from the MSRC

Clean Air Funding Available

MSRC KEY DATES

Alternative Fuel Infrastructure Program, \$5 million –
applications accepted starting May 1, 2015



Clean Transportation
Funding from the MSRC

Clean Air Investments in the City of Duarte

AB2766 Motor Vehicle Subvention Program

City of Duarte account balance as of Annual Report for FY
13/14:

- Current Account Balance: **\$48,322**
- Current/Future spending: **Shuttle Services**



Examples of SCAQMD Clean Air Partnership Opportunities



Do One Thing Video



Clean Air Landscaping Programs

- Professional Landscaper Leaf Blower Exchange
- Residential Electric Lawn Mower Exchange
- Electric Commercial Lawn Mower Demonstration



Small Business Assistance

- Free, no-fault inspections for businesses
- Hotline for questions
- Dry Cleaner Grants



Clean Air Choice Vehicles

- Information on clean air cars for your residents
- Free iPhone and Android apps to find the nearest fueling and charging station

Commercial Electric Lawn Equipment Demonstration



Ride-on lawn mower



Walk-behind lawn mower

Landscaping &
Maintenance Tools



Representing the City of Duarte at SCAQMD

Ways to Stay Connected

Michael Cacciotti,
*Governing Board Member
& Councilmember, South Pasadena*

Contact: Glen Duncan, Board Asst.
323-344-8430
gduncan66@gmail.com

Ron Ketchum, Board Asst.
909-544-1712
rrketcham@verizon.net



SCAQMD Smartphone
Application



Twitter
@SouthCoastAQMD



Facebook



SCAQMD YouTube
Channel



Instagram
@SOUTHCOASTAQMD

Thank you



MINUTES

JOINT CITY COUNCIL/CITY COUNCIL AS SUCCESSOR AGENCY TO DISSOLVED REDEVELOPMENT AGENCY/HOUSING AUTHORITY/COMMUNITY FACILITIES FINANCING AUTHORITY OF THE CITY OF DUARTE REGULAR MEETING – SEPTEMBER 8, 2015

CALL TO ORDER	The City Council/City Council as Successor Agency to Dissolved Redevelopment Agency/Housing Authority/Community Facilities Financing Authority of the City of Duarte met in a regular meeting in the Council Chambers, 1600 Huntington Drive, Duarte, California. Mayor Paras-Caracci called the meeting to order at 4:42 p.m.
RECORDATION OF ATTENDANCE	The following were in attendance: PRESENT: Fasana, Finlay (left at 10:05 p.m.), Kang, Reilly, Paras-Caracci ABSENT: None ADMINISTRATIVE STAFF PRESENT: City Manager George, City Attorney Melching
ADOPTION OF AGENDA	Reilly moved, Finlay seconded to adopt the Agenda, and carried unanimously.
COMMISSION INTERVIEWS	The City Council interviewed applicants for one vacancy on the Public Services Commission, and two vacancies on the Planning Commission. The interviews concluded at 7:05 p.m. City Council reconvened at 7:25 p.m., with all members present.
PLEDGE TO THE FLAG	Boy Scout Troop 188, Cub Packs 66 and 188, and Girl Scout Troop 4701 led the Pledge of Allegiance to the Flag.
MOMENT OF REFLECTION	A moment of reflection was observed.
FITNESS/MENTAL WARM-UP	Melching and Finlay provided the warm-up.
SPECIAL ITEMS Recognition – Boy Scout Troop 185, Cub Packs 66 and 188, and Girl Scout Troop 4701	Mayor Paras-Caracci introduced and presented Certificates to the leaders and members of Boy Scout Troop 185, Cub Packs 66 and 188, and Girl Scout Troop 4701 for their attendance and participation in the Duarte/City of Hope Gold Line Station dedication ceremony.
Proclamation – Patriotism Week	Mayor Paras-Caracci read and presented a Proclamation for Patriotism Week to Mark and Irene Lozano from the Duarte Elks Lodge.
Proclamation – 25 th Anniversary Americans With Disabilities Act	Mayor Paras-Caracci read and presented a Proclamation for the 25 th Anniversary of the Americans With Disabilities Act to Robert Gorski from the Pasadena ADA Commission.
ANNOUNCEMENTS	Joanna Gee, Duarte Library, announced upcoming story times, crafts, and workshops in September and October. Karen Herrera presented community announcements about City events, programs, and classes in September and October.

Irene Lozano, Duarte Elks Lodge, announced upcoming special events and workshops in September and October, and monthly scheduled events.

Brad Patterson, DUSD, announced upcoming sports events in September, and availability of the e-newsletter.

Steve Hernandez announced upcoming Rotary meetings.

ORAL COMMUNICATIONS

The following spoke on items not on the Agenda.

Mark Montgomery – Martin Milner.

CONSENT CALENDAR

Finlay moved, Reilly seconded to approve the Consent Calendar, as follows, and carried unanimously.

Approve Items A, B, C, G.

Receive and File Item F.

Remove Item D.

Continue Item E to September 22, 2015.

ITEM REMOVED – Item D NLC Service Line Warranty (Administered by Utility Service Partners, Inc.)

Karen Herrera provided a staff report and PowerPoint presentation about the item, and stated the City can choose to receive royalties of 75 cents per participant per month, or decline the royalties. Ashley Shiwarski, Utility Service Partners, Inc., provided additional information and answered questions from Councilmembers pertaining to administrative costs, co-payments, vetted contractors, and use of staff time.

Lino Paras stated the City should not be involved in this type of business, the intent is good, and the City could be held liable.

There was discussion about septic tanks, the City being held harmless, response time requirements, reports, and statistics.

Finlay moved, Paras-Caracci seconded to approve the program with the royalty option, and to set up a fund to help those having a hard time financially.

There was further discussion about term of contract, not accepting royalties to avoid a perception, and survey data information.

ITEM D – APPROVED

Finlay moved, Paras-Caracci seconded to withdraw the second part of the motion, and to approve the program generally, and carried unanimously.

Reilly moved, Fasana seconded to decline the royalty, and failed by the following Roll Call vote:

AYES: Fasana, Reilly

NOES: Finlay, Kang, Paras-Caracci

City Council requested that staff prepare a report that includes the amount of staff time involved to implement/run the royalty portion of the program.

PUBLIC HEARING Council Bill 15-R-18

Mayor Paras-Caracci announced this was the time and place for the continued Public Hearing to consider this item.

Deny Appeal of Planning Comm.
Decision—Route 66 Roadhouse &
Tavern – CUP 95-1
(Continued from 9/8/15)

Melching read by title proposed Council Bill 15-R-18, and noted the Public Hearing was re-opened at the last meeting:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE DENYING AN APPEAL FILED BY BETTY BARNES, OWNER/OPERATOR OF THE ROUTE 66 ROADHOUSE & TAVERN, AND UPHOLDING THE PLANNING COMMISSION DECISION TO MODIFY CONDITIONAL USE PERMIT 95-1 FOR THE ROUTE 66 ROADHOUSE & TAVERN DUE TO RECURRING LAW ENFORCEMENT ACTIVITY AND NON-COMPLIANCE WITH CONDITIONS OF APPROVAL WHICH HAVE CAUSED THE USE TO BECOME DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE, AND CONSTITUTES A PUBLIC NUISANCE, PURSUANT TO CHAPTER 19.152 OF THE DUARTE DEVELOPMENT CODE

David Eoff IV, Associate Planner, presented a staff report about the item, summarized the items previously considered, provided additional information as requested by City Council, and discussed the conditions determined by the Planning Commission, the requested modification by the owner, and possible alternative adjustment to Condition 4C pertaining to security personnel.

Brian Villalobos provided additional information about types of calls outlined in the tables included in the staff report.

Mayor Paras-Caracci asked if anyone in the audience wished to speak on the item.

Betty Barnes, owner, stated she does not cater to motorcycle clubs, she does not know what happened with the gun, she needs a plan to put cameras and lighting, she is trying to do it, and it is not being done as quickly as she hoped.

Lino Paras stated the chart shows incidents are improving, there will always be incidents, cameras are a good idea, and security guards cannot do anything.

Steve Hernandez stated he feels weekends are the time to have a guard, he sympathizes with them during the week, things are changing as the numbers are going down, they need to have conditions met, it is a lot of money to put out, asked what the guard will do, and stated there needs to be a mutual conclusion.

Cheryl Butler stated she has gone there for 11 years, she is more worried about being shot or stabbed over a toy at Walmart, the food is good, and she wants to go there to relax and talk to friends.

Mayor Paras-Caracci closed the Public Hearing.

There was discussion about the owner working with the City, the need to submit plans, Planning Commission, and alternative condition.

Reilly moved, Kang seconded to adopt Resolution No. 15-18 as amended to require one security guard on Friday and Saturday from 8:00 p.m. until one-half hour after closing, with the request for staff to bring the item back to Council should non-routine calls for service during the next six months occur on days other than Friday or Saturday.

Melching summarized the motion adopting Resolution No. 15-18 and amending the Conditions of Approval (Exhibit A-1 to the proposed resolution) as follows: (1) Second bullet in Item 4C – “Be on duty during the **Friday and Saturday** evening hours of operation beginning at 8:00 p.m. ...” (2) Add Condition No. 28 – **“28. If a non-routine call occurs at any time, the City shall have the right to conduct a further review and to determine whether further revisions to or revocation of the permit is necessary.”**

There was further discussion about the need for full compliance with all other conditions, need for solid dates when the owner will comply, deadlines, and history of non-compliance.

RESOLUTION NO. 15-18

The motion to adopt Resolution No. 15-18, as amended above, carried unanimously.

Council Bill 15-O-05
Huntington Dr./Buena Vista St.
Specific Plan (First Reading)

Mayor Paras-Caracci announced this was the time and place set for a Public Hearing to consider a proposed ordinance.

Melching read by title Council Bill 15-O-05:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, RECOMMENDING THE DUARTE CITY COUNCIL ADOPT AN AMENDMENT TO THE HUNTINGTON DRIVE/BUENA VISTA STREET SPECIFIC PLAN, MODIFYING VARIOUS SECTIONS OF THE SPECIFIC PLAN INCLUDING BUT NOT LIMITED TO PERMITTING USES, SIGNS, DESIGN REVIEW, DEFINITIONS, AND PERMIT PROCESSING FOR THE PROPERTY LOCATED AT 1155-1247 HUNTINGTON DRIVE (First Reading)

Notice of the hearing was given, the affidavit is on file, and there were no written communications filed in the matter.

Craig Hensley presented the staff report about the item about amending the Huntington Drive/Buena Vista Street Specific Plan including, but not limited to, permitting uses, signs, design review, definitions, and permit processing, and noted there is a change to the title of the proposed ordinance: the words “recommending the Duarte City Council” will be deleted, and the word “adopt” will be changed to “adopting.”

There was discussion about the safety element, design theme, colors, and splitting process.

Mayor Paras-Caracci asked if anyone in the audience wished to speak on the item. There were none. The Public Hearing was closed.

Council Bill 15-O-05
Introduced for First Reading

Fasana moved, Finlay seconded to introduce Council Bill 15-O-05 for first reading, with the title amended as stated above, and carried unanimously.

BUSINESS ITEMS
Commission Appointments

Fasana moved, Kang seconded to appoint Tina Heany to the Public Services Commission, for a term ending December 31, 2017, and carried unanimously. Fasana moved, Finlay seconded to appoint Sara Vasquez to the Planning Commission, for a term ending December 31, 2017, and carried unanimously. Kang moved, Fasana seconded to appoint Paula Gardner to the Planning Commission, for a term ending December 31, 2019, and carried unanimously.

Mayor Paras-Caracci requested that staff extend an invitation to all applicants to attend the Commission Mixer on October 14th.

Update – Active Transportation
Program–Bicycle/Pedestrian Plan

Craig Hensley presented an update about the Active Transportation Program projects and Bicycle/Pedestrian Plan, including landscaping, sidewalks, bicycle improvements, way-finding sign program for the City, bicycle/pedestrian plan, and surveys, and answered questions from Councilmembers.

ORAL COMMUNICATIONS
(Continued)

The following spoke on items not on the Agenda.
Lino Paras – City Council preparation.

ITEMS FROM CITY COUNCIL/
CITY MANAGER

FINLAY: Stated she received a report to the community from Citrus College, commended them, attended Mobility 21 Summit, and stated it was an outstanding conference and Councilmember Fasana did a fantastic speaking job.

FASANA: Attended Duarte Mesa event, he received inquiries about possibly adjusting the new lights by Mr. Olive/Royal Oaks so they do not shine in driver's eyes, and inquired about the oak trees hanging over Mt. Olive.

REILLY: Attended Irwindale station event, Kay Pearlman retirement party, and opening of DMN Restaurant.

KANG: Stated he could not attend the Duarte Mesa block party, and inquired about a status report regarding the bushes at the 210 underpass in Irwindale.

GEORGE: Stated City staff, the Chamber, and the San Gabriel Valley Economic Partnership will continue the business visitation program.

PARAS-CARACCI: Attended the reception at St. Joseph Chapel at Santa Teresita, she and her son took the Duarte Transit, stated the buses are clean and drivers are pleasant, noted there is new

flooring at Royal Oaks Park, the park bathrooms closed earlier than they should have on the weekend, she would like to address the bathroom signs at parks, as well as the height of the signs, and regarding the ARB, inquired about having resident input or a non-staff person assisting in the decision-making.

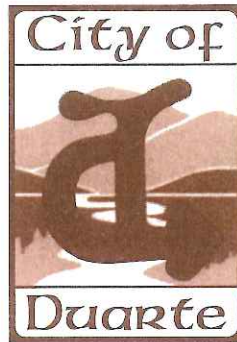
ADJOURNMENT

The meeting was adjourned at 10:15 p.m. in memory of Martin Milner.

Mayor Tzeitel Paras-Caracci

ATTEST:

City Clerk



Proclamation

FREEDOM FROM WORKPLACE BULLIES WEEK

WHEREAS, the City of Duarte has an interest in promoting the social and economic well-being of its citizens, employees, and employers; and

WHEREAS, that well-being depends upon the existence of healthy and productive employees working in safe and abuse-free working environments; and

WHEREAS, surveys and studies have documented the stress-related health consequences for individuals caused by exposure to abusive work environments; and

WHEREAS, abusive work environments are costly for employers, resulting in consequences such as reduced productivity, absenteeism, turnover, employee dissatisfaction, and injuries; and

WHEREAS, protection from abusive work environments should apply to every worker, and not be limited to a legally protected class status based only on race, color, gender, national origin, religion, age, or disability; and

WHEREAS, California Healthy Workplace Advocates is a statewide coalition of citizens dedicated to ensuring civility and professionalism within the workplace, and is working with the Workplace Bullying Institute to increase public awareness of the impacts of workplace bullying in California and the United States, and to offer solutions to prevent abusive work environment in both the public and private sectors; and

WHEREAS, California Healthy Workplace has invited all California cities to help raise awareness to correct and prevent workplace bullying;

NOW, THEREFORE, BE IT RESOLVED that the City of Duarte hereby proclaims October 18-24, 2015, as FREEDOM FROM WORKPLACE BULLIES WEEK, and encourages all citizens to raise awareness about workplace bullying.

Mayor Tzeitel Paras-Caracci

ATTEST:

City Clerk Marla Akana
Duarte, California

September 22, 2015



From: info@bullyfreeworkplace.org
Subject: REQUEST ITEM TO BE PLACE ON THE AGENDA OF THE NEXT CITY COUNCIL MEETING
Date: August 11, 2015 at 9:59 PM
To: undisclosed-recipients;;

Good Morning,

We request a very important issue be placed on the upcoming agenda of your next City Council meeting. Although awareness of bullying in our schools is increasing, there is another aspect that is sweeping our nation with severe social and economic consequences: Bullying in the Workplace.

We are the California Healthy Workplace Advocates, a coalition of citizens dedicated to ensuring civility and professionalism within the workplace. Our mission is to increase awareness of this growing problem. Our statewide volunteer members know workplace bullying affects both the public and private sectors.

We request that the attached proclamation, declaring October 18-24, 2015 as "Freedom from Workplace Bullies Week", be placed on your upcoming City Council Meeting agenda for adoption. Following adoption, we would appreciate receipt of a signed copy of the Proclamation. It can be emailed to info@bullyfreeworkplace.org (jpg) and/or mailed to our webmaster and co-founder, Michelle Smith, 6387 Mother Lode Drive #33, Placerville, CA 95667.

All Proclamations will be posted on our website at www.bullyfreeworkplace.org and on our facebook page for public viewing. More information about the problem of Workplace Bullying can be found by visiting: <http://workplacebullying.org> and <http://healthyworkplacebill.org/>. We have also attached a flier to share and post in your workplace, recognizing Freedom from Workplace Bullies Week. We count on you and your City to join our efforts to raise awareness about workplace bullying.

With Sincere Thanks,
Michelle Smith and Carrie Clark,
Citizen Advocates and Co-founders California Workplace Advocates
www.bullyfreeworkplace.org Email: info@bullyfreeworkplace.org

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE,
CALIFORNIA, AUTHORIZING THE SUBMITTAL OF APPLICATIONS TO
CALRECYCLE FOR ALL AVAILABLE PROGRAMS UNDER THE
CALIFORNIA OIL RECYCLING ENHANCEMENT ACT

WHEREAS, pursuant to Public Resources Code § 48690, the Department of Resources Recycling and Recovery (CalRecycle), has established the Used Oil Payment Program (OPP) to make payments to qualifying jurisdictions for implementation of their used oil programs; and

WHEREAS, in furtherance of this authority, CalRecycle is required to establish procedures governing the administration of the Used Oil Payment Program; and

WHEREAS, CalRecycle's procedures for administering the Used Oil Payment Program require, among other things, an applicant's governing body to declare by resolution certain authorizations related to the administration of the Used Oil Payment Program;

NOW, THEREFORE, the City Council of the City of Duarte does hereby resolve as follows:

Section 1. That the City Council of the City of Duarte authorizes the submittal of a Used Oil Payment Program application to CalRecycle.

Section 2. That the City Manager, or his/her designee, is hereby authorized and empowered to execute in the name of the City of Duarte all documents, including but not limited to applications, agreements, and annual reports, including expenditure reports and amendments necessary to secure said payments to support the City of Duarte's Used Oil Collection Program.

Section 3. That this authorization is effective for five years from the date of adoption of this resolution.

PASSED, APPROVED, AND ADOPTED this 22nd day of September, 2015.

Mayor Tzeitel Paras-Caracci

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

I, Marla Akana, City Clerk of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Resolution No. 15-20 was adopted by the City Council of said City of Duarte at a regular meeting of said Council held on the 22nd day of September, 2015, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:

City Clerk Marla Akana
City of Duarte, California

MEMORANDUM

TO: Mayor and Councilmembers
FROM: Darrell J. George, City Manager
DATE: September 17, 2015
SUBJECT: Conference Attendance – City Council Meeting of September 22, 2015

Duarte Kiwanis
Installation
September 30, 2015 – 5:30 p.m.
Duarte Elks Lodge, Duarte
\$25 per person

Duarte Education Foundation
Benefit Dinner/Silent Auction
October 10, 2015 – 6:30 p.m.
Cooper Auditorium, Duarte
\$50 per person

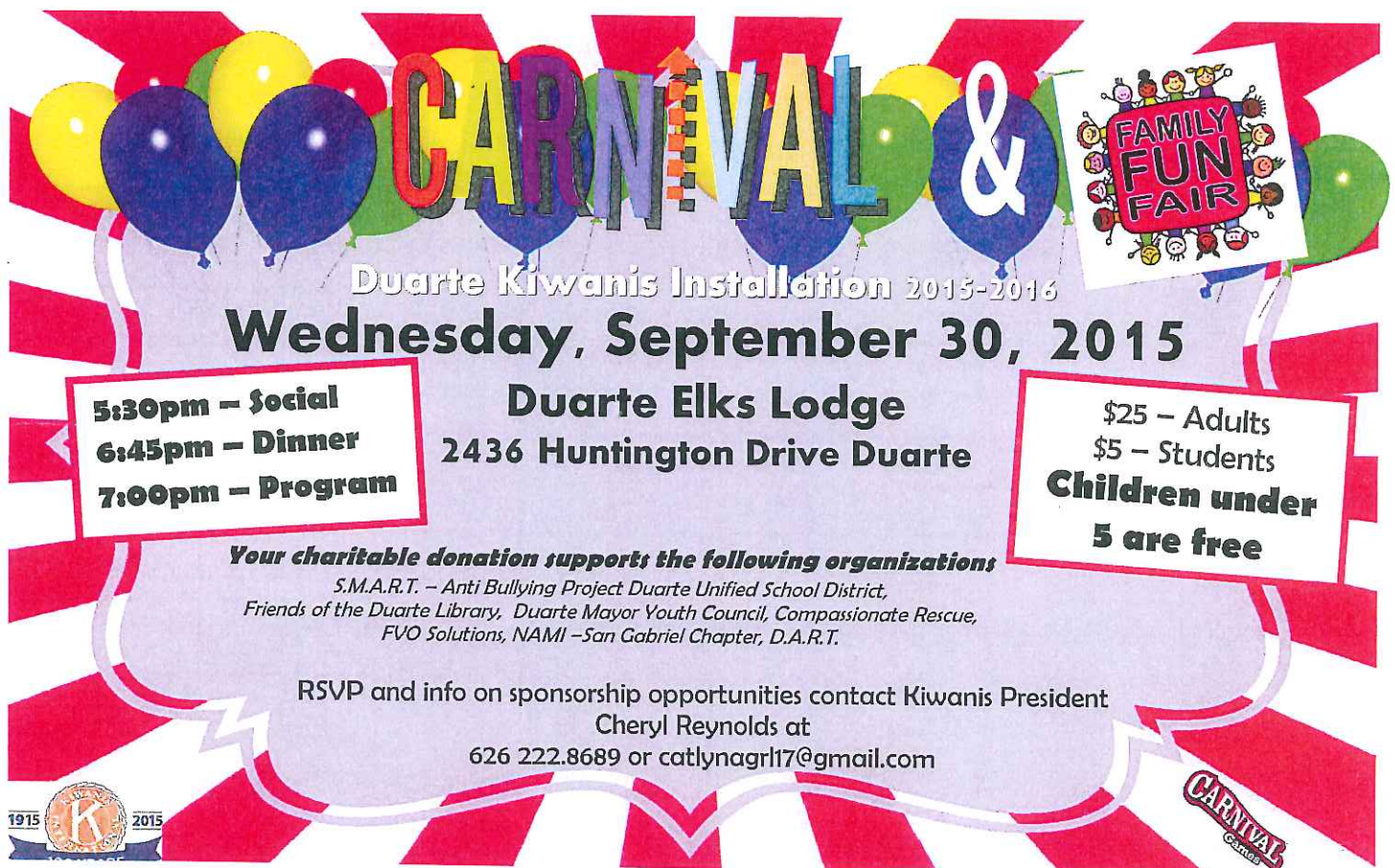
Dear Darrell -

I would like to invite
Duarte City Council to Duarte
Kiwanis Installation -

I hope you are doing
great and see you soon!

Cheryl Reynolds
President Elect.

Duarte Kiwanis.



The poster features a festive design with a red and white striped background. At the top, the word "CARNIVAL" is written in large, colorful, block letters, followed by a large ampersand "&". To the right of the ampersand is a small graphic of a family fun fair with people and a sign that says "FAMILY FUN FAIR". Below the main title, the text "Duarte Kiwanis Installation 2015-2016" is written in a smaller font. The date "Wednesday, September 30, 2015" is prominently displayed in a large, bold font. Below the date, the location "Duarte Elks Lodge" and "2436 Huntington Drive Duarte" are listed. To the left of the location, a box contains the schedule: "5:30pm - Social", "6:45pm - Dinner", and "7:00pm - Program". To the right, another box lists the ticket prices: "\$25 - Adults", "\$5 - Students", and "Children under 5 are free". Below the location, a section titled "Your charitable donation supports the following organizations:" lists several groups: "S.M.A.R.T. - Anti Bullying Project Duarte Unified School District", "Friends of the Duarte Library", "Duarte Mayor Youth Council", "Compassionate Rescue", "FVO Solutions", and "NAMI - San Gabriel Chapter, D.A.R.T.". At the bottom, a box contains the RSVP information: "RSVP and info on sponsorship opportunities contact Kiwanis President Cheryl Reynolds at 626 222.8689 or catlynagrl17@gmail.com". In the bottom left corner, there is a small logo for the Duarte Kiwanis Club, featuring a large letter 'K' and the years "1915" and "2015". In the bottom right corner, there is a small graphic of a carnival tent with the word "CARNIVAL" written on it.

CARNIVAL &

Duarte Kiwanis Installation 2015-2016

Wednesday, September 30, 2015

Duarte Elks Lodge
2436 Huntington Drive Duarte

5:30pm - Social
6:45pm - Dinner
7:00pm - Program

\$25 - Adults
\$5 - Students
Children under 5 are free

Your charitable donation supports the following organizations:
S.M.A.R.T. - Anti Bullying Project Duarte Unified School District,
Friends of the Duarte Library, Duarte Mayor Youth Council, Compassionate Rescue,
FVO Solutions, NAMI - San Gabriel Chapter, D.A.R.T.

RSVP and info on sponsorship opportunities contact Kiwanis President
Cheryl Reynolds at
626 222.8689 or catlynagrl17@gmail.com

1915 K 2015

CARNIVAL



Patron and Quantity Information

Patron _____
Company: _____
Address: _____ City: _____ ZIP: _____
Phone: _____ Email: _____
Ticket Quantity: _____ x \$50.00 per person = \$ _____

Payment Options

- ☐ Secure online payment using PayPal or Credit Cards at www.duarteeducationfoundation.org
- ☐ Check payable to "Duarte Education Foundation" for \$ _____ is enclosed.

Please mail this completed form by September 19, 2015 to:
Duarte Education Foundation, P.O. Box 497, Duarte, CA 91009
musicmatters@duarteeducationfoundation.org

Beneficiaries

All proceeds from the La Luna Rosa Benefit Dinner and Silent Auction will go directly to the Music Matters Campaign established by the Duarte Education Foundation to support the music programs of the Duarte Unified School District.

Our Honorees "Magnificos"

Mr. and Mrs. Peter and Deborah Vincent

Community School Supporter

Frank Haynes (Posthumously)

Past President Duarte Community Coordinating Council

Mariela Avila

2015 Teacher of the Year, Duarte Unified School District

Melissa "Misi" Ward

2015 Classified Employee of the Year, Duarte Unified School District

Dr. Arvid Spor

Vice President of Academic Affairs & Interim Vice President of Student Services, Citrus College

Dr. Marcia Miller, Ph.D.

Director, Electron Microscopy and Atomic Force Microscopy Core Facility, City of Hope



DUARTE EDUCATION FOUNDATION

Program Ads & Tributes

Tribute and advertising opportunities are available.

Artwork must be received no later than September 19, 2015 to: musicmatters@duarteedfoundation.org

If you wish to have us prepare your tribute, please email the content of your esteem to the above email.

Select Tribute Program Option:

☐ Eighth Page	2.75" x 2.25"	\$ 75
☐ Quarter Page	2.75" x 4.25"	\$125
☐ Half Page	5.5" x 4.25"	\$225
☐ Full Page	5.5" x 8.5"	\$400



A G E N D A M E M O

TO: MAYOR PARAS-CARACCI & MEMBERS OF THE DUARTE CITY COUNCIL

FROM: Karen A. Herrera, Deputy City Manager

SUBJECT: Burrtec Waste Services Annual Performance Review

DATE: 9/22/15

RECOMMENDATION:

That the City Council, by motion, approve both the Burrtec Waste Services Annual Performance review and a one-year extension to the Burrtec Waste Service Agreement until December 31, 2019.

BACKGROUND:

In 2009, as part of Amendment No. 3 to the Agreement Between the City of Duarte and Burrtec Waste Industries, the entities agreed to an annual "Performance Review" process. Specifically, commencing in 2014 and each year after, Burrtec is required to submit to the City prior to July 31st, agreed upon documentation in order to complete a performance review. (See Attachment A)

Since this listing was originally created in 2009 and waste and recycling are rapidly evolving industries, staff works annually with Burrtec to expand the area to include more recent contract additions and industry trends such as: Mandatory Commercial/Multi-family recycling, Bulky item pick up, commercial/residential complaints including response time, Sharps and Used Oil collection, AB341 compliant versus non-compliant businesses including outreach, and organics recycling for example.

The Performance Review process works in the following manner. Burrtec submits their draft Performance Review by July 31st of each year. Based on the submittal, staff has the period of August 1 through September 30th to review provided documentation and pass on comments. In preparation of the process, City staff also polled all other 17 members of the Los Angeles Regional Agency (LARA) to solicit input; particularly from those communities that had recently entered into new franchise agreements. LARA, as a reminder, is a consortium of several cities in southern California formed in 2004, and approved by CalRecycle (California's Department of Resources Recycling and Recovery) to insure their member cities both meet and exceed the mandates set by State Assembly Bill 939. Duarte staff also currently chairs the Consortium.

With extensive research in hand, staff met with Burrtec to review the draft and provide input. In particular, staff commented on such areas as content, exhibits, presentation,

number of categories, and the executive summary. Once this process was complete, prior to September 30th, the document is presented to Council for both acceptance and approval of a one-year extension to the current end date of the Agreement.

Amendment No. 3 also was developed to ensure a minimum three-year "Term of Agreement" period on the Burrtec Waste Services Contract at any given time. This type of term is typical of some municipal waste hauling contracts and typically ranges anywhere from three to five years due to the highly technical bidding, contractual, capital and logistical issues associated with changing a Citywide refuse and recycling contractor; especially in a exclusive commercial and residential franchise setting such as Duarte.

The current Burrtec Agreement has an end date of December 31, 2018. Should the Council approve the one-year extension, the Agreement both remains in full force and effective January 1, 2016, it would be extended to December 31, 2019 maintaining the three-year term. Should the City Council however, during this Performance Review process, not agree to give the Contractor a one-year renewal, the Agreement would expire as of December 31st of the third full calendar year ie: December 31, 2018. Additionally, if the City, during the August 1 – September 30th period failed to conduct the Annual Performance Review or, if there was not a timely determination to renew, the Agreement would automatically be extended as of January 1st in order to maintain the three-year rolling term to the Agreement.

DISCUSSION:

The Burrtec Waste Services Annual Performance Review is an approximately 51-page document consisting of 11 categories, 29 sub-categories, exhibits, an executive summary and findings. It focuses on the period of January 1, 2014 through December 31, 2014. The eleven categories are as follows:

- Payment of Fees to the City
- No Charge City Services
- Services
- Licenses
- Insurance/Bonds
- Monthly Waste Generation Reports
- Outreach
- Operations
- Vehicles
- Mandatory Commercial & Multi Family Recycling
- Future Legislation – Organics AB 1826

Information, discussion and exhibits were provided for all categories and many of the 29 sub-categories. In general, Burrtec Waste Industries were found to be in compliance with all of the aforementioned categories. Some of the 2014 report highlights are as follows:

- Franchise Fees - Burrtec paid \$369,099.46 in Franchise Fees
- AB939 Fees - Burrtec paid \$61,897.51 in annual AB939 Fees
- Christmas Tree Recycling - Burrtec collected/recycled 8.5 tons of Trees

- Senior Services - Burrtec provides no charge barrel roll out services to 12 seniors & the Senior Citizen Rate of \$16.03 p/m to 110 customers
- Annual Service Levels - Burrtec provides annual service to 4,597 Barrel customers, 366 bin customers and 12 roll-off customers. This equates to 715,000 acts of refuse service in Duarte, per year.
- Complaints/Response - During 2014 Burrtec received and responded to 229 complaint calls within 24-hours; of those 225 were for misses and the balance were for street sweeping.
- Burrtec provided bulky item curbside collection 1,112 times.
- Community Clean-ups - Burrtec conducted two Community cleanups in 2014 (April 12 and September 20) and supplied 10, three-cubic yard bins in support of neighborhood cleanups.
- Sharps/Used Oil Collection - Burrtec collected 120 pounds of sharps from residential customers and picked up one full oil container.
- Safety Record – During 2014, Burrtec experienced one incident resulting in fourteen days away from work and 56 days of modified duty.
- Vehicle Maintenance – The all CNG fleet is routinely inspected in intervals of 30, 60 and 90 days, maintenance support vehicles are readily available to respond to field breakdowns and, all trucks maintain spare parts to handle quick, routine repairs.
- Container Maintenance – Residential bins are routinely exchanged on an as needed basis or within the next service day of a request. In 2014, Burrtec exchanged 42 bins and 582 containers.
- Insurance/Bonds – Burrtec maintains all Agreement required Performance Bonds, Worker's Compensation and General Liability Insurance policies.
- Waste Generation Reports – Burrtec submits these reports monthly and in a timely fashion. These reports enable staff to complete the Annual AB 939 State Report to CalRecycle in concert with the 17 other LARA members.
- Community Involvement – Sponsor of Earth Day, Mayor's Prayer Breakfast and two community clean ups.
- Public Education – Burrtec completed four newsletters, and distributed recycling, anti-scavenging, proper used oil disposal information at a variety of community events.
- Mandatory Commercial/Multi-family Recycling – Burrtec conducted 43, on site waste assessments in 2014 and currently have 42 out 52 eligible Multi-family complexes and 34 out of 107 eligible Commercial customers recycling.
- Future Mandates (Organics) – With the implementation date slated for January 1, 2016, Burrtec is researching and developing the necessary infrastructure to address this new mandate. Note: AB: 1826 Solid waste: organic waste was signed by Governor Brown in late 2014. The essence of the new law is that on and/or after January 1, 2016, each jurisdiction shall implement an organic waste recycling program that is appropriate for that jurisdiction and designed specifically to divert organic waste generated by businesses generating 8 cubic yards or more of organic waste. The recycling requirement will phase in from 2016 to 2020. The bill also decreases the amount of organic waste from 8 or more to 4 cubic yards effective January 1, 2017. Further, after January 1, 2019, a business that generates 4 cubic yards or more of commercial solid waster per week must arrange for organic waste recycling services.

FINDINGS:

Staff concurs with Burrtec's new Performance Review findings of expanding service to include organics collection and diversion in addition to further developing infrastructure to address future composting requirements. In addition, staff would like Burrtec to increase their outreach efforts for the following programs: Senior Roll Out Service, Senior Citizen Rate Program, Sharps/Used Oil Collection and Commercial/Multi family recycling. The City is particularly concerned with the low to diminishing use of the Sharps/Used Oil Curbside collection programs. Specifically, Burrtec collected 120 pounds of sharps from residential customers and picked up one full oil container in 2014 as opposed to 2013 where they collected 194 pounds of sharps and four containers of oil.

Overall, Burrtec continues to be compliant with its service agreement and provide excellent customer service based on the provided documentation, in addition to the independent research of the overall performance review process. Based on this outcome, staff supports the one-year Agreement extension until December 31, 2019.

NEXT STEPS

The next step with the Burrtec franchise is the Rate Review and possible Amendment adoption process which would typically occur in December. In terms of this process, Burrtec has already initiated discussions with the City over its desire to increase the rolling, minimum three-year "Term of Agreement" to a more extended period such as ten years.

Additionally, as a result of the Performance Review process combined with staff's proactive review of several newer refuse franchises (the City's original Burrtec Agreement dates back to 1996), there are new services and fees that need to be considered in order to maintain high quality refuse and recycling services to both the City's residential and business communities. Thus, staff will be continuing discussions with Burrtec on both service and fee enhancement that hopefully will be mutually agreeable for both parties. Ideally, these mutually agreed upon deal points will then be incorporated into an Amendment for Council consideration in December.

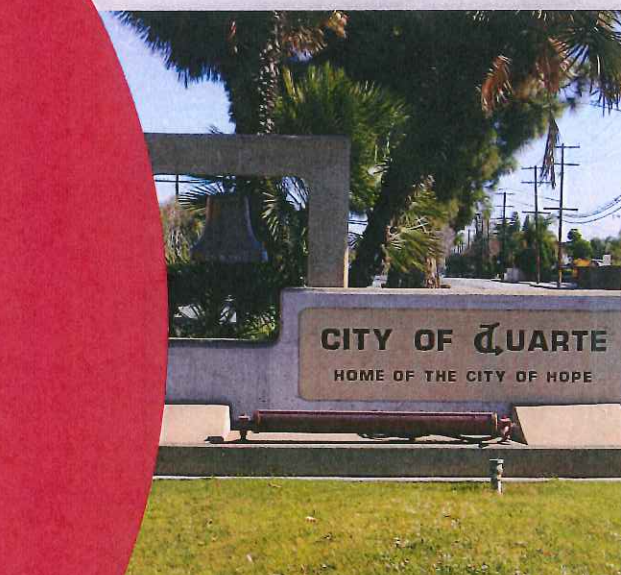
FISCAL IMPACT: None. The current Burrtec Waste Service Agreement would be extended to December 31, 2019, and the above Performance Review findings would be accepted. This motion does not constitute an increase in fees to the City.

ATTACHMENT: Performance Review



BURRTEC
WASTE SERVICES, LLC

"We'll Take Care Of It"



City of Duarte

Annual Performance Review

July 2015

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SECTION 1 – EXECUTIVE SUMMARY

A. Executive Summary

Background

The City of Duarte (City) and Burrtec Waste Services, LLC (Burrtec) entered into an agreement for Municipal Solid Waste, Recyclables, and Green Waste Collection, Disposal and Processing in September 1996. The agreement grants Burrtec the exclusive right to collect refuse, recyclables, and green waste from all single-family, multi-family, and commercial customers in the City.

In February 2009, the City and Burrtec amended the agreement to include provisions for an annual performance review, an extended and restated term, and added certain service programs. The performance review documentation is to be submitted by Burrtec prior to July 31st and the formal review conducted between August 1 and September 30 of each year beginning in 2014. Under the terms of the agreement, Burrtec is required to provide certain services and meet certain performance criteria. These performance criteria include:

- Remitting franchise and AB 939 Fees to the City
- Providing no charge services to City facilities
- Provide residential curbside Christmas tree collections
- Provide roll-out services to handicapped and frail
- Offering a senior citizen discount rate
- Providing a high level of quality customer service
- Maintaining required permits and licenses
- Meeting specified insurance and bond requirements
- Submitting certain materials collection reports
- Conducting public education and outreach activities
- Providing safety records and proper vehicle maintenance
- Offering certain required service programs

The scope of the performance review may include items such as an audit of payment records to the City, review of customer service levels and billing, a review of customer calls and service requests, and a review of Burrtec's compliance with the terms of the Agreement. This review encompasses Burrtec's performance from January 1, 2014, through December 31, 2014.

B. Audit Results

Overall, Burrtec's performance was found to be compliant with its contractual requirements.

The audit results further identified that Burrtec continues to provide excellent customer service. The responsiveness to customer and City concerns is quick and thorough. All programs have been implemented and Burrtec's community involvement continues to highlight its commitment to the City of Duarte and its residents.

SECTION 2 – PERFORMANCE REVIEW ELEMENTS

A. Payment of Fees to the City

1. Franchise Fees

Background

Section 10.03 of Agreement Amendment No. 4 states the City Impact Fee shall be as follows:

1. 15% of gross annual revenues received from commercial customers and all commercial services
2. 12% of gross annual revenues received from residential customers and all residential services

Findings

Burrtec pays franchise fees quarterly to the City. The following summarizes the amounts paid in 2014. Copies of the submitted Franchise Fee Worksheets were reviewed and are included in the appendix section.

Quarter	Gross Receipts	Franchise Fees	Date
1 st	\$717,549.51	\$97,674.48	03/31/14
2 nd	\$626,871.17	\$86,291.93	06/30/14
3 rd	\$679,346.19	\$93,207.12	09/30/14
4 th	\$669,835.38	\$91,925.93	12/31/14
Total	\$2,693,602.25	\$369,099.46	

2. AB 939 Fees

Background

Section 5.12 of the Agreement states Burrtec shall make an annual payment to the City for AB 939 administration. The amount at the execution of the agreement was \$40,000, which is subject to annual CPI adjustments.

Findings

In December 2014, Burrtec paid the City \$61,897.51 for the annual AB 939 fees.

3. Contractor Payment to the City

Background

Section 10.09 of Agreement Amendment No. 6 states payments to the City for items listed in Section 10.03 are calculated on a quarterly basis, and submitted on the thirtieth (30th) day of the month following the prior quarter ending date.

Findings

Fees are being remitted timely.

B. No Charge City Services

Background

Section 4.01c(4) of the Agreement states contractor shall collect refuse, recyclables and green waste from City facilities at no charge.

Findings

Burrtec currently provides trash, recycling and green waste collection to several city facilities as summarized below. Burrtec also provides services to special City events as requested. The regular services provided are summarized below.

Site	Address	Commodity	Bin Size	P/U Days
City Yard	1101 Oak	Trash	3 yard	M
Duarte Park	1350 Brycedale	Trash	3 yard	M-W-F
Teen Center	1400 Buena Vista	Trash	3 yard	W
		Recycling	3 yard	F
City Hall	1600 Huntington	Trash	2 yard	M-Tu-W-Th-F
		Recycling	1.5 yard	Tu-F
Senior Center	1610 Huntington	Trash	2 yard	M-W-F
City Yard	1850 Highland	Trash	3 yard	Tu-F
		Recycling	3 yard	Tu-F
		Green Waste	3 yard	M-Th

C. Services

1. Christmas Tree Collection and Recycling Program

Background

Section 4.01c(3) of the Agreement requires the annual collection of Christmas Trees from December 26th through January 10th. Contractor shall notify

customers by mail of the collection dates. Collected trees shall be delivered to a green waste or composting facility for diversion.

Findings

Residential customers were notified (in English and Spanish) of the curbside Christmas tree collection via the quarterly newsletter (copy included in the appendix section).

Burrtec collected and recycled 8.5 tons of Christmas Trees. Additional Christmas tree tonnages were collected and disposed with regular green waste materials.

2. Aid to Handicapped and Frail

Background

Section 4.01c(5) of the Agreement requires the Contractor to provide no cost push out services and/or backyard collection to qualified senior and handicapped residents.

Findings

Burrtec provides no charge barrel roll-out services to 12 senior/handicapped residents.

3. Senior Citizen Rate

Background

Section 4.01c(5) of the Agreement requires the Contractor to provide reduced rates for qualified senior and handicapped residents.

Findings

Burrtec offers qualified senior (62 years of age and head of household) and handicapped residents a 40-gal trash, 60-gal recycling and 60-gal green waste barrel at a rate of \$16.03 per month. Burrtec currently has 110 customers utilizing this service level.

4. Respond to Service Complaints and Complaint Report

Background

Section 4.04b of the Agreement requires Burrtec to log all complaints, including date, time, complainant's name and address and nature and date of resolution of complaint. Calls received via the answering machine shall be

logged the next business day. Customer will be contacted the next business day and will make four attempts (three calls within a 24-hour period and if unable to reach the customer a postcard will be sent).

Findings

Reported service complaints and misses are responded to and addressed by the Route Supervisor and Division Manager as appropriate. Supervisory staff will personally visit customer's onsite for specific issues. On an annual basis Burrtec provides service to approximately 700,000 barrels (4,597 barrel customers), over 15,000 bins (366 bin customers) and on-call services to a monthly average of 12 roll-off customers. During 2014, Burrtec received 226 calls relating to missed services.

Complaints are recorded in accordance with the contract requirements. The call logs are provided to the City with the Quarterly report and summarized in the annual report. Summaries of the calls received are as follows:

Call Type	Commercial Calls	Residential Calls	Street Sweeping Calls
Complaints	0	0	3
Damages	0	0	0
Misses	17	208	1
Total	17	208	4

5. Respond to Complaint Regarding Graffiti or Disrepair

Background

Exhibit 3.01d(1) of the Agreement requires bins or containers be replaced for a variety of reasons including: defective or damaged components, graffiti, odor or unit is missing altogether.

Findings

During 2014 Burrtec exchanged two (2) bins for graffiti and 42 bins and 582 barrels for various issues.

6. Office Hours

Background

Section 4.04c of Agreement Amendment No. 6 states office hours shall maintain an office open at a minimum from 8:00 a.m. to 5:00 p.m., daily, and on Saturdays following recognized holidays. Office must be staffed by

Contractor during normal business hours. Customer call messages left on the after hours messaging system will be returned the following business day.

Findings

Office is staffed with customer service representatives from 8:00 a.m. to 5:00 p.m. daily and on Saturday's following a recognized holiday. Customer messages left in the after hours messaging system are returned the next business day.

7. Bulky Items

Background

Section 4.01c(1)(ii) of the Agreement provides for bulky waste collection at the curbside or alley way on demand from residential customers two (2) times per calendar year to each residential customer in the City.

Findings

During 2014 there were 1,112 requests totaling 108.49 tons for bulky or e-waste collections in the City of Duarte. Items include: tables, chairs, dressers, strollers, toilets, barbecues, vacuum cleaners, and electronic waste. The calls and tonnage collected are summarized below:

Bulky Items/E-Waste Collection Requests - 2014

1 st Qtr	2 nd Qtr	3 rd Qtr	4 th Qtr	Total
248	265	281	318	1,112

Bulky Item Tonnage Collected - 2014

Refuse	Tin / White	E-Waste	Sharps	Metal	Tires
95.16	2.03	0.56	0.06	0.32	10.36

8. Community Clean-Ups/E-Waste

Background

Section 4.01c(1)(ii) of the Agreement provides for semi-annual clean-ups city-wide for collection of bulky items at designated locations.

Findings

Burrtec provided community clean-ups on April 12th and September 20th. In addition to the community clean-ups, Burrtec also provided 10 three cubic yard bins in support of a neighborhood clean-up at various addresses.

9. Sharps and Used Oil Collection

Background

Exhibit 3.01a of Agreement Amendment No. 3 includes Household Sharps Collection (item 11) and Used Oil Collection Program (item 12).

Findings

Sharps – Burrtec provides Sharps collection containers at no charge to residents. During 2014 Burrtec collected 120 pounds of sharps from residential customers.

Used Oil – Burrtec informed customers of the used oil/oil filter collection program in the January newsletter (copy included in the appendix section). During 2014 Burrtec delivered one (1) empty container and picked up one (1) full oil container.

10. Construction and Demolition Roll-Off Processing

Background

Exhibit 3.01a of Agreement Amendment No. 3 includes C&D Processing (item 15).

Findings

A mixed C&D roll-off collection and processing program has been developed to allow demolition and building contractors a convenient means of diverting recyclable materials. C&D materials are delivered to fully permitted facilities that specialize in recycling construction and demolition materials.

D. Licenses

1. Business License

Background

Section 10.2 of the Agreement states the Contractor shall obtain a City Business License to operate in the City.

Findings

Per Municipal Code Section 5.04.130, franchise holders are exempt from the business license requirement given that Burrtec pays monthly franchise fees.

2. County Hauler Permit

Background

Section 5.03 of the Agreement requires the Contractor to maintain through the term all necessary permits/licenses.

Findings

Burrtec's current permit with the County of Los Angeles expires December 31, 2015 and is renewed annually. A copy of the permit is included in the appendix section.

E. Insurance/Bonds

1. Performance Bond

Background

Section 8.03 and Exhibit 6.02 require a performance bond in an amount equal to 8.5% of the gross annual revenue with the initial bond being for \$150,000.

Findings

Based on the 2014 gross receipts of \$2,808,226, Burrtec provided a bond in the amount of \$239,000. A copy of the current performance bond is in the appendix section.

2. Worker's Compensation Insurance

Background

Section 8.01 and Exhibit 6.01 require Worker's Compensation Insurance limits of \$2,000,000 per accident; \$2,000,000 per disease (policy limit) and \$2,000,000 per disease (each employee).

Findings

Burrtec provides statutory coverage limits of \$1,000,000 for worker's compensation. Umbrella/excess liability covers the additional \$1,000,000 requirement. A copy of the insurance certificate is in the appendix section.

3. General Liability Insurance

Background

Section 8.01 and Exhibit 6.01 require General Liability Insurance limits of:

- \$1,000,000 aggregate
- \$1,000,000 products and complete operations
- \$1,000,000 occurrence
- \$1,000,000 fire/occurrence
- \$5,000 medical EA deductible
- \$1,000,000 personal and ad injury
- \$1,000,000 employee benefits liability
- \$5,000 BI and PD each occurrence deductible

Findings

Burrtec meets or exceeds these requirements with the exception of the \$5,000 medial EA deductible and the \$5,000 BI and PD each occurrence deductibles. Burrtec's deductible is higher than the \$5,000 therefore this coverage is excluded. A copy of the insurance certificate is in the appendix section.

4. Excess Liability Insurance

Background

Section 8.01 and Exhibit 6.01 of Agreement Amendment No. 6 require Excess Liability for Commercial Auto and Employer's Insurance limits of:

- \$2 Million/occurrence; \$10,000 self-insured retention

- Automobile (same)
- \$1 Million CSL BE & PD/occurrence
- \$5,000 deductible
- \$5,000 MP-passenger
- \$1 Million Uninsured motorists-passenger
- \$1 Million Non-owned/hired
- \$1,000 comp – passenger vehicles – deductible
- N/C – Collision deductible
- \$1,000 Sp. Perils-passenger vehicles-deductible
- Workers Comp / Employer's Liability
- \$2 Million/accident
- \$2 Million/disease-policy limit
- \$2 Million/disease-each employee

Findings

Burrtec meets and exceeds these requirements. A copy of our insurance certificate is in the appendix section.

F. Monthly Waste Generation Reports

Background

No specific monthly tonnage report is required however, Burrtec does provide the information. This information is used to submit annual waste generation and diversion reports to the State of California and to determine compliance with state waste reduction and diversion mandates.

Findings

Waste Generation and Diversion Reports are submitted to the City on a monthly basis. A copy of the December 2014 waste generation and diversion report is included in the appendix section.

G. Outreach

1. Public Education

Background

Section 4.05 and Exhibit 3.05 of the Agreement states Contractor shall implement its Public Education Plan to include quarterly distribution of materials as well as public awareness and education.

Findings

During 2014 Burrtec produced and participated in a number of events promoting recycling and program information as summarized below:

<u>Date</u>	<u>Description</u>
01/15/14	January residential newsletter
03/14/14	Circulated flyer on illegal scavenging
03/15/14	March commercial newsletter
04/15/14	April residential newsletter
05/02/14	Burrtec participated in Duarte's Movie Night at Maxwell Park. Staffed booth and distributed recycling information, pens, pencils, note pads, rulers and flyers promoting our services.
05/16/14	Burrtec participated in Duarte's Movie Night at Maxwell Park. Staffed booth and distributed recycling information, pens, pencils, note pads, rulers and flyers promoting our services.
05/21/14	Sponsor of the Duarte Chamber of Commerce's Taste of Duarte event; donated special event boxes; staffed booth where we distributed program information.
07/15/14	July residential newsletter
09/28/14	Participant in the Route 66 Parade and City Picnic. Staffed booth, distributed recycling info, pens, pencils, note pads, rulers and flyers promoting our services.
10/15/14	October residential newsletter
10/15/14	October commercial newsletter

Copies of outreach materials are included in the appendix section.

2. Community Involvement

Background

Section 4.05 and Exhibit 3.05 of the Agreement states the Contractor shall implement its Public Education Plan to include public awareness and education campaigns targeting Chamber of Commerce, service clubs, youth group, community activity sponsorships and service contributions, youth sports program sponsorships and school district youth club sponsorships and incentives.

Findings

During 2014 Burrtec participated in a number of events promoting recycling, summarized below:

<u>Date</u>	<u>Description</u>
04/10/14	Conducted a Spring Clean-up Event on Saturday, April 10th with drop off locations at Duarte City Hall and the former Buena Vista Pavilion property at 2144 Buena Vista Street.
04/12/14	Sponsor for Duarte's Earth Day event – distributed 75 caps to the community's youth who participated.
05/21/14	Donated special event boxes, staffed information booth, and attended the Taste of Duarte event.
09/20/14	Conducted a Fall Clean-up & Tire Recycling Event on Saturday, September 20 th with drop off locations at Duarte City Hall and the former Buena Vista Pavilion property located at 2144 Buena Vista Street – a free backyard composting workshop was also held at the Duarte Senior Center for all Duarte residents to attend from 9 to 11 a.m.

H. Operations

1. Safety Record

Background

No specific safety record requirement is stated in the Agreement, however, Burrtec provided related information.

Findings

While not universal, a company's safety record is often a good indication of the overall effectiveness of its management and operations. During 2014, there was one incident that resulted in fourteen days away from work and 56 days of modified duty (see OSHA Form 300A in the appendix section).

2. Vehicle Maintenance

Background

Section 4.01g(6) and Exhibit 30.1d(1) of Agreement Amendment No. 6 requires at all times maintain vehicles in good condition in accordance with the maintenance protocol contained in Exhibit 3.01d(2), so that they operate properly and safely. Contractor acknowledges that it is important to the City that Contractor present a professional and pleasing image. Therefore, Contractor shall wash all vehicles at least once each week and shall repaint all vehicles (including trim) as needed or at the City's request in order to maintain trucks in good condition.

Findings

Preventative maintenance on all equipment is conducted in routine intervals of 30, 60, and 90 days. Additionally, Burrtec's maintenance program focuses on safety of equipment, quality of repair, and expediency to return vehicle to service. Maintenance support vehicles are utilized to service inoperable vehicles in the field immediately upon notification from the driver. While response times are immediate, repair and/or replacement times are dependent upon the nature of the problem. Burrtec equips all of its fleets with spare equipment for immediate deployment when a quick repair cannot be made to a front line vehicle.

Vehicles are repainted as needed or at the City's request in order to maintain trucks in good condition.

A copy of the most recent BIT inspection from the CHP is included in the appendix section.

3. Container Maintenance

Background

Section 4.01g(6) and Exhibit 30.1d(1) of Agreement Amendment No. 6 requires that all automated containers will be repaired and/or replaced on request. The request may be generated from the route driver, the customer, or City staff.

Once the repair or replacement order is received, a container will be delivered on the next service day or within 24 hours if necessary to meet the customer's request. The defective or missing container will be exchanged for a new or reconditioned container. Containers are repaired and replaced whenever necessary.

Residential bins will be exchanged on an as-needed basis. An exchange request may be generated from the route driver or the customer. Bins will be exchanged on the next service day or within 24 hours of the received request if necessary to meet the customer's request. Bins and containers are exchanged or replaced for a variety of reasons including: defective or damaged components, graffiti, odor, or the unit is missing all together.

All automated containers and residential bins will be maintained at the local facilities yard. Maintenance procedures include: Steam cleaning, component replacement, welding, lubrication, painting and signage.

Findings

Container maintenance and exchanges are consistent with the requirement. In 2014 Burrtec exchanged 42 bin and 582 barrel containers.

I. Vehicles

1. Alternative Fuel

Background

Agreement Amendment No. 3 added a provision to replace the routed trash and recycling collection trucks servicing the City to alternative fuel by December 31, 2011.

Findings

Burrtec replaced the routed trash and recycling collection trucks by December 2011 with alternative fuel vehicles as summarized below:

Unit #	Year	Type	VIN	Fuel
1445	2009	Front End Loader	5VCDC6LE49H208659	CNG
1471	2009	Front End Loader	5VCDC6LEX9H209041	CNG
1508	2009	Automated	3BPZL20XXAF107910	CNG
1636	2010	Automated	3BPZL20XXAF110080	CNG
1639	2010	Automated	3BPZL20X5AF110083	CNG
1642	2010	Automated	3BPZL20X0AF110086	CNG

2. Noise Testing

Background

Section 4.01g(1)(i) of Agreement Amendment No. 6 indicates noise levels generated by vehicles using compaction mechanisms during the stationary compaction process shall not exceed seventy-five decibels at a distance of twenty-five feet from the collection vehicle measured at an elevation of five feet above ground level using the "A" scale of a standard sound level meter at slow response, or Applicable Law, whichever is more stringent. Contractor shall cause the collection vehicles to be tested upon City request by an independent testing authority and shall submit a certificate of testing showing that the vehicles meet the requirements of this Section.

Findings

Vehicles shall be tested upon City request by an independent testing authority and they shall submit a certificate of testing showing that the vehicles meet the requirements.

J. Mandatory Commercial and Multi-Family Recycling

1. AB 341 Compliance

Background

California Assembly Bill 341 mandates businesses and public entities, generating four cubic yards of solid waste or more and multi-family residential dwellings with five or more units, to establish and maintain recycling services. The law went into effect July 1, 2012. There is no specific Agreement language on AB 341 compliance, however, Burrtec has promoted its existing commercial and multi-family recycling programs as a compliance measure.

Findings

With the implementation of AB 341, Burrtec prepared and mailed newsletters to all customer and multi-family customers on recycling programs and AB 341 requirements (copies included in the appendix section). In addition, Burrtec conducted 43 waste assessments during 2014. Between December 2013 and December 2014 recycling participation among multi-family and commercial increased with the addition of five recycling barrels and 19 recycling bins. The following table summarizes the AB 341 status as of December 2014.

Service	Baseline		December 2014	
	Commercial (4 yd or more)	Multi-Family (5+ units)	Commercial (4 yd or more)	Multi-Family (5+ units)
With Recycling	19	41	34	42
Without Recycling	91	13	73	10

2. Commercial Recycling Barrels

Background

Amendment 3 to the Agreement revised Exhibit 3.01 to include Commercial Recycling Barrels (Item 13).

Findings

With the implementation of AB 341 and in an effort to address low volume generators, Burrtec added 65 and 90 gallon recycling barrels as options for commercial and multi-family customers. Approximately 408 customers have this service.

3. Outreach

Background

There is no specific Agreement language on AB 341 outreach/compliance.

Findings

With the implementation of AB 341, Burrtec prepared and mailed newsletters to all customer and multi-family customers on recycling during the months of March and November. In addition, Burrtec conducted 43 waste assessments during 2014.

A copy of the outreach material is included in the appendix section.

K. Future Legislation – Organics AB 1826

Background

This landmark bill requires commercial recycling of organic waste starting in 2016 for businesses generating eight cubic yards or more of organic waste. The recycling requirement will phase in from 2016 to 2020 depending on volume of organic waste generated weekly by a business. The legislation also requires that each local jurisdiction develop an organic waste recycling program.

This bill decreases the threshold amount of organic waste under which a business would be subject to those requirements from 8 cubic yards or more to 4 cubic yards or more on January 1, 2017.

It also requires a business that generates 4 cubic yards or more of commercial solid waste per week, on and after January 1, 2019, to arrange for organic waste recycling services.

Findings

This will require expanding service programs to include organics (food waste) collection and processing for diversion. Burrtec is developing the infrastructure to address future composting requirements.

APPENDIX

Franchise Fee Worksheets

Burrtec Waste Services LLC
City of Duarte
Franchise Fee Worksheet

For the quarter end 3/31/2014

	Commercial (DC)+(DD)+(DM)+(BH)		Rolloff (DO) +(OH)+(DT)		Residential (DR)	Total
Cash Receipts						
January-14	\$	93,601.21	\$	29,228.01	\$ 239,209.13	\$ 362,038.35
February-14	\$	110,665.24	\$	29,560.26	\$ 38,458.94	\$ 178,684.44
March-14	\$	98,342.34	\$	24,220.71	\$ 54,263.67	\$ 176,826.72
Total	\$	302,608.79	\$	83,008.98	\$ 331,931.74	\$ 717,549.51
Franchise Fee %		15.00%		15.00%	12.00%	
Franchise Fee	\$	45,391.32	\$	12,451.35	\$ 39,831.81	\$ 97,674.48

Burrtec Waste Services LLC
City of Duarte
Franchise Fee Worksheet

For the quarter end 6/30/2014

Cash Receipts	Commercial (DC)+(DD)+(DM)+(BH) (DO)		Rolloff (OH)+(DT)		Residential (DR)	Total
April-14	\$	109,595.94	\$	18,648.06	\$ 209,010.36	\$ 337,254.36
May-14	\$	98,286.42	\$	12,358.73	\$ 33,165.39	\$ 143,810.54
June-14	\$	93,994.75	\$	36,028.85	\$ 15,782.67	\$ 145,806.27
Total	\$	301,877.11	\$	67,035.64	\$ 257,958.42	\$ 626,871.17
Franchise Fee %		15.00%		15.00%	12.00%	
Franchise Fee	\$	45,281.57	\$	10,055.35	\$ 30,955.01	\$ 86,291.93

Burrtec Waste Services LLC
City of Duarte
Franchise Fee Worksheet

For the quarter end 9/30/2014

	Commercial (DC)+(DD)+(DM)+(BH)	Rolloff (DO) +(OH)+(DT)	Residential (DR)	Total
Cash Receipts				
July-14	\$ 97,818.46	\$ 32,346.85	\$ 236,885.37	\$ 367,050.68
August-14	\$ 105,901.75	\$ 31,102.82	\$ 39,129.55	\$ 176,134.12
September-14	\$ 95,897.93	\$ 26,451.25	\$ 13,812.21	\$ 136,161.39
Total	\$ 299,618.14	\$ 89,900.92	\$ 289,827.13	\$ 679,346.19
Franchise Fee %	15.00%	15.00%	12.00%	
Franchise Fee	\$ 44,942.72	\$ 13,485.14	\$ 34,779.26	\$ 93,207.12

Burrtec Waste Services LLC
City of Duarte
Franchise Fee Worksheet

For the quarter end 12/31/2014

Cash Receipts	Commercial (DC)+(DD)+(DM)+(BH)	Rolloff (DO) +(OH)+(DT)	Residential (DR)	Total
October-14	\$ 89,860.21	\$ 21,444.89	\$ 211,788.57	\$ 323,093.67
November-14	\$ 131,883.82	\$ 43,428.91	\$ 52,034.45	\$ 227,347.18
December-14	\$ 86,089.92	\$ 12,148.55	\$ 21,156.06	\$ 119,394.53
Total	\$ 307,833.95	\$ 77,022.35	\$ 284,979.08	\$ 669,835.38
Franchise Fee %	15.00%	15.00%	12.00%	
Franchise Fee	\$ 46,175.09	\$ 11,553.35	\$ 34,197.49	\$ 91,925.93

Outreach and Educational Materials



"We'll Take Care Of It"

Happy New Year!

Is your New Year's resolution to clean-out all of your junk? If so, Burrtec offers a 3-yard to 40-yard bin for all of your residential clean-up and special project needs. Contact our Customer Service Department to begin your New Year's Resolution!

Automated Bill Pay

For your convenience, you can make a payment any day, anytime, using our free automated payment service.

Have your account number, billing zip code and payment option (either check or credit card) available. Dial (866) 306-9004 and when prompted enter the requested information. It's that easy!



Rate Adjustment

Please note the rate adjustment on your January invoice resulting largely from the closure of Puente Hills Landfill. This adjustment is also due to increased operating costs. We thank you for your continued support and understanding.

Contact Information

Burrtec Waste Services

1-626-932-1558

1017 West Gladstone Street
Azusa, CA 91702

Hours of Operation

Mon-Fri 8:00 am to 5:00 pm



Residential Christmas Tree Collection

Burrtec will collect and recycle Christmas trees from single-family residences. Please place your tree at curbside during the period after Christmas (December 26, 2013 through January 10, 2014) on your collection day. Trees over 6' need to be cut in half. Please take all ornaments, lights, and metal stands off of the tree.

Extra Holiday Trash and Recycling Collection

Approximately 80% of holiday trash is recyclable. All gift boxes, wrapping paper, greeting cards, and cardboard packaging are items that may be placed in the recycling barrel. Burrtec will collect excess holiday trash and recyclables beginning December 26, 2013 through January 4, 2014 from single-family residences. Place excess holiday trash/recyclables in bags alongside automated containers on collection day.



If You Change Your Own Oil, This Information Is For You

FACT: Just one gallon of used motor oil can contaminate 1,000,000 gallons of fresh water.

Recycle used motor oil and filters in two ways:

1) Burrtec provides curbside pick-up of used oil and filters. This service is available to all single family homes. Residents should contact Burrtec to obtain a specialized drain container. Once full, contact Burrtec to schedule a pick-up. Drained filters, placed in a secure plastic bag, may also be set out for pick-up. Up to three collections may be requested per calendar year, at no additional charge.

2) Deliver used motor oil and filters to a certified collection center. Four collection centers exist in Duarte. Always avoid mixing used motor oil with any other fluids or substances.

AutoZone	1346 E. Huntington Dr.	626-357-0554
Advantage Ford	1031 E. Central Ave.	626-359-9689
Goodyear Tire	1098 E. Huntington Dr.	626-358-2591
Performance Nissan	1434 Buena Vista St.	626-305-3000

Free used oil containers are available to Duarte residents. Containers are reusable, and have a capacity of 10 quarts. To obtain a container, contact Burrtec at 800-325-9417. Free used oil containers are also available from Duarte City Hall.



For proper disposal of other hazardous wastes, please call 1-888-CleanLA, or visit www.888CleanLA.com, for information on upcoming hazardous waste roundups. Roundups are free to all LA County residents. Items accepted include auto fluids, paint, household cleaning products, pool chemicals, fertilizers, unused medication, and obsolete electronics.

Holiday Schedule

- Christmas Day - Wednesday, December 25, 2013
- New Years Day - Wednesday, January 1, 2014

When the holiday falls on a weekday, collections for the remainder of the week will be delayed by one day. There is no service interruption or delay when the holiday falls on a Saturday or Sunday.



"We'll Take Care Of It"

¡Feliz Año Nuevo!

¿Son sus buenos propósitos del Año Nuevo limpiar y tirar todos sus cachivaches? Si es así, Burrtec le ofrece un recipiente de 3 yardas a 40 yardas para todas sus necesidades de limpieza residencial y de proyectos especiales. Póngase en contacto con nuestro Departamento de Servicio al Cliente para comenzar sus ¡Buenos Propósitos del Año Nuevo!

Pago de Facturas Automatizado

Para su conveniencia, usted puede hacer un pago cualquier día, en cualquier momento, utilizando nuestro servicio de pago automático libre.

Tenga su número de cuenta, la factura código postal y la opción de pago (ya sea cheque o tarjeta de crédito) disponible. Marque (866) 306-9004 y cuando se le solicite ingresar la información solicitada. Es así de fácil!



Ajuste de Tarifa

Por favor, tenga en cuenta el ajuste de la tasa en la factura de enero en gran parte como resultado del cierre de Puente Hills Landfill. Este ajuste también es debido al aumento de los costos de operación. Le damos las gracias por su continuo apoyo y comprensión.

Información de Contacto

Burrtec Waste Services

1-626-932-1558

1017 West Gladstone Street
Azusa, CA 91702

Horas de oficina

Lunes-Viernes 8:00 am to 5:00 pm



Recolección Residencial de Árboles de Navidad

Burrtec recogerá y reciclará los árboles de Navidad de casas residenciales. Por favor coloque su árbol a la orilla de la acera durante el periodo después de Navidad (diciembre 26, 2013-enero 10, 2014) en su día de recolección. Árboles más de 6' necesitan ser cortados a la mitad. Por favor quite todos los ornamentos, luces, y la base metálica del árbol.

Basura Adicional de las Fiestas y Recolección de Reciclaje

Aproximadamente 80% de la basura de las fiestas es reciclable. Todas las cajas de regalos, papel de envoltura, tarjetas, y envoltura de cartón son artículos que pueden ser colocados en el recipiente de reciclaje. Burrtec recogerá la basura adicional de las fiestas y los reciclables. La recolección comenzará el 26 de diciembre, 2013 a través del 4 de enero, 2014 de casas residenciales. Pueden colocar la basura adicional de las fiestas y reciclables en bolsas al lado sus automatico recipientes.



Si Usted Cambia su Propio Aceite, Esta Información es para Usted

HECHO: Solo un galón de aceite de motor usado puede contaminar 1,000,000 de galones de agua dulce.

Recicle aceite de motor usado en dos maneras:

1) Burrtec provee recolección de aceite y filtros usados. Este servicio está disponible a todas las casas residenciales. Los residentes deben ponerse en contacto con Burrtec para obtener un recipiente especializado con drenaje. Una vez que esté lleno, póngase en contacto con Burrtec para programar una recolección. Filtros escurridos, colocados en una bolsa de plástico segura, también pueden ser colocados para recogerse. Pueden pedirse hasta tres recolecciones por año, sin cargo adicional.

2) Entregue el aceite de motor y filtros usados a un centro certificado de recolección. Existen cuatro centros de recolección en Duarte. Siempre evite mezclar aceite de motor usado con cualquier otro líquido o sustancia.

Auto Zone	1346 E. Huntington Dr.	626-357-0554
Advantage Ford	1031 E. Central Ave.	626-359-9689
Goodyear Tire	1098 E. Huntington Dr.	626-358-2591
Performance Nissan	1434 Buena Vista St.	626-305-3000

Recipientes de drenaje de aceite gratis están disponibles para residentes de Duarte. Los recipientes son reutilizables, y tienen la capacidad de 10 cuartos. Para obtener un recipiente, póngase en contacto con Burrtec al 800-325-9417. Los recipientes de drenaje de aceite también se pueden conseguir en la Municipalidad de Duarte (Duarte City Hall).



Para la eliminación apropiada de otros residuos peligrosos, por favor llame al 1-888-CleanLA, o visite www.888CleanLA.com, para información de los próximos eventos de recolección especial de materiales peligrosos. Las recolecciones especiales están disponibles para todos los residentes del Condado de Los Angeles. Artículos aceptados incluyen líquidos de auto, pintura, productos de limpieza del hogar, químicos de piscina, fertilizantes, medicamentos no utilizados, y productos electrónicos obsoletos.

Horario Festivo

Día de Navidad - miércoles, 25 de diciembre, 2013

Año Nuevo - miércoles, 1 de Enero, 2014

Cuando el día festivo cae entre semana, las recolecciones para el resto de la semana se tardarán un día. No habrá interrupción o demora de servicio cuando el día festivo cae en un sábado o domingo.



"We'll Take Care Of It"

Recycle Right!

Place these types of materials in your recycling barrel or bin.

- Aerosol cans (must be completely empty)
- Aluminum cans (please do not crush)
- Brochures
- Cardboard
- Cereal boxes (remove wax paper lining)
- Clothes hangers
- Computer paper
- Coupons
- Envelopes
- Glass bottles, jars
- Glass cosmetic bottles
- Junk mail
- Laundry bottles
- Magazines/catalogs
- Newspaper
- Paper
- Paper tubes
- Phone books
- Pizza boxes
- Plastic containers #1 - #7
- Plastic milk jugs
- Styrofoam products*
- Tin cans
- Tissue boxes
- Wrapping paper



*not all areas recycle Styrofoam, please contact customer service for more details

Contact Information

Burrtec Waste Industries

(800) 325-9417

1017 West Gladstone Street
Azusa, CA 91702

Hours of Operation

Mon-Fri 8:00 am to 5:00 pm



AZ/DU/BR-MU-COM

Recycling Programs —Let Us Help!

California Assembly Bill 341 mandates businesses and public entities, generating four (4) cubic yards of trash or more and multi-family residential dwellings with five or more units, to establish and maintain recycling service. This law went into effect on July 1, 2012.

Recycling not only conserves our natural resources but can save money by reducing waste disposal costs. Burrtec recycling coordinators can assist in selecting the appropriate recycling service level, along with the necessary education and outreach to residents and managerial staff. Call our customer service department today to schedule a complimentary waste and recycling assessment.

If you already have a recycling program and would like to make additional enhancements, please call our customer service department for assistance.

Recycling Considerations: Make Your Program a Success!

Ensuring the success of your recycling program depends on a few key elements; most importantly assistance from employees and/or residents. Here are a few pointers to get you started in the right direction.

- Post signage to remind employees and/or residents to recycle specific items (cardboard, paper, etc.). Communication is essential. Newsletters and flyers also reinforce the message.
- Placement of recycling containers next to trash containers increases the chances of getting more recyclables into the correct container.
- Emptying recycling containers into the proper recycling bin will ensure that your business or multifamily residential dwelling is doing their part to lower costs and reduce landfill waste.

Top 5 Items to Keep **OUT** of the Recycling Bin

Here are the 5 top items that should never be placed in the recycling bin:

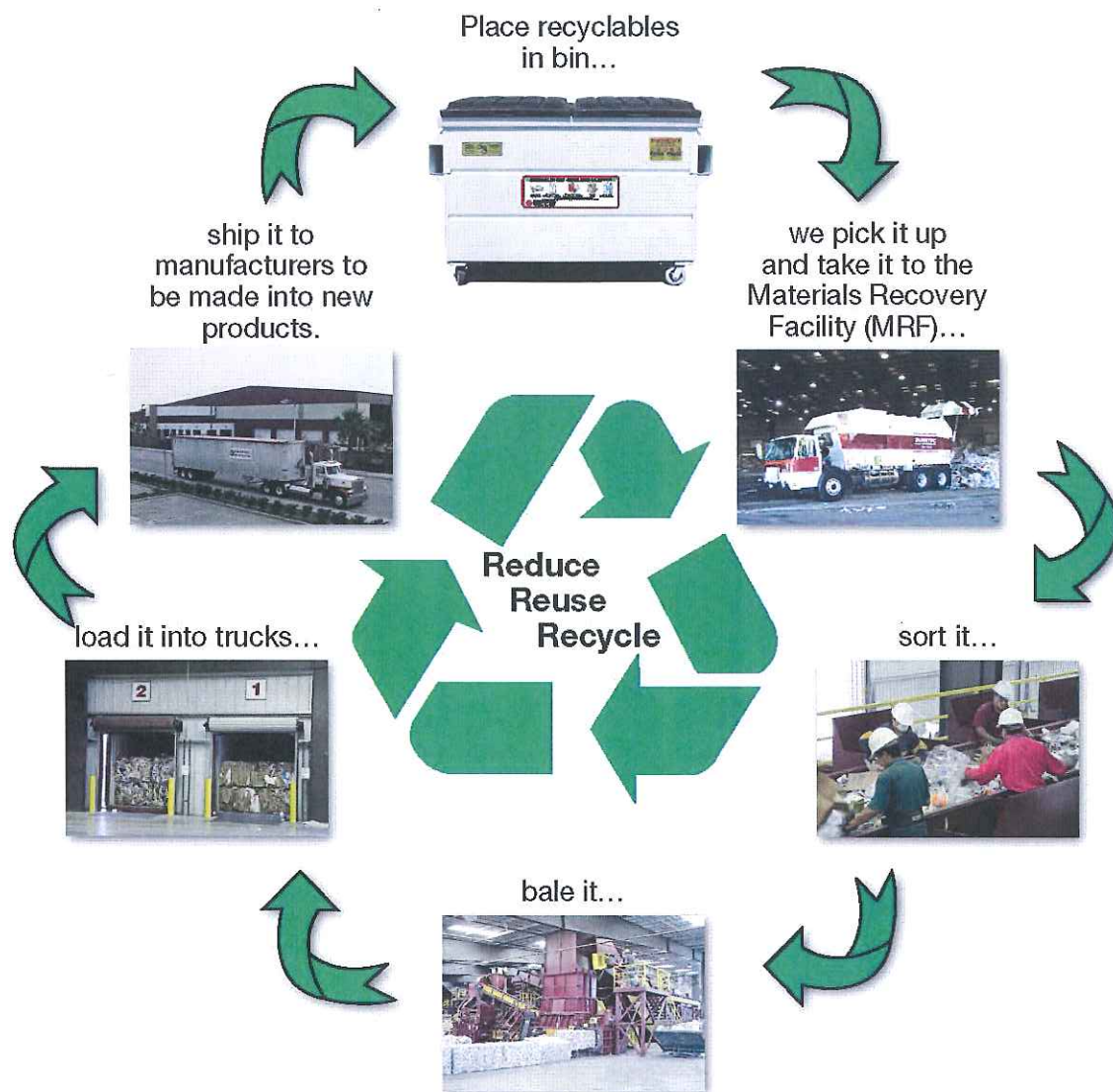
1. **No Garden Hoses.** Despite being made from rubber, vinyl or a combination of both, this item still belongs in the trash.
2. **No Diapers.** Diapers should be placed in your trash bin.
3. **No Hazardous Waste.** This means no paint, motor oil, batteries, syringes, needles, etc. Hazardous wastes place our facility staff at risk. Do not place it into the trash bin either.
4. **No Pet Food Bags.** The wax coating prevents the bags from breaking down in the recycling process, so pet food bags go into the trash bin.
5. **No Electronic Waste.** These items are best recycled through a proper e-recycler.

Scavenging Is Illegal!!

Whether it's called dumpster diving or scavenging, it is the unauthorized removal of solid waste materials. Removal of materials from a bin may increase the cost of collection services! Materials placed in a recycling bin have a value that is used to offset collection and processing costs. When a scavenger breaks the law and removes those materials they are also removing any value associated with the recycling program, which ultimately affects rates. If you see a scavenger, do not approach them! Get a description of the person and/or vehicle with license plate number or take a picture. Call or send picture to Burrtec. Also, please help us help you. Do not give permission to scavengers to take recyclables.

Recycling Life Cycle

Have you ever wondered what happens to recyclables after you place them in the bin?





"We'll Take Care Of It"

Household Hazardous Waste Collection Event

March 29, 2014

Northrop Grumman Corporation
 West 3rd Street & Zachary Padilla Avenue
 Azusa 91702

Household Hazardous Waste Collection events are FREE and open to all residents of L.A. County for household waste. There is a transportation limit of 15 gallons or 125 pounds of hazardous waste per trip.

Events are from 8:00 a.m. to 2:00 p.m.
 Please visit www.cleanLA.com for more information.

Acceptable Items:

Television sets
 Computer monitors
 Motor oil and filters
 Anti-freeze
 Weed killers
 Pesticides
 Paints
 Household cleaners
 Solvents
 Batteries



Contact Information

Burrtec Waste Services

1-626-932-1558

1017 West Gladstone Street
 Azusa, CA 91702

Hours of Operation
 Mon-Fri 8:00 am to 5:00 pm



Community Clean-Up!

April 10 from 8:00 a.m. to 2:00 p.m.

Burrtec offers a convenient drop-off location for Duarte's community clean-up. Burrtec will be collecting non-hazardous waste. Please no tires, commercial waste or hazardous waste. Please bring your Burrtec trash bill for proof of residency.

Drop-Off Location:

- 1) Former Buena Vista Pavilion property at 2144 Buena Vista St.

Appliances

- Dishwashers
- Refrigerators
- Stoves
- Washers & dryers
- Water heaters

Furniture

- Chairs
- Couches
- Mattresses
- Tables

Others

- Bundles of lumber/ tree branches (48" max length)
- Toys
- Electronic Waste



SCAVENGING IS ILLEGAL

Removal of garbage and/or recyclables from solid waste containers is punishable by law (DMC 6.09.020)

Report Scavenging Activity!

Please Call:
 Los Angeles County
 Sheriff's Department
 (626) 285-7171

REMEMBER: If you see a scavenger, do not approach them! Get a description of the person and/or vehicle with license plate number and their direction of travel.

Penalty for Scavenging

- Impoundment of vehicle
- Fines



Developed in conjunction with the City of Duarte and Burrtec Waste Industries, Inc.



SCAVENGING IS ILLEGAL



abril 2014

BURRTEC NEWS

Waste and Recycling Newsletter

Patrocinado por la Ciudad de Duarte y Burrtec Waste Services

"We'll Take Care Of It"

Evento de recolección de desperdicios domésticos peligrosos

29 de marzo del 2014
Northrop Grumman Corporation
West 3rd Street & Zachary Padilla Avenue
Azusa 91702

Los eventos de recolección de desperdicios domésticos peligrosos son GRATUITOS y están abiertos para desecho de desperdicios domésticos a todos los residentes del Condado de Los Ángeles. Existe un límite de transportación de 15 galones o 125 libras de desperdicios peligrosos por viaje.

Los eventos son desde las 8:00 a.m. hasta las 2:00 p.m. Para mas información sírvase visitar www.cleanLA.com

Artículos aceptables:

Aparatos de televisión
Monitores de computadora
Aceite y filtros de motor
Anticongelantes
Mata malezas
Pesticidas
Pinturas
Limpiadores domésticos
Solventes
Baterías



Información de Contacto

Burrtec Waste Services

1-626-932-1558

1017 West Gladstone Street
Azusa, CA 91702

Horas de oficina
Mon-Fri 8:00 am to 5:00 pm



¡Limpieza en la comunidad!

10 de abril desde las 8:00 a.m. hasta las 2:00 p.m.

Burrtec ofrece uno lugares convenientes para arrojar los desechos de la limpieza de la comunidad de Duarte. Burrtec hará una recolección de desperdicios no peligrosos. Por favor no llevar llantas, desperdicios comerciales o desperdicios peligrosos. Sírvase traer su factura de recolección de basura de Burrtec para dar prueba de su residencia.

Lugares para arrojar desechos:

- 1) Antigua propiedad del Buena Vista Pavilion en 2144 Buena Vista St.

Electrodomésticos

- Lavaplatos
- Refrigeradoras
- Estufas
- Lavadoras y secadoras
- Calentadores de agua

Muebles

- Sillas
- Sofás
- Colchones
- Mesas

Otros

- Atados de leña/ramas de árboles (Máximo de 48 pulgadas de longitud)
- Juguetes
- Desperdicios electrónicos



HURGAR EN LA BASURA ES ILEGAL

El llevarse basura y/o reciclajes de recipientes de desechos sólidos es castigado por ley (DMC 6.09.020)

Reporte toda actividad de hurgar!

Por favor llame al:
Departamento de Policía del
Condado de Los Angeles
(626) 235-7171

RECUERDE: Si ve a un hurgador, No se le acerque!
Obtenga una descripción de la persona y/o el
vehículo con el número de placa de licencia y
la dirección en que viajaba.

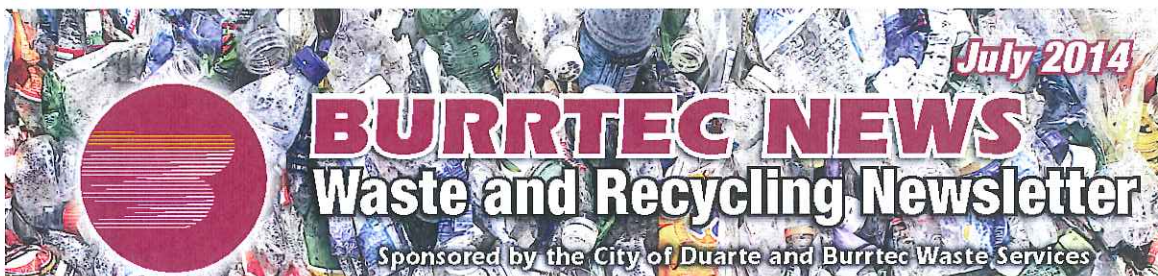
Penal por Hurgar

- Incautación de Vehículo
- Multas



Preparado en conjunto con la Ciudad de Duarte y
Burrtec Waste Industries, Inc.





July 2014

BURRTEC NEWS

Waste and Recycling Newsletter

Sponsored by the City of Duarte and Burrtec Waste Services

"We'll Take Care Of It"

Household Hazardous Waste Collection Event

September 13, 2014
The City of Hope
Buena Vista Parking Lot
2144 Buena Vista Street, Duarte 91010

Household Hazardous Waste Collection events are FREE and open to all residents of L.A. County for household waste. There is a transportation limit of 15 gallons or 125 pounds of hazardous waste per trip.

Events are from 9:00 a.m. to 3:00 p.m.
Please visit www.cleanLA.com for more information.

Acceptable Items:

Television sets
Computer monitors
Motor oil and filters
Anti-freeze
Weed killers
Pesticides
Paints
Household cleaners
Solvents
Batteries



Contact Information

Burrtec Waste Services

1-626-932-1558
1017 West Gladstone Street
Azusa, CA 91702

Hours of Operation
Mon-Fri 8:00 am to 5:00 pm



Community Clean-Up!

Saturday, September 20 from 8:00 a.m. to 2:00 p.m.

Burrtec offers two convenient drop-off locations for Duarte's community clean-up. Burrtec will be collecting non-hazardous waste. Please no tires, commercial waste or hazardous waste. Please bring your Burrtec trash bill for proof of residency.

Drop-Off Locations:

- 1) Former Buena Vista Pavilion property at 2144 Buena Vista St.
- 2) Duarte City Hall, 1600 Huntington Dr.

Appliances

- Dishwashers
- Refrigerators
- Stoves
- Washers & dryers
- Water heaters

Furniture

- Chairs
- Couches
- Mattresses
- Tables

Others

- Bundles of lumber/ tree branches (48" max length)
- Toys
- Electronic Waste

Free Backyard Composting Workshop!

What is Composting? Composting is nature's process of recycling decomposed organic materials, such as yard waste and food waste, into a rich soil known as compost. Compost improves moisture retention, provides nutrients to plants, and amends both sandy and clay soils. Moreover, backyard composting saves money and is easy to do!

Date: SATURDAY, SEPTEMBER 20, 2014

Time: 9:00 AM TO 11:00 AM

Location: 1610 Huntington Dr, Duarte, CA 91010

Senior Center, entrance in back

For more information, please contact

Burrtec at (626) 932-1558

Tire Recycling Event

Bring your waste tires for proper disposal. City residents can transport up to 9 tires maximum per trip. Passenger and light truck tires only. Tires from businesses will not be accepted. No tires with rims accepted/rims must be removed. Please provide proof of residency.

Date: September 20, 2014

Time: 8 am to 2 pm

Location: Former Buena Vista Pavilion property at 2144 Buena Vista St.

SCAVENGING IS ILLEGAL

Removal of garbage and/or recyclables from solid waste containers is punishable by law (DMC 6.09.020)

Report Scavenging Activity!

Please Call:
Los Angeles County
Sheriff's Department
(626) 285-7171

REMEMBER: If you see a scavenger, do not approach them! Get a description of the person and/or vehicle with license plate number and their direction of travel.

Penalty for Scavenging

- Impoundment of vehicle
- Fines



SCAVENGING IS ILLEGAL



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Julio 2014

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Patrocinado por la Ciudad de Duarte y Burrtec Waste Services

"We'll Take Care Of It"

Evento de recolección de desperdicios domésticos peligrosos

13 de septiembre del 2014
The City of Hope
Buena Vista Parking Lot
2144 Buena Vista Street, Duarte 91010

Los eventos de recolección de desperdicios domésticos peligrosos son GRATUITOS y están abiertos para desecho de desperdicios domésticos a todos los residentes del Condado de Los Ángeles. Existe un límite de transportación de 15 galones o 125 libras de desperdicios peligrosos por viaje.

Los eventos son desde las 9:00 a.m. hasta las 3:00 p.m. Para mas información sírvase visitar www.cleanLA.com

Artículos aceptables:

Aparatos de televisión
Monitores de computadora
Aceite y filtros de motor
Anticongelantes
Mata malezas
Pesticidas
Pinturas
Limpiadores domésticos
Solventes
Baterías



Información de Contacto

Burrtec Waste Services

1-626-932-1558

1017 West Gladstone Street
Azusa, CA 91702

Horas de oficina
Mon-Fri 8:00 am to 5:00 pm



¡Limpieza en la comunidad!

Sábado, 20 de septiembre desde las 8:00 a.m. hasta las 2:00 p.m.

Burrtec ofrece dos lugares convenientes para arrojar los desechos de la limpieza de la comunidad de Duarte. Burrtec hará una recolección de desperdicios no peligrosos. Por favor no llevar llantas, desperdicios comerciales o desperdicios peligrosos. Sírvase traer su factura de recolección de basura de Burrtec para dar prueba de su residencia.

Lugares para arrojar desechos:

- 1) Antigua propiedad del Buena Vista Pavilion en 2144 Buena Vista St.
- 2) Duarte City hall, 1600 Huntington Dr.

Electrodomésticos

- Lavaplatos
- Refrigeradoras
- Estufas
- Lavadoras y secadoras
- Calentadores de agua

Muebles

- Sillas
- Sofás
- Colchones
- Mesas

Otros

- Atados de leña/ramas de árboles (Máximo de 48 pulgadas de longitud)
- Juguetes
- Desperdicios electrónicos

Taller de compostaje en el patio trasero gratis!

¿Qué es el compostaje? El compostaje es un proceso natural de materiales orgánicos reciclados en descomposición, como los desechos de jardín y residuos de alimentos, en una rica tierra conocido como compost. El compost mejora la retención de la humedad, proporciona nutrientes a las plantas, y modifica ambas tierra arenosas y arcillosos. El compostaje del patio trasero ahorra dinero y es fácil de hacer!

Fecha: Sábado, 20 de septiembre 2014

Hora: 9:00 am a 11:00 am

Ubicación: 1610 Huntington Dr, Duarte, CA 91010
Centro de personas de la tercera edad, entrada por atras
Para obtener más información,
póngase en contacto con Burrtec al (626) 932-1558

Evento de Llantas Recicladas

Traiga sus llantas de desecho para su eliminación adecuada. Residentes de la ciudad pueden transportar hasta 9 llantas máximo por viaje. Pasajeros y sólo neumáticos de camiones ligeros. No se aceptarán llantas de empresas. No se aceptarán neumáticos con rines de carro/debe remover los rines. Sírvase proporcionar prueba de residencia.

Fecha: Sábado, 20 de septiembre 2014

Hora: 8:00 am a 2:00 pm

Ubicación: Former Buena Vista Pavilion property at 2144 Buena Vista St.

HURGAR EN LA BASURA ES ILEGAL

El llevarse basura y/o reciclajes de recipientes de desechos sólidos es castigado por ley (DMC 6.09.020)

Reporte toda actividad de hurgar!

Por favor llame al:
Departamento de Policía del
Condado de Los Angeles
(626) 285-7171

RECUERDE: Si ve a un hurgador, No se le acerque!
Obtenga una descripción de la persona y/o el vehículo con el número de placa de licencia y la dirección en que viajaba.

Penal por Hurgar

- Incautación de Vehículo
- Multas



Preparado en conjunto con la Ciudad de Duarte y
Burrtec Waste Industries, Inc.





"We'll Take Care Of It"

Recycle Right!

Place these types of materials in your recycling barrel or bin.

- Aerosol cans (must be completely empty)
- Aluminum cans (please do not crush)
- Brochures
- Cardboard
- Cereal boxes (remove wax paper lining)
- Clothes hangers
- Computer paper
- Coupons
- Envelopes
- Glass bottles, jars
- Glass cosmetic bottles
- Junk mail
- Laundry bottles
- Magazines/catalogs
- Newspaper
- Paper
- Paper tubes
- Phone books
- Pizza boxes
- Plastic containers #1- #7
- Plastic milk jugs
- Tin cans
- Tissue boxes
- Wrapping paper



Contact Information

Burrtec Waste Industries

(800) 325-9417

1017 West Gladstone Street
Azusa, CA 91702

Hours of Operation

Mon-Fri 8:00 am to 5:00 pm



AZ/DU/BR-MU-COM

Recycling Programs —Let Us Help!

California Assembly Bill 341 mandates businesses and public entities, generating four (4) cubic yards of trash or more and multi-family residential dwellings with five or more units, to establish and maintain recycling service. This law went into effect on July 1, 2012.

Recycling not only conserves our natural resources but can save money by reducing waste disposal costs. Burrtec recycling coordinators can assist in selecting the appropriate recycling service level, along with the necessary education and outreach to residents and managerial staff. Call our customer service department today to schedule a complimentary waste and recycling assessment.

If you already have a recycling program and would like to make additional enhancements, please call our customer service department for assistance.

Recycling Considerations: Make Your Program a Success!

Ensuring the success of your recycling program depends on a few key elements; most importantly assistance from employees and/or residents. Here are a few pointers to get you started in the right direction.

- Post signage to remind employees and/or residents to recycle specific items (cardboard, paper, etc.). Communication is essential. Newsletters and flyers also reinforce the message.
- Placement of recycling containers next to trash containers increases the chances of getting more recyclables into the correct container.
- Emptying recycling containers into the proper recycling bin will ensure that your business or multifamily residential dwelling is doing their part to lower costs and reduce landfill waste.

Top 5 Items to Keep **OUT** of the Recycling Bin

Here are the 5 top items that should never be placed in the recycling bin:

1. **No Garden Hoses.** Despite being made from rubber, vinyl or a combination of both, this item still belongs in the trash.
2. **No Diapers.** Diapers should be placed in your trash bin.
3. **No Hazardous Waste.** This means no paint, motor oil, batteries, syringes, needles, etc. Hazardous wastes place our facility staff at risk. Do not place it into the trash bin either.
4. **No Pet Food Bags.** The wax coating prevents the bags from breaking down in the recycling process, so pet food bags go into the trash bin.
5. **No Electronic Waste.** These items are best recycled through a proper e-recycler.

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(626) 285-7171

REMEMBER: If you see a scavenger, do not approach them! Get a description of the person and/or vehicle with license plate number and their direction of travel.

Penalty for Scavenging

- Impoundment of vehicle
- Fines

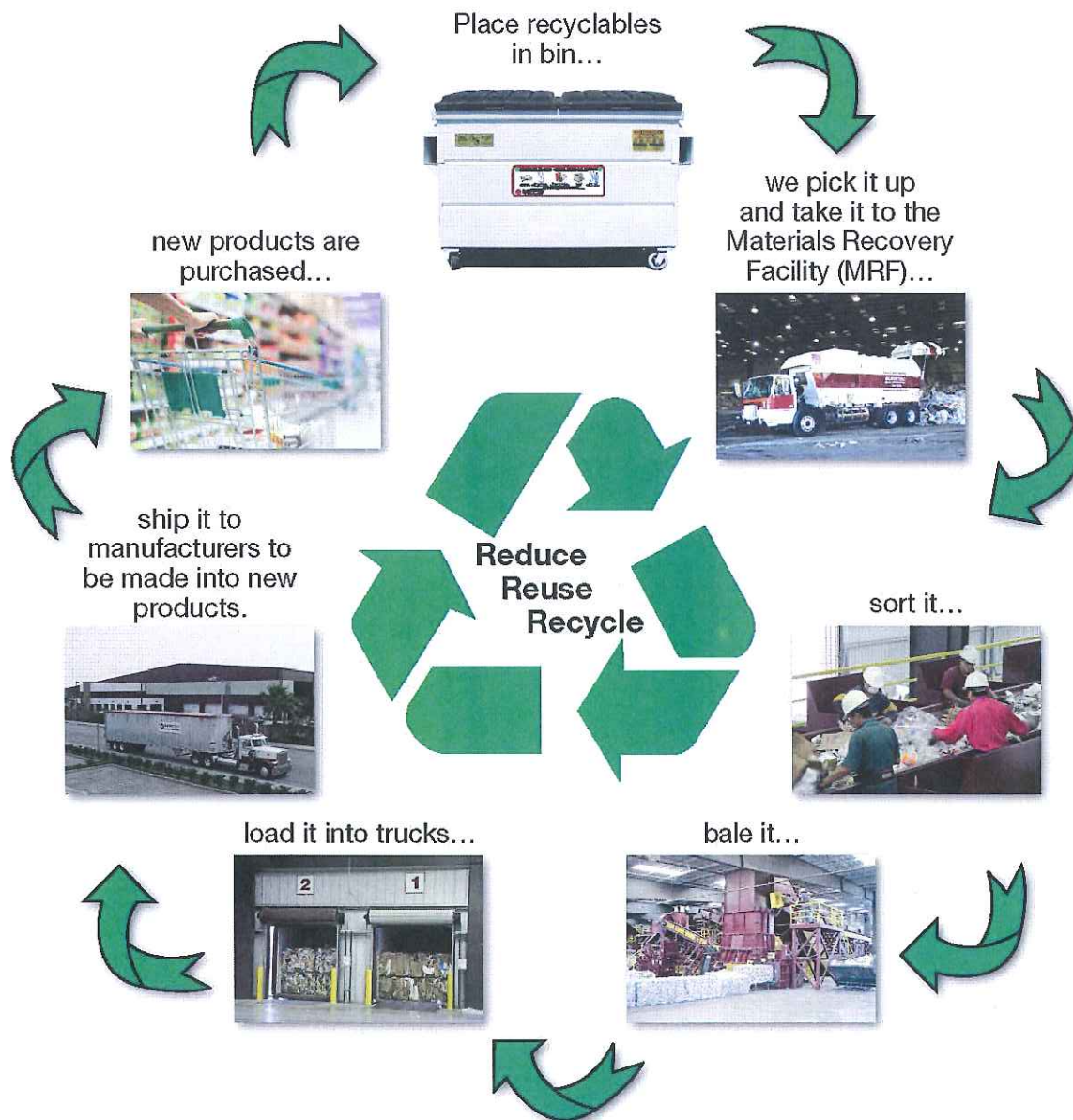


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Recycling Life Cycle

Have you ever wondered what happens to recyclables after you place them in the bin?





October 2014

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"We'll Take Care Of It"

Recycling List

- Aluminum cans (do not crush)
- Aerosol cans (must be completely empty)
- Brochures
- Cardboard
- Cereal boxes (remove wax paper lining)
- Clothes hangers
- Computer paper
- Coupons
- Envelopes (includes plastic windows)
- Glass bottles & jars
- Glass cosmetic bottles
- Junk mail
- Laundry bottles
- Ledger paper
- Magazines/catalogs
- Newspaper
- Paper
- Paper tubes
- Phone books
- Pizza boxes
- Plastic containers #1-#7
- Plastic milk jugs
- Tin cans
- Tissue boxes
- Wrapping paper

Scavenging is stealing and punishable by law!

What is Scavenging?

The unauthorized removal of materials from this container.



Hurgar desechos es robar y castigado por ley!

¿Que es hurgar desechos?

Es retirar materiales sin autorización de este recipiente.

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1-626-932-1558

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Hours of Operation

Mon-Fri 8:00 am to 5:00 pm



It's Cool to Reuse for School

With the school year upon us reusing materials is good for your wallet and the environment. Here are a few ways to reuse and collect items throughout the year.

School Supplies: Many students leave school supplies in their lockers at the end of the year or dispose of them at home. Instead of throwing these items away, regularly collect them for a community sale or donation drive. Some of these materials can be very useful to others.

Books: Instead of tossing your old books, consider establishing a book exchange in your school or community. Or, take up a collection and donate used books to a library, nursing home, or other organization that might want them.

Art Supplies: Organize a collection of art supplies to use at school, to exchange among interested students, or to donate to a needy organization such as a homeless shelter for families and children.

Sports Equipment: You can collect unwanted or unused sports equipment to exchange within a school, for reuse in different schools, or to raise money for charities.

Special Occasion Items: Consider an annual prom dress exchange or donation drive. Collect once-worn dresses and donate them to other interested schools and organizations.

The Three R's of Reusable Bags

You can play an important role in making Duarte a greener, healthier community by reducing the litter and waste generated from single-use carry-out bags by using reusable bags. Here are three new R's to help you do:

Remind: Place your reusable bags by the door, near your car keys, or write it down on your shopping list to remind you.

Ready: Keep a ready supply of them in your car and at the office so that you can grab one when you need it.

Rethink: Stop and rethink about using your reusable bags just for grocery store shopping. Consider all of the places where you go shopping or buy take-out food, and try using them there.



Temporary Roll-Off Boxes for Special Clean-Ups Available

Burrtec offers large roll off boxes for commercial clean-ups and special projects. Containers are available for 7-day rentals and include delivery and removal. All unwanted materials can be placed directly into the container with the exception of hazardous waste, tires or large amounts of dirt, rock, concrete, or asphalt. Please call our Customer Service Department to order one today!

Holiday Schedule

- Thanksgiving Day - Thursday, November 27, 2014
- Christmas Day - Thursday, December 25, 2014
- New Years Day - Thursday, January 1, 2015

When the holiday falls on a weekday, collections for the remainder of the week will be delayed by one day. There is no service interruption or delay when the holiday falls on a Saturday or Sunday.



octubre 2014

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Patrocinado por la Ciudad de Duarte y Burrtec Waste Services

"Nos Encargaremos De Ello"

Lista de reciclaje

- Las latas de aluminio (no las aplaste)
- Las latas de aerosol (deben estar completamente vacías)
- Folletos
- Cartón
- Cajas de cereal (quite el forro interior de papel de cera)
- Ganchos de ropa
- Papel de computadora
- Cupones
- Sobres
- Botellas de vidrio, frascos
- Cosméticos en botellas de vidrio
- Correo Basura o propaganda
- Botellas de Lavandería
- Revistas/Catálogos
- Periódico
- Papel
- Tubos de papel
- Guías de teléfono
- Cajas de pizza
- Contenedores de plástico #1-#7
- Jarras de plástico para leche
- Latas
- Cajas de pañuelo de papel o kleenex
- Papel de envolver



Información de Contacto

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1017 West Gladstone Street

Azusa, CA 91702

Horas de oficina

Lunes-Viernes 8:00 am to 5:00 pm



Es Genial Reutilizar para la Escuela

Con el año escolar ya aquí el reutilizar materiales es bueno para su cartera y para el medio ambiente. Aquí hay algunas maneras para reutilizar y recolectar artículos a través del año.

Útiles Escolares: Muchos estudiantes dejan sus artículos escolares en sus casilleros al final del año o los desechan al llegar a sus hogares. En lugar de tirar estos artículos en la basura, mejor recólectelos para una venta de la comunidad o una recaudación de donaciones. Algunos de estos materiales pueden ser muy útiles para otros.

Libros: En lugar de tirar los libros viejos, considere establecer un intercambio de libros en su escuela o comunidad. O, comience una recolección y done sus libros usados a una biblioteca, una casa de ancianos, u otra organización que pueda quererlos.

Materiales de Arte: Organice una colección de materiales de arte para usar en la escuela, para intercambiar entre los estudiantes interesados, o para donarlos a una organización necesitada, tal como un refugio para familias y niños sin casa.

Equipo Deportivo: Usted puede coleccionar equipo deportivo nuevo o no deseado para intercambiar dentro de una escuela, para reutilizarse en diferentes escuelas, o para recaudar fondos para caridades.

Artículos de Ocasiones Especiales: Considere un intercambio de vestidos de fiesta o recaudación de donaciones. Colecte vestidos una vez usados y dónelos a otras escuelas y organizaciones interesadas.

Las Tres R de Bolsas reutilizables

Usted puede desempeñar un papel importante en hacer que Duarte sea una comunidad más verde y más saludable reduciendo la basura y el desecho generado por bolsas para llevar de un solo uso al Utilizar bolsas reutilizables. Aquí están tres nuevas R para ayudarlo a hacer lo siguiente:

Recordar: Coloque sus bolsas reutilizables por la puerta, cerca sus llaves del coche, o escríbalo en su lista de compras Para recordarle.

Reponer: Mantenga un suministro de estas bolsas en su automóvil y en la oficina para que pueda agarrar una cuando usted la necesita.

Reformular: Pare y vuelva a pensar acerca de utilizar sus bolsas reutilizables sólo para ir de compras al supermercado. Considere todos los lugares donde usted va de compras o compra comida para llevar y trata de utilizarlas allí.



Cajas de roll-off temporales para Especial limpiezas Disponible

Burrtec ofrece gran rollo de cajas para limpiezas comerciales y proyectos especiales. Los contenedores están disponibles para alquileres de 7 días e incluyen la entrega y retirada. Todos los materiales no deseados se pueden colocar directamente en el contenedor con la excepción de los residuos peligrosos, neumáticos o grandes cantidades de tierra, rocas, concreto o asfalto. Por favor llame a nuestro Departamento de Servicio al Cliente para pedir uno hoy!

Horario Festivo

Día de Gracias - Jueves, 28 de noviembre, 2014

Día de Navidad - Jueves, 25 de diciembre, 2014

Año Nuevo - Jueves, 1 de enero, 2015

Cuando el día festivo cae entre semana, las recolecciones para el resto de la semana se tardarán un día. No habrá interrupción o demora de servicio cuando el día festivo cae en un sábado o domingo.

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Penalty for Scavenging

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- Multas



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Preparado en conjunto con la Ciudad de Duarte y
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Los Angeles County Hauler Permit

	COUNTY OF LOS ANGELES Department of Public Health - Solid Waste Program											
	Waste Collector Permit Under Provisions of County Ordinance Title 20											
	2014											
BURRTEC WASTE SERVICES, LLC 9890 CHERRY AVE FONTANA, CA 92335		<table><tr><td>COMPANY ID#</td><td>S0553</td></tr><tr><td>PERMIT FEE</td><td>\$1,099.00</td></tr><tr><td>VEHICLES PERMITTED</td><td>15</td></tr><tr><td>DATE OF ISSUE</td><td>12/27/2013</td></tr><tr><td>EXPIRATION DATE</td><td>12/31/2014</td></tr></table>	COMPANY ID#	S0553	PERMIT FEE	\$1,099.00	VEHICLES PERMITTED	15	DATE OF ISSUE	12/27/2013	EXPIRATION DATE	12/31/2014
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VEHICLES PERMITTED	15											
DATE OF ISSUE	12/27/2013											
EXPIRATION DATE	12/31/2014											
	 CHIEF, SOLID WASTE PROGRAM											

Performance Bond

This bond replaces and supersedes the prior bond # 0153513-01. The penal sum contained herein is not cumulative with prior bonds.

BOND NUMBER: 0153513-02

PREMIUM: \$2,988.00

FRANCHISE BOND

KNOW ALL MEN BY THESE PRESENTS, that we Burrtec Waste Service, LLC as Principal, and Berkley Insurance Company a Corporation organized under the laws of the State of Delaware, and duly authorized to transact business under the law of the State of California, as Surety, are held and firmly bound unto the City of Duarte State of California, as Oblige, in the just and full sum of Two Hundred Thirty-Nine Thousand and 00/100 Dollars (\$239,000.00) for payment whereof well and truly to be made, and Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION of the foregoing obligation is such, that whereas, the above bounden Principal has entered into a Franchise Contract dated September 9, 1998 with the said Oblige for the collection, transportation and disposal of refuse from the area described in said Franchise Contract for the term commencing February 16, 2015 and ending on February 16, 2016 as will more fully appear from said Franchise Contract reference to which is hereby made.

NOW, THEREFORE, if the above bounden Principal, his or its heirs, executors, administrators, successors or assigns shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and agreements in the said Franchise Contract on his part to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the said Oblige, its officers and agents, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and virtue.

This bond is executed subject to the following express conditions, the fulfillment of which being precedent to any right of recovery hereunder.

No. 1. This bond shall be considered as one of suretyship only and the right of action is given to no one other than the Oblige named herein.

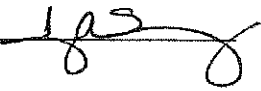
No. 2. Irrespective of the terms of the agreement mentioned above, it is agreed by all parties to this bond (the Principal, the Surety, and the Oblige) that this bond will be effective only for a period of one year from February 16, 2015 and is renewable by continuation certificates for additional periods of one year, such continuation certificates to be issued at the option of the Surety. Surety agrees to give thirty (30) days notice in writing to the Oblige of either cancellation or its intent not to renew, as provided for in this bond.

No. 3. Notice of any claim hereunder must be given to the Surety at its office at 4 Hutton Centre Dr., Ste. 640 - Santa Ana, CA 92707, as soon as possible and in any event within fifteen (15) days after anything shall come to the notice of the Oblige or any of its officers indicating the possibility to claim hereunder.

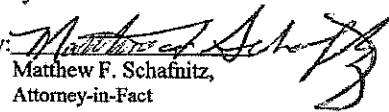
No. 4. Any action to recover loss hereunder shall be commenced by the Oblige in a court of competent jurisdiction within one year after giving notice of possible claim as provided in Condition No. 3 and the Principal shall be made a party to such action if he can with reasonable diligence be served with process therein.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 7th day of January, 2015.

Burrtec Waste Services, LLC
Principal

By: 

Berkley Insurance Company
Surety

By: 
Matthew F. Schafnitz,
Attorney-in-Fact

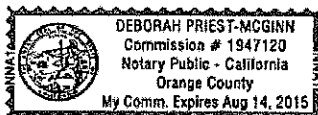
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Orange)
 On January 7th, 2015 before me, Deborah Priest-McGinn
 Date Here Insert Name and Title of the Officer
 personally appeared Matthew F. Schafnitz
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Deborah Priest-McGinn
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
 Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: Matthew F. Schafnitz of Brakke-Schafnitz Insurance Brokers, Inc. of Laguna Niguel, CA its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00), to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety Group, LLC, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 24 day of September, 2012.

Attest:

Berkley Insurance Company

(Seal)

By

Ira S. Lederman
Senior Vice President & Secretary

By

Jeffrey M. Hafter
Senior Vice President

WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.

STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 24 day of September, 2012, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Senior Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

EILEEN KILLEEN

NOTARY PUBLIC, STATE OF CONNECTICUT
MY COMMISSION EXPIRES JUNE 30, 2017

Eileen Killeen
Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this 7th day of January, 2015.

(Seal)

Andrew M. Turna

WARNING - Any unauthorized reproduction or alteration of this document is prohibited. This power of attorney is void unless seals are readable and the certification seal at the bottom is embossed. The background imprint, warning and confirmation (on reverse) must be in blue ink.

Insurance Certificate



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/27/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Alliant Insurance Services, Inc. 735 Carnegie Drive, Suite 200 San Bernardino CA 92408	CONTACT NAME: Karen Adcock PHONE (A/C No. Ext): 909-474-8768 E-MAIL: kadcock@alliant.com ADDRESS:	FAX (A/C No.):
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: New Hampshire Ins Co		
INSURER B: National Union Fire of PA		19445
INSURER C: Navigators Insurance Company		42307
INSURER D: National Union Fire Ins Co Pittsbur		19445
INSURER E: Lexington Insurance Company		19437
INSURER F:		

COVERAGES CERTIFICATE NUMBER: 2048809087 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADCL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☒ LOC ☐ OTHER:	Y	LA14CGL103473/C	3/1/2015	3/1/2016	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$300,000 MED EXP (Any one person) \$Excluded PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
B	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ☒ NON-OWNED AUTOS	Y	CA0948293	3/1/2015	3/1/2016	COMBINED SINGLE LIMIT (Per accident) \$2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ 4584331 CSL Over \$10,000 GCW
E	UMBRELLA LIAB EXCESS LIAB ☐ OCCUR ☐ CLAIMS-MADE DED RETENTIONS		021391622	3/1/2015	3/1/2016	EACH OCCURRENCE \$1,000,000 AGGREGATE \$1,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A	WC001894400	3/1/2015	3/1/2016	☒ PER ☐ STATUTE ☐ OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
D	Business Auto Any Auto, Hired, Non-Owned		CA0948294	3/1/2015	3/1/2016	CSL Under 10,000 GCW 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Job: Operations pertaining to named insured for certholder. Certificate holder is additional insured as respects to general and auto liability per endorsements attached.

CERTIFICATE HOLDER	CANCELLATION
City of Duarte City Clerk 1600 Huntington Drive Duarte CA 91010	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

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ACORD 25 (2014/01)

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**BURRTEC WASTE INDUSTRIES, INC.
NAMED INSURED**

Agua Mansa MRF, LLC
AVCO Disposal, Inc.
Burr Group LP
Burr Group, Inc.
Burr Properties, LLC
Burrline LLC
Burrtec Environmental, LLC
Burrtec Recovery & Transfer, LLC
Burrtec Retirement Savings Plan
Burrtec Waste & Recycling Services, LLC
Burrtec Waste Group, Inc.
Burrtec Waste Industries, Inc. (formerly PSP Waste Services, Inc.)
Burrtec Waste Industries, Inc. DBA Burbank Recycling
Burrtec Waste Industries, Inc. DBA: Agua Mansa Recycling & Transfer Co.
Burrtec Waste Industries, Inc. DBA: Burrtec Recycling & Transfer Co.
Burrtec Waste Industries, Inc. DBA: Burrtec Recycling Center
Burrtec Waste Industries, Inc. DBA: Coachella Valley Compost
Burrtec Waste Industries, Inc. DBA: Coachella Valley Transfer Station
Burrtec Waste Industries, Inc. DBA: Desert Disposal
Burrtec Waste Industries, Inc. DBA: East Valley Recycling & Transfer
Burrtec Waste Industries, Inc. DBA: Inland Empire Recycling
Burrtec Waste Industries, Inc. DBA: Marks Disposal
Burrtec Waste Industries, Inc. DBA: Tri-Co
Burrtec Waste Industries, Inc. DBA: Tri-County Disposal
Burrtec Waste Industries, Inc. DBA: Trico Disposal
Burrtec Waste Services, LLC
Crestline Disposal
Currans Rubbish Disposal, Inc.
E. Cole Burr, individually and as Trustee of the Burr Family Trust
EDCO Disposal Corp (but only as respects to vehicles registered in their name)
Edward G. Burr, Sandra L. Burr, Cole Burr and Tracy A. Burr, Individually and
Burr Properties: 9910, 9934, 9930, 9964, 9820, 9890, 9982 Cherry Ave, Fontana,
CA and 17000 Abbey Lane, corner of Abbey Lane and Bimini (5 acres), and
18997 Abbey Lane, Victorville California
Empire Disposal, LLC
Fontana Rubbish Collectors, Inc.
Inland BioEnergy, LLC
Jack's Disposal, Incorporated DBA: Yukon Disposal
Jack's Disposal, Incorporated
Kaiser Recycling Corporation
KGB Properties, LLC (formerly Burr Girls, LLC)
Lake Arrowhead Disposal
Lucerne Valley Disposal, Inc.
Monte Vista Disposal, Inc.
Mountain Disposal Services, Inc.
Rancho Disposal Service, Inc.
Rialto Services, Inc.
Running Springs Disposal

TECMEC Maintenance Enterprise, Inc.
Tracy A. Burr, individually and as Trustee of the Burr Family Trust
Tri-County Disposal, Inc.
Tri-County Disposal, Inc. DBA: Gary's Disposal (but only as respects to vehicles
registered in this name)
Victorville Disposal, Inc.
West Valley MRF, LLC
West Valley Recycling and Transfer, Inc.
Yucaipa Disposal, Inc.

POLICY NUMBER: LA14CGL103473IC

COMMERCIAL GENERAL LIABILITY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – (FORM B)**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART.

SCHEDULE

Name of Person or Organization:

Any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy.

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

WHO IS AN INSURED (Section II) is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of "your work" for that insured by or for you.

ENDORSEMENT

This endorsement, effective 12:01 A.M. 3/1/15 forms a part of

policy No. CA0948293 issued to BURRTEC WASTE GROUP, INC.
and
CA0948294

by NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - WHERE REQUIRED UNDER CONTRACT OR AGREEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

SCHEDULE

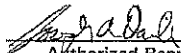
ADDITIONAL INSURED:

ANY PERSON OR ORGANIZATION FOR WHOM YOU ARE CONTRACTUALLY BOUND TO PROVIDE ADDITIONAL INSURED STATUS, BUT ONLY TO THE EXTENT OF SUCH PERSON'S OR ORGANIZATION'S LIABILITY ARISING OUT OF A COVERED "AUTO".

I. SECTION II-LIABILITY COVERAGE, A. Coverage, 1.-Who Is Insured, is amended to add:

- d. Any person or organization, shown in the schedule above, to whom you become obligated to include as an additional insured under this policy, as a result of any contract or agreement you enter into which requires you to furnish insurance to that person or organization of the type provided by this policy, but only with respect to liability arising out of use of a covered "auto". However, the insurance provided will not exceed the lesser of:

- (1) The coverage and/or limits of this policy, or
- (2) The coverage and/or limits required by said contract or agreement.


Authorized Representative or
Countersignature (in States Where
Applicable)

87950 (10/05)

Page 1 of 1

Waste Generation and Diversion Report

BURRTEC WASTE SERVICES CITY OF DURHAM

Civilian Program Code	Description	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	YTD
3000-RR	Residential Refuse	402.24	339.55	376.76	405.59	420.78	369.65	447.37	370.55	346.18	405.51	381.54	439.65	4,704.79
3000-RR	Residential Bulk Items	5.32	8.84	10.16	9.77	9.59	8.59	4.78	9.78	3.50	6.95	10.03	5.56	95.16
3000-RR	Residential Refuse (residue)	9.32	8.84	10.16	9.77	9.59	8.59	4.78	9.78	3.50	6.95	10.03	5.56	95.16
3000-RR	Clean Up	31.21	24.70	23.76	20.65	18.67	19.65	20.56	19.33	18.67	19.76	24.41	25.75	289.07
3000-RR	Government Refuse				10.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.09
3000-RR	School Refuse													0.00
3000-RR	Residential Bin Refuse	5.43	3.55	4.63	6.47	5.94	6.07	8.36	6.70	6.18	6.85	5.61	6.96	69.06
3000-RR	Residential Bin Refuse (residue)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3000-RR	Multi-Family Refuse	170.11	142.43	177.07	166.47	178.53	166.19	163.36	172.50	169.32	180.34	152.96	183.92	2,002.79
3000-RR	Multi-Family Refuse (residue)	1.79	1.69	1.65	1.95	2.02	2.03	1.85	1.74	1.61	1.91	1.91	2.25	22.10
3000-RR	Commercial Refuse	287.85	243.25	305.05	281.53	303.03	264.86	271.80	282.12	268.52	289.37	245.36	284.00	3,364.35
3000-RR	Commercial Refuse (residue)	267.61	222.04	271.01	176.93	223.32	203.31	218.78	179.63	223.87	250.30	198.48	214.00	2,620.03
3000-RR	Commercial Refuse (residue)	2.17	2.05	1.86	2.58	2.45	2.47	2.30	2.12	1.95	2.32	1.96	2.73	25.79
3000-RR	Roll-off Refuse (residue)	0.00	1.22	0.28	0.59	0.00	0.00	0.00	1.28	0.00	0.00	0.00	1.25	4.81
3000-RR	Roll-off Refuse (residue)	1,104.64	987.32	1,170.08	1,084.59	1,168.57	1,032.59	1,143.77	1,066.01	1,050.81	1,146.38	1,021.20	1,176.90	13,179.74
3000-RR	Source Reduction													0.00
3000-RR	1000-SR-XGC Xeriscaping, Grasscycling													0.00
3000-RR	1010-SR-BCM Backyard Composting													0.00
3000-RR	1020-SR-BWR Business Source Reduction													0.00
3000-RR	1030-SR-PMT Procurement													0.00
3000-RR	1040-SR-SCH School Source Reduction													0.00
3000-RR	1050-SR-GOV Government Source Reduction													0.00
3000-RR	1060-SR-MTE Material Exchange, Thrift Shops													0.00
3000-RR	1070-SR-OTH Other Source Reduction													0.00
3000-RR	Source Reduction Totals	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3000-RR	Recycling (Material Recycling)													0.00
3000-RR	2000-RC-CRB Residential Curbside Recycling	102.75	81.31	78.27	96.16	93.05	81.98	97.67	82.16	87.51	83.74	80.37	122.84	1,118.04
3000-RR	2010-RC-DRP Residential Drop-off Recycling													0.00
3000-RR	2020-RC-BVQ Residential Bulk Item Centers													0.00
3000-RR	2030-RC-CSP Commercial On-Site Recycling	17.34	12.31	11.36	14.16	14.70	22.06	14.28	15.86	11.59	19.46	11.78	25.18	189.98
3000-RR	2040-RC-SFC Commercial Self-Haul Recycling													0.00
3000-RR	2050-RC-SCH School Recycling													0.00
3000-RR	2060-RC-GOV Government Recycling													0.00
3000-RR	2070-RC-SNL Special Collection - Seasonal	5.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.65	6.31
3000-RR	2080-RC-SPE Special Collection - Events	0.00	4.03	0.97	1.90	0.00	0.00	0.00	4.20	0.00	0.00	4.10	0.00	15.15
3000-RR	2090-RC-OTH Other Recycling-Pre-Sorted Roll-off													0.00
3000-RR	Recycling Totals	125.77	97.65	90.49	112.70	107.75	114.08	111.95	112.02	99.10	113.23	96.25	148.47	1,323.51
3000-RR	Composting													0.00
3000-RR	3000-CM-RCG Residential Curbside Greenwaste	187.01	179.01	229.95	281.06	238.06	195.75	234.04	213.30	172.11	221.59	148.46	179.23	2,457.59
3000-RR	3010-CM-RSG Residential Self-Haul Greenwaste													0.00
3000-RR	3020-CM-COG Commercial On-Site Greenwaste	16.28	9.15	10.76	9.97	11.17	11.20	9.89	7.44	9.05	8.78	9.66	15.24	128.57
3000-RR	3030-CM-CSG Commercial Self-Haul Greenwaste													0.00
3000-RR	3040-CM-FWC Food Waste Composting													0.00
3000-RR	3050-CM-SCH School Composting													0.00
3000-RR	3060-CM-GOV Government Composting													0.00
3000-RR	3070-CM-OTH Other Composting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3000-RR	Composting Totals	213.29	188.14	240.71	271.04	249.23	196.95	243.93	220.74	181.16	230.37	158.12	184.47	2,596.16
3000-RR	Special Waste													0.00
3000-RR	4000-SR-ASH Ash													0.00
3000-RR	4010-SR-SUG Sludge (sewage industrial)													0.00
3000-RR	4020-SR-TBS Tires	0.00	0.00	0.00	0.00	0.00	3.65	0.00	4.15	2.61	0.00	0.00	0.00	10.36
3000-RR	4030-SR-VHG White Goods	0.00	0.35	0.05	0.26	0.17	0.16	0.18	0.18	0.00	0.44	0.00	0.00	2.03
3000-RR	4040-SR-SCH Scrap Metal	1.19	0.04	0.00	1.47	1.50	0.07	0.01	0.04	0.00	0.00	0.00	0.16	4.48
3000-RR	4050-SR-WFM Wood Waste	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3000-RR	4060-SR-CAR Concrete/Asphalt/Rubble	65.00	20.05	19.67	48.05	136.92	95.24	120.44	9.21	0.00	14.84	90.62	39.41	599.30
3000-RR	4070-SR-DSD Disaster Debris													0.00
3000-RR	4080-SR-SGL Shingles													0.00
3000-RR	4090-SR-RND Rendering													0.00
3000-RR	4100-SR-OTH Other Special Waste	4.39	3.61	19.51	15.57	23.08	25.26	35.73	24.96	13.81	11.99	2.65	15.37	166.23
3000-RR	Special Waste Totals	101.67	24.20	38.22	65.30	161.67	124.35	155.36	58.94	16.52	27.27	93.36	54.94	602.40

BURRTEC WASTE SERVICES
CITY OF DUARTE

CWSP Program Code	Description	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Y-TOT
Public Education & Outreach														
5000-ED-ELC	Electronic (radio, TV, WWW Hotlines)													0.00
5010-ED-PRN	Printed Media													0.00
5020-ED-OUT	Outreach (workshops, fairs, field trips)													0.00
5030-ED-SCH														0.00
5040-ED-OTH	Other Public Education													0.00
Public Education & Outreach Totals		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parkway Incentives														
6000-PI-PLB	Product & Landfill Batts													0.00
6010-PI-EN	Economic Incentives													0.00
6020-PI-ORD	Ordinances													0.00
6030-PI-OTH	Other Policy Incentives													0.00
Public Education Totals		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Facility Recovery														
7000-FR-WRF	Material Recovery Facility													0.00
7010-FR-LAN	Landfill													0.00
7020-FR-TST	Transfer Station													0.00
7030-FR-OMF	Composting Facility													0.00
7040-FR-ADC	Alternate Daily Cover													0.00
7050-FR-OTH	Other Facility Recovery													0.00
Facility Recovery Totals		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Transformation														
8000-TR-WTE	Waste-to-Energy													0.00
8010-TR-WDW	Biomass (wood waste)													0.00
8020-TR-TRS	Tires	143.91	91.78	63.62	63.64	47.89	83.78	83.56	44.68	89.07	58.46	39.33	52.84	860.46
8030-TR-OTH	Other Transformation													860.46
Transformation Totals		143.91	91.78	63.62	63.64	47.89	83.78	83.56	44.68	89.07	58.46	39.33	52.84	860.46
Household Hazardous Waste														
9000-HH-PME	Permanent Facility													0.00
9010-HH-MJC	Mobile/Portable Facility													0.00
9020-HH-CSC	Consolidate Collection													0.00
9030-HH-WSE	Waste Exchange													0.00
9040-HH-EDP	Educational Programs													0.00
9045-HH-EWA	Electronic Waste	0.00	0.03	0.06	0.06	0.06	0.06	0.06	0.00	0.03	0.03	0.06	0.07	0.58
9050-HH-OTH	Other Household Hazardous Waste	0.00	0.01	0.00	0.00	0.02	0.00	0.01	0.00	0.03	0.00	0.00	0.02	0.08
HHW Totals		594.54	491.81	433.10	512.34	564.42	519.22	595.81	415.98	366.38	427.39	387.12	450.81	5,679.15
All Programs Total		1,184.34	987.32	1,170.08	1,084.59	1,168.91	1,092.93	1,143.71	1,053.01	1,030.81	1,146.35	1,021.20	1,175.90	13,179.74
Total Refuse		1,749.26	1,389.13	1,803.18	1,595.93	1,730.35	1,555.76	1,739.56	1,471.99	1,417.19	1,573.77	1,408.32	1,626.81	18,858.89
Total Tonnes Generated														
Multi Family Net Diverted Tonnage														
2030-RC-OSP	Multi Family Curbside Recycling	7.83	5.66	5.10	5.40	6.24	9.88	6.42	7.08	5.28	6.80	5.32	11.37	86.78
3020-CH-COG	Multi Family Curbside Greenwaste	3.25	2.81	3.31	3.56	3.99	4.00	3.53	2.66	3.23	3.14	3.45	4.32	41.29
8030-TR-OTH	Other Transformation	21.39	13.34	9.93	10.10	7.51	13.09	12.35	7.55	14.11	9.16	6.22	8.74	133.48
Residential Bin Net Diverted Tonnage														
8030-TR-OTH	Other Transformation	0.42	0.32	0.26	0.39	0.30	0.51	0.46	0.30	0.55	0.34	0.23	0.34	4.44

Year 2014

U.S. Department of Labor
Occupational Safety and Health Administration

 <http://www.osha-slc.gov>
Phone: 303.425.1111 Fax: 303.425.1111

OSHA's Form 300A (Rev. 01/2004)
Summary of Work-Related Injuries and Illnesses

that's exactly where we're going to go. There's no going back.

These are the links below.

Employees better employees, and their responsibilities have the right to read the CSMA Form 302 in its entirety. They also have linked access to the CSMA Form 302 or its equivalent. See its CIP.

Number of Cases				
Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases	Total
(G)	(H)	(I)	(J)	(K)
0	1	0	0	0

Number of Days	Total number of days away from work	Total number of days of job transfer or restriction
14		56

Injury and Illness Types	
Total number of...	(4)
(1) Injury	1
(2) Skin Disorder	0
(3) Respiratory Condition	0
(4) Poisoning	0
(5) Hearing Loss	0
(5) All Other Illnesses	0

For this Summary page from February 1 to April 30 of the year following the year covered by the farm

At the same time, the authors note that the results of the study are not generalizable to all countries. The authors note that the study was conducted in a developing country, and the results may not be applicable to other countries. The authors note that the study was conducted in a developing country, and the results may not be applicable to other countries.

Establishment information

Your establishment name United Value Services

Street 401 West End Ave

City Asheville State NC Zip 28702

Industry description (e.g., Manufacturer of machinery or business
machines and electrical machinery)

Standard Industrial Classification (SIC) (Handbook 4, SIC 2715;
Standard Industrial Classification Classification Manual, 2002)

OR North American Industry Classification (NAICS) (Handbook 4, 2002)

Employment information

Annual average number of employees 43

Total hours worked by all employees last
year 33,695.27

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and
correct.

Officer Signature _____ Date _____

Company executive _____

2007-09-24 17:07 _____ Phone _____

Motor Carrier Safety Compliance Report/Terminal Record Update

STATE OF CALIFORNIA
DEPARTMENT OF CALIFORNIA HIGHWAY PATROL
BIT PROGRAM
ADMINISTRATIVE REVIEW
CHP 342 (Rev. 5-00) OPI 062

Page 1 of 1 pages

TERMINAL INFORMATION CHANGED ☒ Yes ☐ No	CARRIER ID NUMBERS CA 195546
TELEPHONE NUMBER (INCLUDE AREA CODE) (800) 325-9417	FCN 272909

TERMINAL NAME BURRTEC WASTE SERVICES LLC	
TERMINAL STREET ADDRESS (NUMBER, STREET, CITY, ZIP CODE) 1017 GLADSTONE AVE. AZUSA CA. 91702	
TERMINAL MAILING ADDRESS (NUMBER, STREET, CITY, STATE, ZIP CODE) (IF DIFFERENT FROM ABOVE) 9890 CHEERY AVE. FONTANA CA. 92335	COUNTY/CODE NUMBER 19

LICENSE AND FLEET INFORMATION						
HM Lic. No.	HWT Reg. No.	IMS Lic. No.	LOCATION CODE	SUBAREA	ADMINISTRATIVE REVIEW	
Exp. Date	Exp. Date	Exp. Date	525	S34	☒ First ☐ Second	
TRUCKS AND TYPES	TRAILERS AND TYPES	BUSES BY TYPE	REG. CT.	HW. VEH.	HW. CONT.	DRIVERS
17 S		I - II -				I

EMERGENCY CONTACTS (In Calling Order of Preference)		
EMERGENCY CONTACT (NAME) MIKE SAMANO	DAY PHONE NO. (INCLUDE AREA CODE) (800) 325-9417	NIGHT PHONE NO. (INCLUDE AREA CODE) (800) 325-9417
EMERGENCY CONTACT (NAME)	DAY PHONE NO. (INCLUDE AREA CODE)	NIGHT PHONE NO. (INCLUDE AREA CODE)

CHECK THE ESTIMATED TERMINAL MILEAGE WITHIN CALIFORNIA DURING THE LAST YEAR

- YEAR 2013
- A ☐ Under 15,000
B ☐ 15,001 -- 50,000
C ☐ 50,001 -- 100,000
D ☐ 100,001 -- 500,000
E ☒ 500,001 -- 1,000,000
F ☐ 1,000,001 -- 2,000,000
G ☐ 2,000,001 -- 5,000,000
H ☐ 5,000,001 -- 10,000,000
I ☐ More than -- 10,000,000

OPERATING AUTHORITIES CALIFORNIA PUC NUMBERS		
T -	T -	T -
PSG ☐ TCP ☐ PSC	PSG ☐ TCP ☐ PSC	PSG ☐ TCP ☐ PSC
ICC NUMBERS		DOT NUMBER
☐ MC ☐ MX	☐ MC ☐ MX	

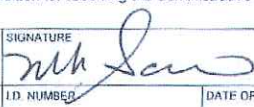
ADMINISTRATIVE REVIEW
REVIEWER'S COMMENTS CARRIER'S FIRST A/R

REVIEWED MISTER PRINT OUT WITH CARRIER REPRESENTATIVE

SATISFACTORY RATINGS ARE CARRIED FORWARD IN THE FOLLOWING CATEGORIES ☒ Maintenance Program ☒ Driver Records ☒ Regulated Equipment ☐ Hazardous Materials ☒ Terminal		CHP 100D COLUMN NO	CARRIER TYPE/CODE T / 1	TIME IN	TIME OUT
---	--	-----------------------	-------------------------------	---------	----------

MOTOR CARRIER REQUEST AND CERTIFICATION

As DIVISION MANAGER, I request that this terminal receive an administrative review in lieu of the required Biennial Inspection of Terminals (BIT) Program inspection. I understand that requesting a review in lieu of inspection will not result in proration of inspection fees, and that this terminal's previous compliance rating of satisfactory will be extended for 25 months. This terminal will continue to maintain a satisfactory level of compliance during the next 25-month inspection term. As a condition for receiving the administrative review(s) in lieu of inspections, I agree to accept random, unannounced inspections of this terminal by the Department.

CARRIER REPRESENTATIVE'S NAME AND TITLE MIKE SAMANO, DIVISION MANAGER	SIGNATURE 	DATE 12/17/2014
REVIEW CONDUCTED BY JOSEPH A TORCHIA MCS I	ID NUMBER A10921	DATE OF REVIEW 12/17/2014
		SUSPENSE DATE 12/17/2016

Use previous editions until depleted.

c3421104.pdf

Community Clean-Ups

City of Duarte Clean Up Event Summary April 2014

Date	Trash				Concrete				E-Waste			
	Tons	Facility	Routes	Recovered	Tons	Facility	Routes	Recovered	Tons	Facility	Routes	Recovered
4/13/2014	7.53	P.H	9001-02	7.53	8	NUWAY	9001-02	9	1.48	E.R.	9001-02	1.48
4/13/2014	7.61	P.H	9001-02	7.61	0	N/A	9001-02	0	0	E.R.	9001-02	0
4/13/2014	6.96	P.H	9001-02	6.96	0	N/A	9001-02	0	0	E.R.	9001-02	0
4/13/2014	7.94	P.H	9001-02	7.94	0	N/A	9001-02	0	0	E.R.	9001-02	0
4/13/2014	3.28	P.H	9001-02	3.28	0	N/A	9001-02	0	0	E.R.	9001-02	0
4/13/2014	1.68	P.H	9001-02	1.68	0	N/A	9001-02	0	0	E.R.	9001-02	0
Totals	35.00			35.00	8.00			9	1.48			1.48

Date	Scrap Metal				GreenWaste				Tires			
	Tons	Facility	Routes	Recovered	Tons	Facility	Routes	Recovered	Tons	Facility	Routes	Recovered
4/13/2014	1.61	1.M	9001-02	1.61	8.07	S.C.	9501	8.07	0	BJ	9001-02	0
	0	1.M	9001-02	0	9.71	P.H.	9501	9.71	0	BJ	9001-02	0
	0	1.M	9001-02	0	0	N/A	9001-02	0	0	BJ	9001-02	0
	0	1.M	9001-02	0	0	N/A	9001-02	0	0	BJ	9001-02	0
	0	1.M	9001-02	0	0	N/A	9001-02	0	0	BJ	9001-02	0
Totals	1.61			1.61	17.78			17.78	0			0

White Goods	Total #	E-Waste Goods	Total #	Electric Goods	Total #	Bulky / Mixed	Total #
Refrigerators	9	Television	61	Printers	3	Chairs/Tables/Doors	21
Stoves	7	Monitors	29	PC Towers	7	Sofas	8
Washer	7	VCR'S / DVD'S	8	Vacuums	4	Mattresses	20
Dryers	7	Stereos	4	Microwaves	5	Toilets	9
Water Heater	11	Speakers	3	Fans	2	Tires	0
Total	41	Total	105	Total	21	Total	58
Total Tonnage Recovered Percentage				Total			
BULKY ITEMS	TRASH	35.00	100%				
	RECYCLING	0.00	0%				
	E-WASTE	1.48	100%				
	SCRAP METAL	1.61	100%				
	GREENWASTE	17.78	100%				
	TIRES	0	0%				
	TOTAL	55.87	400%				
						Total Loads	9
						Total Tons Collected	55.87
						Total Tons Diverted	17.78
						Diversion Percentage	32%

White Goods / Scrap Metal: Bikes, parts, bars, rims, rebar, construction material, Water heater, pumps, Fenders, Dryers, Hoods, and other small metal parts.

E-Waste Goods: TV'S, Computers, Printers, Monitors, Stereos, Microwaves

Electric Goods: Towers, Vacuums, fans

Bulky / Mixed Items Included: Sofas, Mattresses, Tires, Plastic items.

Comments: No Hazardous Waste was collected.

Event: Taste of Duarte - May 21, 2014

City of Duarte Clean Up Event Summary September 2014

Date	Trash				Concrete				E-Waste			
	Tons	Facility	Routes	Recovered	Tons	Facility	Routes	Recovered	Tons	Facility	Routes	Recovered
9/21/2014	5.13	P.H.	9001-02	5.13	0	N/A	9001-02	0	0.28	E.R.	9001-02	0.28
9/21/2014	1.11	P.H. MRF	9001-02	1.94	0	N/A	9001-02	0	0			0
	0			0	0	N/A	9001-02	0	0			0
	0			0	0	N/A	9001-02	0	0			0
	0			0	0	N/A	9001-02	0	0			0
	0			1	0	N/A	9001-03	0	0			0
	0			0	0	N/A	9001-02	0	0			0
Totals	6.24			8.07	0.00			0	0.28			0.28

Date	Scrap Metal				GreenWaste				Tires			
	Tons	Facility	Routes	Recovered	Tons	Facility	Routes	Recovered	Tons	Facility	Routes	Recovered
	0	I.M	9001-02	0	3.32	P.H.	9501	3.32	0	B.J.	9001-02	0
	0	I.M	9001-02	0	4.35	W.V.	9501	4.35	0			0
	0	I.M	9001-02	0	0	N/A	9001-02	0	0			0
	0	I.M	9001-02	0	0	N/A	9001-02	0	0			0
	0	I.M	9001-02	0	0	N/A	9001-02	0	0			0
Totals	0			0	7.67			7.67	0			0

White Goods	Total #	E-Waste Goods	Total #	Electric Goods	Total #	Bulky / Mixed	Total #
Refrigerators	4	Television	10	Printers	4	Charis/Tables/Doors	4
Stoves	1	Monitors	5	PC Towers	5	Sofas	3
Washer	2	VCR'S / DVD'S	5	Vacuums	4	Mattresses	15
Dryers	1	Stereos	1	Microwaves	3	Toilets	5
Water Heater	0	Speakers	5	Fans	10	Tires	0
Total	8	Total	26	Total	26	Total	27

Total Tonnage		Recovered	Percentage	Total Loads	
BULKY ITEMS	TRASH	8.07	129%	Total Tons Collected	
	RECYCLING	8.00	#DIV/0!	Total Tons Diverted	
	E-WASTE	0.28	100%	Diversion Percentage	
	SCRAP METAL	0	#DIV/0!		
	GREENWASTE	7.67	100%		
	TIRES	0	100%		
TOTAL		24.02	100%		

White Goods / Scrap Metal: Bikes, parts, bars, rims, rebar, contruction material, Water heater, pumps, Fenders, Dryers, Hoods, and other small metal parts.

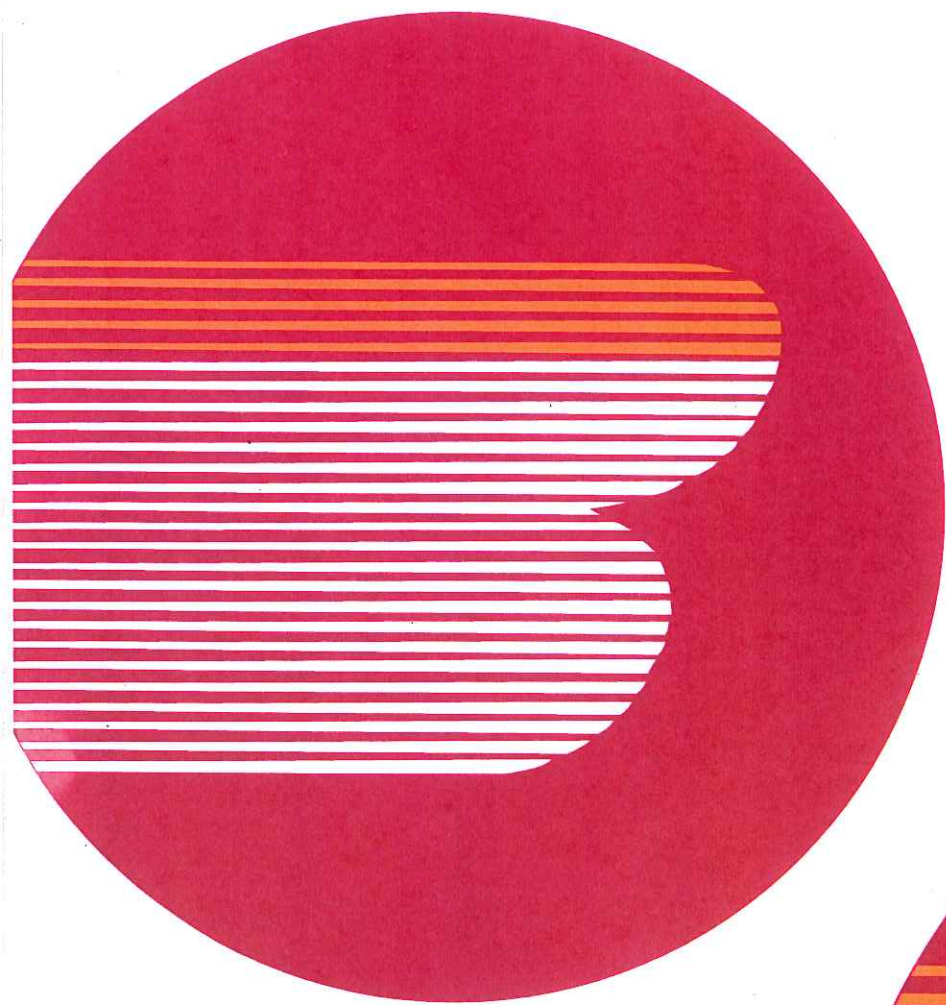
E-Waste Goods: TV'S, Computers, Printers, Monitors, Stereos, Microwaves

Electric Goods: Towers, Vacuums, fans

Bulky / Mixed Items Included: Sofas, Mattresses, Tires, Plastic items.

Event: Route 66 Parade - September 27,2014

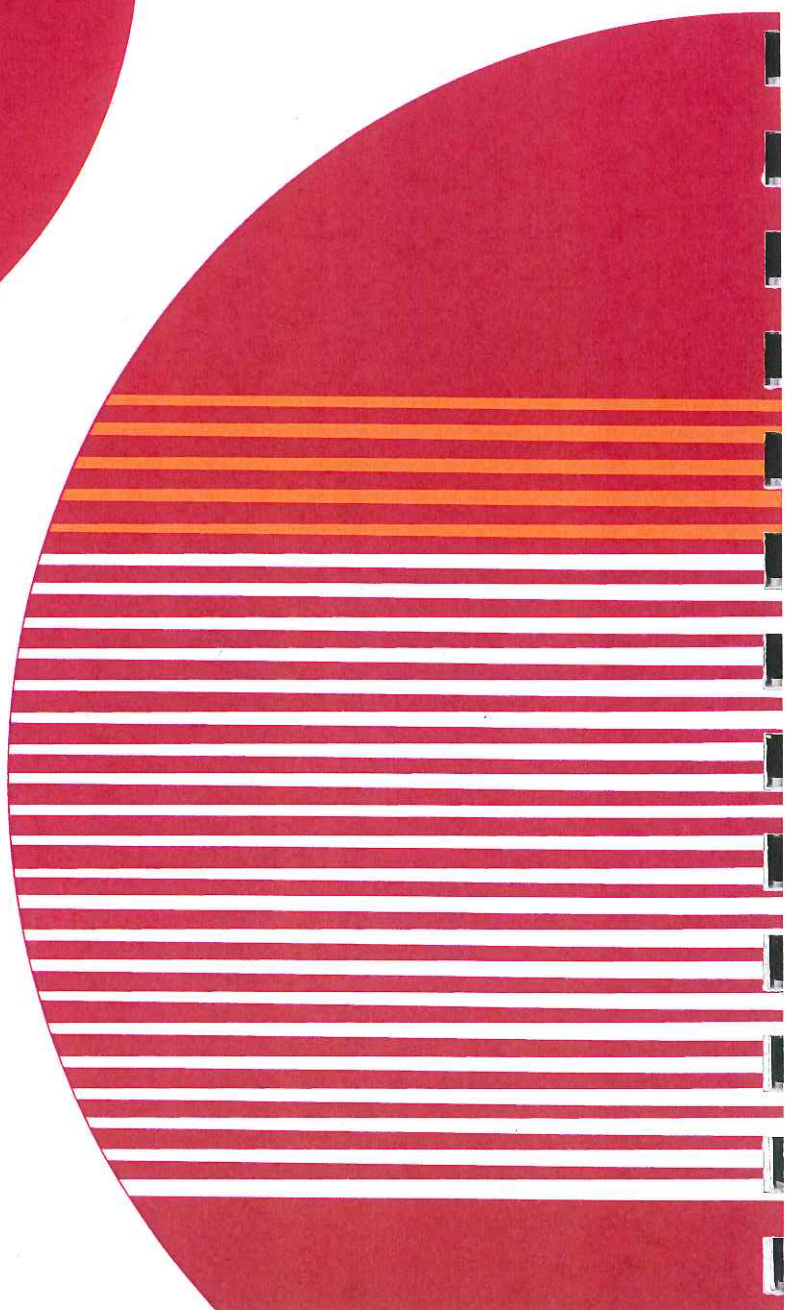
Comments: No Hazardous Waste was collected.
Hazardous waste program collection at City of Hope



‘We’ll Take Care of It’

BURRTEC WASTE SERVICES, LLC

9890 Cherry Ave., Fontana, CA 92335
(909) 429-4200





MEMORANDUM

TO: MAYOR AND CITY COUNCIL

FROM: CESAR MONSALVE, DIRECTOR OF PARKS AND RECREATION

SUBJECT: UPDATE ON 2016 GOLDEN STREETS OPEN STREETS EVENT. REQUEST FOR DIRECTION ON EVENT ROUTE DESIGN

DATE: SEPTEMBER 22, 2015

Recommendation

Staff recommends that Council approve a connection of the "Duarte" Golden Streets event route with the City of Irwindale's route to allow for a contiguous route from San Marino to Azusa during the Golden Streets event that is scheduled to take place on Sunday, June 26 2016.

Discussion

The Golden Streets event is a Metro, grant funded event that follows the "Open Streets Event" model. Open Streets events are designed as one-day car-free events, which allow organizers to open city streets exclusively to cyclists, joggers, walkers, skaters, rollerbladers and other non-motorized transportation. These very popular events encourage sustainable transportation mode sharing due to the fact that most participants arrive by foot, bike or use public transit systems to arrive at their preferred starting location along the route. As opposed to a race event, Open Streets events are held on a pre-designated route of several miles in length and a start and end time to the event is selected. The streets remain closed during that duration of time and participants can enter the route anywhere along the length of it.

As originally proposed, the Duarte Golden Streets route was chosen taking into account the impact to residents and businesses. The route would travel along the north side of Duarte Rd from Mountain Ave. to Highland Ave/Duarte Gold Line Station. A hub would extend south on Village Dr. located on the City of Hope campus to access the lawn area of Pioneer Park on the campus for festival style events.

The City of South Pasadena was supported by the Duarte City Council to apply for the Metro grant and in addition to South Pasadena the cities of San Marino, Arcadia, Monrovia, Duarte, Irwindale and Azusa were included in the proposal for one long route through each city. A proposed extension from our Duarte route to the Irwindale route by crossing the San Gabriel River bridge was included in the grant application submitted by the City of South Pasadena.

Funding/Expenses

As one of the cities included among the grant recipients, we are required to provide a 20% match that can be via in-kind staff planning, logistics, event day staffing, etc. Our cost estimate for the original route ending at the Gold Line station including traffic control and public safety set up had an approximate \$47,000 cost estimate so the 20% in kind cost to the City would amount to roughly \$10,000. The traffic control and public safety estimate for the longer route from the Gold Line station to the SG River Bridge is approximately \$75,000. The 20% in kind cost for this amount is \$15,000.

Conclusion

Metro has indicated that the route must be contiguous and that all cities must have the routes connected to create one long route without breaks. The consequences of not having a contiguous route would be that the event would be separated into 2 separate events on separate days. Staff is in support of the route connection with the City of Irwindale's route but seeks direction from the Council on selecting the appropriate route connection and several options will be presented to the Council for consideration.

Legal Notice

Legal Notice

Legal Notice

Legal Notice

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Duarte will conduct a public hearing on Tuesday, September 22, 2015, at 7:00 p.m. in the Council Chambers, 1600 Huntington Drive, Duarte, California, to consider the following:

Municipal Code Amendment 15-3: a State-mandated requirement to create an expedited and streamlined permitting process for the permitting of small, residential rooftop solar systems per Assembly Bill 2188 (California Solar Rights Act). The City intends on implementing AB 2188 by adding Chapter 16.04.090 (Small, Residential Rooftop Solar Systems) to Title 16 (Buildings and Construction) of the Duarte Municipal Code. MCA 15-3 will also amend Duarte Municipal Code section 16.04.040 (Building Code Fees) by modifying the maximum allowable solar permitting fees pursuant to the Solar Rights Act.

The Proposed ordinance is exempt from review under the California Environmental Quality Act (CEQA) under Sections 15060(c)(2), 15061(b)(3), 15301(a), 15303(a) and 15303(e) of the State CEQA Guidelines, because the activity of enacting this ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment. The proposed ordinance clarifies existing zoning regulations and adds an expedited permitting process for small, residential rooftop solar systems, and does not propose any new development that is not already generally permitted, and would not have a significant effect on the environment.

Any interested party may appear in person or by agent and be heard. If you challenge this matter in court, you may be limited to raising only the issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City Council at, or prior to, the Public Hearing. Written correspondence may be sent to Duarte City Hall, City Clerk's Office, 1600 Huntington Drive, Duarte, CA 91010.

For further information regarding this application, please contact Mr. Alex Tachiki in the Community Development Department, 1600 Huntington Drive, Duarte, CA., 91010, Monday through Thursday at (626) 357-7931, ext. 262, between the hours of 7:30 a.m. and 6:00 p.m.

Marla Akana, City Clerk

POST: September 10, 2015 (Duarte City Hall, Duarte Library, Duarte Office of Public Safety)

PUBLISH: Duartean, Saturday, September 12, 2015
AD#710913



CITY COUNCIL STAFF REPORT

Date: September 22, 2015

To: Mayor and City Council

Location: City-wide

Project: **Municipal Code Amendment 15-03**; A city-initiated request to add new Duarte Municipal Code Section 16.04.090 (Small Residential Rooftop Solar Energy Systems) and development standards for an expedited permitting process and adopt ordinance 15-O-06 to add regulations for Small Residential Rooftop Solar Energy Systems.

SUMMARY

AB 2188 was signed into law on September 22, 2014, requiring municipalities to adopt an ordinance that streamlines the process of permitting small residential rooftop solar energy systems. Prior to the adoption of AB 2188 companies within the solar industry were having difficulties with municipalities on varying requirements and long turn around times for review. These issues coupled with various political and environmental factors such as the Renewable Portfolio Standard, Million Solar Roof Program and various green initiatives have brought the expedited permitting of solar systems to the forefront.

For some time, the city has provided a streamlined process for solar permits. Adoption of the proposed Ordinance will now codify into the Duarte Municipal Code many of the processes we currently have in place. Furthermore, Ordinance 15-O-06 proposes several minor modifications that will help to improve the small residential rooftop solar energy system permitting process.

The City is recommending City Council approval of Municipal Code Amendment 15-03 (Proposed Ordinance 15-O-06) in order to achieve compliance with the new State law. The attached ordinance codifies the requirements of Section 65850.5 of the Government Code; directing the City's Building Official to develop a checklist of all requirements with which small rooftop solar energy systems shall be eligible for expedited review and authorizing the Building Official to administratively approve such applications.

BACKGROUND

Small residential rooftop solar systems are gaining in popularity as utility companies, such as Southern California Edison Company, are trying to comply with California Public Utility Commission regulations as well as Senate Bill 1. In 2006, Governor Schwarzenegger's Million Solar Roof Program encouraged residents to utilize solar systems in order for the State to use cleaner energy. The Renewable Portfolio Standard also requires the State's electricity to be made up of 33% renewable resources by 2020.

The solar industry has experienced issues in some municipalities with timing and review processes related to solar system permitting. State lawmakers introduced AB 2188, which aimed at streamlining the permit process for small residential rooftop solar energy systems and make municipalities clearly define the requirements to qualify for an expedited process.

AB 2188 became effective September 22, 2014 and created Government Code 65850 et al. Section 65850 requires every municipality or approving body of small residential rooftop solar systems adopt an ordinance that creates an expedited, streamlined permitting process on or before September 30, 2015.

ANALYSIS

The analysis of Government Code 65850 is broken down into four (4) topics: changes promulgated by Government Code 65850, the City of Duarte's current expedited solar permitting system, challenges and survey of other cities.

Government Code 65850 Requirements (Exhibit A)

Government Code 65850 imposes several requirements on local agencies including:

- Adoption of an ordinance to create an expedited permitting process for small residential rooftop solar energy systems of 10 kW or less that substantially conform to recommendations in the most current version of the California Solar Permitting Guidebook;
- Adoption of a permitting checklist in order to qualify for expedited review;
- Publication of the checklist and permitting documentation on the City's webpage;
- Allowance for electronic submittal of permit applications, if possible; and
- Requiring that the City conduct only one inspection, in a timely manner, for those projects eligible for expedited review.

By meeting all of these requirements applicants qualify for an expedited permitting process, which the Building Division can administratively approve, and issue building permits.

City of Duarte's Current Expedited Solar Permitting System

The City currently has an expedited process for permitting residential rooftop solar energy systems. The City has the ability to review solar system plans and issue building and electrical permits over the counter Monday through Thursday between 8:00AM and 10:00AM. When the Building Inspector is unavailable, the City is able to process the applicant's submittal within 24-48 hours of receiving a complete submittal. The City also accepts solar system permit applications and can provide the majority of plan check comments electronically.

The Planning Department routinely processes the majority of solar system applications over the counter. In some cases, Planning review may take 24-48 hours, depending upon unique locational circumstances. Planning Staff also reviews solar system applications for compliance

with current zoning requirements (Duarte Development Code 19.52.040, Energy Efficiency and Alternative Energy Sources), such as preferred locations for solar collector placement; solar access issues and regulations regarding freestanding solar collection systems.

Challenges

The City currently does not have the capability of completing the entire solar permitting process electronically. One major challenge is the limited ability to accept payments electronically. The City can accept permit fees over the phone, but does not have the capability of accepting them through our current computer infrastructure. Secondly, applicants must physically sign printed permits. On occasion, Staff has worked with applicants outside of the area by emailing and/or faxing permits for signature. This service will continue to be provided to our customers. Finally, the City's current email system has limitations to the size of incoming and outgoing emails. Since plans typically consist of large file sizes, not all emailed plans can be handled by our current email system. Without the capability of accepting payments, issuing permits or accepting all sets of plans electronically, the City is unable to provide the ability for a full electronic submittal for small residential rooftop solar energy systems.

Survey Of Other Cities

Staff surveyed neighboring cities and consulted with our Building Inspector. Our building and plan check services are provided by Charles Abbott and Associates, a company with multiple client cities (e.g. Twentynine Palms, Apple Valley, Aliso Viejo and La Palma). Through our research, Staff has found that many cities are approaching AB 2188 in a similar fashion to what is being proposed tonight. Arcadia and Monrovia already provide expedited review and have gone through a similar process of adopting their ordinance to codify their current process into their Codes. The survey also found that other cities are offering an expedited process for approval in a similar fashion. Like Duarte, many other cities surveyed do not have the digital infrastructure to process the entire solar permitting project electronically.

Several of Charles Abbott's client cities have already adopted ordinances to codify the requirements of Govt. Code 65000. Exhibit B is a permitting checklist that was created by Charles Abbott & Associates to assist their cities and their customers in complying with the new State law. This checklist will be uploaded to the City website and be available for clients before or during the solar permitting process.

DUARTE MUNICIPAL CODE SECTION 16.04.090

MCA 15-03 (Exhibit A - Ordinance 15-O-06) proposes to update and regulate small residential rooftop solar energy systems by codifying the City's streamlined permitting process within a new Section of the Duarte Municipal Code - 16.04.090. In order to achieve this, the City will provide online materials (checklist and permitting documents) to inform applicants on how to qualify for an expedited permitting process for Small Residential Rooftop Solar Energy Systems. Finally, this proposed ordinance would limit solar projects to one inspection, unless the first inspection reveals that the installation fails to meet standards.

RECOMMENDATION

Staff believes that with the adoption of MCA 15-03, the process of permitting small rooftop solar systems will be more clearly defined and a formal process for allowing an expedited permitting process will be available to applicants.

Staff recommends that City Council hold a public hearing, and then review, consider and approve the proposed Municipal Code Amendment 15-03, Ordinance 15-O-06 (Exhibit C) amending the Duarte Municipal Code with the addition of Section 16.04.090.

Respectfully Submitted,



Alex Tachiki
Community Development Technician

ATTACHMENTS

- Exhibit A - Government Code Section 65850
- Exhibit B - Checklist
- Exhibit C - Ordinance 15-O-06

65850.5. (a) The implementation of consistent statewide standards to achieve the timely and cost-effective installation of solar energy systems is not a municipal affair, as that term is used in Section 5 of Article XI of the California Constitution, but is instead a matter of statewide concern. It is the intent of the Legislature that local agencies not adopt ordinances that create unreasonable barriers to the installation of solar energy systems, including, but not limited to, design review for aesthetic purposes, and not unreasonably restrict the ability of homeowners and agricultural and business concerns to install solar energy systems. It is the policy of the state to promote and encourage the use of solar energy systems and to limit obstacles to their use. It is the intent of the Legislature that local agencies comply not only with the language of this section, but also the legislative intent to encourage the installation of solar energy systems by removing obstacles to, and minimizing costs of, permitting for such systems.

(b) A city or county shall administratively approve applications to install solar energy systems through the issuance of a building permit or similar nondiscretionary permit. Review of the application to install a solar energy system shall be limited to the building official's review of whether it meets all health and safety requirements of local, state, and federal law. The requirements of local law shall be limited to those standards and regulations necessary to ensure that the solar energy system will not have a specific, adverse impact upon the public health or safety. However, if the building official of the city or county makes a finding, based on substantial evidence, that the solar energy system could have a specific, adverse impact upon the public health and safety, the city or county may require the applicant to apply for a use permit.

(c) A city, county, or city and county may not deny an application for a use permit to install a solar energy system unless it makes written findings based upon substantial evidence in the record that the proposed installation would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. The findings shall include the basis for the rejection of potential feasible alternatives of preventing the adverse impact.

(d) The decision of the building official pursuant to subdivisions (b) and (c) may be appealed to the planning commission of the city, county, or city and county.

(e) Any conditions imposed on an application to install a solar energy system shall be designed to mitigate the specific, adverse impact upon the public health and safety at the lowest cost possible.

(f) (1) A solar energy system shall meet applicable health and safety standards and requirements imposed by state and local permitting authorities.

(2) Solar energy systems for heating water in single family residences and solar collectors used for heating water in commercial or swimming pool applications shall be certified by an accredited listing agency as defined in the California Plumbing and Mechanical Codes.

(3) A solar energy system for producing electricity shall meet all applicable safety and performance standards established by the California Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

(g) (1) On or before September 30, 2015, every city, county, or city and county, in consultation with the local fire department or district and the utility director, if the city, county, or city and county operates a utility, shall adopt an ordinance, consistent with the goals and intent of subdivision (a), that creates an expedited, streamlined permitting process for small residential rooftop solar energy systems. In developing an expedited permitting process, the city, county, or city and county shall adopt a checklist of all requirements with which small rooftop solar energy systems shall comply to be eligible for expedited review. An application that satisfies the information requirements in the checklist, as determined by the city, county, and city and county, shall be deemed complete. Upon confirmation by the city, county, or city and county of the application and supporting documents being complete and meeting the requirements of the checklist, and consistent with the ordinance, a city, county, or city and county shall, consistent with subdivision (b), approve the application and issue all required permits or authorizations. Upon receipt of an incomplete application, a city, county, or city and county shall issue a written correction notice detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

(2) The checklist and required permitting documentation shall be published on a publically accessible Internet Web site, if the city, county, or city and county has an Internet Web site, and the city, county, or city and county shall allow for electronic submittal of a permit application and associated documentation, and shall authorize the electronic signature on all forms, applications, and other documentation in lieu of a wet signature by an applicant. In developing the ordinance, the city, county, or city and county shall substantially conform its expedited, streamlined permitting process with the recommendations for expedited permitting, including the checklists and standard plans contained in the most current version of the California Solar Permitting Guidebook and adopted by the Governor's Office of Planning and Research. A city, county, or city and county may adopt an ordinance that modifies the checklists and standards found in the guidebook due to unique climactic, geological, seismological, or topographical conditions. If a city, county, or city and county determines that it is unable to authorize the acceptance of an electronic signature on all forms, applications, and other documents in lieu of a wet signature by an applicant, the city, county, or city and county shall state, in the ordinance required under this subdivision, the reasons for its inability to accept electronic signatures and acceptance of an electronic signature shall not be required.

(h) For a small residential rooftop solar energy system eligible for expedited review, only one inspection shall be required, which shall be done in a timely manner and may include a consolidated inspection, except that a separate fire safety inspection may be performed in a city, county, or city and county that does not have an agreement with a local fire authority to conduct a fire safety

inspection on behalf of the fire authority. If a small residential rooftop solar energy system fails inspection, a subsequent inspection is authorized, however the subsequent inspection need not conform to the requirements of this subdivision.

(i) A city, county, or city and county shall not condition approval for any solar energy system permit on the approval of a solar energy system by an association, as that term is defined in Section 4080 of the Civil Code.

(j) The following definitions apply to this section:

(1) "A feasible method to satisfactorily mitigate or avoid the specific, adverse impact" includes, but is not limited to, any cost-effective method, condition, or mitigation imposed by a city, county, or city and county on another similarly situated application in a prior successful application for a permit. A city, county, or city and county shall use its best efforts to ensure that the selected method, condition, or mitigation meets the conditions of subparagraphs (A) and (B) of paragraph (1) of subdivision (d) of Section 714 of the Civil Code.

(2) "Electronic submittal" means the utilization of one or more of the following:

- (A) Email.
- (B) The Internet.
- (C) Facsimile.

(3) "Small residential rooftop solar energy system" means all of the following:

(A) A solar energy system that is no larger than 10 kilowatts alternating current nameplate rating or 30 kilowatts thermal.

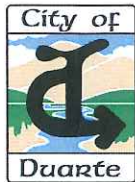
(B) A solar energy system that conforms to all applicable state fire, structural, electrical, and other building codes as adopted or amended by the city, county, or city and county and paragraph (3) of subdivision (c) of Section 714 of the Civil Code.

(C) A solar energy system that is installed on a single or duplex family dwelling.

(D) A solar panel or module array that does not exceed the maximum legal building height as defined by the authority having jurisdiction.

(4) "Solar energy system" has the same meaning set forth in paragraphs (1) and (2) of subdivision (a) of Section 801.5 of the Civil Code.

(5) "Specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.



City of Duarte

Community Development Department
1600 Huntington Drive
Duarte, CA 91010
(626) 357-7931

Eligibility Checklist for Expedited Solar Photovoltaic Permitting For One and Two Family Dwellings

GENERAL REQUIREMENTS

- | | | |
|---|----------------------------|----------------------------|
| A. System is 10 kw AC CEC rating or less | ☐ Y | ☐ N |
| B. The solar array is roof-mounted on one-or two-family dwelling or accessory structure | ☐ Y | ☐ N |
| C. The solar panel/module arrays will not exceed the maximum legal building height | ☐ Y | ☐ N |
| D. Solar system is utility interactive and without battery storage | ☐ Y | ☐ N |
| E. Permit application is completed and attached | ☐ Y | ☐ N |

ELECTRICAL REQUIREMENTS

- | | | |
|--|----------------------------|----------------------------|
| A. No more than four photovoltaic module strings are connected to each Maximum Power Point Tracking (MPPT) input where source circuit fusing is included in the inverter | ☐ Y | ☐ N |
| 1. No more than two strings per MPPT input where source circuit fusing is not included | ☐ Y | ☐ N |
| 2. Fuses (if needed) are rated to the series fuse rating of the PV module | ☐ Y | ☐ N |
| 3. No more than one non-inverter-integrated DC combiner is utilized per inverter | ☐ Y | ☐ N |
| B. For central inverter systems: No more than two inverters are utilized | ☐ Y | ☐ N |
| C. The PV system is interconnected to a single-phase AC service panel of nominal 120/220 VAC with a bus bar rating of 225 A or less | ☐ Y | ☐ N |
| D. The PV system is connected to the load side of the utility distribution equipment | ☐ Y | ☐ N |
| E. A Solar PV Standard Plan and supporting documentation is completed and attached | ☐ Y | ☐ N |

STRUCTURAL REQUIREMENTS

- | | | |
|---|----------------------------|----------------------------|
| A. A completed Structural Criteria and supporting documentation is attached (if required) | ☐ Y | ☐ N |
|---|----------------------------|----------------------------|

FIRE SAFETY REQUIREMENTS

- | | | |
|---|----------------------------|----------------------------|
| A. Clear access pathways provided | ☐ Y | ☐ N |
| B. Fire classification solar system is provided | ☐ Y | ☐ N |
| C. All required markings and labels are provided | ☐ Y | ☐ N |
| D. A diagram of the roof layout of all panels, modules, clear access pathways and approximate locations of electrical disconnecting means and roof access points is completed and attached. | ☐ Y | ☐ N |

DUARTE DEVELOPMENT CODE 19.52.040(B) – SOLAR ENERGY SYSTEMS

- | | | |
|--|----------------------------|----------------------------|
| A. Roof-mounted collectors shall be placed in the location least visible from public streets and where feasible, be integrated into the design of the structure as an architectural element, including but not limited to: | | |
| 1. Conduit is run through the attic (where attic space is available) | ☐ Y | ☐ N |
| 2. Exposed conduit, where permitted, is painted to match the existing roof color | ☐ Y | ☐ N |
| 3. Panels are installed flush-mounted to the surface of the roof | ☐ Y | ☐ N |
| 4. Panels are installed parallel to roof pitch | ☐ Y | ☐ N |
| B. Solar equipment meet property's setback and building height zoning standards | ☐ Y | ☐ N |
| C. Location of the inverter is screened from public streets | ☐ Y | ☐ N |

Notes:

1. These criteria are intended for expedited solar permitting process.
2. If any items are checked NO, revise design to fit within Eligibility Checklist, otherwise permit application may go through standard process.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, ADDING SECTION 16.04.090 "SMALL RESIDENTIAL ROOFTOP SOLAR ENERGY SYSTEMS" TO CHAPTER 16.04 "BUILDING LAWS," OF THE DUARTE MUNICIPAL CODE (MCA 15-03), RELATING TO AN EXPEDITED PERMITTING PROCESS FOR SMALL RESIDENTIAL ROOFTOP SOLAR ENERGY SYSTEMS

WHEREAS, Subsection (a) of Section 65850.5 of the California Government Code provides that it is the policy of the State to promote and encourage the installation and use of solar energy systems by limiting obstacles to their use and by minimizing the permitting costs of such systems; and

WHEREAS, Subdivision (g)(1) of Section 65850.5 of the California Government Code provides that, on or before September 30, 2015, every city, county, or city and county shall adopt an ordinance, consistent with the goals and intent of subdivision (a) of Section 65850.5, that creates an expedited, streamlined permitting process for small residential rooftop solar energy systems.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DUARTE DOES ORDAIN AS FOLLOWS:

SECTION 1. SECTION 16.04.090 ADDED

Section 16.04.090 ("Small Residential Rooftop Solar Energy Systems") of Chapter 16.04 ("Buildings Laws") to Title 16 ("Buildings and Construction") of the City of Duarte Municipal Code is added in its entirety and to read in full as follows:

Section 16.04.090 - Small Residential Rooftop Solar Energy Systems.

(a) **Applicability.** This Chapter applies to the permitting of all small residential rooftop solar energy systems, as defined herein, in the City.

(b) **Definitions.** The following words and phrases as used in this section are defined as follows:

(1) "Electronic submittal" means the utilization of one or more of the following: e-mail; the internet; and/or facsimile.

(2) "Small residential rooftop solar energy system" means all of the following:

(A) A solar energy system that is no larger than 10 kilowatts alternating current nameplate rating or 30 kilowatts thermal.

(B) A solar energy system that conforms to all applicable state fire, structural, electrical, and other building codes as adopted or amended by

the City and paragraph (iii) of subdivision (c) of Section 714 of the Civil Code, as such section or subdivision may be amended, renumbered, or redesigned from time to time.

(C) A solar energy system that is installed on a single or duplex family dwelling.

(D) A solar panel or module array that does not exceed the maximum legal building height as defined by the authority having jurisdiction.

(3) "Solar energy system" has the same meaning set forth in paragraphs 1 and 2 of subdivision (a) of Section 801.5 of the Civil Code, as such section or subdivision may be amended, renumbered, or redesignated from time to time.

(c) Solar Energy System Requirements

(1) All solar energy systems shall meet applicable health and safety standards and requirements imposed by the State of California and of the Los Angeles County Fire Department.

(2) Solar energy systems for heating water in single-family residences and for heating water in commercial or swimming pool applications shall be certified by an accredited listing agency as defined by the California Plumbing and Mechanical Code.

(3) Solar energy systems for producing electricity shall meet all applicable safety and performance standards established by the California Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

(d) Duties of the Building Division and Building Official

(1) On or before September 30, 2015, the Building Official shall adopt an ordinance that creates an expedited, streamlined permitting process for small residential rooftop solar energy systems.

(2) All documents required for the submission of an expedited small residential rooftop solar energy system shall be made available to the public on the City of Duarte website.

(3) An applicant's electronic signature shall be accepted on all forms, applications and other documents, in-lieu of a wet signature. However, because the City's ability to accept electronic signatures on forms, applications and other permit documents is still under development, the City can only accept electronic signatures that are sent via email or fax.

(4) A checklist shall be prepared by the Building Official of all requirements with which a small residential rooftop solar energy system shall comply to be eligible for expedited review.

(5) The small residential rooftop solar energy system permit process and checklist shall substantially conform to recommendations for expedited permitting, including the checklist, contained in the most current version of the California Solar Permitting Guidebook. The City may modify the checklist and standards found in the California Solar Permitting Guidebook due to unique climactic, geological, seismological, or topographical conditions.

(6) The fees prescribed for the permitting of small residential rooftop solar energy systems shall be established from time to time by resolution of the City Council and shall be in compliance with Government Code Section 65850.55, Government Code Section 66015, Government Code Section 66016, and State Health and Safety Code Section 17951

(e) Permit Review and Inspection Requirements

(1) The applicant may submit the permit application and associated documentation to the City's building division by person, mail, or electronic submittal together with any required permit process and inspection fees.

(2) The City of Duarte Building Division shall implement an administrative, non-discretionary review process to expedite approval of small residential rooftop solar energy systems. The Building Division shall issue a permit(s) after receipt of a complete application that meets the requirements of the checklist and the payment of applicable permit fees, either through mail, phone or in-person. The City cannot currently process electronic (online) payments. Upon receipt of an incomplete application, the Building Division shall issue a written correction notice detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

(3) An approval of the application and/or issuance of the permit(s) does not authorize an applicant to connect the small residential rooftop energy system to the local utility provider's electricity grid. The applicant is responsible for obtaining such approval or permission from the local utility provider.

(4) Prior to submitting an application, the applicant shall:

(A) Verify to the applicant's reasonable satisfaction through the use of standard engineering evaluation techniques that the support structure for the small residential rooftop solar energy system is stable and adequate to transfer all wind, seismic, and dead and live loads associated with the system to the building foundation; and

(B) At the applicant's cost, verify to the applicant's reasonable satisfaction using standard electrical inspection techniques that the existing electrical system including existing line, load, ground and bonding wiring as well as main panel and subpanel sizes are adequately sized, based on the existing electrical system's current use, to carry all new photovoltaic electrical loads.

(5) For a small residential rooftop solar energy system eligible for expedited review, only one inspection shall be required, which shall be done in a timely manner and may include a consolidated inspection by the building official and firechief. If a small residential rooftop solar energy system fails inspection, a subsequent inspection is authorized; however the subsequent inspection need not conform to the requirements of this subsection.

(6) The Building Official may require an applicant to apply for a use permit if the Official finds, based on substantial evidence, that the solar energy system could have a specific, adverse impact upon the public health and safety. Such decisions may be appealed to the Planning Commission. If a use permit is required, the Building Official may deny an application for the use permit if the official makes written findings based upon substantive evidence in the record that the proposed installation would have a specific, adverse impact upon public health or safety and there is no feasible method to satisfactorily mitigate or avoid, as defined, the adverse impact. Such findings shall include the basis for the rejection of the potential feasible alternative for preventing the adverse impact. Such decisions may be appealed to the Planning Commission.

(7) Any condition imposed on an application shall be designed to mitigate the specific, adverse impact upon health and safety at the lowest possible cost.

(8) "A feasible method to satisfactorily mitigate or avoid the specific, adverse impact" includes, but is not limited to, any cost-effective method, condition, or mitigation imposed by the City on another similarly situated application in a prior successful application for a permit. The City shall use its best efforts to ensure that the selected method, condition, or mitigation meets the conditions of subparagraphs (A) and (B) of paragraph (1) of subdivision (d) of Section 714 of the Civil Code defining restrictions that do not significantly increase the cost of the system or decrease its efficiency or specified performance.

SECTION 2. CEQA DETERMINATION

The adoption of this ordinance is exempt from environmental review under the California Environmental Quality Act pursuant to Section 15061 (b)(3) of the CEQA Guidelines. The proposed code amendment is an update and revision to existing regulations to conform to recent changes in California law requiring expedited permitting for small residential rooftop solar systems. It can be seen with certainty that the proposed municipal code amendment will have no significant negative effect on the environment.

SECTION 3. SEVERABILITY

If any section, subsection, phrase, or clause of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

The City Council hereby declares that it would have passed this ordinance and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more sections, subsections, phrases, or clauses be declared unconstitutional.

SECTION 4. PUBLICATION

This ordinance shall be published in accordance with the provisions of Government Code Section 36933.

SECTION 5 POSTING OF ORDINANCE

The City Clerk shall certify as to the adoption of this Ordinance and shall cause this Ordinance to be posted in the manner provided for in the Duarte Municipal Code.

SECTION 6. EFFECTIVE DATE.

This Ordinance shall take effect thirty (30) days following its second reading.

PASSED, APPROVED, AND ADOPTED after second reading at a regular meeting of the City Council of the City of Duarte this ____ day of _____, 2015.

Mayor Tzeitel Paras-Caracci

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

I, Marla Akana, City Clerk of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Ordinance No. ____ was adopted by the City Council of said City of Duarte at a regular meeting of said Council held on the ____ day of _____, 2015, by the following Roll Call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

City Clerk Marla Akana
City of Duarte, California



AGENDA MEMO

TO: SUCCESSOR AGENCY BOARD

FROM: Jeffrey Melching, City Attorney

SUBJECT Sale of Property Pursuant to Long Range Property Management Plan

DATE: September 22, 2015

RECOMMENDATION: That the Board of the Successor Agency to the Dissolved Redevelopment Agency of the City of Duarte (1) approve the transfer the property at the Northwest Corner of Huntington Drive and Buena Vista Avenue (the "Starbucks Site") from the Successor Agency to the City, so that the City can in turn sell that property for its full fair market value, \$585,000, and (2) determine that the property disposition process is substantially consistent with the Successor Agency's approved Long-Range Property Management Plan ("LRPMP").

The transfer of the Starbucks Site to the City, the determination that the City's proposed disposition of that property is substantially consistent with the LRPMP, and the specific proposed process for disposing of that property will all be subject to review and approval by the Successor Agency's Oversight Board.

Upon completion of the above steps, a Purchase and Sale Agreement ("PSA") between the City and the proposed property developer will be presented to the City Council for its consideration. If approved, the PSA is intended to lead to the near term development of the property with a retail/commercial development that is envisioned to include a Starbucks coffee shop, together with up to 2,600 square feet of additional mixed use retail and food service. The proceeds from the sale will be distributed to the affected taxing entities. The City's share of that distribution will be approximately \$60,000.

BACKGROUND AND DISCUSSION:

When the State elected to dissolve redevelopment, the Redevelopment Agency of the City of Duarte owned the Starbucks Site, which consists of two separate legal parcels totaling 24,366 square feet, located at the northwest corner of Huntington Drive and Buena Vista Street. As required by the redevelopment dissolution process, the Starbucks Site has been transferred to the Successor Agency.

The redevelopment dissolution law also required that the Successor Agency create and obtain approval of a LRPMP to address the disposition of all Successor Agency-owned properties. The LRPMP was approved by the Successor Agency on August 27, 2013,

by the Oversight Board on June 2, 2014, and by the Department of Finance on June 20, 2014. A copy of the LRPMP is attached as Exhibit A. A copy of the Department of Finance's approval of the LRPMP is attached as Exhibit B.

As to the Starbucks Site, the LRPMP indicated that estimated current value of the land was between \$414,222 and 536,052. The first priority for the disposition of the property was the sale to the adjacent property owner, WRI Golden State, LLC, with the distribution of sale proceeds to the affected taxing entities. If those negotiations did not result in a sale, however, the property would be "transferred to the City for future development in accordance with the Implementation Plan." The LRPMP also noted that "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.

Describing the implementation steps for the sale of the Starbucks Site, the LRPMP further provides as follows:

- (1) **That The City Would Select A Qualified Real Estate Developer:** In this instance, the City has identified an experienced developer with verified experience in retail/restaurant development.
- (2) **That The Property Would Be Disposed Of For Full Fair Market Value Pursuant To A "Disposition And Development Agreement Or Other Type Agreement":** The appraised value of the property is \$585,000. A copy of the property appraisal is attached as Exhibit C. The developer has agreed to pay that amount under a Purchase and Sale Agreement ("PSA"). In addition, a private third party "Reciprocal Easement Agreement" between the buyer and the existing shopping center owner will serve to control the allowable uses on the site, which uses will be consistent with the City's existing land use regulations.
- (3) **That The Developer And The Agreement Will Be Subject To Approval By The City Council At A Public Meeting:** In this instance, the PSA and a discussion of the identified developer, will be brought forward for City Council consideration at the October 13, 2015.

As demonstrated above, the sale of the Starbucks Site is proceeding in a manner that is substantively consistent with the LRPMP. The property will be sold for full fair market value, will be developed for a use that will be a benefit to the City (and to affected taxing entities), and the proceeds of the sale will be distributed in the manner envisioned by the redevelopment dissolution law.

Further, because the sale of the Starbucks Site will occur in the near term, and will occur at a full fair market value that is **above** the estimated fair market value at the time the LRPMP was approved, there is no need for a compensation agreement in this instance. According to the redevelopment dissolution law, compensation agreements are required as follows:

If a city, county, or city and county wishes to retain any properties or other assets for future redevelopment activities, ***funded from its own funds*** and under its own auspices, it must reach a compensation agreement with the other taxing entities ***to provide payments to them in proportion to their shares of the base property tax, as determined pursuant to Section 34188, for the value of the property retained.***

In this instance, the City is not retaining the Starbucks Site for redevelopment activities “funded from its own funds,” and so the compensation agreement requirement does not appear to apply. Further, because the City does not intend to retain the property for any material amount of time – it will immediately transfer the property to the developer – there is no need to make payments to affected taxing entities of their share of the base property tax. Finally, because the property will be sold for its full fair market value, there will be no adverse impact on any affected taxing entity. Indeed Department of Finance’s website indicates that no compensation agreement is necessary when a property is to be sold for full fair market value.

Put another way, the transaction proposed will ultimately mirror the approach that the LRPMP approved for the sale to WRI Golden State, LLC (albeit to a different buyer), and that process did not require a compensation agreement.

Given these circumstances, a representative from the Department of Finance has advised that the Successor Agency should describe the proposed property disposition process, disclose that no compensation agreement will be sought but that the proceeds of the full fair market sale of the property will be distributed to the affected taxing entities, and seek Oversight Board approval of the proposed modified disposition process. If the Oversight Board approves the modified process, then the City can proceed to enter into the PSA and complete the sale.

Therefore, this matter is presented to the Successor Agency Board to verify (1) that the proposed property disposition is substantially consistent with the LRPMP, and (2) to request Oversight Board approval of the proposed disposition process, and (3) to request Oversight Board approval of the transfer of the property from the Successor Agency to the City. A proposed resolution of the Successor Agency Board approving this process is attached as Exhibit D .

FISCAL IMPACT: Sale of the Starbucks Site will result in an additional distribution of approximately \$60,000 to the City, as a result of the City's status as an affected taxing entity.

ATTACHMENT: Exhibit A – Long Range Property Management Plan
Exhibit B – Department of Finance approval Letter
Exhibit C – Property Appraisal
Exhibit D – Successor Agency Resolution

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

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

Appendix A Finding of Completion Letter

Appendix B Property Tracking Worksheet

Appendix C Map of Properties

Appendix D Redevelopment Plan

Appendix E Implementation Plan

Appendix F Old Texaco Site Plans

Appendix G Long Range Property Management Plan Checklist

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 remained 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.

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: 20,588 sq. ft.
Zoning: Open Space

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

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.

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

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

PROPERTY INFORMATION

Address:
1610 Huntington Drive

Assessor's Parcel #:
8530-022-909

Lot Size:
20,663 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

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

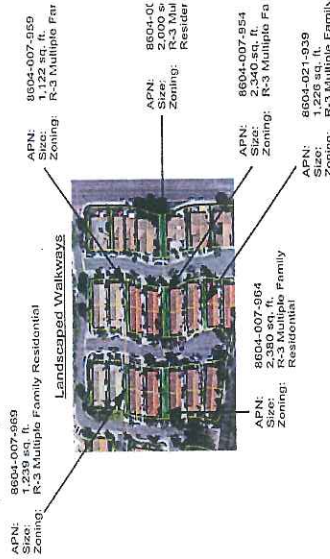
Not applicable.

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.

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.

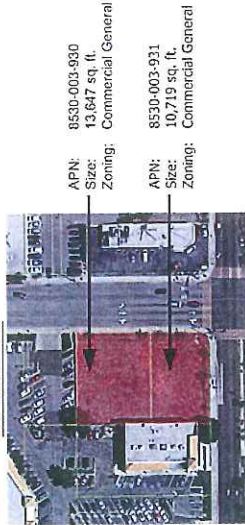
History of Development Proposals and Activity

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.

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.

Old Texaco Site



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.

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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

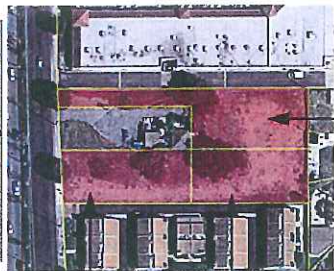
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Near SEC Huntington & Mountain (Parcels 17 - 19):

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.

Near SEC Huntington & Mountain



APN: 8530-013-904
Size: 13,602 sq. ft.
Zoning: Commercial General

APN: 8530-013-902
Size: 12,439 sq. ft.
Zoning: Commercial General

APN: 8530-013-903
Size: 18,897 sq. ft.
Zoning: Commercial General

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 65,217 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.

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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

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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.

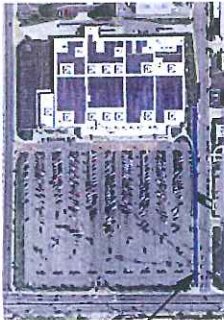
History of Development Proposals and Activity

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

Walmart 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

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

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.

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: 8530-016-916
Size: 3,403 sq. ft.
Zoning: Commercial

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 landscaped area adjacent to Library

Revenues Generated:
None

Contractual Requirements:
None

Environmental Contamination / Remediation:
None

TOD Potential:
None

Current Owner:
Successor Agency

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 CarMax Auto Superstores, Inc. and the former Redevelopment Agency dated May 13, 1997. The CarMax 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.

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

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

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.

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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: 8,700 sq. ft.
Zoning: Public Facility

PROPERTY INFORMATION

Address: 1417 Highland Avenue
Assessor's Parcel #: 8530-023-906
Lot Size: 9,700 sq. ft.
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

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.

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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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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.

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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

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	\$736,948 - \$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 XI 26 ("AB XI 26"), requiring that each redevelopment agency be dissolved; and

WHEREAS, on December 29, 2011, the California Supreme Court upheld the validity of AB XI 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 XI 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 XI 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.

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

I, Maria 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
Marla Akana
Secretary, Oversight Board

Project Name	Project ID	Project Type	Project Status	Project Manager	Project Lead	Project Sponsor	Project Stakeholders	Project Description	Project Objectives	Project Deliverables	Project Milestones	Project Budget	Project Timeline	Project Risks	Project Issues	Project Comments
Project A	001	Software Development	Completed	John Doe	Jane Smith	Bob Johnson	Alice Brown	Develop a new web application for the company's internal use.	Improve efficiency and reduce costs.	Website, User Manual, Training Materials	2023-01-01 to 2023-03-31	\$100,000	3 Months	Low	None	Project completed successfully.
Project B	002	Hardware Upgrade	In Progress	Mike White	Sarah Green	David Black	Eve Blue	Upgrade the company's server infrastructure.	Increase system capacity and performance.	New Servers, Network Equipment, Backup System	2023-04-01 to 2023-06-30	\$250,000	3 Months	Medium	Minor delays in equipment delivery.	Equipment ordered, installation planned.
Project C	003	Marketing Campaign	Planned	Chris Red	Pat Yellow	Tom Grey	Laura Pink	Launch a new marketing campaign for the company's product line.	Increase brand awareness and sales.	Advertising Materials, Social Media Content, Sales Promotions	2023-07-01 to 2023-09-30	\$75,000	3 Months	Low	None	Campaign strategy being developed.
Project D	004	Research & Development	On Hold	Frank Purple	Grace Cyan	Henry Magenta	Ivy Teal	Develop a new product line for the company's market.	Innovate and stay ahead of competitors.	Prototypes, Test Results, Market Research	2023-10-01 to 2023-12-31	\$150,000	3 Months	High	Uncertainty in market demand.	Research ongoing, funding paused.
Project E	005	Infrastructure Upgrade	Completed	Ben Brown	Carl Green	Dan Blue	Eve Yellow	Upgrade the company's network infrastructure.	Improve network speed and reliability.	New Routers, Switches, Cables, Firewall	2023-01-01 to 2023-02-28	\$80,000	1 Month	Low	None	Upgrade completed, network stable.
Project F	006	Software Development	In Progress	Fred White	Grace Black	Harry Red	Ivy Blue	Develop a new mobile application for the company's services.	Improve user experience and reach.	App Prototype, User Interface, Backend Logic	2023-03-01 to 2023-05-31	\$120,000	3 Months	Medium	Minor bugs in the prototype.	Development progressing well.
Project G	007	Hardware Upgrade	Planned	Ivy Green	Jack Yellow	Karen Blue	Liam Red	Upgrade the company's storage infrastructure.	Increase storage capacity and security.	New Storage Arrays, Backup Solutions, Security Software	2023-06-01 to 2023-08-31	\$90,000	3 Months	Low	None	Upgrade plan being finalized.
Project H	008	Marketing Campaign	On Hold	Mia Purple	Noah Cyan	Olivia Magenta	Peter Teal	Launch a new marketing campaign for the company's services.	Increase brand awareness and sales.	Advertising Materials, Social Media Content, Sales Promotions	2023-09-01 to 2023-11-30	\$60,000	3 Months	Low	None	Campaign strategy being developed.
Project I	009	Research & Development	Completed	Quinn Brown	Rachel Green	Sam Blue	Tina Yellow	Develop a new product line for the company's market.	Innovate and stay ahead of competitors.	Prototypes, Test Results, Market Research	2023-01-01 to 2023-02-28	\$110,000	1 Month	High	Uncertainty in market demand.	Research completed, funding resumed.
Project J	010	Infrastructure Upgrade	In Progress	Uma White	Victor Black	Wendy Red	Xavier Blue	Upgrade the company's network infrastructure.	Improve network speed and reliability.	New Routers, Switches, Cables, Firewall	2023-04-01 to 2023-06-30	\$70,000	3 Months	Low	None	Upgrade plan being finalized.



DEPARTMENT OF
FINANCE

EXHIBIT "B"

EDMUND G. BROWN JR. • GOVERNOR

915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

June 20, 2014

Ms. Kristen Petersen, Assistant City Manager
City of Duarte
1600 Huntington Drive
Duarte, CA 91010

Dear Ms. Petersen:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Duarte (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on November 14, 2013. The Agency subsequently submitted a revised LRPMP to Finance on June 5, 2014. Finance has completed its review of the LRPMP, which may have included obtaining clarification for various items.

The Agency received a Finding of Completion on October 23, 2013. Further, based on our review and application of the law, we are approving the Agency's use or disposition of all the properties listed on the LRPMP.

In accordance with HSC section 34191.4, upon receiving a Finding of Completion from Finance and approval of a LRPMP, all real property and interests in real property shall be transferred to the Community Redevelopment Property Trust Fund of the Agency, unless that property is subject to the requirements of an existing enforceable obligation. Pursuant to HSC section 34191.3 the approved LRPMP shall govern, and supersede all other provisions relating to, the disposition and use of all the real property assets of the former redevelopment agency.

Agency actions taken pursuant to a Finance approved LRPMP which requires the Agency to enter into a new agreement are subject to oversight board (OB) approval per HSC section 34181 (f). Any OB action approving a new agreement in connection with the LRPMP should be submitted to Finance for approval.

Pursuant to HSC section 34167.5 and 34178.8, the California State Controller's Office (Controller) has the authority to claw back assets that were inappropriately transferred to the city, county, or any other public agency. Determinations outlined in this letter do not in any way eliminate the Controller's authority. Should the Controller claw back real property assets not contemplated in the existing approved LRPMP, the LRPMP must be revised to include these additional real assets. The revised LRPMP must be approved by the OB and Finance before the disposition of the clawed back assets can occur.

Please direct inquiries to Kylie Oltmann, Supervisor, or Brian Dunham, Lead Analyst at (916) 445-1546.

Ms. Kristen Petersen
June 20, 2014
Page 2

Sincerely,



JUSTYN HOWARD
Assistant Program Budget Manager

cc: Mr. Dan Slater, City Attorney, City of Duarte
Ms. Kristina Burns, Manager, Department of Auditor-Controller, Los Angeles County
Ms. Elizabeth Gonzalez, Bureau Chief, Local Government Audit Bureau, California State
Controller's Office
California State Controller's Office

Appraisal Report

1263 Huntington Drive
Duarte, California 91010

Los Angeles County

Assessor's Parcel Nos. 8530-003-930 and -931

Date of Value:
November 12, 2014

Date of Report:
November 19, 2014

Prepared for:
Jeffrey T. Melching, Esq.
Rutan & Tucker, LLP
611 Anton Boulevard, 14th Floor
Costa Mesa, CA 92626

Prepared by
Hawran & Malm, LLC
901 Dove Street, Suite 155
Newport Beach, CA 92660

HAWRAN & MALM, LLC

REAL ESTATE APPRAISERS

901 Dove Street, Suite 155
Newport Beach, California 92660

Sydney H. Hawran, MAI
James C. Malm

Telephones:
(949) 477-4977
(800) 734-0074
Facsimile:
(949) 477-4976

November 19, 2014

Jeffrey T. Melching, Esq.
Rutan & Tucker, LLP
611 Anton Boulevard, 14th Floor
Costa Mesa, CA 92626

Re: Appraisal Report
1263 Huntington Drive
Duarte, California 91010
Los Angeles County
AP Nos. 8530-003-930 and -931
File No. 7187

Dear Mr. Melching:

In accordance with your request, this writing transmits three copies of the narrative appraisal report concerning the above-referenced property. The report that follows describes the property involved in the project, its environs, the work carried out in this assignment, and our analysis and supporting data. This report utilizes a current date of value based on the recent inspection of the Subject Parcel.

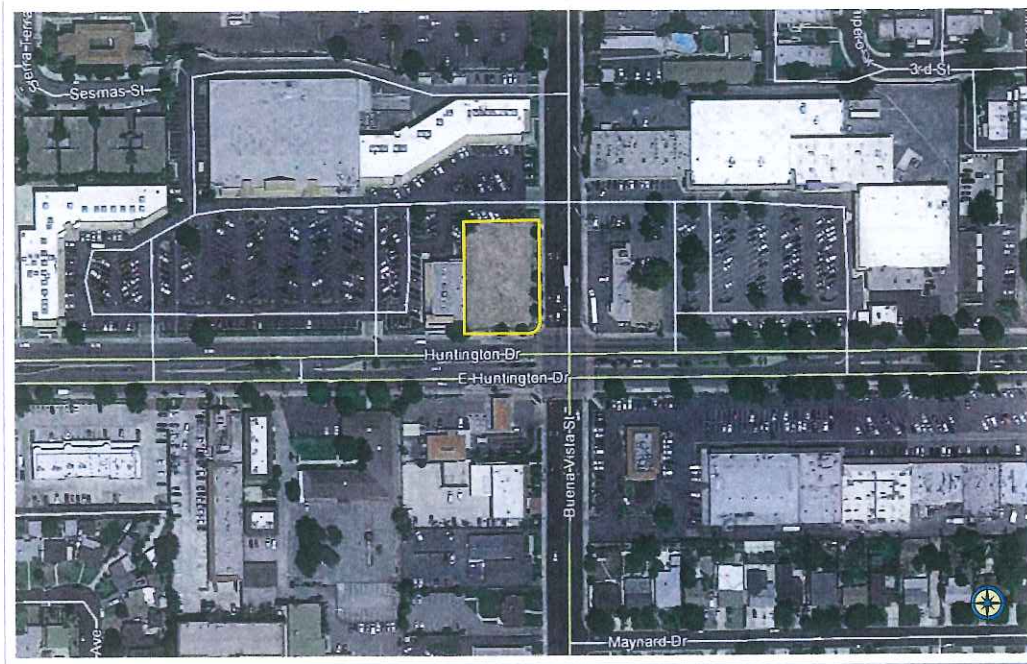
This report was completed in accordance with the *Uniform Standards of Professional Appraisal Practice* of the Appraisal Foundation and in accordance with the "Standards of Professional Appraisal Practice" and the "Code of Professional Ethics" of the Appraisal Institute. This appraisal is reported as described in S.R. 2-2a of the *Uniform Standards of Professional Appraisal Practice*.

This report is subject to the "Certification and Restriction upon Disclosure and Use" as well as the "Contingent and Limiting Conditions upon Which Appraisal Is Made," which follow this letter.

Retained in our files are documents, photographs, maps, work sheets, field notes, and other data upon which our opinions are based.

The Appraisal Institute conducts a program of continuing education for its designated members. MAIs who meet the minimum standards of this program are considered current with this periodic education requirement. As of the date of this report, Sydney H. Hawran, MAI, has completed the requirements of the continuing education program for Designated Members of the Appraisal Institute.

Subject Aerial Photograph



HAWRAN & MALM, LLC

The fair market value estimate for the Subject Parcel is summarized in the following Summary of Salient Facts and Conclusions.

Thank you for the opportunity to provide appraisal services.

Respectfully submitted,
HAWRAN & MALM, LLC

Sydney H. Hawran
Sydney H. Hawran, MAI
State of California
BRE A Certified General #AG018039

James C. Malm
James C. Malm
State of California
BRE A Certified General #AG026862

HAWRAN & MALM, LLC

Summary of Salient Facts and Conclusions

Ownership	Successor Agency to the Dissolved Redevelopment Agency of the City of Duarte		
Location	Northwest corner of Huntington Drive and Buena Vista Street, Duarte, Los Angeles County, California		
Address	1263 Huntington Drive Duarte, CA 91010		
Assessor's Parcel Number	8530-003-930 and -931		
Date of Value	November 12, 2014		
Date of Report	November 19, 2014		
Interest Appraised	Fee simple interest		
Present Use	Vacant commercial site		
Site Area	The Subject Parcel is ±24,366 square feet; ±0.56 acre in fee simple interest (calculations obtained from the Los Angeles County Assessor records and the Long Range Property Management Plan, City of Duarte, dated August 20, 2013).		
Highest and Best Use	Commercial development		
Value Conclusions	As of November 12, 2014		
	Value of Subject Parcel	24,366 SF × \$24.00 per SF	\$ 584,784
			Rounded to \$ 585,000

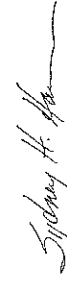
HAWRAN & MALM, LLC

Certification and Restriction upon Disclosure and Use

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- James C. Malm provided significant real property appraisal assistance to the person signing this Certification in all areas of this appraisal.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have made a personal inspection of the property that is the subject of this report.
- As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Date: November 19, 2014



Sydney H. Hawran, MAI
State of California
BREA Certified General No. AG018039

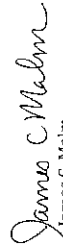
HAWRAN & MALM, LLC

Certification and Restriction upon Disclosure and Use – James C. Malm

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- Sydney H. Hawran, MAI, provided significant real property appraisal assistance to the person signing this Certification in all areas of this appraisal.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have made a personal inspection of the exterior of the property that is the subject of this report.
- As of the date of this report, I have completed the continuing education program for Candidates of the Appraisal Institute and the California Bureau of Real Estate.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the "Code of Professional Ethics" and the "Standards of Professional Appraisal Practice" of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Date: November 19, 2014


James C. Malm
State of California
BREA Certified General No. AG026862

HAWRAN & MALM, LLC

Contingent and Limiting Conditions upon Which Appraisal Is Made

This report is made expressly subject to the contingent and limiting conditions, factors, and assumptions herewith:

1. *This appraisal was completed acknowledging the existing of a use restriction placed on the development potential of the parcel by the City of Duarte. This use restriction requires that a reciprocal access agreement to the adjoining neighborhood shopping center (Buena Vista Marketplace) be obtained as a condition of any development. This use restriction is noted in the Long Range Property Management Plan of the City of Duarte, page 7, included in the Addenda of this report (page 59 herein). This use restriction affects the fair market value of the subject property estimated in this appraisal.*
2. That the vesting and legal description furnished this appraiser are correct.
3. That measurements and areas furnished by others are correct. No survey has been made by the appraiser for the purpose of this appraisal.
4. That the property is appraised as if free and clear of liens and that the title is good and merchantable.
5. That no guarantee is made as to the correctness of estimates or opinions furnished by others that have been used in making this appraisal.
6. That no liability is assumed for inaccuracies in such estimates or opinions.
7. That no liability is assumed for matters of a legal nature affecting this property, such as title defects, liens, encroachments, or overlapping boundaries.
8. That this report is subject to review upon presentation of data that might be later made available, undisclosed, or not available at this writing.
9. That the appraisers herein, by reason of this appraisal, are not required to give testimony or attendance in court or any governmental hearing with reference to the property in question, unless arrangements have previously been made therefor.
10. That the maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied.
11. That no responsibility is assumed by the appraisers for the existence of any hazardous or toxic wastes, nor for the determination of the costs of removal and/or disposal thereof.

HAWRAN & MALM, LLC

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HAWRAN & MALM, LLC

General Data

Purpose of the Appraisal

The purpose of this appraisal is to set forth an estimate of and support for the Fair Market Value of the fee simple interest of the Subject Parcel proposed for disposition as of the current inspection date of value. The Subject Parcel is a ±24,366-square-foot site adjacent to the Buena Vista Marketplace neighborhood shopping center.

Date of Value

The current date of value for the estimate contained in this report is the inspection date of November 12, 2014. The appraisal investigation, the analysis of relevant data, and the completion of this report were undertaken during November 2014. The property was viewed several times during the appraisal period. The report date is November 19, 2014.

Property Rights Appraised

The property rights of the Subject Parcel appraised are the Fair Market Value of the fee simple estate. The property rights appraised assume the Subject Parcel to be free and clear of all liens, under responsible ownership and management, and having merchantable title. Subsurface oil and mineral rights, if any, are excluded from this appraisal, as are business interests inclusive of goodwill.

Intended Use/User of This Appraisal

The intended use of this appraisal is to provide the client with a valuation basis for the agency's disposition process. The intended users include the addressed client, counsel to the City of Duarte, and counsel's designated agents. The appraisers understand that the State of California Department of Finance may be furnished with a copy of this report. No other uses of this document are intended by the appraisers.

Scope of the Appraisal

The Subject Parcel valued in this report is defined by the ±24,366 square feet within Los Angeles County APNs 8530-003-930 and -931. The Subject Parcel is highlighted on the Assessor's Map in the Subject section of this report (page 15).

This document is a narrative appraisal subject to the reporting requirements defined by the Uniform Standards of Professional Appraisal Practice (USPAP). The scope of the appraisal was to value the Subject Parcel as land only as of a current date of value coinciding with the date of inspection.

As the scope of this appraisal includes a valuation of land only, the Sales Comparison Approach was utilized exclusively in the Subject Parcel valuation analysis herein. A Cost Approach analysis was not completed in the valuation of the Subject Parcel, as it is not considered applicable to valuation of land in this market. An Income Approach was also not considered applicable in this valuation of the Subject Parcel, because the Income Approach is not considered applicable to land valuation in this market.

HAWRAN & MALM, LLC

The scope of work in this appraisal included a Subject Parcel inspection and analysis. The Subject analysis included discussions with the Community Development Director of the City of Duarte and a review of the Subject's history and current legal uses and restrictions.

The City of Duarte is currently offering the Subject site for sale, but it has a development/use restriction (see Limiting Condition 1, page vii) that will be required of a buyer. That use restriction - the necessity of obtaining a reciprocal access agreement with the adjoining neighborhood shopping center (The Buena Vista Marketplace) - required a search for commercial land sales with similar hurdles to development. No comparable sales of sites with such restrictions were found, but the impact of the restriction on the Subject's value was measured by utilizing commercial sale sites found in the Subject's market that had less desirable access, such as interior site access or non-signalized locations.

The investigation of market transactions of comparable commercial sales included a physical viewing of each market data item used in the sales comparison analysis.

Because a current inspection date of value was used in this appraisal, all market data and trend information were sought to reflect this time period. Due to the scarcity of current comparable sales, the search was extended back in time.

The value conclusions set forth in this report are based on the previously described information and field inspections of the Subject's environs. Property detail information was obtained from the City of Duarte, the Recorder's Office of the County of Los Angeles, our inspection of the Subject Parcel, and the Assessor's office of the County of Los Angeles, which supplied general information regarding the Subject and the comparable sale properties.

Definitions

The following terms are defined pursuant to Part 3, Title 7, Chapter 9 of the California Code of Civil Procedure, entitled "Eminent Domain Law."

Fair Market Value

Article 4: Measure of Compensation for Property Taken

1263.320

(a) The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.

(b) The fair market value of the property taken for which there is no relevant, comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable.

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The following definitions are taken from *The Dictionary of Real Estate Appraisal*, Fifth Edition, published in 2010 by the Appraisal Institute.

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.

Easement

The right to use another's land for a stated purpose.

Parcel

A piece of land of any size in one ownership.

Reciprocal Easement

An arrangement whereby two or more property owners share mutually beneficial rights to use their respective parcels.

Reciprocal Easement Agreement (REA)

An agreement between the owners of two or more parcels of property granting one another shared and mutually beneficial rights to the use of their respective parcels for such things as parking, access, and signage. Most commonly associated with regional shopping malls. In most shopping centers, the anchor stores have significant input and control over the rights and obligations granted or restricted under an REA, which could include items ranging from the use of land to development and design controls, such as permitted parking ratios. Typically, REAs are recorded in the public records and their covenants run with the land. Also referred to as an *operating agreement* or a *construction, operation and reciprocal easement agreement (COREA)*.

Report Format

This appraisal report is presented in Summary Format and includes the following six basic sections.

1. **General Data** - This section contains background data related to the appraisal assignment inclusive of descriptions of the economic trends in the County of Los Angeles and the City of Duarte, the Subject's neighborhood, and exhibits of a general nature.
2. **Subject Property** - This section contains a physical description of the Subject Property. It also contains a discussion and direct application of the highest and best use aspects of the Subject Parcel. Subject exhibits are included in this section.

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3. **Approach to Value** - This section contains a discussion of the three traditional approaches to value and their respective applications in this assignment, and a discussion related to the scope of the appraisal market data investigation.
4. **Valuation** - The valuation analyses, opinions, and conclusions of the Subject Parcel are presented in this section.
5. **Market Data** - This section contains details of the transactions used as market data in the valuation analysis herein. It includes photographs and accompanying Assessor's plat maps.
6. **Addenda** - This section contains the appraisers' qualifications and additional information contributing to the analysis herein.

Environs

The Subject Parcel is a commercially zoned property located at a prominent corner in the City of Duarte in the Foothill Corridor of the Greater Los Angeles Basin area.

Regional Overview

With more than 10 million residents countywide (26% of the entire population of California) recent population growth in Los Angeles County has stabilized, and only a 0.8% increase over the 2013-2014 period is shown. This growth echoes the same trend for the state and the City of Duarte, shown below.

Percent Change in Total Population Growth 2013-2014	
California	0.9%
Los Angeles	0.8%
Duarte	0.5%
Source: State of California Economic Development Department	

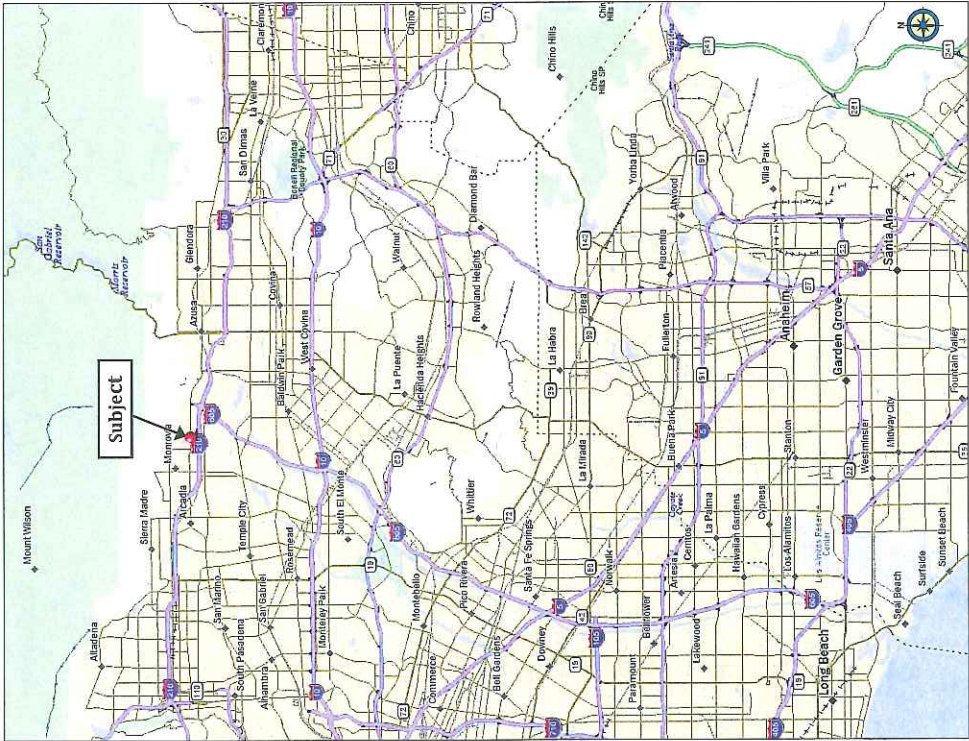
However, the slower population growth in the area is not a trend reflected in local unemployment rates, which have fallen year-over-year from 2013 to 2014 as follows.

Unemployment Rate 2013-2014	
California	2013 2014
Los Angeles	10.3% 6.9%
Duarte	9.6% 7.8%
Source: State of California Economic Development Department	
Duarte	6.7% 5.4%

These population and employment figures indicate a stabilized residential base with continuing growth in employment.

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Location Map



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These are not the only demographic trends representing an improving economy in the Los Angeles County and local area for the Subject. Housing permits, with retail building permits following, have grown year-over-year since 2012, though the statistics do not yet reach the pre-recession era number of permits issued in the 2005-2006 period. With construction lending dollars in the county finally increasing, aided by stable interest rates, new home sales and sales of existing residences have increased along with their pricing.

	Median Price Sept. 2014	% Change from Sept. 2013
Los Angeles County	480,000	7.9%
Duarte	407,000	18.0%

Source: DataQuick

Affordability of housing in the region, and specifically in the Subject's Foothill Corridor area, may be the one cloud over improving economic conditions reported, even considering the higher-than-state income levels seen in the region.

	Median Household Income
State of California	\$61,400
Los Angeles County	\$64,800
Duarte	\$63,160

Source: U.S. Census Bureau and State of California
Department of Housing and Urban Development

City of Duarte Overview

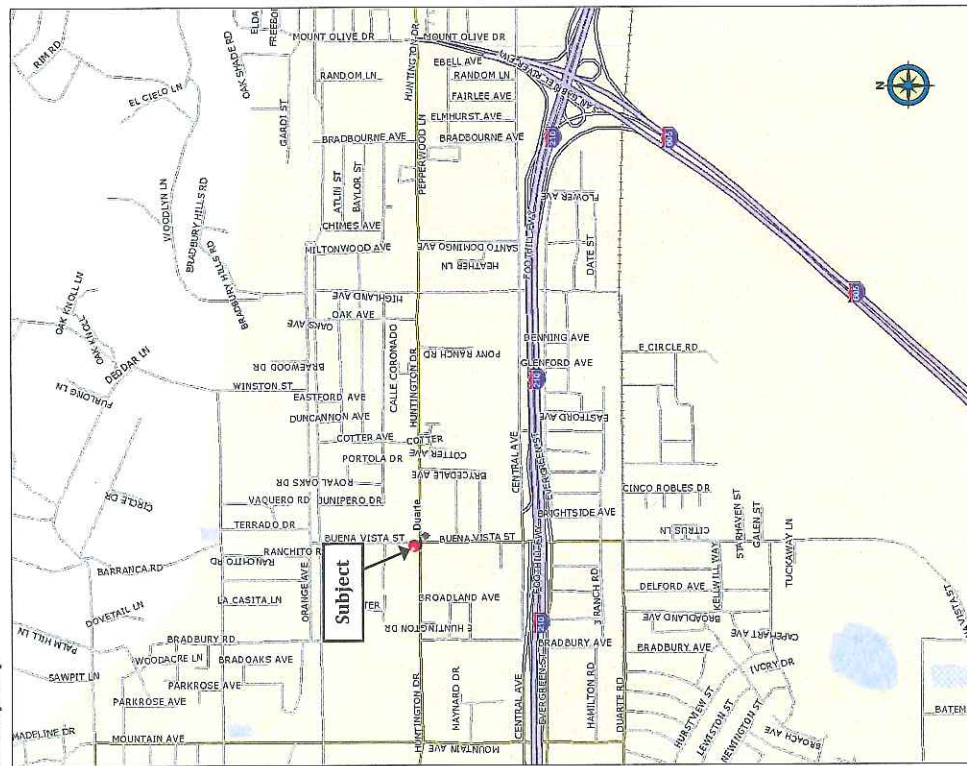
The small (21,668) but stabilized population of the City of Duarte benefits from services provided by a General Fund of \$13,203,700 (2014-2015 budget). The City is anticipating increased revenues from sales of consumer goods, including autos/transportation, restaurant income, business and industry, as well as construction and building. Of note in the budget is the expected drop in sales tax revenue previously earned from fuel and service stations due to reduced consumption by area drivers. The largest dollar income budgeted is sales and use tax, which is nearly five times the budgeted property tax amount. This large dollar amount of sales and use tax (budgeted) is only a 5.8% increase from 2013, and has been a stable amount in past City budgets, indicating a large consumer base for the City.

Like most Foothill Corridor cities, a large part of the local population commutes to Los Angeles business centers via a strong base of freeway corridors (I-210 and I-605), but looks forward to the extension of the Foothill Gold Line rail commuter project segment from Pasadena to Azusa planned for completion in September 2015. Until that time, alternate routes, including Huntington Drive, will continue to be heavily traveled. However, the Subject's neighborhood is not just a "commute out" bedroom community. It has the economic support of several major employers, including the City of Hope (3,551 employees). Duarte's retail trade (1,144 employees) and professional/scientific/management services (1,086 employees) follow as large employment groups.

Twenty-two percent of Duarte's residents are over 18 years of age, and the City has a home ownership rate of 70.4%. This boosts the consumer profile of the area along with the low unemployment rate, discussed previously, at 5.4%.

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Vicinity Map



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Subject Environs

Located at the northwest corner of two major thoroughfares in the San Gabriel Valley - Huntington Drive and Buena Vista Street - the Subject Parcel is surrounded by predominantly retail development to the east and west. Huntington Drive west of the Subject, toward Monrovia, has stand-alone retail, office, and motel properties intermixed with developed shopping centers such as the Mountain Vista Target Plaza.

Easterly of the Subject along Huntington Drive toward Azusa, more commercial uses are seen intermixed with residential and community uses.

Important to the Subject environs are the Buena Vista/I-210 interchange ramps located less than one-third mile south of the Subject. The area also benefits from the 100+ acre City of Hope Medical Center campus situated ± 1 mile southeast of the Subject, which employs over 3,500 people.

The Subject consists of a corner pad at the signalized intersection of Huntington Drive and Buena Vista Street, and sides to the west and north to the Buena Vista Marketplace, a 91,000-square-foot neighborhood shopping center anchored by a Ralph's grocery store offering 46,000 square feet of inline and pad building area of goods and services to the area. The inline-pad vacancy in this center was reported at 4.6% by the ownership published reports.

East of the Subject site across Buena Vista is a stand-alone liquor store backing to an older shopping center development anchored by Big Lots, Rite Aid, and a 99 Cents Only store, along with other inline shops.

The southeast corner of Huntington Drive and Buena Vista Street is developed with a fast food restaurant on the corner and a large inline center (Duarte Town Center) occupied predominantly by second tier retailers. The southwest corner of this intersection is improved with a service station. A mix of professional and residential uses is found north and south along Buena Vista Street.

Market Overview

The Subject's commercial location is within the Foothill Retail Corridor sub-market of the San Gabriel Valley retail market in the Greater Los Angeles area retail market. Comparatively, the 6.74% vacancy/availability of this San Gabriel Valley market is slightly higher than the market total for Los Angeles at 6.51%. The Los Angeles retail market overall has remained flat in 2014. Statistically, malls in the market showed the lowest vacancy rate (3.62%), while shopping centers had the highest vacancy rate at 6.67%.¹

Generally, the Los Angeles retail market asking rental rates have risen \$0.07, up to \$2.18 per square foot per month since early 2014.²

¹ Voit Real Estate Service, Second Quarter 2014 Great Los Angeles Retail Report
² Greater Los Angeles Retail Market View, 3rd Quarter 2014, CBRE

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This positive indicator is expected to be aided by land constraints in the market, limiting supply. The Subject's San Gabriel Valley market is shown to have a \$1.90 per square foot per month asking rental rate, falling into the lower range of the total Los Angeles market retail rental rate range.

These averages create an overall picture for the Subject's market in light of the economic indicators of growth in sales volumes, population and income stability, as well as the continuing decline of the area unemployment. Los Angeles County accounts for nearly 5.5% of the nation's total retail sales with annual growth increases of 3.0% over the past 5 years. Conservative forecasts call for annual 3.5% increases over each of the next 5 years.

The Subject's retail market is older but less volatile given the area's stable residential base. Basic consumer goods and services are most prevalent, speaking to the make-up of the San Gabriel Valley consumer. The general commercial retail market is expected to remain fairly unchanged in the near future with conservative growth patterns for repositioned properties projected over the next few years.

Environs Photographs



Northerly view on Buena Vista Street from Huntington Drive



Easterly view along Huntington Drive toward Buena Vista Street

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Environs Photographs



Buena Vista Marketplace shopping center adjacent to the Subject viewed from Huntington Drive



Big Lots commercial shopping center across from the Subject on Buena Vista Street at Huntington Drive

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Environs Photographs



Commercial shopping center east of Buena Vista on the south side of Huntington Drive



Southeasterly view on Buena Vista Street from Huntington Drive

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8530 3 SHEET P.A. 8130-3-155 TPA 2204 2254 3302 6216 10434 3430 6220 REVISED 2009021600000002-27 2012041338-27 20100826419-27

2073

MAPPING AND GIS SERVICES SCALE 1" = 100'

BUENA VISTA

HUNTINGTON

PG 15 PG 14 PG 16

ALL PER SEVERE PARCELS ON THIS PAGE ARE ASSIGNED TO SUCCESSION AGENCY TO THE DISCLOSED REDEVELOPMENT AGENCY OF THE CITY OF QUARTER, UNLESS OTHERWISE NOTED.

Subject Property - 14
Date of Value: November 12, 2014

Disposition of 1263 Huntington Drive
Duarte, California

Subject Property

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General

The Subject Parcel is an unimproved vacant commercial site located at the northwest corner of Huntington Drive and Buena Vista Street in the City of Duarte. The adjoining land is improved with a neighborhood shopping center (Buena Vista Marketplace) anchored by a chain grocery store (Ralph's).

Owner Apparent

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

Contact Information:

Mr. Craig Hensley, AICP
Community Development Director
1600 Huntington Drive
Duarte, CA 91010
626-357-7931

Property Location

1263 Huntington Drive, Duarte 91010

The Subject is a corner site (northwest corner of Huntington Drive and Buena Vista Street) along the Foothill Corridor of the northeastern Los Angeles County basin known as the San Gabriel Valley. This corridor stretches from the San Bernardino/Los Angeles County line westerly from La Verne to Pasadena along the I-210 (Foothill) Freeway.

Property History

The current ownership, Successor Agency to the Dissolved Redevelopment Agency of the City of Duarte, acquired the Subject site in 2012 by quit claim (Document No. 1612091, beginning on page 49 herein) in the recent dissolution of California redevelopment agencies.

Previously acquired by the Redevelopment Agency of the City of Duarte in April 2004 (Los Angeles County Records Document No. 131245), the Subject transferred from the Wu Revocable Trust to the Agency at a reported price of \$43.00 per square foot of land. Documentary transfer tax shown on the grant deed indicates a full sale price of \$1,050,000, or \$43.09 per square foot of land.

The Subject had been purchased by the Wu Trust and Peter H. Pan, et ux, in 2001. Documentary transfer tax indicated a sale price of \$625,000, or \$25.65 per square foot of land (Document No. 1082098). It was improved with an automotive service station/car wash at that time.

The property improvements, including the underground storage tanks, were removed in 2002, and a No Further Action (Closure Certification Application No. 352399) letter was issued on April 22, 2004 by the County of Los Angeles (File EP-1 005108-026090). A copy of this letter is included in the Addenda of this report (page 89).

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Legal Description

A portion of Lot 2 of Tract 2827 in the City of Duarte as per map recorded in book 34, page 2 of Maps in the Office of the County Recorder:

A legal description of the Subject Parcel is included in the Quit Claim Deed found in the Addenda of this appraisal (page 49).

Assessor's Data

Los Angeles County Assessor's Parcel Numbers 8530-003-930 and -931

Assessed values

For the year 2013-2014 assessment values for the Subject Parcel are shown as follows.

APN	Land Value	Improvement Value	Total
8530-003-930	\$436,397	\$0	\$436,397
8530-003-931	\$363,664	\$0	\$363,664
Total			\$800,061

Total taxes - 2014-2015

Exempt

Tax rate area

3430 and 3362

Effective tax rate (both tax rate areas)

1.169399%

Owned by a public agency, the Subject is currently exempt from property taxation. Upon transfer to a private entity, the Subject will be taxed at a rate of 1.169399% of the new assessment value at that time. The Subject will thereafter enjoy tax limits imposed by California's Proposition 13 tax initiative passed in 1978, which became a state constitutional amendment limiting tax increases to no more than 2% annually barring any ownership transfer considered arm's length.

Zoning/General Plan

The Subject Parcel is zoned General Commercial (C2). Development standards for this zoning include a minimum lot size of 10,000 square feet, 100-foot lot width, and a floor-area ratio maximum of 0.50. Front and side street setbacks are 15 feet for the Subject. This zone provides for a wide variety of commercial uses intended to serve local and regional needs.

The General Plan land use designation for the Subject is General Commercial, consistent with the zone classification General Commercial (C2).

The Subject Parcel is a conforming site to its zoning standards for development.

Present Use and Occupancy

The Subject Parcel is currently vacant land.

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Inspection Date

A property inspection of the Subject Parcel was performed on November 12, 2014. After inspection of the site, we met with Mr. Craig Hensley, AICP, Community Development Director for the City of Duarte, representing the ownership. We discussed the history of the property and the access restriction placed on future development of the property. We also discussed the environs of the Subject property and the City in general.

Site Description

Subject Parcel Area of Value

Shape	Rectangular
Total site area	Total ±24,366 square feet (±0.56 acres) in fee simple interest (calculations obtained from the Los Angeles County Assessor records and the Long Range Property Management Plan, City of Duarte, dated August 20, 2013)
Frontage/Access	The Subject site enjoys corner visibility along Huntington Drive (±130 lineal feet of frontage) and Buena Vista Street (±186 lineal feet of frontage). According to the Community Development Director, and as stated in the Successor Agency's Long Range Property Management Plan, the property has no allowed access to Buena Vista Street and, prior to any development, the City will require that a shared access agreement be obtained from the adjoining shopping center on the north boundary of the Subject. The site retains access to its Huntington Drive frontage. Access along Huntington Drive to the Subject is right-turn only (Ingress and egress). Right-turn and left-turn access along Buena Vista Street will be gained via the required shared easement acquisition with the surrounding shopping center (Buena Vista Marketplace).

Utilities

All utilities are currently available at the site through existing lines.

Topography

Level at street grade

Toxic contamination and hazardous substances

A soils report was not available for review. The client is encouraged to obtain a soils report. The appraisers are not experts in this area and make no warranty as to the quality and condition of the soil related to contamination. This appraisal report and its reported valuation conclusions are subject to receipt and review of any environmental assessment report.

As discussed in the Property History section of this report (page 16), the Subject site had previously been developed with an automotive service station and car wash. The on-site improvements were demolished in 2002, and the underground storage tanks were removed. A "No Further Action"

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Earthquake/flood zone

The Subject is within an earthquake study zone noted in the State of California Geological Survey Earthquake Zones, Azusa Quadrangle Map. According to this mapping, the Subject is less than one-half mile from the Duarte fault. FEMA Map No. 065026-06037C1415F identifies the Subject Parcel as in Zone X, low risk of flood.

Easements/encumbrances

We were not provided with a title report for the Subject Parcel. Our on-site inspection did not reveal any easement or encumbrance that may affect the value of the site. However, the development requirement for the attainment of shared access with the Buena Vista Marketplace on the Subject's northern boundary is a development obstacle to the property. This requirement affects the value of the Subject Parcel. This appraisal document is subject to review upon receipt of an updated complete title report or policy.

Improvements

The Subject Parcel is structurally unimproved.

Highest and Best Use

The Appraisal of Real Estate, 14th Edition, published in 2013 by the Appraisal Institute defines highest and best use on page 332 as:

The reasonably probable use of property that results in the highest value.

To test alternative uses for the highest and best use, an appraiser usually applies four criteria in the following order:

- Legal permissibility
- Physical possibility
- Financial feasibility
- Maximum productivity³

Because the Subject Parcel is not structurally improved, the highest and best use analysis was done only under the scope of highest and best use "as vacant."

³ The Appraisal of Real Estate, 14th Edition, 2013; page 335

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“As Vacant”

- Legally permissible
Under the Subject's zoning and land use designation, *as vacant*, the property can legally be developed with certain commercial uses as long as all zoning and City development requirements are met, or it could be left for future commercial use.
- Physically possible
The appraisers were not provided with a current soils study of the Subject site; however, the Subject Parcel's previous improvements and existing surrounding uses indicate that soil conditions are most probably appropriate to support most types of legally allowed commercial uses.
- Financially feasible
The financially feasible uses for the Subject Parcel “as vacant” are to be used in zone-allowed commercial use, or it could be left unimproved.
- Maximally productive
Given the Subject Parcel's legal zoning, development restrictions, size, and location, it is maximally productive to allow the site, *as vacant*, to be developed commercially after obtaining the required shared access.

Conclusion

Based on the above discussion and other investigations, we conclude that the highest and best use of the Subject Parcel, *as vacant*, as of a current date of value, is to be commercially developed as legally allowed, exploiting its corner visibility and surrounding commercial synergy. This use is the basis for the valuation of the Subject Parcel.

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Subject Photographs



Northerly view of Subject frontage on Huntington Drive west of Buena Vista Street



Northeasterly view across the Subject from Huntington Drive

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Subject Photographs



Westerly view of the Subject frontage along Buena Vista Street from the northerly property line where shared access to Buena Vista Marketplace will be required



Westerly view of the southeast corner of Subject from Buena Vista Street

Approach to Value

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Valuation Methodology

As previously described, the purpose of this report is to estimate the fair market value of the fee simple interest in the Subject Parcel. The valuation of the Subject Parcel is completed utilizing the Sales Comparison Approach.

The valuation relies on traditional appraisal methodology. The fundamental purpose of an appraisal is to estimate value. Basic to the concept of valuation is the principle of substitution, the rationale that, when property is replaceable, its value tends to be set by the cost of acquiring an equally desirable substitute property or income.

The valuation to estimate the fair market value of the Subject Parcel considered the use of the following methodologies.

The **Sales Comparison Approach** is applicable in the market value estimate of improved properties and vacant land. It is a method of estimating market value based upon recent sales of comparable properties. Since no two properties are ever identical, sales data are then analyzed in terms of differing elements of comparison, including date of sale transaction, financing terms, location, physical characteristics, and income characteristics. The Sales Comparison Approach reflects the actual activity of buyers and sellers in the marketplace. This approach was utilized exclusively in this appraisal assignment in the valuation of the land in fee simple interest.

The **Cost Approach** embodies an estimate of the replacement cost new of the subject improvements inclusive of entrepreneurial profit. From this estimate is deducted an estimate of depreciation generating from physical deterioration and functional and economic obsolescence. To the depreciated building cost is added the estimated value of land, as if vacant. The total represents the value indicated by the Cost Approach. A traditional Cost Approach analysis was not undertaken for this analysis *as in this valuation, only land is valued* and the Cost Approach is not relevant in this market.

The **Income Capitalization Approach** is based on the premise that investment properties are normally valued in proportion to their ability to produce income. As such, the Income Capitalization Approach involves an analysis of the property in terms of its ability to produce a net annual income. No income analysis has been undertaken in this valuation process, as the Subject's market does not recognize the income method in land valuation.

In this land valuation, as of the current date of value, only the previously described Sales Comparison Approach was used to estimate the fair market value of the fee simple interest of the land in the Subject Parcel's analysis.

Scope of the Appraisal Market Data Investigation

During the course of completing this appraisal assignment, an inspection of the Subject Parcel was made. The inspection was a viewing of the parcel to ascertain the extent of the appraisal problem and to provide information for the market investigation that followed.

At that time, land environs in the vicinity were noted. Observations were made concerning the surrounding land types (e.g., available transportation routes, development trends

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nearby). This information was used in defining a geographic search perimeter for comparable sale data. Specific research areas included existing market demand and participant preferences for well-traveled commercial corridors in the northeastern Los Angeles County area.

Although the Subject Parcel is located on a corner and has excellent visibility, it is encumbered by a development restriction that will require attainment of a shared access agreement with the adjoining shopping center prior to approval for development. Given this restriction, the access to the Subject is not equivalent to a corner site, extending the comparable site search for corner and interior commercial property sales.

In the course of compiling market data, several resources were used. These included the online search sources of CoreLogic, CoStar/Comps, Assessor's records of Los Angeles County, and verification interviews with principals to the sale transactions investigated.

Comparable Sales Search

A search for sales of *commercial land* was undertaken within the region of the Subject, considered the primary search area. Although other areas were considered, most consideration was given to market information occurring within the Subject's San Gabriel Valley area submarket with emphasis on size, location, and access.

After a review of the data in the field, a final selection of comparables was made. These sales are identified and each is individually detailed, along with an accompanying Assessor's map and a photograph, in the Market Data section (beginning on page 35) of this report.

Sales Analysis

While existing retail establishments in the Subject's market are experiencing positive economic trends, just emerging from the recent recessionary setbacks during 2007 through 2012, the development sector of this market has been slow to resume construction. This cautionary trend of development is due partly to the lack of available funding from lenders and partly on the amount of leasable space remaining available on the market, lessening demand for new retail development. The arm's-length transactions found in our research considered to be comparable to the Subject were very limited, forcing us to search back in time for sales to use in this analysis.

Commercial land sales utilized in the valuation of the 24,366-square-foot Subject Parcel ranged in sale recording dates from September 2012 to February 2014. These sales ranged in size from ±18,470 square feet to ±41,273 square feet.

The following analyzes each data item. This data was then utilized in the valuation of the Subject Parcel.

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Application – Commercial Land Sales Data

The reader's attention is directed to the previously presented discussion in this Approach to Value section in which may be found a discussion of the search criteria for land sale transactions. The data was reviewed in the field for purposes of assessing comparability to the Subject as discussed. Verification interviews were conducted with principals or the principals' representatives involved in or knowledgeable about the transactions. A final data selection was then made for purposes of comparison to the Subject Parcel in the valuation analysis. Of those commercial land sales investigated, five were selected as most comparable for use in the analyses. Market Data Items 1 through 5 are summarized and fully detailed in the Market Data section (beginning on page 35).

Elements of Comparison

- **Property Rights Conveyed** – The assumption for the Subject Parcel is the sale of the fee simple interest. All items reflect transfers of the fee simple interest in the real property.
- **Financing/Cash Equivalency** – Sale assumptions for the Subject Parcel are in terms of cash or cash equivalent institutional financing. All items were considered to be cash equivalent.
- **Conditions of Sale** – Sale conditions for the Subject Parcel assume an "arm's length" transfer, without duress, and both parties acting in a prudent manner. This is consistent with the sale terms for each of the transactions.
- **Property Expenditures at Sale** – Market Data Items 2, 3 and 5 had no property expenditures at sale. Market Data Items 1 and 4 will require demolition of existing old improvements prior to development. In both sales the expected demolition costs did not affect the sale prices paid.
- **Market Conditions/Time** – *The date of value for the Subject is November 12, 2014*; the selected land sales span a time period from September 2012 to February 2014. In the Market Overview discussion (beginning on page 9), trends for the Subject's commercial retail market were discussed. The trends in the Subject's region were shown to be stabilizing and slowly improving since the 2006 to 2012 recession. Rents and occupancy for existing retail properties have improved year over year; however, demand for new construction has been slow to recover. Though participants in this market are more optimistic today, holding positions are still the norm for vacant commercial sites. For this reason, each market data item is considered similar in this element to the currently existing market conditions assumed for the Subject.
- **Location** – The Subject benefits from its commercial location. Although the market data items were considered *generally* similar in location (San Gabriel Valley market), they vary in *environs*, as described in the analysis of each market data item that follows. Equally important in locational amenities to surrounding environs is visibility or exposure to traffic. The Subject has a traffic count of

26,814 along Huntington Drive at Buena Vista Street. The market data items all exhibited similar counts ranging from 21,472 cars to 31,959 cars (ADT).

- **Physical Characteristics** – The Subject Parcel is 24,366 square feet in size. It has a rectangular shape with level topography. It has right-turn access to Huntington Drive and will require a shared access agreement prior to development.

Each market data item was analyzed for size. With the exception of Market Data Item 2, they were all considered similar in size to the Subject. Market Data Item 2, at 441,273 square feet, was developed commercially in the front parcel area and a portion (zone-third) of the site to the rear is used as parking by the neighboring hospital.

Physical access to each site was reviewed and comparatively analyzed to the Subject's access, which as previously stated will require shared access be obtained from the adjoining shopping center. Once the shared access agreement is obtained, the City will allow development of the Subject with access to Huntington Drive (right-turn in and out) and from Buena Vista via the shopping center shared access.

Market Data Item 2 has only shared access with its neighboring retail development, and interior site frontage. Market Data Items 1 and 3 are interior parcels with single access points along their frontages and alley access. Market Data Items 4 and 5 are corner properties with access on both streets.

- **Zoning/Use** – The Subject Parcel is designated for commercial uses. Each market data item was similarly designated.

Given the information gathered from an analysis of the comparable land sales, location, and size were the elements of comparison found to have the greatest influence on the sale prices of the commercial site market during the period defining the Subject's current market.

Land Sales Discussion

The following is a detailed discussion of the market data items. This discussion is then referenced in the valuation of the Subject Parcel.

- **Market Data Item 1** is the sale of a commercial site located on Hacienda Boulevard in La Puente. This property sold at a price of \$985,000 over its 435,302 square feet of land area. This equates to \$27.90 per square foot of commercial land. The sale was recorded in February 2014 under market conditions considered generally similar to those of the Subject's assumed market conditions. The location of this market data item generally is inferior to that of the subject due to its environs with less commercial synergy. The site location itself is an interior site and is considered inferior to the Subject's corner location. This market data item had similar traffic counts and was similarly zoned to the Subject. The access to this property is along Hacienda Boulevard and is considered to be superior to the access that the Subject will still have to achieve.

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To develop the Subject, it will need to achieve the shared access before any approvals are issued by the City of Duarte. Overall, due mainly to the existing access of this market data item, it is considered superior to the Subject.

- **Market Data Item 2** is the sale of a commercial site on Puente Avenue in Baldwin Park. This property had a sale price of \$1,000,000 or \$24.23 per square foot of its ±41,273-square-foot land area. The site is larger than the Subject, and it had the rear one-third of its land excess in needs to its development. This excess land area is now used for parking by the adjacent hospital. The site size is considered slightly inferior to the Subject's site size. The property's location is generally inferior due to its environs, and this market data item's specific site location as an interior site is also considered inferior to the Subject's corner visibility site. This property has access only through a shared access agreement with its adjacent parcel, a drug store, which is a corner site. This access was achieved by entitlements prior to its purchase, and the entitlements were earned by the seller. The fact that this property has access and the Subject, until its shared agreement is completed, does not have access equates to the superiority of this market data item. Overall, this property is considered slightly superior to the Subject.

- **Market Data Item 3** is the sale of a property on Foothill Boulevard in Claremont. This property contains 19,980 square feet and sold for \$530,000 or \$26.53 over its commercial site area. The size of the site is considered similar to the Subject's size. Although it has a slightly lower traffic count than the Subject, it is still considered similar in that element. The property's transaction recorded in October 2013 and is considered similar in its market conditions compared to existing market conditions assumed for the Subject. The general locale of this commercial site is considered superior to the Subject, although as an interior site, its specific location is considered inferior. This property in Claremont has access along its Foothill Boulevard frontage and also through easement access in the rear. The buyer plans to develop a small office building on the site. Because this market data item has access, and the Subject will have to achieve a shared access agreement to develop, it is considered to be superior overall.

- **Market Data Item 4** is the sale of an ±18,470-square-foot commercial site on Valley Boulevard in Rosemead. This property had a sale price of \$1,250,000 or \$67.68 per square foot over its corner site, which is planned for a new retail building. This market data item's sale was recorded in July 2013 under market conditions considered similar to those existing for the Subject, and it is zoned for similar uses. This market data item has a slightly larger traffic count with just over 30,000 ADT compared to the Subject's nearly 27,000 ADT, and the old gas station improvements will have to be removed, although the underground storage tanks were removed in 2002. The property's location generally is superior to the location of the Subject, but its site location specifically is considered similar due to the signalized corner site of this market data item. A new 4-unit, 6,000-square-foot retail building is planned for the site by the buyer. Historically, the Subject, prior to its restriction of access, was a gas station site where the underground storage tanks were pulled. This data item would be

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similar to the Subject in its use and access if the restriction of the required shared access was not placed on the Subject. Because this site has corner access existing on two street frontages, and the Subject will have to achieve access, this property is considered superior to the Subject overall.

- **Market Data Item 5** is the sale of a commercial corner site along Huntington Drive in the City of Duarte east of the Subject site. This property sold for \$515,000 or \$21.97 per square foot of land area in September 2012. This market data item has a size very similar to the Subject at 23,440 square feet, and was listed for sale over the last 2½ years at \$749,000. Although this sale is generally similar to the Subject in its Duarte location, its environs along Huntington Drive are less commercial in nature, and it is not located at a signalized corner. This deems the site inferior in location to the Subject. The traffic count at this site is similar to the Subject and slightly higher due to the residential density of its surroundings. Vacant at sale, this market data item was intended for commercial development of a tire store, but to date no plans have been submitted to the city. The site was sold with existing access along its main commercial frontage and its secondary street, considered superior to the Subject with its shared access requirement. Overall, due mainly to the location of this market data item, it is inferior to the Subject.

Foreword

The previously described land sales analyses are used to indicate a range of fair market value for the Subject Parcel as of the date of value. This information will be discussed further in the Valuation section that follows. The commercial sales were analyzed per square foot of land area for site value and then converted to a nominal value based on the Subject's size. This reflects the local market practice.

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Valuation

General

The Subject Parcel is valued in the following analysis as an existing commercial site, as previously discussed. We have used only a Sales Comparison Approach analysis to estimate the fair market value of the Subject Parcel in fee simple interest as of November 12, 2014.

The Sales Comparison valuation that follows uses a set of commercial land market data parcels sold in the Subject's market area. These are also summarized and detailed in the Market Data section. The Sales Comparison value for the Subject Parcel, as vacant, is based on a per square foot unit value. This unit value is then converted to a nominal value based on the Subject's size. This reflects market local practice seen in the market data investigation.

Sales Comparison Approach

Value of the Subject Parcel

The Subject Parcel land was analyzed in terms of several elements of comparison as previously discussed in the Approach to Value section. The Subject Parcel is a 24,366-square-foot commercial corner site located along a commercial thoroughfare in the Foothill Retail Corridor sub-market of Los Angeles County. The City of Duarte has placed a restriction on the development of the parcel that affects its market value. The development restriction on the Subject Parcel requires that a shared access agreement be achieved prior to any development approval. Effectively, this restriction leaves the Subject in a position of risk for a potential buyer. Although the Subject is a signalized corner site with commercial synergy encompassing its environs, it will not be developed with two street access points, but will be limited to one frontage access point along Huntington Drive and one shared access ingress and egress through the Buena Vista Marketplace shopping center at the Subject's northern boundary along Buena Vista Street. Again, no development can take place until a shared access agreement can be obtained.

As one might expect, this type of restriction is not often found in market for separate property ownerships. Generally, reciprocal easement agreements (REA) are put in place by shopping center developers for the larger property development, and then "pad" sites are sold off by the larger property shopping center developer with such shared access in place at sale.

In this valuation, the Subject is a pad site without an REA in place and a previously developed shopping center in place around it. A buyer of the Subject will have to obtain an agreement from the owner of the surrounding center to allow patrons access to Buena Vista Street. This "after shopping center development" access to be achieved will entail the negotiated purchase of legal rights for access across the existing shopping center paved parking and drive lanes, as well as the physical reconfiguration of the area to be used for such access to include parking stalls, possible grading, and site improvement reinstallation.

The data analyzed in this appraisal included well-located signalized corner access property and commercial sites that, while located on well-traveled commercial corridors in the market area, had some other less desirable access or property amenity.

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Commercial Land Sales Comparison Grid

Elements of Comparison	Subject	Hacienda Boulevard La Puente		Puente Avenue Baldwin Park		Foothill Boulevard Claremont		Valley Boulevard Rosemead		Huntington Drive Duarte	
		MD Item 1	Adj.	MD Item 2	Adj.	MD Item 3	Adj.	MD Item 4	Adj.	MD Item 5	Adj.
Transactional Adjustments											
Sale price per square foot	-	\$27.90	-	\$24.23	-	\$26.53	-	\$67.68	-	\$21.97	-
Property rights conveyed	-	fee	-	fee	-	fee	-	fee	-	fee	-
Financing	-	cash	-	cash	-	cash	-	cash	-	cash	-
Conditions of sale	-	none	-	none	-	none	-	none	-	none	-
Expenditures made immediately after purchase	-	none	-	none	-	none	-	none	-	none	-
Normalized sale price	-	-	\$27.90	-	\$24.23	-	\$26.53	-	\$67.68	-	\$21.97
Market conditions	11/14	2/14	similar	12/13	similar	10/13	similar	7/13	similar	9/12	similar
Time adjusted sale price per acre	-	-	\$27.90	-	\$24.23	-	\$26.53	-	\$67.68	-	\$21.97
Other Adjustments											
General location/ specific site location	Duarte/ signalized corner	La Puente/ interior	interior	Baldwin Park/ interior	interior	Claremont/ interior	superior	Rosemead/ signalized corner	superior	Duarte/ non- signalized corner	interior
Site size (square feet)	24,366	35,302	similar	41,273	slightly interior	19,980	similar	16,410	similar	23,440	similar
Traffic (ADT)	26,814	31,959	similar	23,175	similar	21,472	similar	30,124	similar	30,676	similar
Site condition at sale	vacant site	interim use	similar	vacant site	similar	vacant site	similar	older improvements	interior	vacant	similar
Shape	rectangular	rectangular	similar	rectangular	similar	rectangular	similar	irregular	similar	rectangular	similar
Topography	level at grade	level at grade	similar	level at grade	similar	level at grade	similar	level at grade	similar	level at grade	similar
Utilities	all available	all available	similar	all available	similar	all available	similar	all available	similar	all available	similar
Access	required easement	single street and alley	superior	REA	slightly superior	single street and easement	superior	two streets	superior	two streets	superior
Zoning/Use	C2/ commercial development	C-2/ commercial development	similar	IC/ commercial development	similar	MU-3/ commercial development	similar	C-3D/ commercial development	similar	C2/ commercial development	similar
Overall rating	-	superior		slightly superior		superior		superior		interior	

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Comparatively, we found these less desirable site sales most representative of the value of the Subject site, given the risk and possible costs that will be incurred to gain shared access prior to development.

The Commercial Land Sale Comparison Grid on page 33 sets forth the valuation using the appropriate transactional adjustments.

The analysis of the sales is finalized in an overall ranking and is generated by the more specifically itemized elements of comparison previously presented. As in most analyses, each element of comparison is not weighted equally. For example, the location of a property as an element of comparison may outweigh its access, resulting in an overall rating of "interior" to the Subject, though there may be numerically more elements rated as "similar" in the comparison grid. Also true is that certain elements may balance the effect of other elements in each sale's comparison.

In trying to isolate a measure of the diminution in value caused by the existing shared access achievement requirement, we realized that a reasonable buyer would assess the risk of achieving the legal rights in terms of holding costs and legal costs in addition to the cost of physically putting the access in place. Alternately, a buyer may just purchase the site and hold it for future use without pursuing development access. The market measure of these unknown risks and costs presents a challenge of estimating the value of a very-well-located site with an extremely difficult development hurdle.

The market data presented a close range of pricing for small commercial sites with inferior locations such as interior, less visible sites, and non-signalized or less commercially oriented properties (Market Data Items 1, 2, 3 and 5). The highly visible, easily accessed corner property value indicator (Market Data Item 4) pointed to a much higher unit price for sites with no distinct hurdles to development.

A comparative overall ranking using the market-indicated sale pricing follows.

Market Data Item	Recording Date	Sale Price per SF of Land	Overall Ranking to the Subject
4	7/13	\$67.68	superior
1	2/14	\$27.90	superior
3	10/13	\$26.53	superior
2	12/13	\$24.23	slightly superior
5	9/12	\$21.97	interior

These land sales are ranked between "superior" and "interior" to the Subject Parcel as the Sales Comparison analysis indicated. This ranking summarizes the sales by an overall comparison to the Subject's Parcel indicating a range of land value indicators.

It is our opinion that the development restriction on the Subject places this property value at the lower end of the market data sale price range shown. The Subject Parcel has an estimated fee simple interest fair market value of \$24.00 per square foot of land area as of the current date of value.

The fair market value of the Subject Parcel's land area, using the Sales Comparison Approach, is shown below as of November 12, 2014.

24,366 SF fee simple interest land area x \$24.00 per SF = \$584,784
\$585,000

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Value Summary

Based on the preceding valuation narrative, the following summarizes the estimated fair market value of the Subject's land, given its location, amenities, and use restriction for development, as of the date of value, November 12, 2014.

Value of Subject Parcel \$ 584,784
rounded to \$ 585,000

Market Data

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Market Data Summary - Commercial Land Sales

Item	Location/APN	Recording Date	Zoning	Lot Area (Square Feet)	Purchase Price	Price Per SF	Comments
1	1156 Hacienda Boulevard La Puente 8252-015-023 & -026	2-28-14	C-2	35,301.75	\$985,000	\$27.90	Property was marketed for new retail development with a listing price of \$995,000. Buyer's interim use - used car sales lot.
2	1516 Puente Avenue Baldwin Park 8464-001-035	12-04-13	IC	41,272.80	\$1,000,000	\$24.23	Phase II of Sav-On Drugstore development approved in 1998. Driveway approach to property was removed as condition to development, and will share common access to Sav-On site. Buyer to build 7,400 sf retail building. The rear one-third of land will be used for the parking by the adjacent hospital.
3	1000 W. Foothill Boulevard Claremont 8311-001-021	10-31-13	MU-3	19,980.00	\$530,000	\$26.53	Property has two ingress and egress in place, plus back easement access to Towne Avenue. Buyer plans to develop a multi-tenant 5,000 sf office building.
4	9654 E. Valley Boulevard Rosemead 8593-002-001	7-22-13	C-3D	18,470.00	\$1,250,000	\$67.68	Planning commission approved a design review application for the construction of a new four-unit 6,000 sf retail building on 4/21/14. Old gas station site; tanks removed in 2002.
5	2107 Huntington Drive Duarte 8529-010-020	9-13-2012	C2	23,440.00	\$515,000	\$21.97	Property was listed for sale at \$749,000 for two and a half years. Last sale was a deed-in-lieu-of foreclosure in November of 2009 for \$640,000 or \$27.30 psf. Buyer had plans to develop an American Tire retail store. Still vacant with no development plans currently active with city.
Subject	1263 Huntington Drive Duarte 8530-003-930 & -931	11-12-14 (date of value)	C2	24,366.00	--	--	Vacant lot with landscaped setbacks.

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Market Data Map - Commercial Land Sales



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Market Data Item 1



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Market Data Item 1
Use: Commercial Land

Type of Transaction	Recorded sale
Property Location	1156 Hacienda Boulevard La Puente, California
Assessor's Parcel No.	8252-015-023 & -026
Grantor	FM Hacienda LLC
Grantee	Amir Elhawary
Sale/Listing Date	2/25 /2014
Price	\$985,000
Recording Data	
Book/Pg./Inst.	Instrument No. 0211495
Recording Date	2/28/14
DTT	Not shown on deed
Terms	All cash to seller
Site Data	
Zoning	C-2, General Commercial City of La Puente
Present Use	Used car sales lot
Highest and Best Use	Commercial development
Approximate Dimensions	±128' × ±275'
Parcel Size	±35,301.75 SF
Unit Price	\$27.90 per SF of land area
Improvements	Interim use buildings for used car sales and asphalt-paved lot
Access	Hacienda Boulevard frontage and rear alley
Traffic	31,959 ADT (Hacienda Boulevard)
Terrain	Level at street grade
Utilities	All available to site
Confirmation	Daniel Bahr Core Commercial Real Estate 323-646-5938
Comments	Confirmation completed by James Malm of Hawran & Malm The listing agent reported that the property was listed for \$995,000 and intended for commercial development.
Date Inspected	November 12, 2014 by Sydney H. Hawran, MAI, and James C. Malm

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Market Data Item 2



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Market Data Item 2
Use: Commercial Land

Type of Transaction	Recorded sale
Property Location	1516 Puente Avenue Baldwin Park, California
Assessor's Parcel No.	8464-001-035
Grantor	Benjamin Alarcon and Emma Graciela Alarcon, husband and wife
Grantee	PCG BP Puente LLC
Sale/Listing Data	11/20/2013
Sale Date	\$1,000,000
Price	Instrument No. 1709240
Recording Data	12/4/13
Book/Pg./Inst.	Not shown on deed
Recording Date	DTT
DTT	Terms
DTT	Site Data
DTT	Zoning
DTT	Present Use
DTT	Highest and Best Use
DTT	Approximate Dimensions
DTT	Parcel Size
DTT	Unit Price
DTT	Improvements
DTT	Access
DTT	Traffic
DTT	Terrain
DTT	Utilities
DTT	Confirmation
DTT	Comments
DTT	Date Inspected
DTT	Confirmation completed by James Malm of Hawran & Malm
DTT	The corner drug store was developed first, and this parcel was carved out with a shared common access, but no direct street access. The rear one-third of this parcel is used for parking by the adjacent hospital.
DTT	November 12, 2014
DTT	by Sydney H. Hawran, MAL, and James C. Malm

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Market Data Item 3

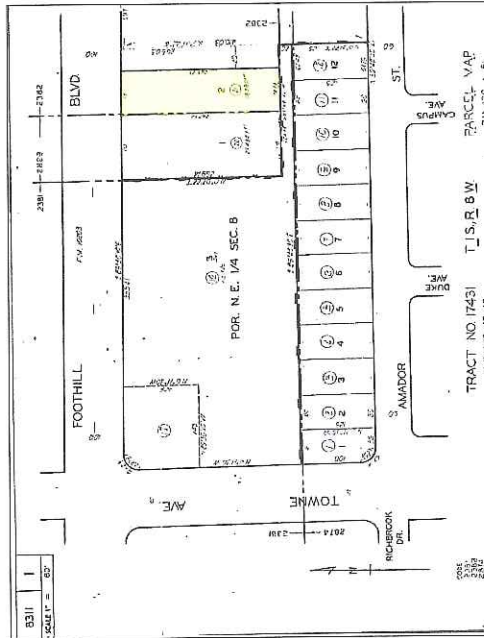


Market Data Item 3
Use: Commercial Land

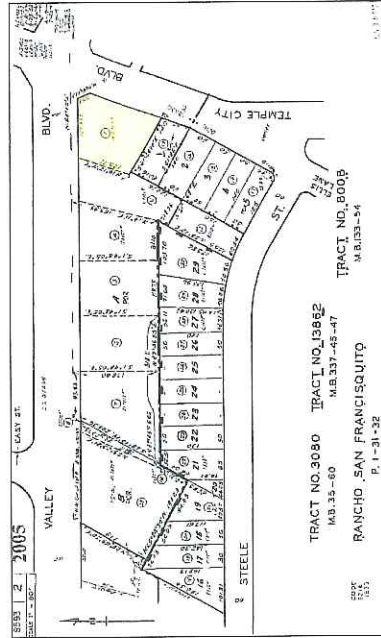
Type of Transaction	Recorded sale
Property Location	1000 West Foothill Boulevard Claremont, California
Assessor's Parcel No.	8311-001-021
Grantor	Handoko Family Trust, et al.
Grantee	JM Lepe Properties, LLC
Sale/Listing Data	
Sale Date	10/24/13
Price	\$530,000
Recording Data	
Book/Pg./Inst.	Instrument No. 1555027
Recording Date	10/31/13
DTT	Not shown on deed
Terms	All cash to seller
Site Data	
Zoning	MU-3, Mixed Use City of Claremont
Present Use	Vacant site
Highest and Best Use	Commercial development
Approximate Dimensions	±75' x ±267'
Parcel Size	±19,980 SF
Unit Price	\$26.53 per SF of land area
Improvements	Older driveway and paving remaining on-site
Access	Foothill Boulevard frontage and easement access to the rear
Traffic	21,472 ADT (Foothill Boulevard)
Terrain	Level at street grade
Utilities	All available
Confirmation	Michael Gracia, Buyer's Broker ReMAX 909-630-8750
Comments	Confirmation completed by James Malm of Hawran & Malm The building was sold for the commercial development of a 5,000-SF attorney's office with multiple suites.
Date Inspected	November 12, 2014 by Sydney H. Hawran, MAI, and James C. Malm

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Market Data Item 4



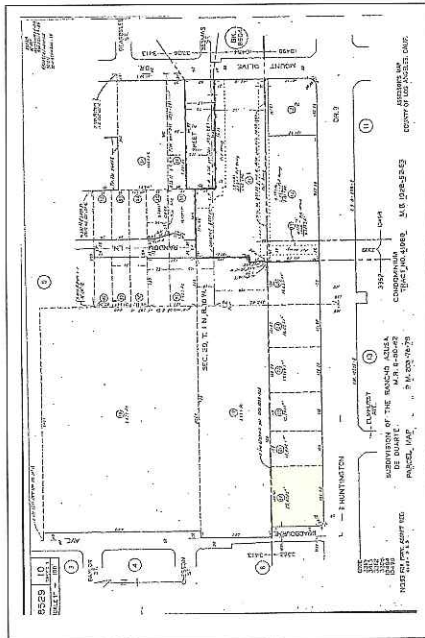
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Market Data Item 4
Use: Commercial Land

Type of Transaction	Recorded sale
Property Location	9654 East Valley Boulevard Rosemead, California
Assessor's Parcel No.	8593-002-001
Grantor	666 Valley LLC
Grantee	IMC Green Valley Investment LLC
Sale/Listing Data	5/10/13
Sale Price	\$1,250,000
Recording Data Book/Pg./Inst.	Instrument No. 1069636
Recording Date	7/22/13
DTT	\$1,375 full value
Terms	All cash to seller
Site Data	C-3D, Commercial
Zoning	City of Rosemead
Present Use	Unoccupied older gas station improvements
Highest and Best Use	Commercial development
Approximate Dimensions	Irregular
Parcel Size	±18,470 SF
Unit Price	\$67.68 per SF of land area
Improvements	Unoccupied older gas station exists on-site and will be demolished by buyer; underground storage tanks were removed in 2002
Access	Corner access from Temple City Boulevard and Valley Boulevard
Traffic	30,124 ADT (Valley Boulevard)
Terrain	Level at street grade
Utilities	All available to site
Confirmation	Tommy Thai, Listing Broker Coldwell Banker 626-445-6660
Comments	Confirmation completed by James Malm of Hawran & Malm New 4-unit, 6,000-SF retail building is planned for the site by buyer; Planning Commission approved a design review application submitted by buyer
Date Inspected	November 12, 2014 by Sydney H. Hawran, MAI, and James C. Malm

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Market Data Item 5



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Market Data Item 5
Use: Commercial Land

Type of Transaction	Recorded sale
Property Location	2107 Huntington Drive Duarte, California
Assessor's Parcel No.	8529-010-020
Grantor	Herbert B. Kuykendall
Grantee	Andon Tony Akhian
Sale/Listing Date	9/7/12
Price	\$515,000
Recording Data	Instrument No. 1377215
Book/Pg./Inst.	9/13/12
Recording Date	Not shown on deed
DTT	All cash to seller
Terms	
Site Data	C2, Commercial City of Duarte
Zoning	Vacant land
Present Use	Commercial development
Highest and Best Use	±154' x ±140'
Approximate Dimensions	±23,440 SF
Parcel Size	\$21.97 per SF of land area
Unit Price	None at the time of sale
Improvements	Corner access at Huntington Drive and Bradbourne Avenue
Access	30,676 ADT (Huntington Drive)
Traffic	Level at street grade
Terrain	All available
Utilities	Bill Gilmore, Buyer's Broker
Confirmation	Coldwell Banker 818-949-5243
Comments	Confirmation completed by James Malm of Hawran & Malm Broker reported that the property had been listed for sale at \$749,000 for 2½ years; buyer has plans to develop a tire retail store, but no plans have been submitted to the city to date
Date Inspected	November 12, 2014 by Sydney H. Hawran, MAI, and James C. Malm

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Addenda

Quitclaim Deed

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HAWRAN & MALM, LLC

HAWRAN & MALM, LLC

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CITY OF DUARTE, a municipal corporation ("Grantor"), does hereby remise, release and forever quitclaim to the SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF DUARTE, a public entity duly established and existing pursuant to Health and Safety Code Section 34173 ("Grantee") all of Grantor's right, title and interest in and to certain real properties described located in the City of Duarte, County of Los Angeles, State of California, described in the legal description attached hereto as Exhibit "A" and incorporated herein by this reference (collectively, the "Property").

Grantee acknowledges and agrees that the Property is granted by the Grantor to the Grantee in its "AS IS," "WHERE IS" and "SUBJECT TO ALL FAULTS CONDITION," as of the date of recording of this Quitclaim Deed, with no warranties, expressed or implied, as to the environmental or other physical condition of the Property, the presence or absence of any patent or latent environmental or other physical condition on or in the Property, exceptions to title, or other matters affecting the Property.

Grantor's conveyance of the Property is further subject to the following covenants and restrictions as required by the Community Redevelopment Law, Health and Safety Code section 33000 *et seq.* (the "CRL"):

1. In addition to any other nondiscrimination provisions applicable to the Property under federal, state or local law, the following nondiscrimination provisions apply:

(a) There shall be no discrimination against, or segregation of, any persons, or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955 and Section 12955.2 of the Government Code, in the sale, lease, or rental, or in the use, occupancy, or enjoyment of the Property, nor shall Grantee itself, any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, subtenants, sublessees or vendees of the Property or any portion thereof. The foregoing covenants shall run with the Property and shall remain in effect in perpetuity.

(b) Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (b) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.3 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1306 of the Civil Code and subdivisions (b), (c), and (p) of Section 12955 of the Government Code, shall apply to subsection (b) above.

2. All deeds, leases or contracts for the sale or leasing of the Property or any interest therein shall contain or be subject to substantially the following nondiscrimination or nonsegregation clauses:

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-2-

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When Recorded Mail To:

City of Duarte
1600 Huntington Drive
Duarte, California 91010
Attn: City Clerk



(Space Above For Recorder's Use)

This document is being recorded for the benefit of the City of Duarte and is exempt from payment of a recording fee pursuant to Government Code sections 937383 and 937384.

QUITCLAIM DEED

APN: 8530-013-902, 903, 904
946, 952, 962 Huntington Drive, Duarte, CA
APN: 8530-003-930, 931
1263 Huntington Drive, Duarte, CA

4408912.17042

-1-

2.1 In deeds. In deeds, language shall appear in substantially the following form:

(a) "The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions: There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (b) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises, nor shall the transferee himself or herself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or contracters of the land. The foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the contract."

(b) "Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (a) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code relating to housing for senior citizens. Subdivision (b) of Section 51 and Section 1360 of the Civil Code and subdivisions (b), (c), and (p) of Section 12955 of the Government Code, shall apply to subsection (a) above."

2.2 In leases. In leases, language shall appear in substantially the following form:

(a) "The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions: There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (b) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants or sublessees or contracters of the premises herein leased."

(b) "Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (a) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code relating to housing for senior citizens. Subdivision (b) of Section 51 and Section 1360 of the Civil Code and subdivisions (b), (c), and (p) of Section 12955 of the Government Code, shall apply to subsection (a) above."

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-3-

HAWRAN & MALM, LLC

2.3 In contracts pertaining to the sale, transfer or leasing of the land or any interest therein, language shall appear in substantially the following form:

(a) "There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (b) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises, nor shall the transferee himself or herself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or contracters of the land. The foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the contract."

(b) "Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (a) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code relating to housing for senior citizens. Subdivision (b) of Section 51 and Section 1360 of the Civil Code and subdivisions (b), (c), and (p) of Section 12955 of the Government Code, shall apply to subsection (a) above."

3. The covenants and restrictions in this Quietclaim Deed shall bind Grantee and its successor in interest to the Property or any portion thereof.

[END—SIGNATURE ON NEXT PAGE]

4409573.DMS

-4-

HAWRAN & MALM, LLC

DATED AND EXECUTED ON: October 3, 2012

"GRANTOR"
CITY OF DUARTE, a municipal corporation
By: [Signature]
John Fasana, Mayor

ATTEST:
[Signature]
Marta Alama, City Clerk

APPROVED AS TO FORM
RUTAN & TUCKER, LLP
[Signature]
Dan Slater, City Attorney

"GRANTEE"
SUCCESSOR AGENCY TO THE DISSOLVED
REDEVELOPMENT AGENCY OF THE CITY OF
DUARTE, a public entity duly established and
existing pursuant to Health and Safety Code Section
34173
By: [Signature]
John Fasana, Chair

ATTEST:
[Signature]
Marta Alama, Secretary

APPROVED AS TO FORM
RUTAN & TUCKER, LLP
[Signature]
Dan Slater, General Counsel

[END OF SIGNATURES]

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-5-

HAWRAN & MALM, LLC

State of California)
County of Los Angeles)

On Oct. 3, 2012, before me, Marta Alama, Notary Public,
personally appeared JOHN FASANA, who proved to me on the basis of satisfactory evidence to
be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to
me that (he) executed the same in (his) individual authorized capacity(ies), and that by
(his) signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]



4449513.76512

-6-

HAWRAN & MALM, LLC

1263 HUNTINGTON DRIVE, DUARTE, CA 91010

APN: 8530-003-930, 931

THAT PORTION OF LOT 2 OF TRACT 2877, IN THE CITY OF DUARTE, AS PER MAP RECORDED IN BOOK 34 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED ON THE SOUTH BY THE NORTHERLY LINE OF LAND FIRSTLY DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED ON JULY 6, 1927 AS INSTRUMENT NO. 1196, IN BOOK 6732 PAGE 63, OF OFFICIAL RECORDS OF SAID COUNTY, BOUNDED ON THE WEST BY THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO RUTH A. LUDWIG, REGISTERED JANUARY 7, 1946 AS DOCUMENT NO. 332-0 ENTERED ON CERTIFICATE OF TITLE NO. JU 87836 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED ON THE NORTH BY THE SOUTHERLY LINE OF THE NORTH 75 FEET, MEASURED AT RIGHT ANGLES OF SAID LOT 2 AND BOUNDED ON THE EAST BY THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE CITY OF DUARTE, RECORDED ON OCTOBER 31, 1969 AS INSTRUMENT NO. 3303 IN BOOK D-1021 PAGE 952, OFFICIAL RECORDS OF SAID COUNTY.

[end of legal description]

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HAWRAN & MALM, LLC

EXHIBIT "A"

TO QUITCLAIM DEED

LEGAL DESCRIPTION

That certain real property located in the City of Duarte, County of Los Angeles, State of California legally described as follows:

946 HUNTINGTON DRIVE, DUARTE, CA 91010

APN: 8530-011-902

COMMENCING AT THE NORTHWEST CORNER OF LAND LOCATED IN THE STATE OF CA, COUNTY OF LOS ANGELES, WITH SITUS ADDRESS OF 946 HUNTINGTON DRIVE, DUARTE, CA 91010, THENCE N8939°40'E ALONG EASTERLY LINE OF SAID PARCEL 75 FEET, THENCE S0001°10'W 165.77 FEET, THENCE N8939°40'W 75 FEET, THENCE N0001°10'W 165.77 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING MORE OR LESS 12,433 SQUARE FEET.

962 HUNTINGTON DRIVE, DUARTE, CA 91010

APN: 8530-011-903

COMMENCING AT THE NORTHWEST CORNER OF LAND LOCATED IN THE STATE OF CA, COUNTY OF LOS ANGELES, WITH SITUS ADDRESS OF 962 HUNTINGTON DRIVE, DUARTE, CA 91010, THENCE N8727°38'E ALONG EASTERLY LINE OF SAID PARCEL 23 FEET, THENCE S0001°10'W 165.77 FEET, THENCE N8939°40'E 60 FEET, THENCE N0001°10'W 186 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING MORE OR LESS 17,860 SQUARE FEET.

953 HUNTINGTON DRIVE, DUARTE, CA 91010

APN: 8530-011-984

COMMENCING AT THE NORTHWEST CORNER OF LAND LOCATED IN THE STATE OF CA, COUNTY OF LOS ANGELES, WITH SITUS ADDRESS OF 953 HUNTINGTON DRIVE, DUARTE, CA 91010, THENCE S8727°38'E ALONG EASTERLY LINE OF SAID PARCEL 75 FEET, THENCE S0001°10'W MORE OR LESS 183 FEET, THENCE N8939°40'E 75 FEET, THENCE NORTH 001°10'W MORE OR LESS 181 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING MORE OR LESS 13,500 SQUARE FEET.

[CONTINUED ON NEXT PAGE]

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HAWRAN & MALM, LLC

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property and other interests conveyed by the foregoing Quitclaim Deed, dated October 9, 2012, from the City of Duarte, a municipal corporation ("Grantor"), to the Successor Agency to the Dissolved Redevelopment Agency of the City of Duarte, a public entity duly established and existing pursuant to Health and Safety Code Section 34173 ("Grantee"), is hereby accepted by the undersigned officer of the Grantee Successor Agency to the Dissolved Redevelopment Agency of the City of Duarte, on behalf of the Grantee Successor Agency to the Dissolved Redevelopment Agency of the City of Duarte, pursuant to authority conferred by Resolution No. SA-12-02 of the Successor Agency to the Dissolved Redevelopment Agency of the City of Duarte, adopted on October 9, 2012, and the Grantee Successor Agency to the Dissolved Redevelopment Agency of the City of Duarte, consents to the recordation thereof by its undersigned duly authorized officer.

CITY OF DUARTE, a municipal corporation

By: *Darrell J. George*
Darrell J. George, Executive Director

Dated: 10-16-12

ATTEST:

Maria Akana
Maria Akana, Secretary

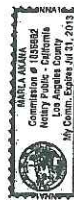
State of California)
County of Los Angeles)

On Oct 16, 2012, before me, *Maria Akana*, Notary Public, personally appeared DARRELL J. GEORGE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) were subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *Maria Akana*



4480572 PA02

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HAWRAN & MALM, LLC

Long Range Property Management Plan of the City of Duarte

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

HAWRAN & MALM, LLC

Long Range Property Management Plan

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

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HAWRAN & MALM, LLC

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
Landscaped 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.

May 13, 2014

Page 1

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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: 20,674 sq. ft.
Zoning: Open Space

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

APN: 8604-003-910
Size: 38,130 sq. ft.
Zoning: Open Space

Acquisition Information

The former Redevelopment Agency acquired this property in 1978. It is located under electric transmission lines operated by Southern California Edison as part of the Trenches 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 23069).

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 was then used as a neighborhood park in the 1970s and costs the City approximately \$100,000 per year to maintain. The former Redevelopment Agency inadvertently failed to convey the property to the City.

PROPERTY INFORMATION

Address: 2895 Hacienda Drive
Assessor's Parcel #: 8610-001-900; 8610-001-901; 8604-003-910
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 Remediation:

None

TOD Potential:

None

Current Owner:

Successor Agency

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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. The City's Senior Center provides a variety of programs, 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: 20,674 sq. ft.
Acquisition Date: 4/29/1988
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 Remediation:

None

TOD Potential:

None

Current Owner:

Successor Agency

HAWRAN & MALM, LLC

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 considered several development proposals for the property since 2004 but property owner's inaction and the economic downturn 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.

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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.

Near SEC Huntington & Mountain



APN: 8530-013-901
Size: 13,602 sq. ft.
Zoning: Commercial General

APN: 8530-013-902
Size: 12,435 sq. ft.
Zoning: Commercial General

APN: 8530-013-903
Size: 10,897 sq. ft.
Zoning: Commercial General

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 is intended to be a multi-story commercial building with approximately 4,500 square feet of retail space. The parcels are owned by three separate entities, but as of now remain 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.

HAWRAN & MALM, LLC

Based on area sales comparables, the market values range from \$17 to \$22 per square foot, or \$763,946 to \$986,636.

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

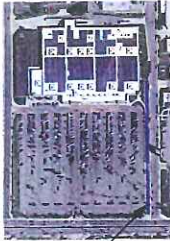
This property has been the subject of development proposals or activity since the property was acquired due to the sluggish economy and the need to acquire other properties not under the former Redevelopment Agency's ownership.

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.

Wal-Mart Fragment

APN: 8528-004-001
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 pricing 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 #:
8528-001-001
Lot Size:
10,831 sq. ft.
Acquisition Date:
12/31/1995
Acquisition Price:
\$12,081 (estimated)
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: 8530-016-000
Size: 0.0000
Zoning: Commercial

PROPERTY INFORMATION

Address:
No address

Assessor's Parcel #:
8530-016-016

Lot Size:
3,403 SF

Acquisition Date:
11/14/1997

Acquisition Price:
\$1,072 (estimate)

Improvements:
Existing
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

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 CarMax Auto Supercenters, Inc. and the former Redevelopment Agency dated May 13, 1997. The CarMax 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.

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: 8530-022-000
Size: 48,787 sq. ft.
Zoning: Public Facility

PROPERTY INFORMATION

Address:
1834 Huntington Drive

Assessor's Parcel #:
8530-022-006

Lot Size:
1.12 acres

Acquisition Date:
2/29/1988

Acquisition Price:
\$20,633 (estimate)

Improvements:
Existing
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

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.

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
State Parcel ID: 8530-023-906
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 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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May 13, 2014

HAWRAN & MALM, LLC

Long Range Property Management Plan

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

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	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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HAWRAN & MALM, LLC

Long Range Property Management Plan

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.

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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

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North City Yard

The three parcels are zoned as Public Facility and are improved with a 2,286 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.

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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		Sales Price to	
			Current Value	Reuse Value	Recipient	Reuse Value
Old Texaco Site	15, 16	City/Future Developer	\$414,222	\$538,052	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.

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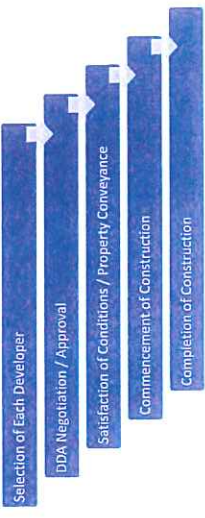
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Long Range Property Management Plan
Successor Agency to the Dissolved Redevelopment Agency of the City of Duarte

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) entered into with the City. The DDA will specify the type of development to be constructed on the property, the anticipated timeline for completion, and the anticipated timeline for the 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 DDA will specify the type of development to be constructed on the property, the anticipated timeline for completion, and the anticipated timeline for the prospective developers through a request for qualifications (RFQ), Request for Proposals (RFP), qualified bid or similar selection process. The DDA will not be less than either the fair market value of the property or the fair reuse value of the property at the time 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(g).

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:



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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 adjoining 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

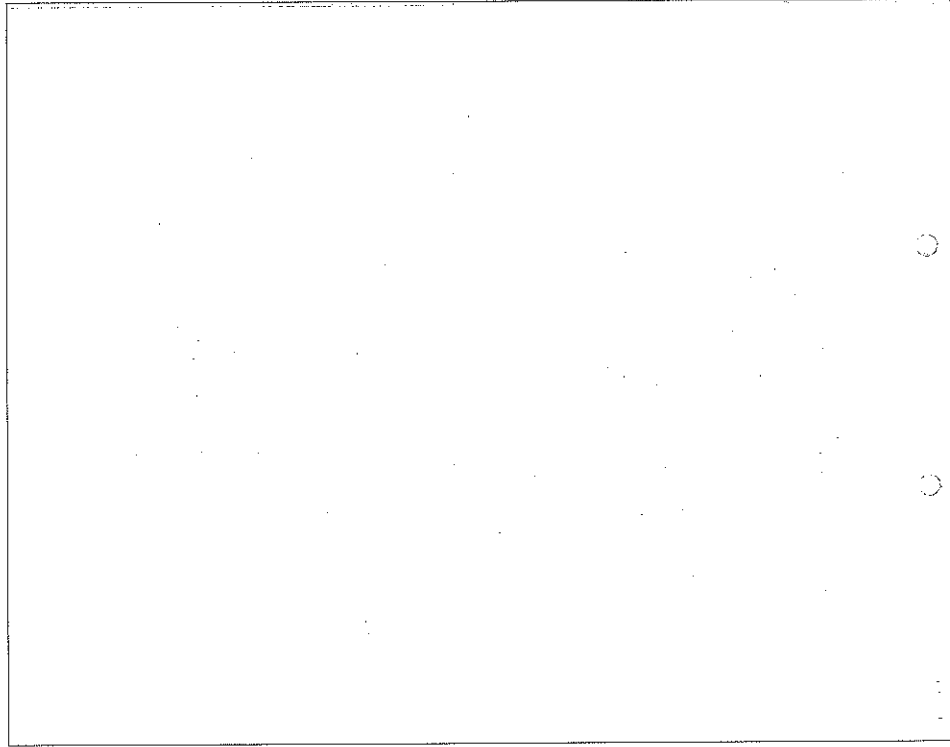
The following summarizes the steps to transfer the properties as government use, or for future development.

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(i) 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.

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OB-14-08

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 XI 26 ("AB XI 26"), requiring that each redevelopment agency be dissolved; and

WHEREAS, on December 29, 2011, the California Supreme Court upheld the validity of AB XI 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 XI 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 XI 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

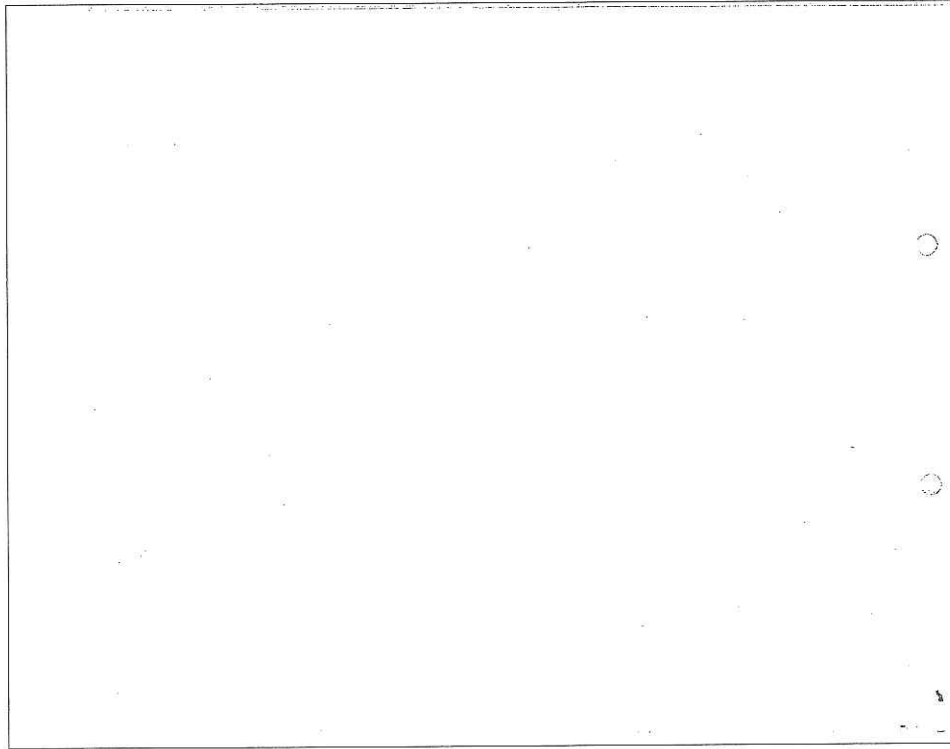
WHEREAS, the Long Range Property Management Plan was presented for review and approved to the Board of the Successor Agency at its meeting of August 27, 2013, and at that meeting the Board of the Successor Agency approved the Long Range Property Management Plan as presented and recommended Oversight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

WHEREAS, the Oversight Board to the Successor Agency has been authorized 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;

1

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HAWRAN & MALM, LLC

OB-14-08

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 Plan 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 to 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, Maria 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


Maria Akana
Secretary, Oversight Board

HAWRAN & MALM, LLC

No Further Action (Closure Certification Application No. 352399)



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FRIMONT AVENUE
ALHAMBRA, CA 91803-1331
Telephone: (626) 451-5100
www.ladpny.org

JAMES A. NOYES, Director

April 22, 2004

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1468
ALHAMBRA, CALIFORNIA 91807-1468

I REPLY PLEASE
 REFER TO FILE: EP-1
 005108-026090

Ms. Deborah Pryor
Shell Oil Products, US
P.O. Box 7869
Burbank, CA 91510

Dear Ms. Pryor:

HAZARDOUS MATERIALS UNDERGROUND STORAGE
CLOSURE CERTIFICATION
CLOSURE APPLICATION NUMBER 352309
FACILITY LOCATION: 12863 EAST HUNTINGTON DRIVE, DUARTE (1L)

This letter confirms the completion of a site investigation and corrective action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.3 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code which are related to the petroleum release(s) at the site required.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code.

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Ms. Deborah Pryor
April 22, 2004
Page 2

If you have any questions regarding this matter, please contact Mr. Sam Stevens, of this office, at (626) 458-3561, Monday through Thursday, 7 a.m. to 5:30 p.m.

Very truly yours,

JAMES A. NOYES
Director of Public Works

TIM SMITH
Civil Engineer
Environmental

**Civil Engineer
Environmental Programs Division**

SS:cn
C:\MyFiles\ADPIS\404\LineVP\p\nvntica410813

cc: California Regional Water Quality Control Board (Yue Rong)

City of Duarte (Ed Cox)

MillerBrooks Environmental, Inc. (Karl Bewely)

Appraisers' Qualifications

HAWRAN & MALM, LLC
REAL ESTATE APPRAISERS

901 Dove Street, Suite 155
Newport Beach, California 92660

Sydney H. Hawran, MA
James C. Malm

Telephones:
 (949) 477-4977
 (800) 734-0074
Facsimile:
 (949) 477-4976

State Certification No. AG018039

Sydney H. Hawtran, MAI
Qualifications

Experience

Hawran & Malm, LLC (formerly Donahue, Hawran & Malm, LLC)

Principal Member – Continuing senior valuation analyses of all property types, large project acquisitions and review responsibilities. Her practice includes valuation of complex partial acquisitions from a variety of commercial, residential subdivision and industrial properties, and expertise in multi-parcel acquisitions for large agency projects. She is qualified as an expert witness in San Bernardino, Santa Barbara, San Diego, and Orange County Superior Courts.

Donahue and Company, Inc.

Vice President – Responsible for valuation of all property types. Ms. Hawran's assignments included the analysis of fee simple, leased fee, and leasehold interests for litigation and negotiation purposes. Significant experience in appraisal, project management, and review of multiple-parcel full and partial acquisitions and damage analysis for large landholdings and major income properties for eminent-domain purposes.

Lea Associates, Inc.

Senior Analyst – Provided real estate analysis and studies, with emphasis on narrative appraisal assignments dealing with all major real estate categories. Project management duties included review of and guidance in appraisal practice to staff appraisers. Significant appraisal assignments include the valuation of a planned community in Ventura County. Other major property types included office and hotel along the I-5 Freeway for right of way acquisition.

Prior to 1992

Ms. Hawren provided real estate consultations and analytical services for public and private sectors. Her range of appraisal experience encompasses commercial and industrial properties, including office buildings, retail centers, hotels/motels, and industrial buildings throughout Southern California. Land appraisal assignments have included agricultural, agricultural residential subdivision, multi-residential, and commercial/industrial site valuation. Property rights appraised have included fee simple and leased fee interest. Other appraisal assignments have included the valuation of access rights, partial interest, easement, and full acquisition appraisal work in all of the preceding property types, along with highest and best use studies and comparison estimates. The concentration of Ms. Hawren's work has been performed in Orange, San Bernardino, Riverside, San Diego, and San Juan Capistrano counties. Ms. Hawren is currently employed by the Department of Transportation and is involved in appraisal, relocation, and acquisition functions of the Department. State service includes in District 8 (San Bernardino and Riverside counties) and 12 (Orange County).

HAWRAN & MALM, LLC

HAWRAN & MALM, LLC

Membership/Affiliation

Appraisal Institute, MAI Designation No. 10069
Certified General Real Estate Appraiser, Bureau of Real Estate Appraisers
State of California, Certificate No. AG018039
International Right of Way Association

Active in several professional organizations, Ms. Hawran is a past President of the Southern California Chapter of the Appraisal Institute and has been active in the Regional and National levels. She also served as Orange County Chapter President and National Director in the International Right of Way Association, and has instructed appraisal courses for both organizations.

Course Instructor Experience

Appraisal Institute

- * Course 410 - Standards of Professional Practice Part A (USPAP)
- * Course 420 - Standards of Professional Practice Part B (Code of Professional Ethics)
- * Course 430 - Standards Part C

International Right of Way Association

- * Course 101 - Principles of Real Estate Acquisition
- * Course 400 - Uniform Standards of Professional Appraisal Practice
- * Course 401 - The Appraisal of Partial Acquisitions
- * Course 402 - Eminent Domain
- * Course 404 - Appraisal Theory and Principles

Education

University of California, Los Angeles, California: B.A. Degree, Economics, 1978
University of California, Riverside, California: Graduate School of Management course work in economics, finance, land use planning and management, 1986
University of California, Irvine, California: Commercial and industrial development management and real estate finance courses, 1989-1991
Continuous attendance at appraisal seminars and workshops.
Currently meets the required continuing education requirements of the State of California, Bureau of Real Estate Appraisers and The Appraisal Institute.

HAWRAN & MALM, LLC

HAWRAN & MALM, LLC
REAL ESTATE APPRAISERS

Sydney H. Hawran, MAI
James C. Malm

801 Dove Street, Suite 163
Newport Beach, California 92660

Telephone:
(949) 477-4877
(949) 724-0074
Facsimile:
(949) 477-4816

State Certification No. AC026862

James C. Malm
Qualifications

Experience

Hawran & Malm, LLC (formerly Donahue, Hawran & Malm, LLC)

Appraiser / Technical Director / Market Research - James has experience in valuation analyses of all property types with a focus on commercial, industrial, and residential properties.

Donahue Hawran & Malm, LLC (2008-2011)

Appraiser/Technical Director/Market Research

Donahue & Company, Inc. (1997-2008)

Staff Appraiser/Technical Director/Market Researcher

University California Irvine (1992-1997)

Varsity sailing coach

UC Irvine Athletic Hall of Fame 2002 - Sailing

Professional Affiliation

Candidate for Designation in the Appraisal Institute - Actively working on Appraisal Institute appraisal experience required in the designation process.

Education

University of California, Irvine, Bachelor of Arts, Economics, 1990

International Right of Way Association - Appraisal of Partial Acquisitions, 1999

California State University, Fullerton Extension - Certificate in Real Estate Appraisal, 2001

State of California Certification #AG 026862 - March 2007

HAWRAN & MALM, LLC

RESOLUTION NO. SA-15-01

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF DUARTE AUTHORIZING, AND REQUESTING OVERSIGHT BOARD APPROVAL OF, THE TRANSFER OF THE PROPERTY AT 1263 HUNTINGTON DRIVE (ASSESSORS PARCEL NUMBER 8530-009-930 AND 8530-009-931) TO THE CITY OF DUARTE, FOR THE CITY'S SALE FOR FULL FAIR MARKET VALUE AND SUBSEQUENT DISTRIBUTION OF NET SALES PROCEEDS TO AFFECTED TAXING ENTITIES, IN SUBSTANTIAL CONFORMANCE WITH THE SUCCESSOR AGENCY'S APPROVED LONG RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, the Successor Agency to the Dissolved Redevelopment Agency of the City of Duarte ("Successor Agency") was duly created pursuant to Health and Safety Code Section 34173 and pursuant to Assembly Bill 1484 signed into law and effective June 27, 2012, the Successor Agency is a separate public entity; and

WHEREAS, the redevelopment dissolution law required that the Successor Agency create and obtain approval of a Long-Range Property Management Plan ("LRPMP") to address the disposition of all Successor Agency-owned properties; and

WHEREAS, The LRPMP was approved by the Successor Agency on August 27, 2013, by the Oversight Board on June 2, 2014, and by the Department of Finance on June 20, 2014; and

WHEREAS, one of the Successor Agency-owned properties identified in the LRPMP consists of two parcels located at 1263 Huntington Drive and designated as Assessor's Parcel Number 8530-009-930 and 8530-009-931 (the "Starbucks Site."); and

WHEREAS, the LRPMP indicates that the estimated value of the Starbucks Site at the time the LRPMP was approved was between \$414,222 and 536,052; and

WHEREAS, The LRPMP indicates that the first choice for disposition of the Starbucks Site was the sale to WRI Golden State, LLC, with the distribution of sale proceeds to the affected taxing entities; and

WHEREAS, a sale to WRI Golden State, LLC could not be negotiated; and

WHEREAS, The LRPMP indicates the second priority for the disposition of the Starbucks Site is the transfer to the City for future development in accordance with the Implementation Plan (included in the LRPMP), with the proceeds from the sale after the transfer to the City subject to a Compensation Agreement that the City will have entered into with the Taxing Entities prior to the transfer to the City; and

WHEREAS, an appraisal has identified the current full fair market value of the Starbucks Site as \$585,000; and

WHEREAS, the City has negotiated with a developer for the sale of the Starbucks Site for its full fair market value; and

WHEREAS, upon the completion of the sale of the Starbucks Site, the City will forward the net sales proceeds for distribution to the affected taxing entities in proportion to their respective shares of taxes derived from the Starbucks Site; and

WHEREAS, there is no need for a compensation agreement under the proposed property disposition process because (1) the sale will be for full fair market value with proceeds distributed to affected taxing entities, (2) the sale will occur within a short period of time, and (3) the redevelopment activities occurring on the Starbucks Site will not be funded from the City's own funds; and

WHEREAS, a Department of Finance representative has confirmed that the Successor Agency may modify the property disposition process to remove the requirement to obtain approval of a compensation agreement under these circumstances, so long as the modified process is approved by the Oversight Board; and

WHEREAS, Oversight Board approval is required for "transfers of property to be retained by the sponsoring entity for future development pursuant to an approved long-range property management plan."

NOW, THEREFORE, the Successor Agency to the Dissolved Redevelopment Agency of the City of Duarte resolves as follows:

Section 1. The foregoing recitals are true and correct.

Section 2. The Successor Agency approves, and requests that the Oversight Board approve, the transfer of the Starbucks Property from the Successor Agency to the City so that the City may in turn sell said property for its full fair market value (\$585,000) and forward the net proceeds of that sale for distribution to the affected taxing entities.

Section 3. The Successor Agency approves, and requests that the Oversight Board approve, a modification to the LRPMP disposition process for the Starbucks Site, such that a compensation agreement with the affected taxing entities shall not be required.

Section 4. The Successor Agency authorizes, and requests that the Oversight Board authorize, the City to proceed with the sale of the Starbucks Parcel for its full fair market value without further action or approval of the Successor Agency or the Oversight Board.

Section 5. The Secretary of the Successor Agency shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 22nd day of September, 2015.

Chairperson Tzeitel Paras-Caracci

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

I, Marla Akana, Secretary of the Successor Agency to the Dissolved Redevelopment Agency of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Resolution No. SA-15-01 was adopted by the Successor Agency to the Dissolved Redevelopment Agency of the City of Duarte at a regular meeting of said Successor Agency held on the 22nd day of September, 2015, by the following vote:

AYES: Successor Agency Members:

NOES: Successor Agency Members:

ABSENT: Successor Agency Members:

Secretary Marla Akana