



**LONG RANGE PROPERTY  
MANAGEMENT PLAN  
September 2013**

**REVISED  
MAY 2014**

**AMENDED  
(Pursuant to Health & Safety Code Sections 34191.3 and 34191.5)  
November 2015**

*Prepared for the:*  
**Successor Agency to the former Glendora  
Community Redevelopment Agency  
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# AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN

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## CITY COUNCIL/ SUCCESSOR AGENCY BOARD

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Gene Murabito , *Mayor Pro Tem*

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# **AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN**

## **Table of Contents**

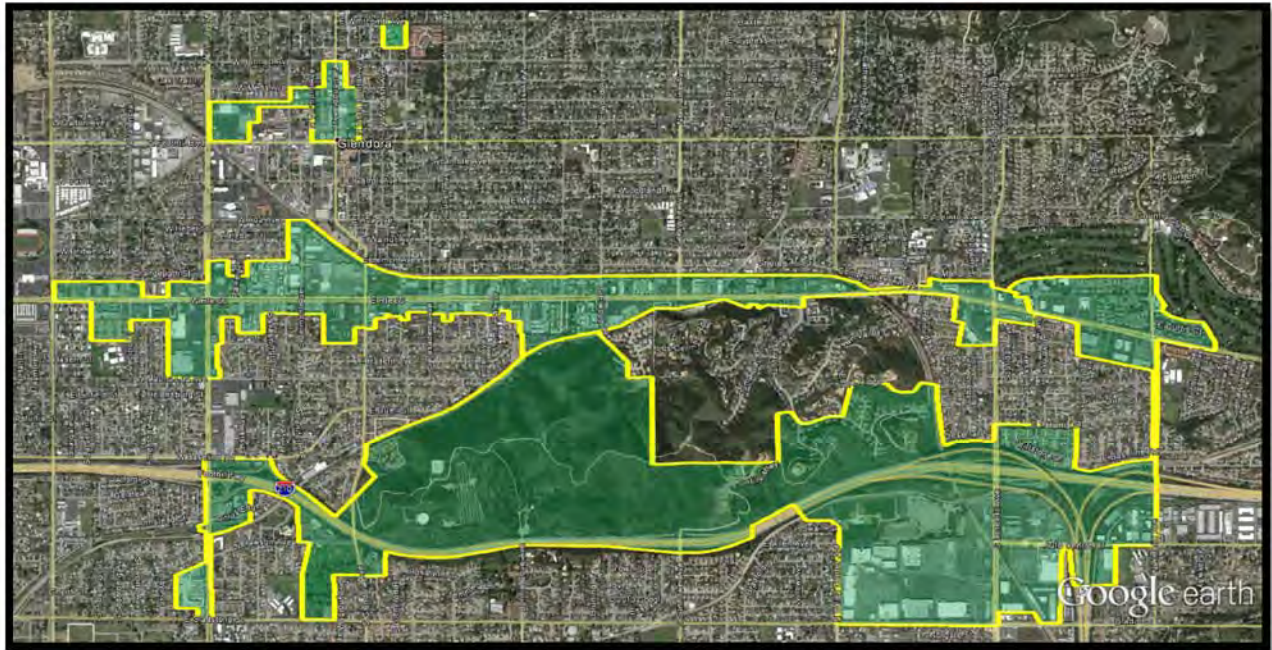
I.	INTRODUCTION .....	1
II.	SUMMARY OF SUCCESSOR AGENCY PROPERTIES.....	6
III.	PROPERTY TO BE TRANSFERRED FOR GOVERNMENTAL USE .....	8
IV.	PROPERTY TO BE SOLD.....	20
V.	PROPERTY TO BE TRANSFERRED FOR FUTURE DEVELOPMENT.....	31
	EXHIBIT A – SUCCESSOR AGENCY PROPERTY DISPOSITION PROCEDURES .....	37
	EXHIBIT B – HEALTH & SAFETY CODE.....	41
	EXHIBIT C – DOF FINDING OF COMPLETION .....	44
	EXHIBIT D – RESOLUTION OF THE SUCCESSOR AGENCY.....	46
	EXHIBIT E – RESOLUTION OF THE OVERSIGHT BOARD .....	56
	EXHIBIT F – ASSESSOR PARCEL MAPS .....	67
	EXHIBIT G – ZONING .....	78
	EXHIBIT H – STAND-ALONE LRPMP FOR 213 EAST ROUTE 66 .....	81
	EXHIBIT I – DOF EMAIL CORRESPONDENCE .....	94
	EXHIBIT J – SITE NO. 7 APPROVED REDEVELOPMENT PLAN .....	97

# I. Introduction

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The City of Glendora (the “City”) is located at the base of the San Gabriel Mountains, in the eastern portion of Los Angeles County, approximately 23 miles east of downtown Los Angeles. It was incorporated on November 13, 1911 and is the 38<sup>th</sup> largest of 88 cities in Los Angeles County. The California Department of Finance (the “DOF”) reports the City’s population to be 50,666 as of January 1, 2013.

## *Former Redevelopment Agency*



The former Glendora Community Redevelopment Agency of the City of Glendora (the “Agency”) was organized pursuant to § 33000 *et seq.* of the California Health and Safety Code (the “HSC”) and was responsible for the administration of redevelopment activities within the City. The governing board of the Agency is composed of the five members of the City Council.

In November 1974, the Agency adopted the first redevelopment project area, Project No. 1, with an additional three (3) Project Areas to follow – Project No. 2 (adopted July 1976), Project No. 3 (adopted November 1976), and Project No. 4 (adopted November, 1982). In July 1976, Project No. 1 was amended to add 520 acres to the original Project Area. This is the only amendment that added area to any of the Redevelopment Plans.



The Agency's four (4) redevelopment plans are summarized as follows:

<b>Redevelopment Plans Summary</b>				
	<i>Project No. 1</i>	<i>Project No. 2</i>	<i>Project No. 3</i>	<i>Project No. 4</i>
<b>Plan Adoption</b>				
<b>Date of Adoption</b>	November 1974	July 1976	November 1976	November 1982
<b>Ordinance Number</b>	1231	1256	1270	1399
<b>Number of Years Plan is Effective</b>	40 years	40 years	40 years	40 years <sup>1</sup>
<b>Base Year of Plan</b>	1973-74	1975-76	1975-1976	1981-82
<b>Project Area Size by Plan</b>	997 acres	35 acres	304 acres	3.1 acres
<b>Number of Plan Amendments</b>	3	4	4	1
<b>Amendment No. 1</b>	July 1976 Added 520 acres	January 1979 Technical changes	February 1979 Technical changes	1999 (Ord. 1707) Time extension
<b>Amendment No. 2</b>	February 1979 Technical changes	August 1986 Technical changes	January 1984 Technical changes	
<b>Amendment No. 3</b>	November 1999 (Ord. 1704) Time extension	September 1992 Technical changes	January 1991 Technical changes	
<b>Amendment No. 4</b>		1999 (Ord. 1705) Time extension	1999 (Ord. 1706) <sup>2</sup> Time extension	
<b>Time Limits</b>				
<b>Effectiveness of Redevelopment Plan</b>	2014	2016	2016	2022

<sup>1</sup> Project Area No. 4 had a limit on tax increment which could be received of \$1,000,000; according to Los Angeles County, this limit was reached in December 2004 at which time the Los Angeles County Auditor-Controller informed the Agency that no additional tax increment would be payable with respect to Project No. 4.

<sup>2</sup> Project No. 3 was also the subject of Section 33333.13 of the California Health & Safety Code. Briefly, Section 33333.13 provides that the Agency was to continue to receive tax increment from Project Area No. 3. However, the County of Los Angeles contends that Section 33333.13 is not lawful and the County and the Los Angeles County Auditor-Controller have refused to implement Section 33333.13.

The Project Areas contain approximately 1,339.1 acres, are zoned for mixed land uses, and are composed of land and improvements, including, but not limited to shopping areas, commercial developments, public parking lots, public buildings, and housing.

### ***Dissolution of Redevelopment Agencies***

Budget trailer bills ABx1 26 and ABx1 27 were signed by the Governor of California on June 28, 2011, making certain changes to the HSC, including adding Part 1.8 (commencing with § 34161) (“Part 1.8”) and Part 1.85 (commencing with § 34170) (“Part 1.85”) to Division 24 of the HSC. The California Redevelopment Association and League of California Cities filed a lawsuit in the Supreme Court of California (*California Redevelopment Association, et al. v. Matosantos, et al.* (Case No. S194861)) alleging that ABx1 26 and ABx1 27 were unconstitutional. On December 29, 2011, the Supreme Court issued its opinion in the *Matosantos* case largely upholding ABx1 26, invalidating ABx1 27, and holding that ABx1 26 may be severed from ABx1 27 and enforced independently. The Supreme Court generally revised the effective dates and deadlines for performance of obligations under HSC Part 1.85 arising before May 1, 2012 to take effect four months later while leaving the effective dates or deadline for performance of obligations under HSC Part 1.8 unchanged. Consistent with the applicable provisions of the HSC, the City Council elected to serve in the capacity of the Successor Agency to the former Glendora Community Redevelopment Agency, (the “Successor Agency”).



Further, on June 27, 2012, the Governor signed budget trailer bill AB 1484 into law, resulting in further procedural and substantive changes to the duties of and procedures to be followed by successor agencies, oversight boards, county auditor-controllers, and the California Department of Finance (the “DOF”). This includes, but is not limited to, additional procedures regarding the manner in which the Successor Agency disposes of real property assets. Specifically, AB 1484 added HSC § 34191.5 that Section generally requires the Successor Agency to prepare a Long Range Property Management Plan (the “LRPMP”) order to dispose of real property assets.<sup>1</sup>

### ***Long Range Property Management Plan***

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

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

The LRPMP must include an inventory (with specified information) about each property, and address the use or disposition of each property. Permitted uses for the property pursuant to AB 1484 include:

1. Retention of the property for governmental use;
2. Retention of the property for future development;
3. Sale of the property; and
4. Use of the property to fulfill an enforceable obligation.

Upon DOF’s approval of the LRPMP, the properties are to be placed in a Community Redevelopment Property Trust Fund administered by the Successor Agency in accordance with the approved LRPMP. If the LRPMP plan calls for use or liquidation (sale to obtain revenues) of a property for a project identified in an approved redevelopment plan, that property is to be transferred to the sponsoring community for that purpose. If the LRPMP calls for the liquidation of the property or use of revenues from the property for purposes other than a project identified in a redevelopment plan or other than to fulfill an enforceable obligation, the proceeds from the sale are to be distributed as property taxes to the taxing entities. A general

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<sup>1</sup> Note: the disposition of certain property located at 213 E. Route 66 was previously approved by the Successor Agency and, by Resolution No. OB2013-03 as adopted on June 26, 2013, by the Oversight Board. At that time, the approval of the Oversight Board was qualified as follows: (i) the approval of such disposition was subject to approval by DOF and (ii) the disposition of proceeds from such disposition would be made as determined under the LRPMP. On July 25, 2013, the Successor Agency received communication from DOF approving a stand-alone LRPMP with respect to 213 E. Route 66. This LRPMP includes provisions regarding the disposition of 213 East Route 66 as well as language concerning the treatment of proceeds of such property disposition for clarity purposes only.



outline of real property disposition procedures is included as Exhibit “A.” This LRPMP was prepared in compliance with those pertinent sections of the HSC that govern the LRPMP’s prerequisites, content, and approval process. For ease of review, the pertinent sections of the HSC are included in Exhibit “B.”

The Successor Agency received its Finding of Completion from the DOF on April 26, 2013 (Exhibit “C”). The LRPMP was approved by Resolution of the Successor Agency on September 24, 2013 (Exhibit “D”) and by Resolution of the Oversight Board on September 25, 2013 (Exhibit “E”).

The Successor Agency and the Oversight Board originally approved the LRPMP on September 24, 2013 (Resolution No. CC 2013-50 (SA)) and September 25, 2013 (OB 2013-05), respectively.

Revisions to the LRPMP are for the purpose of responding to DOF’s comments received via emails from Jessica Yip and Zach Stacy on March 6, 2014 (Exhibit “I”).

The Revised LRPMP was approved by Resolution of the Successor Agency on May 13, 2014 (Exhibit “D”) and by Resolution of the Oversight Board on May 28, 2014 (Exhibit “E”).

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

(b) If the department has approved a successor agency’s long-range property management plan prior to January 1, 2016, the successor agency may amend its long-range property management plan once, solely to allow for retention of real properties that constitute “parking facilities and lots dedicated solely to public parking” for governmental use pursuant to Section 34181. An amendment to a successor agency’s long-range property management plan under this subdivision shall be submitted to its oversight board for review and approval pursuant to Section 34179, and any such amendment shall be submitted to the department prior to July 1, 2016; and

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

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

This Amended LRPMP addresses the disposition and use of the real properties of the former Agency and includes the information required pursuant to Health and Safety Code Section 34191.5(c) and implements the provisions of SB 107 concerning public parking facilities as described above. Excepting for the



*Successor Agency to the former Glendora  
Community Redevelopment Agency  
Long Range Property Management Plan  
September 2013  
**REVISED MAY 2014**  
**AMENDED NOVEMBER 2015***

modifications to address the treatment of public parking facilities afforded by SB 107, this Amended LRPMP is substantially identical to the Original LRPMP.

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

The Amended LRPMP was approved by Resolution of the Successor Agency on January 12, 2016 (Exhibit "D") and by Resolution of the Oversight Board on January 27, 2016 (Exhibit "E").





## II. Summary of Successor Agency Properties

The Successor Agency has control of 20 parcels that constitute seven (7) sites (the "Properties"), all of which are subject to the provisions of the Agency's November 1974 Redevelopment Plan and subsequent 1976, 1979, and 1999 amendments; the Agency's July 1976 Redevelopment Plan and subsequent 1979, 1986, 1992, and 1999 amendments; the Agency's November 1976 Redevelopment Plan and subsequent 1979, 1984, 1991, and 1999 amendments; the Agency's November 1982 Redevelopment Plan and subsequent 1999 amendment; the Agency's Five-Year Implementation Plan 2009/2010 through 2013/2014; the Route 66 Specific Plan; and the City's General Plan, zoning and land use regulations. Each of Glendora's Redevelopment Plans provided that land uses would be consistent with and not in conflict with the City's general plan and zoning ordinances, as these might be amended from time to time. Where these and any other specific plans, are treated as provisions that are part of and implement one or more of the Redevelopment Plans.

The Properties are summarized in the table below. Note that Site No. 6 (i.e., 213 E. Route 66), was the subject of a stand-alone LRPMP, which was approved by DOF on July 25, 2013. Copies of DOF's approval letter and the LRPMP for 213 East Route 66 are included within Exhibit "H" to this LRPMP for reference purposes only. The purpose for including the stand-alone LRPMP for 213 E. Route 66 in this report as an exhibit is to enable the users of this report to have a single resource document reporting on all of the Successor Agency's Properties. Sites Nos. 1, 2, and 3 are to be transferred to the City for governmental purposes. Site Nos. 4, 5, and 6 are to be sold and the land sale proceeds, minus any transaction costs approved on the associated ROPS, will be submitted to the County Auditor-Controller to be distributed to the taxing entities. Site No. 7 is to be transferred by the City for future development on an approved redevelopment plan with the intent to reach a compensation agreement between the City and the taxing entities prior to the transfer of the property. At the option of the Successor Agency, Site No. 7 may also be sold in the same manner as Site Nos. 4, 5, and 6.

Successor Agency: City of Glendora  
 County: Los Angeles

### LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Principal Property Data							Property Value/Sale Info						Other Property Information										
Site No.	Address	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY <i>(If applicable)</i>		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
		APN <sup>1</sup>	Prop Type <sup>2</sup>	Permissible Use	If Sale of Prop... Proceeds to be used for?	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Est'd Current Value	Date of Est'd Current Value	Est'd Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size (acres)	Current Zoning <sup>3</sup>	Est'd of Current Parcel Value	Annual Estimate Income/Revenue	Contractual use of income / rev?	Historic environmental contamination / reports?	Potential as a TOD?	Advancements of SA objectives?	History of previous development proposals and activity?
1 City Hall Parking Lot	Foothill Boulevard & Vista Bonita Avenue	8638-028-900	Parking Lot	GU	N/A	See LRPMP Text	May 1984	\$159,650	\$1.00	March 2014	Successor Agency Determination based on Current Land Use	N/A	Alleviate Blight	0.43	C-1	\$1.00	None	N/A	No	Yes	Yes	Yes	
		8638-028-901																					
		8638-028-902																					
2 Open Space	South Hills Wilderness Park (north of I-210)	8644-028-902	Park/Open Space	GU	N/A	See LRPMP Text	Sep 1976	\$0.00	\$1.00	March 2014	Successor Agency Determination based on Current Land Use	N/A	Alleviate blight	3.26	OSN	\$1.00	None	N/A	No	No	Yes	No	
		8644-032-905																					
		8644-032-906																					
3 Village Parking Lots	Vista Bonita Avenue & Glendora Avenue	8638-014-911	Parking Lot	GU	N/A	See LRPMP Text	Jan 1991	\$190,000	\$1.00	March 2014	Successor Agency Determination based on Current Land Use	TBD	Alleviate blight	0.85	CCAP T-5	\$1.00	None	N/A	No	Yes	Yes	No	
		Aug 1981					\$60,000																
		June 1984					CNLR																
		Aug 1980					\$99,000																
		8638-014-909																					
		8638-015-904																					
8638-016-910																							
4 Alosta/Route 66/Parker Property	501 W. Alosta, 501 W. Route 66 532 Parker Drive	8639-027-901	Commercial Vacant Land	Sell	TE or EO on approved ROPS	See LRPMP Text	Sep 2008	\$1,200,675	\$77,000	March 2014	Comps	TBD	Alleviate blight	0.74	R-3	\$77,000	None	N/A	Yes	No	Yes	Yes	
		8639-027-902																					
		8639-027-900													TCMU								

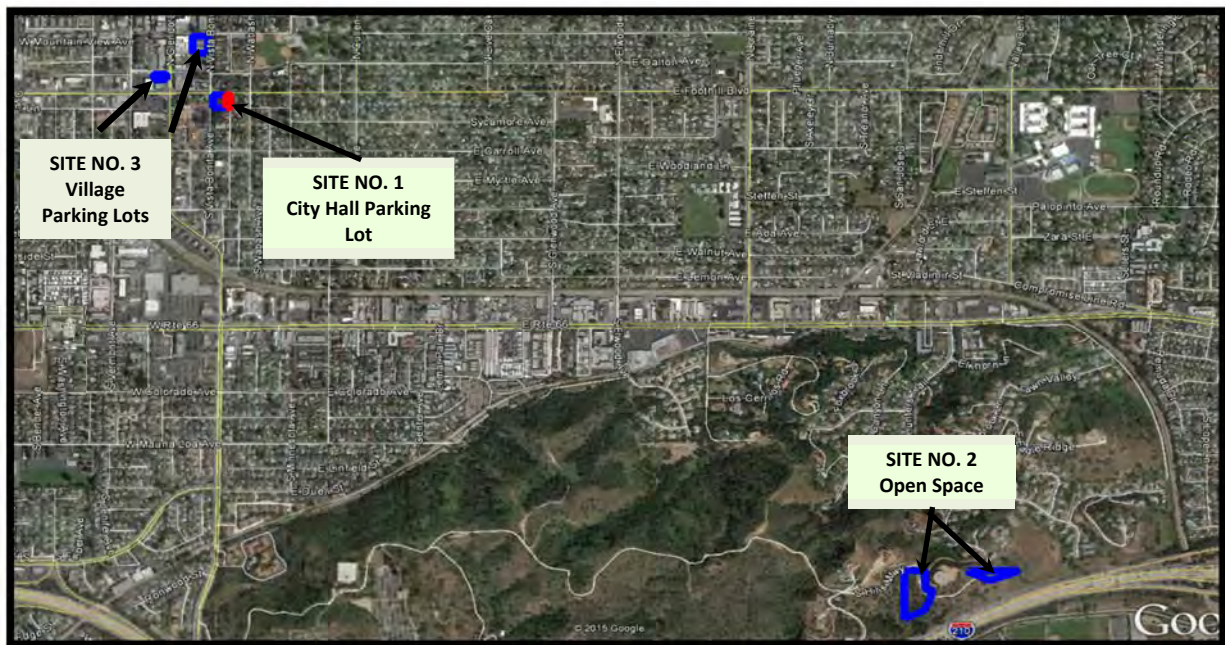


Principal Property Data							Property Value/Sale Info					Other Property Information											
		HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY (If applicable)		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
Site No.	Address	APN <sup>1</sup>	Prop Type <sup>2</sup>	Permissible Use	If Sale of Prop... Proceeds to be used for?	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Est'd Current Value	Date of Est'd Current Value	Est'd Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size (acres)	Current Zoning <sup>3</sup>	Est'd of Current Parcel Value	Annual Estimate Income/Revenue	Contractual use of income / rev?	Historic environmental contamination / reports?	Potential as a TOD?	Advancements of SA objectives?	History of previous development proposals and activity?
5 Affordable Housing	Southeast corner S. Glendora Avenue & Big Dalton Wash	8644-013-907	Residential Vacant Land	Sell	TE or EO on approved ROPS	See LRPMP Text	April 1996	\$55,000	\$49,600	March 2014	Comps	TBD	Alleviate blight	4.78	OSN	\$49,600	None	N/A	No	No	Yes	No	
		8644-015-915	E-7																				
6 Vacant Route 66 Commercial Property	213 E. Route 66	8639-012-900	Commercial Vacant Land	Sell	See Exhibit "H"	See Exhibit "H"	Oct 2010	\$528,000	\$667,000	May 2013	Appraisal	TBD	Alleviate blight	0.36	TCMU	\$667,000	See Exhibit "H"						
7 Route 66 Shopping Center	2244 E. Route 66	8654-016-900 8654-016-901	Commercial	FD	Compensation Agreement	See LRPMP Text	July 2009	\$2,300,000	\$841,300	Jul 2013	Comps	TBD	Alleviate blight	1.92	TCO	\$841,400	\$85,508	N/A	No	No	Yes	Yes	

<sup>1</sup> See Exhibit "F" for Assessor Parcel Maps  
<sup>2</sup> Real Property in Fee, unless otherwise noted  
<sup>3</sup> See Exhibit "G" for zoning map  
**C-1** – (Professional) Commercial Offices  
**CCAP T-5** – Civic Center Area Plaza – Village Edge  
**CNLR** – Cannot Locate Records  
**Comps** – Comparable Sales Analysis  
**E-7** – Single Family Estate  
**EO** – Enforceable Obligations  
**FD** – Future Development  
**GU** – Governmental Use  
**HDR-G** – High Density Residential – Garden Overlay  
**N/A** – Not Applicable  
**OSN** – Open Space – Natural  
**R-3** – Multi-family Residential  
**TBD** – To Be Determined  
**TCMU** – Route 66 Specific Plan Town Center Mixed Use  
**TCO** – Technology, Commercial, and Office  
**TE** – Taxing Entities

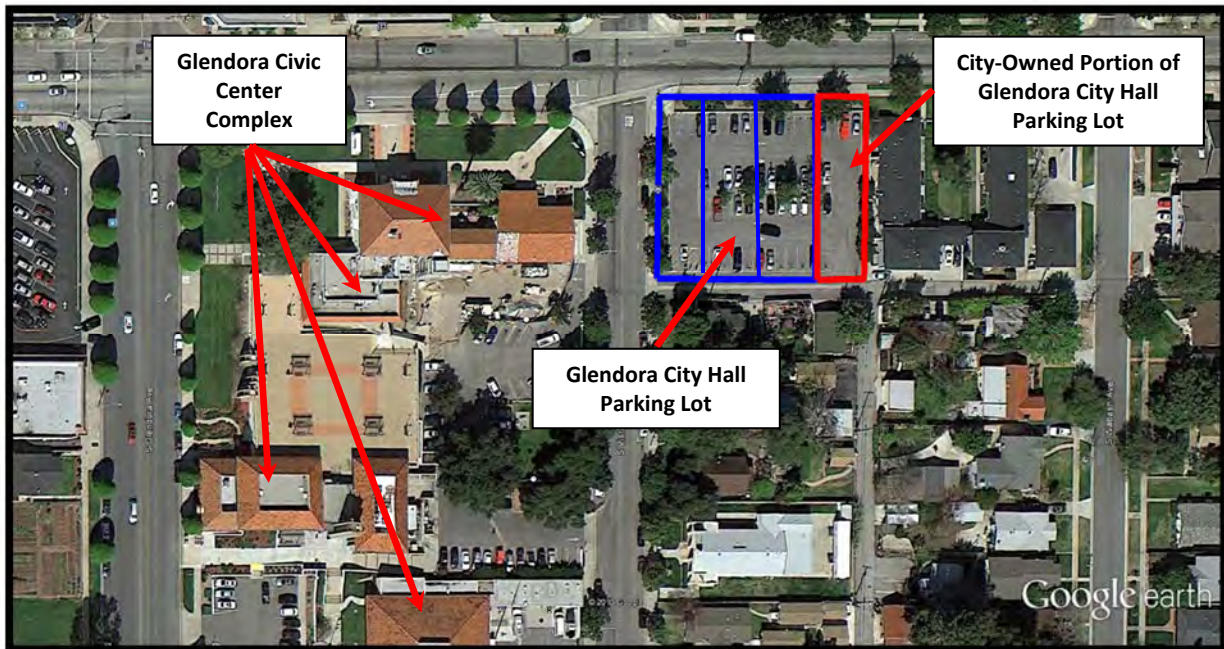


### III. Property to be Transferred for Governmental Use





**Site No. 1**  
**City Hall Parking Lot**  
Foothill Boulevard & Vista Bonita Avenue  
APNs: 8638-028-900, 901, 902



**A. Permissible Use (HSC 34191.5(c)(2)):**

Site No. 1 is the City Hall Parking Lot serving City Hall, the Glendora Public Library, and Police Department. The City Hall Parking Lot is to be transferred for governmental use pursuant to HSC 34181(a)(1).



**B. Acquisition of Property (HSC 34191.5(c)(1)(A) and 34191.5(c)(1)(B)):**

The City Hall Parking Lot was acquired by the Agency on May 30, 1984 for approximately \$159,650 for the purpose of blight alleviation.

The City Hall Parking Lot is used by City employees and the public to access City Hall offices. The areas adjacent to the City offices are quiet residential neighborhoods and if parking were removed, it would necessitate City employees and the public to park in these nearby residential areas. Additionally, narrow residential streets limit parking in surrounding areas to only one side of the street.

The estimate current value (the "ECV") of the City Hall Parking Lot is \$1.00 due to its current land use and the reasons stated above.

**C. Site Information (HSC 34191.5(c)(1)(C)):**

The City Hall Parking Lot consists of four (4) parcels: three (3) owned by the Successor Agency and one (1) owned by the City. The three (3) Successor Agency-owned parcels total 0.43 acres (APNS: 8638-028-900, 901, 902). The City Hall Parking Lot is located on the southeast corner of Foothill Boulevard and Vista Bonita Avenue. The property is in the C-1 (professional offices) zoning district. The C-1 is intended to provide for commercial office uses.

The City Hall Parking Lot is made up of four (4) non-conforming sized lots and is inadequate for development. Each of the Successor Agency-owned parcels contains an area between 5,800 and 7,250 sf with a width between 40 and 50 feet. Since development standards require a minimum area of 10,000 sf and a minimum width of 100 feet, the parcels are undevelopable.

**D. Estimated Current Value (HSC 34191.5(c)(1)(D)):**

The ECV of the City Hall Parking Lot, as determined by the Successor Agency, is \$1.00 due to the property's (i) current use as a parking lot for City Hall government offices; (ii) cost of maintenance; (iii) being a non-conforming lot size for development; and (iv) inability to generate income from the use of the property.

Based on the foregoing conditions and restrictions, the property has no commercial value. Therefore, the actual value of the City Hall Parking Lot is zero. However in recognition of DOF's request that all properties listed within an LRPMP have an ECV greater than zero, the ECV for the purposes of this LRPMP is therefore \$1.00.

**E. Site Revenues (HSC 34191.5(c)(1)(E)):**

There is no revenue generated from the City Hall Parking Lot.

**F. History of Environmental Contamination ((HSC 34191.5(c)(1)(F)):**

There is no history of environmental contamination.



**G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC 34191.5(c)(1)(G)):**

The Metro Gold Line Foothill Extension Construction Authority is planning a 24 mile extension of the existing Gold Line from its current terminus at Sierra Madre Villa in East Pasadena to the Montclair Transcenter to the east. The construction of the line will occur in two phases, with stations from Arcadia to Azusa Citrus expected to open by 2015, and stations from Glendora to Montclair expected to open at an undetermined future date. Each of the twelve station locations offers unique opportunities for compact and transit focused development.<sup>2</sup>

Realizing the opportunity for strong growth within their station area, the City of Glendora asked the Project Team to develop concepts for the intensification for their downtown Village and existing suburban community. The TOD study focused on the area north of the proposed transit station and the area south of Foothill Boulevard. The developed schemes and designs focused on making valuable and thoughtful connections between the downtown Village and suburban community.<sup>3</sup> Furthermore, the City has established new zoning regulations in the Village and around the future station to foster TOD development. As previously stated, this includes regulations to reduce on-site parking requirements and encourage compact and vertical mixed-use/TOD development.

The new Gold Line Station is within a one-third walking mile of the City Hall offices.

The retention of the City Hall Parking Lot by the City advances the planning objectives of the City and the Successor Agency in that the lack of parking was one of the original blight conditions in the area. The objectives of the Redevelopment Plan were to eliminate or ameliorate certain environmental deficiencies, including substandard vehicular circulation systems, off-street parking and other similar public improvements, facilities, and utility deficiencies adversely affecting area. The City Hall Parking Lot alleviates the identified environmental deficiencies as identified in the Redevelopment Plan.



<sup>2</sup> *TOD Corridor Development Assessment Study – Summary Final Report*, 2006, pg. 1  
<http://www.foothillextension.org/images/uploads/Final%20Report.pdf>

<sup>3</sup> *TOD Corridor Development Assessment Study – Summary Final Report*, 2006, pg. 18  
<http://www.foothillextension.org/images/uploads/Final%20Report.pdf>



**H. History of Previous Development Proposals and Activity (HSC 34191.5(c)(1)(H)):**

The property was previously occupied with one or two residential dwelling. With the purchase of the property by the Agency, the houses were demolished and the parking lot constructed for the use of City Hall.

**I. Implementation of the Long-Range Property Management Plan:**

The City Hall Parking Lot is proposed to be transferred to the City, at no cost, as governmental use property pursuant to HSC 34181(a)(1).



**Site No. 2**  
**Open Space**  
South Hills Wilderness Park (north of I-210)  
APNs: 8644-028-902  
8644-032-905, 906



**A. Permissible Use (HSC 34191.5(c)(2)):**

Site No. 2 is Open Space property and is to be transferred for governmental use pursuant to HSC 34181(a).

**B. Acquisition of Property (HSC 34191.5(c)(1)(A) and 34191.5(c)(1)(B)):**

The Open Space property was acquired by the Agency on September 14, 1976 from Caltrans via a non-monetary acquisition. The property was considered excess land by Caltrans after the construction of Interstate 210 was completed in the 1970's. The topography of the property is very rugged hillside and does not have any public street access. Further, the Caltrans grant deed restricts the use of the property





to public purpose open space and includes a reversion clause which would return the property to Caltrans ownership if the open space use is violated (see Section I below). Based on the foregoing conditions and restrictions, the property has no commercial value. Therefore, the estimated current value (the “ECV”) of the Open Space is zero. However in recognition of DOF’s request that all properties listed within an LRPMP have an ECV greater than zero (without regard to the actual value of such properties), the ECV for the purposes of this LRPMP is therefore \$1.00, as the State of California’s deed restriction on the property has rendered the property worthless due to the reason stated above.

**C. Site Information (HSC 34191.5(c)(1)(C)):**

The Open Space property consists of three (3) parcels (APNs: 8644-028-902 and 86644-032-905, 906) totaling 3.26 acres. These parcels are located in the hills north of I-210 and bestride South Hills Wilderness Park. In the Glendora Municipal Code, Title 21 – Zoning, the property is zoned Open Space-Natural (OSN).

The purpose of the OSN zone is to (i) conserve and manage natural resources which may include biological resources, watercourses, hills, canyons, major rock outcroppings, etc.; (ii) protect the public health and safety by including areas requiring management due to hazardous or special conditions such as fire, flood and earthquake fault; and (iii) provide outdoor recreation including areas of scenic, historic or cultural value. Permitted uses for OSN designated land require that all property located in an OSN zone shall be left in its natural, wilderness state except for the following uses: riding and hiking trails, picnic and playground areas, flood control structures and facilities, and utility substations and related equipment and structures.

**D. Estimated Current Value (HSC 34191.5(c)(1)(D)):**

Consistent with the above and in recognition of DOF’s request that all properties listed within an LRPMP have an ECV greater than zero, the ECV for the purposes of this LRPMP, as determined by the Successor Agency, is therefore \$1.00 due to the property’s (i) deed restriction; (ii) current use as open space; (iii) its zoning designation of OSN; (iv) limited potential to be developed; and (v) inability to generate income from the use of the property.

**E. Site Revenues (HSC 34191.5(c)(1)(E)):**

There is no revenue generated from the Open Space property.

**F. History of Environmental Contamination ((HSC 34191.5(c)(1)(F)):**

There is no history of environmental contamination.

**G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC 34191.5(c)(1)(G)):**

There is no potential for a TOD.

The retention of this Open Space property by the City advances the planning objectives of the City and the Successor Agency in that this property allows for the continued existence of recreational facilities and assures the maintenance of this open space in a usable and aesthetically pleasing manner.



**H. History of Previous Development Proposals and Activity (HSC 34191.5(c)(1)(H)):**

There is no history of development proposals and none are possible given the deed restriction.

**I. Implementation of the Long-Range Property Management Plan:**

The Open Space property is proposed to be transferred to the City at no cost and transferred for governmental use pursuant to HSC 34181(a) and subject to the recorded deed's exception and reservation as follows:

It is expressly made a condition herein that the conveyed property be used exclusively for public purposes; that if said property ceases to be used exclusively for public purposes, all title and interest to said property shall revert to the State of California, Department of Transportation, and the interest held by the grantee(s), named herein, or its/their assigns, shall cease and terminate at such time. It is understood and agreed by the grantee(s), herein named, and its/their assigns, that the foregoing provision constitutes a forfeiture and will cause all interest to revert in the State of California Department of Transportation, if the conveyed property ceases to be used for public purposes.<sup>4</sup>

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<sup>4</sup> Director's Deed recorded on September 14, 1975 as Instrument No. 2986



**Site No. 3**  
**Village Parking Lots**  
Vista Bonita Avenue & Glendora Avenue  
APNs: 8638-014-908, 909, 910, 911  
8638-015-904;  
8638-016-910



**A. Permissible Use (HSC 34191.5(c)(2)):**

Site No. 3 is the Village Parking Lots and transferred for governmental use pursuant to HSC 34181(a)(1).



**B. Acquisition of Property (HSC 34191.5 (c)(1)(A) and 34191.5 (c)(1)(B)):**

The Village Parking Lots were acquired between 1980 and 1991 for an estimated amount of \$339,000 for the sustained purpose of blight alleviation.

<b>Village Parking Lots</b>		
<b>APN</b>	<b>Acquisition Price</b>	<b>Date</b>
8638-014-911	\$190,000	Jan 1991
8638-014-909	\$60,000	Aug 1981
8638-014-910	CNLR	Jun 1984
8638-014-908	\$99,000	Aug 1980
8638-015-904		
8638-016-910	CNLR	Dec 1986

**CNLR** – Cannot locate records. City Staff continues to search its records for this information.

The “acquisition of residential properties on Vermont and Vista Bonita Avenues, totaling 50,000 square feet, for the development of downtown parking facilities” is directly addressed in the Agency’s 5-year Implementation Plan as an activity carried out by the Agency for Project Area No. 2 in its efforts to alleviate blight. Additionally, the 5-Year Implementation Plan states that “the lack of certain public infrastructure, and the condition of infrastructure that was in place at the time, was found to be a contributing factor to the difficulties that Project Area No. 2 was experiencing. The quality and quantity of public parking facilities in the Village Business District was found to be severely inadequate, and contributed to the relatively high vacancy rate of the commercial units, thus diminishing the area’s ability to contribute functionally, or economically, to the community.”

The Village Parking Lots are used by businesses and their customers, as well as visitors to City offices. The estimate current value (the “ECV”) of the Village Parking Lots is \$1.00 due to its current land use and the reasons stated above.

**C. Site Information (HSC 34191.5(c)(1)(C)):**

The Village Parking Lots consists of six (6) parcels totaling approximately 0.85 acres zoned Civic Center Area Plaza T-5 (CCAP T-5) in the Glendora Municipal Code, Title 21 – Zoning. The CCAP zone encompasses the area of the Village from Foothill Boulevard north to Bennett Avenue and from Pennsylvania Avenue to Wabash Avenue. The Village is the historic center of the City, and it remains an important symbol of the community. The CCAP zone is designed to reflect the evolving attitudes and expectations of the community and to encourage a vibrant pedestrian scale district that incorporates a compatible mix of retail and residential uses. The T-5 Village Core Sub-district is the City’s oldest commercial district and heart of the community. The character of the area is a pedestrian-scale Village street with one- to three-story buildings that reflect the predominant period of development in the area. A number of distinctive buildings from the early 1900’s are still a part of the Village.



**D. Estimated Current Value (HSC 34191.5(c)(1)(D)):**

The ECV of the Village Parking Lots, as determined by the Successor Agency, is \$1.00 due to the properties' (i) current use as public parking lots; (ii) cost of maintenance borne by the Successor Agency / City; and (iii) inability to generate income from the use of the properties.

**E. Site Revenues (HSC 34191.5(c)(1)(E)):**

There is no known revenue generated from the Village Parking Lots.

**F. History of Environmental Contamination ((HSC 34191.5(c)(1)(F)):**

There is no history of environmental contamination.

**G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC 34191.5(c)(1)(G)):**

The Metro Gold Line Foothill Extension Construction Authority is planning a 24 mile extension of the existing Gold Line from its current terminus at Sierra Madre Villa in East Pasadena to the Montclair Transcenter to the east. The construction of the line will occur in two phases, with stations from Arcadia to Azusa Citrus expected to open by 2015, and stations from Glendora to Montclair expected to open at an undetermined future date. Each of the twelve station locations offers unique opportunities for compact and transit focused development.

Realizing the opportunity for strong growth within their station area, the City of Glendora asked the Project Team to develop concepts for the intensification for their downtown Village and existing suburban community. The TOD study focused on the area north of the proposed transit station and the area south of Foothill Boulevard. The developed schemes and designs focused on making valuable and thoughtful connections between the downtown Village and suburban community. Furthermore, the City has established new zoning regulations in the Village and around the future station to foster TOD development. As previously stated, this includes regulations to reduce on-site parking requirements and encourage compact and vertical mixed-use/TOD development.



The retention of the Village Parking Lots by the City as government use properties advances the planning objectives of the City and the Successor Agency in that the lack of parking was one of the



original blight conditions in the area. The objectives of the Redevelopment Plan were to eliminate or ameliorate certain environmental deficiencies, including substandard vehicular circulation systems, off-street parking and other similar public improvements, facilities, and utility deficiencies adversely affecting area. The Village Parking Lots alleviate the identified environmental deficiencies as identified in the Redevelopment Plan.

**H. History of Previous Development Proposals and Activity (HSC 34191.5(c)(1)(H)):**

There is no history of previous development proposals or activity.

**I. Implementation of the Long-Range Property Management Plan:**

The Village Parking Lots are proposed to be transferred to the City, at no cost, as governmental use property pursuant to HSC § 34181 (a)(1).



## IV. Property to be Sold

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**Site No. 4**  
**Alosta/Rt. 66/Parker Property**  
501 W. Alosta; 501 W. Route 66; 532 Parker  
APN: 8639-027-900, 901, 902



**A. Permissible Use (HSC 34191.5(c)(2)):**

Site No. 4 is the Alosta/Rt. 66/Parker Property and is to be sold.

**B. Acquisition of Property (HSC 34191.5(c)(1)(A) and 34191.5(c)(1)(B)):**

The Alosta/Rt. 66/Parker Property was acquired in September 2008 for \$1,200,675 for the purposes of implementing the Redevelopment Plan to alleviate blight and to facilitate the development of the Property that is consistent with the existing land use objectives. Additionally, the property is located in close proximity to Grand A venue, which is designated as an important "gateway" under the Route 66 Specific Plan.

The estimate current value (the "ECV"), of the Alosta/Rt. 66/Parker Property is approximately \$77,000.





**C. Site Information (HSC 34191.5(c)(1)(C)):**

The Alosta/Rt. 66/Parker Property consists of three (3) parcels totaling 0.74 acres (APNs: 8639-027-900, 901, 902) located at 501 W. Alosta, 501 W. Route 66, and 532 Parker, respectively. In the Glendora Municipal Code, Title 21 – Zoning APNs 8639-027-901 and 902 are zoned Multi-family Residential (R-3) and in the Route 66 Specific Plan, APN 8639-027-900 is zoned Town Center Mixed Use (TCMU). The TCMU zone is intended to provide for a mix of land uses and development types that are compatible with and reinforce pedestrian activity and transit utilization.

**D. Estimated Current Value (HSC 34191.5(c)(1)(D)):**

In March 2014, a comparable sales analysis was conducted, by the Successor Agency, for the Alosta/Rt. 66/Parker Property through the use of the National Data Collective subscription service to arrive at an estimated current value (the “ECV”) of approximately \$77,000.

Environmental and local factors were not taken into consideration in determining the ECV of the Alosta/Rt. 66/Parker Property. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. As noted in the LRPMP, the real value of the property cannot be determined without an appraisal.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval to the extent required by law. There is no reason to think that book values will be realized.

**E. Site Revenues (HSC 34191.5(c)(1)(E)):**

There is no revenue generated from the Alosta/Rt. 66/Parker Property.

**F. History of Environmental Contamination ((HSC 34191.5(c)(1)(F)):**

In October 2007, an Environmental Site Assessment (Phase-I) was conducted at the Alosta/Rt. 66/Parker Property. Due to the site’s history, a list of recognized environmental concerns were identified:

- 501 Alosta Avenue:
  - Was used as a nursery and could have potentially impacted the soil with pesticides.
- 501 W Route 66:
  - Was a car sales lot for several years; plans were made to build an auto garage. Although the auto garage was not constructed, auto repairs may have been conducted on the site. If illegal dumping of automotive fluids occurred, the soil could be impacted with hydrocarbons.



- Was used as a nursery and could have potentially impacted the soil with pesticides.
- A septic was installed; location is unknown.
- 532 Parker Drive:
  - An auto washer was installed at the house. The washer was not found. If the washer was connected to a sump, leakage may have occurred impacting the surrounding soil.
  - A septic was installed; location is unknown.
  - Due to the age of the structure, asbestos containing substances and lead-based paint could be present.

The recommendations/conclusions:

Conduct a limited Phase-II environmental site assessment and test the soils for pesticides and hydrocarbons.

**G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC 34191.5(c)(1)(G)):**

There is no potential for a TOD in conjunction with the Alosta/Rt. 66/Parker Property.

The sale of the Alosta/Rt. 66/Parker Property advances the planning objectives of the City and the Successor Agency in that (i) the net proceeds will be distributed to the taxing agencies; (ii) it will assist to maximize neighborhood retail development opportunities to capture demand and compliment other land uses; (iii) it will allow a mix of residential land uses; and (iv) it will encourage mixed-use, residential, and commercial development. The Property is considered to be in the "core commercial corridor" of the City of Glendora.

The Route 66 Specific Plan and Redevelopment Plan are meant to revitalize and maximize the potential of this area as a primary center of activity. The small and shallow parcels which comprise much of Route 66 are viewed as barriers to revitalization. Consequently, lot consolidation is a way to achieve community objectives as expressed through the Route 66 Specific Plan and the Redevelopment Plan. The proposed sale of the Property for development serves to facilitate community development objectives to consolidate small non-conforming parcels and develop the commercial core corridor.

**H. History of Previous Development Proposals and Activity (HSC 34191.5(c)(1)(H)):**

In 1928, the Alosta/Rt. 66/Parker Property was a citrus grove. By 1938, the south side was paved and by 1949, the citrus trees were removed and the site left vacant.

The 501 Alosta Avenue/501 Route 66 site served as a nursery in 1950 and a model house was displayed at the site in 1953. Sometime in the late 1950's or early 1960's, the nursery was replaced by an auto sales business. Until 2005, the site was intermittently used to sell autos.

In 1954, a new house was constructed on the 532 Parker Dr. site. In 1992 an effort was made to change the zoning from "Retail & Commercial" to "Multi-family Residential."



In 2007, the property owner submitted an application to construct a seven-unit residential condominium development utilizing the two parcels zoned R-3. The proposal did not include developing the parcel zoned TCMU, which fronts on Route 66. This project came before the Council in July 2007 and was not approved. At that time, the Council asked the property owner to revise the project to utilize the TCMU zoned parcel and contact an adjacent property owner regarding the possibility of consolidating other parcels for a larger project. It was suggested at this meeting that an effort to consolidate smaller parcels would result in a development more consistent with the policies and objectives contained in the Route 66 Specific Plan.

During the latter part of 2007, the Property owner made attempts to address Council comments. At the same time, the housing market began to experience a significant decline. By the beginning of 2008, the property owner perceived that market conditions were against a condominium development and decided to explore selling the property. In April 2008, the property owner contacted the Redevelopment Agency regarding any interest in acquiring the property. The Agency purchased the Alost/Rt. 66/Parker Property in 2008 and subsequently cleared the property of the industrial building and the single family residence.

**I. Sale of Property:**

The Successor Agency proposes to sell the Alost/Rt. 66/Parker Property in accordance with the Successor Agency's policies and procedures for property disposition located in Exhibit "A."

The ECV is approximately \$77,000.

The following process was used in arriving at the *ECV* of the Property:

***Date of estimated current value*** – March 2014

***Value Basis*** – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately \$77,000.

Environmental and local factors were not taken into consideration in determining the ECV of the Alost/Rt. 66/Parker Property. Therefore, the actual value of the property is anticipated to vary significantly from the ECV. The ECV is only a planning number and not be relied upon as a basis for actual value.

***Proposed sale date*** – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

***Proposed sale value*** – TBD and subject to a fair market appraisal conducted by a licensed appraiser. Any net proceeds of the sale would be distributed as property tax to the taxing entities.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However,



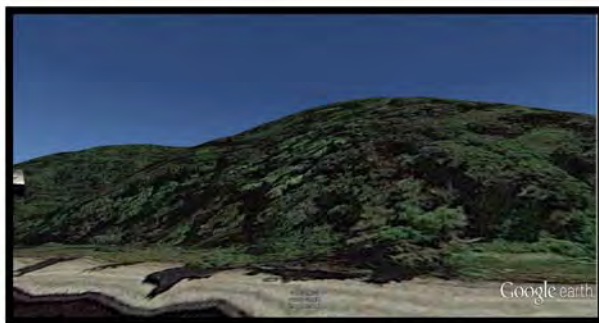
the constraints and environment of AB 1484 weighs against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval to the extent required by law. There is no reason to think that book values will be realized.

***J. Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.



**Site No. 5**  
**Affordable Housing Lot**  
Southeast corner of S. Glendora Ave. and Big Dalton Wash  
APNs: 8644-013-907 and  
8644-015-915



**A. Permissible Use (HSC 34191.5(c)(2)):**

Site No. 5 is the Affordable Housing Lot property and is to be sold.

**B. Acquisition of Property (HSC 34191.5(c)(1)(A) and 34191.5(c)(1)(B)):**

The Affordable Housing Lot property was acquired by the Agency on April 26, 1996 for \$55,000 with LMIHF moneys. The intent was for a future expansion of the Heritage Oaks Senior Affordable Housing project. The nature of an expansion is not defined in City records, and this property remains in a natural



hillside state; this property is not the subject of any agreement with the principals of the Heritage Oaks Senior Affordable Housing project or any other private party.

The estimate current value (the “ECV”) of the Affordable Housing Lot property is approximately \$49,600.

**C. Site Information (HSC 34191.5(c)(1)(C)):**

The Affordable Housing Lot property consists of two (2) parcels for a total of 4.78 acres (APNs: 8644-013-907 and 8644-015-915). The property is located at the southeast corner of S. Glendora Ave. and Big Dalton Wash. In the Glendora Municipal Code, Title 21 – Zoning, the smaller parcel (APN 8644-013-907) is zoned Open Space-Natural (OSN) and the larger parcel (APN 8644-015-915) is zoned Single Family Estate (E-7). Permitted uses in the OSN zoning district include open space conservation and public recreational facilities, with large-lot single-family residential development permitted in the E-7 zoning district.

APN 8644-013-907: The purpose of the OSN zone is to (i) conserve and manage natural resources which may include biological resources, watercourses, hills, canyons, major rock outcroppings, etc.; (ii) protect the public health and safety by including areas requiring management due to hazardous or special conditions such as fire, flood and earthquake fault; and (iii) provide outdoor recreation including areas of scenic, historic or cultural value. Permitted uses for OSN designated land require that all property located in an OSN zone shall be left in its natural, wilderness state except for the following uses: riding and hiking trails, picnic and playground areas, flood control structures and facilities, and utility substations and related equipment and structures.

APN 8644-015-915: The purpose of single-family residential zones is to protect and promote the unique single-family nature of the city by limiting the uses in such zones to residential and residentially compatible uses and by requiring standards for the use, maintenance, and development of single-family residential zoned properties. This particular parcel is zoned E-7 200,000. The zoning district requires a minimum lot size of 200,000 square feet and is intended to allow for the development on one single-family home per lot. The E-7 parcel is a non-conforming lot as it does not provide frontage on a public street. The parcel is inaccessible from a public or private road and is not served by utilities. In addition, the land use designation of the E-7 lot is Conservation Open Space. This designation includes areas that are publicly owned, undeveloped and will remain in a natural state. This designation is intended to protect areas with high scenic value, environmental and habitat sensitivity and passive recreational facilities. A large portion of this designation exists in the South Hills section of the City. This property is part of a Hillside Open Space conservation area and was never intended to be used for a single family development, hence its land use conservation open space designation.

**D. Estimated Current Value (HSC 34191.5(c)(1)(D)):**

In March 2014, a comparable sales analysis was conducted, by the Successor Agency, for the Affordable Housing Lot property through the use of the National Data Collective subscription service to arrive at an ECV.

Several factors will significantly impact an appraised value of the Affordable Housing Lot property: (i) current use as conservation open space; (ii) its zoning designation of OSN; (iii) no potential for APN



8644-013-907 to be developed; (iv) inaccessibility of the E-7 lot; (v) steep and natural hillside slopes, which cannot be developed under the Glendora Municipal Code and (vi) inability to generate income from the use of the property under current zoning and land use designations. These factors, along with other local factors, cannot be taken into account by the National Data Collective's database. With that in mind, the initial result from the database indicated an unadjusted estimated value of \$496,000. However, after considering the application of the site limitations, a 90% reduction of the ECV is warranted, resulting in an applicable ECV of \$49,600. Notwithstanding the foregoing, the actual estimated value of the property can only be determined by an appraisal. The ECV is only a planning number and should not be relied upon as a basis for actual value.

The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. As noted in the LRPMP, the real value of the property cannot be determined without an appraisal.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval to the extent required by law. There is no reason to think that book values will be realized.

**E. Site Revenues (HSC 34191.5(c)(1)(E)):**

There is no revenue generated from the Affordable Housing Lot property.

**F. History of Environmental Contamination ((HSC 34191.5(c)(1)(F)):**

There is no history of environmental contamination.

**G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC 34191.5(c)(1)(G)):**

There is no potential for a TOD.

The sale of the Affordable Housing Lot property could advance the planning objectives of the City and the Successor Agency if the sale allows this open space to remain in a natural state for the continued existence of recreational facilities and assures the maintenance of this open space in a usable and aesthetically pleasing manner.

**H. History of Previous Development Proposals and Activity (HSC 34191.5(c)(1)(H)):**

There is no history of development proposals pertaining to this property.

**I. Sale of Property:**

The Successor Agency proposes to sell the Affordable Housing Lot property in accordance with the Successor Agency's policies and procedures for property disposition located in Exhibit "A."



The ECV is approximately \$49,600.

The following process was used in determining the ECV of the Property:

***Date of estimated current value*** – March 2014

***Value Basis*** – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service and adjusted for site specific limitations. The ECV is approximately \$49,600.

Several factors will significantly impact an appraised value of the Affordable Housing Lot property: (i) current use as conservation open space; (ii) its zoning designation of OSN; (iii) no potential for APN 8644-013-907 to be developed; (iv) inaccessibility of the E-7 lot; (v) steep and natural hillside slopes, which cannot be developed under the Glendora Municipal Code and (vi) inability to generate income from the use of the property under current zoning and land use designations. These factors, along with other local factors, cannot be taken into account by the National Data Collective's database. With that in mind, the initial result from the database indicated an unadjusted estimated value of \$496,000. However, after considering the application of the site limitations, a 90% reduction of the ECV is warranted, resulting in an applicable ECV of \$49,600. Notwithstanding the foregoing, the actual estimated value of the property can only be determined by an appraisal. The ECV is only a planning number and should not be relied upon as a basis for actual value.

***Proposed sale date*** – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

***Proposed sale value*** – TBD and subject to a fair market appraisal conducted by a licensed appraiser. Any net proceeds of the sale would be distributed as property tax to the taxing entities.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 weighs against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval to the extent required by law. There is no reason to think that book values will be realized.

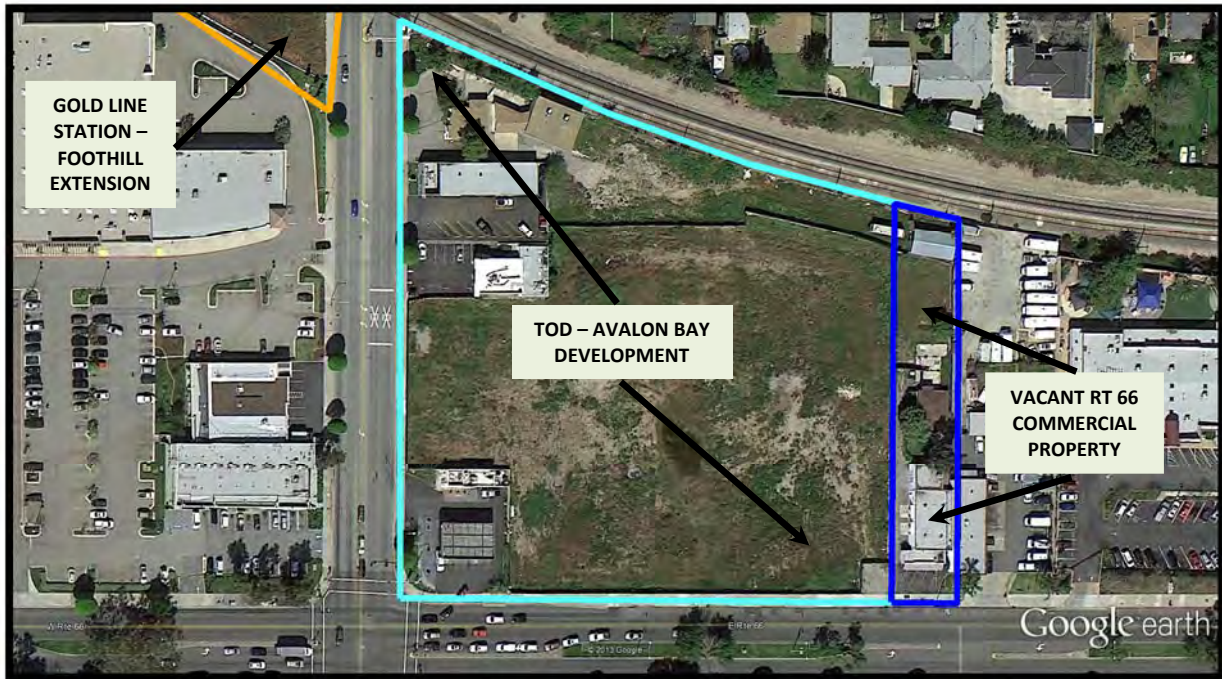
***J. Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.





**Site No. 6**  
**Vacant Rt. 66 Commercial Property**  
213 E. Route 66  
APN: 8639-012-900

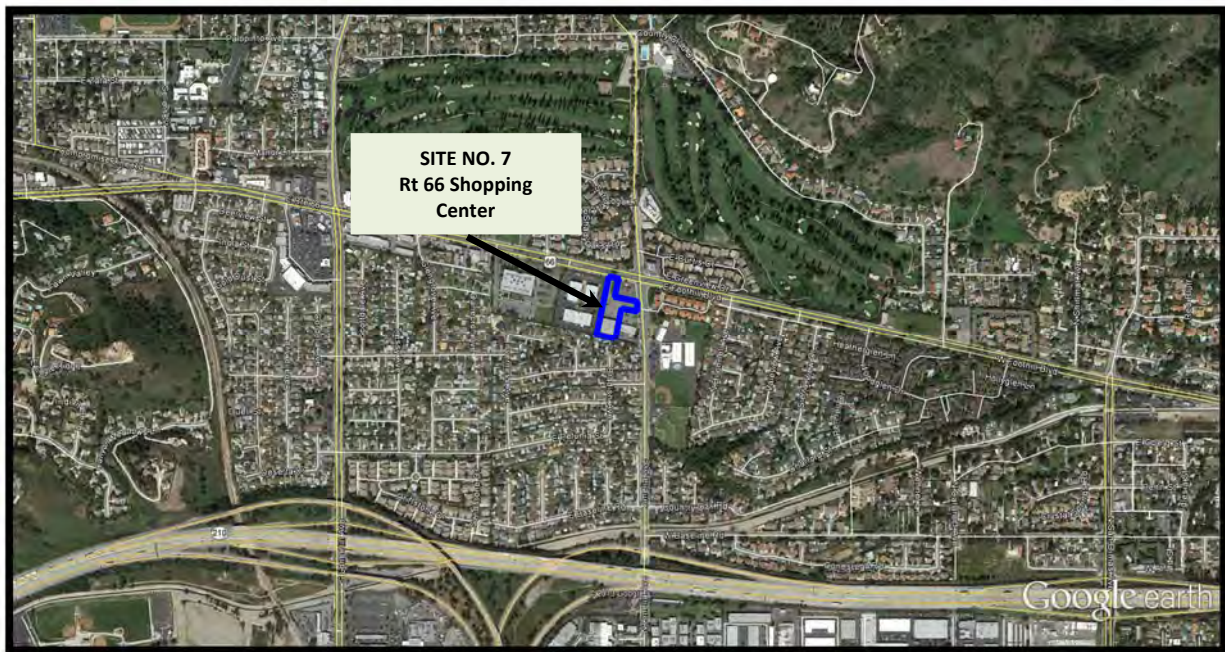


Note that Site No. 6, i.e., 213 E. Route 66, was the subject of a stand-alone LRPMP, which was approved by DOF on July 25, 2013. Copies of DOF's approval letter and the LRPMP for 213 East Route 66 are included within Exhibit "H" to this LRPMP for reference purposes only. The purpose for including the stand-alone LRPMP for 213 E. Route 66 in this report as an exhibit is to enable the users of this report to have a single resource document reporting on all of the Successor Agency's Properties.



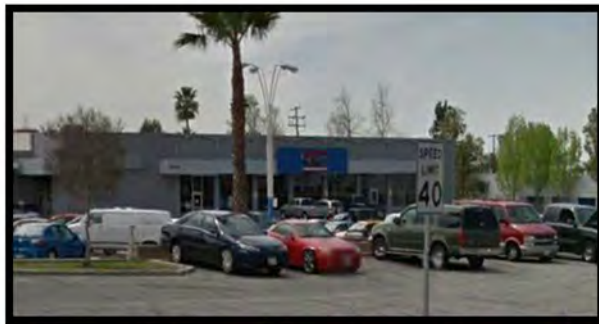
## V. Property to be Transferred for Future Development

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**Site No. 7**  
**Rt. 66 Shopping Center**  
2244 E. Route 66  
APN: 8654-016-900, 901



**A. Permissible Use (HSC 34191.5(c)(2)):**

Site No. 7 is the Rt. 66 Shopping Center property and is proposed to be transferred by the City of Glendora for future development pursuant to HSC 34191.5(c)(2).

**B. Acquisition of Property (HSC 34191.5(c)(1)(A) and 34191.5(c)(1)(B)):**

The Rt. 66 Shopping Center property was acquired by the Agency in July 2009 for \$2,300,000 for the purpose of implementing the Redevelopment Plan (refer to Exhibit "J" for Resolution and Priority Area



#3 Map) and the Route 66 Specific Plan to alleviate blight through a private non-housing development to redevelop the property with commercial offices, occupied by high-tech and similar professions.

The estimated current value (the "ECV") is approximately \$841,300.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval to the extent required by law. There is no reason to think that book values will be realized.

**C. Site Information (HSC 34191.5(c)(1)(C)):**

The Rt. 66 Shopping Center property consists of two (2) 1.92-acre parcels (APN: 8654-016-900, 901) located at 2244 E. Route 66. In the Route 66 Specific Plan, the Property is zone Technology, Commerce and Office (TCO). The TCO designation is intended to provide for the orderly development and operation of most types of medium to high density commercial uses and to serve as a primary employment center within the City of Glendora.

**D. Estimated Current Value (HSC 34191.5(c)(1)(D)):**

In August 2009, Goepfner & Associates, Inc., conducted an appraisal for the Rt. 66 Shopping Center property and determined its value to be \$2,300,000.

In July 2013, a comparable sales analysis was conducted for the Rt. 66 Shopping Center property through the use of the National Data Collective to determine an estimated current value (the "ECV") of approximately \$841,300.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property is anticipated to vary significantly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval to the extent required by law. There is no reason to think that book values will be realized.

**E. Site Revenues (HSC 34191.5(c)(1)(E)):**

The Agency and Blue Key Group (the "Tenant") signed a rental agreement (the "Agreement") on April 19, 2011. The Agency and the Tenant have agreed to rent the building on a temporary basis anticipating a term of no than three (3) years. It is not contemplated that the term of the Agreement will be extended or renewed, however, there is a provision for a one time 1-year extension to April 9, 2015.



The Tenant rents the building for the operation of an indoor baseball, softball, volleyball practice, and training facility. Rent during the term of the Agreement is \$7,134.00 per month which is payable in advance. The Agreement also states that the Tenant will be responsible for the maintenance and repair of the building while the Agreement is in effect.

There is no contractual agreement for the use of the rent payments. Annual rent of \$85,608 is transferred by the Successor Agency.

**F. History of Environmental Contamination ((HSC 34191.5(c)(1)(F)):**

On June 30, 2010, an Environmental Site Assessment (Phase-I) was conducted. The site appeared to have a low environmental risk with no recognized environmental concerns (“RECs”). Although there were no RECs identified on the site, there were potential environmental concerns identified that were adjacent to the site. To alleviate any environmental concerns with the site, a limited Phase-II was recommended. The limited Phase-II would be performed to test sub-surface soil-vapor on the south side, the inside, and in the front of the building for any signs of PCE or TCE gasses/vapors. Test for these constituents of concern were based on a dry cleaning business located approximately 80 feet from the building and the potential for residual PCE or TCE contamination.

On August 24, 2010, a limited Phase-II was conducted to perform soil-vapor and soil sampling of the Rt. 66 Shopping Center property’s subsurface soil for specific EPA analyses. The soil-vapor test emphasized probing and collecting data mostly on the central-west, the southwest, and interior of the vacant building. The soil sample was collected from the south-southeast portion of the property near the adjacent site. The main concerned vapors were PCE, TCE, chlorinated solvents, and aromatic hydrocarbons.

Based on the soil vapor test results, the results of the soil sample, and the location-specific record of concern in any of the reviewed environmental data, it is believed that the Phase-II conducted on August 24, 2010 has indicated no measurable environmental contamination on the property.

**G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC 34191.5(c)(1)(G)):**

There is no potential for a TOD development in conjunction with the West Route 66 Property.

The retention of the West Route 66 Property for future development advances the planning objectives of the Successor Agency and the City in order to maximize neighborhood office development opportunities to capture demand and compliment other land uses. The Property represents one of the few opportunities to implement new multi-story commercial development and to significantly expand the City’s employment base. City land-use policies have assigned a high priority for the redevelopment of the Property (refer to Exhibit “J”).

**H. History of Previous Development Proposals and Activity (HSC 34191.5(c)(1)(H)):**

The Rt. 66 Shopping Center property appears to have been used as a commercial enterprise since 1963. The building was originally used as a grocery building, then an auto-parts store and finally left vacant. The Rt. 66 Shopping Center was acquired by the Agency with the expectation of later marketing the property for private development of a non-housing activity in accordance with the Route 66 Specific



Plan. The property had been vacant for nearly a decade. Realizing the current market was extremely weak for research and development type development, the Agency realized the property would be held for some time before viable offers might be obtained. In the meantime, the building was leased to a tenant.

The Rt. 66 Shopping Center property is improved with a single, concrete tilt-up retail building built circa 1966/67. The building area is 19,140 gross sf including a 1,305 sf of 2<sup>nd</sup> floor mezzanine office/storage space. The building is in shell condition and is fully sprinkled with HVAC. The property provides asphalt paved on-site parking for 83 vehicles and has a reciprocal parking agreement (RPA) with the proper contiguous to the east. The RPA provides additional off-site parking and vehicular access from Amelia Avenue, the road to the east. In 2009, the estimated remaining economic life for the building was estimated to be 2-5 years with proper on-going maintenance.

The Agency and Blue Key Group (the “Tenant”) entered into a rental agreement (the “Agreement”) on April 19, 2011. The Agency and the Tenant have agreed to rent the building on a temporary basis anticipating a term of no than three (3) years. It is not contemplated that the term of the Agreement will be extended or renewed, however, there is a provision for a one time 1-year extension to April 9, 2015.

The Tenant rents the building for the operation of an indoor baseball, softball, volleyball practice, and training facility. The Agreement state that the Tenant will make certain tenant improvements and is responsible for the maintenance and repair of the building while the Agreement is in effect.

***I. Sale of Property:***

The City proposes to issue an RFP in accordance with the Successor Agency’s policies and procedures for property disposition located in Exhibit “A” for the sale and development of the Rt. 66 Shopping Center Property.

The ECV is approximately \$841,300.

The following process was used in determining the *ECV* of the Property:

***Date of estimated current value*** – July 2013

***Value Basis*** – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately \$841,300.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property is anticipated to vary significantly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

***Proposed sale date*** – TBD and subject to the Successor Agency’s implementation of its policies and procedures for property disposition as shown in Exhibit “A.”



**Proposed sale value** – TDB and subject to a fair market appraisal conducted by a licensed appraiser. Any net proceeds of the sale would be distributed as property tax to the taxing entities. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 weighs against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval to the extent required by law. There is no reason to think that book values will be realized.

**J. Implementation of the Long-Range Property Management Plan:**

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

If Site No. 7 is transferred to the City of Glendora for future development, implementation will include securing an HSC § 34180 (f) (1) compensation agreement (the “Compensation Agreement”) with the affected taxing entities prior to the transfer of the property to the City. The City will seek a Compensation Agreement with the affected taxing entities after the LRPMP is approved by DOF. The compensation due the affected taxing entities shall be governed by the Compensation Agreement. If Site No. 7 is sold by the successor Agency to a private entity, the net proceeds of sale will be applied toward the satisfaction of enforceable obligations and, to the extent there are no such enforceable obligations remaining, to taxing agencies; there will not be any Compensation Agreement.



## Exhibit A – Successor Agency Property Disposition Procedures

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*The following is only a general outline for the disposition of property by the Successor Agency. It is anticipated that the Successor Agency may from time to time adopt policies and procedures that are more specific during the implementation phase of the LRPMP.*

### I. PURCHASE AND SALE PROCEDURES

1. Post notice on Successor Agency website:

“All persons interested in receiving solicitations for the disposition of Successor Agency property please email [xyz@cityofthefuture.org](mailto:xyz@cityofthefuture.org) with your contact information and **“Purchase and Sale of Successor Agency Property”** in the Subject line.”

2. Successor Agency will provide written solicitations for the sale of its real estate assets, which may be a single parcel or a grouping of parcels (the “Property”). Such formal solicitations will include, but not be limited to:
  - a. APN(s)
  - b. Property location
  - c. Zoning
  - d. Acreage
  - e. Listing Price (The listing price shall either be (i) not less than fair market value under an appraisal procured by the Successor agency or (ii) another amount approved for such purpose by the Oversight Board
  - f. Purchase Price shall be all cash at close of escrow, no seller financing.
  - g. Deadline to receive offers (prior to selection, offers are confidential)
  - h. Offer submittal guidelines:
    - i. All offers must be in writing (California Association of Realtor forms are acceptable);
    - ii. Successor Agency will provide courtesy to brokers equal to one-half of the customary commission if the ultimate buyer is represented by said real estate broker as buyer’s broker at the time the original offer is submitted.
    - iii. Provided that allowance of brokerage commissions will be subject to Oversight Board approval in each case;
    - iv. Approval of each sale may be subject to DOF approval;
    - v. Type of financing identified (i.e., buyer’s cash, buyer’s loan proceeds, etc.);
    - vi. All buyers are to be listed – no silent partners; and
    - vii. Offers will be reviewed for conflict of interest between offeror and Successor Agency/City officials, staff and consultants.
  - i. Some properties for sale consist of multiple parcels. Only offers that include all parcels identified by Successor Agency on a particular site may be accepted, i.e., no less than whole purchases.
3. Method of Solicitations:
  - a. Property posting





- b. Successor Agency website posting
  - c. Local real estate brokers
  - d. All persons requesting solicitations
  - e. Workshops and/or e-mail notifications
4. All property sales are in an “AS IS, WHERE IS” condition.
  5. The Successor Agency will be reimbursed from the sale proceeds of the property for any costs related to the appraisal, escrow and title fees (cost of CLTA policy with premium based upon sales price), and any other costs associated with the sale.
  6. An offer may be rejected if it does not meet the Successor Agency’s price threshold. Acceptance of a purchase and sale offer is subject to approval of the Successor Agency’s Board of Directors.
  7. The City shall have a right of first refusal in connection with the purchase of property. In the event a submittal is received, such right of first refusal may be exercised by means of the City: (i) notifying the Oversight Board and the party which made an offer (in either order) of the City’s intention to acquire the property for monetary consideration in an amount equal to or greater than that offered by the offering party, and (ii) obtaining confirmation of such purchase by the Oversight Board.
  8. The City shall have an option to purchase property based upon values agreed to by the Oversight Board. The option may be exercised as to one or more properties at a time or times of the City’s choosing.
  9. If the City determines that it is infeasible to otherwise market and dispose of certain properties, the Successor Agency may auction such property or properties at a time or times consented to by the Oversight Board.

## **II. REQUEST FOR PROPOSAL PROCEDURES**

Costs incurred by the Successor Agency and/or the City in the implementation of these Disposition Procedures shall be treated as an Enforceable Obligation for purposes of the Recognized Obligation Payments Schedule (“ROPS”) of the Successor Agency to be recovered from land sales proceeds. The City shall provide the Successor Agency an estimate of such costs at such times and in a form sufficient for the Successor Agency to include such costs on one or more ROPS, as appropriate. Included in such costs are: staff time in the performance of such duties; costs and fees of consultants, attorneys, appraisers, title insurers and escrow; costs and fees in connection with the disposition of property(ies), such as unpaid and outstanding tax liens or judgments and other costs incurred in order to deliver merchantable title. Where possible, the Successor Agency is to recover costs at the time of close of escrow.

### **A) INTENT AND PURPOSE**

A Request for Proposals (“RFP”) will be prepared by the Successor Agency and posted to the City’s website, and/or sent to developers or parties that have requested such RFPs, and other developers or parties at the Successor Agency’s discretion. The number of properties as to which an RFP is requested is subject to the discretion of the Successor Agency.

### **B) PROPOSAL SUBMITTAL**

1. Interested parties may submit a development proposal by the deadline specified in the RFP or other announcement.



2. Proposal requirements may include, but not be limited to, the following:
  - a. The proposed total consideration for the property(ies) and information supporting the offer price;
  - b. Any proposed alterations to the terms and conditions of sale;
  - c. Construction and development pro forma, a detailed site plan, a business/operating plan, developer qualifications, experience and references, a narrative description of the market support for the proposed project, an operating pro forma, as applicable, and an explanation of the economic benefits of the proposed project to the City, other affected taxing agencies and the community;
  - d. The proposed uses are to conform to the requirements, intent, goals, and objectives of the City General Plan/Zoning Ordinance, other applicable development standards, and other applicable federal, state and local laws, codes and regulations.
  - e. A statement that no financial assistance is being requested from any governmental agency in connection with the proposal, or a statement that financial assistance is being requested from a governmental agency in connection with the proposal, indicating the amount that will be requested, the anticipated timing for consideration of such request, and a description of any discretionary process required by the governmental agency from which assistance will be requested, together with an acknowledgment that conditioning a proposal upon receipt of assistance from a governmental agency may result in the rejection of such proposal;
3. Interested parties to provide such additional information as may be requested in good faith by Successor Agency.
4. Subsequent to review, applicants will be advised regarding the development proposals submitted complying with the requirements of the RFP or whether additional information is required.

#### **C) PROPOSAL REVIEW**

1. The Successor Agency will review all proposals received and determined by Successor Agency staff to be complete.
2. Among other things, the Successor Agency's review will consider the value of the asset in question being maximized as well as the proposal furthering the objectives of the Successor Agency's General Plan and not negatively impacting property interest of landowners holding property near the asset in question.
3. Nothing in these Procedures prohibits the Successor Agency or the City from requiring information that is in addition to the foregoing or obligates the Successor Agency in selecting any proposal. Neither the City nor the Successor Agency will bear any responsibility for the costs associated with preparing and submitting a proposal.

#### **D) NEGOTIATING AGREEMENTS**

The Successor Agency may enter into an Exclusive Right to Negotiate Agreement ("ERNA") with a selected project proponent. The purpose of the ERNA is to establish a time period during which the chosen applicant shall have the right to negotiate with the Successor Agency the terms and conditions of a sales and development contract. Therefore, a Disposition and Development Agreement may follow the ERNA if applicable.



**E) ALTERNATIVE METHODS OF DISPOSITION**

The City shall have a right of first refusal in connection with the purchase of property. In the event a submittal is received, such right of first refusal may be exercised by means of the City: (i) notifying the Oversight Board and the party which made an offer (in either order) of the City's intention to acquire the property for monetary consideration in an amount equal to or greater than that offered by the offering party, and (ii) obtaining confirmation of such purchase by the Oversight Board.

The City shall have an option to purchase property based upon values agreed to by the Oversight Board. The option may be exercised as to one or more properties at a time or times of the City's choosing.

If the City determines that it is infeasible to otherwise market and dispose of certain properties, the Successor Agency may auction such property or properties at a time or times consented to by the Oversight Board.



## Exhibit B – Health & Safety Code

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### **HSC § 34191.1, reads as follows:**

The provisions of this chapter shall apply to a City upon that agency's receipt of a finding of completion by the Department of Finance pursuant to Section 34179.7.

### **HSC § 34191.3, reads as follows:**

Notwithstanding Section 34191.1, the requirements specified in subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be suspended, except as those provisions apply to the transfers for governmental use, until the Department of Finance has approved a long-range property management plan pursuant to subdivision (b) of Section 34191.5, at which point the plan shall govern, and supersede all other provisions relating to, the disposition and use of the real property assets of the former redevelopment agency. If the department has not approved a plan by January 1, 2015, subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be operative with respect to that City.

### **HSC § 34191.4, reads as follows:**

The following provisions shall apply to any City that has been issued a finding of completion by the Department of Finance:

- (a) All real property and interests in real property identified in subparagraph (C) of paragraph (5) of subdivision (c) of Section 34179.5 shall be transferred to the Community Redevelopment Property Trust Fund of the City upon approval by the Department of Finance of the long-range property management plan submitted by the City pursuant to subdivision (b) of Section 34191.7 unless that property is subject to the requirements of any existing enforceable obligation.
- (b) (1) Notwithstanding subdivision (d) of Section 34171, upon application by the City and approval by the oversight board, loan agreements entered

into between the redevelopment agency and the city, county, or city and county that created by the redevelopment agency shall be deemed to be enforceable obligations provided that the oversight board makes a finding that the loan was for legitimate redevelopment purposes.

(2) If the oversight board finds that the loan is an enforceable obligation, the accumulated interest on the remaining principal amount of the loan shall be recalculated from origination at the interest rate earned by funds deposited into the Local Agency Investment Fund. The loan shall be repaid to the city, county, or city and county in accordance with a defined schedule over a reasonable term of years at an interest rate not to exceed the interest rate earned by funds deposited into the Local Agency Investment Fund. The annual loan repayments provided for in the recognized obligations payment schedules shall be subject to all of the following limitations:

(A) Loan repayments shall not be made prior to the 2013-14 fiscal year. Beginning in the 2013-14 fiscal year, the maximum repayment amount authorized each fiscal year for repayments made pursuant to this subdivision and paragraph (7) of subdivision (e) of Section 34176 combined shall be equal to one-half of the increase between the amount distributed to the taxing entities pursuant to paragraph (4) of subdivision (a) of Section 34183 in that fiscal year and the amount distributed to taxing entities pursuant to that paragraph in the 2012-13 base year. Loan or deferral repayments made pursuant to this subdivision shall be second in priority to amounts to be repaid pursuant to paragraph (7) of subdivision (e) of Section 34176.

(B) Repayments received by the city, county or city and county that formed the redevelopment agency shall first be used to retire any outstanding amounts borrowed and



owed to the Low and Moderate Income Housing Fund of the former redevelopment agency for purposes of the Supplemental Educational Revenue Augmentation Fund and shall be distributed to the Low and Moderate Income Housing Asset Fund established by subdivision (d) of Section 34176.

(C) Twenty percent of any loan repayment shall be deducted from the loan repayment amount and shall be transferred to the Low and Moderate Income Housing Asset Fund, after all outstanding loans from the Low and Moderate Income Housing Fund for purposes of the Supplemental Educational Revenue Augmentation Fund have been paid.

(c) (1) Bond proceeds derived from bonds issued on or before December 31, 2010, shall be used for the purposes for which the bonds were sold.

(2) (A) Notwithstanding Section 34177.3 or any other conflicting provision of law, bond proceeds in excess of the amounts needed to satisfy approved enforceable obligations shall thereafter be expended in a manner consistent with the original bond covenants. Enforceable obligations may be satisfied by the creation of reserves for projects that are the subject of the enforceable obligation and that are consistent with the contractual obligations for those projects, or by expending funds to complete the projects. An expenditure made pursuant to this paragraph shall constitute the creation of excess bond proceeds obligations to be paid from the excess proceeds. Excess bond proceeds obligations shall be listed separately on the Recognized Obligation Payment Schedule submitted by the City.

(B) If remaining bond proceeds cannot be spent in a manner consistent with the bond covenants pursuant to subparagraph (A), the proceeds shall be used to defease the bonds or to purchase those same outstanding bonds on the open market for cancellation

**HSC §34191.5, reads as follows:**

(a) There is hereby established a Community Redevelopment Property Trust Fund, administered by the City, to serve as the repository of the former redevelopment agency's real properties identified in subparagraph (C) of paragraph (5) of subdivision (c) of Section 34179.5.

(b) The City shall prepare a long-range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency. The report shall be submitted to the oversight board and the Department of Finance for approval no later than six months following the issuance to the City of the finding of completion.

(c) The long-range property management plan shall do all of the following:

(1) Include an inventory of all properties in the trust. The inventory shall consist of all of the following information:

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

(B) The purpose for which the property was acquired.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental



studies, and history of any remediation efforts.

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the City.

(H) A brief history of previous development proposals and activity, including the rental or lease of property.

(2) Address the use or disposition of all of the properties in the trust. Permissible uses include the retention of the property for governmental use pursuant to subdivision (a) of Section 34181, the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation. The plan shall separately identify and list properties in the trust dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:

(A) If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.

(B) If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subparagraph (A), the proceeds from the sale shall be distributed as property tax to the taxing entities.

(C) Property shall not be transferred to a City, city, county, or city and county, unless the long-range property management plan has been approved by the oversight board and the Department of Finance.

**Note: HSC § 34191.2 does not exist and therefore is not included above.**



*Successor Agency to the former Glendora  
Community Redevelopment Agency  
Long Range Property Management Plan  
September 2013  
**REVISED MAY 2014**  
**AMENDED NOVEMBER 2015***

## Exhibit C – DOF Finding of Completion

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April 26, 2013

Mr. Tom Kanarr, Interim Finance Director  
City of Glendora  
116 East Foothill Blvd.  
Glendora, CA 91741

Dear Mr. Kanarr:

Subject: Request for a Finding of Completion

The California Department of Finance (Finance) has completed the Finding of Completion for the City of Glendora Successor Agency.

Finance has completed its review of your documentation, which may have included reviewing supporting documentation submitted to substantiate payment or obtaining confirmation from the county auditor-controller. Pursuant to Health and Safety Code (HSC) section 34179.7, we are pleased to inform you that Finance has verified that the Agency has made full payment of the amounts determined under HSC section 34179.6, subdivisions (d) or (e) and HSC section 34183.5.

This letter serves as notification that a Finding of Completion has been granted. The Agency may now do the following:

- Place loan agreements between the former redevelopment agency and sponsoring entity on the ROPS, as an enforceable obligation, provided the oversight board makes a finding that the loan was for legitimate redevelopment purposes per HSC section 34191.4 (b) (1). Loan repayments will be governed by criteria in HSC section 34191.4 (a) (2).
- Utilize proceeds derived from bonds issued prior to January 1, 2011 in a manner consistent with the original bond covenants per HSC section 34191.4 (c).

Additionally, the Agency is required to submit a Long-Range Property Management Plan to Finance for review and approval, per HSC section 34191.5 (b), within six months from the date of this letter.

Please direct inquiries to Andrea Scharffer, Staff Finance Budget Analyst, or Chris Hill, Principal Program Budget Analyst, at (916) 445-1546.

Sincerely,

STEVE SZALAY  
Local Government Consultant

cc: Ms. Elizabeth Stoddard, Accounting Manager, City of Glendora  
Ms. Kristina Burns, Manager, Los Angeles County Department of Auditor-Controller  
California State Controller's Office





*Successor Agency to the former Glendora  
Community Redevelopment Agency  
Long Range Property Management Plan  
September 2013  
**REVISED MAY 2014***

## Exhibit D – Resolution of the Successor Agency

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**RESOLUTION CC 2016-04 (SA)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
GLENDDORA AS SUCCESSOR AGENCY TO THE FORMER GLENDDORA  
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF  
GLENDDORA, CALIFORNIA, APPROVING AN AMENDED LONG  
RANGE PROPERTY MANAGEMENT PLAN**

**THE CITY COUNCIL AS SUCCESSOR AGENCY  
TO THE FORMER GLENDDORA COMMUNITY REDEVELOPMENT AGENCY  
City of Glendora, California**

**THE CITY COUNCIL OF THE CITY OF GLENDDORA AS SUCCESSOR  
AGENCY TO THE FORMER GLENDDORA COMMUNITY REDEVELOPMENT  
AGENCY OF THE CITY OF GLENDDORA, CALIFORNIA, DOES HEREBY RESOLVE  
AS FOLLOWS:**

**WHEREAS**, prior to February 1, 2012, the Glendora Community Redevelopment Agency (herein referred to as the "Former Agency") was a community redevelopment agency duly organized and existing under the California Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.), and was authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council ("City Council") of the City of Glendora ("City"); and

**WHEREAS**, Assembly Bill x1 26, chaptered and effective on June 27, 2011, added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484, chaptered and effective on June 27, 2012 (together, the "Dissolution Act"); and

**WHEREAS**, as of February 1, 2012 the Former Agency was dissolved pursuant to the Dissolution Act and as a separate legal entity the City serves as the Successor Agency to the Glendora Community Redevelopment Agency ("Successor Agency"); and

**WHEREAS**, the Successor Agency administers the enforceable obligations of the Former Agency and otherwise unwinds the Former Agency's affairs, all subject to the review and approval by a seven-member oversight board ("Oversight Board"); and

**WHEREAS**, pursuant to Health & Safety Code Section 34191.5(b), upon the Successor Agency's receipt of a "Finding of Completion" from the California Department of Finance pursuant to Health & Safety Code Section 34179.7, the Successor Agency is required to prepare a long range property management plan ("Property Management Plan") for the Former Agency's real property assets and submit the approved Property Management Plan to the Oversight Board and the Department of Finance for approval, all within six months of the date of the Finding of Completion; and

**WHEREAS**, on April 26, 2013, pursuant to Health & Safety Code Section 34179.7, the Successor Agency received a Finding of Completion from the Department of Finance; and

**WHEREAS**, on September 24, 2013, by its Resolution No. CC 2013-50 (SA), the Successor Agency approved a Long Range Property Management Plan (the "Original PMP"), which Original PMP was subsequently approved by the Oversight Board on September 25, 2013, by its Resolution No. OB 2013-50, and was subsequently submitted to the California Department of Finance ("DOF"); and

**WHEREAS**, following submittal of the Original PMP, DOF indicated, through its staff, that the Successor Agency was required to modify its Property Management Plan, and Successor Agency staff prepared a modified Property Management Plan in the form submitted in May 2014 (the "Revised 2014 LRPMP"), which Revised 2014 LRPMP was subsequently approved by DOF; and

**WHEREAS**, the Revised 2014 LRPMP (as the Original PMP) included several properties formerly owned by the Agency and which have been used as public parking lots. Such public parking lots were listed in the Revised 2014 LRPMP collectively as Site No. 3 (and as referred to herein). Site No. 1 continued to be designated for public parking under the Revised 2014 LRPMP. Site No. 3 and Site No. 1 are referred to herein as the "Public Parking Properties;" and

**WHEREAS**, at the time the Original PMP was approved and at the time the Revised 2014 LRPMP was approved, the position of DOF was that public parking lots owned by redevelopment agencies would not be treated as governmental use properties for purposes of provisions of the Dissolution Act which provided that governmental use properties were eligible for transfer from successor agencies to host cities without payment of compensation therefor; and

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

(b) If the department has approved a successor agency's long-range property management plan prior to January 1, 2016, the successor agency may amend its long-range property management plan once, solely to allow for retention of real properties that constitute "parking facilities and lots dedicated solely to public parking" for governmental use pursuant to Section 34181. An amendment to a successor agency's long-range property management plan under this subdivision shall be submitted to its oversight board for review and approval pursuant to Section 34179, and any such amendment shall be submitted to the department prior to July 1, 2016; and,

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

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

**WHEREAS**, each of the parcels listed as Site No. 3, in addition to that property listed as Site No. 1, constitutes “parking facilities and lots dedicated solely to public parking”; and

**WHEREAS**, the Successor Agency desires to avail itself of the authority provided under SB 107 to amend the Revised 2014 LRPMP by that certain form of long range property management plan in the form submitted herewith as Attachment “A” (the “Amended LRPMP”, under which each of the Public Parking Properties will be accorded treatment as governmental use properties which may be transferred to the City without payment therefor. The Amended LRPMP addresses the disposition and use of the real properties of the former Agency and includes the information required pursuant to Health and Safety Code Section 34191.5(c) and implements the provisions of SB 107 concerning public parking facilities as described above. Excepting for the modifications to address the treatment of public parking facilities afforded by SB 107, the Amended LRPMP is substantially identical to the Revised 2014 LRPMP; and

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

**WHEREAS**, by this Resolution, the Successor Agency desires to approve the Amended LRPMP in the form submitted to the Successor Agency concurrently herewith and to authorize the transmittal of the Amended as the Property Management Plan to the Oversight Board and the Department of Finance for approval, all pursuant to Health & Safety Code Section 34191.5(b).

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENDORA AS SUCCESSOR AGENCY TO THE FORMER GLENDORA COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF GLENDORA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The foregoing recitals are true and correct and constitute a substantive part of this Resolution.

**SECTION 2.** Each of the foregoing recitals is supported by substantial evidence.

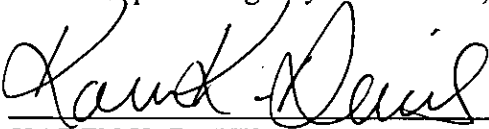
**SECTION 3.** The Successor Agency hereby approves the Amended LRPMP as the Property Management Plan in the form submitted to the Successor Agency concurrently herewith and authorizes Successor Agency staff to transmit said Property Management Plan to the Oversight Board and the Department of Finance for approval.

**SECTION 4.** This Resolution shall be effective immediately upon adoption.

**SECTION 5.** The City Clerk shall certify to the adoption of this Resolution.

APPROVED and PASSED this 12<sup>th</sup> day of January, 2016.

City Council as Successor Agency to the  
Former Glendora Community  
Redevelopment Agency of Glendora, CA

BY:   
KAREN K. DAVIS, Mayor

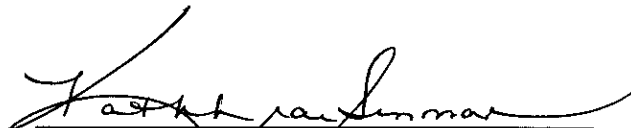
APPROVED AS TO FORM:

  
D. WAYNE LEECH, City Attorney

I, Kathleen R. Sessman, City Clerk of the City of Glendora, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Glendora at a regular meeting held on the 12<sup>th</sup> day of January, 2016, by the following vote:

AYES:	COUNCIL MEMBERS:	Boyer, Nelson, Thompson, Murabito, and Davis
NOES:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	None
ABSTAIN:	COUNCIL MEMBERS:	None

Dated: January 14, 2016

  
KATHLEEN R. SESSMAN, City Clerk

**RESOLUTION CC 2014-16 (SA)**

**A RESOLUTION OF THE SUCCESSOR AGENCY TO THE GLENDORA  
COMMUNITY REDEVELOPMENT AGENCY APPROVING A REVISED  
LONG-RANGE PROPERTY MANAGEMENT PLAN**

**THE CITY COUNCIL AS SUCCESSOR AGENCY  
TO THE FORMER GLENDORA COMMUNITY REDEVELOPMENT AGENCY  
City of Glendora, California**

**THE CITY COUNCIL OF THE CITY OF GLENDORA AS SUCCESSOR  
AGENCY TO THE FORMER GLENDORA COMMUNITY REDEVELOPMENT  
AGENCY OF THE CITY OF GLENDORA, CALIFORNIA, DOES HEREBY RESOLVE  
AS FOLLOWS:**

**WHEREAS**, prior to February 1, 2012, the Glendora Community Redevelopment Agency (herein referred to as the “Former Agency”) was a community redevelopment agency duly organized and existing under the California Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.), and was authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council (“City Council”) of the City of Glendora (“City”); and

**WHEREAS**, Assembly Bill x1 26, chaptered and effective on June 27, 2011, added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484, chaptered and effective on June 27, 2012 (together, the “Dissolution Act”); and

**WHEREAS**, as of February 1, 2012 the Former Agency was dissolved pursuant to the Dissolution Act and as a separate legal entity the City serves as the Successor Agency to the Glendora Community Redevelopment Agency (“Successor Agency”); and

**WHEREAS**, the Successor Agency administers the enforceable obligations of the Former Agency and otherwise unwinds the Former Agency’s affairs, all subject to the review and approval by a seven-member oversight board (“Oversight Board”); and

**WHEREAS**, pursuant to Health & Safety Code Section 34191.5(b), upon the Successor Agency’s receipt of a “Finding of Completion” from the California Department of Finance pursuant to Health & Safety Code Section 34179.7, the Successor Agency is required to prepare a long-range property management plan (“Property Management Plan”) for the Former Agency’s real property assets and submit the approved Property Management Plan to the Oversight Board and the Department of Finance for approval, all within six months of the date of the Finding of Completion; and

**WHEREAS**, on April 26, 2013, pursuant to Health & Safety Code Section 34179.7, the Successor Agency received a Finding of Completion from the Department of Finance; and

**WHEREAS**, on September 24, 2013, by its Resolution No. CC 2013-50 (SA), the Successor Agency approved a Long-Range Property Management Plan (the "Original PMP"), which Original PMP was subsequently approved by the Oversight Board on September 25, 2013, by its Resolution No. OB 2013-50, and was subsequently submitted to the California Department of Finance ("DOF"); and

**WHEREAS**, the DOF has indicated, through its staff, that the Successor Agency is required to modify its Property Management Plan; and

**WHEREAS**, Successor Agency staff has prepared a modified Property Management Plan in the form now submitted (the "Revised 2014 LRPMP"), hereby incorporated by reference; and

**WHEREAS**, by this Resolution, the Successor Agency desires to approve the Revised 2014 LRPMP in the form submitted to the Successor Agency concurrently herewith and to authorize the transmittal of the Revised 2014 LRPMP as the Property Management Plan to the Oversight Board and the Department of Finance for approval, all pursuant to Health & Safety Code Section 34191.5(b).

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENDORA AS SUCCESSOR AGENCY TO THE FORMER GLENDORA COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF GLENDORA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The foregoing recitals are true and correct and constitute a substantive part of this Resolution.

**SECTION 2.** The Successor Agency hereby approves the Revised 2014 LRPMP as the Property Management Plan in the form submitted to the Successor Agency concurrently herewith and authorizes Successor Agency staff to transmit said Property Management Plan to the Oversight Board and the Department of Finance for approval, all pursuant to Health & Safety Code Section 34191.5(b).

**SECTION 3.** This Resolution shall be effective immediately upon adoption.

**SECTION 4.** The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

**APPROVED and PASSED** this 13<sup>th</sup> day of May, 2014.

City Council as Successor Agency to the Former  
Glendora Community Redevelopment Agency of  
Glendora, CA

BY:   
JUDY M. NELSON, Mayor

APPROVED AS TO FORM:




D. WAYNE LEECH, City Attorney

I, Kathleen R. Sessman, City Clerk of the City of Glendora, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Glendora at a regular meeting held on the 13<sup>th</sup> day of May, 2014, by the following vote:

AYES:	COUNCIL MEMBERS:	Murabito, Santoro, Tessitor, Davis, and Nelson
NOES:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	None
ABSTAIN:	COUNCIL MEMBERS:	None

Dated: May 14, 2014



KATHLEEN R. SESSMAN, City Clerk



**RESOLUTION CC 2013-50 (SA)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA AS SUCCESSOR AGENCY TO THE FORMER GLENDORA COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING A LONG RANGE PROPERTY MANAGEMENT PLAN**

**THE CITY COUNCIL AS SUCCESSOR AGENCY  
TO THE FORMER GLENDORA COMMUNITY REDEVELOPMENT AGENCY  
City of Glendora, California**

**THE CITY COUNCIL OF THE CITY OF GLENDORA AS SUCCESSOR AGENCY TO THE FORMER GLENDORA COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF GLENDORA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**WHEREAS**, prior to February 1, 2012, the Glendora Community Redevelopment Agency (herein referred to as the "Former Agency") was a community redevelopment agency duly organized and existing under the California Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.), and was authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council ("City Council") of the City of Glendora ("City"); and

**WHEREAS**, Assembly Bill x1 26, chaptered and effective on June 27, 2011, added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484, chaptered and effective on June 27, 2012 (together, the "Dissolution Act"); and

**WHEREAS**, as of February 1, 2012, the Former Agency was dissolved pursuant to the Dissolution Act and as a separate legal entity the City serves as the Successor Agency to the Former Agency ("Successor Agency"); and

**WHEREAS**, the Successor Agency administers the enforceable obligations of the Former Agency and otherwise unwinds the Former Agency's affairs, all subject to the review and approval by a seven-member oversight board ("Oversight Board"); and

**WHEREAS**, pursuant to Health & Safety Code Section 34191.5(b), upon the Successor Agency's receipt of a "Finding of Completion" from the California Department of Finance pursuant to Health & Safety Code Section 34179.7, the Successor Agency is required to prepare a long range property management plan ("Property Management Plan") for the Former Agency's real property assets and submit the approved Property Management Plan to the Oversight Board and the Department of Finance for approval, all within six months of the date of the Finding of Completion; and

**WHEREAS**, on April 26, 2013, pursuant to Health & Safety Code Section 34179.7, the Successor Agency received a Finding of Completion from the Department of Finance; and

**WHEREAS**, by this Resolution, the Successor Agency desires to approve the Property Management Plan in the form submitted to the Successor Agency concurrently herewith and to authorize the transmittal of the Property Management Plan to the Oversight Board and the Department of Finance for approval, all pursuant to Health & Safety Code Section 34191.5(b).

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENDORA AS SUCCESSOR AGENCY TO THE FORMER GLENDORA COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF GLENDORA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The foregoing recitals are true and correct and constitute a substantive part of this Resolution.

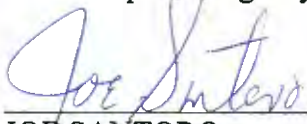
**SECTION 2.** The Successor Agency hereby approves the Property Management Plan in the form submitted to the Successor Agency concurrently herewith and authorizes Successor Agency staff to transmit said Property Management Plan to the Oversight Board and the Department of Finance for approval, all pursuant to Health & Safety Code Section 34191.5(b).

**SECTION 3.** This Resolution shall be effective immediately upon adoption.

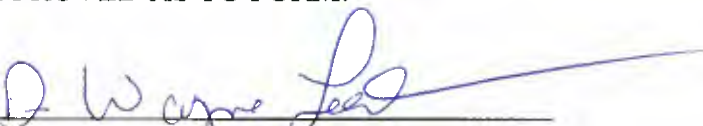
**SECTION 4.** The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

**APPROVED and PASSED** this 24<sup>th</sup> day of September, 2013.

City Council as Successor Agency  
to the Former Glendora Community  
Redevelopment Agency of Glendora, CA

BY:   
\_\_\_\_\_  
JOE SANTORO  
Mayor


APPROVED AS TO FORM:

  
\_\_\_\_\_  
D. WAYNE LEECH  
City Attorney

I, Kathleen R. Sessman, City Clerk of the City of Glendora, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Glendora at a regular meeting held on the 24<sup>th</sup> day of September, 2013, by the following vote:

AYES:	COUNCIL MEMBERS:	Davis, Murabito, Tessitor, Nelson, and Santoro
NOES:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	None
ABSTAIN:	COUNCIL MEMBERS:	None

Dated: September 25, 2013



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KATHLEEN R. SESSMAN  
City Clerk



*Successor Agency to the former Glendora  
Community Redevelopment Agency  
Long Range Property Management Plan  
September 2013  
**REVISED MAY 2014***

## Exhibit E – Resolution of the Oversight Board

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**RESOLUTION OB 2016-01**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER GLENDORA COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING AN AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN.**

**THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY  
City of Glendora, California**

**THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY FOR THE FORMER GLENDORA REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:**

**WHEREAS**, prior to February 1, 2012, the Glendora Community Redevelopment Agency (herein referred to as the "Former Agency") was a community redevelopment agency duly organized and existing under the California Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.), and was authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council ("City Council") of the City of Glendora ("City"); and

**WHEREAS**, Assembly Bill x1 26, chaptered and effective on June 27, 2011, added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484, chaptered and effective on June 27, 2012 (together, the "Dissolution Act"); and

**WHEREAS**, as of February 1, 2012 the Former Agency was dissolved pursuant to the Dissolution Act and as a separate legal entity the City serves as the Successor Agency to the Glendora Community Redevelopment Agency ("Successor Agency"); and

**WHEREAS**, the Successor Agency administers the enforceable obligations of the Former Agency and otherwise unwinds the Former Agency's affairs, all subject to the review and approval by a seven-member oversight board ("Oversight Board"); and

**WHEREAS**, pursuant to Health & Safety Code Section 34191.5(b), upon the Successor Agency's receipt of a "Finding of Completion" from the California Department of Finance pursuant to Health & Safety Code Section 34179.7, the Successor Agency is required to prepare a long range property management plan ("Property Management Plan") for the Former Agency's real property assets and submit the approved Property Management Plan to the Oversight Board and the Department of Finance for approval, all within six months of the date of the Finding of Completion; and

**WHEREAS**, on April 26, 2013, pursuant to Health & Safety Code Section 34179.7, the Successor Agency received a Finding of Completion from the Department of Finance; and

**WHEREAS**, on September 24, 2013, by its Resolution No. CC 2013-50 (SA), the Successor Agency approved a Long Range Property Management Plan (the "Original PMP"), which Original PMP was subsequently approved by the Oversight Board on September 25, 2013,

by its Resolution No. OB 2013-50, and was subsequently submitted to the California Department of Finance (“DOF”); and

**WHEREAS**, following submittal of the Original PMP, DOF indicated, through its staff, that the Successor Agency was required to modify its Property Management Plan, and Successor Agency staff prepared a modified Property Management Plan in the form submitted in May 2014 (the “Revised 2014 LRPMP”), which Revised 2014 LRPMP was subsequently approved by DOF; and

**WHEREAS**, the Revised 2014 LRPMP (as the Original PMP) included several properties formerly owned by the Agency and which have been used as public parking lots. Such public parking lots were listed in the Revised 2014 LRPMP collectively as Site No. 3 (and as referred to herein). Site No. 1 continued to be designated for public parking under the Revised 2014 LRPMP. Site No. 3 and Site No. 1 are referred to herein as the “Public Parking Properties;” and

**WHEREAS**, at the time the Original PMP was approved and at the time the Revised 2014 LRPMP was approved, the position of DOF was that public parking lots owned by redevelopment agencies would not be treated as governmental use properties for purposes of provisions of the Dissolution Act which provided that governmental use properties were eligible for transfer from successor agencies to host cities without payment of compensation therefor; and,

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

(b) If the department has approved a successor agency’s long-range property management plan prior to January 1, 2016, the successor agency may amend its long-range property management plan once, solely to allow for retention of real properties that constitute “parking facilities and lots dedicated solely to public parking” for governmental use pursuant to Section 34181. An amendment to a successor agency’s long-range property management plan under this subdivision shall be submitted to its oversight board for review and approval pursuant to Section 34179, and any such amendment shall be submitted to the department prior to July 1, 2016; and,

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

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

**WHEREAS**, each of the parcels listed as Site No. 3, in addition to that property listed as Site No. 1, constitutes “parking facilities and lots dedicated solely to public parking”; and

**WHEREAS**, the Successor Agency desires to avail itself of the authority provided under SB 107 to amend the Revised 2014 LRPMP by that certain form of long range property management plan in the form submitted herewith as Attachment "A" (the "Amended LRPMP", under which each of the Public Parking Properties will be accorded treatment as governmental use properties which may be transferred to the City without payment therefor. The Amended LRPMP addresses the disposition and use of the real properties of the former Agency and includes the information required pursuant to Health and Safety Code Section 34191.5(c) and implements the provisions of SB 107 concerning public parking facilities as described above. Excepting for the modifications to address the treatment of public parking facilities afforded by SB 107, the Amended LRPMP is substantially identical to the Revised 2014 LRPMP; and

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

**WHEREAS**, by this Resolution, the Successor Agency desires to approve the Amended LRPMP in the form submitted to the Successor Agency concurrently herewith and to authorize the transmittal of the Amended as the Property Management Plan to the Oversight Board and the Department of Finance for approval, all pursuant to Health & Safety Code Section 34191.5(b).

**NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY FOR THE FORMER GLENDORA REDEVELOPMENT AGENCY OF THE CITY OF GLENDORA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The foregoing recitals are true and correct and constitute a substantive part of this Resolution.

**SECTION 2.** Each of the foregoing recitals is supported by substantial evidence.

**SECTION 3.** The Oversight Board hereby approves the Amended LRPMP as the Property Management Plan in the form submitted to the Oversight Board concurrently herewith and authorizes Planning staff to transmit said Property Management Plan to the Oversight Board and the Department of Finance for approval.

**SECTION 4.** This Resolution shall be effective immediately upon adoption.

**SECTION 5.** The Board Secretary shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

**APPROVED and PASSED** this 27<sup>th</sup> day of January, 2016.

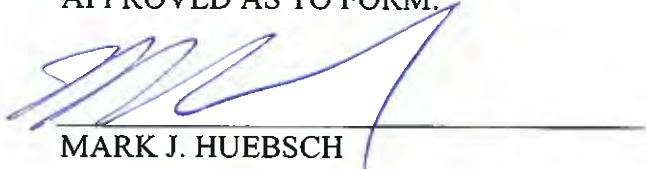
Oversight Board of Successor Agency  
to the Glendora Redevelopment Agency

BY:

  
VALERIE ESCALANTE

Chair

APPROVED AS TO FORM:

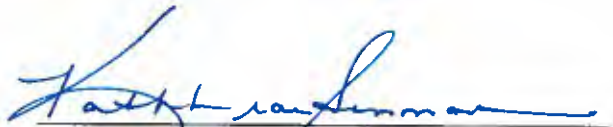


MARK J. HUEBSCH  
Successor Agency Special Counsel

I, Kathleen R. Sessman, Board Secretary for the Oversight Board of the Successor Agency for the former Glendora Redevelopment Agency of the City of Glendora, do hereby certify that the foregoing Resolution was duly adopted by the Oversight Board of the Successor Agency for the former Glendora Redevelopment Agency of the City of Glendora at a regular meeting held on the 27<sup>th</sup> day of January, 2016, by the following vote:

AYES:	BOARD MEMBERS:	Blaydow, Chaldu, Shivers, Hamlow and Escalante
NOES:	BOARD MEMBERS:	None.
ABSENT:	BOARD MEMBERS:	Flores and Rasmussen
ABSTAIN:	BOARD MEMBERS:	None.

Dated: January 28, 2016



KATHLEEN R. SESSMAN  
Board Secretary



## **RESOLUTION OB 2014-02**

### **A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE GLENDORA COMMUNITY REDEVELOPMENT AGENCY APPROVING A REVISED 2014 LONG RANGE PROPERTY MANAGEMENT PLAN**

#### **THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY City of Glendora, California**

**WHEREAS**, prior to February 1, 2012, the Glendora Community Redevelopment Agency (herein referred to as the “Former Agency”) was a community redevelopment agency duly organized and existing under the California Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.), and was authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council (“City Council”) of the City of Glendora (“City”); and

**WHEREAS**, Assembly Bill x1 26, chaptered and effective on June 27, 2011, added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484, chaptered and effective on June 27, 2012 (together, the “Dissolution Act”); and

**WHEREAS**, as of February 1, 2012 the Former Agency was dissolved pursuant to the Dissolution Act and as a separate legal entity the City serves as the Successor Agency to the Glendora Community Redevelopment Agency (“Successor Agency”); and

**WHEREAS**, the Successor Agency administers the enforceable obligations of the Former Agency and otherwise unwinds the Former Agency’s affairs, all subject to the review and approval by a seven-member oversight board (“Oversight Board”); and

**WHEREAS**, pursuant to Health & Safety Code Section 34191.5(b), upon the Successor Agency’s receipt of a “Finding of Completion” from the California Department of Finance pursuant to Health & Safety Code Section 34179.7, the Successor Agency is required to prepare a long range property management plan (“Property Management Plan”) for the Former Agency’s real property assets and submit the approved Property Management Plan to the Oversight Board and the Department of Finance for approval, all within six months of the date of the Finding of Completion; and

**WHEREAS**, on April 26, 2013, pursuant to Health & Safety Code Section 34179.7, the Successor Agency received a Finding of Completion from the Department of Finance; and

**WHEREAS**, on September 24, 2013, by its Resolution No. CC 2013-50 (SA), the Successor Agency approved a Long Range Property Management Plan (the “Original PMP”), which Original PMP was subsequently approved by the Oversight Board on September 25, 2013, by its Resolution No. OB 2013-50, and was subsequently submitted to the California Department of Finance (“DOF”); and

**WHEREAS**, the DOF has indicated, through its staff, that the Successor Agency is required to modify its Property Management Plan; and

**WHEREAS**, Successor Agency staff has prepared a modified Property Management Plan in the form now submitted herewith (the "Revised 2014 LRPMP"); and

**WHEREAS**, by this Resolution, the Oversight Board desires to approve the 2013 Revised LRPMP in the form submitted to the Successor Agency concurrently herewith and to authorize the transmittal of the Revised 2014 LRPMP as the Property Management Plan, and to authorize the Successor Agency to transmit Property Management Plan to the Department of Finance for approval, all pursuant to Health & Safety Code Section 34191.5(b).

**NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY OF THE CITY OF GLENDORA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The foregoing recitals are true and correct and constitute a substantive part of this Resolution.

**SECTION 2.** The Oversight Board hereby approves the Revised 2014 LRPMP as the Property Management Plan in the form submitted to the Oversight Board concurrently herewith and authorizes the Successor Agency to transmit said Property Management Plan to the Department of Finance for approval, all pursuant to Health & Safety Code Section 34191.5(b).

**SECTION 3.** This Resolution shall be effective immediately upon adoption.

**SECTION 4.** The Secretary to the Oversight Board shall certify to the adoption of this Resolution.

**PASSED, APPROVED and ADOPTED** this 28<sup>th</sup> day of May, 2014.

Oversight Board of Successor Agency  
to the Glendora Redevelopment Agency

BY:



VALERIE ESCALANTE  
Chair

**APPROVED AS TO FORM:**




MARK J. HUEBSCH  
Successor Agency Attorney

I, Kathleen R. Sessman, City Clerk of the City of Glendora, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Glendora at a special meeting held on the 28<sup>th</sup> day of May, 2014, by the following vote:

AYES: BOARD MEMBERS: Blaydow, Wiles, Hamlow and Escalante.  
NOES: BOARD MEMBERS: None.  
ABSENT: BOARD MEMBERS: Chaldu, Flores, and Rasmussen.  
ABSTAIN: BOARD MEMBERS: None.

Dated: May 28, 2014

  
KATHLEEN R. SESSMAN  
Board Secretary

**RESOLUTION OB 2013-05**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER GLENDORA COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING A LONG RANGE PROPERTY MANAGEMENT PLAN**

**THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY  
City of Glendora, California**

**THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER GLENDORA REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:**

**WHEREAS**, prior to February 1, 2012, the Glendora Community Development Agency (herein referred to as the "Former Agency") was a community redevelopment agency duly organized and existing under the California Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.), and was authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council ("City Council") of the City of Glendora ("City"); and

**WHEREAS**, Assembly Bill x1 26, chaptered and effective on June 27, 2011, added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484, chaptered and effective on June 27, 2012 (together, the "Dissolution Act"); and

**WHEREAS**, as of February 1, 2012 the Former Agency was dissolved pursuant to the Dissolution Act and as a separate legal entity the City serves as the Successor Agency to the Former Agency ("Successor Agency"); and

**WHEREAS**, the Successor Agency administers the enforceable obligations of the Former Agency and otherwise unwinds the Former Agency's affairs, all subject to the review and approval by a seven-member oversight board ("Oversight Board"); and

**WHEREAS**, pursuant to Health & Safety Code Section 34191.5(b), upon the Successor Agency's receipt of a "Finding of Completion" from the California Department of Finance pursuant to Health & Safety Code Section 34179.7, the Successor Agency is required to prepare a long range property management plan ("Property Management Plan") for the Former Agency's real property assets and submit the approved Property Management Plan to the Oversight Board and the Department of Finance for approval, all within six months of the date of the Finding of Completion; and

**WHEREAS**, on April 26, 2013, pursuant to Health & Safety Code Section 34179.7, the Successor Agency received a Finding of Completion from the Department of Finance; and

**WHEREAS**, on September 24, 2013, pursuant to Health & Safety Code Section 34191.5(b), the Successor Agency approved the completed Property Management Plan and authorized the transmittal of the Property Management Plan to the Oversight Board and the Department of Finance for approval; and

**WHEREAS**, by this Resolution, the Oversight Board desires to approve the Property Management Plan in the form submitted by the Successor Agency, and to authorize the Successor Agency to transmit said Property Management Plan to the Department of Finance for approval, all pursuant to Health & Safety Code Section 34191.5(b).

**NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER GLENDORA REDEVELOPMENT AGENCY OF THE CITY OF GLENDORA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The foregoing recitals are true and correct and constitute a substantive part of this Resolution.

**SECTION 2.** The Oversight Board hereby approves the Property Management Plan in the form submitted to the Oversight Board concurrently herewith and authorizes the Successor Agency to transmit said Property Management Plan to the Department of Finance for approval, all pursuant to Health & Safety Code Section 34191.5(b).

**SECTION 3.** This Resolution shall be effective immediately upon adoption.

**SECTION 4.** The Board Secretary shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

**APPROVED and PASSED** this 25<sup>th</sup> day of September, 2013.

Oversight Board of Successor Agency  
to the Glendora Redevelopment Agency

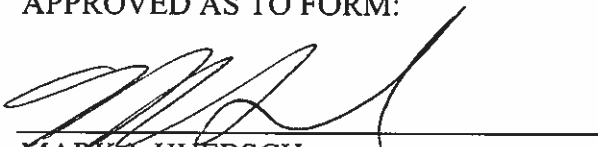
BY:



VALERIE ESCALANTE

Chair

APPROVED AS TO FORM:




MARK J. HUEBSCH

Successor Agency Special Counsel

I, Kathleen R. Sessman, Board Secretary for the Oversight Board of the Successor Agency for the former Glendora Redevelopment Agency of the City of Glendora, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Glendora at a regular meeting held on the 25<sup>th</sup> day of September, 2013, by the following vote:

AYES:	BOARD MEMBERS:	Blaydow, Wiles, Hamlow, and Escalante
NOES:	BOARD MEMBERS:	None
ABSENT:	BOARD MEMBERS:	Chaldu, Flores, and Rasmussen
ABSTAIN:	BOARD MEMBERS:	None

Dated: September 26, 2013



KATHLEEN R. SESSMAN  
Board Secretary



*Successor Agency to the former Glendora  
Community Redevelopment Agency  
Long Range Property Management Plan  
September 2013  
**REVISED MAY 2014***

## Exhibit F – Assessor Parcel Maps

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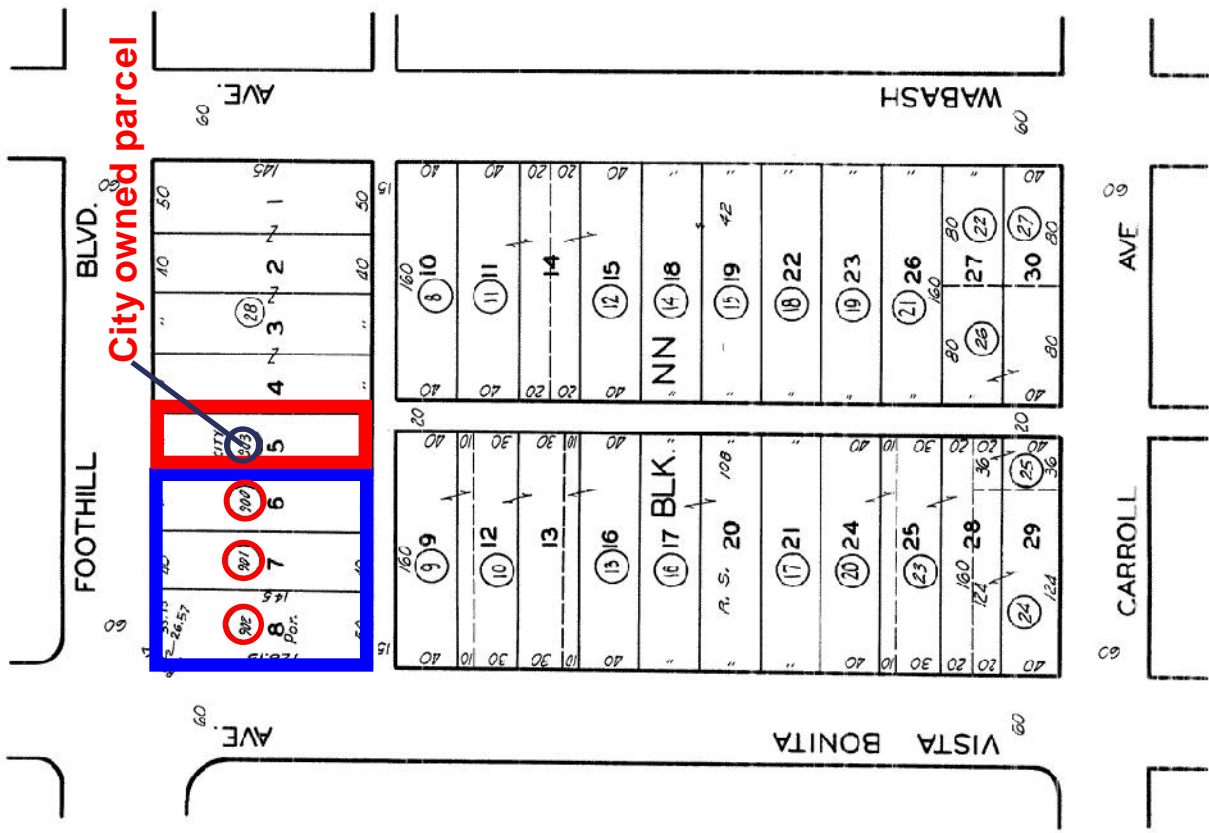
8638 28  
SCALE 1" = 80'

1994

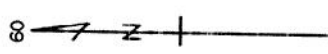
REVISED  
3-15-63  
MRS. J. J. JONES  
40125603-85  
9306090407001-05

**SITE NO. 1**

City owned parcel



GLENDORA TRACT  
M.R. 15-75-76



CODE  
4133

FOR PREV. ASSM. 1. SEE 105-13

ALL DATA SHOWN ON THIS MAP WAS OBTAINED FROM THE  
Glendora Community Redevelopment Agency, unless  
otherwise noted.

ASSESSOR'S MAP







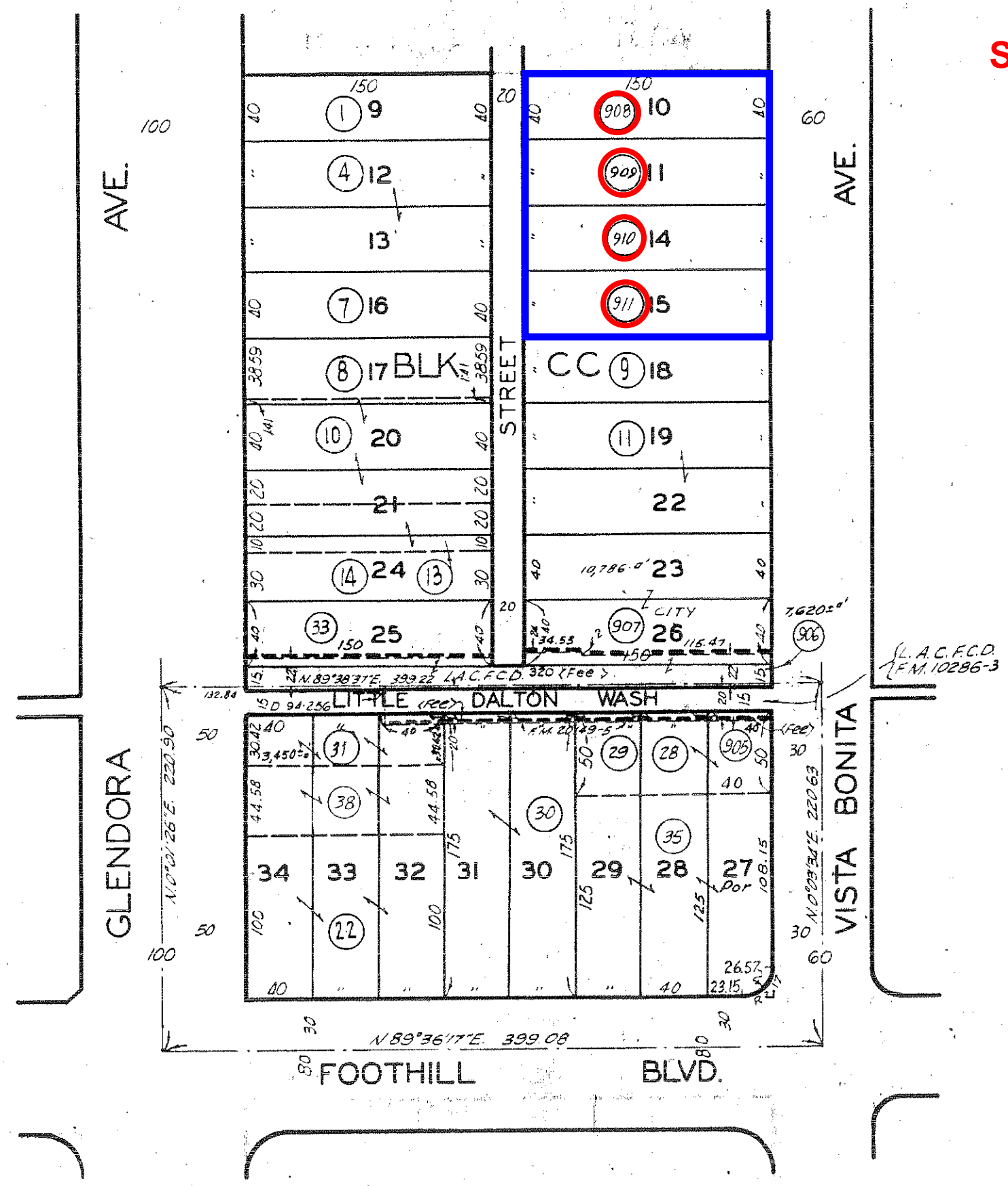
1991

GLENDORA TRACT  
M.R. 15 - 75 - 76



CODE  
4121

FOR PREV. ASSM'T. SEE: 108-5



**SITE NO. 3**

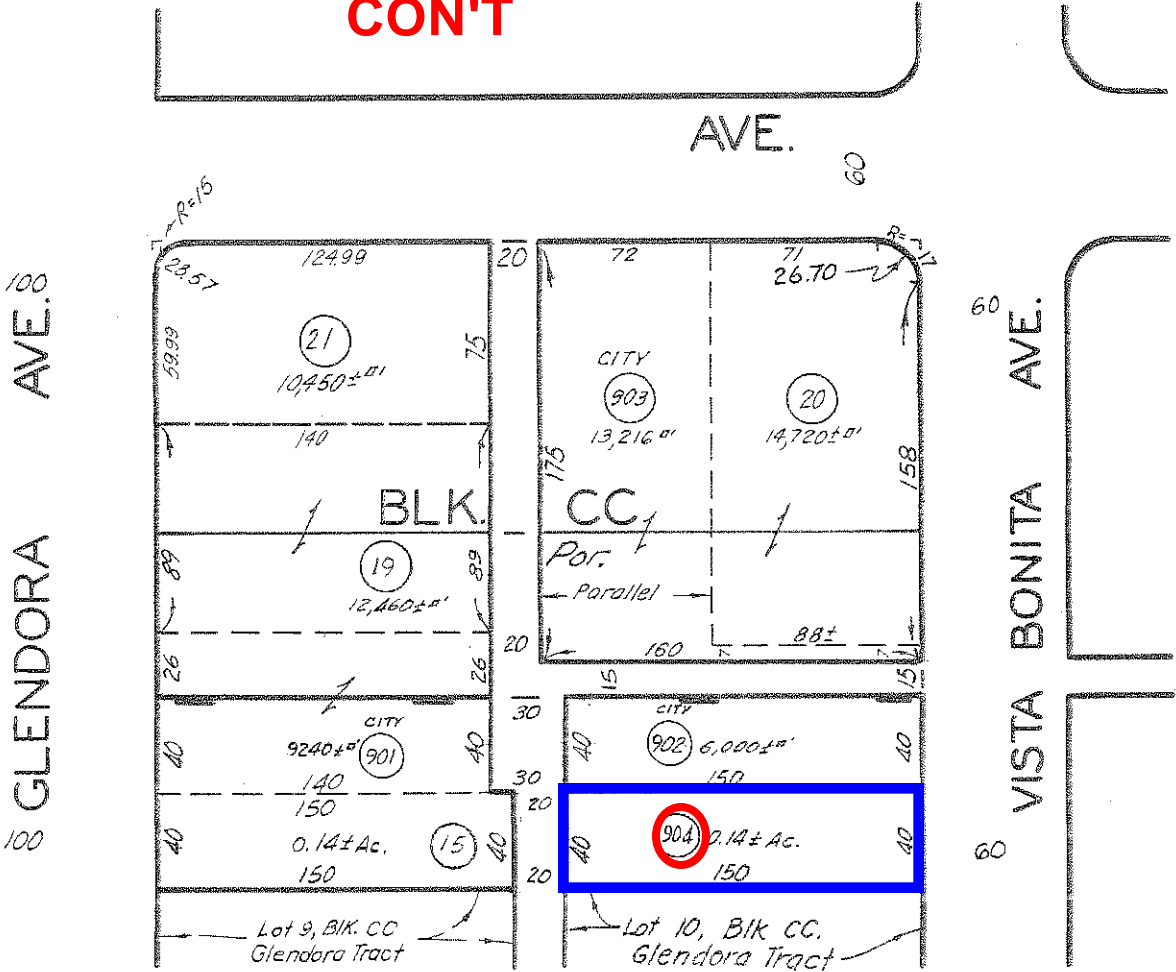
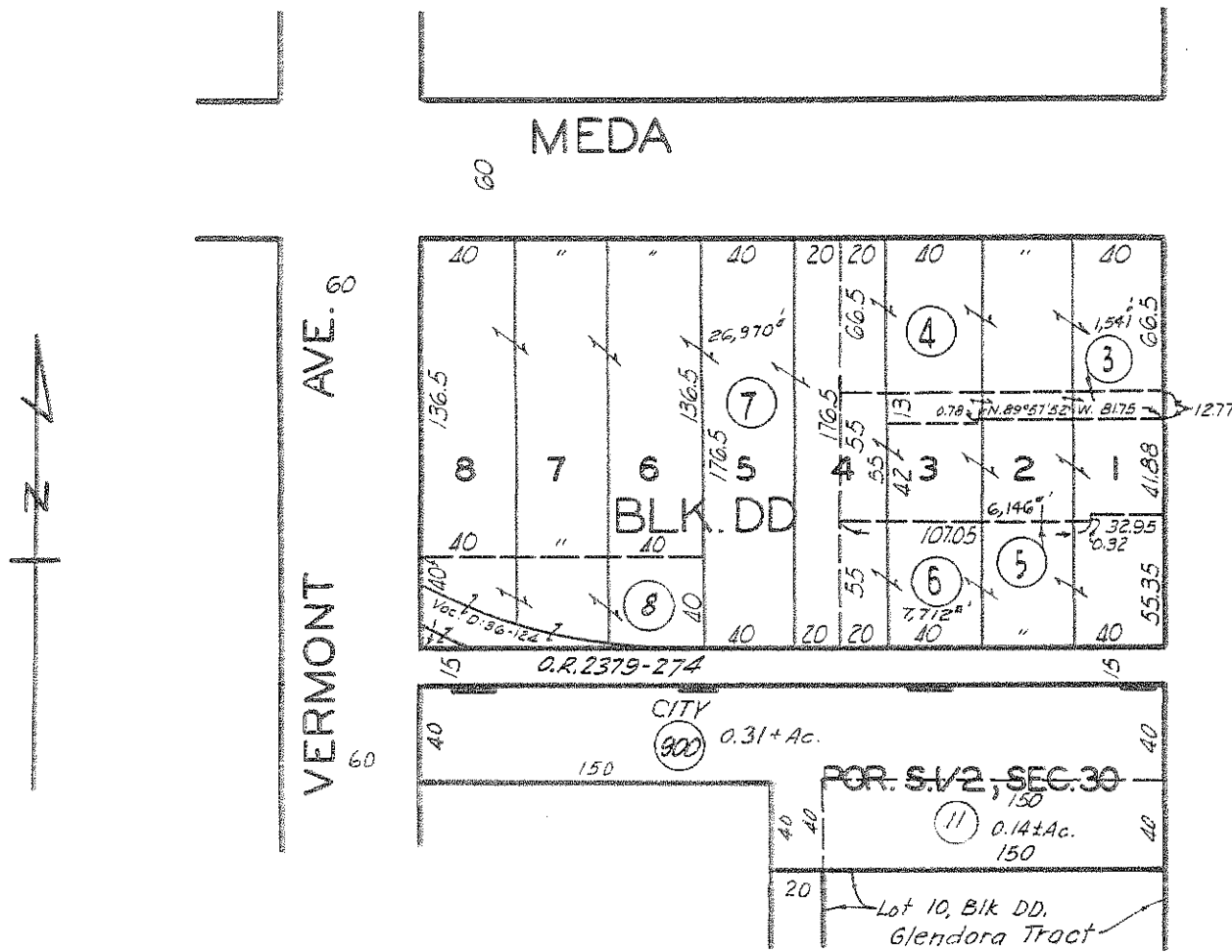
All 900 series parcels on this page are assessed to Glendora Community Redevelopment Agency, unless otherwise noted.

- 11-2-64
- 1-15-65 9-28-6
- 4-13-65 3-21-6
- 660615 7-18-6
- 660921 11-8-6
- 670601306 2-5-62
- 3-15-6
- 74030820
- 740508
- 760406802
- 760520306
- 770202
- 801023303
- 820324202
- 840725601-85
- 91040430004001-6

11-2-64 REVISED  
 4-13-65 2-5-62  
 670227  
 670601307  
 680506302  
 680507  
 680911600  
 691117252  
 740207802  
 740315  
 750130208  
 770202  
 801023303  
 810416313  
 2007050202006001-06  
 2008030505008001-27

2008

SITE NO. 3  
CON'T



GLENDORA TRACT  
M.R. 15 - 75 - 76

T. 1 N., R. 9 W.

CODE  
4121

All 900 series parcels on this page are assessed to Glendora Community Redevelopment Agency, unless otherwise noted.

FOR PREV. ASSM'T. SEE: 108-5,7 & 9

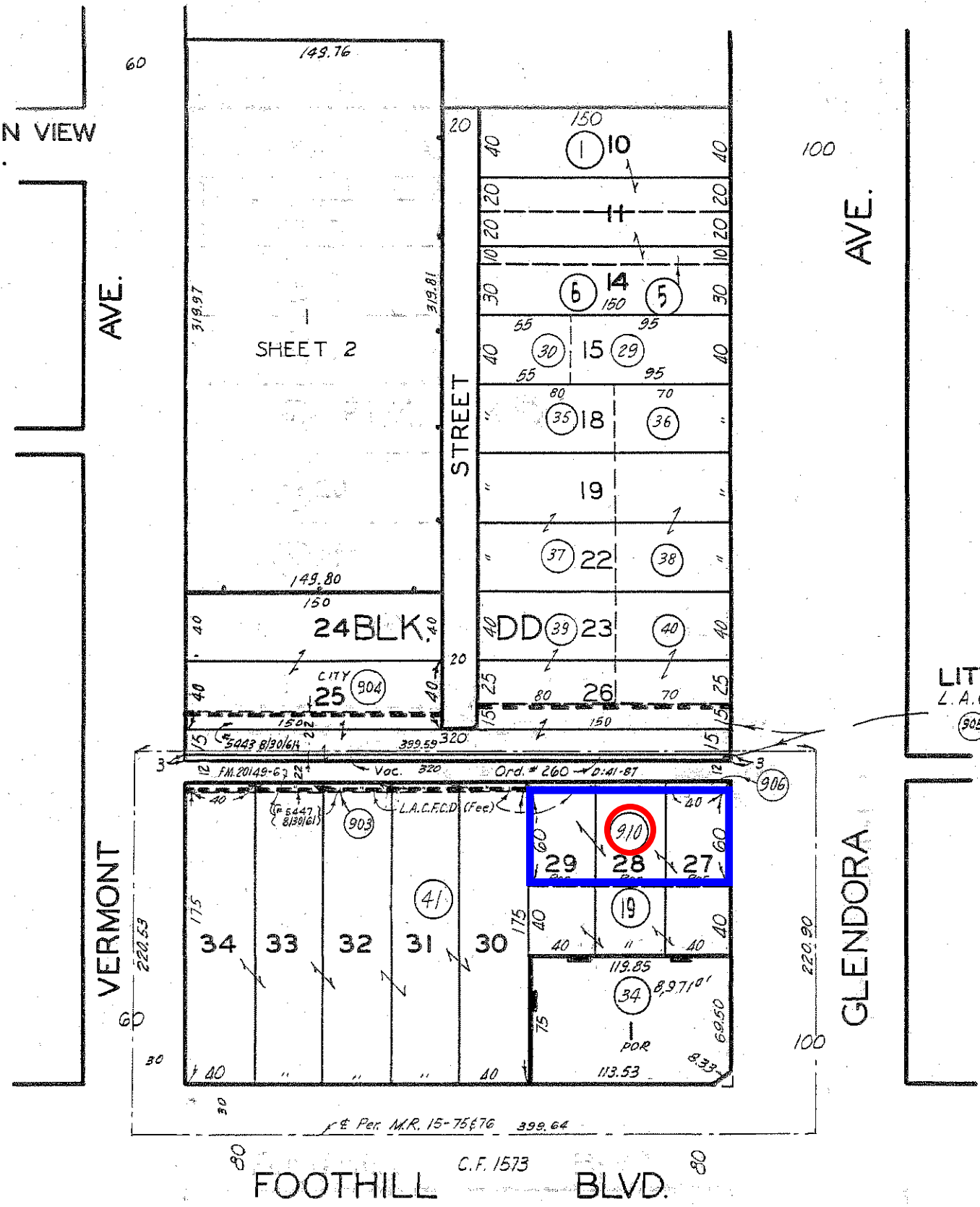
2009

**SITE NO. 3  
 CON'T**

CONDOMINIUM  
 TRACT NO. 64897  
 M.B. 1330-59-60  
 GLENDORA TRACT  
 M.R. 15-75-76  
 PARCEL MAP  
 P. M. 155-77



CODE  
 4121



LITTLE DALTON WASH  
 L.A.C.F.C.D. (Fee)  
 F.M. 20149-6  
 7,800

- |           |                     |
|-----------|---------------------|
| 11-2-64   | REVISED             |
| 4-13-65   | 3-14-60             |
| 770202    | 3-21-61             |
| 810323306 | 11-8-61             |
| 810416313 | 2-5-62              |
| 821027818 | 12-6-62             |
|           | 3-15-63             |
|           | 840725602-85        |
|           | 861124839-87        |
|           | 870122005-87        |
|           | 870309827-87        |
|           | 88090805004001      |
|           | 91040430006002-06   |
|           | 91062507004001-06   |
|           | 1999100405005001-06 |
|           | 2007030202006001-06 |
|           | 2007050202007001-06 |
|           | 2008102107001001-06 |

All 900 series parcels on this page are assessed to Glendora Community Redevelopment Agency, unless otherwise noted.

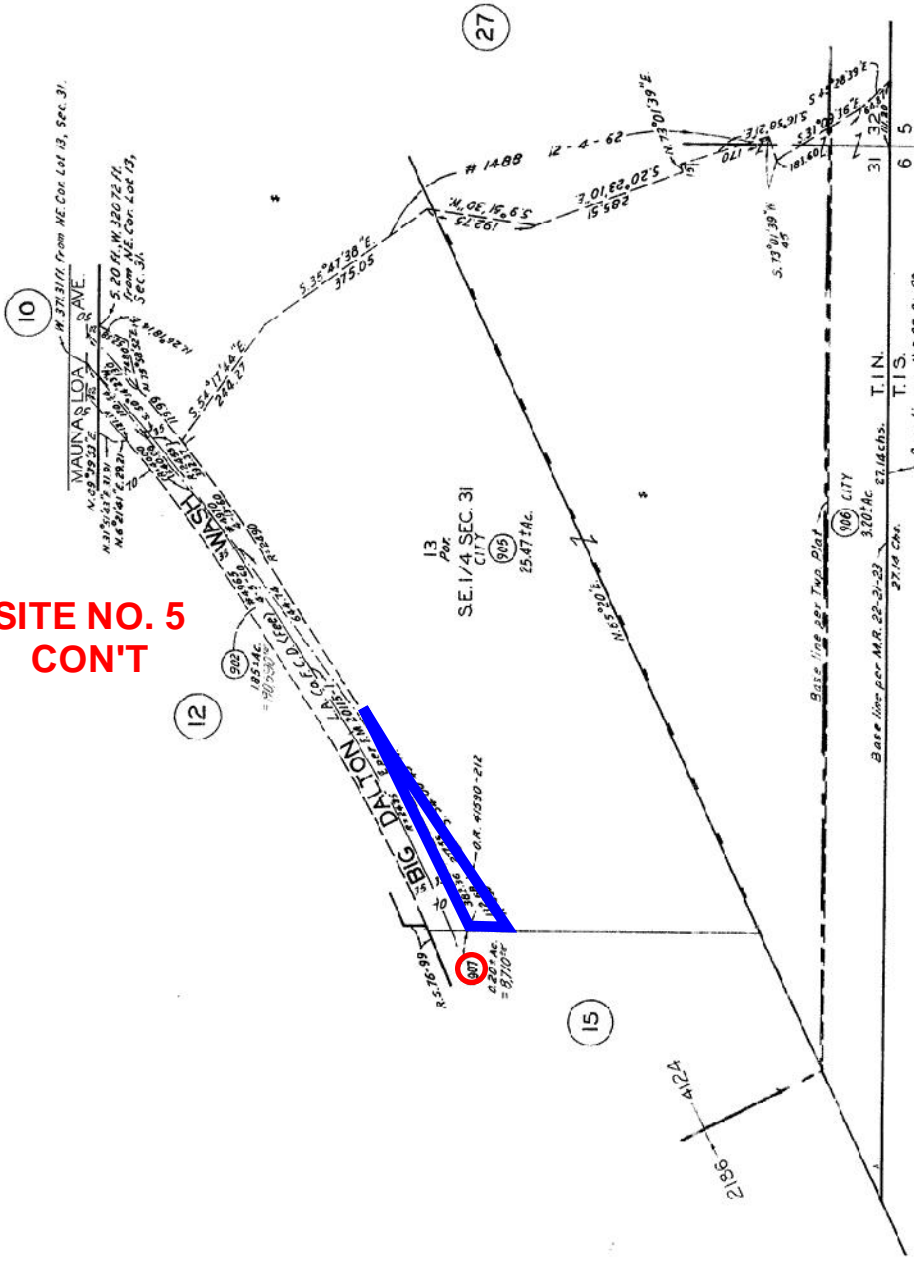




781215  
54028440006001-26

8644 13 1997  
200'

**SITE NO. 5  
CON'T**



All 900 series parcels on this page are assessed to the Community Redevelopment Agency of the City of Glendora, unless otherwise noted.

Street lines per M.R. 22-31-23 are considered the lot lines in this tract, although the divisions of some lots are measured from the centerlines of the streets.

T. I. N., R. 9 W.  
SUBDIVISION OF THE RO ADDITION TO SAN JOSE AND A PORTION OF RO. SAN JOSE  
M.R. 22 - 21 - 23

NO. 16  
8644 - 13

2186  
4124

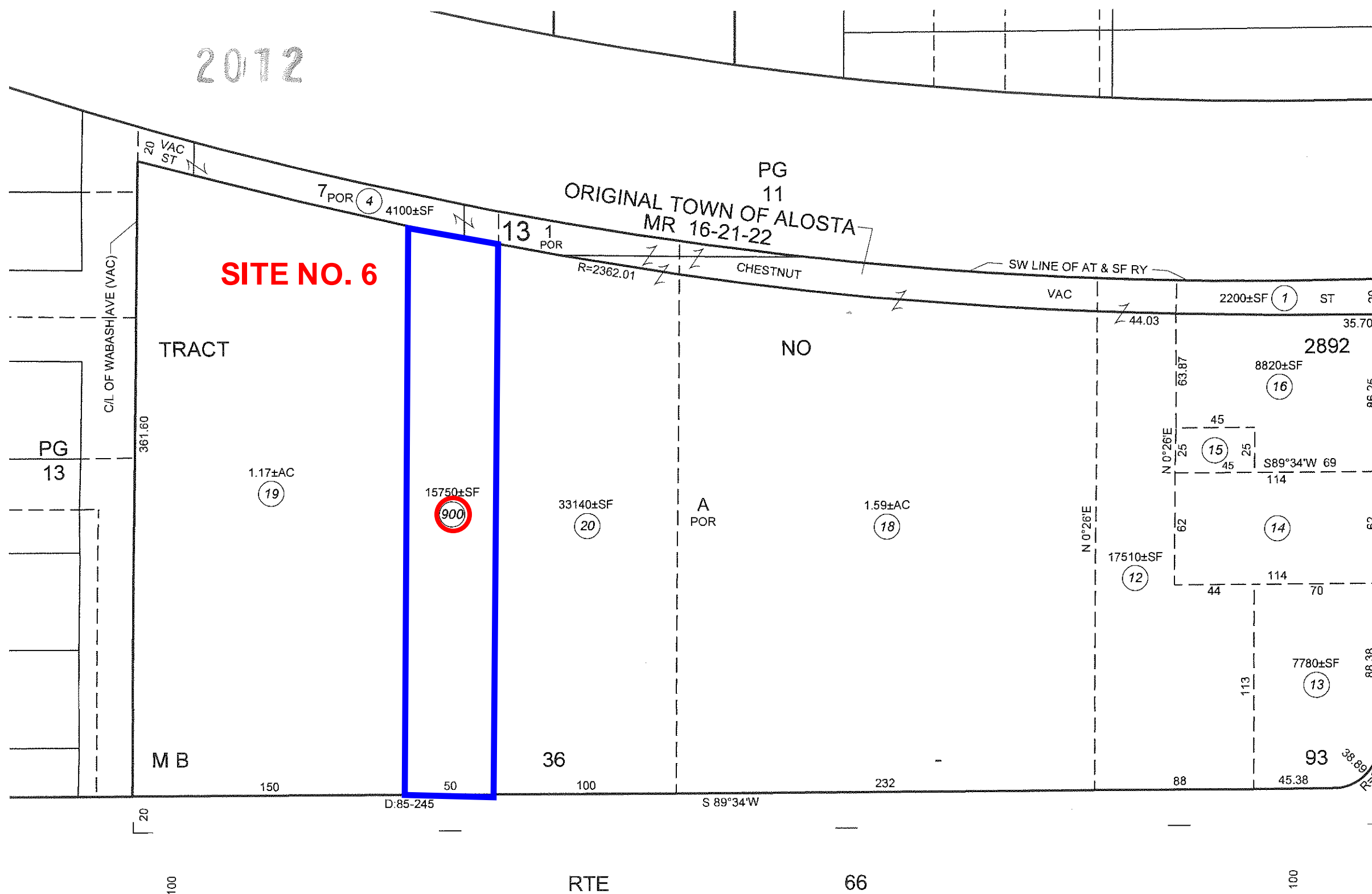
ASSESSOR'S MAP



2012



MAPPING AND GIS SERVICES SCALE 1" = 60'



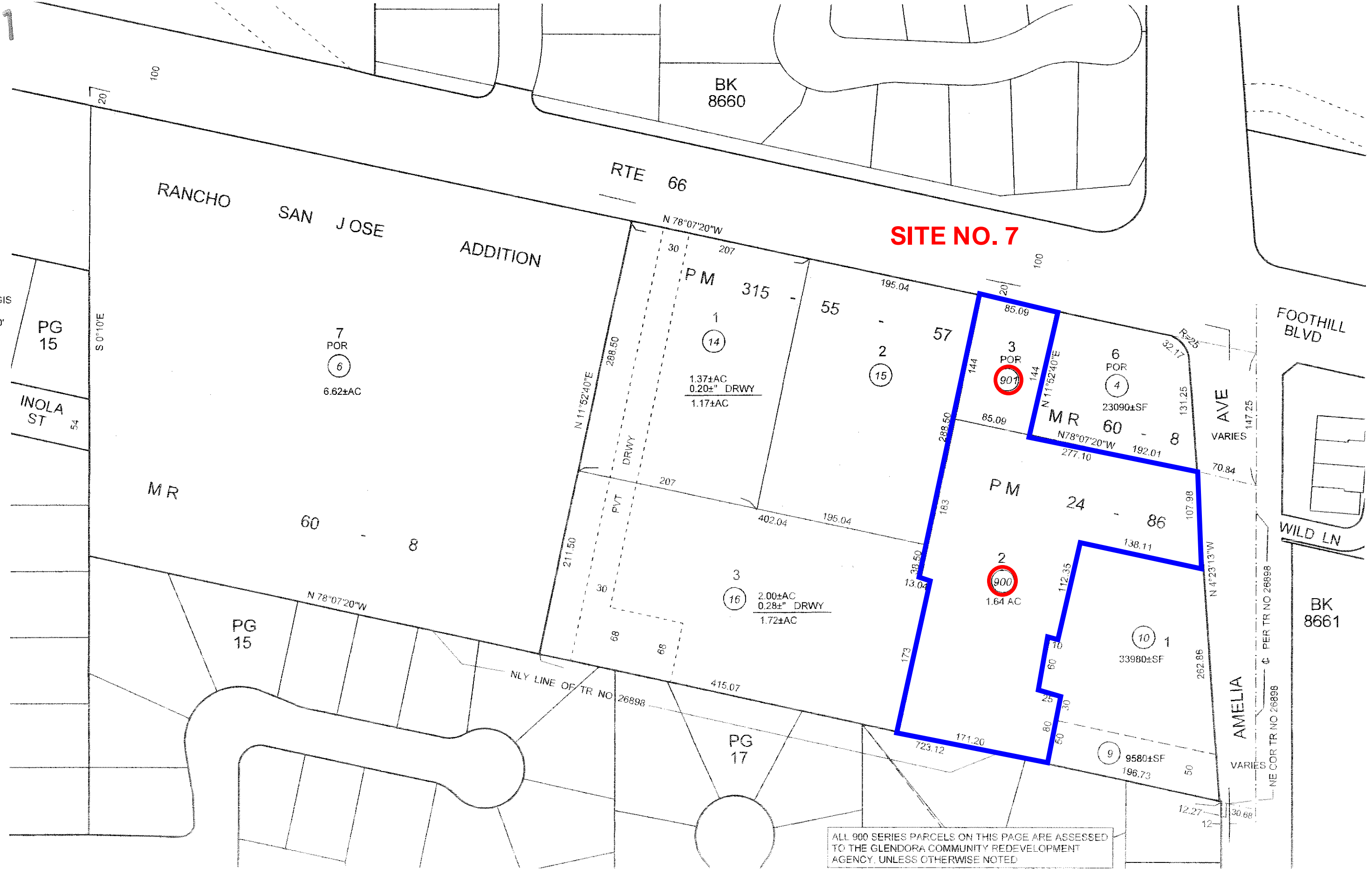
ALL 900 SERIES PARCELS ON THIS PAGE ARE ASSESSED TO GLENDORA REDEVELOPMENT AGENCY IN THE CITY OF GLENDORA UNLESS OTHERWISE NOTED.

BK 8644

2011



MAPPING AND GIS SERVICES SCALE 1" = 100'



**SITE NO. 7**

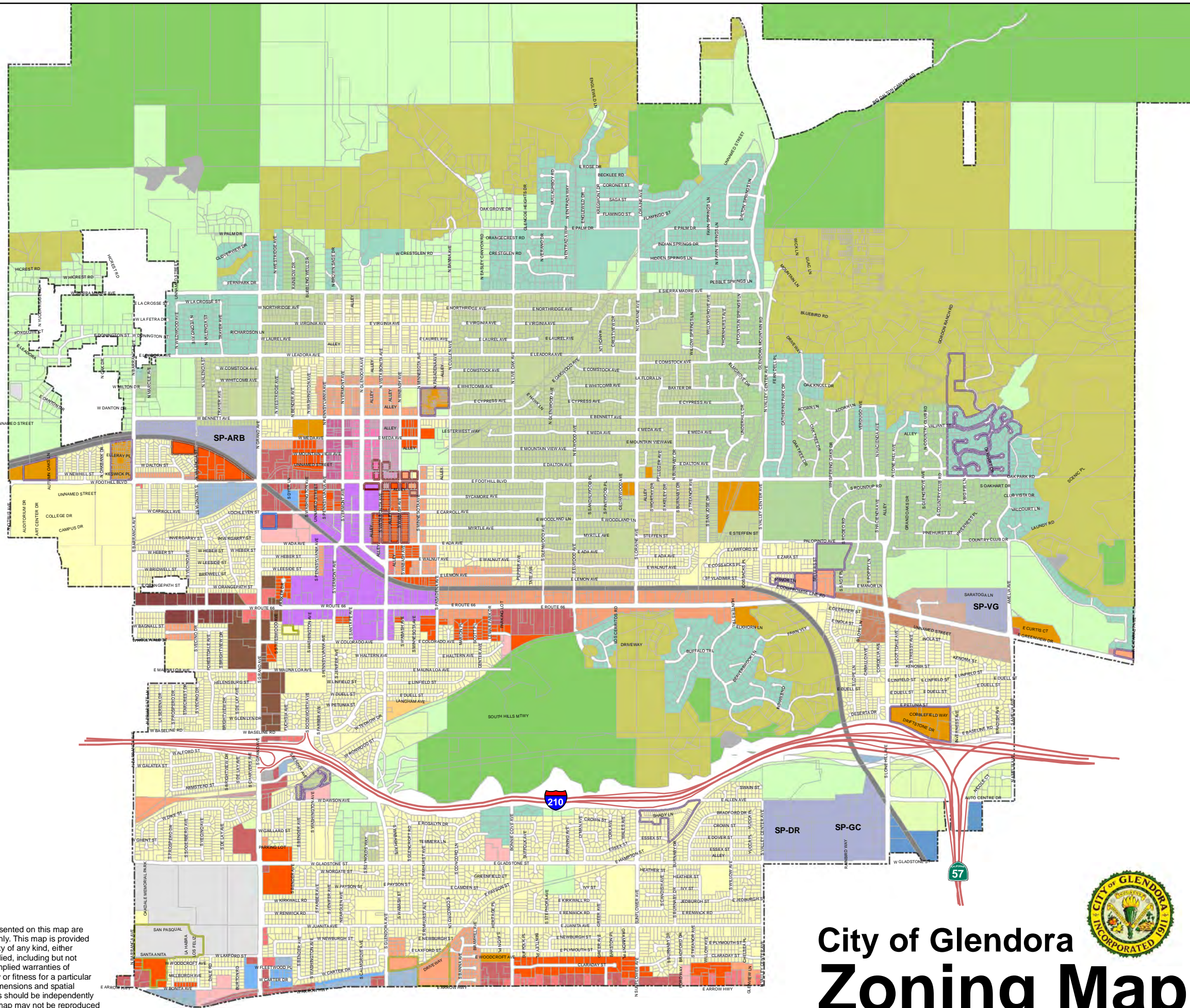
ALL 900 SERIES PARCELS ON THIS PAGE ARE ASSESSED TO THE GLENDORA COMMUNITY REDEVELOPMENT AGENCY, UNLESS OTHERWISE NOTED



*Successor Agency to the former Glendora  
Community Redevelopment Agency  
Long Range Property Management Plan  
September 2013  
**REVISED MAY 2014***

## Exhibit G – Zoning

---



- ### Zone Designations
- R-1 Single-family residential
  - RHR Rural hillside residential
  - E-3 Single-family estate
  - E-4 Single-family estate
  - E-5 Single-family estate
  - E-6 Single-family estate
  - E-7 Single-family estate
  - R-2 Restricted multiple-family residential
  - R-3 Multiple-family residential
  - LGA Limited garden apartment
  - GA Garden apartment
  - C-1 Professional
  - C-2 Limited retail business
  - C-3 Retail and commercial
  - CM Commercial-manufacturing
  - M-1 Light manufacturing
  - M-1A Limited manufacturing
  - MS Medical services
  - PR Planned redevelopment
  - CCAP T-4 Village Edge
  - CCAP T-5 Village Core
  - CCAP T-5A Village Transition
  - R-4 Railroad purposes
  - U Utilities
  - B Cemetery
  - OSN Open space - natural

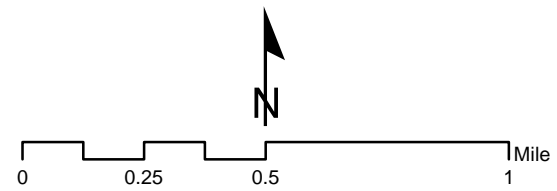
- ### Overlay Zones
- Planned Development
  - Grand-Foothill multifamily residential
  - Historic Preservation
  - Mobile Home Park
  - Height

- ### Route 66 Specific Plan
- RT66 BG Barranca Gateway
  - RT66 CRR Central Route 66 Residential
  - RT66 GRG Grand/Route 66 Gateway
  - RT66 GMU Grand Avenue Gateway
  - RT66 LHG Lone Hill Gateway
  - RT66 RSC Route 66 Service Commercial
  - RT66 TCMU Town Center Mixed Use
  - RT66 TCO Technology, Commerce, and Office

- ### Specific Plans
- SP-ARB Arboreta Specific Plan
  - SP-DR Diamond Ridge Specific Plan
  - SP-GC Glendora Commercial Specific Plan
  - SP-VG Village on the Green Specific Plan

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# City of Glendora Zoning Map





# City of Glendora General Plan Land Use Map

## Legend

City Boundary

Sphere of Influence

## Land Use Designation (units/acre)

Hillside Very Low Density (0.1 - 1)

Low Density (1.1 - 3)

Low/Medium Density (3.1 - 6)

Medium Density (6.1 - 11)

Medium/High Density (11.1 - 15)

High Density (15.1 - 20)

General Commercial

Regional Commercial

Village Mixed Use

Light Industrial

General Industrial

Conservation Open Space

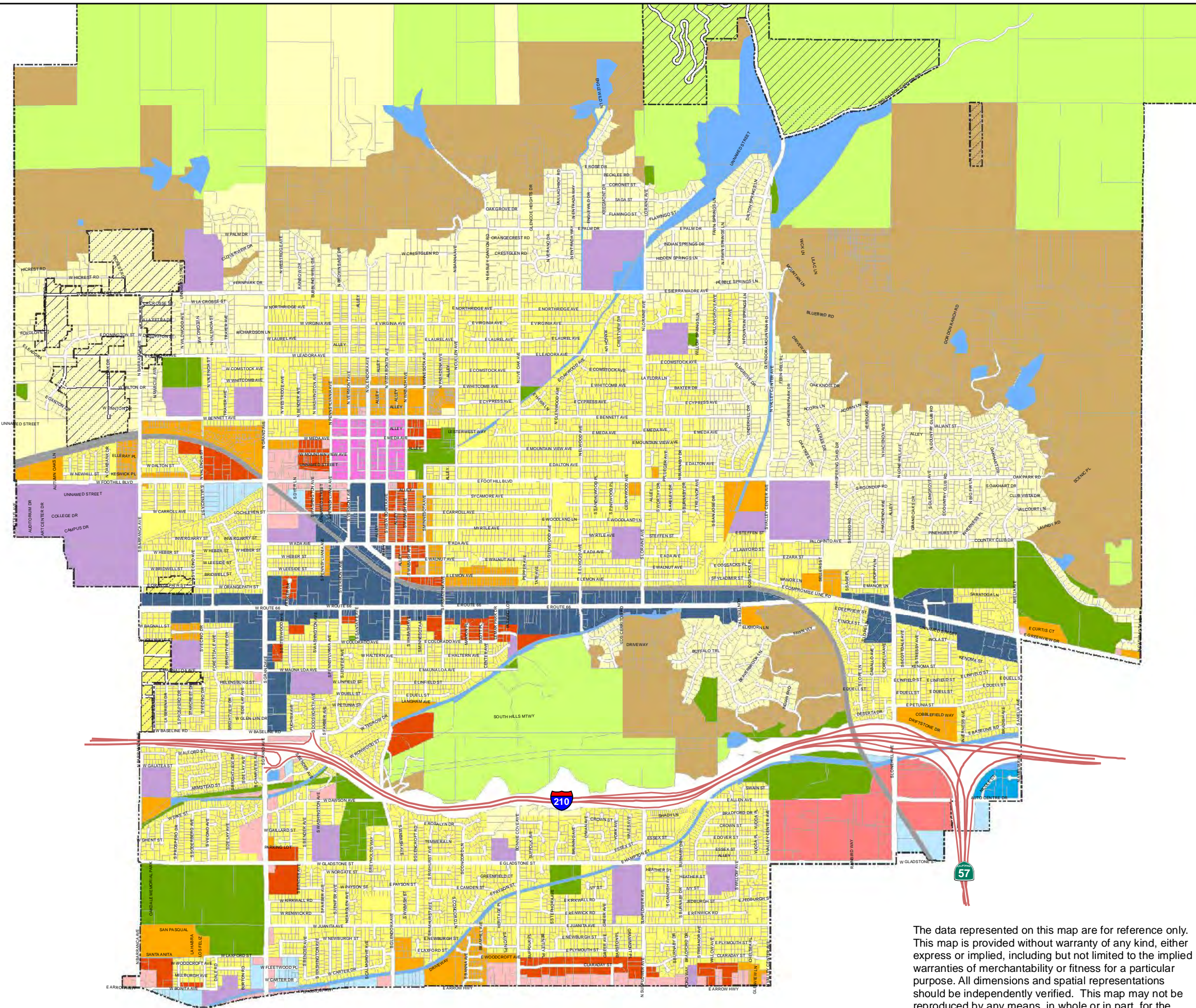
Open Space

Civic/Institutional

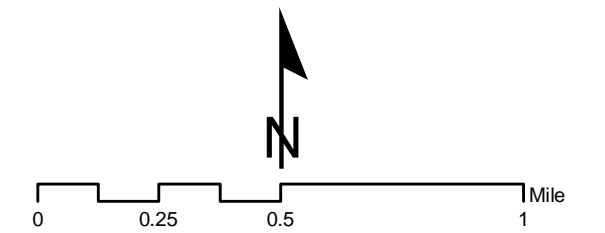
Route 66 Specific Plan

Utility and Flood Control

Railroad



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*Successor Agency to the former Glendora  
Community Redevelopment Agency  
Long Range Property Management Plan  
September 2013  
**REVISED MAY 2014***

## Exhibit H – Stand-Alone LRPMP for 213 East Route 66

---



July 25, 2013

Ms. Jill Taura, Finance Director/City Treasurer  
City of Glendora  
116 East Foothill Boulevard  
Glendora, CA 91741

Dear Ms. Taura:

Subject: Long Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Glendora Successor Agency (Agency) submitted a Long Range Property Management Plan (LRPMP) specific to 213 E. Route 66 on July 24, 2013. Finance has completed its review of this LRPMP, which was approved by the Oversight Board (OB) through OB Resolution 2013-04.

The Agency received a Finding of Completion on April 26, 2013. Further, based on our review and application of the law, the LRPMP submitted and specifically related to 213 E. Route 66 is approved. The LRPMP approved through OB Resolution 2013-04 contains all the elements required by HSC section 34191.5 (c). It is our understanding the proceeds from the sale of 213 E. Route 66 will be distributed to the effected taxing entities.

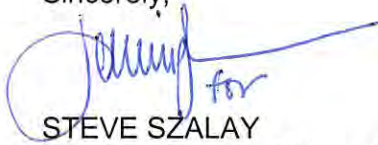
In accordance with HSC section 34191.4, upon receiving a Finding of Completion from Finance and approval of a LRPMP, all real property and interests in real property shall be transferred to the Community Redevelopment Property Trust Fund of the Agency, unless that property is subject to the requirements 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.

As a result of approving the LRPMP specifically related to 213 E. Route 66, the June 25, 2013 Purchase Agreement and Joint Escrow Instructions between the Agency and CV Glendora 2 Site, LLC, is also approved. The Purchase Agreement and Joint Escrow Instructions related to 213 E. Route 66 was approved by the OB on June 26, 2013 through OB Resolution 2013-03. Should the eventual disposition of 213 E. Route 66 significantly deviate from the original plan, the Agency must re-submit the plan for review and approval.

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

Ms. Jill Taura  
July 25, 2013  
Page 2

Sincerely,



STEVE SZALAY  
Local Government Consultant

cc: Mr. Chris Jeffers, City Manager, City of Glendora  
Mr. Bill McReynolds, Vice President of Development, City Ventures  
Ms. Elizabeth Stoddard, Accounting Manager, City of Glendora  
Ms. Kristina Burns, Manager, Los Angeles County Auditor-Controller Office  
California State Controller's Office  
Mr. Steven Mar, Bureau Chief, Local Government Audit Bureau, State Controller's Office



**LONG TERM PROPERTY  
MANAGEMENT PLAN FOR 213 E ROUTE 66**

**SUCCESSOR AGENCY TO THE  
GLENDDORA COMMUNITY REDEVELOPMENT AGENCY**



**116 E. FOOTHILL BOULEVARD  
GLENDDORA, CALIFORNIA 91741**

**213 E Route 66, Glendora, California, 91740**



**Date of Acquisition and its value at the time and estimate of current value**

The property at 213 E Route 66 was acquired on October 26, 2010 for \$528,000.00 based on a price determined by MAI certified appraiser at the time of purchase. An appraisal of the property was completed on May 10, 2013 by James Lewis Appraisals which determined a value of \$667,000.00.

**The purpose for which the property was acquired**

The site is located east of Glendora Avenue along Route 66 and is adjacent to a 3.22 acre vacant site within the Route 66 Specific Plan and within Redevelopment Project Area No. 3. One of the key goals of the Redevelopment Plan for Project Area No. 3 was to encourage the consolidation of substandard parcels and eliminating uses no longer permitted in the area. While a previously proposed mixed-use transit oriented development from 2007 did not moved forward due to the unfavorable real estate market, the acquisition of the 213 E Route 66 property represented a key development opportunity when the climate for new development improved.

**Parcel data for each property, including address, lot size and current zoning**

The property address is 213-217 E Route 66. The Assessor Parcel Number is 8639-012-007. The lot size is 15,747 square feet. The property has a 3,145 square foot office/light industrial building and a 913 square foot single family home in the rear of the property. The office/light industrial buildings and home are vacant. The last tenant in the office/light industrial building was a car stereo installer. The home could not be rented due to it dilapidated /deteriorated condition. The current zoning is Town Center Mixed Use.

The commercial/light industrial building was constructed in 1945 and expanded in 1972 and was formerly used for auto stereo installations and auto service. The commercial/light industrial building has four parking stalls. The parking ratio of the existing building is one parking space per 786 square

feet. The current code requires one parking stall for every 250 square feet of gross floor area of commercial space the building would require 13 parking spaces. The single family home was constructed in 1954 and is current in a dilapidated /deteriorated condition. The 213 E Route 66 property was a legal non-conforming use.

**An estimate of the current value of the property including any appraisal information**

The property was appraised on May 10, 2013 for \$667,000.00 by James Lewis Appraisals. The property has not been generating income since it was purchased by the Community Redevelopment Agency. Currently the property is vacant and fenced. The primary value of the property is in the land rather than the improvements. This is because the city did not want the building reoccupied without adequate parking and significant work done to the buildings which have suffered years of neglect and deferred maintenance.

**An estimate of any lease, rental, or other revenue generated by the property and a description of the contractual requirements for disposition of those revenues**

When the Community Redevelopment Agency purchased the property it was vacant and remains vacant. There is no rental or other revenue being generated by the property.

**Any history of environmental contamination or remediation efforts**

An Environmental Site Assessment (ESA) Phase I was performed on the property on June 11, 2013. The ESA Phase I identified the risk of Lead Based Paint and Asbestos within the existing structures. On June 14, 2013 at Lead Based Paint and Asbestos Study was conducted. The Lead Based Paint and Asbestos Study determined that property contained significant area of Asbestos that exceeded Environmental Protection Agency and Division of Occupational Safety and Health standards and will require remediation and permitting by the Air Quality Management District for demolition. While none of the paint samples tested exceeded United States, Housing and Urban Development standards for lead, the paint samples contain detectable concentrations of lead that will require compliance with applicable Occupational Safety & Health Administration and Division of Occupational Safety and Health standards for demolition.

**A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

The property is located adjacent to 3.22 acre vacant property which is adjacent to the future Glendora Gold Line Station. The proposal is to combine the 213 E Route 66 property with the adjacent properties to develop a 256 unit mixed-use transit oriented community. Additionally the development of the property into the mixed-use transit oriented development will result in the immediate regional benefits:

1. Employment of over 750 individuals in numerous construction trades throughout to life of this multi-year construction project.
2. The creation of 10 full-time permanent jobs.

3. An urban in-fill community consistent with SB 375, redeveloping a total of 4.74 acres of vacant and underutilized property (formerly automotive repair and storage facilities) into a 256 unit mixed-use transit oriented development.
4. A greenhouse gas reducing community consistent with AB 32 --256 homes and supporting retail at a future Gold Line Station.
5. Expansion of the Property and Sales Tax revenue to State and local public agencies.

The sale of 213 E Route 66 is consistent with the development standards and policies of the Successor Agency and the those contained in the Route 66 Specific Plan. The development site is located within the Town Center Mixed Use sub-district, which encourages compact and vertical mixed-use development featuring higher residential densities, particularly in areas that reinforce pedestrian activity and transit utilization. The current proposed development is directly across from the future Gold Line station and within walking distance of commercial centers along Route 66 and Glendora Village.

**A brief history of previous development proposals and activities, including the rental or lease of property.**

On February 26, 2013 the Glendora City Council approved the construction of 256 unit mixed-use transit oriented development on a 4.74 acre area that included the 213 E Route 66 (0.36 acre) property. While there were previous development proposal for the adjacent properties to 213 E Route 66 there has been no previous proposals for the 213 E Route 66 property. The acquisition of the 213 E Route 66 property was made to foster and encourage the development of a large mixed-use transit oriented development at the corner of Route 66 and Glendora Avenue.

**Identify the use or disposition of the property**

It is goal of the Successor Agency and the Oversight Board to sell the property to City Ventures for the immediate construction of this community. Proceeds from the sale will be distributed to 13 effected public taxing agencies. The largest beneficiaries of the proceeds will be: Glendora Unified School District, Los Angeles County and Citrus Community College District. The loss of the sale would result in a continued delay in the getting the property sold and the sale proceeds distributed to the taxing agencies. Time is of the essence to proceed with the sale of the 213 E Route 66 property so that this mixed-use transit oriented development can immediately precede.

**Attachments:**

1. Finding of Completion dated April 26, 2013
2. Aerial of 213 E Route 66
3. Property Appraisal Summary Report dated May 10, 2013
4. Glendora Redevelopment Agency Staff Report regarding Acquisition of 213 E Route 66 dated September 14, 2010
5. Environmental Site Assessment Phase I – Executive Summary – dated June 11, 2013

6. Pre-Demolition Asbestos and Lead-Based Paint Survey Report – Executive Summary – dated June 14, 2013
7. Approved Plans for 256 unit mixed-use transit oriented development – dated February 5, 2013
8. Purchase and Sale Agreement between City Ventures (DBA CV Glendora 2, LLC) and City of Glendora, as the Successor Agency to the Glendora Community Redevelopment Agency
9. Resolution of the Successor Agency approving sale of 213 E Route 66
10. Resolution of the Oversight Board approving the sale of 213 Route 66

From: Stacy, Zachary [<mailto:Zachary.Stacy@dof.ca.gov>]

Sent: Thursday, March 06, 2014 5:40 PM

To: Chris Jeffers

Cc: Dunham, Brian; Green, Veronica; Oltmann, Kylie; Yip, Jessica; Jeff Kugel; Bajwa, [P.J.@CIO](mailto:P.J.@CIO); Joe A. Gonsalves & Son ([gonsalves@gonsalvi.com](mailto:gonsalves@gonsalvi.com))

Subject: Glendora LRPMP Conference Call

Chris,

To follow up on Jessica's email. Unfortunately, as it relates to Site 2, Finance and the City are not going to get to come to a common ground. Regardless of the source of funds used to purchase the property, the Agency is the legal owner of Site 2. Therefore, the disposition of the property has to be stated in the Plan and the acceptable dispositions are:

- Transfer to the City as a government use property. Finance does not believe Site 2 meets the definition of a government use property as expressed in HSC section 34181 (a).
- Transfer to another entity pursuant to an EO. There does not appear to be any Successor Agency enforceable obligation dictating the use or disposition of this property
- Sale of the property at the current fair market value. An option for this property.
- Retain for future development provided the City reaches a compensation agreement with the other taxing entities before transferring the property to the City. This appears to be the best option based on our conversations. Remember, the Long Range Property Management Plan only needs to state the City's intent to reach a compensation agreement prior to the property's transfer for Finance to approve the Plan. Finance also does not review or approve compensation agreements once they are negotiated. The compensation agreement can be for any value or terms the City and affecting taxing entities agree to.

We do not believe the William Lyon Homes/City Development Agreement restricts any proceeds derived from the disposition of 350 W Route 66 for any specific purpose. Also, we do not believe there is a requirement to replenish the City's affordable housing fund with any proceeds derived from the disposition of 350 W Route 66. Therefore, to approve the Plan, we will need the disposition of Site 2 to be changed to reflect either bullet 3 or 4 above.

While we were not able to get to the decision you were hoping for, we appreciate the City's discussions and efforts to help us understand the Plan.

## Zach Stacy

Manager, Local Government Unit | California Department of Finance | 📞 916 445-1546 ext 3747 | 📧 801 Capitol Mall - 4th floor, Sacramento, CA 95814

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🌱 Please consider the environment before printing this email.

---

From: Yip, Jessica  
Sent: Thursday, March 06, 2014 4:51 PM  
To: [cjeffers@ci.glendora.ca.us](mailto:cjeffers@ci.glendora.ca.us)  
Cc: Dunham, Brian; Green, Veronica; Oltmann, Kylie; Stacy, Zachary; [jkugel@ci.glendora.ca.us](mailto:jkugel@ci.glendora.ca.us)  
Subject: Glendora LRPMP Conference Call

Good afternoon,

All information required per the HSC sections on the LRPMP must be provided. Please revise your LRPMP to include the following:

- Site Nos. 2, 4, 5, 6: Estimated current value and estimate of current parcel value not included on the LRPMP as per HSC 34191.5 (c) (1)(A) and (D). Please revise your answers from “unknown” and “N/A” to another value (for example, book value, comparable sales analysis value etc.)
- Site Nos. 4, 5, 6: The specific intended use of sale proceeds were not reported as per HSC 34191.5 (c) (2) (B). Please specify if sales proceeds will be used for enforceable obligations OR distributed as property tax to the affected taxing entities (ATE).
- Site No. 8: Agency intends to transfer property to City for future development. There is no stated intent in the LRPMP to enter into a compensating agreement with the ATE prior to transfer of the property to the City. This is required per HSC 34180 (f).

As discussed today, we will get back to you regarding Site No. 2.

As time is of the essence, instead of denying the LRPMP, we would like to work with Agency staff on receiving an updated, OB approved LRPMP that we can approve.

Sincerely,

**Jessica Yip**, Analyst  
Department of Finance, Local Government Unit  
(916) 445-1546 ext. 3723



## LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

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**Instructions:** Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

[Redevelopment\\_Administration@dof.ca.gov](mailto:Redevelopment_Administration@dof.ca.gov)

The subject line should state "[Agency Name] Long-Range Property Management Plan". The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to [Redevelopment\\_Administration@dof.ca.gov](mailto:Redevelopment_Administration@dof.ca.gov).

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Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

### GENERAL INFORMATION:

Agency Name: **Successor Agency of the former Glendora Redevelopment Agency**

Date Finding of Completion Received: **April 26, 2013**

Date Oversight Board Approved LRPMP: **June 26, 2013**

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### Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

Yes  No

For each property the plan includes the purpose for which the property was acquired.

Yes  No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Yes  No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

Yes  No



For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

Yes  No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Yes  No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

Yes  No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

Yes  No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

Yes  No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

Yes  No  N/A

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## ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.
1. Finding of Completion dated April 26, 2013
  2. Aerial of 213 E Route 66
  3. Property Appraisal Summary Report dated May 10, 2013
  4. Glendora Redevelopment Agency Staff Report regarding Acquisition of 213 E Route 66 dated September 14, 2010
  5. Environmental Site Assessment Phase I – Executive Summary – dated June 11, 2013
  6. Pre-Demolition Asbestos and Lead-Based Paint Survey Report – Executive Summary – dated June 14, 2013
  7. Approved Plans for 256 unit mixed-use transit oriented development – dated February 5, 2013
  8. Purchase and Sale Agreement between City Ventures (DBA CV Glendora 2, LLC) and City of Glendora, as the Successor Agency to the Glendora Community Redevelopment Agency
  9. Resolution of the Successor Agency approving sale of 213 E Route 66
  10. Resolution of the Oversight Board approving the sale of 213 Route 66

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**Agency Contact Information**

Name: Chris Jeffers  
Title: City Manager  
Phone: (626) 914-8201  
Email: cjeffers@ci.glendora.ca.us  
Date: 7/12/13

Name: Jeff Kugel  
Title: Planning Director  
Phone: (626) 914-8214  
Email: jkugel@ci.glendora.ca.us  
Date: 7/12/13

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**Department of Finance Local Government Unit Use Only**

DETERMINATION ON LRPMP:  APPROVED  DENIED

APPROVED/DENIED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVAL OR DENIAL LETTER PROVIDED:  YES DATE AGENCY NOTIFIED: \_\_\_\_\_



*Successor Agency to the former Glendora  
Community Redevelopment Agency  
Long Range Property Management Plan  
September 2013  
**REVISED MAY 2014***

## Exhibit I – DOF Email Correspondence

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From: Stacy, Zachary [<mailto:Zachary.Stacy@dof.ca.gov>]

Sent: Thursday, March 06, 2014 5:40 PM

To: Chris Jeffers

Cc: Dunham, Brian; Green, Veronica; Oltmann, Kylie; Yip, Jessica; Jeff Kugel; Bajwa, [P.J.@CIO](mailto:P.J.@CIO); Joe A. Gonsalves & Son ([gonsalves@gonsalvi.com](mailto:gonsalves@gonsalvi.com))

Subject: Glendora LRPMP Conference Call

Chris,

To follow up on Jessica's email. Unfortunately, as it relates to Site 2, Finance and the City are not going to get to come to a common ground. Regardless of the source of funds used to purchase the property, the Agency is the legal owner of Site 2. Therefore, the disposition of the property has to be stated in the Plan and the acceptable dispositions are:

- Transfer to the City as a government use property. Finance does not believe Site 2 meets the definition of a government use property as expressed in HSC section 34181 (a).
- Transfer to another entity pursuant to an EO. There does not appear to be any Successor Agency enforceable obligation dictating the use or disposition of this property
- Sale of the property at the current fair market value. An option for this property.
- Retain for future development provided the City reaches a compensation agreement with the other taxing entities before transferring the property to the City. This appears to be the best option based on our conversations. Remember, the Long Range Property Management Plan only needs to state the City's intent to reach a compensation agreement prior to the property's transfer for Finance to approve the Plan. Finance also does not review or approve compensation agreements once they are negotiated. The compensation agreement can be for any value or terms the City and affecting taxing entities agree to.

We do not believe the William Lyon Homes/City Development Agreement restricts any proceeds derived from the disposition of 350 W Route 66 for any specific purpose. Also, we do not believe there is a requirement to replenish the City's affordable housing fund with any proceeds derived from the disposition of 350 W Route 66. Therefore, to approve the Plan, we will need the disposition of Site 2 to be changed to reflect either bullet 3 or 4 above.

While we were not able to get to the decision you were hoping for, we appreciate the City's discussions and efforts to help us understand the Plan.

## Zach Stacy

Manager, Local Government Unit | California Department of Finance | 📞 916 445-1546 ext 3747 | 📧 801 Capitol Mall - 4th floor, Sacramento, CA 95814

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.

🌱 Please consider the environment before printing this email.

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From: Yip, Jessica  
Sent: Thursday, March 06, 2014 4:51 PM  
To: [cjeffers@ci.glendora.ca.us](mailto:cjeffers@ci.glendora.ca.us)  
Cc: Dunham, Brian; Green, Veronica; Oltmann, Kylie; Stacy, Zachary; [jkugel@ci.glendora.ca.us](mailto:jkugel@ci.glendora.ca.us)  
Subject: Glendora LRPMP Conference Call

Good afternoon,

All information required per the HSC sections on the LRPMP must be provided. Please revise your LRPMP to include the following:

- Site Nos. 2, 4, 5, 6: Estimated current value and estimate of current parcel value not included on the LRPMP as per HSC 34191.5 (c) (1)(A) and (D). Please revise your answers from “unknown” and “N/A” to another value (for example, book value, comparable sales analysis value etc.)
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Sincerely,

**Jessica Yip**, Analyst  
Department of Finance, Local Government Unit  
(916) 445-1546 ext. 3723



*Successor Agency to the former Glendora  
Community Redevelopment Agency  
Long Range Property Management Plan  
September 2013  
**REVISED MAY 2014***

## Exhibit J – Site No. 7 Approved Redevelopment Plan

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**CRA RESOLUTION NO. 2010-003**

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR THE ACQUISITION OF PROPERTY DESCRIBED AS 2244 EAST ROUTE 66 (ASSESSOR'S PARCEL NUMBERS: 8654-016-011 AND 8654-016-013) FROM SHIRLEY A. GODBER, TRUSTEE UNDER A DECLARATION OF TRUST DATED MARCH 8, 1988, WHEREIN SHIRLEY A. GODBER IS TRUSTOR AND DENA C. HOLLETT, TRUSTEE UNDER A DECLARATION OF TRUST DATED MAY 2, 1988, WHEREIN DENA C. HOLLETT IS TRUSTOR**

**THE COMMUNITY REDEVELOPMENT AGENCY  
City of Glendora, California**

**THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF GLENDORA DOES HEREBY RESOLVE AS FOLLOWS:**

**WHEREAS**, the Glendora Community Redevelopment Agency (the "Agency") is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Glendora Community Redevelopment Project, as heretofore amended (the "Redevelopment Project") and the merged redevelopment project area ("Project Area") established thereby; and

**WHEREAS**, Shirley A. Godber, Trustee under a declaration of trust dated March 8, 1988, wherein Shirley A. Godber is trustor, and Dena C. Hollett, Trustee under a declaration of trust dated May 2, 1988, wherein Dena C. Hollett is trustor (collectively, the "Owner") has requested that the Agency purchase certain property located at 2244 East Route 66 (the "Property") on the terms and conditions as set forth in that certain Purchase and Sale Agreement and Joint Escrow Instructions in the form submitted herewith (the "Agreement"); and

**WHEREAS**, in order to carry out and implement such Redevelopment Plan the Agency proposes to enter into the Agreement and purchase the Property on the terms and conditions as set forth in the Agreement; and

**WHEREAS**, the Agency has duly considered the terms and conditions of the Agreement, and desires to approve the Agreement and authorize the acquisition of the Property by Agency under the terms of such Agreement; and

**WHEREAS**, the acquisition of the Property under the Agreement and the implementation of the Agreement will assist in the implementation of the Redevelopment Plan; and

**WHEREAS**, all actions required by all applicable law with respect to the proposed Agreement have been taken in an appropriate and timely manner; and

**WHEREAS**, the Agency has duly considered all of the terms and conditions of the proposed Agreement and believes that the Agreement and its implementation are in the best interests of the Agency as well as the City of Glendora and the health, safety, and welfare of its residents, and in accord with the public purposes and provisions of applicable state and local laws and requirements.

**NOW, THEREFORE, THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF GLENDORA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The Agency hereby approves the Agreement and authorizes and directs the Executive Director of the Agency to execute the Agreement on behalf of the Agency, and to execute the deed acceptance thereunder on behalf of the Agency.

**SECTION 2.** The Agency additionally authorizes the Executive Director to take such actions as are necessary or convenient to comply with any applicable relocation requirements or enactments. The Executive Director of the Agency, or his designee, is authorized to implement the Agreement and take all further actions and execute all escrow documents and other documents which are necessary or appropriate to carry out the Agreement.

**SECTION 3.** The Agency authorizes and approves the payment of such moneys and provision of other consideration as are provided for under the Agreement.

**SECTION 4.** The Agency Secretary shall certify to the adoption of this Resolution.

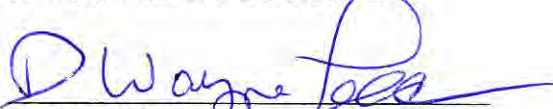
**APPROVED and PASSED** this 8<sup>th</sup> day of June, 2010.

Community Redevelopment Agency  
of Glendora, California

BY: 

KEN HERMAN, Chair

APPROVED AS TO FORM:



D. WAYNE LEECH, Agency Attorney

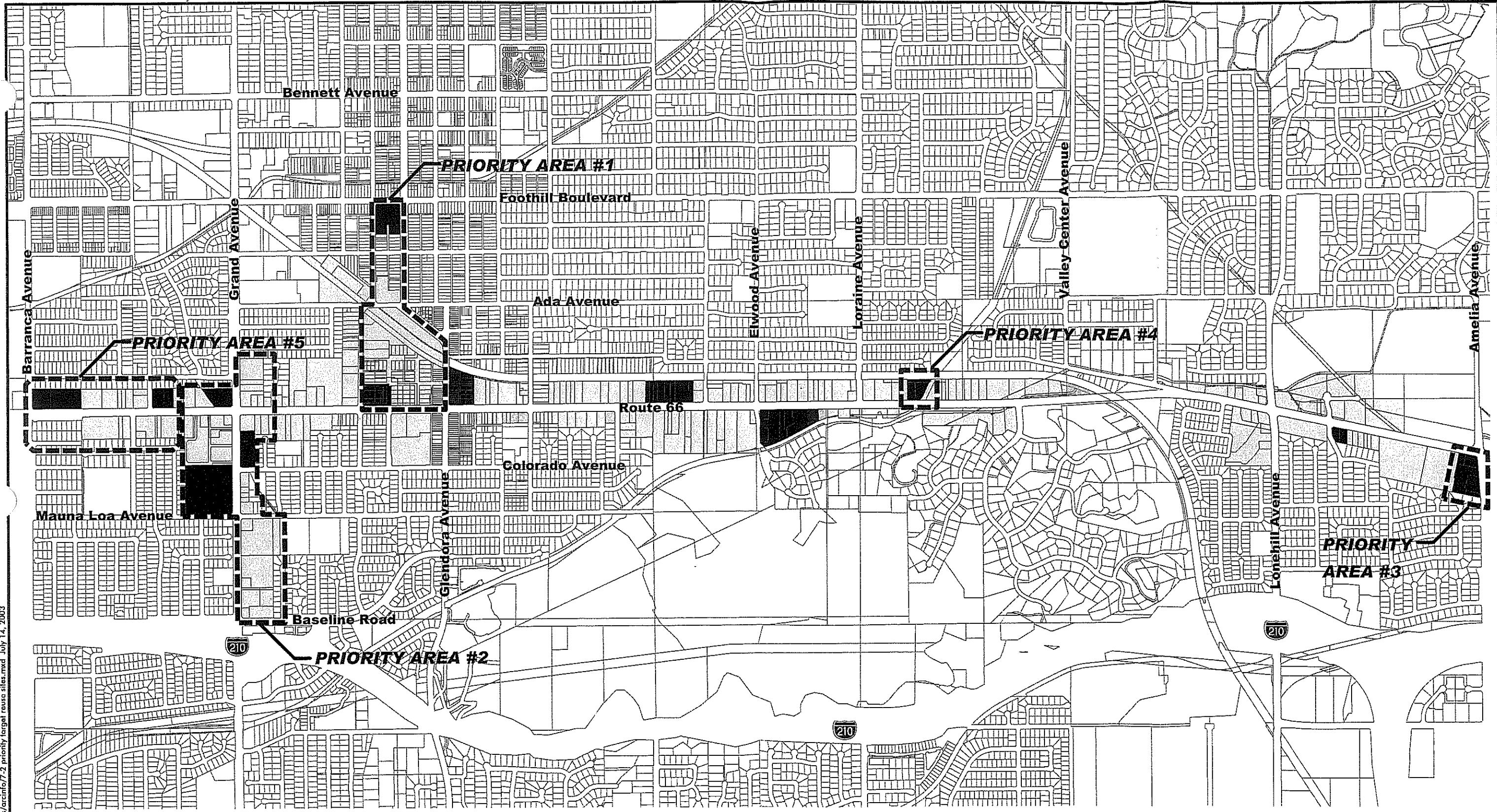


I, Kathleen R. Sessman, Agency Secretary of the Community Redevelopment Agency of Glendora, do hereby certify that the foregoing Resolution was duly adopted by the Community Redevelopment Agency of the City of Glendora at a regular meeting held on the 8<sup>th</sup> day of June, 2010, by the following vote:

AYES:	BOARD MEMBERS:	Davis, Kent, Murabito, Tessitor, and Herman.
NOES:	BOARD MEMBERS:	None.
ABSENT:	BOARD MEMBERS:	None.
ABSTAIN:	BOARD MEMBERS:	None.

Dated: June 9, 2010

  
KATHLEEN R. SESSMAN, Agency Secretary





rd:\olw\10102313\gis\arcinfo\7-2 priority target reuse sites.mxd July 14, 2003



1 INCH = 1,200 FEET  
 SOURCE: GIS DATA, CITY OF GLENDORA

CITY OF GLENDORA  
 ROUTE 66 CORRIDOR SPECIFIC PLAN



**LEGEND**  
 priority target reuse sites  
 priority sub-areas

## PRIORITY SUB-AREAS AND TARGET REUSE SITES

EXHIBIT 7-2