



January 17, 2014

Ms. Rachelle Rickard, Director of Administrative Services  
City of Atascadero  
6907 El Camino Real  
Atascadero, CA 93422

Dear Ms. Rickard:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Atascadero Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on August 15, 2013. Finance has completed its review of the LRPMP, which may have included obtaining clarification for various items.

The Agency received a Finding of Completion on March 8, 2013. Further, based on our review and application of the law, we are approving the Agency's use or disposition of all the real properties listed on the LRPMP. However, Finance notes the following:

- Property No. 2, 6550 El Camino Real and Property No. 7 Located throughout downtown area, do not meet the definition of real property. For Property No. 2, the City of Atascadero owns the land while the Agency owns the structure on the land. Property No. 7, these are way-finding signs located throughout downtown. Since the structure and signs are moveable, they are technically considered personal property. HSC section 34191.5 (b) states that only the Agency's real property is required to be listed in the LRPMP. As such, it was not necessary to list Property No. 2 and No. 7 in the LRPMP.
- Property No. 3, No. 5, No. 6, and No. 8 are improvements made to City owned property. Since the City is owns fee title to these properties, it was not necessary to list them on the LRPMP.

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

Agency actions taken pursuant to a Finance approved LRPMP are subject to oversight board (OB) approval per HSC section 34181 (f). Any subsequent OB actions addressing the Agency's implementation of the approved LRPMP should be submitted to Finance for approval.

Ms. Rachelle Rickard

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Please direct inquiries to Wendy Griffe, Supervisor, or Jenny DeAngelis, Lead Analyst at (916) 445-1546.

Sincerely,



JUSTYN HOWARD

Local Government Consultant

cc: Ms. Jeri Rangel, Deputy Director of Administrative Services, City of Atascadero  
Ms. Barbara Godwin, Property Tax Manager, County of San Luis Obispo  
Ms. Elizabeth Gonzalez, Bureau Chief, Local Government Audit Bureau, California State  
Controller's Office  
California State Controller's Office