



May 19, 2014

Mr. David Spilman, Special Consultant to Successor Agency
City of Clearlake
14050 Olympic Drive
Clearlake, CA 95422

Dear Mr. Spilman:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Clearlake Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on October 21, 2013. Finance has completed its review of the Agency's LRPMP, which may have included obtaining clarification for various items.

The Agency received a Finding of Completion on April 26, 2013. Further, based on our review and application of the law, we are approving the Agency's use or disposition of all the properties listed on the LRPMP.

However, the following corrections were noted during our review, but does not require a revised plan to be submitted:

- To accurately reflect the addresses of the following properties:

Property Number	Accessor's Parcel Number (APN)	As Reported	As Revised
6	042-121-250	6356 Armijo	6356 Armijo Avenue
7	042-122-260	6377 Armijo	6377 Armijo Avenue
13	039-625-030	3741 Boxwood	3471 Boxwood Street
16	039-626-070	3423 Acacia	3423 Acacia Street
17	039-626-110	3453 Acacia	3453 Acacia Street
18	039-626-120	3463 Acacia	3463 Acacia Street
19	039-626-160	3444/3494 Boxwood St.	3444 Boxwood Street
21	041-141-150	15796 36th St.	15796 36th Avenue
22	041-141-400	15846 36th St.	15846 36th Avenue
23	041-141-420	15786 36th St.	15786 36th Avenue
24	041-141-490	15806 36th St.	15806 36th Avenue
25	041-142-350	15847-15857 36th St.	15847-15857 36th Avenue

- To accurately reflect the lot sizes of the following properties:

Property Number	APN	As Reported, Lot Sizes in Square Feet	As Revised, Lot Sizes in Square Feet
11	039-623-190	22,500	23,600
12	039-625-010	10,000	11,660
13	039-625-010	5,000	5,400
14	039-625-060	22,500	23,625
15	039-626-010	10,000	11,660
22	041-141-400	20,000	19,500
23	041-141-420	5,000	5,100
24	041-141-490	5,000	4,600
25	041-142-350	55,000	54,800

- To update the Agency's responses, ensuring compliance with HSC requirements for the following properties:
 - Property Nos. 8 through 27 – The Agency reported "Not Available" for the requirements specified on HSC section 34191.5 (c) (1) (F) and (G) pertaining to history of environmental contamination and property's potential for transit oriented development. As clarified by the Agency, the "Not Available" should state "No Report on File" for HSC section 34191.5 (c) (1) (F) and "No" for HSC section 34191.5 (c) (1) (G).
 - Property Nos. 8 through 27 – The Agency reported "See PMP" for the requirement specified on HSC section 34191. 5 (c) (1) (G) pertaining to advancement of planning objectives. As clarified by the Agency, the "See PMP" should state "No" for Property Nos. 8, 9, 11 through 26 and "Yes" for Property Nos. 10 and 27.
 - Property Nos. 8 through 27 – The Agency reported "N/A" for the requirement specified on HSC section 34191. 5 (c) (1) (H) pertaining to history of previous development proposals. As clarified by the Agency, the "N/A" should state "No" for Property Nos. 8, 9, 11 through 26 and "Yes" for Property Nos. 10 and 27.

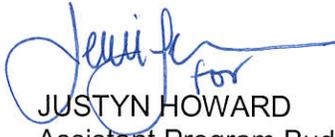
In accordance with HSC section 34191.4, upon receiving a Finding of Completion from Finance and approval of a LRPMP, all real property and interests in real property shall be transferred to the Community Redevelopment Property Trust Fund of the Agency, unless that property is subject to the requirements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

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

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

Sincerely,



JUSTYN HOWARD
Assistant Program Budget Manager

cc: Mr. Bruce Budman, Finance Consultant to City of Clearlake, City of Clearlake
Ms. Cathy Saderlund, Auditor-Controller, Lake County
Ms. Elizabeth Gonzalez, Bureau Chief, Local Government Audit Bureau, California State
Controller's Office
California State Controller's Office