DEPARTMENT OF FINANCE

EDMUND G. BROWN JR. • GOVERNOR

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February 12, 2015

Ms. Marilyn Staats, Deputy City Manager
City of Montclair
5111 Benito Street
Montclair, CA 91763

Dear Ms. Staats:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Montclair Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on November 14, 2013. The Agency subsequently submitted a revised LRPMP to Finance on August 25, 2014. Finance has completed its review of the LRPMP, which may have included obtaining clarification for various items.

The Agency received a Finding of Completion on May 16, 2014. 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. Our approval also took into account the following clarification provided by the Agency:

> Property No. 2, 4985 Richton Street: It is our understanding the Agency has identified multiple disposition options for the property located at 4985 Richton Street as public use or future development. In the event the property no longer serves a governmental purpose (Montclair Kid's Station Child Care Center or as the Gold Line right of way), the City of Montclair (City) will develop the property pursuant to the North Montclair Downtown Specific Plan. At that time, the City will enter into a compensation agreement with the affected 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.

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.

Please direct inquiries to Nichelle Thomas, Supervisor, or Michael Barr, Lead Analyst at (916) 445-1546.

Sincerely,

for

JUSTYN HOWARD
Program Budget Manager

cc: Mr. Donald Parker, Finance Director, City of Montclair
Ms. Linda Santillano, Property Tax Manager, San Bernardino County
Ms. Elizabeth Gonzalez, Bureau Chief, Local Government Audit Bureau, California State Controller's Office
California State Controller's Office