



May 19, 2014

Ms. Allison Carlos, Principal Management Analyst
Placer County
175 Fulweiler Avenue
Auburn, CA 95603

Dear Ms. Carlos:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the Placer County Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on September 6, 2013. The Agency subsequently submitted a revised LRPMP to Finance on February 26, 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 March 21, 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. Our approval also took into account the following clarification provided by the Agency:

- Everett, Eastern Gateway, and Swiss Mart Properties – Sale to a third party. The LRPMP notes that the proceeds of the sales of three properties will be remitted to the County Auditor-Controller for distribution to the taxing entities. The Agency is encouraged to obtain an appraisal to maximize the property value prior to the disposition of these properties.
- Minnow Avenue, Brook Street, Salmon Street, and Deer Street Parking Lots – Transfer to Placer County (County) for future development. Based on our review of the revised LRPMP and discussions with the Agency, and pursuant to HSC Section 34180 (f), the sponsoring entity will execute compensation agreement(s).
- Kings Beach Town Center – Transfer to the County to be sold to a third party. During the review of Oversight Board Resolution 2014-06, the Agency informed Finance that the property will be temporarily transferred to the County once the Agency obtains ownership of the 16 parcels listed for this property. It is our understanding that the parcels will be then sold by the County to a third party for development consistent with redevelopment and community plans; proceeds net of liabilities and expenses will be distributed to the affected taxing entities. Therefore, the Agency is encouraged to obtain an appraisal to maximize the property value prior to the disposition of these properties.

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 Beliz Chappuie, Supervisor, or Todd Vermillion, Lead Analyst at (916) 445-1546.

Sincerely,



JUSTYN HOWARD
Assistant Program Budget Manager

cc: Mr. Andy Heath, Deputy County Executive Officer, Placer County
Ms. Jayne Goulding, Managing Accountant Auditor, Placer County
Ms. Elizabeth Gonzalez, Bureau Chief, Local Government Audit Bureau, California State
Controller's Office
California State Controller's Office