

June 12, 2014

Mr. Bradley Ward, Finance Advisor
City of San Pablo
13831 San Pablo Avenue
San Pablo, CA 94806

Dear Mr. Ward:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the San Pablo Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on July 29, 2013. The Agency subsequently submitted a revised LRPMP to Finance on December 17, 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 September 16, 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:

- Assessor Parcel Number (APN) 417-170-008 will be reconfigured prior to disposition. It is our understanding that Blocks F and G, which are within APN 417-170-008, are to be transferred to the West Contra Costa Health Care District; and the portions of Blocks A and B within APN 417-170-008 are to be sold, with the proceeds of the sale being distributed to the Contra Costa County Auditor-Controller for distribution among the taxing entities pursuant to HSC section 34191.5 (c) (2) (B).

Additionally, we noted the following during our review, but do not require a revised plan to be submitted:

- APN 413-220-036 was sold to a private homeowner in 1982. Therefore, it is not necessary for this property to be included in the LRPMP.
- APNs 417-090-012 and 417-090-013 are not owned by the Agency. Instead, the Agency has a lease-holding interest in these parcels. Since these parcels are used for low and moderate income housing purposes, the Agency's lease interest should be transferred to the Housing Successor in a separate Oversight Board (OB) action.

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

Mr. Bradley Ward
June 12, 2014
Page 2

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.

The Agency is encouraged to obtain appraisals to maximize property values prior to the disposition of property. Further, Agency actions taken pursuant to a Finance approved LRPMP which requires the Agency to enter into a new agreement are subject to 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 Alex Watt, Lead Analyst at (916) 445-1546.

Sincerely,



JUSTYN HOWARD
Assistant Program Budget Manager

cc: Mr. Kelsey Worthy, Assistant City Manager, City of San Pablo
Mr. Bob Campbell, Auditor-Controller, Contra Costa County
California State Controller's Office