

May 8, 2014

Ms. Karen Cano, Administrative Services Director
City of Sebastopol
7120 Bodega Avenue
Sebastopol, CA 95472

Dear Ms. Cano:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Sebastopol Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on September 17, 2013. The Agency subsequently submitted a revised LRPMP to Finance on December 18, 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 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 lot size variances were noted during our review, but do not require a revised plan to be submitted since the permissible uses of these properties are for governmental purposes:

- Property No. 1 – Accessor's Parcel Number (APN) 004-041-070 lot size should be 0.19 acres
- Property No. 3 – APN 004-053-036 lot size should be 1,306 square feet

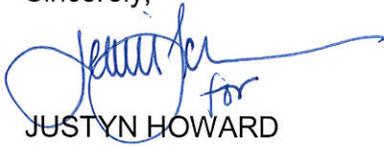
In accordance with HSC section 34191.4, upon receiving a Finding of Completion from Finance and approval of a LRPMP, all real property and interests in real property shall be transferred to the Community Redevelopment Property Trust Fund of the Agency, unless that property is subject to the requirements 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. Lawrence McLaughlin, City Manager and City Attorney, City of Sebastopol
Mr. Randy Osborn, Property Tax Manager, Sonoma County
Ms. Elizabeth Gonzalez, Bureau Chief, Local Government Audit Bureau, California State
Controller's Office
California State Controller's Office