

May 12, 2014

Mr. Ramon Lara, City Administrator  
City of Woodlake  
350 North Valencia Boulevard  
Woodlake, CA 93286

Dear Mr. Lara:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Woodlake Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on December 5, 2013. The Agency subsequently submitted a revised LRPMP to Finance on April 23, 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 June 12, 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 errors were noted during our review that do not require a revised plan to be submitted:

- Incorrect address listed in the Table of Contents. The address for property No. 3 is listed as 350 Lemona Street instead of 305 Lemona Street. The correct address of 305 Lemona Street is included in the plan on page 10.
- Inconsistency among Resolution 14-02 and pages 4 and 9 of the LRPMP. The Resolution and page 4 of the LRPMP state that the 121 Magnolia Street property will be liquidated. However, page 9 of the LRPMP notes the property will be retained for government use. The Agency provided further description on page 9 clarifying that the Agency plans to "Liquidate asset and distribute revenue from sale to affected taxing entities." The Agency has provided sufficient documentation to support that the property will be liquidated and the revenue will be distributed to 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.

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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. Ramon Lara, City Administrator, City of Woodlake  
Mr. Michal Mierzwinski, Accountant, City of Woodlake  
Ms. Rita A. Woodard, Auditor-Controller, Tulare County  
Ms. Elizabeth Gonzalez, Bureau Chief, Local Government Audit Bureau, California State  
Controller's Office  
California State Controller's Office