



September 8, 2015

Mr. Darin Gale, Interim Development Services Director
Yuba City
1201 Civic Center Boulevard
Yuba City, CA 95993

Dear Mr. Gale:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the Yuba City Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on May 22, 2014. The Agency subsequently submitted a revised LRPMP to Finance on July 7, 2015. 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.

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.

However, the following errors were noted during our review, but do not require a revised plan to be submitted:

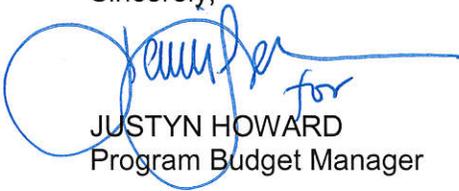
- Item No. 6 – 433 Plumas Boulevard: The narrative indicates the property has undergone environmental contamination, studies, and/or remediation, and/or designation as a brownfield site. However, the Property Inventory Data spreadsheet states the property has not undergone environmental contamination, studies, and/or remediation, and designation as a brownfield site. It is our understanding the property has undergone environmental contamination, studies, and/or remediation, and/or designation as a brownfield site.
- Item No. 6 – 433 Plumas Boulevard: Table 2 – 'Properties Proposed for Disposition' and the Property Inventory Data spreadsheet identify the Assessor's Parcel Number (APN) as 52-380-025. However, Table 3 – 'Estimated Current Market Value of Parcels' identifies the APN as 52-380-016. It is our understanding the correct APN is 52-380-025.

- Oversight Board Resolution No. OB 15-002 title identifies the resolution as one from the Successor Agency to the Redevelopment Agency of the City of Yuba City. However, Finance notes the Oversight Board passed, approved, and adopted the LRPMP at a meeting of the Oversight Board. It is our understanding the title was in error, and should have been corrected.

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,



JUSTYN HOWARD
Program Budget Manager

cc: Ms. Robin Bertagna, Finance Director, Yuba City
Mr. Don Fraser, Consultant, Fraser & Associates