



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.

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,

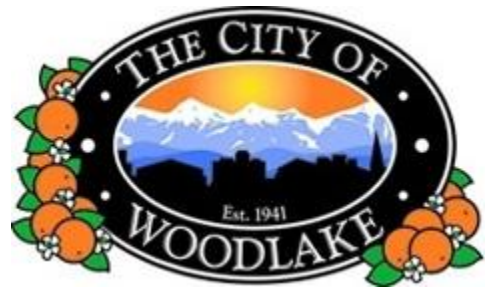
A handwritten signature in blue ink, appearing to read 'Justyn Howard', with a long, sweeping underline.

JUSTYN HOWARD
Assistant Program Budget Manager

cc: Mr. Ramon Lara, City Administrator, City of Woodlake
Mr. Michal Mierzewski, 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

LONG-RANGE PROPERTY MANAGEMENT PLAN

WOODLAKE SUCCESSOR AGENCY



Prepared By:



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NOVEMBER 26, 2013

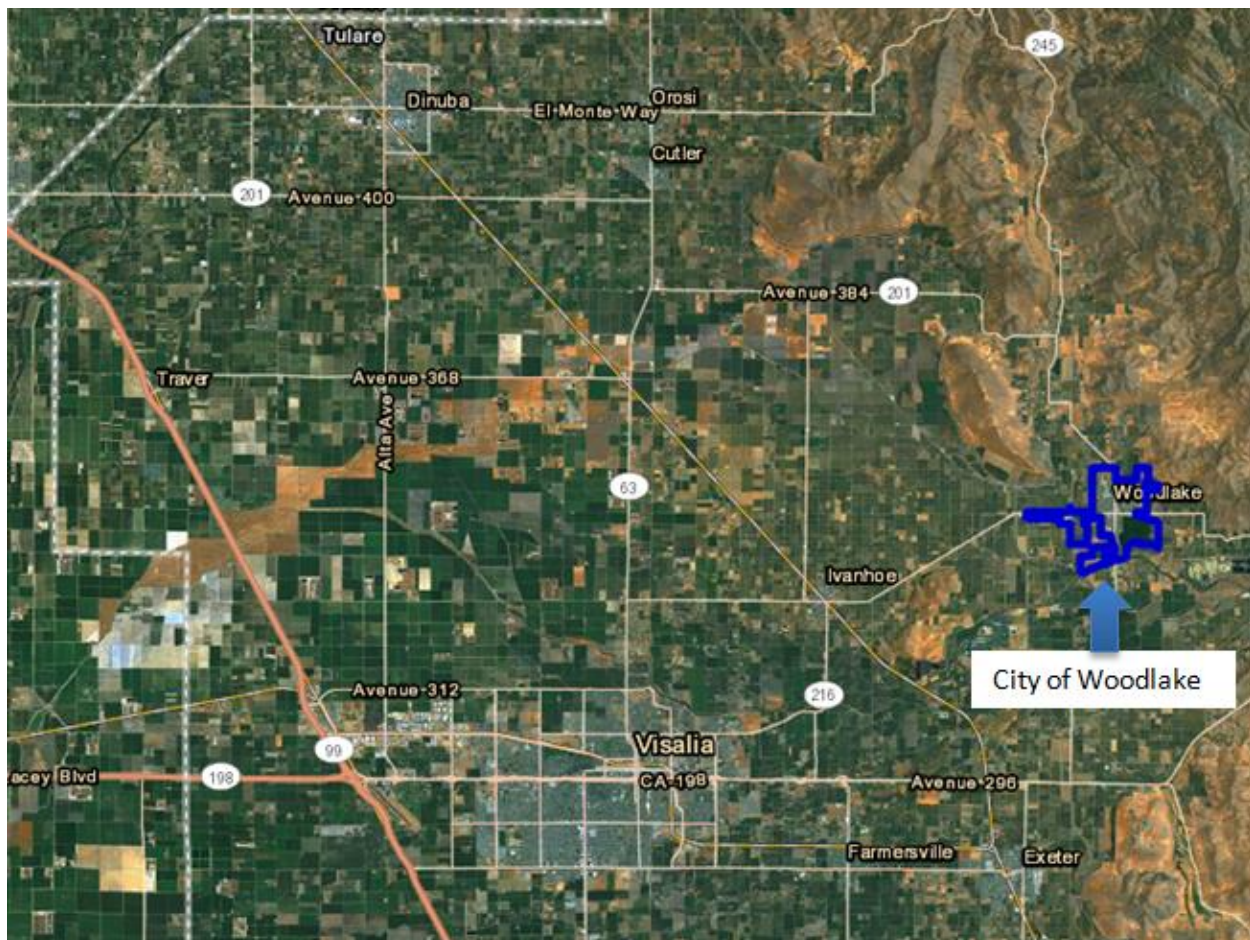
Table of Contents

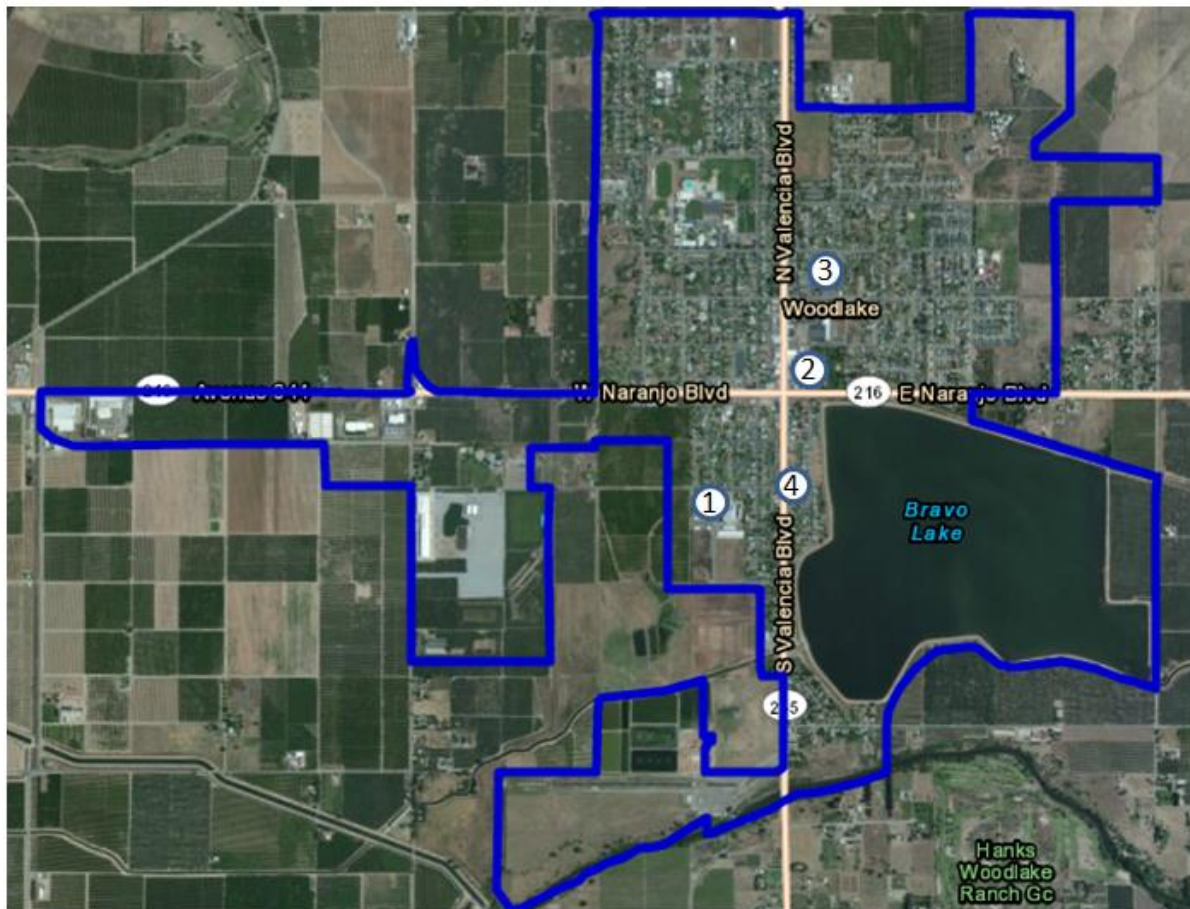
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1.0 Introduction

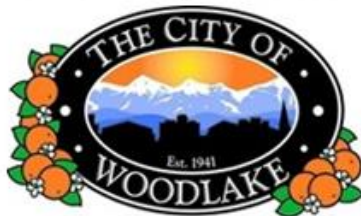
1.1 Background & Purpose

Health and Safety Code Section 34191.5, added by AB 1484 (signed into law on June 27, 2012), requires each Successor Agency (“SA”) to prepare and approve a Long-Range Property Management Plan (“LRPMP”) that addresses the disposition and use of the real properties of the former redevelopment agency. Properties held by a successor agency cannot be disposed of until the State Department of Finance (“DOF”) has approved the LRPMP. This document is the LRPMP for the Successor Agency to the former City of Woodlake Redevelopment Agency





Redevelopment Properties Location Map



1.2 Successor Agency Property Summary

There are four (4) Properties owned and controlled by the Successor Agency. All four (4) Properties entail fee simple property.

#	Address/Description	APN	Purpose			
			Public	Future Dev.	Liquid.	Enf. Oblig.
1	S. Acacia St. Industrial Park, SW Parcel	060-250-006, 060-250-007, 060-250-008			X	
2	121 N. Magnolia/Adobes	061.160.059			X	
3	305 Lemona St	061-132-007			X	
4	316 Valencia Blvd	061-181-046, 061-181-045			X	

2.0 Long-Range Property Management Plan (PMP)

Property #1: Vacant Lot/Land



Parcel Data – Property #1

Address	S. Acacia St on the NW intersection of Deltha Ave & S. Acacia St, Woodlake, CA 93286
APN	060-250-006, 060-250-007, 060-250-008
Lot Size	158,448 square feet
Use	Vacant Lot/Land
Zoning	Industrial
Current Title	Woodlake Successor Agency
Improvements	None

Acquisition & Valuation Information – Property #1

Purchase Date	05/14/2005
Purchase Price	\$145,380
Funding Source	Tax increment
Purpose	Land held for resale
Estimate of Current Value	\$45,114
Method of Valuation	Book Value

Revenues Generated by Property & Contractual Requirements – Property #1

City / Successor

Agency Lease Agreement None

History of Environmental Contamination or Remediation Efforts – Property #1

None No studies from the previous 10 years – likely done prior to acquisition/development.

Transit-Oriented Development & Advancement of Agency Planning Objectives – Property #1

Potential for TOD Not Applicable

Agency Planning Objectives Land held for resale

Brief History of Previous Development Proposals and Activities – Property #1

History Land held for resale

Recommendation for Disposition – Property #1

Liquidate Liquidate asset and distribute revenue from sale to affected taxing agencies

Property #2: Vacant Lot/Land



Parcel Data – Property #2

Address	121 Magnolia St, Woodlake, CA 93286
APN	061-160-059
Lot Size	11250 square feet
Use	Vacant Lot/ Land
Zoning	Commercial
Current Title	Woodlake Successor Agency
Improvements	None

Acquisition & Valuation Information – Property #2

Purchase Date	01/17/2007
Purchase Price	\$97,361
Funding Source	Tax increment
Purpose	Land held for resale
Estimate of Current Value	\$97,361
Method of Valuation	Book Value

Revenues Generated by Property & Contractual Requirements – Property #2

City / Successor	
Agency Lease Agreement	None

History of Environmental Contamination or Remediation Efforts – Property #2

Detail	None
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Transit-Oriented Development & Advancement of Agency Planning Objectives – Property #2

Potential for TOD Not Applicable

Agency Planning Objectives Retain property for the development of a civic plaza

Brief History of Previous Development Proposals and Activities – Property #2

History Land held for resale.

Recommendation for Disposition – Property #2

Retain for

Government Use Liquidate asset and distribute revenue from sale to affected taxing agencies.

Property #3: Vacant Lot/Land



Parcel Data – Property #3

Address	305 Lemona St. Woodlake, CA 93286-1315
APN	061-132-007
Lot Size	10500 square feet
Use	Vacant Lot/Land
Zoning	Residential
Current Title	Woodlake Successor Agency
Improvements	None

Acquisition & Valuation Information – Property #3

Purchase Date	10/06/2009
Purchase Price	\$37,200
Funding Source	Tax increment
Purpose	Land held for resale
Estimate of Current Value	\$22,000
Method of Valuation	Appraised

Revenues Generated by Property & Contractual Requirements – Property #3

City / Successor	
Agency Lease Agreement	None

History of Environmental Contamination or Remediation Efforts – Property #3

None	No studies from the previous 10 years – likely done prior to acquisition/development.
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Transit-Oriented Development & Advancement of Agency Planning Objectives – Property #3

Potential for TOD	Not Applicable
Agency Planning Objectives	Disposition of property to a private owner that will construct a residential unit.

Brief History of Previous Development Proposals and Activities – Property #3

History	None
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Recommendation for Disposition – Property #3

Dispose to Private Buyer	Disposition to an owner that will construct a residential unit. Recommendation is that the property be sold and the sale proceeds be distributed to affecting taxing agencies.
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Property #4: Vacant Lot/Land



Parcel Data – Property #4

Address	316 Valencia Blvd, Woodlake, CA 93286
APN	061-181-046, 061-181-045
Lot Size	11250 square feet
Use	Vacant Lot/Land
Zoning	Residential
Current Title	Woodlake Successor Agency
Improvements	None

Acquisition & Valuation Information – Property #4

Purchase Date	11/22/2011
Purchase Price	\$25,665
Funding Source	Tax increment
Purpose	Vacant Lot/Land
Estimate of Current Value	\$38,000
Method of Valuation	Appraised

Revenues Generated by Property & Contractual Requirements – Property #4

City / Successor	
Agency Lease Agreement	None

History of Environmental Contamination or Remediation Efforts – Property #4

None	No studies from the previous 10 years – likely done prior to acquisition/development.
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Transit-Oriented Development & Advancement of Agency Planning Objectives – Property #4

Potential for TOD	Not Applicable
Agency Planning Objectives	Disposition of property to an owner that will construct a residential unit.

Brief History of Previous Development Proposals and Activities – Property #4

History	None
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Recommendation for Disposition – Property #4

Dispose to	Disposition to a private developer that will construct a residential unit.
Private	Recommendation is that the property be sold and the sale proceeds be distributed
Buyer	to affecting taxing agencies.