



November 22, 2013

Ms. Michelle Skaggs-Lawrence, Deputy City Manager
City of Oceanside
300 North Coast Highway
Oceanside, CA 92054

Dear Ms. Skaggs-Lawrence:

Subject: Revised Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Oceanside Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on June 20, 2013. The Agency subsequently submitted a revised LRPMP to Finance on November 21, 2013. Finance has completed its review of the revised LRPMP.

The Agency received a Finding of Completion on May 15, 2013. Based on our review and application of the law, we are approving the Agency's use or disposition of all the properties listed in the LRPMP. Our approval of the LRPMP also takes into account the corresponding Resolution No. 13-R0730-OOB (Resolution), which specifically addressed Finance's initial concerns regarding Parcel 1: Pacific Street Lots. Finance notes that Exhibit A of the Resolution specifies the following revisions to the LRPMP:

- If a Purchase and Sale Agreement (Agreement) can be negotiated with SD Malkin, the Pacific Street Lots property will be sold at fair market value as determined by an appraisal. This Agreement would then result in the termination of the 2009 DDA/Lease with SD Malkin and would then be subject to Oversight Board approval and review by Finance.
- If the Agency is unable to successfully negotiate a sale, the property will be transferred to the City of Oceanside with any required compensation agreements with the other taxing entities as provided by HSC section 34180 (f).
- The proceeds from the sale or compensation agreements of Parcel 1 shall be used for redemption of the Agency's outstanding bonds.

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 are subject to oversight board (OB) approval per HSC section 34181 (f). Any subsequent OB actions addressing the Agency's implementation of the approved LRPMP should be submitted to Finance for approval.

Please direct inquiries to Wendy Griffe, Supervisor, or Jenny DeAngelis, Lead Analyst at (916) 445-1546.

Sincerely,



JUSTYN HOWARD
Assistant Program Budget Manager

cc: Ms. Jane McPherson, Accounting Manager, City of Oceanside
Mr. Juan Perez, Senior Auditor and Controller Manager, San Diego Auditor Controller
Ms. Nenita de Jesus, Senior Account, San Diego County
Mr. Steven Mar, Bureau Chief, Local Government Audit Bureau, California State
Controller's Office
California State Controller's Office