



March 5, 2015

Mr. Jim Simon, Consultant  
City of Oroville  
309 W. Fourth Street  
Santa Ana, CA 92701

Dear Mr. Simon:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Oroville Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on August 29, 2014. The Agency subsequently submitted a revised LRPMP to Finance on December 17, 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 May 6, 2014. 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 error was noted during our review, but does not require a revised plan to be submitted:

- Property No. 5 - Assessor's Parcel Number (APN) 012-032-010 is listed incorrectly on the LRPMP; the correct APN is 012-032-011.

The Agency plans to sell 8 properties (Property Nos. 3 through 10) to third parties and distribute the proceeds net of expenses to the affected taxing entities. Our approval is based on our understanding that the Agency intends to develop and implement an asset disposition strategy seeking to not only dispose of the properties in an expeditious manner but in a manner aimed at maximizing value. Therefore, the Agency is encouraged to obtain appraisals for property Nos. 6, 7, 9, and 10 prior to the disposition of these properties.

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

Mr. Jim Simon  
March 5, 2015  
Page 2

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 Satveer Ark, Lead Analyst at (916) 445-1546.

Sincerely,



JUSTYN HOWARD  
Program Budget Manager

cc: Mr. Rick Farley, Business Assistance Coordinator, Oroville  
Ms. Maria Solis, Auditor/Accountant, Butte County  
Ms. Elizabeth Gonzalez, Bureau Chief, Local Government Audit Bureau, California State  
Controller's Office  
California State Controller's Office