



JOSEPH KELLY
TREASURER AND TAX COLLECTOR

**COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR**

KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
LOS ANGELES, CALIFORNIA 90012
TELEPHONE: (213) 974-2101 FAX: (213) 626-1812



HOME PAGE
TTC.LACOUNTY.GOV
PROPERTY TAX PORTAL
LACOUNTYPROPERTYTAX.COM

May 31, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

25 May 31, 2016

LORI GLASGOW
EXECUTIVE OFFICER

**AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY
SUBJECT TO THE TAX COLLECTOR'S POWER TO SELL
AGREEMENT 2724
(FIFTH SUPERVISORIAL DISTRICT) (3 VOTES)**

SUBJECT

The City of Santa Clarita is seeking to purchase two tax-defaulted properties through the Chapter 8 Agreement Sale process. The Chapter 8 Agreement Sale allows eligible public agencies and nonprofit organizations the opportunity to purchase tax-defaulted property for a qualifying public purpose or benefit. The City of Santa Clarita intends to use the properties for the preservation of open space.

IT IS RECOMMENDED THAT THE BOARD:

Approve and instruct the Chair of the Board to sign the Purchase Agreement Number 2724 (Agreement), authorizing the Treasurer and Tax Collector (TTC) to sell tax-defaulted property subject to the Tax Collector's power to sell to the City of Santa Clarita (public agency).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The TTC will sell the property described in this Agreement in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code (R&TC), and the Board of Supervisors' policy adopted on November 24, 1970. Exhibit A of the Agreement indicates the legal descriptions and selling prices of the properties.

Implementation of Strategic Plan Goals

Approval of the Agreement is in accordance with the Countywide Strategic Plan Goals of Operational Effectiveness/Fiscal Sustainability. The TTC will recover all defaulted property taxes and costs. The city's proposed use of the properties is for a qualifying public purpose.

Strategic Asset Management Principles Compliance

Not Applicable.

FISCAL IMPACT/FINANCING

The revenue generated from this sale will recover all defaulted property taxes, penalties, interest owed on the property, and costs related to conducting the sale of the properties, with proceeds apportioned among the affected taxing agencies.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement Sale procedure permits eligible public agencies to acquire tax-defaulted property subject to the Tax Collector's power to sell, pursuant to R&TC Section 3791, et seq.

The Purchaser initially requested to purchase five tax-defaulted properties and subsequently withdrew its intent to purchase one of the properties. The remaining two properties were since redeemed and are thus ineligible for purchase. This Agreement is for the purchase of two properties.

The Agreement includes Exhibit A, Real Property Descriptions and Purchase Prices, and Assessor's Plat Maps. Attachment A contains the Application to Purchase Tax-Defaulted Property from the County, purchase request letter, Certified Resolution, Mission Statement, and Sphere of Influence Map of the City of Santa Clarita. County Counsel has approved the Agreement as to form.

R&TC Section 3794.3 indicates that the Agreement shall take place only if approved by the Board of Supervisors.

In accordance with R&TC Section 3795, following adoption by the Board of Supervisors, the TTC shall submit the Agreement to the State Controller's Office for final approval.

Further, R&TC Section 3798 requires the TTC to publish a notice of the Agreement once a week, for three consecutive weeks, in a newspaper of general circulation published in the County.

Finally, pursuant to R&TC Section 3799, the TTC will attempt to contact the owner(s) and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the properties prior to completing the Agreement Sale.

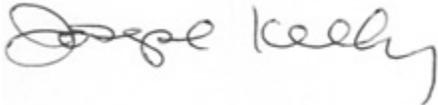
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

Upon approval of the attached Agreement, the TTC requests that the Executive Officer-Clerk of the Board of Supervisors return all original documents to the Secured Property Tax Division at 225 N. Hill Street, Room 130, Los Angeles, California 90012 for further processing.

Respectfully submitted,

A handwritten signature in cursive script that reads "Joseph Kelly".

Joseph Kelly

Treasurer and Tax Collector

JK:KK:KG:ms

Enclosures

c: Assessor
Chief Executive Officer
Auditor-Controller
County Counsel
Executive Officer, Board of Supervisors

AGREEMENT NUMBER 2724
CITY OF SANTA CLARITA
FIFTH SUPERVISORIAL DISTRICT

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20___, by and between the Board of Supervisors of Los Angeles County, State of California, and the City of Santa Clarita of Los Angeles County ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit A attached hereto and made a part hereof, is tax-defaulted and is subject to the Tax Collector's power to sale by said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit A within 14 days after the date this agreement becomes effective. Upon payment of said sum to the Tax Collector, the Tax Collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. That the PURCHASER agrees that the real property be used for the public use specified on Exhibit A of this agreement.
4. That if said PURCHASER is a taxing agency, as defined in Revenue and Taxation Code section 121, it will not share in the distribution of the payment required by this Agreement.

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

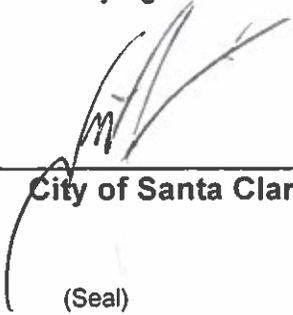
By 
Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit A is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel.

§§3791, 3791.3, 3793 R&T Code
Revised 11/15

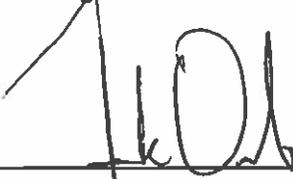
The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:



City of Santa Clarita
(Seal)

By



FRANK OVIEDO
Assistant City Manager
Title

ATTEST: BOARD OF SUPERVISORS, COUNTY OF LOS ANGELES

By

Clerk of the Board of Supervisors

By

Chair of the Board of Supervisors

By

Deputy

(Seal)

This agreement was submitted to me before execution by the Board of Supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.



Los Angeles County Tax Collector

Pursuant to the provisions of section 3795, the State Controller approves the foregoing agreement this

_____ day of _____, _____.

BETTY T. YEE
CALIFORNIA STATE CONTROLLER

By:

Karen Garcia, Manager
Property Tax Administration & Government Compensation

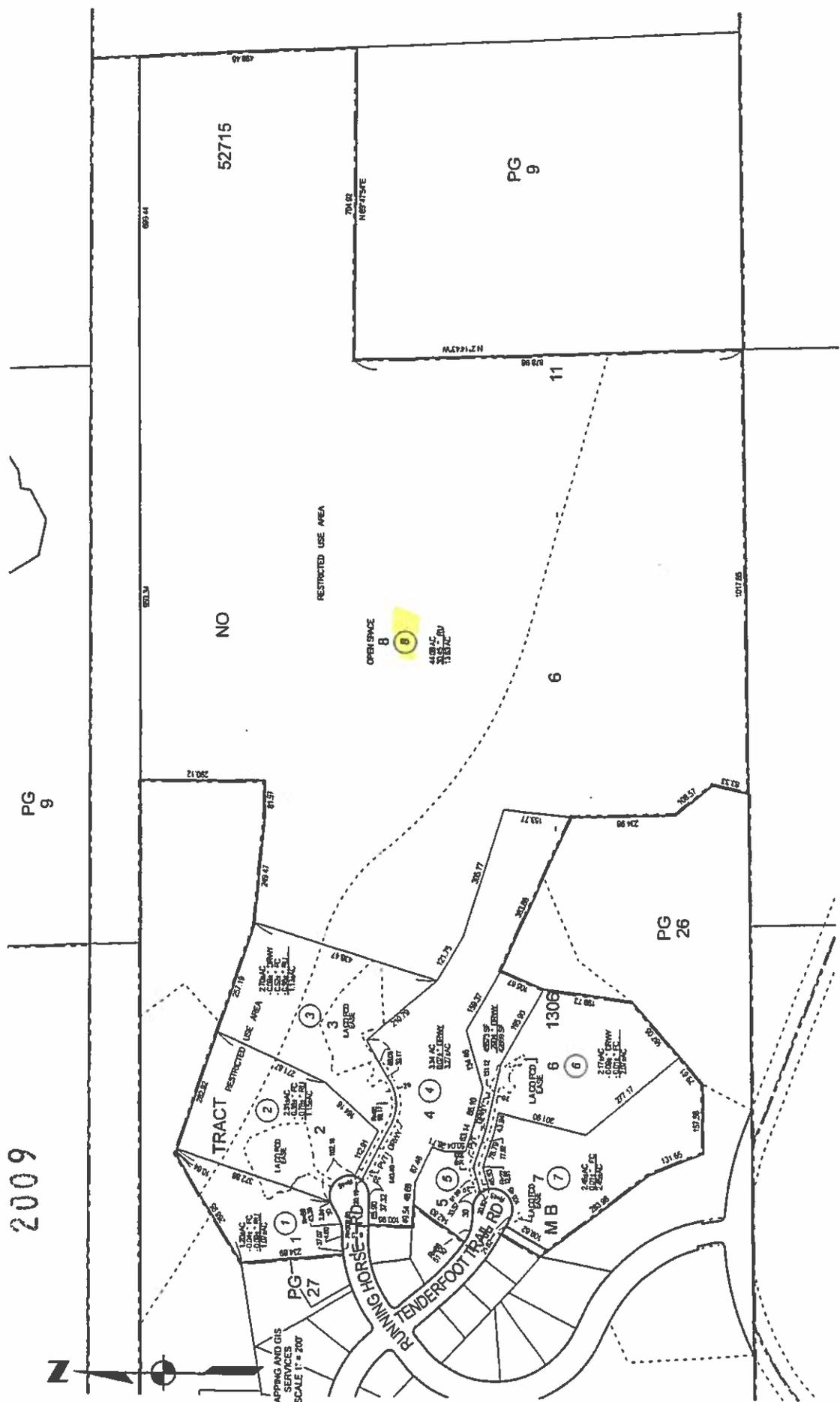
EXHIBIT A

REAL PROPERTY DESCRIPTION AND PURCHASE PRICE

ITEM	DESCRIPTION
Supervisory District	5th
Location	UNINCORPORATED, COUNTY OF LOS ANGELES
Address	VACANT
Assessor's Parcel No.	2848-009-041
Legal Description:	POR NW 1/4 OF LOT 3 AND POR OF LOT 1 AND LOT 2 IN SEC33 T4N R15W
Agreement Number	2724
First Year of Delinquency	2007
Default Year	2008
Purchase Price	\$3,477.07*
Purpose of Acquisition	Open space.

ITEM	DESCRIPTION
Supervisory District	5th
Location	UNINCORPORATED, COUNTY OF LOS ANGELES
Address	VACANT
Assessor's Parcel No.	2848-036-008
Legal Description:	TR=52715 LOT 8
Agreement Number	2724
First Year of Delinquency	2007
Default Year	2008
Purchase Price	\$4,058.39*
Purpose of Acquisition	Open space.

*The purchase price quoted on this Exhibit A is a projection of the purchase price for a schedule of nine months. In addition, the following costs related to the sale will be added to the purchase price: Cost of Notification, Cost of Publication, Cost of Postage, Noticing and Recording Fees, Title Report Fee and State Fee. If the agreement is completed in less than the nine month projection time, then the purchase price will be decreased; however if the completion of the agreement is longer than the nine month projection time, the price will increase accordingly.



2009



MAPPING AND GIS
SERVICES
SCALE 1" = 200'

AGREEMENT NUMBER 2724
CITY OF SANTA CLARITA
ATTACHMENT A

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

- Name of Organization: City of Santa Clarita
- Corporate Structure – check the appropriate box below and provide corresponding information:
 - Nonprofit – provide Articles of Incorporation
 - Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- No Purchase – State / county / taxing agency registering objection to preserve lien only
- Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- Purchase by nonprofit for low-income housing or to preserve open space

Category B: Parcel is *not* currently scheduled for a Chapter 7 tax sale

- Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

- County where the parcel(s) is located: Los Angeles
- List each parcel by Assessor's Parcel Number: 2826-125-001, 2848-009-041, 2848-036-008
- State the purpose and intended use for each parcel: Open Space Preservation

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

[Signature]
Authorized Signature

Assistant City Manager
Title

2/4/13
Date

VIA FAX 213-680-3648
FEDEX OVERNIGHT



City of
SANTA CLARITA

August 23, 2012

23920 Valencia Boulevard • Suite 300 • Santa Clarita, California 91355-2196

Phone: (661) 259-2489 • FAX: (661) 259-8125

www.santa-clarita.com

Ms. Donna J. Doss
Assistant Treasurer and Tax Collector
County of Los Angeles
Chapter 8 Tax Defaulted Land Unit
225 North Hill Street, Room 130
Los Angeles, CA 90051-0102

Dear Ms. Doss:

**Subject: Objection to Sale and Request for Chapter 8 Agreement to Purchase Tax Defaulted
 Properties from 2011A Tax Sale
 AIN's 2826-125-001, 2848-009-041, 2848-036-008, 2854-004-004, 2848-017-012**

In response to the letter dated July 27, 2012, regarding the proposed sale of the five parcels listed on the attached worksheet, please be advised that the City of Santa Clarita does object to the sale of these parcels. The City, in compliance with the procedures and requirements for local agencies to acquire tax defaulted properties via the Chapter 8 process, is formally requesting to enter into an agreement to purchase the specific properties referenced on the attached worksheet.

Additionally, as part of the agency purchase requirements, you will find enclosed a copy of the City's mission statement, a statement of intended use for each parcel, and our payment of the required application fees.

The City of Santa Clarita has been pro-active in the preservation of open space and the creation of passive parklands. All of the requested parcels are located adjacent to open space lands or provide neighborhood access to open space parks. Acquiring these parcels will work in conjunction with our open space plan to improve vital wildlife corridors and better ensure a high quality of life for our residents. Purchasing land, within and near the City of Santa Clarita is a top priority of our City Council.

I trust that our previous Chapter 8 transactions have established a successful working partnership with you and your staff. I look forward to completing these transactions. If you have any questions, please call me at (661) 286-4177.

Sincerely,

A handwritten signature in cursive script that reads "Kate Lessard".

Kate Lessard
Administrative Analyst

KL

Ms. Donna J. Doss
August 23, 2012
2012A Tax Sale - Page 2 of 3

Enclosures: Philosophy / Mission Statement
Checks to Los Angeles County Treasure and Tax Collector
List of all parcels to be purchased with a statement of intended use for each parcel

cc: Rick Gould, Director of Parks, Recreation, and Community Services
Chris Price, City Engineer

Ms. Donna J. Doss
August 23, 2012
2012A Tax Sale - Page 3 of 3

five(5)

The following is a listing of nine (9) parcels the City of Santa Clarita is requesting to purchase via the 2011A Tax Sale with the intention of using the property as OPEN SPACE.

- 1) 2826-125-001 - For Open Use (Adjacent to Publically Owned Open Space)**
- 2) 2848-009-041 - For Open Space Use (Adjacent to City-owned Open Space)**
- 3) 2848-036-008 - For Open Space Use (Adjacent to City-owned Open Space)**
- 4) 2854-004-004 - For Open Space Use (Adjacent to City-owned Open Space)**
- 5 (2848-017-012 - For Open Space Use(Adjacent to City-owned Open Space)**



City of
SANTA CLARITA

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CITY OF SANTA CLARITA

CERTIFICATION BY CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SANTA CLARITA)

I, Arminé Chaparyan, Interim City Clerk of the City of Santa Clarita, do hereby certify that the attached copy of Resolution No. 13-10, entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, AUTHORIZING THE SUBMITTAL OF A CHAPTER 8 AGREEMENT TO PURCHASE TAX DEFAULTED PROPERTY FOR OPEN SPACE PRESERVATION, is a true and correct copy of the original resolution on file with the City of Santa Clarita.



Arminé Chaparyan
Interim City Clerk

Dated: July 2, 2013



RESOLUTION NO. 13-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA,
CALIFORNIA, AUTHORIZING THE SUBMITTAL OF A CHAPTER 8 AGREEMENT TO
PURCHASE TAX DEFAULTED PROPERTY FOR OPEN SPACE PRESERVATION

WHEREAS, the City Council of the City of Santa Clarita recognizes the importance of protecting open space; and

WHEREAS, the City of Santa Clarita is eligible to purchase real property under the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code to acquire title to such properties; and

WHEREAS, in 2007, the City of Santa Clarita's residents approved the formation of the Open Space Preservation District, which provides the funding to purchase open space, and will fund a portion of the total purchase price for property acquired through the Chapter 8 process.

NOW, THEREFORE, the City Council of the City of Santa Clarita does hereby resolve as follows:

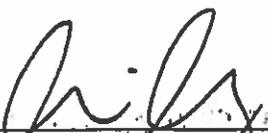
SECTION 1. The City Manager of the City of Santa Clarita or designee is authorized to execute a Chapter 8 Agreement for Assessor's Parcel Numbers: 2826-125-001, 2848-009-041 and 2848-036-008, which were listed in the 2012A County of Los Angeles Tax Collector Tax Defaulted Property Sale Book.

SECTION 2. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 12th day of March 2013.


MAYOR

ATTEST:


INTERIM CITY CLERK



STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SANTA CLARITA)

I, Arminé Chaparyan, Interim City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Santa Clarita at the regular meeting thereof, held on the 12th day of March 2013, by the following vote:

AYES: COUNCILMEMBERS: McLean, Weste, Boydston, Kellar
NOES: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: Ferry


CITY CLERK

City of Santa Clarita

Philosophy



As City employees, we are proud to say that **WE ARE THE CITY OF SANTA CLARITA**. We take pride in ourselves, our organization and our community. Our mission is to deliver the best and most cost—efficient municipal service to the citizens of Santa Clarita.

We value excellence

We provide high quality and timely services.

We encourage education.

We have a strong commitment to the community, the organization and individual professions.

We conduct ourselves professionally.

We believe that prudent management of our resources demonstrates our respect for the citizens whose monies support this organization.

We value a humanistic approach

Our actions recognize humans, human feelings and the importance of the individual.

We believe in participative management.

We encourage employees to enjoy their time at the work site.

We encourage ideas that improve the mental and physical health of the employees.

We are united in our efforts to support, respect and encourage individual talents and contributions.

We value creativity

We have a bias for action.

We believe in taking reasonable risks.

We accept innovative people who have their share of mistakes.

We value a futuristic approach

We want decisions that will endure the test of time.

We want a city that future generations will love.

We value our enthused workforce

We encourage actions which keep employees motivated and competent.

We respect loyalty to the City.

We value ethics

We believe the soundest basis for judging the rightness of an action is a test of its morality and its effects on human rights.

We value an open and non—bureaucratic government

We keep the public informed of what we do.

We share ideas, information and feelings with employees.

We are helpful, courteous and cooperative with the public.

We value our City Council

We recognize the importance of the process which elected the Council.

We recognize the importance and difficulty of the Council's job.

We are fully prepared for Council meetings.

