



**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) 620-1812
ttc.lacounty.gov and lacountypropertytax.com

JOSEPH KELLY
TREASURER AND TAX COLLECTOR

Board of Supervisors
HILDA L. SOLIS
First District
MARK RIDLEY-THOMAS
Second District
SHEILA KUEHL
Third District
JANICE HAHN
Fourth District
KATHRYN BARGER
Fifth District

October 30, 2018

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

35 October 30, 2018

CELIA ZAVALA
EXECUTIVE OFFICER

**CHAPTER 8 AGREEMENT SALE NUMBER 2776
TO PURCHASE TAX-DEFAULTED PROPERTY
SUBJECT TO THE TAX COLLECTOR'S POWER TO SELL
(FOURTH SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

The Los Angeles County Flood Control District (District), a public agency, is seeking to purchase one tax-defaulted property through the Chapter 8 Agreement Sale. The Chapter 8 Agreement Sale allows eligible public agencies and nonprofit organizations the opportunity to purchase tax-defaulted property Subject to the Tax Collector's Power to Sell for a qualifying public purpose or benefit. The District's proposed use of the property is for flood control purposes, a qualifying public purpose.

IT IS RECOMMENDED THAT THE BOARD:

Approve and instruct the Chair of the Board to sign the Chapter 8 Agreement Sale Number 2776, authorizing the Treasurer and Tax Collector (TTC) to sell one tax-defaulted property Subject to the Tax Collector's Power to Sell to the District, for the estimated purchase price of \$9,334, comprised of delinquent taxes, redemption penalties, and the projected costs of the Chapter 8 Agreement Sale.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The TTC will sell the property 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 Chapter 8 Agreement Sale indicates the legal description and selling price of the property.

Implementation of Strategic Plan Goals

The recommended action supports County Strategic Plan Strategy III.3 – Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability.

FISCAL IMPACT/FINANCING

The revenue generated from the Chapter 8 Agreement Sale will recover all of the defaulted property taxes owed on the property, with proceeds apportioned among the affected taxing agencies.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement Sale is for the purchase of one property, Assessor's Identification Number 8241-005-020, a vacant 10,458 square foot (0.24 acre) lot, in the unincorporated area of Hacienda Heights with no assigned street address, located on Colima Road, between Allenton Avenue and Hacienda Boulevard. Ralph W. Bleak and Jean L. Bleak, Trustees of the Bleak Family Trust, own the property. The property has been tax-defaulted since 2011, and we have not received any payments since then.

The TTC scheduled the property for the 2015A Public Auction. However, pursuant to R&TC Section 3692(c), the TTC pulled the property from the 2015A Public Auction due to its size and location to offer it at a sealed bid sale. Prior to scheduling the property for a sealed bid sale, on April 4, 2017, the District submitted its application to purchase the property.

The estimated purchase price of \$9,334 is based on the amount due as of January 1, 2018, the original anticipated completion date, and includes the projected costs of the Chapter 8 Agreement Sale, which consist of the costs of notification, publication, postage, title report, recording, and State and transfer taxes, if applicable.

The Chapter 8 Agreement Sale includes the Real Property Description and Purchase Price (Exhibit A), and the Assessor's Plat Map. Attachment A contains the District's Application to Purchase Tax-Defaulted Property from the County, letter requesting to purchase the property, mission statement, Statement of Responsibilities and Functions and intended use, the Resolution of the Board of Supervisors of the Los Angeles County, and the District's Sphere of Influence Map. County Counsel has approved the Chapter 8 Agreement Sale as to form.

The Chapter 8 Agreement Sale 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.

R&TC Section 3794.3 states that a sale under this chapter shall take place only if approved by the Board of Supervisors. In accordance with R&TC Section 3795, following approval by the Board of Supervisors, the TTC shall submit the Chapter 8 Agreement Sale to the State Controller's Office for final approval.

After Board and State Controller approval, and per R&TC Section 3798, the TTC will publish a notice of the Chapter 8 Agreement Sale once a week, for three consecutive weeks, in a newspaper of general circulation published in the County. Concurrently, the TTC shall also provide notice on its website.

Lastly, pursuant to R&TC Section 3799, the TTC will make all reasonable efforts to contact the owner (s) and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the property prior to completing the Chapter 8 Agreement Sale.

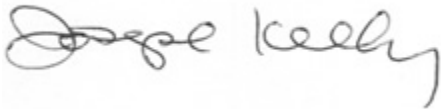
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not Applicable.

CONCLUSION

Upon approval of the attached Chapter 8 Agreement Sale Number 2776, 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 North Hill Street, Room 130, Los Angeles, California 90012 for further processing.

Respectfully submitted,

A handwritten signature in black ink that reads "Joseph Kelly". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

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
Los Angeles County Flood Control District

**CHAPTER 8 AGREEMENT
SALE NUMBER 2776**

**LOS ANGELES COUNTY
FLOOD CONTROL DISTRICT**

FOURTH SUPERVISORIAL DISTRICT

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

This Agreement is made this 30th day of October, 2018, by and between the Board of Supervisors of Los Angeles County, State of California, and the Los Angeles County Flood Control District ("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.

I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

CELIA ZAVALA
Executive Officer
Clerk of the Board of Supervisors

By Lachelle Smith
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By Sayus Ponicku
Deputy County Counsel



ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

85 OCT 30 2018

Celia Zavala
CELIA ZAVALA
EXECUTIVE OFFICER

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

78850

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

ATTEST: *Joseph Ryz*
Los Angeles County
Flood Control District
(Seal)

By *[Signature]*
Asst Deputy Director
Title



ATTEST: BOARD OF SUPERVISORS, COUNTY OF LOS ANGELES
By *Julia Garcia*
Executive Officer-Clerk
of the Board of Supervisors

By *Shirley Kuehl*
Chair of the Board of Supervisors

By *Sachelle Smitheman*
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.

[Signature]
Los Angeles County Tax Collector

Pursuant to the provisions of section 3795, the State Controller approves the foregoing agreement this 28th day of November, 2015.

BETTY T. YEE
CALIFORNIA STATE CONTROLLER

By: *Jaclyn McQueen*
JACLYN MCQUEEN, MANAGER
Government Compensation and
Property Tax Standards Section

78850

EXHIBIT A

REAL PROPERTY DESCRIPTION AND PURCHASE PRICE

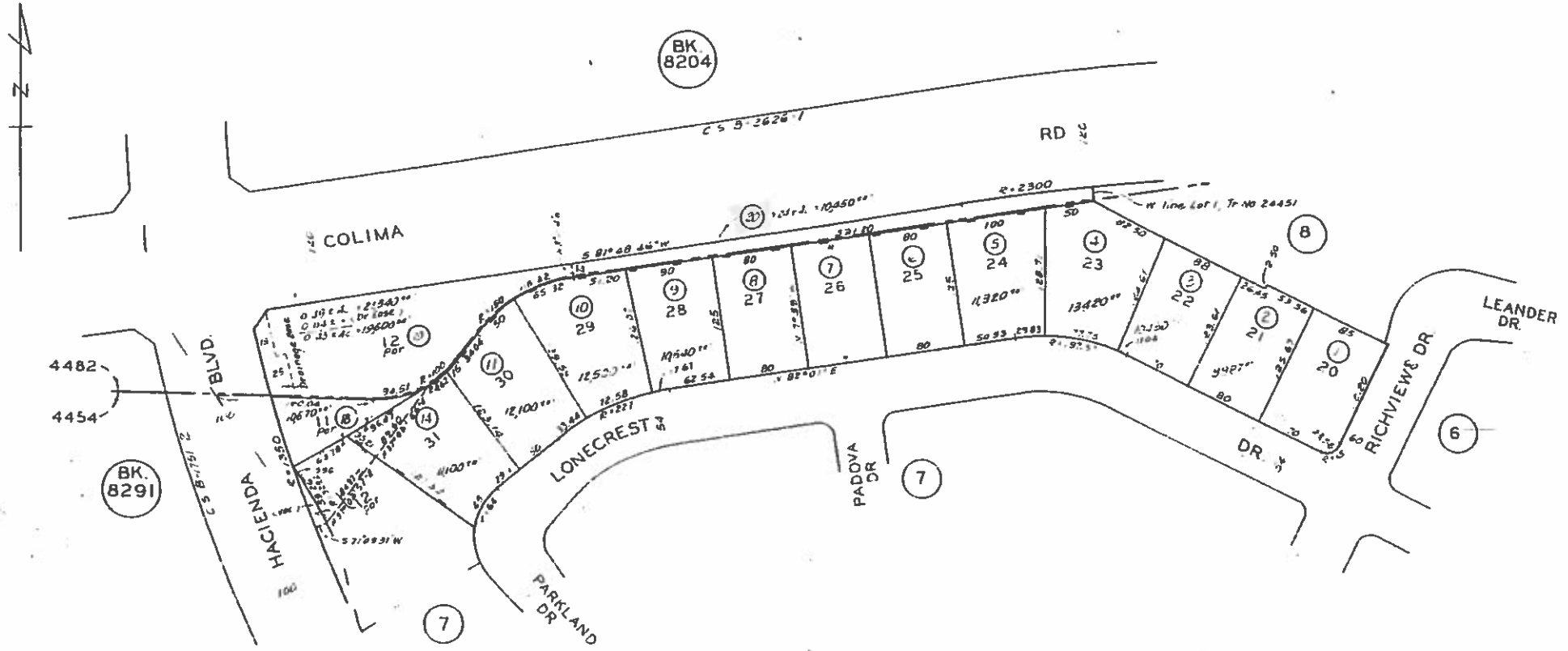
ITEM	DESCRIPTION
Supervisory District	4TH
Location	UNINCORPORATED AREA OF HACIENDA HEIGHTS
Address	VACANT LOT (NO ADDRESS ASSIGNED)
Assessor's Parcel Number	8241-005-020
Legal Description	<p>THAT PORTION OF LOT 12, TRACT NO. 3366, AS SHOWN ON MAP RECORDED IN BOOK 37, PAGES 12 AND 13, OF MAPS, IN THE OFFICE OF THE REGISTRAR-RECORDER/COUNTY CLERK OF THE COUNTY OF LOS ANGELES, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:</p> <p>BEGINNING AT THE EASTERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND LENGTH OF N82°01'00"E 531.20 FEET IN THE NORTHERLY LINE OF TRACT NO. 19761, AS SHOWN ON MAP RECORDED IN BOOK 574, PAGES 38, 39, AND 40, OF SAID MAPS, SAID EASTERLY TERMINUS ALSO BEING A POINT IN THE WESTERLY LINE OF LOT 1, TRACT NO. 24451, AS SHOWN ON MAP RECORDED IN BOOK 655, PAGES 39 THROUGH 42, OF SAID MAPS; THENCE SOUTH 82°01'00" WEST, ALONG SAID NORTHERLY LINE AND SAID CERTAIN COURSE, A DISTANCE OF 531.20 FEET TO THE WESTERLY TERMINUS OF SAID CERTAIN COURSE; THENCE LEAVING SAID NORTHERLY LINE, NORTH 7°59'00" WEST 20.00 FEET TO THE SOUTHERLY LINE OF THAT CERTAIN 60-FOOT-WIDE STRIP OF LAND DESCRIBED AS PARCEL 2-1 IN DEED TO COUNTY OF LOS ANGELES, RECORDED IN BOOK D1842, PAGE 134, OF OFFICIAL RECORDS, IN THE OFFICE OF SAID REGISTRAR-RECORDER/COUNTY CLERK; THENCE NORTH 82°01'00" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 397.42 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 2300 FEET; THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°21'29", AN ARC DISTANCE OF 134.80 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 4°37'31" EAST 16.08 FEET TO THE POINT OF BEGINNING.</p>
Size (square feet)	10458 SQ. FT.
Agreement Number	2776
First Year of Default	2011
Estimated Purchase Price	\$ 9,334
Purpose of Acquisition	FLOOD CONTROL PURPOSES

Note: The estimated purchase price is based on the amount due as of January 1, 2018, the original anticipated completion date, and includes the projected costs of the Chapter 8 Agreement Sale, which consist of the costs of notification, publication, postage, title report, recording, and State and transfer taxes, if applicable

8241 5

SCALE 1" = 100'

63054506
700127620
720336
120728
750630



CODE
4454
4482

FOR PREV. ASSMT SEE:
8241-5

TRACT NO 3366

M. B. 37-12-13

TRACT NO 19761

M. B. 574-38-40

TRACT NO 23690

M. B. 641-21-22

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

**CHAPTER 8 AGREEMENT
SALE NUMBER 2776**

**LOS ANGELES COUNTY
FLOOD CONTROL DISTRICT**

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

1. Name of Organization: Los Angeles County Flood Control District
2. 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:

1. County where the parcel(s) is located: Unincorporated County of Los Angeles
2. List each parcel by Assessor's Parcel Number: 8241-005-020
3. State the purpose and intended use for *each* parcel: Flood Control Purposes

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

[Signature]
Authorized Signature

Dist Deputy Dir
Title

9/12/14
Date



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

September 14, 2016

IN REPLY PLEASE
REFER TO FILE:

SMP-2
H0301195

TO: Sergio Marquez
Secured Property Tax Division
Treasurer and Tax Collector

FROM:  Joseph Reza
Survey/Mapping & Property Management Division

HACIENDA HEIGHTS LONECREST DRAIN ASSESSOR'S IDENTIFICATION NO. 8241-005-020

The Los Angeles County Flood Control District is requesting to purchase, via Chapter 8, the following parcel for flood control purposes (application attached):

<u>ASSESSOR'S IDENTIFICATION NO.</u>	<u>PROJECT</u>	<u>COST</u>
8241-005-020	Hacienda Heights Lonecrest Drain	\$7,629.24

It is our understanding a \$300 notification fee and a \$100 preliminary research fee will be added to the final purchase price.

As requested, also attached is a copy of the Mission Statement of the District and map showing the location of the tax defaulted property.

If you have any questions or require additional information, please contact me at (626) 458-2556 or jreza@dpw.lacounty.gov. Our office hours are Monday through Thursday from 7 a.m. to 5:45 p.m.

JR:el
P:\MPP\UBI\ADMIN\ELISA\SMP-2IM-0 TTC AGRMNT.DOC

Attach.

THE MISSION

We provide public works services in a responsive, efficient, and cost effective manner.

AN OVERVIEW

The Department of Public Works was formed on January 1, 1985, from the former County Road Department, a portion of the Department of County Engineer-Facilities, and the County Flood Control District. In 1995, capital projects responsibilities and 156 staff members previously assigned to the Internal Services Department were also incorporated into Public Works.

Divided into 21 divisions, the Department has over 3,800 employees in approximately 450 separate job classifications, including professional, technical, clerical, skilled craft, and



unskilled workers. The Department is responsible for the design, construction, operation, maintenance, and repair of roads, bridges, airports, sewers, water supply, flood control and water conservation facilities; and for the design and construction of capital projects. Additional responsibilities include regulatory and ministerial programs for the County of Los Angeles, Los Angeles County Flood Control District, other special districts, and contract cities that request services. A 24-hour Emergency Operations Center is maintained to respond to problems reported by the public and other agencies as well as major emergencies, such as floods, windstorms, snowstorms, earthquakes, etc., and to monitor various Department facilities.

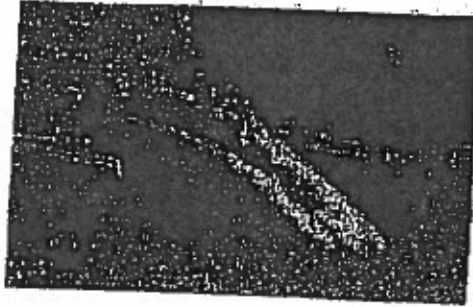
The Department protects property and promotes public safety for those we serve now and in the future. By striving to increase productivity and efficiency while continuing to emphasize and to provide the highest levels of service, the Department looks forward to successfully meeting the challenges of the future through new technology and high standards.



RESPONSIBILITIES AND FUNCTIONS

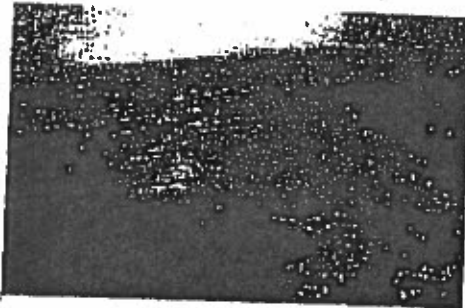
Flood Control

- Operate and maintain 15 major dams, about 450 miles of open channel, almost 2,500 miles of underground storm drains, 70,000 street drains, about 280 sediment entrapment basins and 218 concrete stream bed stabilization structures, 33 pumping plants, as well as numerous support facilities throughout the County.



Water Conservation

- Conserve each year in Los Angeles County an average of 220,000 acre-feet of local storm water runoff that would otherwise waste to the ocean. This amount, valued conservatively at over \$73 million, consists of direct storm runoff and post-storm releases from the dams. The water flows to 27 groundwater recharge areas, or spreading grounds, consisting of unlined river bottoms and spreading basins and pits. During non-storm periods, the artificial recharge program is supplemented by spreading almost 75,000 acre-feet of untreated imported water and 50,000 acre-feet of reclaimed water.
- Operate and maintain three seawater barriers in Los Angeles County. These barriers inject treated imported water into the freshwater aquifers along coastal areas to prevent the intrusion of salt water inland. The aquifers protected by the barriers supply nearly 20 percent of the water used in Los Angeles County.



DUPLICATE

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT DELEGATING AUTHORITY TO THE CHIEF ENGINEER TO PURCHASE REAL PROPERTY NOT EXCEEDING \$75,000

WHEREAS, Section 2, subsection 5, of the Los Angeles County Flood Control Act authorizes the Los Angeles County Flood Control District to acquire lands, rights of way, easements, privileges, and property of every kind necessary or proper to carry out any of the objects or purposes of the District; and

WHEREAS, Sections 3 and 16 of the Los Angeles County Flood Control Act authorize the Board of Supervisors of the Los Angeles County Flood Control District to adopt reasonable rules and regulations to facilitate the exercise of its powers and duties and to make and enforce all needful rules and regulations for the administration and government of said district, and to perform all other acts necessary or proper to accomplish the purposes of the act; and

WHEREAS, the delegation of authority to the Chief Engineer of the Los Angeles County Flood Control District to acquire real property, or any interest therein, on behalf of the District under the limited circumstances described below, would enable many acquisitions to be completed more quickly and with less administrative costs to the District.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, HEREBY RESOLVES AS FOLLOWS:

The Director of Public Works of the County of Los Angeles, acting as the Chief Engineer of the Los Angeles County Flood Control District, or the Director's designee, is authorized to perform all acts necessary to acquire, on behalf of the Los Angeles County Flood Control District, any real property or interest therein where the purchase price for such real property or interest therein does not exceed \$75,000.00, in accordance with the provisions of subsections A through G of Section 2.18.025 of Title 2 of the Los Angeles County Code.

The foregoing resolution was on the 15th day of July 2014, adopted by the Board of Supervisors of the County of Los Angeles acting as the governing body of the Los Angeles County Flood Control District.



SACHI A. HAMAI
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By 
Deputy

APPROVED AS TO FORM:

JOHN F. KRATTLI
County Counsel

By 
Deputy

Adopted July 15, 2014

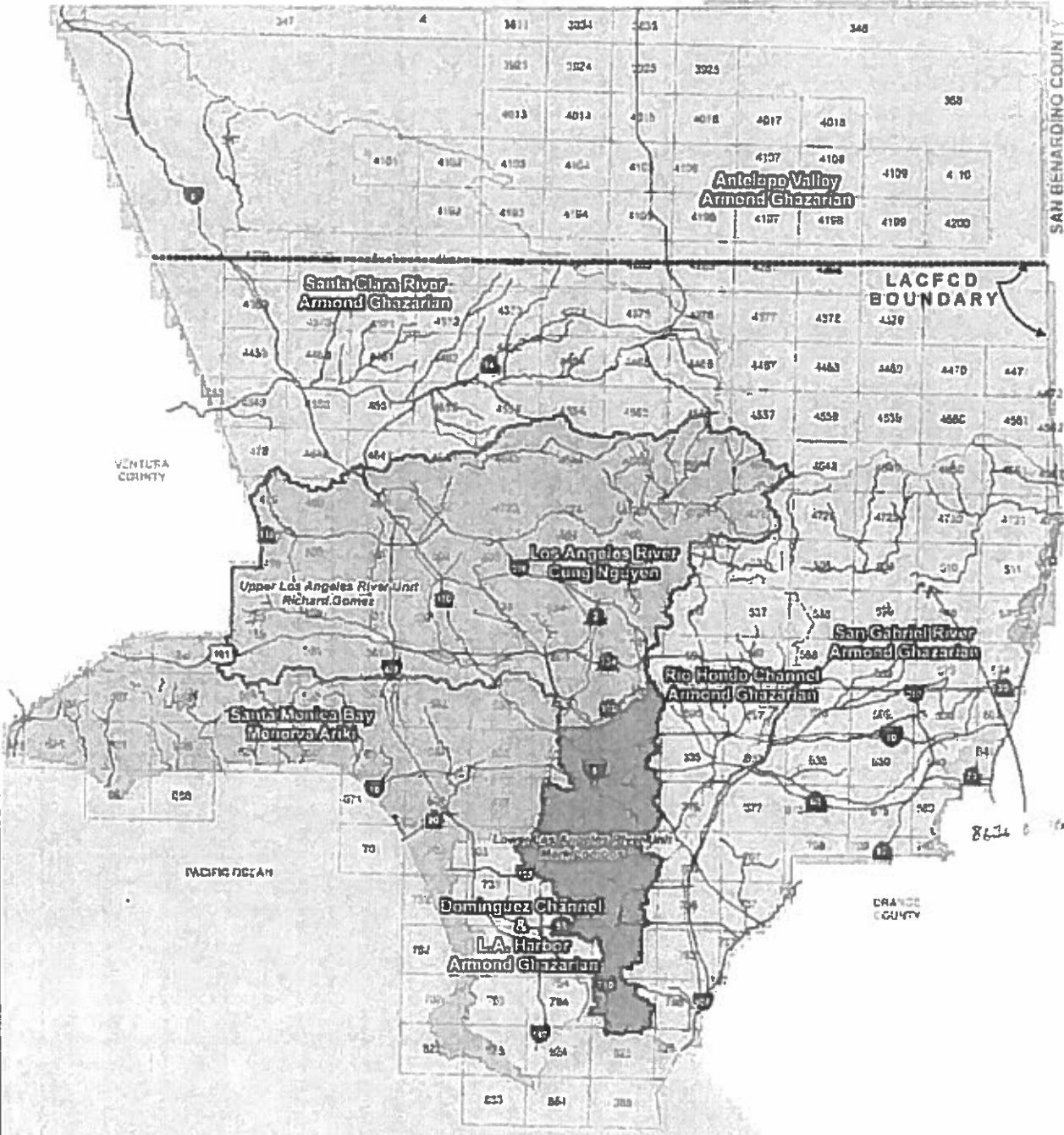
Item No. 20

Expires July 31, 2014

DISTRICT'S SPHERE OF INFLUENCE MAP

COUNTY OF LOS ANGELES
WATERSHED MANAGERS

KERN COUNTY
SAN BERNARDINO COUNTY



1 TO PAGE

WATERSHED, MANAGER

- Dominguez Channel & L.A. Harbor Armond Ghazarian
- San Gabriel River Armond Ghazarian
- Rio Hondo Channel Armond Ghazarian
- Santa Clara River Armond Ghazarian
- Antelope Valley Armond Ghazarian
- Santa Monica Bay Monarza Arta
- Los Angeles River Cung Nguyen
- Upper Los Angeles River Unit Richard Gomez
- Lower Los Angeles River Unit Mary Lombard



4 0 4 Miles

Date 07/15/2013