

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

604



**FROM:** Don Kent, Treasurer-Tax Collector

**SUBMITTAL DATE:**

OCT 05 2015

**SUBJECT:** Proposed Sale of Tax-Defaulted Land to the City of Perris by Agreement of Sale Number 4419. District(s) 5 [\$0].

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the sale of tax-defaulted parcel(s) 303300027-6 to the City of Perris.
2. Authorize the Chairman of the Board to sign the Agreement and have it returned to the Treasurer-Tax Collector for transmittal to the State Controller.

**BACKGROUND:**

**Summary**

Sales to Public Agencies of this type of property, subject to a recorded Notice of Power to Sell for non-payment of taxes as required by law, are provided for pursuant to Chapter 8 of the California Revenue and Taxation Code, Section 3771 et. seq. The Agreement of Sale, including Exhibit "A" through Exhibits "D", are attached. These exhibits include Resolution No. 4841 from the City of Perris (Exhibit "D").

[continued on page two]

Don Kent  
Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

<b>SOURCE OF FUNDS:</b>	Budget Adjustment: N/A
	For Fiscal Year: 2015-2016

**C.E.O. RECOMMENDATION:** APPROVE

BY: Samuel Wong

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley  
 Nays: None  
 Absent: None  
 Date: November 3, 2015  
 xc: Treasurer

Kecia Harper-Ihem  
 Clerk of the Board  
 By: Deputy

Prev. Agn. Ref.: District: 5 Agenda Number:

**3-26**

FORM APPROVED COUNTY COUNSEL  
 BY: ANITA C. WILLIS  
 DATE: 10-5-15

Departmental Concurrence

- A-30
- Positions Added
- 4/5 Vote
- Change Order

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11: Proposed Sale of Tax-Defaulted Land to the City of Perris by Agreement of Sale Number 4419. District(s) 5**  
[\$0].

**DATE:** OCT 05 2015

**PAGE:** 2 of 2

**BACKGROUND:** *[continued from page one]*

**Summary**

Parcel number 303300027-6 is located in the City of Perris in District #5.

The purchase price of \$31,932.10 was determined pursuant to Section 3793.1 of the Revenue and Taxation Code, State of California, which represents the full redemption amount. The purchase price includes the cost of advertising, pursuant to Section 3793.1 (a) of the California Revenue and Taxation Code.

Please note that even after approval by the Board of Supervisors and authorization by the State Controller, the right of redemption on this property remains until the effective date of the Agreement of Sale.

**Impact on Citizens and Businesses**

The City of Perris is purchasing this property for open space/park.

**ATTACHMENTS (if needed, in this order):**

A copy of the Assessor's maps numbered 303-30 pertaining to the parcel listed above is attached for reference.

Two Agreements, an original and 1 copy, numbered 4419 with Exhibits "A" through "D" are being executed in counterparts, each of which constitutes an original.

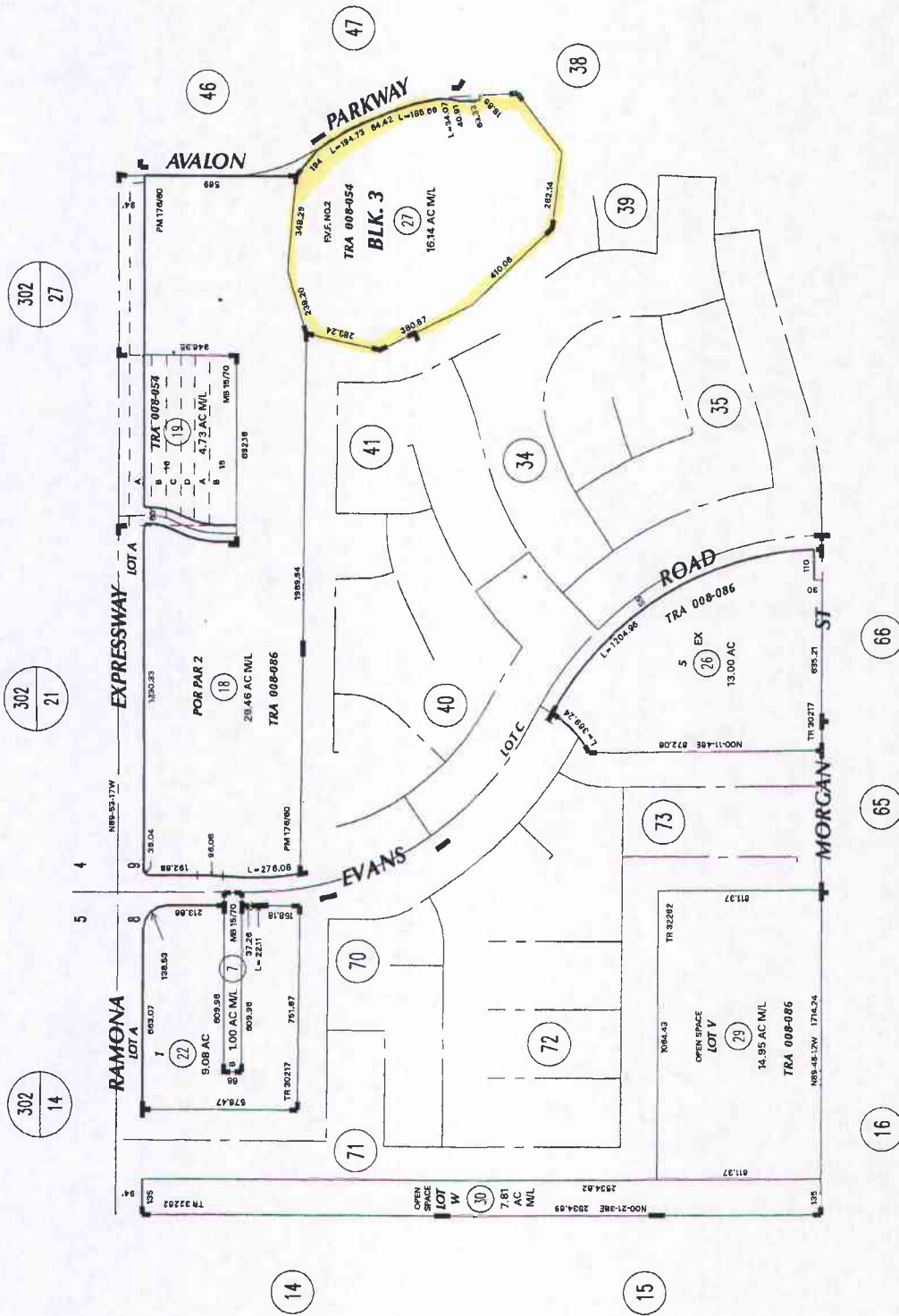
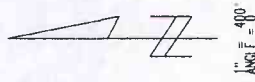
303-30  
303-14  
303-15  
303-16

T.R.A. 008-054  
008-086

SEC. 8 9 T. 4S., R. 3W  
CITY OF PERRIS

MAR 02 2007

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



- MB 15/70 FAIR VIEW FARMS NO 2
- PM 176/60-71 PARCEL MAP NO 25943
- MB 310/70-71 TRACT MAP NO 30217
- MB 405/74-81 TRACT MAP NO 32262

DATA: DATA: 00 SUR RD 737-F  
MB 04/05-06

ASSESSOR'S MAP BK303 PG. 30  
Riverside County, Calif.

Dec 2005

DATE	OLD NUMBER	NEW NUMBER
11/12	1	1
11/12	2	2
11/12	3	3
11/12	4	4
11/12	5	5
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11/12	7	7
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11/12	98	98
11/12	99	99
11/12	100	100



**BETTY T. YEE**  
**California State Controller**  
Division of Accounting and Reporting

**AUTHORIZATION FOR THE SALE OF TAX-DEFAULTED PROPERTY**

I, BETTY T. YEE, California State Controller, in accordance with Chapter 8 of Part 6 of Division 1 of the California Revenue and Taxation Code, hereby authorize the purchase of tax-defaulted property described in the agreement sale numbered 4419, as approved by the Board of Supervisors of Riverside County on November 3, 2015.

This Agreement between the COUNTY OF RIVERSIDE and the CITY OF PERRIS, attached hereto has been duly approved by the State Controller. The tax collector of Riverside County is hereby directed to cause notice of agreement to be given pursuant to Section 3796 of the California Revenue and Taxation Code.

Given under my hand and seal of office, at Sacramento this 15<sup>th</sup> day, December 2015.

BETTY T. YEE  
CALIFORNIA STATE CONTROLLER

By Karen Garcia  
KAREN GARCIA, MANAGER  
Government Compensation & Property Tax Standards Section

## AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

This Agreement 4419 is made this 3<sup>rd</sup> day of November, 2015, by and between the Board of Supervisors of Riverside County, State of California, and the City of Perris ("PURCHASER"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

On February 19, 2015, the City of Perris applied to purchase the subject properties (Exhibit "A").

The real property situated within said County, hereinafter set forth and described in Exhibit "B" attached hereto and made a part hereof, is tax-defaulted and is subject to the Power of Sale by the Tax Collector (Exhibit "C") of said County for the nonpayment of taxes, pursuant to provisions of law.

A certified copy of the Resolution authorizing the purchase of the property by the City of Perris is attached as Exhibit "D".

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, and
2. That the PURCHASER agrees to pay the sum of \$31,932.10 for the real property described in Exhibit "A" within fourteen (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 of said property to PURCHASER.
3. That the PURCHASER agrees to use the parcels(s) for public purpose under the following intent: Open space/park.
4. That, if said PURCHASER is a taxing agency as defined in Revenue and Taxation Code, any other agency that receives its revenue share under the provisions of Division 1, part 8, Chapter 3 of the Revenue and Taxation Code, it will not share in the distribution of the payment required by the Agreement as defened by 3791 and 3720 of the Revenue and Taxation Code.
5. If the intended schedule and effective date of Agreement is delayed, the PURCHASER and the Board of Supervisors will renegotiate the increase of the purchase price amount accordingly.

If all or any portion of any individual parcel described in this agreement is redeemed prior to the effective date of this Agreement, this Agreement shall be null and void as to that individual parcel. This Agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and condition of this Agreement.

AGREEMENT 4419  
CITY OF PERRIS

NOV 03 2015 326

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

This document is being executed in counterpart, each of which constitutes an original.

ATTEST:

City of Perris  
(Purchaser)

(Seal)

By: Richard [Signature] City Manager  
(Signature and Title)  
Richard Beaudry  
(Print)

FORM APPROVED COUNTY COUNSEL  
BY: Dale A. Gardner 10/5/15  
DALE A. GARDNER DATE

ATTEST: BOARD OF SUPERVISORS

KECIA HARPER-IHEM  
Clerk to the Board of Supervisors

By [Signature]  
Deputy  
(Seal)

By [Signature]  
Chairman of the Board of Supervisors  
MARION ASHLEY

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the sale price therein before set forth and approves the foregoing Agreement this 15th day of December, 2015.

BETTY T. YEE, CALIFORNIA STATE CONTROLLER  
By Karen Garcia  
KAREN GARCIA, MANAGER  
GOVERNMENT COMPENSATION & PROPERTY  
TAX STANDARDS SECTION

**EXHIBIT "A"**

**PURCHASE APPLICATION**

**OBJECTION LETTER**

**CHAPTER 7 FORM 11 DATED 12/09/2014**

**CHAPTER 7 PUBLICATION DATED 04/02/2015**

**TAX SALE 203 EXHIBIT A LISTING ITEM 77**

**AGREEMENT 4419  
CITY OF PERRIS**

# Application to Purchase Tax-Defaulted Property from County

This application must be completed by eligible purchasing entity to commence purchase of tax-defaulted property by Agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Complete the following sections and supply supporting documentation. Completion of this application **does not** guarantee purchase approval.

## A. Purchaser Information

- 1. Name of Organization: City of Perris
- 2. Mailing Address: 101 N. DST Perris CA 92570
- 3. Contact Person: Michael McDermott Phone: 951 943 6100 x 277
- 4. Corporate Structure – check the appropriate box below and provide the corresponding information:
  - Nonprofit Organization– provide Articles of Incorporation (if more than ten years old an update is required)
  - Public Agency– provide Mission Statement on Letterhead if Redevelopment Agency or Special District, provide Jurisdiction Map
- 5. Vesting Name : City of Perris

## 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: (Note: From the six choices, check only one)

**Category A:** Parcel is currently scheduled for a Chapter 7 tax sale (Attach a separate letter objecting to the sale of the parcel)

- Purchase by Tax Agency/Revenue District to preserve its lien (circle one)
- Purchase by Tax Agency, State, County, Revenue District, Special District, or Redevelopment Agency for public purpose (circle one)
- Purchase by Nonprofit to use parcel(s) for low-income housing purpose or to preserve open space

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

- Purchase by Taxing Agency for public purpose
- Purchase by State, County, Revenue District, Special District, or Redevelopment Agency for public purpose (circle one)
- Purchase by Nonprofit to use parcel(s) for low-income housing purpose or to preserve open space

## C. Property Detail

Provide the following information. If there is more than one parcel or you need more space for any of the criteria, consolidate the information into a separate "Exhibit" document and attach it to this application:

- 1. County where the Parcel is located: Riverside
- 2. Assessor's Parcel Number (if only one, list here): 303-300-027
- 3. State the purpose and intended use for the Parcel: Open Space / Park

## D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Michael McDermott 951-943-6100 x 277  
 Print Name Contact Number

[Signature] EDA/EDA MGR 2/19/15  
 Authorizing Signature Title Date

RTC 3695, 3695.4, 3695.5, 3791, 3891.3 and 3791.4





Michelle Bryant-August  
Riverside County Treasurer  
P.O. Box 12005  
Riverside, Ca 92502-2205

RE: City of Perris Parcel Number 303-300-027

Dear Ms. Bryant-August

The County of Riverside has listed the subject parcel for Public Auction Tax Sale on April 30, 2015.

The City of Perris is interested in acquiring the parcel and hereby objects to the sale and requests the County to remove the subject parcel from the proposed sale.

We appreciate your attention to this matter and we are available to discuss the terms and or process under which the City of Perris can assume ownership of the subject parcel.

Sincerely,

A handwritten signature in black ink, which appears to read "Michael McDermott". The signature is fluid and cursive.

Michael McDermott  
Redevelopment and Economic  
Development Manager  
City of Perris

11/18/14  
DATE  
BY: GREGORY P. PRIAMOS

SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA **521 A**



FROM: Don Kent, Treasurer-Tax Collector

SUBMITTAL DATE:  
NOV 18 2014

SUBJECT: Internet Tax Sale of Tax-Defaulted Real Property, Sale No. TC-203, scheduled for April 30, 2015 through May 5, 2015, with Bid4Assets Inc. District ALL [\$2,230,222] Fund 11060 Tax Loss Reserve Fund.

RECOMMENDED MOTION: That the Board of Supervisors:

- 1) Approve the intended public auction tax sale, TC-203; (2) Approve and adopt the provision of the Revenue and Taxation Code Section 3698.5(a), 3698.5(c) and Section 4703(a); (3) Adopt Resolution 2014-211 approving the sale of tax-defaulted property, prepared and approved by County Counsel, and (4) Instruct the Clerk of the Board to immediately forward a certified copy of the Board's Resolution to the Treasurer-Tax Collector following Board approval.

The above action will authorize the minimum bid on tax-defaulted real property to be offered for sale via the Internet with Bid4Assets, Inc.

BACKGROUND:

Summary  
Continued to Page 2

Don Kent  
Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 2,230,222	\$ 0	\$ 2,230,222	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: Fund 11060 Tax Loss Reserve Fund				Budget Adjustment: NO	
				For Fiscal Year: 2014-2015	

C.E.O. RECOMMENDATION: APPROVE

BY: 12/12/14  
Samuel Wong

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Benoit and Ashley  
Nays: None  
Absent: None  
Date: December 9, 2014  
xc: Treasurer

Kecia Harper-Ihem  
Clerk of the Board  
By: Deputy

A-30  
 4/5 Vote  
 Positions Added  
 Change Order

Prev. Agn. Ref.: | District: ALL | Agenda Number:

3-40

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: Internet Tax Sale of Tax-Defaulted Real Property, Sale No. TC-203, scheduled for April 30,  
2015 through May 5, 2015, with Bid4Assets Inc. District ALL [\$2,230,222] Fund 11060 Tax Loss Reserve  
Fund.**

**DATE:** NOV 18 2014

**PAGE:** Page 2 of 2

**BACKGROUND:** Properties for which taxes are not paid are sold to collect back taxes. After the property has been tax-defaulted for a period of five or more years from the original tax-default year, it becomes subject to the Treasurer-Tax Collector's "Notice of Power to Sell Tax Defaulted Property," which is then recorded.

If the property is not subsequently redeemed by the payment of all amounts due, it is offered for sale by the Treasurer-Tax Collector. This action will set in motion the Treasurer-Tax Collector's April sale.

**SUMMARY OF THE April 30, 2015 through May 5, 2015 Internet Tax Sale conducted via Internet through Bid4Assets, Inc.**

The Treasurer-Tax Collector proposes to offer a maximum of six hundred fifteen (615) "fee parcels":

**On April 30, 2015 8:00 AM through May 5, 2015**

- a) Six hundred fifteen (615) fee parcels will be offered for a minimum bid of full redemption, plus the cost of sale.

As indicated in Exhibit "A", the aggregate minimum bid for all parcels is \$20,607,376.00.

**On May 1, 2015 at 9:00 AM through May 5, 2015**, of the six hundred fifteen (615) fee parcels that do not receive bids between April 30, 2015 at 8:00 AM and May 1, 2015 at 9:00 AM, three hundred fifty (350) fee parcels will then be reoffered at a reduced minimum bid for the following reduced amounts.

- a) Three hundred thirty-five (335) fee parcels will be offered for a minimum bid of cost of sale only.
- b) Fifteen (15) fee parcels will be offered for a minimum bid of 75% of taxes only, plus cost of sale.

In general, the financial impact of tax sales can be summarized as follows:

- Sales at, or above, the amount of taxes owed have no direct negative impact on the County's budget.
- For this sale, if all parcels being reoffered for sale were to sell for only the minimum bid, the maximum tax loss would be \$4,032,952.36. Taking into account the Teeter formula, which shares this loss with other taxing entities, the maximum loss of the Tax Loss Reserve Fund would be \$2,230,222.66. Accordingly, there should be no direct impact on the County General Fund because reserves exceeding the amount have been set aside.
- More likely than not, there will be minimal impact upon the Tax Loss Reserve Fund itself. Based upon recent experience, this sale will not realize the maximum loss for three reasons: (i) properties are inevitably pulled from the sale due to bankruptcy or taxpayer redemptions; (ii) some parcels will sell for more than the minimum bid and (iii) other parcels are likely to receive no bids.

**IMPACT ON CITIZENS AND BUSINESSES**

The offering of tax defaulted properties is to collect unpaid taxes and to return the property to a revenue-generating status by conveying the property to another owner or motivating the assessee to redeem.

**ATTACHMENTS (if needed, in this order):**

- A. TC 203 Tax Sale List



ITEM 77 IN THE CITY OF PERRIS  
303300027-6  
LAST ASSESSED TO RAYMUNDO, MILAGROS P & FLORES, JOSE HUMBERTO  
MINIMUM PRICE: \$22,992.00

303-300-027-6  
TRA 008-089  
2009-303300027-0000

ITEM 78 IN THE CITY OF PERRIS  
303381029-9  
LAST ASSESSED TO NEGRETTE, NANCY A TR  
SITUS ADDRESS: 1324 YUKON AVE PERRIS 92571  
MINIMUM PRICE: \$29,423.00

303-381-029-9  
TRA 008-089  
2009-303381029-0000

ITEM 80 IN THE CITY OF PERRIS  
305080046-8  
LAST ASSESSED TO MULTIPLE TRUST TR  
MINIMUM PRICE: \$35,671.00

305-080-046-8  
TRA 008-079  
2009-305080046-0000

ITEM 81 OUTSIDE CITY  
307320010-0  
LAST ASSESSED TO FDC & ASSOC CORP  
MINIMUM PRICE: \$45,694.00

307-320-010-0  
TRA 083-038  
2009-307320010-0000

ITEM 84 IN THE CITY OF PERRIS  
310053004-4  
LAST ASSESSED TO DOORE FAMILY TRUST  
SITUS ADDRESS: 323 E 5TH ST PERRIS 92570  
MINIMUM PRICE: \$22,989.00

310-053-004-4  
TRA 008-029  
2009-310053004-0000

ITEM 85 IN THE CITY OF PERRIS  
311221006-2  
LAST ASSESSED TO MCBATH, RUTH & WESTERN, MATTHEW R  
SITUS ADDRESS: 459 SUNRISE RD PERRIS 92570  
MINIMUM PRICE: \$11,473.00

311-221-006-2  
TRA 008-001  
2008-311221006-0000

ITEM 86 IN THE CITY OF MORENO VALLEY  
312181004-4  
LAST ASSESSED TO WELLS FARGO BANK TR  
SITUS ADDRESS: 16792 HOLLYHOCK DR MORENO VALLEY 92551  
MINIMUM PRICE: \$28,329.00

312-181-004-4  
TRA 021-265  
2009-312181004-0000

ITEM 87 IN THE CITY OF PERRIS  
313093015-9  
LAST ASSESSED TO SNYDER, KRISTI LYNN  
SITUS ADDRESS: 176 E 3RD ST PERRIS 92570  
MINIMUM PRICE: \$8,722.00

313-093-015-9  
TRA 008-029  
2009-313093015-0000





PUBLIC NOTICES - "YOUR RIGHT TO KNOW" Call 1-800-880-0345 or email: legal@pe.com

Table of public notices with columns for item number, address, price, and location (e.g., IN THE CITY OF HEWITT, OUTSIDE CITY).

NOTICE OF PUBLIC HEARING... regarding the proposed plan for the Riverside County... Planning Department... April 15, 2015.

NOTICE OF PUBLIC HEARING and INTENT TO CONSIDER AN ADDENDUM TO AN

A PUBLIC HEARING has been scheduled, pursuant to Riverside County... before the RIVERSIDE COUNTY... SPECIFIC PLAN NO. 286, AMENDMENT NO. 6 CHANGE OF ZONE NO. 7822, AND TENTATIVE TRACT MAP NO. 38722.

DATE OF HEARING: APRIL 15, 2015. PLACE OF HEARING: COUNTY ADMINISTRATIVE CENTER, FIRST FLOOR BOARD ROOM, 418N LEMON STREET, RIVERSIDE, CA 92501.

For further information regarding this project, please contact project planner... Riverside County Planning Department... website: http://planning.riverside.org/PublicHearings.aspx.

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County... before the RIVERSIDE COUNTY PLANNING COMMISSION... Ordinance No. 348,380-2, CEQA Exempt per CEQA Guidelines.

NOTICE OF PUBLIC HEARING... regarding the proposed plan for the Riverside County... Planning Department... April 15, 2015.

NOTICE OF SALE OF ABANDONED PERSONAL PROPERTY... regarding the sale of abandoned personal property.

SELL YOUR UNWANTED TREASURES... regarding the sale of unwanted treasures.

NOTICE OF ACCEPTING APPLICATIONS FOR APPOINTMENT TO THE CITY PUBLIC SAFETY ADVISORY COMMISSION

NOTICE IS HEREBY GIVEN that pursuant to City Council Resolution No. 7072... regarding the appointment to the City Public Safety Advisory Commission.

QUALIFICATIONS TO BE CONSIDERED FOR APPOINTMENT... regarding the qualifications for appointment to the City Public Safety Advisory Commission.

PERSONS INTERESTED are invited to complete an Application and Statement of Qualifications... regarding the appointment to the City Public Safety Advisory Commission.

NOTICE TO SELL PERSONAL PROPERTY... regarding the sale of personal property.

NOTICE TO SELL PERSONAL PROPERTY... regarding the sale of personal property.

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NOTICE TO SELL PERSONAL PROPERTY... regarding the sale of personal property.

151040.00 SANTA FE TR MFRM PRICE	151040.00 ITEM 223 LAST ASSIGNED TO MFRM PRICE	151040.00 ITEM 223 LAST ASSIGNED TO MFRM PRICE	151040.00 ITEM 223 LAST ASSIGNED TO MFRM PRICE
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### A PUBLIC HEARING

has been scheduled pursuant to Riverside County, before the RIVERSIDE COUNTY PLANNING COMMISSION, regarding the project shown below. **AGENDA: ITEM NO. CHANGE OF ZONE NO. 151040.00. TENTATIVE TRACT MAP NO. 24722. - Consists of an Addendum to Ordinance 488 - Applicant: Phoenix Valley Acres, LLC - Third Supervisor District - Rancho California Zoned Area - Southwestern Area Plan Commission - County Development - Medium Density Residential (CD MDR) (14-28 DU AC), Open Space - Conservation (OC) and Open Space - Recreation (OS) has been adopted on the tentative tract map located at SF 298 - Location: North of Spahn Road, south of Keller Road, east of Highway 78, and west of Yorking Street. 1.556 Acres Area 140 Acres for the Tentative Tract Map. Working: Specific Plan (SP No. 246 Winchester 1800) - REQUEST: The Subject Plan applicant proposes to amend the Winchester 1800 Land Use Plan as it applies to approximately 105.5 acres of the parcel 151040.00. As part of the amendment, Planning Areas 1, 2, 3, 4, 5, 6 and 7 would be reclassified as Planning Areas 1, 3, 5A, 5, 7, 9A and 9B. The amendment also proposes to reclassify a portion of Keller Road, east of Highway 78, and west of Yorking Street as a local street and to amend the intersection with Winchester Road along the westbound approach and to accommodate a proposed front yard residential subdivision. The change of zone proposes to change the Specific Plan Zoning Ordinance and the tentative tract map. The proposed changes are as follows:**

- 1. Change of Zone from CD MDR to Medium Density Residential (14-28 DU AC).
- 2. Change of Zone from OC to Open Space - Conservation (OS).
- 3. Change of Zone from OS to Open Space - Recreation (OS).
- 4. Change of Zone from Planning Area 1 to Planning Area 1A.
- 5. Change of Zone from Planning Area 2 to Planning Area 2A.
- 6. Change of Zone from Planning Area 3 to Planning Area 3A.
- 7. Change of Zone from Planning Area 4 to Planning Area 4A.
- 8. Change of Zone from Planning Area 5 to Planning Area 5A.
- 9. Change of Zone from Planning Area 6 to Planning Area 6A.
- 10. Change of Zone from Planning Area 7 to Planning Area 7A.
- 11. Change of Zone from Planning Area 9 to Planning Area 9A.
- 12. Change of Zone from Planning Area 9B to Planning Area 9C.

DATE OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
TIME OF HEARING: 9:00 A.M. TO 9:00 P.M.  
PLACE OF HEARING: COUNTY ADMINISTRATIVE CENTER  
4600 LEMON STREET  
RIVERSIDE, CA 92503

For further information regarding the project, please contact project planner, Daniyah S. Bryant at (951) 955-5719 or e-mail dsbryant@rcplanning.org or go to the County Planning Department's Planning Commission agenda web page at http://planning.org/planningcommission.asp.

The Riverside County Planning Department has determined that the above described project will not have a significant effect on the environment and that the project is consistent with the adoption of the Planning Commission agenda and the proposed addendum, and the proposed addendum, as well as the public hearing.

The public hearing for the proposed project, and the final environmental impact report may be viewed Monday through Friday from 9:00 A.M. to 5:00 P.M. at the Planning Department office, 4600 Lemon Street.

Any persons wishing to comment on the project may do so in writing by the date of this notice and by public hearing, or may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission and the Planning Commission will consider such comments in addition to any other information that may be relevant to the project. Any person wishing to be heard in court on this matter may be heard at the public hearing, conducted in this notice, or in written correspondence submitted to the Planning Commission, at or prior to the public hearing. Be advised that as a result of public hearings and comment the Planning Commission may amend or withdraw in part the proposed project. Accordingly, the designations, development standards, zoning or other provisions of any ordinance of the County which are the subject of this public hearing may be amended or repealed, or other provisions of any ordinance may be added, amended or repealed, or other provisions of any ordinance may be added, amended or repealed, or other provisions of any ordinance may be added, amended or repealed.

### NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled pursuant to Riverside County before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the Ordinance shown below.

**ORDINANCE NO. 348-480Z** (CEQA), Amend or CEQA Guidelines Section 15091(b)(1) and (2) and Section 15092 (Request for a Public Hearing) to the Board of Supervisors' Ordinance of November 26, 2014 (Board of Supervisor's Ordinance (B.S.O.) Ordinance No. 348-480Z) and new provisions to Ordinance No. 348 (B.S.O. Ordinance No. 348) clarifying that Ordinance No. 348-480Z is a CEQA exemption. The purpose of this ordinance is to clarify that Ordinance No. 348-480Z and Ordinance No. 348 are CEQA exemptions and that Ordinance No. 348-480Z and Ordinance No. 348 are CEQA exemptions. The purpose of this ordinance is to clarify that Ordinance No. 348-480Z and Ordinance No. 348 are CEQA exemptions and that Ordinance No. 348-480Z and Ordinance No. 348 are CEQA exemptions.

DATE OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
TIME OF HEARING: 9:00 A.M. TO 9:00 P.M.  
PLACE OF HEARING: COUNTY ADMINISTRATIVE CENTER  
4600 LEMON STREET, RIVERSIDE, CA 92503

PERSONS INTERESTED in the project should complete a Request for a Public Hearing (RH) form and submit it to the Riverside County Planning Commission at 4600 Lemon Street, Riverside, CA 92503. The RH form is available at <http://planning.org/planningcommission.asp>.

Persons wishing to be heard in court on this matter may be heard at the public hearing, conducted in this notice, or in written correspondence submitted to the Planning Commission, at or prior to the public hearing. Be advised that as a result of public hearings and comment the Planning Commission may amend or withdraw in part the proposed project. Accordingly, the designations, development standards, zoning or other provisions of any ordinance of the County which are the subject of this public hearing may be amended or repealed, or other provisions of any ordinance may be added, amended or repealed.

- Persons who wish to be heard at the public hearing should complete a Request for a Public Hearing (RH) form and submit it to the Riverside County Planning Commission at 4600 Lemon Street, Riverside, CA 92503. The RH form is available at <http://planning.org/planningcommission.asp>.
- Persons wishing to be heard in court on this matter may be heard at the public hearing, conducted in this notice, or in written correspondence submitted to the Planning Commission, at or prior to the public hearing. Be advised that as a result of public hearings and comment the Planning Commission may amend or withdraw in part the proposed project. Accordingly, the designations, development standards, zoning or other provisions of any ordinance of the County which are the subject of this public hearing may be amended or repealed, or other provisions of any ordinance may be added, amended or repealed.

IN THE CIRCUIT COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF RIVERSIDE

**PUBLISHED SUMMONS**

**JAMES EARL STATE OF OREGON** vs. **THE STATE OF CALIFORNIA** a child.

TO: **James Earl State of Oregon**

YOU are hereby summoned to appear in the above entitled cause in and for the County of Riverside, California, on the date and at the place specified herein.

YOU are to appear in person or by a competent attorney-in-fact. If you fail to appear, the court may enter a judgment against you without further notice. You are to appear in person or by a competent attorney-in-fact. If you fail to appear, the court may enter a judgment against you without further notice.

DATE OF PUBLICATION: April 15, 2015  
DATE OF HEARING: April 15, 2015

### TEXT PHONE TO 95977 TO FIND YOUR NEW HOME

For further information regarding the project, please contact project planner, Daniyah S. Bryant at (951) 955-5719 or e-mail dsbryant@rcplanning.org or go to the County Planning Department's Planning Commission agenda web page at http://planning.org/planningcommission.asp.

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YOU HAVE A RIGHT TO BE REPRESENTED BY AN ATTORNEY IN THIS MATTER. If you are unable to afford an attorney, you may request a public defender or a court-appointed attorney. You are advised that you may be held in contempt of court if you fail to comply with the terms of this summons and that you may be liable for the costs of this action if you fail to comply with the terms of this summons.

IF YOU CANNOT AFFORD TO HIRE AN ATTORNEY and you need the services of a public defender, you should file a motion for a public defender with the court. You are advised that you may be held in contempt of court if you fail to comply with the terms of this summons and that you may be liable for the costs of this action if you fail to comply with the terms of this summons.

IF YOU WISH TO HIRE AN ATTORNEY, please contact the Riverside County Planning Commission at 4600 Lemon Street, Riverside, CA 92503. The Riverside County Planning Commission is available to provide information regarding the project and the public hearing.

IF YOU WISH TO HIRE AN ATTORNEY, please contact the Riverside County Planning Commission at 4600 Lemon Street, Riverside, CA 92503. The Riverside County Planning Commission is available to provide information regarding the project and the public hearing.

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# Mission

The City of Perris provides superior public services that enhance the quality of life for our community.

# Core Values

The City of Perris Values...

- Honesty and Integrity
- Transparency
- Being Fiscally Sound
- Innovation and Creativity
- Teamwork
- Professionalism
- Quality Customer Service



Planning ELEMENTS

**EXHIBIT "B"**  
**LEGAL DESCRIPTION**  
**MAP**

**PARCEL 1**

**IN THE CITY PERRIS**

**Parcel Number:** 303300027-6  
**First Year Delinquent:** 2008-2009  
**Purchase Price** \$31,932.10

**Assessment Number:** 303300027-6  
**Default Number:** 2009-303300027-0000  
TRA 008-089

**Situs Address:** NONE

**Last Assessed to:** RAYMUNDO, MILAGROS P & FLORES, JOSE HUMBERTO

**Legal Description.....**

THAT PORTION OF THE NORTH HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

BLOCK 3, TRACT 7, OF FAIR VIEW FARMS NO. 2, AS SHOWN ON MAP BOOK 15, PAGE 70, RIVERSIDE COUNTY RECORDS.

AGREEMENT 4419  
CITY OF PERRIS

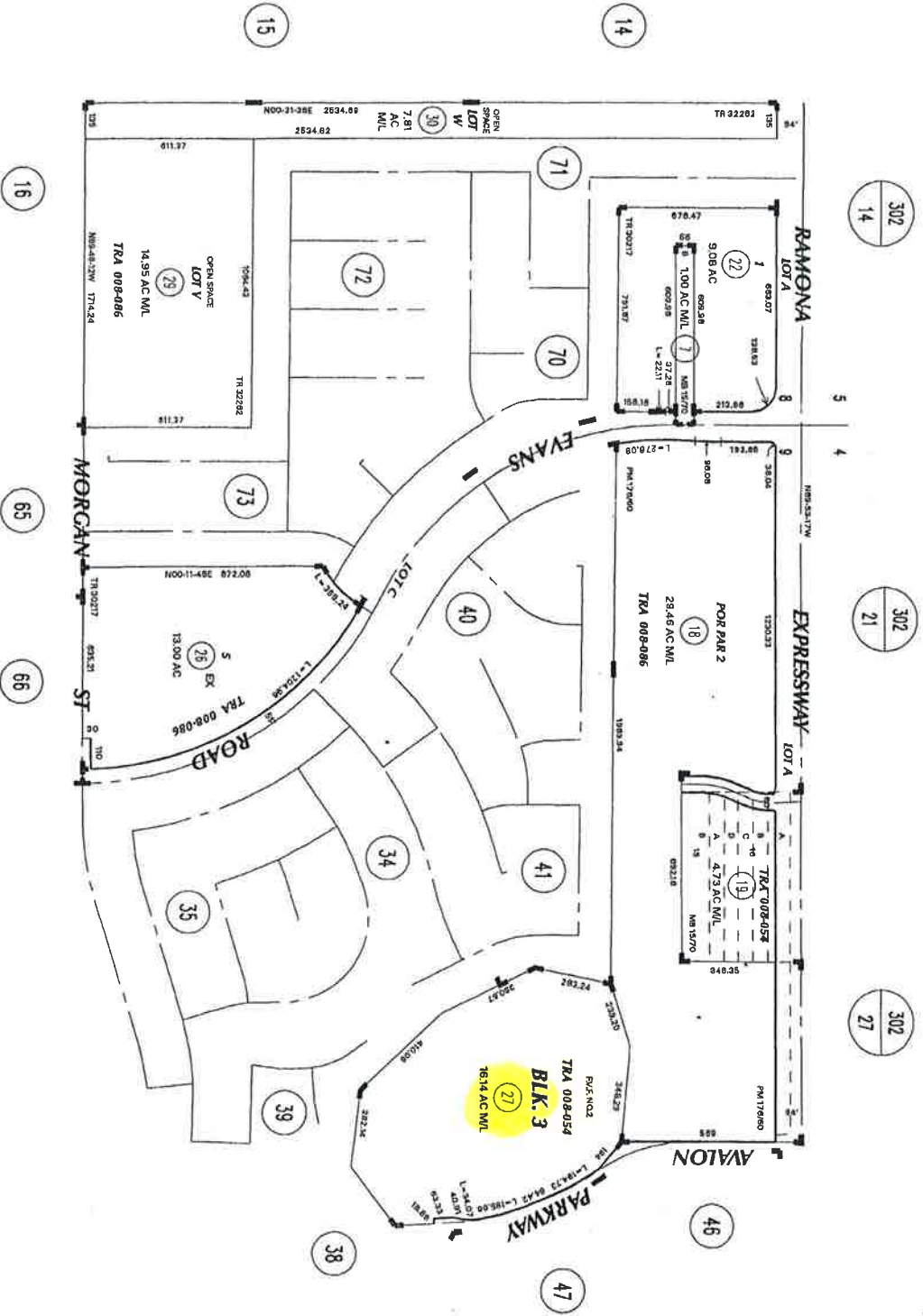
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

MAR 02 2007

SEC. 8 9 T. 4S, R. 3W  
CITY OF PERRIS

T. R. A. 008-054  
008-086

303-30  
303-14  
303-15  
303-16



DATA: DATA: RD SURV NO 73-F  
MB 84/83-86

MB 15/70 FAIR VIEW FARMS NO 2  
PM 176/80-71 PARCEL MAP NO 25943  
MB 310/70-71 TRACT MAP NO 30217  
MB 405/74-81 TRACT MAP NO 32282

Dec 2006

DATE	OLD NUMBER	NEW NUMBER
02/11	5	11-17
02/11	6	11-14
02/11	7	11-15
02/11	8	11-16
02/11	9	11-17
02/11	10	11-18
02/11	11	11-19
02/11	12	11-20
02/11	13	11-21
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02/11	18	11-26
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02/11	21	11-29
02/11	22	11-30
02/11	23	11-31
02/11	24	11-32
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02/11	84	11-92
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02/11	89	11-97
02/11	90	11-98
02/11	91	11-99
02/11	92	12-00

**EXHIBIT "C"**

**NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY**

TREASURER-TAX COLLECTOR  
STOP 1110

DON KENT  
TAX COLLECTOR  
4080 LEMON ST - 4TH FLOOR  
RIVERSIDE, CALIFORNIA 92501

DOC # 2014-0278143

07/25/2014 08:33A Fee:NC

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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							T:	CTY	UNI

01288 SOUTHWEST EDITION

### NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY



Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2009 for the nonpayment of delinquent taxes in the amount of \$1,999.94 for the fiscal year 2008-2009, Default Number 2009-303300027-0000.

Notice is hereby given by the Tax Collector of RIVERSIDE County that pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to: RAYMUNDO, MILAGROS P & FLORES, JOSE HUMBERTO and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 303300027-6

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

State of California Executed on  
RIVERSIDE County JULY 1, 2014 By Don Kent  
Tax Collector

On 07/22/2014, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
Larry W. Ward, Assessor, Clerk Recorder

By: Vander Huse Seal  
Deputy



LEGAL DESCRIPTION

IN THE CITY OF PERRIS

THAT PORTION OF THE NORTH HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

BLOCK 3, TRACT 7, OF FAIR VIEW FARMS NO. 2, AS SHOWN ON MAP BOOK 15, PAGE 70, RIVERSIDE COUNTY RECORDS.

**EXHIBIT "D"**  
**RESOLUTION NUMBER 4841**  
**MISSION STATEMENT**



**RESOLUTION NUMBER 4841**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA OBJECTING TO THE SALE OF TAX-DEFAULTED PROPERTY KNOWN AS ASSESSOR'S PARCEL NUMBER 303300027-6 AND APPROVING THE OFFER TO PURCHASE SAID PROPERTY FOR THE MINIMUM PURCHASE PRICE PURSUANT TO SECTION 3698.5(A) OF THE REVENUE AND TAXATION CODE, STATE OF CALIFORNIA**

**WHEREAS**, the City of Perris, a municipal corporation, organized and existing under the laws of the State of California, desires to acquire land within its boundaries, to be used for open space, recreation, conservation and other such public uses; and

**WHEREAS**, the County of Riverside, Office of the Treasurer – Tax Collector, has scheduled for public auction tax sale the parcel herein described by the County as 16.14 ACRES M/L IN POR BLK 3 MB 015/070 FAIRVIEW FARMS 2 TR, parcel number 303300027-6; and

**WHEREAS**, the subject parcel creates an opportunity for the City to increase and/or enhance the City's open space and protect, preserve and enhance local natural resources and habitats; and

**WHEREAS**, the County of Riverside is willing to sell the subject parcel to the City of Perris, and take it off the scheduled public auction tax sale, for a minimum purchase price determined in keeping with Section 3698.5(a) of the Revenue and Taxation Code, State of California; and

**WHEREAS**, said purchase of said parcel by the City of Perris from the County of Riverside must be pursuant to a Chapter 8 Agreement of Sale.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS DOES RESOLVE AS FOLLOWS:**

**Section 1.** The above recitals are all true and correct and incorporated herein by reference.

**Section 2.** The City Council of the City of Perris hereby objects to the public auction tax sale of this parcel.

**Section 3.** The City Council hereby offers to purchase said parcel under a Chapter 8 Agreement of Sale for the minimum purchase price as follows:

<u>Assessment Number</u>	<u>Purchase Price</u>
303300027-6	\$31,932.10

**Section 4.** The City Council finds that the purpose in acquiring the land would be to dedicate it for use for open space, recreation, conservation and other public uses.

**Section 5.** The City Manager and his designee are hereby authorized and directed to execute and deliver all actions and documents necessary or proper for carrying out the acquisition transaction intended by this Resolution.


**Section 6.** Pursuant to Section 3800 of the Revenue and Taxation Code, the City shall pay for the legal notice of the Chapter 8 Agreement of Sale, tentatively published in the Press Enterprise.

**Section 7.** The Mayor shall sign this Resolution and the Clerk shall certify to the adoption of this Resolution.

**ADOPTED, SIGNED and APPROVED** this 10<sup>th</sup> day of March, 2015.

  
Daryl R. Busch, Mayor

ATTEST:

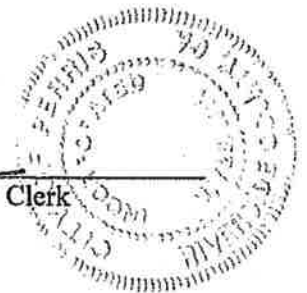
  
Nancy Salazar, City Clerk

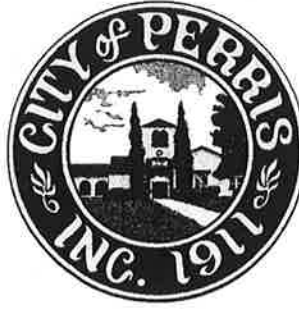
STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) §  
CITY OF PERRIS )

I, Nancy Salazar, City Clerk of the City of Perris do hereby certify that the foregoing Resolution Number 4841 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 10<sup>th</sup> day of March 2015, by the following vote:

AYES: BURKE, RABB, RODRIGUEZ, BUSCH  
NOES: NONE  
ABSENT: ROGERS  
ABSTAIN: NONE

  
Nancy Salazar, City Clerk





Michelle Bryant-August  
Riverside County Treasurer  
P.O. Box 12005  
Riverside, Ca 92502-2205

RE: Mission Statement

Dear Ms. Bryant-August

Per your request:

**MISSION STATEMENT**

*The City of Perris provides superior public services  
that enhance the quality of life for our community.*

Sincerely,

A handwritten signature in black ink, which appears to read "Michael McDermott". The signature is fluid and cursive.

Michael McDermott  
Redevelopment and Economic  
Development Manager  
City of Perris