

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



**ITEM: 3.44
(ID # 14007)**

MEETING DATE:

Tuesday, January 12, 2021

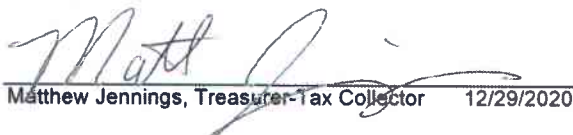
FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Proposed Sale of Tax-Defaulted Land to the Elsinore Valley Municipal Water District, as a Special District, by Agreement to Purchase Tax-Defaulted Property Number 4472, District(s) 1. [\$0].

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the sale of tax-defaulted parcel(s) 375301014 to the Elsinore Valley Municipal Water District, as a Special District.
2. Authorize the Chairman of the Board to sign both Agreements and have them returned along with the supporting documentation (Exhibits "A" through "D") to the Treasurer-Tax Collector for transmittal to the State Controller.


ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 12/29/2020

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: January 12, 2021
xc: Treasurer

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS:			Budget Adjustment:	N/A
			For Fiscal Year:	2020-2021

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Sales to public agencies of this type of property, subject to a recorded Notice of Power to Sell for non-payment of property 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 to Purchase Tax-Defaulted Property, including Exhibit "A" through Exhibit "D", are attached. These exhibits include Resolution 20-09-01 (Exhibit "D") from the Elsinore Valley Municipal Water District, as a Special District.

Parcel number 375301014 is located in the City of Lake Elsinore in District 1.

The purchase price of \$2,786.07 was determined pursuant to Section 3793.1 of the California 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 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.

Impact on Residents and Businesses

Elsinore Valley Municipal Water District, as a Special District is purchasing this property to supply and distribute water, treat and dispose of wastewater, make beneficial use of reclaimed water and manage water, related recreational activities.

ATTACHMENTS (if needed, in this order):

ATTACHMENT A. Assessor Maps

A copy of the Assessor's map numbered 375-30 pertaining to the parcel listed above is attached for reference.

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

ATTACHMENT B. Agreement #4472

Two (2) Agreements both numbered 4472 being executed in counterparts, each of which constitutes an original and one (1) copy of the supporting documentation labeled exhibits "A" through "D".


Stephanie P., Principal Management Analyst 1/6/2021


Gregory L. Priarios, Director County Counsel 12/18/2020

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

This Agreement **4472** is made this 12TH day of January, 2021, by and between the Board of Supervisors of Riverside County, State of California, and the Elsinore Valley Municipal Water District, as a Special District ("PURCHASER"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

On December 12, 2019, the Elsinore Valley Municipal Water District, as a Special District applied to purchase the subject property (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 Treasurer-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 Elsinore Valley Municipal Water District, as a Special District 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 \$2,786.07 for the real property described in Exhibit "B" within fourteen (14) days after the date this Agreement becomes effective. Upon payment of said sum to the Treasurer-Tax Collector, the Treasurer-Tax Collector shall execute and deliver a deed conveying title of said property to PURCHASER;
3. That the PURCHASER agrees to use the parcel(s) for public purpose under the following intent: **To supply and distribute water, treat and dispose of wastewater, make beneficial use of reclaimed water and manage water related recreational activities.**
4. That, if said Purchaser is a taxing agency as defined in the Revenue and Taxation Code, section 121 or 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 defined by section 3791 and section 3720 of the Revenue and Taxation Code.
5. If the intended schedule and effective date of the 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 conditions of this Agreement.

WHEN DOCUMENT IS FULLY EXECUTED RETURN
CLERK'S COPY

to Riverside County Clerk of the Board, Stop 1010
Post Office Box 1147, Riverside, Ca 92502-1147
Thank you.

AGREEMENT 4472
ELSINORE VALLEY MUNICIPAL WATER DISTRICT,
AS A SPECIAL DISTRICT

JAN 12 2021 3.44

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

The undersigned hereby agrees 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: ELSINORE VALLEY MUNICIPAL WATER DISTRICT,
AS A SPECIAL DISTRICT
(Purchaser)

By: *Greg Thomas* General Manager
(Signature and Title)

Greg Thomas
(Print)

(seal)

Date: 11-10-20

FORM APPROVED BY COUNTY COUNSEL

By: *Michael C. Thomas* 17DEC20
MICHAEL C. THOMAS DATE

ATTEST: BOARD OF SUPERVISORS

KECIA HARPER
Clerk of the Board of Supervisors

By: KAREN SPIEGEL

By: *Whitika Passo*
Deputy

By: Karen S. Spiegel
Chair of the Board of Supervisors

(seal)

Date: 1/12/2021

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

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

Pursuant to the provisions of section 3795 of the California Revenue and Taxation Code, the Controller approves the foregoing Agreement this 21 day of January, 2021.

BETTY T. YEE, CALIFORNIA STATE CONTROLLER

By: 

JENNIFER MONTECINOS, Manager
Tax Administration Section

EXHIBIT "A"
PURCHASE APPLICATION
OBJECTION LETTER
CHAPTER 7 FORM 11 (N/A)
CHAPTER 7 PUBLICATION (N/A)
LETTER RE: PUBLICATION & OBJECTION

AGREEMENT 4472
ELSINORE VALLEY MUNICIPAL WATER DISTRICT,
AS A SPECIAL DISTRICT

EXHIBIT A PAGE 01

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 accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: Elsinore Valley Municipal Water District
2. Mailing Address: 31315 Chaney Street, Lake Elsinore, CA 92530
3. Contact Person: Jorge Chavez Phone: (951)674-3146 X8357
4. Email: jchavez@evmwd.net
5. 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 and if Redevelopment Agency or Special District, also provide Jurisdiction Map
5. Agency is to acquire title "As" and the taxing status: Elsinore Valley Municipal Water District, as a Special District
(Taxing status example: City of Watsonville, a municipal corporation, as a Taxing Agency or Sacramento County Flood Control District, as a Revenue District)

B. Purchasing Information

Check the appropriate box as it relates to the purchasing Entity's Corporate Structure and the intended use of the parcel:

1. Is the parcel currently approved for a Chapter 7 Tax Sale? Yes No
2. The purchase is by (choose only 1 of the 3): (Attach a separate letter objecting to a Chapter 7 tax sale of the parcel)
 - Purchase by Taxing Agency, Revenue District or **Special District** (circle only one)
 - Purchase by State or County (circle only one)
 - Purchase by Nonprofit
3. The purpose of the purchase is: (check only one box) If additional space is needed attach separate sheet as an exhibit.
 - To preserve a lien
 - For low income housing (sell or rent) circle one
 - For public purpose to See below
Describe public purpose _____
 - To preserve open space for _____

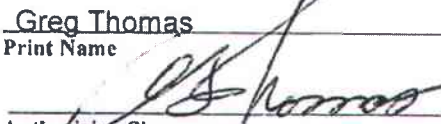
C. Property Information

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 County
2. Assessor's Parcel Number (if only one, list here more than one list on separate sheet): 375-301-014
3. State the purpose and intended use for the Parcel: To supply and distribute water, treat and dispose of wastewater, make beneficial use of reclaimed water and manage water related recreational activities.

D. Acknowledgement

Provide the signature of the purchasing entity's authorized officer

Greg Thomas (951) 674-3146
Print Name Contact Number
 General Manager
Authorizing Signature Title Date 12/12/2019

(SCO 8-16) (2016)

Board of Directors
Andy Morris, President
Phil Williams, Vice President
Darcy Burke, Treasurer
Harvey R. Ryan, Director
Jared K. McBride, Director



Elsinore Valley Municipal Water District

Our Mission...

EVMWD will provide reliable, cost-effective, high quality water and wastewater services that are dedicated to the people we serve.

General Manager
Greg Thomas
District Secretary
Terese Quintanar
Legal Counsel
Best Best & Krieger

December 12, 2019

Treasurer-Tax Collector
Attn: Marissa Mendoza, Sr. Accounting Asst.
4080 Lemon St., 4th Floor
Riverside, CA 92502

SUBJECT: APPLICATION TO PURCHASE TAX DEFAULTED PROPERTY

Ms. Mendoza,

After reviewing the July 1, 2019 list which was included with your letter dated October 29, 2019, Elsinore Valley Municipal Water District (EVMWD) would like to submit the required application to purchase from and object to the public sale of the following Tax-Defaulted properties under the Provisions of Division 1, Part 6, Chapter 8, beginning with Section 3771, of the Revenue and Taxation Code, State of California.

APN	Legal Description
375301014	LOT 74C MB 017/079 COUNTRY CLUB HEIGHTS UNIT 26

If you have any questions or would like additional details, please don't hesitate to contact me at (951) 674-3146 ext. 8357.

Thank you,

A handwritten signature in black ink that reads 'Jorge Chavez'.

Jorge Chavez
Management Analyst

MATTHEW JENNINGS
County of Riverside Treasurer – Tax Collector

Giovane Pizano

Chief Investment Manager



Melissa Johnson

Senior Chief Deputy Treasurer-Tax Collector

RE: Agreement Number: 4472

Elsinore Valley Municipal Water District, as a Special District

The parcel number listed below is not a part of a publication because it was not a part of a Chapter 7 tax sale.

PARCEL NO

375301014

County of Riverside, Treasurer-Tax Collector

4080 LEMON STREET, 4TH FLOOR * P.O. BOX 12005 * RIVERSIDE, CALIFORNIA 92502
WWW.COUNTYTREASURER.ORG * (951) 955-3900 * T (877) 748-2689 * FAX (951) 955-3923

AGREEMENT 4472
ELSINORE VALLEY MUNICIPAL WATER DISTRICT,
AS A SPECIAL DISTRICT

EXHIBIT A PAGE 04

MATTHEW JENNINGS
County of Riverside Treasurer – Tax Collector

Giovane Pizano

Chief Investment Manager



Melissa Johnson

Senior Chief Deputy Treasurer-Tax Collector

RE: Agreement Number: 4472

Elsinore Valley Municipal Water District, as a Special District

The parcel number listed below is not a part of a Chapter 7 public tax sale; however, the purchasing entity used the word "objects" while expressing in their Resolution that they do not want the parcel they are interested in purchasing to be sold on a Chapter 7 public tax sale.

PARCEL NO

375301014

County of Riverside, Treasurer-Tax Collector

4080 LEMON STREET, 4TH FLOOR ★ P.O. BOX 12005 ★ RIVERSIDE, CALIFORNIA 92502
WWW.COUNTYTREASURER.ORG ★ (951) 955-3900 ★ T (877) 748-2689 ★ FAX (951) 955-3923

AGREEMENT 4472
ELSINORE VALLEY MUNICIPAL WATER DISTRICT,
AS A SPECIAL DISTRICT

EXHIBIT A PAGE 05

EXHIBIT "B"

LEGAL DESCRIPTION

MAPS

AGREEMENT 4472
ELSINORE VALLEY MUNICIPAL WATER DISTRICT,
AS A SPECIAL DISTRICT

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

PARCEL 1

IN THE CITY OF LAKE ELSINORE

Parcel Identification Number: 375301014

Default Date: JUNE 30, 2014

First Year Delinquent: 2013-2014

TRA 005-019 LAKE ELSINORE

Purchase Price: \$2,786.07

Situs Address: NONE

Last Assessed To: MACIAS PETER

Legal Description.....

THE SOUTHERLY 30 FEET OF LOT 74C OF COUNTRY CLUB HEIGHTS, UNIT NO. 26, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 17, PAGE 79-80 OF MAPS, RIVERSIDE COUNTY RECORDS.

AGREEMENT 4472
ELSINORE VALLEY MUNICIPAL WATER DISTRICT,
AS A SPECIAL DISTRICT

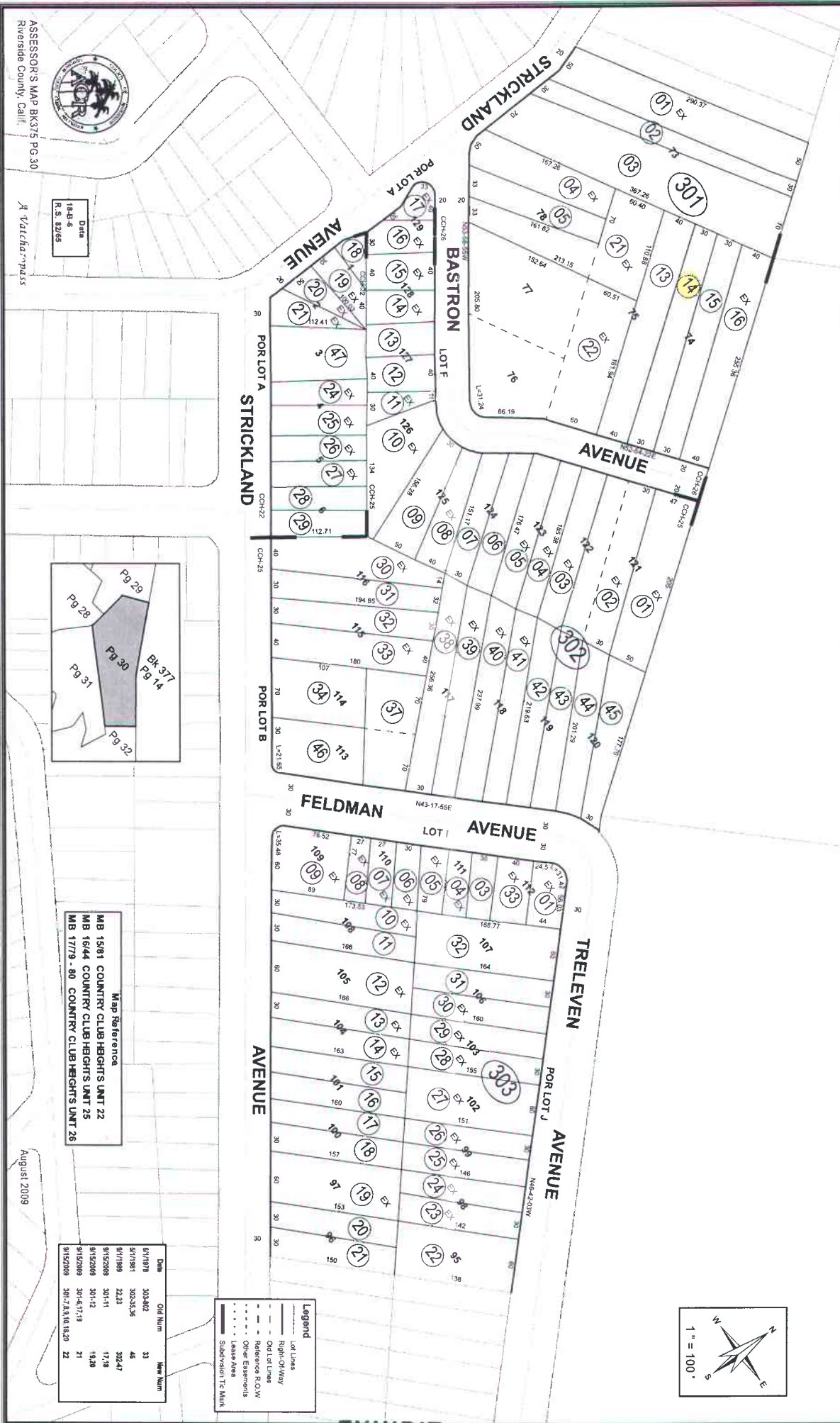
EXHIBIT B PAGE 02

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.

POR. RO. LA LAGUNA
 POR. SEC. 6 T 6S R 4W

T.R.A. 005-019

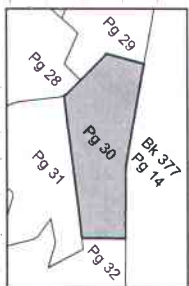
375-30
 18-29, 18-29-3



Date
 18-B-5
 R.S. 8265

ASSESSOR'S MAP BK375 PG 30
 Riverside County, Calif.

A Valdez Pass



Map Reference
 MB 1581 COUNTRY CLUB HEIGHTS UNIT 22
 MB 1644 COUNTRY CLUB HEIGHTS UNIT 25
 MB 1779 - 80 COUNTRY CLUB HEIGHTS UNIT 26

August 2009

Date	Old Num	New Num
5/1/1978	303-802	33
5/1/1981	302-538	46
5/1/1988	22-23	302-47
5/15/2008	301-11	17-18
5/15/2008	301-12	18-20
5/15/2008	301-4, 5, 7, 19	21
5/15/2008	301-2, 3, 10, 18, 29	22

Legend
 --- Lot Lines
 --- Right-of-Way
 --- Old Lot Lines
 --- Reference ROW
 --- Other Easements
 --- Lease Area
 --- Survey/Valuation T.C. MARK

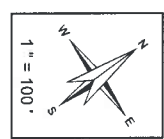


EXHIBIT "C"

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

AGREEMENT 4472
ELSINORE VALLEY MUNICIPAL WATER DISTRICT,
AS A SPECIAL DISTRICT

REQUESTED BY AND MAIL TO:

JON CHRISTENSEN
TREASURER-TAX COLLECTOR
TAX SALE OPERATIONS UNIT
4080 LEMON ST., 4TH FL. MAIL STOP 1110
RIVERSIDE, CALIFORNIA 92501

2019-0369965

09/20/2019 08:00 AM Fee: \$ 0.00

Page 1 of 2

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



541					R	A	Exam:	LLC	277
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PRESS ENTERPRISE-SOUTH ZONE

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which pursuant to law, property was declared to be tax-defaulted on June 30, 2014 for the nonpayment of delinquent taxes in the amount of \$113.22 for the Fiscal Year 2013-2014, Default Number 2014-375301014

Notice is hereby given by the Tax Collector of RIVERSIDE County that, pursuant to Revenue and Taxation Code §3691, five years or more have elapsed since the duly assessed and legally levied taxes on the property described herein were declared in default and that the property 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 at the close of business of 5 p.m., whichever is later, on the last business day prior to the commencement date of the tax sale. If the property is the subject of a bankruptcy proceeding, this notice constitutes a "notice of tax deficiency" pursuant to §362(b)(9)(B) of Title 11 of the United States Code. The real property subject to this notice is assessed to: MACIAS, PETER and is situated in said county, State of California, described as follows:

Assessor's Parcel Number: 375301014

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
RIVERSIDE County

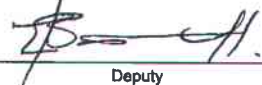
Executed on
July 1, 2019

By 
Jon Christensen Tax Collector

On 9/10/2019, before me, Peter Aldana, Assessor, Clerk-Recorder, personally appeared Jon Christensen, 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.
Peter Aldana, Assessor, Clerk Recorder

By: 
Deputy

Seal



LEGAL DESCRIPTION

THE SOUTHERLY 30 FEET OF LOT 74C OF COUNTRY CLUB HEIGHTS, UNIT NO. 26, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 17, PAGE 79-80 OF MAPS, RIVERSIDE COUNTY RECORDS.

EXHIBIT "D"
RESOLUTION NUMBER 20-09-01
MISSION STATEMENT

AGREEMENT 4472
ELSINORE VALLEY MUNICIPAL WATER DISTRICT,
AS A SPECIAL DISTRICT

RESOLUTION NO. 20-09-01

RESOLUTION OF THE BOARD OF DIRECTORS
OF ELSINORE VALLEY MUNICIPAL WATER DISTRICT
TO PURCHASE PROPERTY FROM RIVERSIDE COUNTY
TAX COLLECTOR

WHEREAS, the Elsinore Valley Municipal Water District (the "District") is permitted by California Water Code section 71690 to purchase property to enable it to provide services to its customers; and

WHEREAS, the County of Riverside Treasurer-Tax Collector ("County Tax Collector") sells tax defaulted property to public agencies for beneficial public purposes through an Agreement of Sale; and

WHEREAS, the County Tax Collector requires public agencies to adopt a resolution prior to entering into an Agreement of Sale; and

WHEREAS, District staff has determined that acquisition of a tax defaulted parcel, identified as Assessor Parcel Number:

375-301-014

("the Property"), would be beneficial to serve the purpose of remediating nuisance claims arising when residential uses are in close proximity to a wastewater treatment plant; and

WHEREAS, the Property is located within the District's boundaries and are shown on Exhibit "A" attached.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Elsinore Valley Municipal Water District that the Board of Directors does hereby adopt the following:

1. The District hereby objects to the public sale of the Property. The District will devote the property to sewer service.

2. The District hereby authorizes staff to enter into an Agreement of Sale for the Property with the County Tax Collector for the purchase price listed on Exhibit "A".

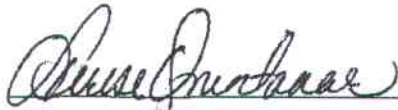
3. Any costs associated with providing all required public notice and lot book reports will be paid by the District and such costs are not included in the purchase price.

APPROVED, ADOPTED AND SIGNED this 24th day of September 2020.



Phil William, Vice President of the
Board of Directors
Elsinore Valley Municipal Water District

ATTEST:



Terese Quintanar, Board Secretary
of the Board of Directors of
Elsinore Valley Municipal Water District

[Resolution No. 20-09-01]

STATE OF CALIFORNIA)
) ss:
COUNTY OF RIVERSIDE)

I, Terese Quintanar, Secretary of the Board of Directors of the Elsinore Valley Municipal Water District, do hereby certify that the foregoing Resolution No. 20-09-01, was duly adopted by said Board at its Regular Board Meeting held on September 24, 2020, and that it was so adopted by the following roll call vote:

AYES: McBride, Burke, Ryan, Williams
NOES: None
ABSENT: Morris
ABSTAIN: None



Terese Quintanar, Secretary of the
Board of Directors of the
Elsinore Valley Municipal Water District

Exhibit A

APN	Purchase Price	Legal Description	Purpose
375-301-014	\$2,786.07	LOT 74C MB 017/079 COUNTRY CLUB HEIGHTS UNIT 26	Wastewater Treatment Plant Buffer Zone

Board of Directors
Andy Morris, President
Phil Williams, Vice President
Darcy M. Burke, Treasurer
Harvey R. Ryan, Director
Jared K. McBride, Director



Elsinore Valley Municipal Water District

Our Mission...

EVMWD will provide reliable, cost-effective, high quality water and wastewater services that are dedicated to the people we serve.

General Manager
Greg Thomas
District Secretary
Terese Quintanar
Legal Counsel
Best Best & Krieger

Mission Statement:

EVMWD will provide reliable, cost-effective, high quality water and wastewater services that are dedicated to the people we serve.

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

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