



# TOWN OF APPLE VALLEY TOWN COUNCIL STAFF REPORT

---

**To:** Honorable Mayor and Town Council      **Date:** February 24, 2015  
**From:** Lori Lamson, Assistant Town Manager      **Item No:** 4  
**Subject:** PURCHASE OF PROPERTY AVAILABLE FROM TAX LIEN SALES BY THE COUNTY OF SAN BERNARDINO FOR THE PURPOSE OF CONSTRUCTING NEW AFFORDABLE HOUSING PROJECTS AND A STORM WATER RETENTION BASIN

**T.M. Approval:** \_\_\_\_\_      **Budgeted Item:**  Yes    No    N/A

---

## RECOMMENDED ACTION:

That the Town Council direct the Town Manager to purchase said property using NSP (Neighborhood Stabilization Program) funds and Storm Water Drainage Impact Fees, made available through tax lien sales by the County of San Bernardino.

## SUMMARY:

On May 13, 2014, the Town Council directed staff to notify the County of San Bernardino to remove the below mentioned properties from the public auction for defaulted taxes. Also, that it was the intention of the Town of Apple Valley, to purchase these vacant properties made available from Tax Lien Sales by the County of San Bernardino for the purpose of constructing new affordable housing projects. These properties include the following:

1. APN 3087-361-04 – 13239 Osage Road, vacant 5 acres located at the northerly extension of Osage Road, between Navajo Road to the west, Ojai Road to the south, Pawnee Road to the east and Ottawa Road to the north.
2. APN 0441-103-09 – 15795 Sago Dell Road, vacant 0.52 acre lot located at the end of a cul-de-sac with access from Sago Road.
3. APN 0440-085-06 – vacant 19.54 acre lot located on the north side of Oteo Road, east of Brewster Park, within the Apple Valley Dry Lake.

Property Nos. 1 and 2 would qualify as future projects consistent with the Town's approved Consolidated Plan, using NSP funds. The Consolidated Plan is a comprehensive five-year strategy (2012-2016) that addresses the use of federal grant/entitlement funds, such as NSP funds, set aside for specific housing activities. These NSP monies are funds received through the sale of single-family residential

homes rehabilitated and sold to qualified buyers originally purchased with NSP dollars. These funds are required to be reprogrammed back into new affordable housing projects.

Property No. 3 is a 19.5 acre lot within the Apple Valley Dry Lake, which will be used for retention of storm water, and will be a step toward achieving the ultimate storm water retention plan as identified in the County Master Plan of Drainage.

The Tax Lien sale by the County of San Bernardino was on Saturday, May 17, 2014. This auction is conducted by the Tax Collector for tax-defaulted properties in accordance with Chapter 7 (Section 3691-3731.1) of the Revenue and Taxation Code. These properties were removed from the public auction and were offered to the Town of Apple Valley upon direction of the Town Council at the May 13, 2014 meeting. The defaulted taxes on these properties were not paid by the County's deadline.

**FISCAL IMPACT:**

Funds for these properties will originate from reprogrammed NSP funds and through Storm Drain Development Impact Fees collected from new development. There is no impact to the Town's General Fund.

**ATTACHMENTS:**

1. Exhibit "A"
2. Resolution No. 2015-08
3. APN 0441-103-09, Assessor Parcel Map
4. APN 0440-085-06, Assessor Parcel Map
5. APN 3087-361-04, Assessor Parcel Map

**Exhibit "A"**

0440-085-06-0000	\$ 40,800.00
0441-103-09-0000	\$ 9,100.00
3087-361-04-0000	\$ 61,950.00
Total	\$111,850.00

**RESOLUTION NO. 2015-08**

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY AUTHORIZING THE PURCHASE OF REAL PROPERTY PURSUANT TO DIVISION 1, PART 6, CHAPTER 8 OF THE CALIFORNIA REVENUE AND TAXATION CODE**

**WHEREAS**, the Town of Apple Valley is a local municipality (city) incorporated in 1988; and

**WHEREAS**, the Town of Apple Valley has need for additional real property to be utilized for affordable housing and storm water retention purposes; and

**WHEREAS**, the Town of Apple Valley intends to utilize the property described in Exhibit "A" for such purposes and desires to purchase such property for such intended uses.

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Apple Valley as follows:

**Section 1.** The Town of Apple Valley authorizes and directs the Town Manager to purchase the property pursuant to the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and related provisions of law.

**Section 2.** That the Town Manager is authorized to execute any document necessary and take any other reasonably necessary action to consummate the transaction contemplated herein.

**Section 3.** Effective Date. The Resolution shall become effective immediately upon its adoption.

**Section 4.** Severability. If any provision of this Resolution, or the application thereof, to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications and, to this end, the provision of the Resolution declared to be severable.

**APPROVED and ADOPTED** by the Town Council of the Town of Apple Valley,  
this 24th day of February, 2015.

---

Larry Cusack, Mayor

**ATTEST:**

---

La Vonda M-Pearson, Town Clerk

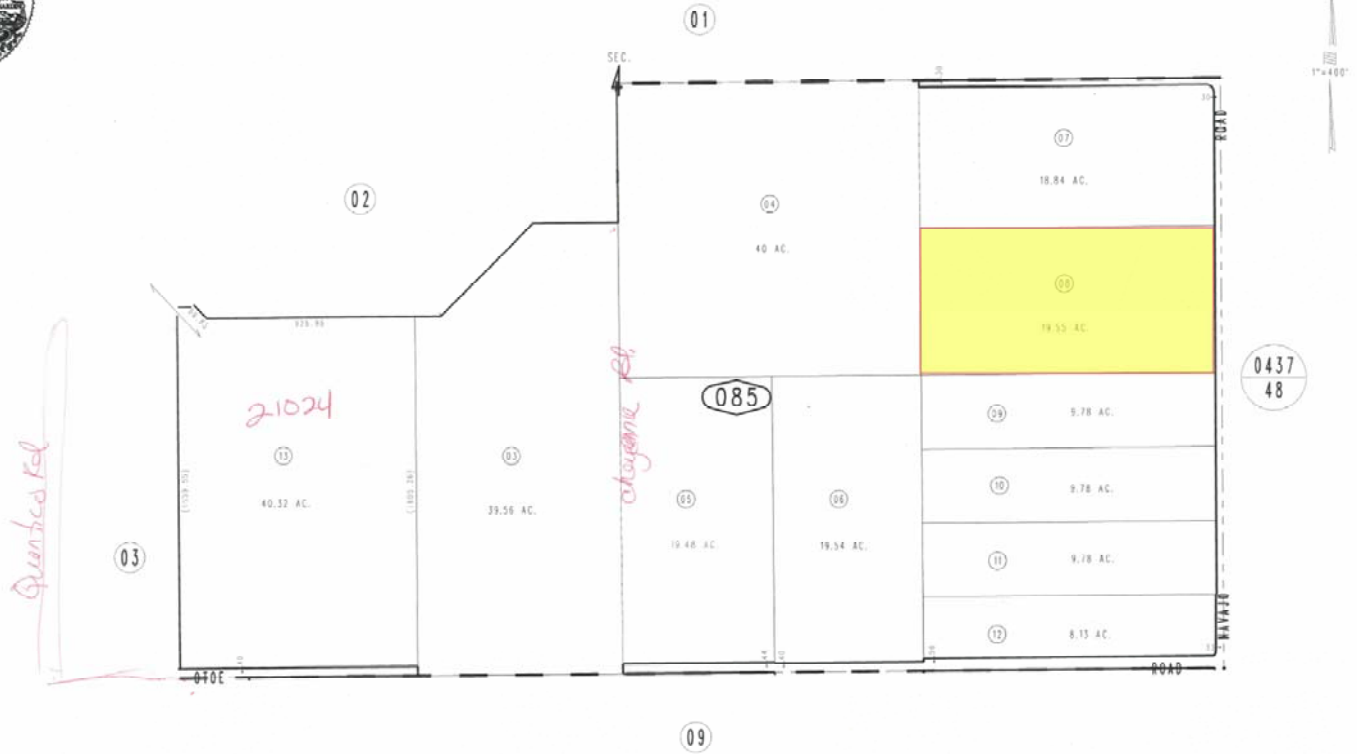


APN 0440-085-06 Assessor Parcel Map

Ptn. S.1/2, Fractional Sec. 4, T.5N., R.3W., S.B.M.

Town of Apple Valley 0440-08  
Tax Rate Area  
21078

THIS MAP IS FOR THE PURPOSE  
OF AD VALOREM TAXATION ONLY.



OCTOBER 2011 LH

Assessor's Map  
Book 0440 Page 08  
San Bernardino County

REVISED  
01/25/12 KA  
06/25/12 LH  
10/05/12 LH  
03/11/14 GW  
03/12/14 GW  
05/01/14 KC

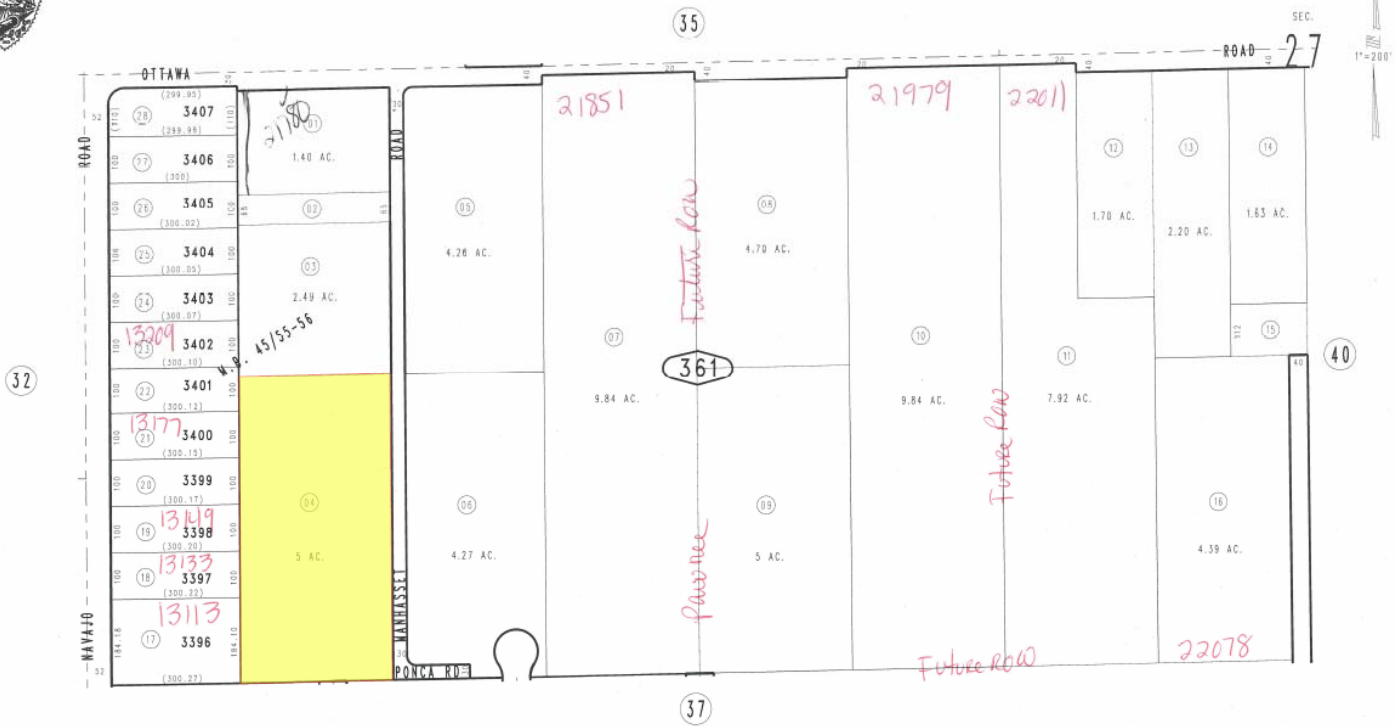
### APN 3087-361-04 Assessor Parcel Map

THIS MAP IS FOR THE PURPOSE  
OF AD VALOREM TAXATION ONLY.



N.1/2, S.W.1/4, Sec. 27, T.5N., R.3W., S.B.M.

Town of Apple Valley 3087-36  
Tax Rate Area  
21077



FEBRUARY 1999

Ptn. Apple Valley Ranchos, No. 9, Tract No. 3477, M.B. 45/55-56

Assessor's Map  
Book 3087 Page 36  
San Bernardino County

REVISED  
09/04/07 TY



N.1/2, S.W.1/4, Sec. 27, T.5N., R.3W., S.B.M.

Town of Apple Valley 3087-36  
Tax Rate Area  
21077

