

**MEMORANDUM
TREASURER-TAX COLLECTOR
COUNTY OF PLACER**

To: Honorable Board of Supervisors
From: Jenine Windeshausen, Treasurer-Tax Collector *JW*
Date: February 5, 2007
Subject: Notice of Tax Defaulted Land and Intention of Sale
By Sealed Bid

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RECOMMENDATION: Approve the attached resolution authorizing the Treasurer-Tax Collector to sell at a sealed bid sale, for the stated minimum price, the tax-defaulted property that is subject to the power of sale and described on the attached schedule, in accordance with Chapter 7 of Part 6 of Division 1 of the California Revenue and Taxation Code.

BACKGROUND: Secured real property becomes subject to the Tax Collector's power to sell five years from the date declared tax defaulted. The purpose for offering tax-defaulted property at a sealed bid sale is to collect the unpaid taxes (redemption), and return the property to a revenue-generating status by conveying the property to another owner, and allow owners of contiguous parcels or easement holders the opportunity to augment their property. There is currently 1 parcel planned for sale, which may be redeemed by 5:00 PM the day prior to the sale (May 1, 2007). If the parcel has not been redeemed it will be offered for sale by sealed bid May 2, 2007. As required by law, all owners and other parties of interest for the parcel are legally and publicly noticed¹. If the parcel is not sold by sealed bid on May 2, 2007, then the parcel will be offered for sale at the public auction to be held on May 4, 2007.

A sealed bid sale must be conducted when the tax-defaulted parcel is unusable by virtue of its size, location, or other conditions (3692(c)). For sealed bid sales, the Tax Collector is the only officer authorized to determine the criteria she will use in establishing the minimum selling price (3698.5(c)). The difference between the successful bid amount and the minimum selling price (i.e. excess proceeds) is subject to claim by certain parties on a priority lien basis as specified by law under Revenue and Taxation code section 4675. Any unclaimed excess proceeds are deposited into the County General Fund as specified by law. If a parcel is sold for an amount that is less than the total amount necessary to redeem plus costs, any unpaid taxes or fees would be replaced from the Tax Loss Reserve Account pursuant to the Teeter Plan.

FISCAL IMPACT: The parcel eligible for sale on May 2, 2007, represents an estimated outstanding redemption amount of \$ 1,515.38. Costs incurred are collected upon the sale of the parcel. The actual fiscal impact to the County will be determined by the amount of excess proceeds deposited to the General Fund and any amounts that may need to be transferred from the Tax Loss Reserve Fund.

JW/amd
Attachments

¹ Attachment A contains a copy of the public notice.

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**Before the Board of Supervisors
County of Placer, State of California**

In the matter of:

Resol. No. _____

A RESOLUTION AUTHORIZING THE TAX
COLLECTOR TO SELL TAX DEFAULTED
PROPERTIES BY SEALED BID

The following RESOLUTION was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held February 20, 2007 by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

BE IT RESOLVED that approval for Tax Defaulted Landsale by Sealed Bid on May 2, 2007, is hereby granted. Jenine Windeshausen, Placer County Tax Collector, is directed to sell, and if necessary re-offer for sale, the property described in Attachment A as provided for by law pursuant to Chapter 7 of Part 6 of Division 1 of the California Revenue and Taxation Code.

Attachment A
NOTICE OF SEALED BID SALE ON MAY 2, 2007
OF TAX-DEFAULTED PROPERTY FOR DELINQUENT TAXES
Made pursuant to Section 3692, Revenue and Taxation Code

On February 20, 2007, I, Jenine Windeshausen, Placer County Tax Collector, was directed to conduct a sealed bid sale by the Board of Supervisors of Placer County, California. The tax-defaulted property listed below is subject to the Tax Collector's power of sale and has been approved for sale by a resolution dated February 20, 2007, of the Placer County Board of Supervisors.

I will publicly open the sealed bids submitted and sell the properties at 2:00 pm on Wednesday, May 2, 2007, in the upper lobby of the FAB Building, 2976 Richardson Drive, Auburn, California, 95603. The property will be sold to the highest bidder among the eligible bidders. If a parcel is not sold by Sealed Bid on Wednesday, May 2, 2007, then the parcel will be offered for sale at the Public Auction to be held on Friday, May 4, 2007.

Property that is redeemed (paid) in full by Tuesday, May 1, 2007 at 5:00 p.m. will not be sold. The right of redemption will cease at that time and property not redeemed will be sold. If a parcel is not sold, the right of redemption revives up to the close of business on the last day prior to the next scheduled sale (Thursday, May 3, 2007). Any parcel not sold at this scheduled tax sale may be re-offered for sale within a 90-day period.

If the property is sold, parties of interest, as defined in California Revenue and Taxation Code Section 4675, have a right to file a claim with the county for any excess proceeds from the sale. Excess proceeds are the amount in excess of the highest bid after the liens and costs of the sale are paid from the final sale price.

Potential bidders should contact the Tax Collector at 2976 Richardson Dr., Auburn, California, 95603 or call (530) 889-4129 for more information regarding the sealed bid sale.

PARCEL NUMBERING SYSTEM EXPLANATION

The Assessor's Parcel Number (APN), when used to describe property in this list, refers to the assessor's map book, the map page, the block on the map (if applicable), and the individual parcel on the map page or in the block. The assessor's maps and further explanation of the parcel numbering system are available in the assessor's office located at 2980 Richardson Dr., Auburn, California, 95603.

Property that is the subject of this notice is situated in Placer County, California, and is described as follows:

<u>Item No.</u>	<u>APN</u>	<u>Last Assessee</u>	<u>Minimum Bid</u>
1	014-231-010-000	Coffman, Kenneth et al	\$ 1,600.00

**Memorandum
Auditor-Controller Department
County of Placer**

TO: Board of Supervisors
FROM: Katherine J. Martinis, Auditor-Controller *KJM*
DATE: January 30, 2007
SUBJECT: Comprehensive Annual Financial Report for fiscal year ended June 30, 2006.

Attached for your information and review is the Auditor Controller's Comprehensive Annual Financial Report (CAFR) for fiscal year ended June 30, 2006.

Full report available for review at the Clerk of the Board's Office.

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News Release

RECLAMATION

Managing Water in the West

Mid-Pacific Region
Sacramento, CA

MP-07-010

Media Contact: Jeffrey McCracken 916-978-5100
jmccracken@mp.usbr.gov

For Release On: January 30, 2007

RECEIVED

JAN 31 2007

CLERK OF THE
BOARD OF SUPERVISORS

Auburn-Folsom South Unit Special Report Released

The Bureau of Reclamation announces the availability of the Auburn-Folsom South Unit Special Report – Benefits and Cost Update. Through the Energy and Water Appropriations Act FY 2006, Congress directed Reclamation to prepare this report based on the 1978 design for a multi-purpose Auburn Dam. The report updates benefit values to current levels, identifies changes in design standards from 1978, assesses risks and uncertainties associated with the 1978 design, and recalculates the cost of the 1978 design to current dollars. The report does not reformulate any of the features of the Auburn-Folsom South Unit, nor does it reassess the water demands for the associated service areas.

Statutory requirements, project operations, demographics, and science have all changed significantly since the original formulation. The 1978 design was adapted to meet current conditions which, along with the projected future conditions, are different than what was known or projected previously. The analysis was based on various assumptions selected from a broad set of possibilities; therefore, the report presents a range of outcomes, particularly cost and benefit values. The report does not include a benefit-cost (b-c) analysis, nor does it calculate a revised b-c ratio. In addition, the analysis revealed several general conclusions that could be addressed if any future study on the Auburn-Folsom South Unit is undertaken.

The report is available online at http://www.usbr.gov/mp/cao/docs/auburn_rpt/index.html. For additional information, please contact Mr. Mike Finnegan, Area Manager, Central California Area Office, at 916-989-7200, TDD 916-989-7285. To request a paper copy or compact disk of the report, please contact Ms. Sammie Cervantes at 916-978-5189, TDD 916-978-5608, or via e-mail at scervantes@mp.usbr.gov. If you encounter problems accessing documents online, please contact Ms. Lynnette Wirth at 916-978-5102 or e-mail lwirth@mp.usbr.gov.

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Reclamation is the largest wholesale water supplier and the second largest producer of hydroelectric power in the United States, with operations and facilities in the 17 Western States. Its facilities also provide substantial flood control, recreation, and fish and wildlife benefits. Visit our website at <http://www.usbr.gov>.

Full report available for review at the Clerk of the Board's Office.



U.S. Department of the Interior
Bureau of Reclamation

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