



**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

103 B

FROM: General Manager-Chief Engineer

SUBMITTAL DATE:
January 8, 2013

SUBJECT: Oak Street Channel; Project No. 2-0-00070; Resolution No. F2013-02 Public Invitation for Bids for the Sale of Fee Simple Interests in District Owned Real Property located in the City of Corona, County of Riverside APN's 118-183-006, 118-183-023, 118-183-024 and 118-183-047 District Two / District Two

RECOMMENDED MOTION:

1. Adopt Resolution No. F2013-02, Public Invitation for Bids for the Sale of Fee Simple Interests in District Owned Real Property located in the City of Corona, County of Riverside – consisting of Parcels 2070-111D, -111E, -112A, -113C and -114A, with Assessor's Parcel Numbers 118-183-006, 118-183-022, 118-183-023, 118-183-024 and 118-183-047.

Cont'd Page 2

GSW:rlp

WARREN D. WILLIAMS
General Manager-Chief Engineer

FINANCIAL DATA

Current F.Y. District Cost:	\$	In Current Year Budget:
Current F.Y. County Cost:	\$	Budget Adjustment:
Annual Net District Cost:	\$	For Fiscal Year:

SOURCE OF FUNDS:

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY:
Alex Gann

County Executive Office Signature

Policy
 Policy
 Consent
 Consent
 Dept't Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.: 11.5 of 07/31/12

District: 2nd / 2nd

Agenda Number:

**FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD SUBMITTAL
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

SUBJECT: Oak Street Channel; Project No. 2-0-00070; Resolution No. F2013-02 Public Invitation for Bids for the Sale of Fee Simple Interests in District Owned Real Property located in the City of Corona, County of Riverside
APN's 118-183-006, 118-183-022, 118-183-023, 118-183-024 and 118-183-047
District Two / District Two

SUBMITTAL DATE: January 8, 2013

Page 2

2. Authorize the Clerk of the Board to receive and hold any sealed written bids for the sale of the real property to be opened and considered on the February 5, 2013 meeting.
3. Authorize the General Manager-Chief Engineer, or his designee, of the District to market and promote the sale of the real property.

BACKGROUND:

Real property interests were acquired for the Oak Street Channel project which consisted of the construction and subsequent operation and maintenance of a concrete rectangular channel and reinforced concrete boxes. The facility was originally constructed in 1993. These properties are located at the end of E Street in the City of Corona and adjacent to the Oak Street Channel. Now, certain portions of these real property interests acquired for the Oak Street Channel are no longer needed for this purpose and the District desires to declare as surplus and dispose of the surplus land.

On July 31, 2012, the District Board adopted Resolution No. F2012-25 which declared the fee simple interests in real property as surplus and no longer needed for District purposes. Pursuant to California Surplus Lands Act (Government Code Section 54220 et seq), the District sent written offers to sell the real property to other public agencies who may be interested in acquiring such surplus real property. The District Board also authorized that after proper notification to other public agencies had occurred with no agreement reached to sell to any public agency, the Board intended to initiate the public process for acceptance of public bids for sale of this real property on November 6, 2012 at a regularly scheduled Board meeting. To date, the District has not come to an agreement with a notified public agency or housing sponsor and as such the District now desires to proceed to dispose of the real property to the general public by a public bid process.

Staff is recommending the adoption of Resolution No. F2013-02, to initiate the public bid process; to set the time to accept, open and consider all bids, written and oral; and define the terms and conditions of the sale. Staff recommends that you authorize the Clerk of the Board to receive bids at the Clerk of the Board's Office, located at 4080 Lemon Street, 1st Floor, Riverside, California, 92501. Any acceptance of a bid will be subject to the District Board of Supervisors' approval by a subsequent action.

Resolution No. F2012-02 has been approved as to form by County Counsel.

FISCAL:

The minimum bid amount that would be accepted is the appraised value of the property which is two hundred eighty two thousand two hundred dollars (\$282,200). Based upon this appraisal, less the cost of costs associated with marketing and processing the public bid process for the sale, the sale is expected to generate approximately \$274,000. These funds would be deposited in the District's Zone 2 fund and reduce the District's real property maintenance responsibilities.

1 BOARD OF SUPERVISORS

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

2
3 RESOLUTION NO. F2013-02

4 PUBLIC INVITATION FOR BIDS FOR THE SALE OF FEE SIMPLE INTERESTS
5 IN DISTRICT OWNED REAL PROPERTY
6 LOCATED IN THE CITY OF CORONA, COUNTY OF RIVERSIDE

7 WHEREAS, the Riverside County Flood Control and Water Conservation District
8 (District) is the owner of certain fee simple interests in real property, consisting of approximately
9 48,657 square feet of unimproved land, located at the end of E Street in the City of Corona,
10 County of Riverside, State of California, a portion of parcels with Assessor's Parcel Numbers
11 118-183-006, 118-183-022, 118-183-023, 118-183-024 and 118-183-047 (Property); and,

12 WHEREAS, on July 31, 2012, the District Board of Supervisors (Board) adopted
13 Resolution No. F2012-25 declaring this Property as surplus and no longer needed, nor will be
14 needed in the future, for District purposes; and,

15 WHEREAS, the District has provided written offers to sell to other public agencies or
16 housing sponsors pursuant to the California Surplus Lands Act (Government Code Section
17 54220 et seq) and received no acceptable offers to purchase; and,

18 WHEREAS, the District now desires to consider bids from the general public for the
19 purchase of the Property on the terms and conditions hereafter set forth; now, therefore,

20 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of
21 the Riverside County Flood Control and Water Conservation District, that this Resolution shall
22 be posted and published in the manner consistent by law, and shall constitute the notice of the
23 offer of the real property for sale on the following terms and conditions:
24

- 25
26 1. Bids are to be made in writing and submitted in a sealed envelope, mailed or
27 delivered in person, to the Clerk of the Board's Office, located at 4080 Lemon
28 Street, 1st Floor, Riverside, California, 92501, received no later than 3:30 p.m. on

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 12-18-13
DATE
SYNTHIA M. GUNZEL

1 the Monday immediately preceding the sale date set to open and consider all bids.
2 All written bids shall be submitted on official bid documents provided by the
3 District. Envelopes shall be plainly marked on the outside "Proposal to Purchase
4 Oak Street Channel Surplus Real Property, Assessor's Parcel Numbers 118-183-
5 006, 118-183-022, 118-183-023, 118-183-024 and 118-183-047". The District's bid
6 documents may be obtained from the Real Property Section at the District, located
7 at 1995 Market Street, Riverside, California 92501, along with the Instructions to
8 Bidders. Bids that are not on official District bid documents will not be considered.
9 Facsimile, telegraphic, or electronic bids will not be accepted. Bids delivered to
10 locations other than that specified in this notice will not be accepted.

- 12 2. The bid documents contain the terms and conditions for the sale of the property.
13 Prospective bidders may inspect the bid documents at no charge.
- 14 3. A written bid must be signed by the person or authorized representative of an entity
15 on whose behalf the bid proposal is submitted.
- 16 4. The sale will be held on Tuesday, February 5, 2013 in the meeting room of the
17 District Board of Supervisors, County Administrative Center, 4080 Lemon Street,
18 1st Floor, Riverside, California 92501 at 11:00 a.m., or as soon thereafter as the
19 Agenda of the Board permits.
- 20 5. The Clerk of the Board will open the bid proposals at the time, date and place
21 specified in Section 4 herein this notice. Thereafter, the Clerk of the Board will call
22 for oral bids. An oral bid will only be accepted if all of the following are met:
 - 23 a. If the oral bid is at least 5% higher than the highest written bid; and
 - 24 b. It is reduced to writing and signed by the person or by a duly authorized agent
25 of an entity (who shall possess sufficient written proof of delegated authority)
26 on whose behalf the bid is made; and

1 c. Oral bids must be accompanied by a deposit as is required for the written bid
2 proposal unless deposit was previously submitted; and

3 d. In the case of an oral bid following the first oral bid, if it is at least \$1,000
4 higher than the last oral bid.

5 6. All sealed bids shall be accompanied by a deposit of ten thousand dollars
6 (\$10,000.00), in the form of a money order or cashier's check payable to the
7 Riverside County Flood Control and Water Conservation District, as security that
8 the successful bidder will complete the terms and conditions of the sale. If the
9 successful bidder fails to purchase the Property for any reason whatsoever, the
10 \$10,000.00 shall be retained by the District as damages, not as a penalty, for failure
11 to purchase in accordance with the bid.

12 7. Balance of the successful bid amount hereby offered, in excess of the deposit, shall
13 be paid in cash, legal tender of the United States, within sixty (60) days of the bid
14 acceptance or by close of escrow. All costs including escrow and/or title insurance
15 shall be borne by the purchaser.

16 8. The minimum purchase price shall be for not less than two hundred eighty-two
17 thousand two hundred dollars (\$282,200.00). No written or oral bid below that
18 amount will be considered.

19 9. Final acceptance of the successful bid by the Board may be made on said date or
20 any adjourned session of the same meeting held within the following ten (10) days.

21 22 23 24 25 26 27 28 10. The District reserves the right to reject any and all bids, both written and oral, and
to withdraw the property from sale. If the successful bidder fails to purchase the
Property, the District reserves the right to take such measures as it deems
appropriate to sell the Property. The District may, but shall have no obligation to,
accept the next highest bid.

- 1 11. The District will not pay a broker's or agent's commission. All amounts specified
2 herein shall be exclusive of any commission the bidder may elect to pay a broker.
- 3 12. Deposits of the unsuccessful bidders will be returned within a reasonable period of
4 time after final acceptance or rejection of all bids, or after withdrawal of the
5 property from sale.
- 6 13. The title company shall be selected by the District. The escrow shall close, title
7 shall pass and possession shall be delivered within 45 days after the date of
8 acceptance by the Board of the successful bid.
- 9 14. The District will convey all right, title and interest which it owns in the Property
10 and title conveyed shall be subject to all liens and encumbrances, easements, rights
11 of way, taxes and assessments, if any, and deed and tract covenants, conditions and
12 restrictions, whether recorded or not.
- 13 15. It is the responsibility of the bidder to perform its own due diligence concerning the
14 Property.

15
16
17 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the
18 Board is hereby authorized to receive any sealed bids for the purchase of the Property that are in
19 compliance with the terms provided herein this notice.

20 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that notice of this
21 sale shall be given by posting copies of this Resolution signed by the Chairman of the Board of
22 the Riverside County Flood Control and Water Conservation District in three (3) public places in
23 the County of Riverside, not less than fifteen (15) days before final bid date, and by notifying all
24 other public agencies within whose jurisdiction these properties are located.
25
26
27
28

GSW:rlp

Exhibit "A"

**Oak Street Channel
Parcel 2070-111D**

All that portion of the westerly half of Lot 4 in Block 67 of the lands of South Riverside Land and Water Company, as shown on Map Book 9, Page 6, records of San Bernardino County, State of California and described as Parcel 2 in that certain grant deed recorded on October 9, 1991 as Instrument 350338, records of Riverside County, State of California, located within the city of Corona, County of Riverside, State of California.

Excepting therefrom any portion lying within Parcel 2070-111C as shown on Record of Survey Book 90, Pages 3 through 16, inclusive, records of Riverside County, State of California.

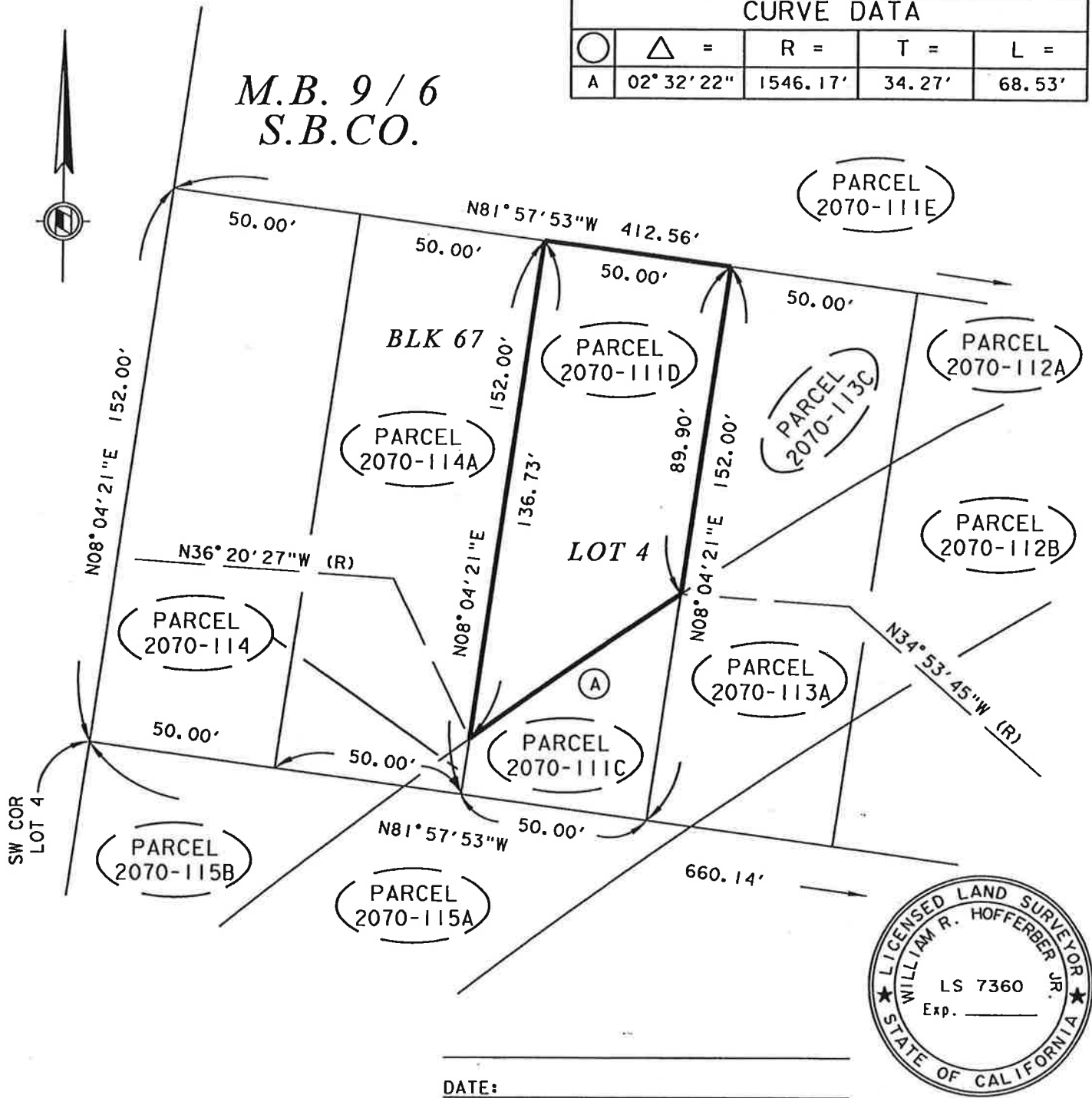
Containing 5649 Square Feet, more or less.

Exhibit "B"

ALL THAT PORTION OF THE WESTERLY HALF OF LOT 4 IN BLOCK 67 OF THE LANDS OF SOUTH RIVERSIDE LAND AND WATER COMPANY, AS SHOWN ON MAP BOOK 9, PAGE 6, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, WITHIN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

M.B. 9 / 6
S.B.CO.

CURVE DATA				
○	△ =	R =	T =	L =
A	02° 32' 22"	1546.17'	34.27'	68.53'



DATE: _____

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME: OAK STREET CHANNEL			
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.	RCFC PARCEL NUMBER(S): PARCEL 2070-111D	SCALE: NO SCALE	PREPARED BY: DAC
		JUL-18-2012	SHEET NO. 1 OF 2

Exhibit "A"

**Oak Street Channel
Parcel 2070-111E**

All that portion of the westerly rectangular half of the southerly rectangular half of Lot 4 in Block 67 of the lands of South Riverside Land and Water Company, as shown on Map Book 9, Page 6, records of San Bernardino County, State of California as described in that certain grant deed recorded on November 20, 1991 as Instrument 404517, records of Riverside County, State of California, located within the city of Corona, County of Riverside, State of California.

Excepting therefrom any portion lying within Parcels 2070-111A and 2070-111B as shown on Record of Survey Book 90, Pages 3 through 16, inclusive, records of Riverside County, State of California.

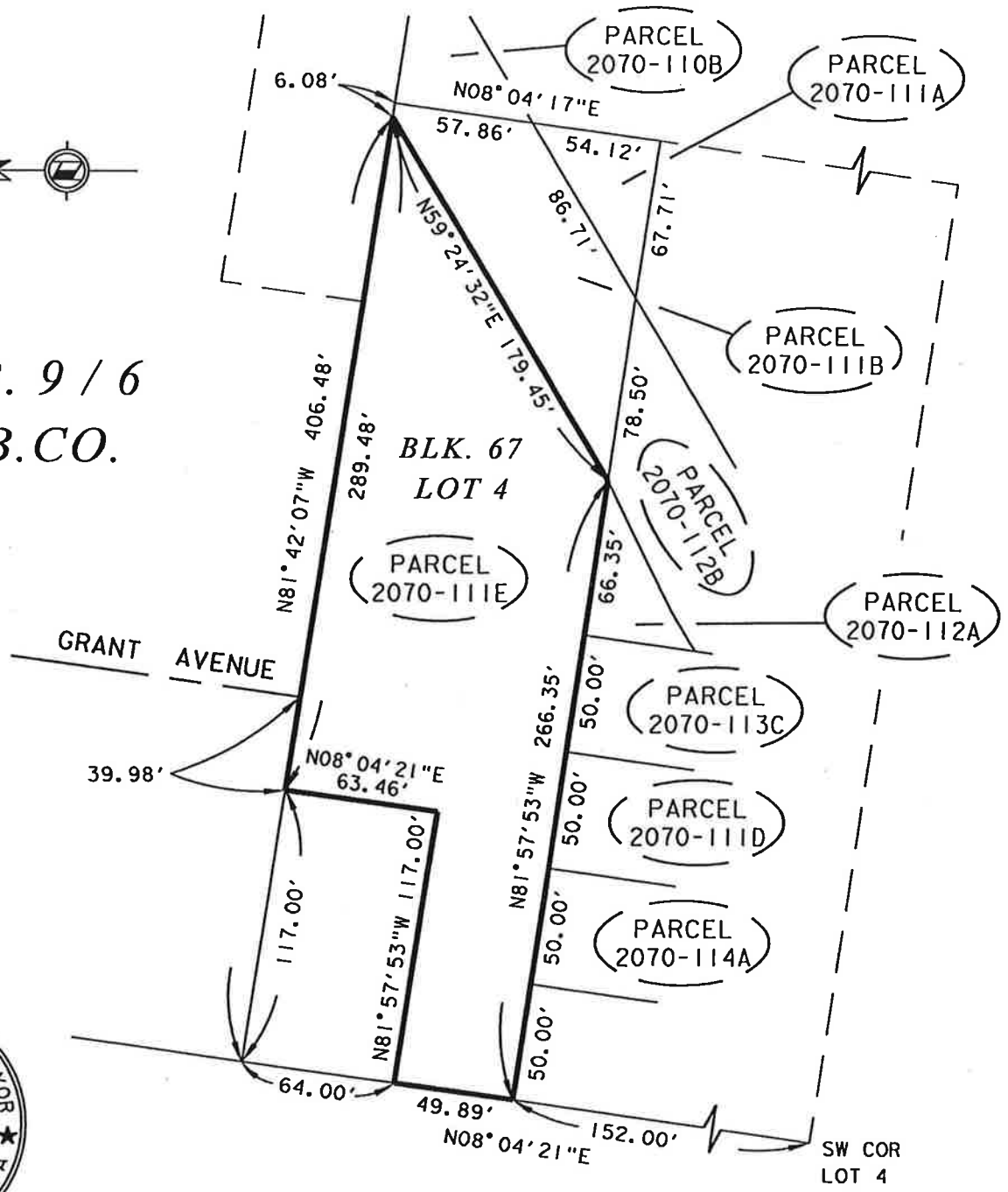
Containing 30,577 Square Feet, more or less.

Exhibit "B"

ALL THAT PORTION OF THE WESTERLY RECTANGULAR HALF OF THE SOUTHERLY RECTANGULAR HALF OF LOT 4 IN BLOCK 67 OF THE LANDS OF SOUTH RIVERSIDE LAND AND WATER COMPANY, AS SHOWN ON MAP BOOK 9, PAGE 6, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, WITHIN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.



M.B. 9 / 6
S.B.CO.



DATE: _____

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME:

OAK STREET CHANNEL

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

RCFC PARCEL NUMBER(S):

PARCEL 2070-111E

SCALE:

NO SCALE

JUL-18-2012

PREPARED BY:

CJC

SHEET NO.

1 OF 2

Exhibit "A"

**Oak Street Channel
Parcel 2070-112A**

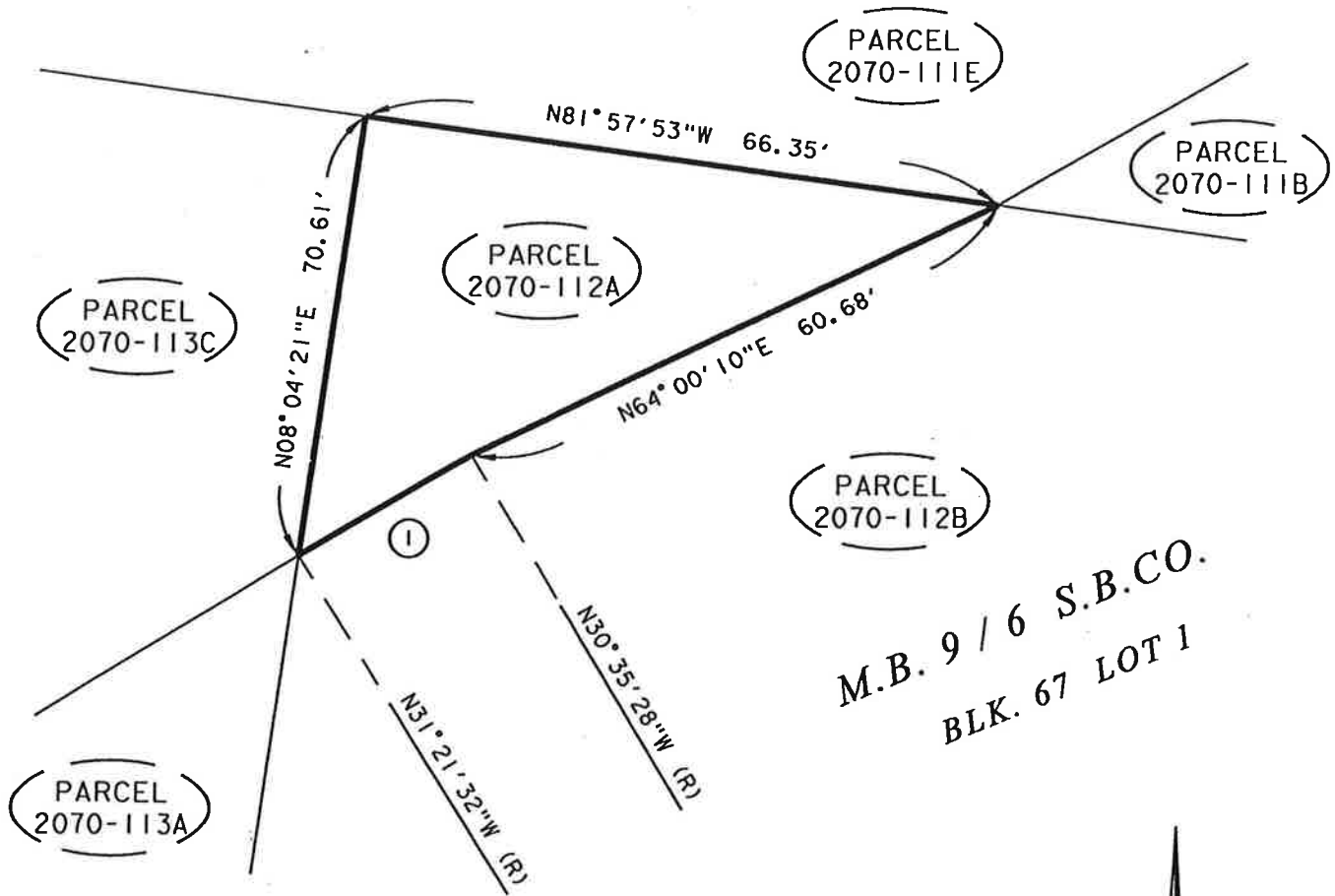
All of Parcel 2070-112A as shown on Record of Survey Book 90, Pages 3 through 16, inclusive, records of Riverside County, State of California, located within the city of Corona, County of Riverside, State of California.

Containing 1504 Square Feet, more or less.

Exhibit "B"

ALL THAT PORTION OF PARCEL 2070-112A AS SHOWN ON RECORD OF SURVEY BOOK 90, PAGES 3 THROUGH 16, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

CURVE DATA				
⊙	△ =	R =	T =	L =
1	00° 46' 04"	1546.17'	10.36'	20.72'



*M.B. 9 / 6 S.B.CO.
BLK. 67 LOT 1*

R.S. 90 / 3-16



DATE: _____

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME: OAK STREET CHANNEL			
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.	RCFC PARCEL NUMBER(S): PARCEL 2070-112A	SCALE: NO SCALE	PREPARED BY: CJC
		JUL-18-2012	SHEET NO. 1 OF 2

Exhibit "A"

**Oak Street Channel
Parcel 2070-113C**

All that portion of the westerly half of Lot 4 in Block 67 of the lands of South Riverside Land and Water Company, on Map Book 9, Page 6, records of San Bernardino County, State of California as described by that certain grant deed recorded on September 11, 1991 as Instrument 398121, records of Riverside County, State of California, located within the city of Corona, County of Riverside, State of California.

Excepting therefrom any portion lying within Parcel 2070-113A and 2070-113B as shown on Record of Survey Book 90, Pages 3 through 16, inclusive, records of Riverside County, State of California.

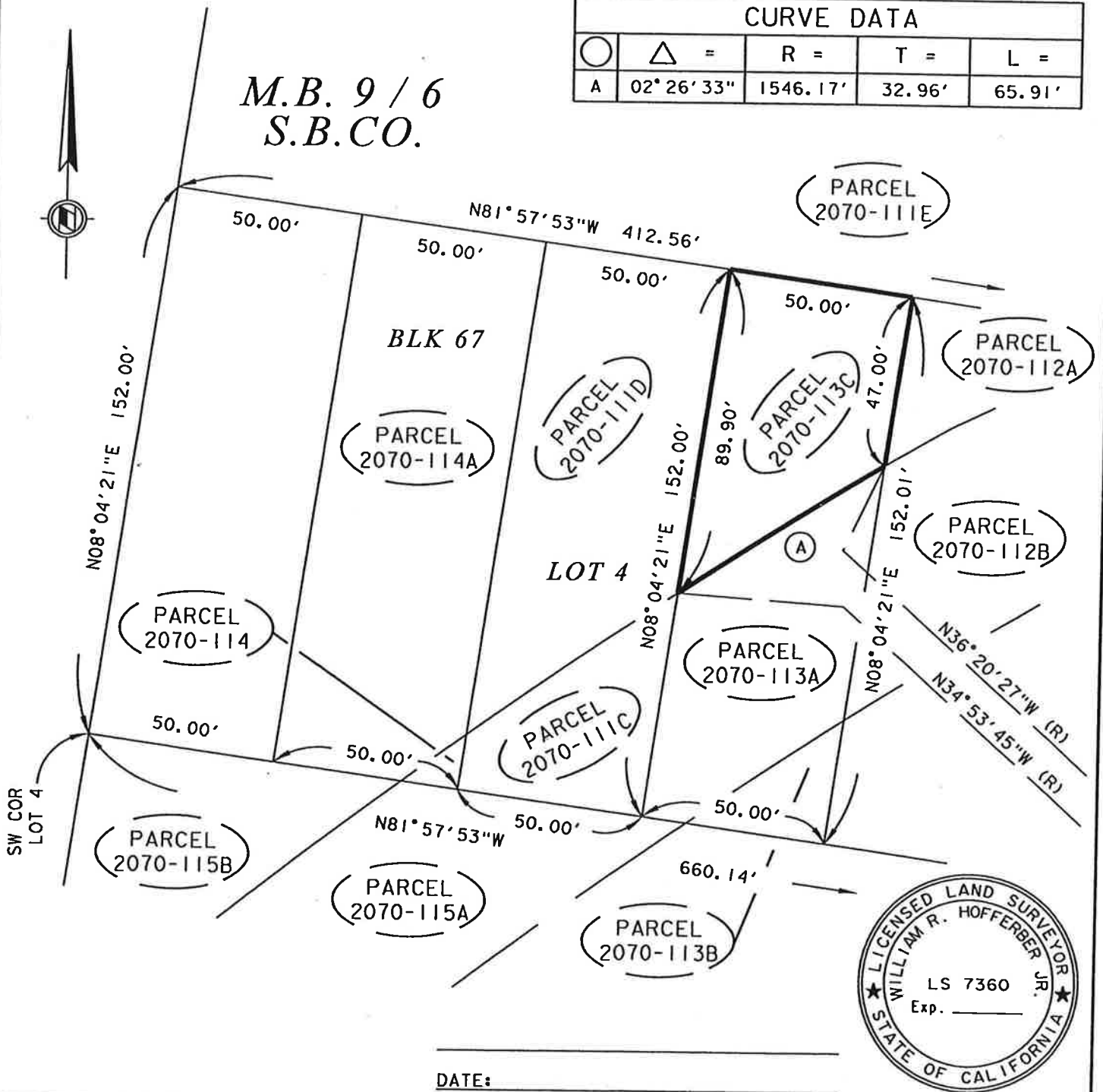
Containing 3407 Square Feet, more or less.

Exhibit "B"

ALL THAT PORTION OF THE WESTERLY HALF OF LOT 4 IN BLOCK 67 OF THE LANDS OF SOUTH RIVERSIDE LAND AND WATER COMPANY, AS SHOWN ON MAP BOOK 9, PAGE 6, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, WITHIN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

M.B. 9 / 6
S.B.CO.

CURVE DATA				
○	△ =	R =	T =	L =
A	02° 26' 33"	1546.17'	32.96'	65.91'



RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME: OAK STREET CHANNEL			
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.	RCFC PARCEL NUMBER(S): PARCEL 2070-113C	SCALE: NO SCALE	PREPARED BY: DAC
		JUL-18-2012	SHEET NO. 1 OF 2

PRELIMINARY SUBJECT TO REVISION DATE: 07/18/12

Exhibit "A"

**Oak Street Channel
Parcel 2070-114A**

All that portion of the westerly half of Lot 4 in Block 67 of the lands of South Riverside Land and Water Company, as shown on Map Book 9, Page 6, records of San Bernardino County, State of California and described as Parcel 1 of that certain grant deed recorded on October 9, 1991 as Instrument 350338, records of Riverside County, State of California, located with the city of Corona, County of Riverside, State of California.

Excepting therefrom any portion lying within Parcel 2070-114 as shown on Record of Survey Book 90, Pages 3 through 16, inclusive, records of Riverside County, State of California.

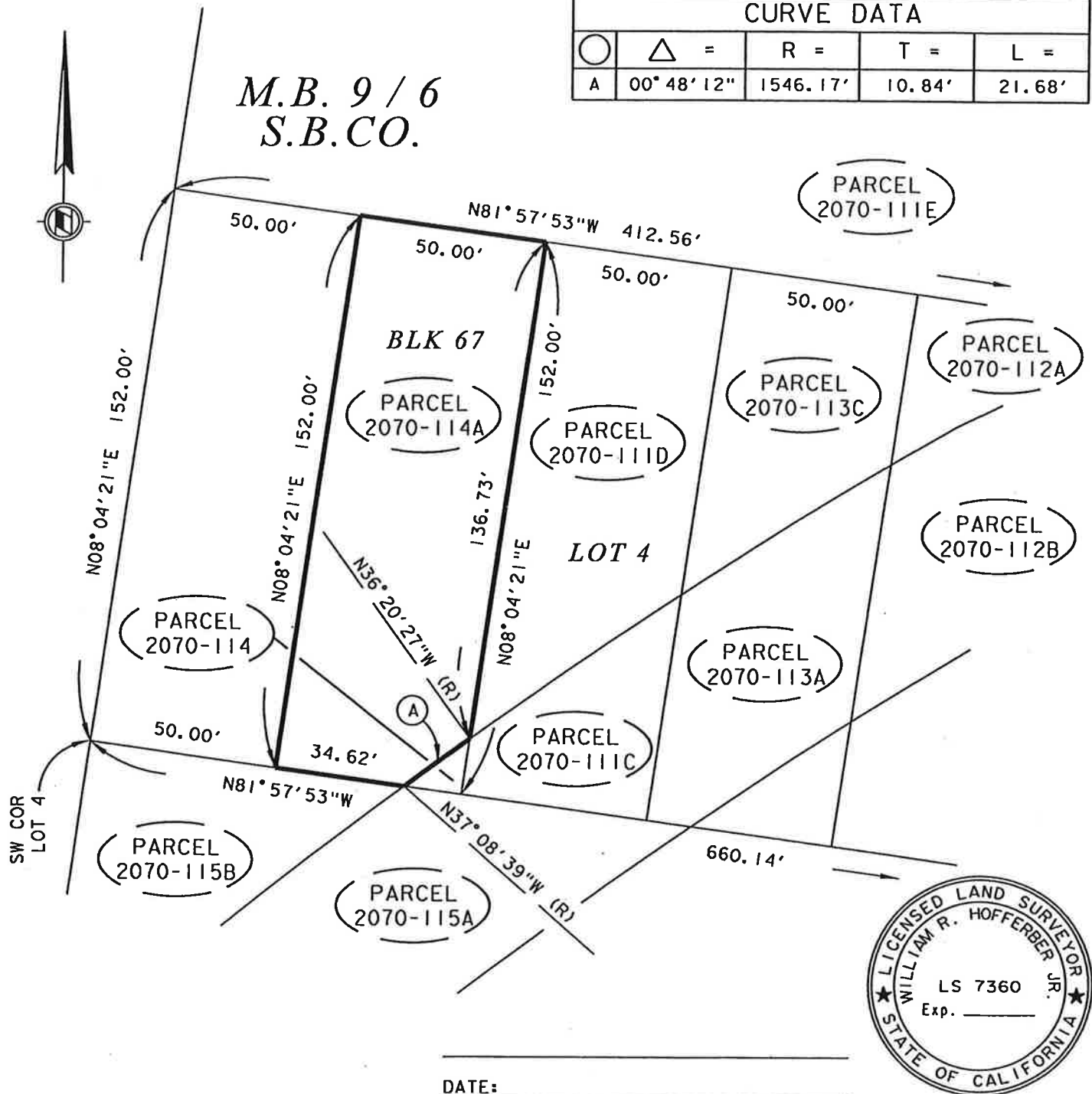
Containing 7482 Square Feet, more or less.

Exhibit "B"

ALL THAT PORTION OF THE WESTERLY HALF OF LOT 4 IN BLOCK 67 OF THE LANDS OF SOUTH RIVERSIDE LAND AND WATER COMPANY, AS SHOWN ON MAP BOOK 9, PAGE 6, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, WITHIN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

M.B. 9 / 6
S.B.CO.

CURVE DATA				
○	△ =	R =	T =	L =
A	00° 48' 12"	1546.17'	10.84'	21.68'



DATE: _____

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME:

OAK STREET CHANNEL

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

RCFC PARCEL NUMBER(S):

PARCEL 2070-114A

SCALE:

NO SCALE

JUL-18-2012

PREPARED BY:

DAC

SHEET NO.

1 OF 2

PRELIMINARY SUBJECT TO REVISION

DATE: 07/18/12