

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

901



FROM: Economic Development Agency/Facilities Management

SUBMITTAL DATE:
March 27, 2014

SUBJECT: Resolution No. 2014-021, Notice of Intention to Sell Real Property Located in La Quinta, District 4, [\$18,000] 100% Sale Proceeds

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2014-021, Notice of Intention to Sell Real Property located in La Quinta, identified by Assessor's Parcel Number 770-184-007, declaring the property to be of no necessity to the County for any public purpose, inviting bids to acquire the property and setting a Public Hearing date of **May 20, 2014** bid opening and oral bidding; and
2. Authorize and direct the Clerk of the Board to give notice pursuant to Section 6063 of the Government Code.

BACKGROUND:
(Commences on Page 2)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 18,000	\$ 0	\$ 18,000	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: 100% Sale Proceeds

Budget Adjustment: No

For Fiscal Year: 2013/14

C.E.O. RECOMMENDATION:

APPROVE

BY:

Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY: 3/24/14
Esteban Hernandez

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

Prev. Agn. Ref.:

District: 4/4

Agenda Number:

3-10

BACKGROUND:

Summary (continued)

This property represents a small portion of the former La Quinta fire station, having been retained by the County of Riverside along with an appurtenant access easement when the fire station property was transferred to the City of La Quinta in 2009. The approximately 575 square foot ground area and the access easement are leased by the County to Crown Castle, a communication tower operator, who then sub-licenses space on their tower facility to various wireless service providers. The land value is nominal, the primary contribution to value stems from the County's leasehold interest as landlord under the lease to Crown Castle. The lease currently provides monthly revenue of \$2,962.19 to the County that is channeled into the public safety fund managed by RCIT for benefit of the PSEC communication network, minus an administrative charge of 3.89% retained by the Real Estate Division of EDA. The lease term expires in 2019. The leasehold interest and the access easement would be assigned to the buyer.

In accordance with Government Code 54222, other public agencies and all County departments were notified regarding the intent to sell. No parties indicated interest during the requisite sixty day period.

Impact on Residents and Businesses

The sale proceeds will enable the County to better provide needed services to the community. Further economic impacts can be identified once a specific buyer is identified at the Public Hearing.

SUPPLEMENTAL:

Additional Fiscal Information

The Real Estate Division of the Economic Development Agency will be reimbursed for any and all costs associated with the sale of this property, as itemized below, through the gross proceeds of this sale. No net county costs will be incurred and no budget adjustment is necessary.

Estimated Escrow and Title Charges	1,500
Appraisal	0
Advertising Costs	1,500
Acquisition Administration	15,000
Total Estimated Disposition Costs:	18,000

1 Board of Supervisors

County of Riverside

2 **Resolution No. 2014-021**

3 **Notice of Intention to Sell Real Property**

4 **Located in La Quinta**

5 **Assessor's Parcel Number 770-184-007**

6
7 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Supervisors of
8 the County of Riverside, State of California, in regular session assembled on April 8, 2014,
9 not less than four-fifths of all members concurring, that the real property in the County of
10 Riverside, State of California, described in Exhibit "A" attached hereto, is no longer necessary
11 to be retained by County for public purposes and NOTICE IS HEREBY GIVEN that it is the
12 intention of the Board to sell said real property pursuant to the provisions of Section 25520, et.
13 seq., of the Government Code, upon the following terms and conditions:

14 1. The nature of the real property to be sold is approximately 575 square feet of
15 land and a leasehold interest, also known as APN 770-184-007, and is located near the
16 northwest corner of Frances Hack Lane and Deacon Street in La Quinta, County of Riverside,
17 and State of California.

18 2. The sale will be held on Tuesday, May 20, 2014 in the meeting room of the
19 Board of Supervisors, County Administrative Center, 4080 Lemon Street, Riverside, California
20 92502-1359, at 9:30 a.m., or as soon thereafter as the agenda of the Board permits.

21 3. Sealed bids will be received by the Clerk of the Board at any time up to 9:30
22 a.m. on said sale date at his office on the 1st floor of the County Administrative Center. Bids
23 shall be submitted on the County's bid form and bids shall be plainly marked on the outside
24 "Proposal to Purchase Real Property in La Quinta, 9:30 a.m., May 20, 2014. The County's bid
25 form may be obtained from the Economic Development Agency Real Estate Division, located
26 at 3403 10th Street, 4th Floor, Riverside, California 92501, along with the instructions to bidders.
27 The bid form contains the terms and conditions for the sale of the property. Prospective
28 bidders may inspect the bid form at no charge.

FORM APPROVED COUNTY COUNSEL

BY:  2/26/14
DATE

1 4. All sealed bids shall be for not less than \$490,000.00 and shall be accompanied
2 or preceded by a deposit of not less than three percent (3%) of the bid amount, in cash,
3 cashier's check, or certified check as security that the successful bidder will complete the terms
4 and conditions of the sale. Bids shall be made only upon serialized bid forms to be obtained
5 solely from the Deputy Director of the Real Estate Division of the Economic Development
6 Agency.

7 5. Balance of the bid amount hereby offered, in excess of the down payment, shall
8 be paid in cash within sixty (60) days of the bid acceptance.

9 6. After the sealed bids have been opened and read, a public auction upon oral
10 bids will be held pursuant to Section 25531 et. seq., of the Government Code, until the highest
11 bid has been made and the bidding is closed. Oral bids must be accompanied by a deposit as
12 required for written bid proposal, unless deposit was previously made. The first oral bid shall
13 exceed the highest written proposal by not less than five percent (5%). Unless a deposit has
14 been previously made with a sealed bid, oral bidders must, at the time of their first oral bid,
15 deposit the amount required by Paragraph 4 of the resolution in order to be considered.

16 7. After oral bidding has been closed, oral bidders, in order to continue to be
17 considered for possible purchase of the subject property, shall submit their highest oral bid to
18 writing on the County's bid form and submit said form, along with the appropriate deposit, to
19 the Deputy Director of the Real Estate Division of the Economic Development Agency not later
20 than 4:00 p.m. of the date of the oral bidding.

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

23 9. The right to reject any and all bids, both written and oral, and to withdraw the
24 property from sale is reserved.

25 10. Deposits of unsuccessful bidders will be returned or refunded after final
26 acceptance or rejection of all bids, or after withdrawal of the property from sale.

27 ///

1 11. The assistance of licensed real estate brokers in procuring and submitting bids
2 on behalf of prospective buyers is hereby invited. In the event any such licensed real estate
3 broker is found to be the procuring cause of the successful bid, and the successful bidder or
4 nominee meets all of the terms of the sale and consummates the purchase; then in that event,
5 the procuring broker shall be entitled to receive a commission amounting to five percent (5%)
6 of the successful bid amount. It shall be expressly understood that in order for any such broker
7 to qualify for entitlement to a commission as provided herein, such broker must possess a valid
8 California Real Estate Broker's License, and such broker's participation must be validated, in
9 writing, by the bidder in the space provided in the serialized bid forms. In addition, a "Broker's
10 Certification" form, obtainable from the Deputy Director of the Real Estate Division of the
11 Economic Development Agency, must be completed and attached to the bid form at the time of
12 submittal. Other terms and conditions for payment of Real Estate Broker's commission are set
13 forth in Paragraph "E" of the "Proposal to Purchase Real Property Located in La Quinta, May
14 20, 2014, 9:30 a.m."

15 **IT IS FURTHER RESOLVED** that notice of this sale shall be given pursuant to Section
16 25528 of the Government Code by posting copies of this resolution signed by the Chairman of
17 the Board of Supervisors in three (3) public places in the County of Riverside, at least three (3)
18 weeks before final bid date and by publishing notice pursuant to Section 6063 of the
19 Government Code.

20
21
22
23
24
25
26
27 JF:ra/031914/225FM/16.617 S:\Real Property\TYPING\Docs-16.500 to 16.999\16.617.doc
28

EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

Parcel 1:

All that portion of the Southwest One Quarter of the Southwest One Quarter of said Section 6,

Township 6 South, Range 7 East, San Bernardino Base and Meridian, in the County of Riverside, State of California, described as follows:

Commencing at a point on the South line of Section 6, said point being 149.00 feet Westerly from the Southeast corner of the West 25 acres of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 6;

Thence Northerly and parallel with the East line of said West 25 acres, 156.50 feet to the true point of beginning;

Thence continue along said parallel line 23.50 feet to point "A";

Thence Easterly and parallel with said South line 25.00 feet;

Thence Southerly and parallel with said East line 23.50 feet;

Thence Westerly and parallel with said South line 25.00 feet to the point of beginning.

Parcel 2:

A non-exclusive access easement over a 20.00 foot strip of land in the Southwest One Quarter of the Southwest One Quarter of Section 6, Township 6 South, Range 7 East, San Bernardino Base and Meridian, in the county of Riverside, State of California, the centerline of said strip described as follows:

Commencing at a point on the South line of Section 6, said point being 140.00 feet Westerly from the Southeast corner of the West 25 acres of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 6;

Thence Northerly and parallel with the East line of said West 25 acres 30.00 feet to the point of beginning.

Thence continuing along said parallel line 126.50 feet to the terminus of this description.

Assessor's Parcel No: 770-184-007-4

Exhibit- Map

Francis Hack Lane/Deacon Drive, La Quinta

