

FORM APPROVED COUNTY COUNSEL
 BY: *[Signature]* 5/13/15
 DATE: _____
 GREGORY P. PRIAMOS
 Departmental Concurrent

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

107



FROM: Economic Development Agency

SUBMITTAL DATE:
 May 20, 2015

SUBJECT: Resolution No. 2015-029 Declaration of Surplus Real Property and Notice of Intention to Sell Real Property Located in the Unincorporated Community of Oasis in the County of Riverside, State of California, District 4 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2015-029 Declaration of Surplus Real Property and Notice of Intention to Sell Real Property Located in the Unincorporated Community of Oasis in the County of Riverside, State of California, Portion of Assessor's Parcel Number 737-240-003;
2. Invites bids from prospective buyers to acquire the subject property and sets a Public Hearing date of June 30, 2015, for review and consideration of written and oral bids; and
3. Authorize and direct the Clerk of the Board to give notice pursuant to Sections 25528 and 6063 of the Government Code.

BACKGROUND:

Summary
 Commences on Page 2

[Signature]

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	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: N/A

Budget Adjustment: No
For Fiscal Year: 2014/15

C.E.O. RECOMMENDATION:

APPROVE

BY: *[Signature]*
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.:

District: 4

Agenda Number:

3-7

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

Economic Development Agency

FORM 11: Resolution No. 2015-029 Declaration of Surplus Real Property and Notice of Intention to Sell Real Property Located in the Unincorporated Community of Oasis in the County of Riverside, State of California, District 4 [\$0]

DATE: May 20, 2015

PAGE: 2 of 2

BACKGROUND:

Summary

The subject property owned by the County is a portion of land with Assessor's Parcel Number 737-240-003, located on the western edge of the Oasis Landfill, consisting of 5.8 acres with dimensions of approximately 91 feet by 2,649 feet, in the unincorporated community of Oasis in the County of Riverside, State of California ("Property"). The land currently lies vacant and serves no current or future use or purpose for the County's Waste Management Department.

The Property has been assessed and determined to be no longer needed for County use or purposes and it is recommended that the Property be sold in accordance with Government Code Sections 25520 et seq. as required by law. The terms and conditions of the sale are contained within Resolution No. 2015-029 and the bid forms. In order to initiate this process, staff recommends adoption of Resolution No. 2015-029 to provide the statutory notice of the Board of Supervisor's intention to sell the Property. Also, this action will facilitate the sale to invite bids from prospective buyers for and to set a date for the public bidding process to occur. The minimum bid is \$50,000.

In accordance with Government Code 54222, other public agencies and all County departments were notified regarding the offer to sell to public agencies first. While several inquired, no agencies or departments indicated sincere interest during the requisite sixty day period.

Resolution No. 2015-029 and the Bid Form Documents have been approved as to form by County Counsel.

Impact on Citizens and Businesses

Based upon the appraised value less County staff costs and expenses, this sale is expected to generate approximately \$41,000. The sale proceeds will enable the County to better provide needed services to the community.

SUPPLEMENTAL:

Additional Fiscal Information

No net County costs will be incurred and no budget adjustment is necessary.

Attachments:

Attachment 1 – Property Line Diagram
Resolution No. 2015-029 with Exhibits "A" and "B"

Map

Assessor's Parcel Number 737-240-003



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrography/lines
 - waterbodies
 - Lakes
 - Rivers

Notes

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

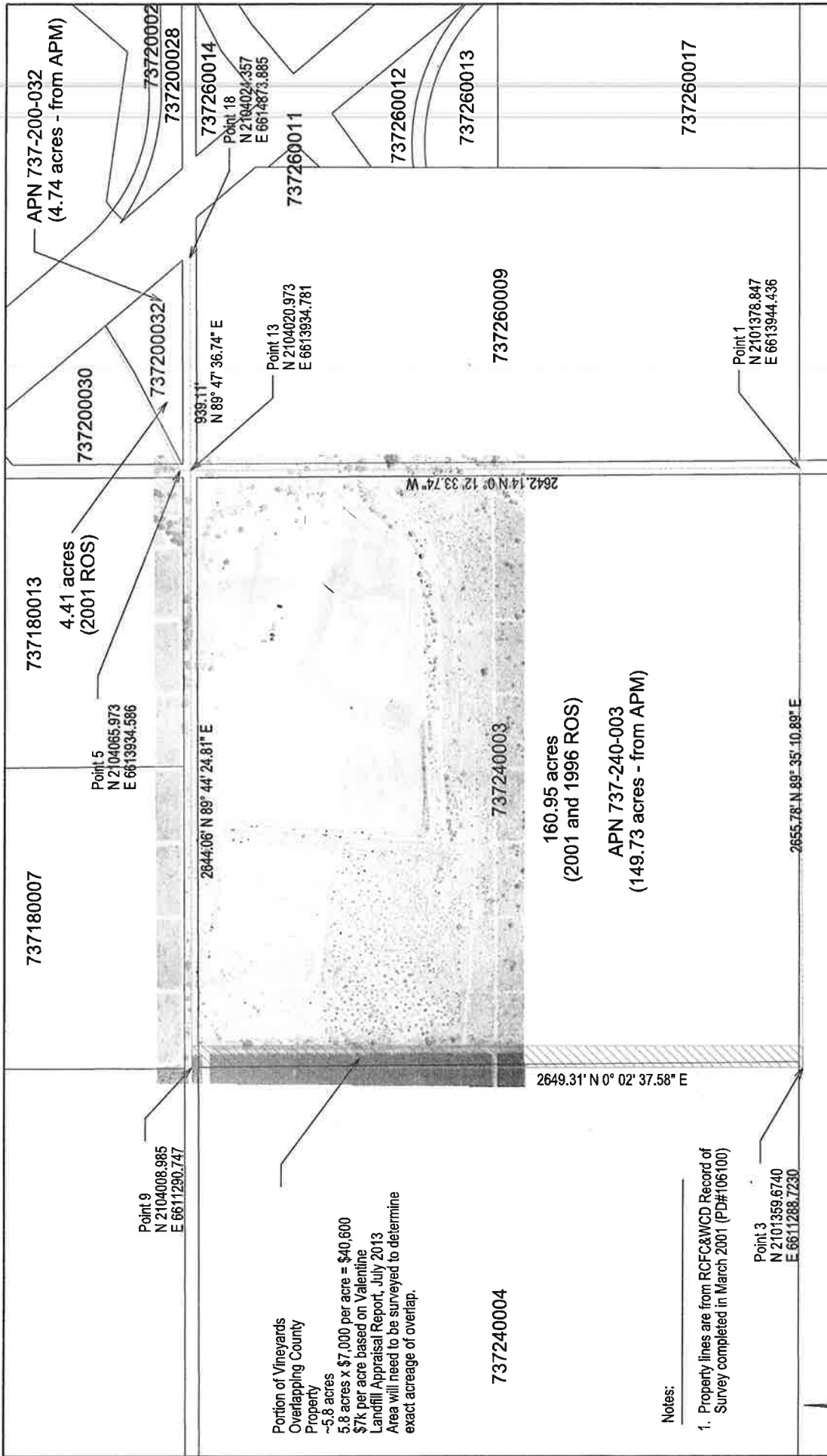


0 2,377 4,755 Feet



REPORT PRINTED ON... 5/26/2015 8:00:24 AM

© Riverside County TLMA GIS



Portion of Vineyards
Overlapping County
Property
~5.8 acres
5.8 acres x \$7,000 per acre = \$40,600
\$7k per acre based on Valentine
Landfill Appraisal Report, July 2013
Area will need to be surveyed to determine
exact acreage of overlap.

737240004

160.95 acres
(2001 and 1996 ROS)
APN 737-240-003
(149.73 acres - from APM)

Notes:

- Property lines are from RCFC&WCD Record of Survey completed in March 2001 (PD#106100)

Point 3
N 2101359.6740
E 6611288.7230

NO.	REVISIONS	BY	APPROVED	DATE	DESIGNED BY:	JLG	JLG	Drawn By:	JLG	JLG	Scale: 1" = 200' (ANSI D11 - 200' (11" x 17") Not for Construction
					DATE:	November 26, 2013		CREATED BY:			
					PHOTO DATE:	April 2011					

SCALE:	1" = 200' (ANSI D)
MODE:	
DESCRIPTION:	site/containing property/blank
FILE:	Cont_Property_Blank.dgn
SHEET:	1 OF 1

Oasis Sanitary Landfill
Property Lines



2 RESOLUTION NO. 2015-029

3 DECLARATION OF SURPLUS REAL PROPERTY AND
4 NOTICE OF INTENTION TO SELL REAL PROPERTY LOCATED IN THE
5 UNINCORPORATED COMMUNITY OF OASIS IN THE COUNTY OF RIVERSIDE,
6 STATE OF CALIFORNIA, PORTION OF ASSESSOR'S PARCEL NUMBER 737-240-003
7

8 WHEREAS, pursuant to California Government Code Sections 25526, a county shall,
9 prior to ordering the sale of any real property interest it owns, by a two-thirds vote of the Board
10 of Supervisors of the County of Riverside, State of California, in regular session, adopt a
11 resolution declaring its intention to sell the real property determined to be surplus and no longer
12 needed for a county's use and purposes provided not less than three weeks thereafter; and,

13 WHEREAS, the County of Riverside ("County") owns certain real property consisting of
14 approximately 5.8 acres of vacant land presently a part of the County's Oasis landfill property,
15 a portion of a parcel identified with Assessor's Parcel Number 737-240-003, located in the
16 unincorporated community of Oasis in the County of Riverside, State of California, (the
17 "Property") more particularly legally described in Exhibit "A" and depicted on Exhibit "B",
18 attached hereto and by this reference incorporated herein; and,

19 WHEREAS, the Property has been assessed and determined to be no longer needed
20 for County use or purposes and it is recommended that the Property be sold in accordance
21 with Government Code Sections 25520 et seq. as required by law; and

22 WHEREAS, the County has sent out notices of its desire to sell and offer to other public
23 agencies pursuant to Government Code Section 54222; whereby no public agencies indicated
24 sincere interest during the requisite sixty (60) day period; and,

25 WHEREAS, the County now desires to declare the Property as surplus and to initiate
26 the sale of the Property, now, therefore,

27 BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Supervisors of
28 the County of Riverside ("Board"), in regular session assembled in the meeting room of the

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 5-13-15
DATE: _____
SYNTHIA M. GUNZEL

1 Board, located at 4080 Lemon Street, Riverside, California, on June 2, 2015, at 9:00 am or
2 soon thereafter, by a vote of not less than two-thirds of all members concurring, that the
3 Property is no longer needed for County use or purposes and is hereby declared as surplus
4 real property.

5 **BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED and NOTICE IS**
6 **HEREBY GIVEN** that this Board declares its intention to sell the Property pursuant to the
7 provisions of the Government Code Sections 25520, et. seq., upon the following terms and
8 conditions:

9 1. The nature of the fee simple interest in real property to be sold is approximately
10 5.8 acres of vacant land, described as Parcel B on Exhibit "A", and depicted on Exhibit "B,"
11 being that certain portion of Assessor's Parcel Number 737-240-003, located on the western
12 edge of the Oasis Landfill, in the unincorporated community of Oasis in the County of
13 Riverside, State of California.

14 2. The sale will be held on June 30, 2015, in the meeting room of the Board of
15 Supervisors, County Administrative Center, 4080 Lemon Street, Riverside, California 92502-
16 1359, at 9:30 a.m., or as soon thereafter as the agenda of the Board permits, ("Sale Date")
17 where sealed bids and oral bids shall be received and considered.

18 3. Sealed written bids will be received by the Clerk of the Board at any time up to
19 9:30 a.m. on said Sale Date at the Clerk of the Board's office on the 1st floor of the County
20 Administrative Center. Bids shall be submitted on the County's bid form and bids shall be
21 plainly marked on the outside "Proposal to Purchase Real Property in Oasis, 9:30 a.m., June
22 30, 2015. The County's bid form may be obtained from the Economic Development Agency
23 Real Estate Division, located at 3403 10th Street, 4th Floor, Riverside, California 92501, along
24 with the instructions to bidders. The bid form contains the terms and conditions for the sale of
25 the Property. Prospective bidders may inspect the bid form at no charge.

26 4. All sealed bids shall be for not less than \$50,000 and shall be accompanied or
27 preceded by a deposit of not less than three percent (3%) of the bid amount ("Deposit"), in
28 cash, cashier's check, or certified check as security that the successful bidder will complete the

1 terms and conditions of the sale. Bids shall be made only upon serialized bid forms to be
2 obtained solely from the Deputy Director of the Real Estate Division of the Economic
3 Development Agency.

4 5. Balance of the bid amount hereby offered, in excess of the Deposit, shall be
5 paid in cash within sixty (60) days of the bid acceptance.

6 6. After the sealed bids have been opened and read, a call for oral bids will be
7 made until the highest bid has been made and the bidding is closed. Oral bids must be
8 accompanied by a deposit as required for written bid proposal, unless deposit was previously
9 made. The first oral bid shall exceed the highest written proposal by not less than five percent
10 (5%) and any additional oral bids thereafter shall be in incremental amounts not less than five
11 percent (5%). Unless a deposit has been previously made with a sealed written bid, oral
12 bidders must, prior to the time of the bidders first oral bid, submit a Deposit in the amount
13 required by Paragraph 4 of this Resolution in order to be considered.

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

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

21 9. The right to reject any and all bids, both written and oral, and to withdraw the
22 property from sale is reserved. If the successful bidder fails to purchase the Property, the
23 County reserves the right to take such measures as it deems appropriate to sell the Property.
24 The County may, but shall have no obligation to, accept the next highest bid, or successive
25 highest bid. In the event that the County desires to accept the next highest bid or successive
26 highest bid upon the first successful bidder failing to purchase the Property, the authorization of
27 the sale shall be submitted to the Board for approval on a future date.

28

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

3 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Board of
4 Supervisors finds that it is advisable to offer to pay a commission to any licensed real-estate
5 broker who is instrumental in obtaining any oral or written bid that is accepted by the Board,
6 upon the following terms and conditions:

7 1. Payment of the broker's commission will be in accordance with Government
8 Code §§ 22527, 25530 to 25532, inclusive, and not otherwise.

9 2. The assistance of licensed real estate brokers in procuring and submitting bids
10 on behalf of prospective buyers is hereby invited. In the event any such licensed real estate
11 broker is found to be the procuring cause of the successful bid, and the successful bidder or
12 nominee meets all of the terms of the sale and consummates the purchase; then in that event,
13 the procuring broker shall be entitled to receive a commission amounting to five percent (5%)
14 of the successful bid amount.

15 3. The name and address of any licensed real-estate broker shall appear in each
16 written bid, and shall be stated in connection with any oral bid. It shall be expressly understood
17 that in order for any such broker to qualify for entitlement to a commission as provided herein,
18 such broker must possess a valid California Real Estate Broker's License, and such broker's
19 participation must be validated, in writing, by the bidder in the space provided in the serialized
20 bid forms. In addition, a "Broker's Certification" form, obtainable from the Deputy Director of
21 the Real Estate Division of the Economic Development Agency, must be completed and
22 attached to the bid form at the time of submittal.

23 4. Other terms and conditions for payment of Real Estate Broker's commission are
24 set forth in Paragraph "E" of the "Proposal to Purchase Real Property Located in Oasis, June
25 30, 2015, 9:30 a.m."

26 **IT IS FURTHER RESOLVED, DETERMINED AND ORDERED** that the Clerk of the
27 Board is directed to cause the notice of this intention to sell the Property and the time and
28 place of holding the public bidding sale to be given, pursuant to Government Code Section

1 25528, by posting copies of this Resolution signed by the Chairman of the Board of
2 Supervisors in three (3) public places in the County of Riverside, not less than fifteen days
3 before the Sale Date, and by publishing the notice pursuant to Government Code Section 6063
4 at least three (3) weeks before the Sale Date.

5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

TK:tg/051315/060WA/17.346 S:\Real Property\TYPING\Docs-17.000 to 17.499\17.346.doc

Exhibit "A"

**Oasis SLF
Parcel B**

Being a portion of Parcel 1 as described in Instrument No. 271383. Recorded July 1, 1998, records of Riverside County, State of California, within the unincorporated territory of Riverside County described as follows:

All of Parcel B of Record of Survey as shown in Book 142, Page 75, records of said county.




JAMES R. McNEILL

Land Surveyor No. 7752
Signed on Behalf of:
Riverside County Waste Management

Date: 12-1-14

Exhibit "B"

BEING A PORTION OF PARCEL 1 AS DESCRIBED IN INSTRUMENT NO. 271383,
RECORDED JULY 1, 1998, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,
WITHIN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY.



87.53'

N89° 44' 33"E 2644.02'

30 29

2556.49'

31 32

R.S. 142 / 75

PARCEL B

R.S. 110 / 43-44

N00° 02' 41"E 2649.20'

N00° 12' 10"W 2648.91'

PARCEL A

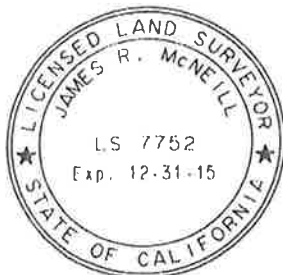
N00° 12' 33"W 2642.16'

PARCEL 1
INSTR. No. 271383
REG. JUL 1, 1998
OFFICIAL RECORDS
COUNTY OF RIVERSIDE

2556.80'

98.97'

N89° 35' 18"E 2655.77'



JAMES R. MCNEILL
LAND SURVEYOR No. 7752
SIGNED ON BEHALF OF:
RIVERSIDE COUNTY WASTE
MANAGEMENT DEPARTMENT

DATE: 12-1-14

RIVERSIDE COUNTY WASTE MANAGEMENT DEPARTMENT

14310 FREDERICK ST. MORENO VALLEY, CA. 92553

PROJECT NAME:

OASIS SLF

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.

PARCEL B

SCALE:

NO SCALE

PREPARED BY:

DAB

NOV-26-2014

SHEET NO.

1 OF 1