

FORM APPROVED COUNTY COUNSEL
BY: 12/3/15
DATE: GREGORY P. PRIAMOS

Departmental Concurrence

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

525



FROM: Economic Development Agency

SUBMITTAL DATE:
January 21, 2016

SUBJECT: Resolution No. 2016-013, Declaration of Surplus Real Property and Notice of Intention to Sell Real Property Located in the City of Corona, County of Riverside, State of California, District 2, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2016-013 Declaration of Surplus Real Property and Notice of Intention to Sell Real Property Located in City of Corona, County of Riverside, State of California, Assessor's Parcel Numbers 118-130-013, 118-130-014, and 118-130-031;
2. Invite bids from prospective buyers to acquire the subject property and set a Public Hearing date of March 8, 2016, 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)

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: 2015/16

C.E.O. RECOMMENDATION:

APPROVE

BY:
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: 2

Agenda Number:

3-8

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

Economic Development Agency

FORM 11: Resolution No. 2016-013, Declaration of Surplus Real Property and Notice of Intention to Sell Real Property Located in the City of Corona, County of Riverside, State of California, District 2, [\$0]

DATE: January 21, 2016

PAGE: 2 of 2

BACKGROUND:

Summary

The subject property owned by the County consists of 2.43 acres of land and is identified as Assessor's Parcel Numbers 118-130-013, 118-130-014, and 118-130-031 located in the City of Corona, in western Riverside County, State of California (Property). The land currently lies vacant and serves no current or future use or purpose for the County.

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. 2016-013 and the bid forms. In order to initiate this process, staff recommends adoption of Resolution No. 2016-013 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 \$1,325,000, which is based on a recent appraisal conducted on the property.

On March 10, 2015, in accordance with Government Code 54222, other public agencies and all County departments were notified in writing 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. 2016-013 and the Bid Form Documents have been approved as to form by County Counsel.

Impact on Citizens and Businesses

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:

Aerial Photo


Resolution No. 2016-013 with Exhibit A

Corona Surplus Property

APNS: 118-130-013, 118-130-014, 118-130-031



Legend

 RCLIS Parcels

Notes

118-130-013
118-130-014
118-130-031

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.



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REPORT PRINTED ON... 10/22/2015 10:31:40 AM

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BY: [Signature] DATE: 12/30/13

R TODD FRAMM
CO 2 3 4

Board of Supervisors

County of Riverside**RESOLUTION NO. 2016-013**

**DECLARATION OF SURPLUS REAL PROPERTY AND
NOTICE OF INTENTION TO SELL REAL PROPERTY LOCATED IN THE CITY OF
CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ASSESSOR'S PARCEL NUMBERS 118-130-013, 118-130-014, 118-130-031**

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

WHEREAS, the County of Riverside (“County”) owns certain real property consisting of approximately 2.43 acres of vacant land and identified with Assessor’s Parcel Numbers 118-130-013, 118-130-014, & 118-130-031, located in the City of Corona, County of Riverside, State of California, (the “Property”) more particularly legally described in Exhibit “A”, attached hereto and by this reference incorporated herein; and,

WHEREAS, 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; and

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

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

BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Supervisors of the County of Riverside ("Board"), in regular session assembled in the meeting room of the Board, located at 4080 Lemon Street, Riverside, California, on February 2, 2016, at 9:00 am or

1 soon thereafter, by a vote of not less than two-thirds of all members concurring, that the
2 Property is no longer needed for County use or purposes and is hereby declared as surplus
3 real property.

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

8 1. The nature of the fee simple interest in real property to be sold is approximately
9 2.43 acres of vacant land, depicted on Exhibit "A," identified as Assessor's Parcel Numbers
10 118-130-013, 118-130-014, and 118-130-031, located in western Riverside County, County of
11 Riverside, State of California.

12 2. The sale will be held on March 8, 2016, in the meeting room of the Board of
13 Supervisors, County Administrative Center, 4080 Lemon Street, Riverside, California 92502-
14 1359, at 9:30 a.m., or as soon thereafter as the agenda of the Board permits, ("Sale Date")
15 where sealed bids and oral bids shall be received and considered.

16 3. Sealed written bids will be received by the Clerk of the Board at any time up to
17 9:30 a.m. on said Sale Date at the Clerk of the Board's office on the 1st floor of the County
18 Administrative Center. Bids shall be submitted on the County's bid form and bids shall be
19 plainly marked on the outside "Proposal to Purchase Real Property in the City of Corona, 9:30
20 a.m., March 8, 2015. The County's bid form may be obtained from the Economic Development
21 Agency Real Estate Division, located at 3403 10th Street, 4th Floor, Riverside, California 92501,
22 along with the instructions to bidders. The bid form contains the terms and conditions for the
23 sale of the Property. Prospective bidders may inspect the bid form at no charge.

24 4. All sealed bids shall be for not less than \$1,325,000 and shall be accompanied
25 or preceded by a deposit of not less than three percent (3%) of the bid amount ("Deposit"), in
26 cash, cashier's check, or certified check as security that the successful bidder will complete the
27 terms and conditions of the sale. Bids shall be made only upon serialized bid forms to be
28 obtained solely from the Deputy Director of the Real Estate Division of the Economic

1 Development Agency.

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

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

12 7. After oral bidding has been closed, oral bidders, in order to continue to be
13 considered for possible purchase of the Property, shall submit their highest oral bid to writing
14 on the County's bid form and submit said form, along with the appropriate Deposit, to the
15 Deputy Director of the Real Estate Division of the Economic Development Agency not later
16 than 4:00 p.m. of the date of the oral bidding. If the Board accepts an oral bid, the successful
17 bidder shall submit their highest accepted oral bid in writing on the County's bid form and
18 submit said form, along with any appropriate additional funds so that the deposit will be equal
19 to three (3%) of the accepted bid, to the Deputy Director of the Real Estate Division of the
20 Economic Development Agency no later than 4:00 p.m. on the day of the accepted oral bid to
21 remain the successful bidder for purpose of the Property.

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

24 9. The right to reject any and all bids, both written and oral, and to withdraw the
25 property from sale is reserved. If the successful bidder fails to purchase the Property, the
26 County reserves the right to take such measures as it deems appropriate to sell the Property.
27 The County may, but shall have no obligation to, accept the next highest bid, or successive
28 highest bid. In the event that the County desires to accept the next highest bid or successive

1 highest bid upon the first successful bidder failing to purchase the Property, the authorization of
2 the sale shall be submitted to the Board for approval on a future date.

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

5 **IT IS FURTHER RESOLVED, DETERMINED AND ORDERED** that the Clerk of the
6 Board is directed to cause the notice of this intention to sell the Property and the time and
7 place of holding the public bidding sale to be given, pursuant to Government Code Section
8 25528, by posting copies of this Resolution signed by the Chairman of the Board of
9 Supervisors in three (3) public places in the County of Riverside, not less than fifteen days
10 before the Sale Date, and by publishing the notice pursuant to Government Code Section 6063
11 at least three (3) weeks before the Sale Date.

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EXHIBIT "A"

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

Parcel 1:

The Westerly rectangular 75 feet of the Easterly rectangular 160 feet of the West half of Lot 1, Block 68, of the land of the South Riverside Land and Water Company, in the City of Corona, County of Riverside State of California, as per map recorded in Book 9, Page 6, of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 118-130-013

Parcel 2:

The Easterly rectangular 85 feet of the Westerly one half of Lot 1, Block 68, of lands of South Riverside land and Water Company, in the City of Corona, County of Riverside, State of California, as per map recorded in Book 9, Page 6 of maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 118-130-014

Parcel 3:

The Northerly 183.00 feet of the Westerly rectangular half of Lot 1 in Block 68 of the lands of the South Riverside Land and Water Company, in the City of Corona, County of Riverside, State of California, as shown by map on file in Book 9, Page 6 of Maps, San Bernardino County, in the Office of the County Recorder of said County.

Excepting therefrom the Westerly rectangular 136 feet and the Easterly rectangular 160 feet.

Assessor's Parcel No: 118-130-031