

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

734



FROM: Economic Development Agency

SUBMITTAL DATE:
February 18, 2016

SUBJECT: Resolution No. 2016-003, Declaration of Surplus Real Property and Notice of Intention to Set Public Hearing for the Sale of Real Property Located in the City of Jurupa Valley, County of Riverside, State of California, District 2 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2016-003, Declaration of Surplus Real Property and Notice of Intention to Set Public Hearing for the Sale of Real Property Located in the City of Jurupa Valley in the County of Riverside, State of California, Assessor's Parcel Numbers 167-110-035, 167-110-036 and 167-110-037;
2. Invite bids from prospective buyers to acquire the subject property and set a Public Hearing date of March 29, 2016, for review and consideration of written and oral bids; and

(Continued)

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: 100% Sale Proceeds				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

FORM APPROVED COUNTY COUNSEL
DATE 1/2/16

REVIEWED BY CIP

Ivan M. Chand

BY: Juan C. Perez, Director
Transportation and Land Management Agency

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

Prev. Agn. Ref.:

District: 2

Agenda Number:

3-9

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

Economic Development Agency

FORM 11: Resolution No. 2016-003, Declaration of Surplus Real Property and Notice of Intention to Set Public Hearing for the Sale of Real Property Located in the City of Jurupa Valley, County of Riverside, State of California, District 2 [\$0]

DATE: February 18, 2016

PAGE: 2 of 2

RECOMMENDED MOTION: (Continued)

3. Authorize and direct the Clerk of the Board to give notice pursuant to Sections 25528 and 6063 of the Government Code.

BACKGROUND:

Summary

On August 9, 2005 the Board of Supervisors approved the acquisition of the Jurupa Valley (formerly Pedley) site located near Van Buren Boulevard and Clay Street in the unincorporated area of Jurupa for the development of a new transportation maintenance yard facility on Troy Court. This yard was built for the Transportation Department in 2008 to replace the previous yard at Van Buren and Clay Street, which was replaced by the building of the Animal Shelter on that property.

The subject property is owned by the County of Riverside (County) and identified as Assessor's Parcel Numbers 167-110-035, 167-110-036 and 167-110-037, located at 4725 Troy Court, in the City of Jurupa Valley. The property is 10.43 acres currently used as a Transportation Yard. The property consists of three rectangular lots, one of which is improved with an approximate 5,000 square foot industrial building; the two remaining lots are vacant, and are enclosed with a block wall and wrought iron fencing. The property is zoned M-SC (Manufacturing-Service Commercial).

The Transportation Department does not provide contract road maintenance services to the City of Jurupa Valley, so the department has identified this location be declared surplus. The Property has been 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. 2016-003 and the bid forms. In order to initiate this process, staff recommends adoption of Resolution No. 2016-003 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. An independent appraisal was conducted and found the current fair market value to be \$6,947,000 and the minimum bid set at the same current fair market value.

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

Resolution No. 2016-003 and the Bid Form Documents have been approved as to form by County Counsel.

Impact on Citizens and Businesses

The sale of this property is expected to generate approximately \$6,947,000. The property was originally purchased in 2007 using the Transportation Department's funds, therefore the proceeds will go back to the Transportation Department; and will be used to help offset the cost of building a new Highway Operations Center in Mead Valley, which is a more centralized location than the current Highway Operations Center in Riverside.

SUPPLEMENTAL:

Additional Fiscal Information

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

Attachments:

Aerial Image, Resolution No. 2016-003 with Exhibit A

FORM APPROVED COUNTY COUNSEL
BY: R. TODD FRAHM
DATE: 1/11/16

1 Board of Supervisors

County of Riverside

2 **Resolution Number 2016-003**

3 **Declaration of Surplus Property and Notice of Intention to Set Public Hearing**
4 **for the Sale of Real Property Located in the City of Jurupa Valley, County of Riverside,**
5 **State of California, Assessor's Parcel Numbers 167-110-035, 167-110-036**
6 **and 167-110-037**

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 10.43 acres of vacant land identified with Assessor's Parcel Numbers 167-110-
15 035, 167-110-036 and 167-110-037, located in the City of Jurupa Valley, County of Riverside,
16 State of California, (the "Property") more particularly legally described in Exhibit "A", attached
17 hereto and by this reference incorporated herein; and,

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

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

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

26 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Supervisors of
27 the County of Riverside ("Board"), in regular session assembled in the meeting room of the
28 Board, located at 4080 Lemon Street, Riverside, California, on March 1, 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 10.43 acres of vacant land, described on Exhibit "A", identified as Assessor's Parcel Numbers
10 167-110-035, 167-110-036 and 167-110-037, located at 4725 Troy Court, Jurupa Valley,
11 County of Riverside, State of California.

12 2. The sale will be held on March 29, 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 Jurupa Valley, 9:30 a.m.,
20 March 1, 2016". 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 Six Million Nine Hundred Ninety Seven
25 Thousand Dollars (\$6,997,000) and shall be accompanied or preceded by a deposit of not less
26 than three percent (3%) of the bid amount ("Deposit"), in cash, cashier's check, or certified
27 check as security that the successful bidder will complete the terms and conditions of the sale.
28 Bids shall be made only upon serialized bid forms to be obtained solely from the Deputy

1 Director of the Real Estate Division of the Economic 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. If the Board accepts an oral bid, the successful bidder shall submit their highest
13 oral bid in writing on the County's bid form and submit said form, along with any appropriate
14 additional funds so that the deposit will be equal to three percent (3%) of the accepted bid, to
15 the Deputy Director of the Real Estate Division of the Economic Development Agency no later
16 than 4:00 p.m. of the date of the accepted oral bid to remain the successful oral bidder for the
17 purchase of the Property.

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

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

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

1 **IT IS FURTHER RESOLVED, DETERMINED AND ORDERED** that the Clerk of the
2 Board is directed to cause the notice of this intention to sell the Property and the time and
3 place of holding the public bidding sale to be given, pursuant to Government Code Section
4 25528, by posting copies of this Resolution signed by the Chairman of the Board of
5 Supervisors in three (3) public places in the County of Riverside, not less than fifteen days
6 before the Sale Date, and by publishing the notice pursuant to Government Code Section 6063
7 at least three (3) weeks before the Sale Date.

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LGH:tg/122215/445TR/17.636 S:\Real Property\TYPING\Docs-17.500 to 17.999\17.636.doc

EXHIBIT "A"

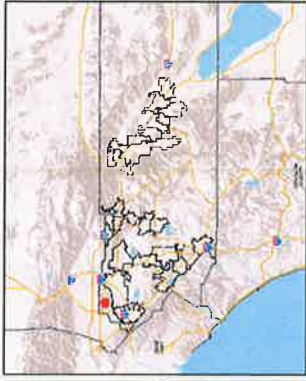
All that certain real property situated in the County of Riverside, State of California, described as follows:

Parcels 6 through 8 of Parcel Map No. 31081, in the County of Riverside, State of California, as per map recorded in Book 220, Pages 49 through 51, of Parcel Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 167-110-035-0

JURUPA VALLEY TRANSPORTATION YARD

4725 Troy Court, Jurupa Valley



Legend



0 962 1,925 Feet



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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.

Notes

District 2
APN 167-110-035
167-110-036
167-110-037