

311



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

FROM: Economic Development Agency/Facilities Management

SUBMITTAL DATE:
April 17, 2014

SUBJECT: Resolution No. 2014-002, Notice of Intention to Sell Real Property located at 156 S. Ramona Boulevard, San Jacinto, District 3, [\$10,850], Sale Proceeds

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2014-002, Notice of Intention to Sell Real Property located in the San Jacinto Area, declaring the property identified as APN 437-021-004 to be no longer a necessity to the County for any public purpose, inviting bids to acquire the property and setting a Public Hearing date of May 20, 2014 for 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:

Summary (Commences on Page 2)

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY: Esteban Hernandez 3/13/14

Robert Field
Robert Field
Assistant County Executive Officer/EDA
By: Lisa Brandl, Managing Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 10,850	\$ 0	\$ 10,850	\$ 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
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and is set for public hearing on Tuesday, May 20, 2014, at 9:30 a.m.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: April 29, 2014
xc: EDA, COB

Kecia Harper-Ihem
Clerk of the Board
By: [Signature]
Deputy

Prev. Agn. Ref.: District: 3/3 Agenda Number:

3-3

FORM APPROVED COUNTY COUNSEL
BY: Patricia Munroe 3/5/14 DATE
Departmental Concurrence

Jeffery Wengert, Director
A-30 Positions Added Change Order
4/5 Vote

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

Economic Development Agency/Facilities Management

FORM 11: Resolution No. 2014-002, Notice of Intention to Sell Real Property located at 156 S. Ramona Boulevard, San Jacinto, District 3, [\$10,850], Sale Proceeds

DATE: April 17, 2014

Page 2 of 2

BACKGROUND:

Summary

The Property, a house converted to a commercial building, was acquired in July 1977 by the County of Riverside for use as a socialization center, and then later was used as a Peer Support and Resource Center for customers of the Riverside County Mental Health Department mid-county region. Pursuant to Government Code Section 54220, notice was sent to other governmental agencies within the County. The Economic Development Agency did not receive any responses.

Impact on Residents and Businesses

The sale proceeds will allow Mental Health to better provide needed services to the community. Further economic impacts can be identified once a specific buyer is known at the Public Hearing and their future developments plans for the property can be ascertained.

SUPPLEMENTAL:

Additional Fiscal Information

The following summarizes the funding necessary for the sale Assessor's Parcel Number 437-021-004:

Preliminary Title Report:	\$250
Appraisal Expense:	\$3,700
Administration Costs:	\$6,900
Total Estimated Costs:	\$10,850

While the Economic Development Agency (EDA) will front the costs for the due diligence services, the Department of Mental Health will reimburse EDA for these costs. The remaining costs will be paid directly by the Mental Health Department.

All costs associated with the sale of this property are fully funded from the proceeds of the Surplus Property and the Department of Mental Health's budget for FY 2013/14. Thus, no net county cost will be incurred as a result of this transaction. The Department of Mental Health shall receive the net proceeds.

Contract History and Price Reasonableness

Not applicable

Attachments:

Resolution No. 2014-002

Aerial Image

2 RESOLUTION NO. 2014-002

3 NOTICE OF INTENTION TO SELL REAL PROPERTY

4 LOCATED AT 156 S. RAMONA BLVD., SAN JACINTO

5 ASSESSOR'S PARCEL NUMBER 437-021-004

6
7 **WHEREAS**, Government Code Section 25520 et seq. allows counties to sell property
8 that is no longer necessary;

9 **WHEREAS**, the County owns land and a residential type dwelling acquired for the
10 Mental Health Department for its Peer Support and Resource Center, also identified as APN
11 No. 437-021-004, situated at 156 S. Ramona Blvd. in San Jacinto, County of Riverside, State
12 of California; and

13 **WHEREAS**, the County no longer needs the real property and the real property is no
14 longer necessary to be retained for public purposes;

15 **BE IT RESOLVED, DETERMINED, and ORDERED** by the Board of Supervisors of the
16 County of Riverside, State of California, in regular session assembled on April 29, 2014 not
17 less than four-fifths of all members concurring, authorizes the sale of the property with the
18 following terms and conditions:

19 1. The nature of the real property to be sold is a dwelling converted to a
20 commercial building situated on a lot of approximately 7,911 square feet acres, also identified
21 as Assessor's Parcel Number 437-021-004, more specifically described in Exhibit A, which is
22 located at 156 S. Ramona Blvd., San Jacinto, County of Riverside, and State of California.

23 2. The sale will be held on Tuesday, May 20, 2014 in the meeting room of the
24 Board of Supervisors, County Administrative Center, 4080 Lemon Street, Riverside, California
25 92502-1359, at 9:30 a.m., or as soon thereafter as the agenda of the Board permits.

26 3. Sealed bids will be received by the Clerk of the Board at any time up to 9:30
27 a.m. on said sale date at his office on the 1st floor of the County Administrative Center. Bids
28 shall be submitted on the County's bid form and bids shall be plainly marked on the outside

FORM APPROVED COUNTY COUNSEL
BY: PATRICIA MUNROE
DATE 3/15/14

1 "Proposal to Purchase Real Property in San Jacinto, 9:30 a.m., May 20, 2014." The County's
2 bid form may be obtained from the Economic Development Agency, Real Estate Division,
3 located at 3403 10th Street, 4th Floor, Riverside, California 92501, along with the instructions to
4 bidders. The bid form contains the terms and conditions for the sale of the property.
5 Prospective bidders may inspect the bid form at no charge.

6 4. All sealed bids shall be for not less than \$50,000.00 and shall be accompanied
7 or preceded by a deposit of not less than three percent (3%) of the bid amount, in cash,
8 cashier's check, or certified check as security that the successful bidder will complete the terms
9 and conditions of the sale. Bids shall be made only upon serialized bid forms to be obtained
10 solely from the Deputy Director of the Real Estate Division of the Economic Development
11 Agency.

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

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

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

26 8. Final acceptance of the successful bid by the Board may be made on said date
27 or any adjourned session of the same meeting held within ten (10) days next following.
28

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

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 11. The assistance of licensed real estate brokers in procuring and submitting bids
6 on behalf of prospective buyers is hereby invited. In the event any such licensed real estate
7 broker is found to be the procuring cause of the successful bid, and the successful bidder or
8 nominee meets all of the terms of the sale and consummates the purchase; then in that event,
9 the procuring broker shall be entitled to receive a commission amounting to five percent (5%)
10 of the successful bid amount. It shall be expressly understood that in order for any such broker
11 to qualify for entitlement to a commission as provided herein, such broker must possess a valid
12 California Real Estate Broker's License, and such broker's participation must be validated, in
13 writing, by the bidder in the space provided in the serialized bid forms. In addition, a "Broker's
14 Certification" form, obtainable from the Deputy Director of the Real Estate Division of the
15 Economic Development Agency, must be completed and attached to the bid form at the time of
16 submittal. Other terms and conditions for payment of Real Estate Broker's commission are set
17 forth in Paragraph "E" of the "Proposal to Purchase Real Property Located in San Jacinto, May
18 20, 2014, 9:30 a.m."

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EXHIBIT A

Legal Description

Lot 4 block 4 of Map Book 002/083 SD L. H. Greens Second Addition to Town of San Jacinto

Aerial Image

156 S. Ramona Blvd, San Jacinto

