

384



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

**FROM:** Economic Development Agency/Facilities Management

**SUBMITTAL DATE:**  
August 27, 2014

**SUBJECT:** Public Hearing for the Bid Opening and Oral Bidding for Real Property Located in Hemet, District 3/District 3, [\$18,000] 100% Sale Proceeds

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Hold a public hearing on September 9, 2014 to open bids and call for oral bidding for real property located in Hemet, Assessor's Parcel Number 455-130-033;
2. At the close of the public hearing accept one bid or reject all bids, or continue the matter for further consideration; and
3. If an offer is accepted by the Board of Supervisors during the public hearing, reimburse the Real Estate Division of the Economic Development Agency in an amount not to exceed \$18,000 from proceeds of the accepted offer.

**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	\$ 18,000	\$ 0	\$ 18,000	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
<b>SOURCE OF FUNDS:</b> 100% Sale Proceeds				<b>Budget Adjustment:</b> No	
				For Fiscal Year: 2014/15	

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
Rohini Dasika

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and referred for further consideration.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley  
 Nays: None  
 Absent: None  
 Date: September 9, 2014  
 xc: EDA

Kecia Harper-Ihem  
 Clerk of the Board  
 By:   
 Deputy

Prev. Agn. Ref.: 3-25 of 7/29/14 | District: 3/3 | Agenda Number:

9-2

FORM APPROVED COUNTY COUNSEL  
BY:   
PATRICIA MUNROE  
7/31/14  
DATE

Departmental Concurrence

PAUL LANGRISH, CPA, AUDITOR-CONTROL  
BY:   
Esteban Hernandez  
8/27/14

A-30  
 4/5 Vote  
 Positions Added  
 Change Order

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

Economic Development Agency/Facilities Management

**FORM 11:** Public Hearing for the Bid Opening and Oral Bidding for Real Property Located in Hemet, District 3/District 3, [\$18,000] 100% Sale Proceeds

**DATE:** August 27, 2014

Page 2 of 2

**BACKGROUND:**

**Summary**

On July 29, 2014, the Board of Supervisors adopted Resolution No. 2014-148, declaring the real property identified as Assessor's Parcel Number 455-130-033 (the Property) to be of no necessity to the County and inviting bids to acquire the Property.

The property consists of 4.92 acres of vacant land, and was acquired by the County in 1960 to benefit the Transportation Department. The excess parcel is no longer needed for County use.

The property was recently appraised at a value of \$220,000 based on the current fee simple market value dated January 1, 2014.

**Impact on Residents and Businesses**

The sale proceeds and revenue will enable the County to direct these funds to provide better and necessary services to the residents and businesses of the County.

**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 Time and Labor	15,000
<b>Total Estimated Disposition Costs:</b>	<b>\$ 18,000</b>

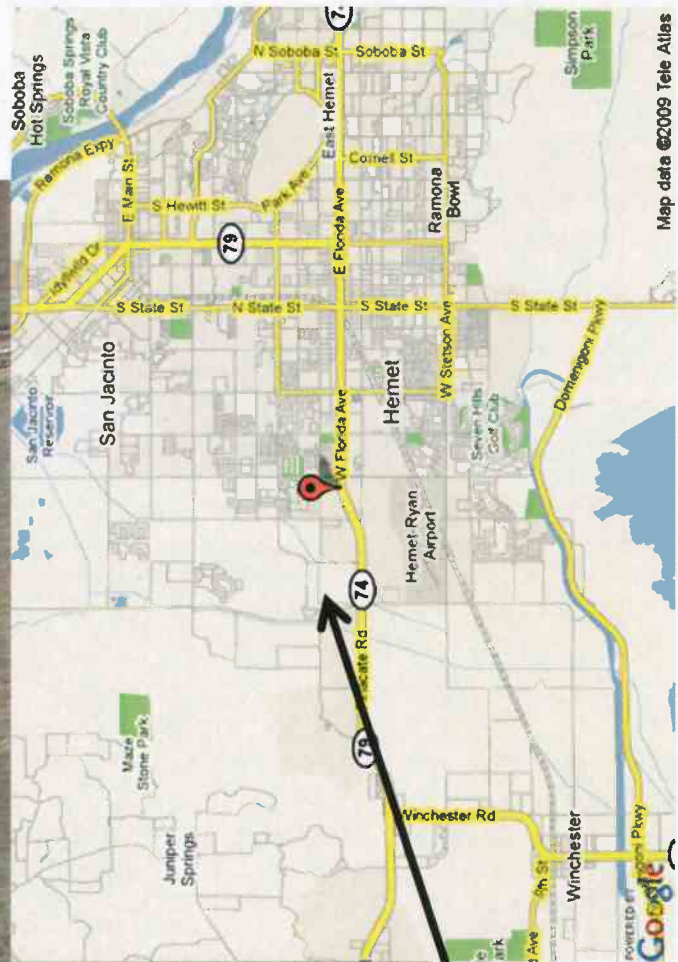
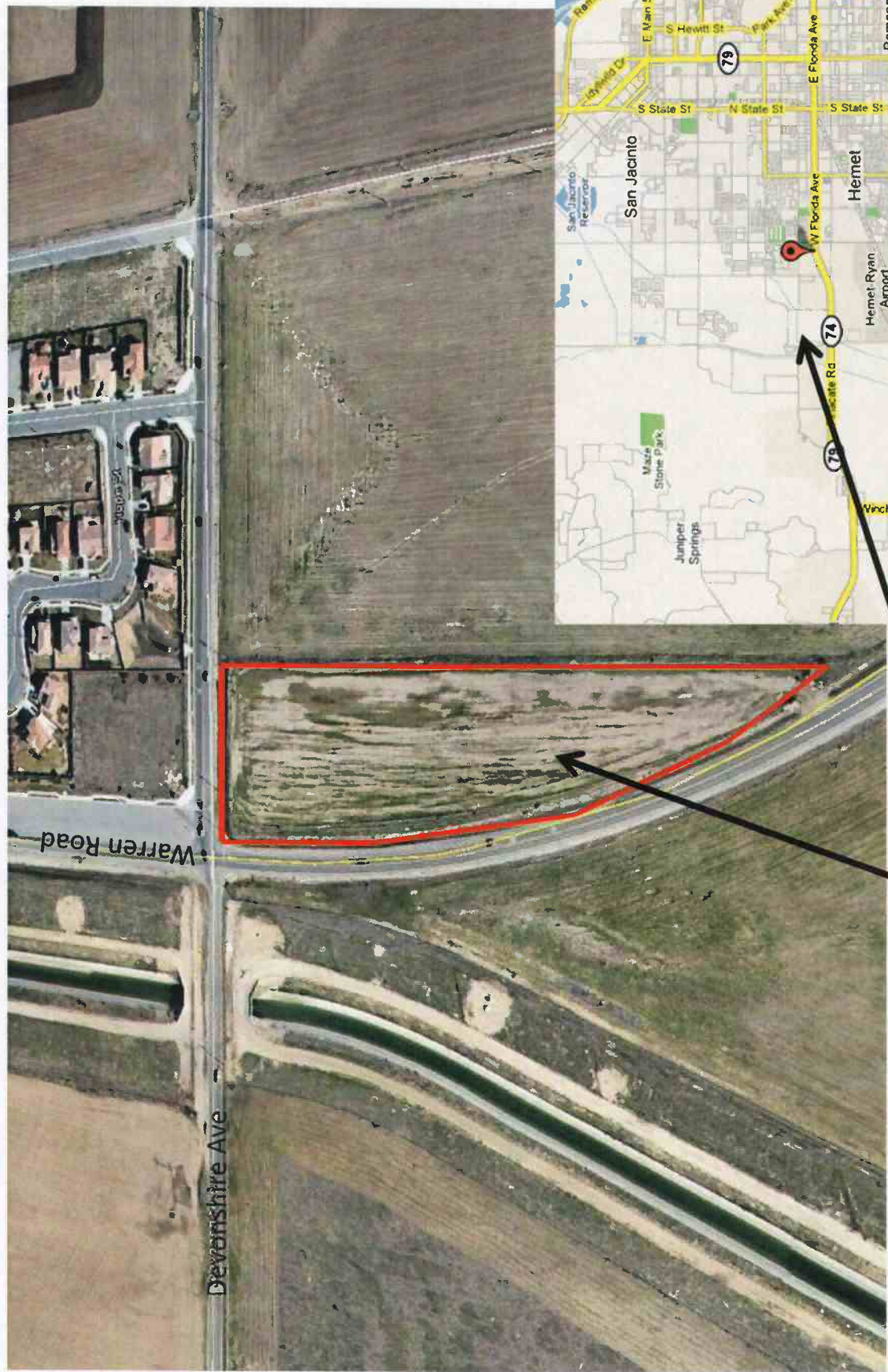
**Contract History and Price Reasonableness**

Not applicable.

Attachment:

Aerial map

Aerial Image- Warren Avenue & Devonshire Road Surplus



**Subject Property**



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

August 14, 2014

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

FAX (951) 368-9018  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

**RE: NOTICE OF PUBLIC HEARING: RESOLUTION NO. 2014-148 INTENT TO SELL  
REAL PROPERTY**

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **THREE (3) TIMES** on **3 consecutive Tuesdays: August 19, 2014  
August 26, 2014  
September 2, 2014**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD

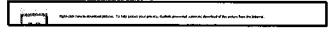
**Gil, Cecilia**

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**From:** PEC Legals Master <legalsmaster@pe.com>  
**Sent:** Wednesday, August 13, 2014 4:54 PM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: Res. 2014-148 Intent to Sell Real Property

Received for publication on Aug. 19, Aug. 26 and Sept. 2. Proof with cost to follow.

Thank You!  
Legal Advertising

  
Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)

**Please Note NEW Deadlines: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. \*\*Additional days required for larger ad sizes\*\***

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**From:** Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)>  
**Sent:** Wednesday, August 13, 2014 4:49 PM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: Res. 2014-148 Intent to Sell Real Property

Notice of Public Hearing for publication on Aug. 19, Aug. 26, and Sept. 2, 2014. Please confirm. THANK YOU!

***Cecilia Gil***  
Board Assistant  
Clerk of the Board  
951-955-8464  
MS# 1010

**NOTICE INVITING BIDS BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE**

**Resolution No. 2014-148**

Notice of Intention to Sell Real Property  
Located in Hemet  
Assessor's Parcel Number 455-130-033

**WHEREAS**, the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on July 29, 2014, not less than four-fifths of all members concurring, determined that the real property in the County of Riverside, State of California, legally described in Exhibit "A" attached hereto, is no longer necessary to be retained by County for public purposes;

**BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Supervisors that NOTICE IS HEREBY GIVEN that it is the intention of the Board to sell said real property pursuant to the provisions of Section 25520, et. seq., of the Government Code, upon the following terms and conditions:

1. The nature of the real property to be sold is approximately 4.92 acres of vacant land, also known as APN 455-130-033, and is located on the southeast corner of Warren Road and Devonshire Avenue in the City of Hemet, County of Riverside, and State of California.
2. The sale will be held on September 9, 2014, in the meeting room of the Board of Supervisors, County Administrative Center, 4080 Lemon Street, Riverside, California 92502-1359, at 9:30 a.m., or as soon thereafter as the agenda of the Board permits.
3. Sealed bids will be received by the Clerk of the Board at any time up to 9:30 a.m. on said sale date at Clerk's office on the 1st floor of the County Administrative Center. Bids shall be submitted on the County's bid form and bids shall be plainly marked on the outside "Proposal to Purchase Real Property in Hemet, 9:30 a.m., September 9, 2014. The County's bid form may be obtained from the Economic Development Agency Real Estate Division, located at 3403 10<sup>th</sup> Street, 4<sup>th</sup> Floor, Riverside, California 92501, along with the instructions to bidders. The bid form contains the terms and conditions for the sale of the property. Prospective bidders may inspect the bid form at no charge.
4. All sealed bids shall be for not less than \$220,000.00 and shall be accompanied or preceded by a deposit of not less than three percent (3%) of the bid amount, in cash, cashier's check, or certified check as security that the successful bidder will complete the terms and conditions of the sale. Bids shall be made only upon serialized bid forms to be obtained solely from the Deputy Director of the Real Estate Division of the Economic Development Agency.
5. Balance of the bid amount hereby offered, in excess of the down payment, shall be paid in cash within sixty (60) days of the bid acceptance.
6. After the sealed bids have been opened and read, a public auction upon oral bids will be held pursuant to Section 25531 et. seq., of the Government Code, until the highest bid has been made and the bidding is closed. Oral bids must be accompanied by a deposit as required for written bid proposal, unless deposit was previously made. The first oral bid shall exceed the highest written proposal by not less than five percent (5%). Unless a deposit has been previously made with a sealed bid, oral bidders must, at the time of their first oral bid, deposit the amount required by Paragraph 4 of the resolution in order to be considered.
7. After oral bidding has been closed, oral bidders, in order to continue to be considered for possible purchase of the subject property, shall submit their highest oral bid to writing on the County's bid form and submit said form, along with the appropriate deposit, to the Deputy Director of the Real Estate Division of the Economic Development Agency not later than 4:00 p.m. of the date of the oral bidding.
8. Final acceptance of the successful bid by the Board may be made on said date or any adjourned session of the same meeting held within ten (10) days next following.

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

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

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

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

**ROLL CALL:**

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on July 29, 2014.

KECIA HARPER-IHEM, Clerk of said Board

By: Cecilia Gil, Board Assistant

# THE PRESS-ENTERPRISE **PE** com

Date	Reference Number	Description	Product/Zone	Size	Billed Units	Times Run	Rate	Gross Amount	Net Amount
8/19/2014	109955787-08192014	PH: Res. 2014-148 Intent to Sell Rea	Press-Enterprise	2 x 127 Li	254	1	1.45	368.30	832.30
8/26/2014	109955787-08262014	PH: Res. 2014-148 Intent to Sell Rea	Press-Enterprise	2 x 127 Li	254	1	1.3	330.20	330.20
9/2/2014	109955787-09022014	PH: Res. 2014-148 Intent to Sell Rea	Press-Enterprise	2 x 127 Li	254	1	1.3	330.20	330.20

Ordered By: Cecilia Gil

*EDA/Fac.  
 3.25 of 07/29/14*

2014 SEP - 8 AM

RECEIVED RIVERSIDE  
 COUNTY BOARD OF SUPERVISORS

Legal Advertising Invoice

Balance  
**\$1,028.70**

Sales Contact Information		Advertiser Information		
Name	Billing Period	Billed Account Number	Advertiser/Client Number	Advertiser/Client Name
Maria Tinajero 951-368-9225	08/19/2014 - 09/02/2014	1100141323	1100141323	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

THE PRESS-ENTERPRISE **PE** com

Legal Advertising Invoice

Advertiser/Client Name		
BOARD OF SUPERVISORS		
Billing Period	Billed Account Number	Advertiser/Client Number
08/19/2014 - 09/02/2014	1100141323	1100141323
Balance	Invoice Number	Terms Of Payment
\$1,028.70	109955787-09022014	Due Upon Receipt

Billing Account Name And Address

Remittance Address

BOARD OF SUPERVISORS  
 COUNTY OF RIVERSIDE  
 P.O. BOX 1147  
 RIVERSIDE, CA 92502

The Press-Enterprise  
 POST OFFICE BOX 12009  
 RIVERSIDE, CA 92502-2209

9/10/2014 9.2



# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

## PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

Ad Desc.: PH: Res. 2014-148 Intent to Sell Real P /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

08/19, 08/26, 09/02/2014

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: September 02, 2014  
At: Riverside, California

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
P.O. BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0009955787-01

P.O. Number:

## Ad Copy:

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ROLL CALL:  
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Nays: None  
Absent: None

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KECIA HARPER-IHEM, Clerk of said Board  
By: Cecilia Gil, Board Assistant 8/19, 8/26, 9/2