

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

805



FROM: Economic Development Agency

SUBMITTAL DATE:
February 25, 2016

SUBJECT: Public Hearing for the Bid Opening and Oral Bidding for the Sale of Real Property located in the City of Corona, County of Riverside, State of California; Resolution No. 2016-014 Acceptance of the Highest Bid and Authorization to Sell Real Property; Approval Offer and Agreement to Purchase Real Property; CEQA Exempt; District 2, [\$21,500] 100% Sale Proceeds

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15312 (a)(b)(3) Sale of Surplus Government Property Exemption; Section 15061 (b)(3), General Rule or "Common Sense" Exemption;
2. Conduct a public hearing on March 8, 2016 to open written bids and call for oral bidding for certain 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;

(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	\$ 21,500	\$ 0	\$ 21,500	\$ 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

On motion of Supervisor Tavaglione, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that a public hearing was held for the Bid Opening and Oral Bidding for Real Property located in the City of Corona, County of Riverside, Assessor's Parcel Numbers 118-130-013, 118-130-014 & 118-130-031, where no bids were received and the matter was referred back to the department to continue marketing subject property for sale and return to the Board for consideration of any reasonable offers.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: March 8, 2016
xc: EDA

Kecia Harper-Ihem
Clerk of the Board
By: Deputy

Prev. Agn. Ref.: 3-8 of 2/2/16	District: 2	Agenda Number:
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9-1

FORM APPROVED COUNTY COUNSEL
DATE 12/30/15
BY: GREGORY P. PRAMOS

FISCAL PROCEDURES APPROVED
PAUL ANGLILO, CPA, AUDITOR-CONTROLLER
BY: Susana Garcia-Bocanegra Departmental Concurrence 2/24/16

A-30
 Positions Added
 4/5 Vote
 Change Order

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

Economic Development Agency

FORM 11: Public Hearing for the Bid Opening and Oral Bidding for the Sale of Real Property located in the City of Corona, County of Riverside, State of California; Resolution No. 2016-014 Acceptance of the Highest Bid and Authorization to Sell Real Property; Approval Offer and Agreement to Purchase Real Property; CEQA Exempt; District 2, [\$21,500] 100% Sale Proceeds

DATE: February 25, 2016

PAGE: 2 of 3

RECOMMENDED MOTION: (Continued)

3. At the close of the public hearing accept one bid or reject all bids, or continue the matter for further consideration;
4. Acceptance of Highest Bid, Authorization to Sell and Approval of Agreement – Optional Motions for the Board's Selection:
 - a. In the event that the Board desires to accept the highest bid, adopt Resolution No. 2016-014 Authorization to Sell Real Property located in the City of Corona, County of Riverside, State of California; Approval of Offer and Agreement to Purchase Real Property, Portion of Assessor's Parcel Numbers 118-130-013, 118-130-014, & 118-130-031 to authorize the sale and approve the agreement with the successful bidder to move forward with the sales transaction;
OR
 - b. In the event that no bids are received or the Board rejects all bids, the Board authorizes EDA – Real Estate to continue to market the subject Property for sale and return to the Board for consideration of any reasonable offer.
5. If an offer is accepted by the Board of Supervisors during the public hearing, reimburse the Real Property Real Estate Division of the Economic Development Agency in an amount not to exceed \$21,500 from proceeds of the accepted offer; and
6. Direct the Clerk of the Board to submit the Notice of Exemption to the County Clerk for posting within five days of approval of this project.

BACKGROUND:

Summary

On February 2, 2016, the Board of Supervisors adopted 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 (Property), declaring the Property to be surplus real property and invited bids to acquire the Property at the date set for the bids to be reviewed and considered by the Board. The Property is located in the City of Corona, in western Riverside County.

For efficiency in the public bidding process, after all the bids, both written and oral, have been reviewed and considered by the Board, the Board may choose to accept the highest bid, authorize to sell the Property, approve the agreement for the purchase and sale of the Property and direct the Chairman of the Board to execute the agreement and the deed at the close of the public hearing. In the event that no bids are received or the Board desires to reject all the bids reviewed and considered, the Board may authorize the Economic Development Agency – Real Estate Division to continue to market the Property for sale. If a party is interested in purchasing the Property under the terms and conditions set by the Board in the Resolution No 2016-014 and the Bid Forms, the proposal shall be submitted to the Board for its review and consideration on whether to accept the proposal.

(Continued)

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

Economic Development Agency

FORM 11: Public Hearing for the Bid Opening and Oral Bidding for the Sale of Real Property located in the City of Corona, County of Riverside, State of California; Resolution No. 2016-014 Acceptance of the Highest Bid and Authorization to Sell Real Property; Approval Offer and Agreement to Purchase Real Property; CEQA Exempt; District 2, [\$21,500] 100% Sale Proceeds

DATE: February 25, 2016

PAGE: 3 of 3

Impact on Citizens and Businesses

Based upon the appraised value, this sale is expected to generate approximately \$1,325,000 less County staff costs and expenses. 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 net proceeds will be deposited to the County General Fund. 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.

Minimum Bid	\$1,325,000
Disposition Advertising Costs	\$1,500
Labor Costs	\$20,000
Estimated Proceeds	\$1,303,500

Contract History and Price Reasonableness

Not applicable.

Attachments:

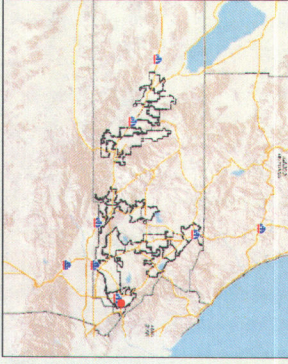
Aerial Image

Resolution No. 2016-014 with Exhibit A

Notice of Exemption

Corona Surplus Property

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



Legend

□ RCLIS Parcels



0 508

1,017 Feet



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

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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.

FORM APPROVED-COUNTY COUNSEL
BY: R. TODD FRAHM
DATE: 12/30/15

Board of Supervisors

County of Riverside

RESOLUTION NO. 2016-014

**ACCEPTANCE OF THE HIGHEST BID AND AUTHORIZATION TO SELL REAL PROPERTY
LOCATED IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA;
APPROVAL OF OFFER AND AGREEMENT TO PURCHASE REAL PROPERTY
ASSESSOR'S PARCEL NUMBERS 118-130-013, 118-130-014, & 118-130-031**

WHEREAS, the County of Riverside ("County") owns certain real property consisting of approximately 2.43 acres of vacant land 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, on February 2, 2016, the Property was declared as surplus real property and the notice of intention to sell the Property was directed to be posted and published pursuant to Government Code Sections 25528 and 6063 and a date was set for conducting the public sale in a public hearing of the Board of Supervisors for the County of Riverside; and,

WHEREAS, the County has reviewed and determined the sale of the Property as categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Sections 15061 (b)(3), General Rule Exemption; and 15312 (a)(b)(3) - Surplus Government Property Sales - because the proposed project is the sale of real property involving the transfer of title to real property that is no longer needed for the use by or purposes of the County, does not have significant value for wildlife habitat or other environmental purposes and the use of the Property and adjacent property has not changed since the time of acquisition by the County; and

WHEREAS, the Board of Supervisors desires to authorize the sale of the Property, approve the Offer and Agreement to Purchase Real Property with the successful bidder who submitted the highest bid that was accepted by the Board and authorize the Chairman to execute the Agreement and Grant Deed on behalf of the County; now, therefore,

1 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Supervisors of
2 the County of Riverside County ("Board"), at the close of conducting the public hearing for the
3 public bidding to sell the Property, assembled on or after March 8, 2016, at 9:00 a.m., or soon
4 thereafter, that it hereby finds the sale of the Property as categorically exempt from CEQA
5 under State CEQA Guidelines Section 15312 (a)(b)(3), Sale of Surplus Government Property
6 Exemption; Section 15061 (b)(3), General Rule or "Common Sense" Exemption, accepts the
7 highest bid and authorizes the sale of the Property to the highest bidder who was accepted by
8 the Board ("Buyer") in accordance with the terms and conditions provided in that certain Offer
9 and Agreement to Purchase Real Property and the following:

- 10 1) The purchase price to be paid by the Buyer shall be amount offered by the Buyer
11 and accepted by the Board at the public hearing held on this date.
- 12 2) The deposit submitted by Buyer in the amount of at least three percent (3%) of the
13 minimum bid amount set by the Board shall be applied to the purchase price.
- 14 3) The Buyer shall pay the remaining balance of the purchase price in cash within the
15 number of days required in the Agreement approved between the County and the
16 Buyer.
- 17 4) Buyer shall submit all other amounts necessary for escrow and closing costs within
18 time period provided in the Agreement.
- 19 5) The conveyance of the Property shall be in the form of a Grant Deed in favor of the
20 Buyer and shall be subject to liens, encumbrances, easements, rights of way, taxes
21 and assessments and deed and tract covenants, conditions and restrictions, if any,
22 whether recorded or not. The Property is being sold "AS IS".
- 23 6) The County makes no warranties or representations, express or implied, regarding
24 the condition of the property, which land uses are permitted or can be changed, any
25 matters concerning zoning, availability of public utility services or suitability for the
26 purpose in which the Buyer may wish to use the Property.
- 27 7) Title insurance shall be at the option of the Buyer and Buyer's sole cost and
28 expense.

1 8) Buyer shall be solely responsible for all costs associated with this sales transaction,
2 including Escrow and Title Company costs and fees to consummate the transaction.

3 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Board
4 approves the Offer and Agreement to Purchase Real Property ("Agreement"), authorizes the
5 Chairman of the Board to execute the Agreement on behalf of the County and directs the deed
6 to be delivered upon performance and compliance by the Buyer of all the terms and conditions
7 of the Agreement.

8 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Board
9 authorizes the Assistant County Executive Officer/EDA, or his designee, to execute the Grant
10 Deed and any other documents necessary to complete this transaction.

11 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Board has
12 given notice hereof as provided in Sections 25528 and 6063 of the Government Code.

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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



NOTICE OF EXEMPTION

November 24, 2015

Project Name: County of Riverside, Surplus Property located in the City of Corona

Project Number: FM0417200229

Project Location: North of West 6th Street, south of Pleasant View Avenue, east of North Smith Avenue and west of South Sherman Avenue in the City of Corona, Riverside County, California; Assessor Parcel Numbers (APNs) 118-130-013, 118-130-014 & 118-130-031
(See attached exhibits)

Description of Project: On February 2, 2016, the County of Riverside (County) Board of Supervisors (Board) adopted 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, Portion of Assessor's Parcel Numbers 118-130-013, 118-130-014 & 118-130-031, declaring the (Properties) to be surplus real properties and invited bids to acquire the Property at the date set for the bids to be reviewed and considered by the Board.

For efficiency in the public bidding process, after all the bids, both written and oral, have been reviewed and considered by the Board, the Board may choose to accept the highest bid, authorize to sell the real property, approve the agreement for the purchase and sale of the property and direct the Chairman of the Board to execute the agreement and the deed at the close of the public hearing. In the event that no bids are received or the Board desires to reject all the bids reviewed and considered, the Board may authorize the Economic Development Agency – Real Estate Division to continue to market this Property for sale. If a party is interested in purchasing the Property under the terms and conditions set by the Board in the Resolution No 2016-014 and the Bid Forms, the proposal shall be submitted to the Board for its review and consideration on whether to accept the proposal.

The Project is limited to the sale of surplus property alone and would not result in any physical changes or significant effect on the environment.

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency

Exempt Status: State California Environmental Quality Act (CEQA) Guidelines, Section 15312, Class 12, Surplus Government Property Sales Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061 and 15300 to 15312.

www.rivcoeda.org

Administration
Aviation
Business Intelligence
Cultural Services
Community Services
Custodial

Housing
Housing Authority
Information Technology
Maintenance
Marketing

Economic Development
Edward-Dean Museum
Environmental Planning
Fair & National Date Festival
Foreign Trade
Graffiti Abatement

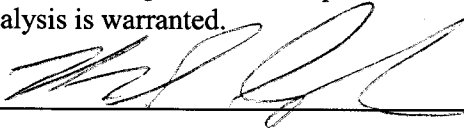
Parking
Project Management
Purchasing Group
Real Property
Redevelopment Agency
Workforce Development

Reasons Why Project is Exempt: The proposed Project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The Project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The Project will not cause an impact to an environmental resource of hazardous or critical concern nor would the Project include a reasonable possibility of having a significant effect on the environment due to unusual circumstances. The Project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the sale of surplus government property and associated transfer of title.

- **Section 15312 – Class 12 Surplus Government Property Sales Exemption:** This categorical exemption includes the sales of surplus government property, except for parcels of land located in an area of Statewide, regional, or areawide concern identified in Section 15206 (b)(4). These areas include the Lake Tahoe Basin, The Santa Monica Mountains Zone, the California Coastal Zone, areas within 0.25 miles of a wild and scenic river, the Sacramento-San Joaquin Delta, the Suisun Marsh, and the jurisdiction of the San Francisco Bay Conservation and Development Commission. Sections (a) and (b) of this exemption provide conditions where, if met, the sale is still considered exempt. The Project is located in the City of Corona and the nearest Wild and Scenic River is Bautista Creek, which is located approximately 40 miles to the east of the Project. Therefore, the Project is not located within an area of significance and the provisions listed in Subsections (a) and (b) would need not be applied. The Project, as proposed, is limited to the sale and transfer of title of land; therefore, the Project is exempt as the Project meets the scope and intent of the Class 12 Exemption identified in Section 15312, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or ‘it can be seen with certainty that the activity in question will not have a significant effect on the environment’, no further agency evaluation is required. With certainty, there is no possibility that the Project may have a significant effect on the environment. The proposed sale and transfer of title will not result in any direct or indirect physical environmental impacts. The property would remain in its existing state until development entitlements are sought through application with the City of Corona, which would require additional CEQA review, prior to issuance. At this time, specific details for future development are not known or reasonably foreseeable. Therefore, in no way, would the Project as proposed have the potential to cause a significant environmental impact and the Project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the Project as proposed is exempt under CEQA. No further environmental analysis is warranted.

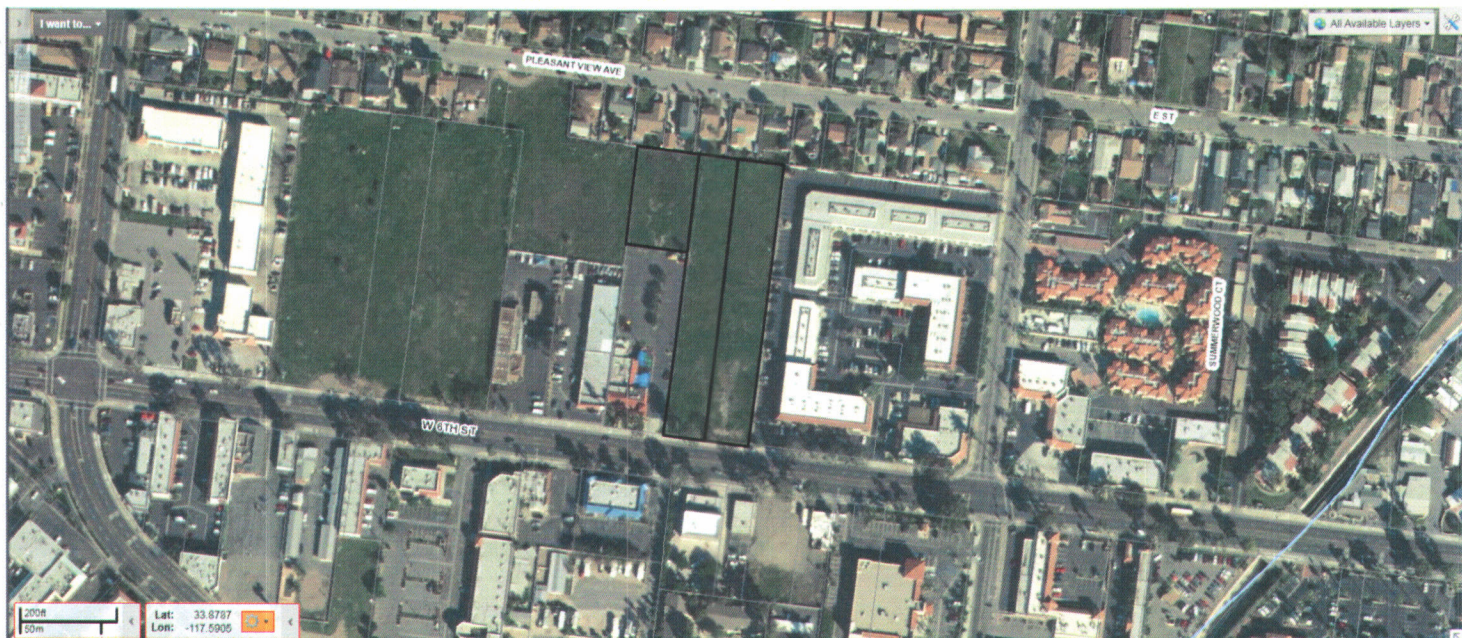
Signed: _____



Date: _____

11/24/15

Mike Sullivan, Senior Environmental Planner
County of Riverside, Economic Development Agency



Assessor Parcel Numbers: 118-130-013, 118-130-014 & 118-130-031

Surplus Property located in the City of Corona

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRAMOS
 DATE: 12/31/15

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

On motion of Supervisor Ashley, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and is set for public hearing on March 8, 2016 at 9:00 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
 Nays: None
 Absent: None
 Date: February 2, 2016
 xc: EDA, CQB

Kecia Harper-Ihem
 Clerk of the Board
 By:
 Deputy

Prev. Agn. Ref.: District: 2 Agenda Number:

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

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

FORM APPROVED COUNTY COUNSEL
BY: TODD BRAHM 12/20/15
DATE

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 9:00a.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, 9:00
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.

12
13 ROLL CALL:

14 Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
15 Nays: None
16 Absent: None

17 The foregoing is certified to be a true copy of a resolution duly
18 adopted by said Board of Supervisors on the date therein set forth.

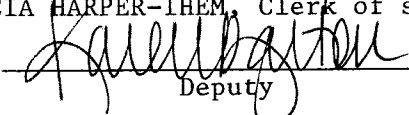
18 KECIA HARPER-IHEM, Clerk of said Board
19 By  Deputy

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:

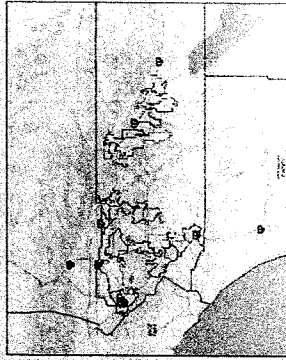
The Northerly 183.00 feet of the Westerly rectangular half of Lot 1 in Block 68 of the lands of the South Riverside Land and Water Company, in the City of Corona, County of Riverside, State of California, as shown by map on file in Book 9, Page 6 of Maps, San Bernardino County, in the Office of the County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

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

Assessor's Parcel No: 118-130-031

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.



0 508 1,017 Feet



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

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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

February 10, 2016

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

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

RE: NOTICE OF PUBLIC MEETING: RESOLUTION NO. 2016-013

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **THREE (3) TIMES** on:

Tuesday: FEBRUARY 16, 2016
Tuesday: FEBRUARY 23, 2016
Tuesday: MARCH 1, 2016

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

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Wednesday, February 10, 2016 8:28 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Res. 2016-013

Received for publication on Feb. 16, Feb. 23 and Mar 1. Proof with cost to follow.

Thank You.

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: legals@pe.com

Please Note: 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**

****Employees of The Press-Enterprise are not able to give legal advice of any kind****

The Press-Enterprise PE.COM / UNIDOS

A Freedom News Group Company

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Tuesday, February 9, 2016 4:35 PM
To: PEC Legals Master
Subject: FOR PUBLICATION: Res. 2016-013

Notice of Public Meeting, for publication on 3 Tuesdays: Feb. 16, 23, and March 1, 2016. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

(951) 955-8464

MS# 1010

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE DECLARING SURPLUS OF REAL PROPERTY AND NOTICE OF INTENTION TO SELL REAL PROPERTY LOCATED IN THE CITY OF CORONA

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

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

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

2. The sale will be held on **March 8, 2016, in the meeting room of the Board of Supervisors, County Administrative Center, 4080 Lemon Street, Riverside, California 92501, at 9:00 a.m.**, or as soon thereafter as the agenda of the Board permits, ("Sale Date") **where sealed bids and oral bids shall be received and considered.**

3. Sealed written bids will be received by the Clerk of the Board at any time up to 9:00 a.m. on said Sale Date at the Clerk of the Board'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 the City of Corona, 9:00 a.m., March 8, 2015. The County's bid form may be obtained from the Economic Development Agency Real Estate Division, located at 3403 10th Street, 4th 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 \$1,325,000 and shall be accompanied or preceded by a deposit of not less than three percent (3%) of the bid amount ("Deposit"), 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 Deposit, shall be paid in cash within sixty (60) days of the bid acceptance.

6. After the sealed bids have been opened and read, a call for oral bids will be made 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%) and any additional oral bids thereafter shall be in incremental amounts not less than five percent (5%). Unless a deposit has been previously made with a sealed written bid, oral bidders must, prior to the time of the bidders first oral bid, submit a Deposit in the amount required by Paragraph 4 of this 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 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. If the Board accepts an oral bid, the successful bidder shall submit their highest accepted oral bid in writing on the County's bid form and submit said form, along with any appropriate additional funds so that the deposit will be equal to three (3%) of the accepted bid, to the Deputy Director of the Real Estate Division of the Economic Development Agency no later than 4:00 p.m. on the day of the accepted oral bid to remain the successful bidder for purpose of the Property.

8. Final acceptance of the successful bid by the Board may be made on the Sale 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. If the successful bidder fails to purchase the Property, the County reserves the right to take such measures as it deems appropriate to sell the Property. The County may, but shall have no obligation to, accept the next highest bid, or successive highest bid. In the event that the County desires to accept the next highest bid or successive highest bid upon the first successful bidder failing to purchase the Property, the authorization of the sale shall be submitted to the Board for approval on a future date.

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.

IT IS FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board is directed to cause the notice of this intention to sell the Property and the time and place of holding the public bidding sale to be given, pursuant to Government Code Section 25528, 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, not less than fifteen days before the Sale Date, and by publishing the notice pursuant to Government Code Section 6063 at least three (3) weeks before the Sale Date.

(INSERT EXHIBIT A)

ROLL CALL:

Ayes: Jeffries, Tavaglione, Washington, 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 February 2, 2016.

KECIA HARPER-IHEM, Clerk of said Board
By: Cecilia Gil, Board Assistant

Any person affected by the above matter(s) may submit written comments to the Clerk of the Board before the public meeting or may appear and be heard in support of or opposition to the project at the time of the meeting. If you challenge the above item(s) in court, you may be limited to raising only

those issues you or someone else raised at the public meeting described in this notice, or in written correspondence, to the Board of Supervisors at, or prior to, the public meeting.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to the hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147.

Dated: February 10, 2016

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

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