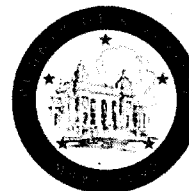


SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM  
3.12  
(ID # 10441)

**MEETING DATE:**

Tuesday, August 6, 2019

**FROM:** ECONOMIC DEVELOPMENT AGENCY (EDA) AND Purchasing and Fleet Department:

**SUBJECT:** ECONOMIC DEVELOPMENT AGENCY (EDA): Adoption of Resolution No. 2019-171, 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] Clerk to Post Notice of Intention) (Set for Public Meeting on or after September 17, 2019 @ 9:30 a.m.)

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

1. Adopt Resolution No. 2019-171, 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, identified by Assessor's Parcel Numbers 179-300-001, 179-300-002, 179-300-003, 179-300-004, 179-300-005, 179-300-006, 179-300-007, 179-300-008, 179-300-009, 179-300-010, 179-300-013, 179-300-014, 179-300-015, 179-300-016, 179-300-017, 179-300-018, 179-300-019, and 179-300-020;
2. Invite bids from prospective buyers to acquire the subject property and set a Public Hearing date of September 17, 2019, 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.

**ACTION: Policy, 4/5 Vote Required, CIP**

Robert Field, Assistant County Executive Officer/ECD

7/16/2019

Teresa Summers, Director of Purchasing

7/23/2019

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Spiegel and duly carried, IT WAS ORDERED that the above matter is approved as recommended and is set for public hearing on Tuesday, September 17, 2019 at 9:30 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Washington and Perez  
Nays: None  
Absent: Hewitt  
Date: August 6, 2019  
xc: EDA, COB

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> N/A			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	2019/20

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

**BACKGROUND:**

**Summary**

The subject property consists of approximately 5.48 acres of land, containing an approximately 44,738 square foot office/warehouse building, improved with two (2) 12,000 gallon fuel tanks / pumping station, a car wash structure, carport parking areas with solar panels on the roof and together with all other improvements situated thereon, commonly known as 5293 Mission Boulevard, Jurupa Valley, California, identified as Assessor's Parcel Numbers 179-300-001, 179-300-002, 179-300-003, 179-300-004, 179-300-005, 179-300-006, 179-300-007, 179-300-008, 179-300-009, 179-300-010, 179-300-013, 179-300-014, 179-300-015, 179-300-016, 179-300-017, 179-300-018, 179-300-019, and 179-300-020 ("Property").

The Fleet Service Department ("Fleet") has consolidated its Jurupa Valley Fleet operations at the Property to other Fleet locations in an effort to pursue cost savings. Fleet has requested that this location be declared surplus and sold. 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. 2019-171 and the bid forms. In order to initiate this process, staff recommends adoption of Resolution No. 2019-171 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 and sets a date for the public bidding process to occur. An independent appraisal was conducted and found the current fair market value of the Property to be \$10,200,000 and the minimum bid will be set at this same current fair market value.

In accordance with Government Code section 54222, public agencies and all County departments were notified in writing regarding this offer to sell the Property. The County received a non-binding letter of intent to purchase from a local government entity in November 2018. The County began good faith negotiations and processing of the sale to the entity; however, EDA recently received noticed in June 2019 that the entity has decided not to proceed with the purchase. No other agencies or departments indicated interest to purchase the Property during the requisite sixty (60) day period under Government Code section 54222. As a result, the County will now release this public notice of intent to sell the Property.

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

Resolution No. 2019-171 and the Bid Form Documents have been approved as to form by County Counsel.

**Impact on Citizens and Businesses**

The surplus sale of the Property will benefit the citizens and businesses by returning this public property back to private business use and purpose. The sale will allow the Property to generate both sales and property taxes and may allow for new jobs and revenues in this City.

**SUPPLEMENTAL:**

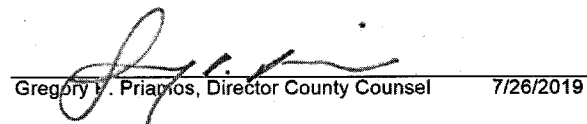
**Additional Fiscal Information**

There are no net County costs associated with this transaction, and no budget adjustments are necessary at this time. The sale of this Property is expected to generate approximately \$10,200,000 and will be used to eliminate the bond debt that currently encumbers this Property. Once the sale of the Property takes place and the bond debt is retired, Fleet will realize an annual cost savings of over a \$1 million per annum.

**Attachments:**

- Aerial Image
- Resolution No. 2019-171

  
Rahini Dasika, Principal Management Analyst 7/29/2019

  
Gregory E. Priamos, Director County Counsel 7/26/2019

1 Board of Supervisors

County of Riverside

2 **Resolution Number 2019-171**

3 Declaration of Surplus Real 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, State  
5 of California, Assessor's Parcel Numbers 179-300-001, 179-300-002,  
6 179-300-003, 179-300-004, 179-300-005, 179-300-006, 179-300-007, 179-300-008,  
7 179-300-009, 179-300-010, 179-300-013, 179-300-014, 179-300-015, 179-300-016,  
8 179-300-017, 179-300-018, 179-300-019, and 179-300-020  
9

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

15 **WHEREAS**, the County of Riverside ("County") owns certain real property consisting of  
16 approximately 5.48 acres of land, containing an approximately 44,738 square foot  
17 office/warehouse building, improved with two (2) 12,000 gallon fuel tanks / pumping station, a  
18 car wash structure, carport parking areas with solar panels on the roof and together with all other  
19 improvements situated thereon, commonly known as 5293 Mission Boulevard, Jurupa Valley,  
20 California, (the "Property") more particularly legally described in Exhibit "A", attached hereto and  
21 by this reference incorporated herein; and,

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

25 **WHEREAS**, the County has sent out notices of its desire to sell and offer to other public  
26 agencies pursuant to Government Code Section 54222; whereby no public agencies indicated  
27 sincere interest during the requisite sixty (60) day period; and,  
28

08.06.19 3.12

FORM APPROVED COUNTY COUNSEL  
BY:  THOMAS OH  
DATE: 7/24/19

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

3       **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Supervisors of the  
4 County of Riverside ("Board"), in regular session assembled in the meeting room of the Board,  
5 located at 4080 Lemon Street, Riverside, California, on August 6, 2019, at 9:30 am or soon  
6 thereafter, by a vote of not less than two-thirds of all members concurring, that the Property is  
7 no longer needed for County use or purposes and is hereby declared as surplus real property.

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

12       1.     The nature of the fee simple interest in real property to be sold is approximately  
13 5.48 acres of land, containing an approximately 44,738 square foot office/warehouse building,  
14 improved with two (2) 12,000 gallon fuel tanks / pumping station, a car wash structure, carport  
15 parking areas with solar panels on the roof and together with all other improvements situated  
16 thereon, identified as Assessor's Parcel Numbers 179-300-001, 179-300-002, 179-300-003,  
17 179-300-004, 179-300-005, 179-300-006, 179-300-007, 179-300-008, 179-300-009, 179-300-  
18 010, 179-300-013, 179-300-014, 179-300-015, 179-300-016, 179-300-017, 179-300-018, 179-  
19 300-019, and 179-300-020, located at 5293 Mission Boulevard, Jurupa Valley, California, as  
20 described on Exhibit "A" attached hereto.

21       2.     The sale will be held on September 17, 2019, in the meeting room of the Board  
22 of Supervisors, County Administrative Center, 4080 Lemon Street, Riverside, California 92502-  
23 1359, at 9:30 a.m., or as soon thereafter as the agenda of the Board permits, ("Sale Date") where  
24 sealed bids and oral bids shall be received and considered.

25       3.     Sealed written bids will be received by the Clerk of the Board at any time up to  
26 9:30 a.m. on said Sale Date at the Clerk of the Board's office on the 1st floor of the County  
27 Administrative Center. Bids shall be submitted on the County's bid form and bids shall be plainly  
28 marked on the outside "Proposal to Purchase Real Property in Jurupa Valley, 9:30 a.m.,

1 September 17, 2019". The County's bid form may be obtained from the Economic Development  
2 Agency Real Estate Division, located at 3403 10<sup>th</sup> Street, 4<sup>th</sup> Floor, Riverside, California 92501,  
3 along with the instructions to bidders. The bid form contains the terms and conditions for the  
4 sale of the Property. Prospective bidders may inspect the bid form at no charge.

5 4. All sealed bids shall be for not less than Ten Million Two Hundred Thousand  
6 Dollars (\$10,200,000) and shall be accompanied or preceded by a deposit of not less than three  
7 percent (3%) of the bid amount ("Deposit"), in cash, cashier's check, or certified check as security  
8 that the successful bidder will complete the terms and conditions of the sale. Bids shall be made  
9 only upon serialized bid forms to be obtained solely from the Deputy Director of the Real Estate  
10 Division of the Economic Development Agency.

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

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

21 7. If the Board accepts an oral bid, the successful bidder shall submit their highest  
22 oral bid in writing on the County's bid form and submit said form, along with any appropriate  
23 additional funds so that the deposit will be equal to three percent (3%) of the accepted bid, to the  
24 Deputy Director of the Real Estate Division of the Economic Development Agency no later than  
25 4:00 p.m. of the date of the accepted oral bid to remain the successful oral bidder for the  
26 purchase of the Property.

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

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

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

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

17     /// ROLL CALL:

18     /// Ayes:           Jeffries, Spiegel, Washington and Perez  
19     /// Nays:           None  
20     /// Absent:         Hewitt

21  
22  
23  
24 CO:jb/071619/342FM/20.685

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

27                           Kecia R. Harper, Clerk of said Board

28           By

  
Deputy

08.06.19   3.12

## EXHIBIT "A"

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

**PARCEL 1: (APN 179-300-008)**

Lots 8 and 9 of Rubidoux Vista Tract, in the City of Jurupa Valley, County of Riverside, State of California, as shown by Map on file in Book 13, Page 27 of Maps, Records of Riverside County, California;

Also, the Southwesterly rectangular 25 feet of Lots 53 and 54 of Rubidoux Vista Tract, as shown by said Map;

Excepting from said Lots 8 and 9 the Southwesterly 37 feet thereof, as deeded to the State of California for highway purposes.

**PARCEL 2: (APN 179-300-009; 010; 019; 020)**

Lots 50, 51, the Northeasterly 113 feet of Lot 10 and the Northeasterly 113 feet of Lot 11 of Rubidoux Vista Tract, in the City of Jurupa Valley, County of Riverside, State of California, as shown by Map on file in Book 13, Page 27 of Maps, Records of Riverside County, California.

**PARCEL 3: (APN 179-300-013; 014)**

Lots 53 and 54 of Rubidoux Vista Tract, in the City of Jurupa Valley, County of Riverside, State of California, as shown by Map on file in Book 13, Page 27 of Maps, Records of Riverside County, California.

Excepting therefrom the Southwesterly rectangular 25 feet thereof.

**PARCEL 4: (APN 179-300-007)**

Lots 7 and 55 of Rubidoux Vista Tract, in the City of Jurupa Valley, County of Riverside, State of California, as shown by Map on file in Book 13, Page 27 of Maps, Records of Riverside County, California;

Except therefrom the Southwesterly 37 feet of said Lot 7.

**PARCEL 5: (APN 179-300-005)**

Lot 5 of Rubidoux Vista Tract, in the City of Jurupa Valley, County of Riverside, State of California, as shown by Map on file in Book 13, Page 27 of Maps, Records of Riverside County, California;

Except the Southwesterly 37 feet as deeded to the State of California by deed recorded August 23, 1940 as Instrument No. 3411.

**PARCEL 6: (APN 179-300-006)**

Lot 6 of Rubidoux Vista Tract, in the City of Jurupa Valley, County of Riverside, State of California, as shown by Map on file in Book 13, Page 27 of Maps, Records of Riverside County, California;

Except the Southwesterly 37 feet as deeded to the State of California by Deed recorded August 22, 1940 in Book 471, Page 365 of Official Records.



PARCEL 7: (APN 179-300-016)

Lot 56 of Rubidoux Vista Tract, in the City of Jurupa Valley, County of Riverside, State of California, as shown by Map on file in Book 13, Page 27 of Maps, Records of Riverside County, California.

PARCEL 8: (APN 179-300-001)

Lot 1 of Rubidoux Vista Tract, in the County Riverside, State of California, as shown by Map on file in Book 13, Page 27 of Maps, Records of Riverside County, California;

Excepting therefrom that portion conveyed to the State of California for highway purposes by Deed recorded September 10, 1940 as Instrument No. 395 of Official Records of Riverside County, California, described as follows:

Beginning at the Southwest corner of said Lot 4;

Thence North  $32^{\circ}13'$  East 37 feet on the Northwesterly line of said Lot 4;

Thence South  $57^{\circ}47'$  East 32.48 feet;

Thence South  $58^{\circ}17'$  East, 327.34 feet to a point in the Southeasterly line of said Lot 1, distance thereon North  $37^{\circ}41'$  East, 40.03 feet from the Southeast corner of said Lot 1;

Thence South  $37^{\circ}41'$  West, 40.03 feet on said Southeasterly line to said Southeast corner of said Lot 1;

Thence North  $57^{\circ}47'$  West, 356 feet on the Southwesterly line of said Lots 1 to 4 inclusive, to the point of beginning.

PARCEL 9: (APN 179-300-002; 003; 004; 015; 017; 018)

Lots 2, 3, 4, 57, 58 and 59 of Rubidoux Vista Tract, in the City of Jurupa Valley, County of Riverside, State of California, as shown by Map on file in Book 13, Page 27 of Maps, Records of Riverside County, California;

Excepting therefrom said Lots 2, 3 and 4, that portion described as follows:

Beginning a the most Westerly corner of said Lot 4;

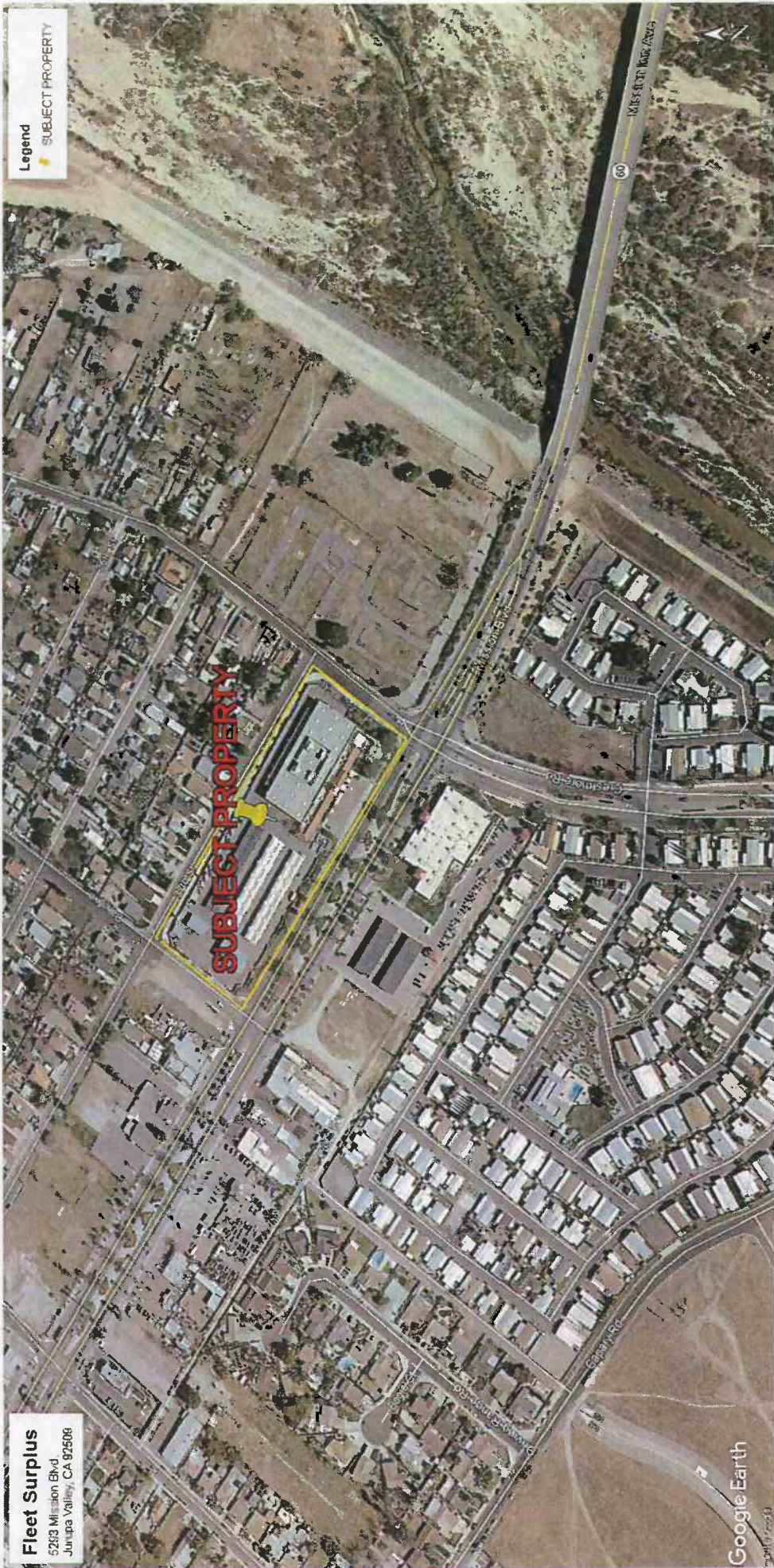
Thence along the Northwesterly line thereof, North  $32^{\circ}13'00''$  37 feet;

Thence leaving said Northwesterly line South  $57^{\circ}47'00''$  East 32.48 feet;

Thence South  $58^{\circ}17'00''$  East, 327.34 feet to a point on the Southeasterly line of Lot 1 of said Map;

Thence along said Southeasterly line, South  $37^{\circ}41'00''$  West 40.03 feet to the most Southerly corner of said Lot 1;

Thence along the Southwesterly lines of said Lots 1, 2, 3 and 4, North  $57^{\circ}47'00''$  West 356.00 the point of beginning.



**Fleet Surplus**  
5263 Mission Blvd  
Jurupa Valley, CA 92506

**Legend**  
SUBJECT PROPERTY



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

KECIA R. HARPER  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

August 7, 2019

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

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

RE: NOTICE OF PUBLIC HEARING: Res. 2019-171, Declaration of  
Surplus Real Property and Notice of Intention to Set Public Hearing

To Whom It May Concern:

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

**Tuesday, August 13, 2019**  
**Tuesday, August 20, 2019**  
**Monday, August 26, 2019**

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,

*Karen Barton*

Board Assistant to:  
KECIA R. HARPER, CLERK OF THE BOARD



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE  
COUNTY**

**Resolution No. 2019-171**

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, Assessor's Parcel Numbers 179-300-001, 179-300-002,  
179-300-003, 179-300-004, 179-300-005, 179-300-006, 179-300-007, 179-300-008,  
179-300-009, 179-300-010, 179-300-013, 179-300-014, 179-300-015, 179-300-016,  
179-300-017, 179-300-018, 179-300-019, and 179-300-020

**WHEREAS**, pursuant to California Government Code Section 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 5.48 acres of land, containing an approximately 44,738 square foot office/warehouse building, improved with two (2) 12,000 gallon fuel tanks / pumping station, a car wash structure, carport parking areas with solar panels on the roof and together with all other improvements situated thereon, commonly known as 5293 Mission Boulevard, Jurupa Valley, 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 August 6, 2019, at 9:30 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 5.48 acres of land, containing an approximately 44,738 square foot office/warehouse building, improved with two (2) 12,000 gallon fuel tanks / pumping station, a car wash structure, carport parking areas with solar panels on the roof and together with all other improvements situated thereon, identified as Assessor's Parcel Numbers 179-300-001, 179-300-002, 179-300-003, 179-300-004, 179-300-005, 179-300-006, 179-300-007, 179-300-008, 179-300-009, 179-300-010, 179-300-013, 179-300-014, 179-300-015, 179-300-016, 179-300-017, 179-300-018, 179-300-019, and 179-300-020, located at 5293 Mission Boulevard, Jurupa Valley, California, as described on Exhibit "A" attached hereto.

2. The sale will be held on **September 17, 2019**, 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, ("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 9:30 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 Jurupa Valley, 9:30 a.m., September 17, 2019". 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 Ten Million Two Hundred Thousand Dollars (\$10,200,000) 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 by the Clerk of the Board 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 ten percent (10%) and any additional oral bids thereafter shall be in incremental amounts not less than ten percent (10%). 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. If the Board accepts an oral bid, the successful bidder shall submit their highest 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 percent (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. of the date of the accepted oral bid to remain the successful oral bidder for the purchase 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.

**ROLL CALL:**

Ayes: Jeffries, Spiegel, Washington, Perez  
Nays: None  
Absent: Hewitt

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on August 6, 2019.

KECIA HARPER-IHEM, Clerk of said Board  
By: Karen Barton, Board Assistant

Any person wishing to testify in support of or in opposition may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the proposed Rate Adjustment.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 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 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: August 6, 2019

Kecia R. Harper  
Clerk of the Board  
By: Karen Barton, Board Assistant



CALL (951) 368-9222  
EMAIL [legals@pe.com](mailto:legals@pe.com)

# THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PONumber	PRODUCT	SIZE	Amount
8/13/19	0011302114		PE Riverside	4 x 149 Li	774.80
8/20/19	0011302114		PE Riverside	4 x 149 Li	715.20
8/26/19	0011302114		PE Riverside	4 x 149 Li	715.20

Invoice text: Resolution 2019-171

EDA  
8/6/19 3.12

Placed by: Karen Lynn Barton

## Legal Advertising Memo Invoice

**BALANCE DUE**

2,205.20

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
Nick Eller 951-368-9229	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
	08/26/2019	5209148	5209148	BOARD OF SUPERVISORS



## THE PRESS-ENTERPRISE

### Legal Advertising Memo Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
08/26/2019	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
2,205.20	0011302114	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
'PO BOX 1147'  
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPER PARTNERSHIP  
dba The Press-Enterprise  
PO Box 65210  
Colorado Springs, CO 80962-5210

# 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.: Resolution 2019-171 /

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, 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:

**08/13, 08/20, 08/26/2019**

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

Date: August 26, 2019  
At: Riverside, California

  
Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0011302114-01

P.O. Number:

## Ad Copy:

### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY

#### Resolution No. 2019-171

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, Assessor's Parcel Numbers 179-300-001, 179-300-002, 179-300-003, 179-300-004, 179-300-005, 179-300-006, 179-300-007, 179-300-008, 179-300-009, 179-300-010, 179-300-011, 179-300-012, 179-300-013, 179-300-014, 179-300-015, 179-300-016, 179-300-017, 179-300-018, 179-300-019, and 179-300-020

**WHEREAS**, pursuant to California Government Code Section 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 5.48 acres of land, containing an approximately 44,738 square foot office/warehouse building, improved with two (2) 12,000 gallon fuel tanks / pumping station, a car wash structure, carport parking areas with solar panels on the roof and together with all other improvements situated thereon, commonly known as 5293 Mission Boulevard, Jurupa Valley, 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 August 6, 2019, at 9:30 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 5.48 acres of land, containing an approximately 44,738 square foot office/warehouse building, improved with two (2) 12,000 gallon fuel tanks / pumping station, a car wash structure, carport parking areas with solar panels on the roof and together with all other improvements situated thereon, identified as Assessor's Parcel Numbers 179-300-001, 179-300-002, 179-300-003, 179-300-004, 179-300-005, 179-300-006, 179-300-007, 179-300-008, 179-300-009, 179-300-010, 179-300-011, 179-300-012, 179-300-013, 179-300-014, 179-300-015, 179-300-016, 179-300-017, 179-300-018, 179-300-019, and 179-300-020, located at 5293 Mission Boulevard, Jurupa Valley, California, as described on Exhibit "A", attached hereto.

The sale will be held on **September 17, 2019**, 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, ("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 9:30 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 Jurupa Valley, 9:30 a.m., September 17, 2019". 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 Ten Million Two Hundred Thousand Dollars (\$10,200,000) 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 by the Clerk of the Board 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 ten percent (10%) and any additional oral bids thereafter shall be in incremental amounts not less than ten percent (10%). 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. If the Board accepts an oral bid, the successful bidder shall submit their highest 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 percent (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. of the date of the accepted oral bid to remain the successful oral bidder for the purchase 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.

#### ROLL CALL:

Ayes: Jeffries, Spiegel, Washington, Perez  
Nays: None  
Absent: Hewitt

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on August 6, 2019.

KECIA HARPER-IHEM, Clerk of said Board  
By: Karen Barton, Board Assistant

Any person wishing to testify in support of or in opposition may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the proposed Rate Adjustment.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 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 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: August 6, 2019

Kecia R. Harper  
Clerk of the Board  
By: Karen Barton, Board Assistant

8/13, 8/20, 8/26

## CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Craig Olsen, Supervising Real Property Agent, for the Economic Development Agency,  
County of Riverside, do hereby certify that I am not a party to the within action or proceeding;  
that on August 23, 2019, I posted a copy of the following document:

## NOTICE OF PUBLIC HEARING

Resolution 2019-171

The document was posted in three locations:

- 1) 3403 10<sup>th</sup> Street, Suite 400, Riverside, CA 92501
- 2) 4080 Lemon Street, Riverside, California 92502
- 3) 3581 Mission Inn Avenue, Riverside, CA 92501

The items posted for 26 days beginning August 23, 2019 and ending September 17, 2019

**Board Agenda Date:** September 17, 2019 @ 9:30 a.m.

SIGNATURE: \_\_\_\_\_

  
Craig Olsen

DATE: \_\_\_\_\_

8/23/19

8/6/19 3.12