

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



**ITEM: 3.8
(ID # 19277)**

MEETING DATE:
Tuesday, July 26, 2022



FROM : FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT- REAL ESTATE (FM-RE): Adoption of Resolution No. 2022-116, Declaration of Exempt Surplus Land and Notice and Intention to Convey Fee Simple Interest in Real Property in the City of Jurupa Valley, County of Riverside, California, Assessor's Parcel Numbers 179-202-030, 179-212-005, 179-212-006, 179-221-014, and 179-221-015 by Grant Deed to the Rubidoux Community Services District, District 2. [\$0] (Clerk of the Board to give notice) (4/5 Vote Required)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2022-116, Declaration of Exempt Surplus Land and Notice of Intention to Convey Fee Simple Interest in Real Property located in the City of Jurupa Valley, County of Riverside identified with Assessor's Parcel Numbers 179-202-030, 179-212-005, 179-212-006, 179-212-014, and 179-221-015 by Grant Deed to the Rubidoux Community Services District, a public agency organized and existing under, and by virtue of, the Community Services District Law; and
2. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6061.

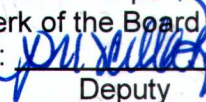
ACTION: Policy, 4/5 Vote Required

 
Rose Salgado, Director of Facilities Management 7/13/2022 Aaron Gettis, Deputy County Counsel 7/13/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: July 26, 2022
xc: FM, COBzm

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment:	No
			For Fiscal Year:	2022/23

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Pursuant to Government Code Section 25365, the County of Riverside, a political subdivision of the State of California (County) may, by a vote of not less than four-fifths, transfer or sell real property or any interest therein, belonging to the County to another public agency, upon the terms and conditions as are agreed upon and without complying with any other provisions of Government Code if the property or interest therein to be conveyed is not required for County use. Through this action, the County seeks to sell and convey fee simple interest in real property located in the City of Jurupa Valley (City), identified by Assessor's Parcel Numbers (APN) 179-202-030, 179-212-005, 179-212-006, 179-212-014, and 179-221-015 (Property) by Grant Deed to the Rubidoux Community Services District, a public agency organized and existing under, and by virtue of, the Community Services District Law (District).

The Property contains a small office building located at 5473 Mission Boulevard, Jurupa Valley that is currently vacant. The Property was recently appraised by an independent appraiser at a fair market value of three-hundred-ninety thousand dollars (\$390,000) and the District has agreed to pay this fair market value to the County to purchase the Property.

County recommends that the Property be declared exempt surplus land because it will be conveyed to another local agency for the transferee agency's use and is no longer needed to be owned in fee for the County or public purpose, per Government Code Section 54221(f)(1)(D).

Therefore, County recommends the adoption of Resolution No. 2022-116 to declare the Property exempt surplus land and provide County's notice of intention to convey the Property to the City.

Resolution No. 2022-116 has been reviewed and approved by County Counsel as to legal form.

Impact on Citizens and Businesses

The sale of the Property will assist the District in their efforts to provide public services to the citizens and businesses in the City.

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

SUPPLEMENTAL:

Additional Fiscal Information

No net County cost will be incurred, and no budget adjustment is necessary, however the Facilities Management Real Estate Division (FM-RE) will incur costs associated with this transaction. Real Estate Division's transactional costs in the approximate amount of \$36,500 will be reimbursed from the sale proceeds. The balance of the sales proceeds will be deposited into Sub-Fund 11183.

Sales Price	\$390,000
Estimated Escrow and Title Charges	\$4,000
Security of Property	\$26,000
Advertising Costs	\$2,000
Appraisal	\$5,500
County Staff Time includes FM-RE, FM Environmental, County Counsel and FM Property Management Costs	\$25,000
Total Estimated Acquisition Costs:	\$62,500
Total Estimated Net Proceeds	\$327,500

ATTACHMENTS

- Aerial Image
- Resolution No. 2022-116

DC:dr/05242022/411FM/30.746


Meghan Hahn, Senior Management Analyst 7/14/2022

7/13/22

DATE

BY: RYAN YABKO

1 Board of Supervisors

County of Riverside

2 Resolution No. 2022-116

3 Declaration of Exempt Surplus Land and Notice of Intention to Convey

4 Fee Simple Interest in Real Property in the City of Jurupa Valley,

5 County of Riverside, California, Identified by Assessor's Parcel Numbers 179-202-030,

6 179-212-005, 179-212-006, 179-221-014, & 179-221-015 by

7 Grant Deed to the City of Jurupa Valley

8
9 WHEREAS, the County of Riverside, a political subdivision of the State of
10 California, is the owner of certain real property in the City of Jurupa Valley, County of
11 Riverside, State of California, identified by Assessor's Parcel Numbers ("APN") 179-
12 202-030, 179-212-005, 179-212-006, 179-221-014, & 179-221-015 (the "Property");
13 and

14 WHEREAS, the Property consists of 0.66 acres with improvements consisting of
15 a 3,528 square foot community center building, which was formally the Rubidoux
16 Community Resource Center; and

17 WHEREAS, the County of Riverside deems the Property is no longer required
18 for County uses or purposes; and

19 WHEREAS, the Property is exempt surplus land under the Surplus Land Act
20 ("SLA") pursuant to California Government Code Section 54221(f)(1)(D) because the
21 Property is being transferred to another local agency for the transferee agency's use;
22 and

23 WHEREAS, the County of Riverside desires to transfer the Property to the
24 Rubidoux Community Services District, a public agency organized and existing under,
25 and by virtue of, the Community Services District Law ("District"); and

26 WHEREAS, the District and the County of Riverside concur that it would be in
27 both parties' best interest to transfer ownership of the Property to the District; and
28

1 WHEREAS, pursuant to Government Code Section 25365, the Board of
2 Supervisors may, by a vote of not less than four-fifths, transfer or sell real property or
3 any interest therein, belonging to the County to another public agency, upon the terms
4 and conditions as are agreed upon and without complying with any other provisions of
5 Government Code if the property or interest therein to be conveyed is not required for
6 County use; now, therefore,

7 BE IT RESOLVED, DETERMINED AND ORDERED and NOTICE IS HEREBY
8 GIVEN by the Board of Supervisors of the County of Riverside, California, in regular
9 session assembled on July 26, 2022, the County of Riverside declares the Property
10 exempt surplus land pursuant to California Government Code Section 54221(f)(1)(D)
11 because the Property is being transferred to another local agency for the transferee
12 agency's use, and intends to convey to the Rubidoux Community Services District on
13 or after August 30, 2022, the Property by Grant Deed as more particularly described in
14 Exhibit "A" attached hereto and made a part hereof.

15 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Board
16 has evaluated and determined that the Property intended to be conveyed to District is
17 no longer necessary to be retained for the County's uses and purposes.

18 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of
19 the Board of Supervisors is directed to give notice hereof as provided in Section 6061
20 of the Government Code.

21 ROLL CALL:

22 Ayes: Spiegel, Jeffries, Washington, Perez and Hewitt
23 Nays: None
24 Absent: None
25 Abstained: None

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

28 DC:dr/05242022/411FM/30.746

Kecia R. Harper, Clerk of said Board

By 

Deputy

EXHIBIT "A"

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

PARCEL 1: (APN 179-221-015)

The Northwesterly 20.00 feet of Lot 9 and the Southeasterly 5.00 feet of Lot 8 in Block "B" of Wilcox Square, in the County of Riverside, State of California, as shown by map on file in Book 15 Page 86 of Maps, Records of Riverside County, California.

EXCEPTING therefrom the Southwesterly 37.00 feet thereof as conveyed to the State of California, by deeds recorded July 19, 1940 in Book 471 Page 93 and in Book 469 Page 396 both of Official Records of Riverside County, California.

PARCEL 2: (APN 179-212-005)

Lots 1, 2 and 3 in Block "B" of Wilcox Square, in the County of Riverside, State of California, as per map recorded in Book 15 Page 86 of Maps, in the Office of the County Recorder of said County.

EXCEPTING therefrom the Southwesterly 37 feet deeded to the State of California for highway purposes.

PARCEL 3: (APN 179-212-006)

Lot 4, 5, 6 and 7 in Block "B" of Wilcox Square, in the County of Riverside, State of California, as per map recorded in Book 15, Page 86 of Maps, in the Office of the County Recorder of said County.

EXCEPTING therefrom the Southwesterly rectangular 37.00 feet as granted to the State of California for road purposes by Deed recorded July 25, 1940 in Book 474, Page 4 of Official Records, Riverside County Records.

PARCEL 4: (APN 179-202-030)

Lot 39, Block B of Wilcox Square, in the County of Riverside, State of California, as shown by Map on file in Book 15, Page 86 of Maps, Riverside County Records.

PARCEL 5: (APN 179-221-014)

The Northwesterly 20.00 feet of Lot 8 in Block "B" of Wilcox Square, as shown by Map on file in Book 15, Page 86 of Maps, records of Riverside County, California

EXCEPTING therefrom the Southwesterly 37.00 feet thereof.

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.: Notice of Intent - Reso. No. 2022-116 /

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:

08/09/2022

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

Date: August 09, 2022
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011552688-01

P.O. Number:

Ad Copy:

Board of Supervisors

County of Riverside

Resolution No. 2022-116

Declaration of Exempt Surplus Land and Notice of Intention to Convey Fee Simple Interest in Real Property in the City of Jurupa Valley, County of Riverside, California, Identified by Assessor's Parcel Numbers 179-202-030, 179-212-005, 179-212-006, 179-221-014, & 179-221-015 by Grant Deed to the City of Jurupa Valley

WHEREAS, the County of Riverside, a political subdivision of the State of California, is the owner of certain real property in the City of Jurupa Valley, County of Riverside, State of California, identified by Assessor's Parcel Numbers ("APN") 179-202-030, 179-212-005, 179-212-006, 179-221-014, & 179-221-015 (the "Property"); and

WHEREAS, the Property consists of 0.66 acres with improvements consisting of a 3,528 square foot community center building, which was formally the Rubidoux Community Resource Center; and

WHEREAS, the County of Riverside deems the Property is no longer required for County uses or purposes; and

WHEREAS, the Property is exempt surplus land under the Surplus Land Act ("SLA") pursuant to California Government Code Section 54221(f)(1)(D) because the Property is being transferred to another local agency for the transferee agency's use; and

WHEREAS, the County of Riverside desires to transfer the Property to the Rubidoux Community Services District, a public agency organized and existing under, and by virtue of, the Community Services District Law ("District"); and

WHEREAS, the District and the County of Riverside concur that it would be in both parties' best interest to transfer ownership of the Property to the District; and

WHEREAS, pursuant to Government Code Section 25365, the Board of Supervisors may, by a vote of not less than four-fifths, transfer or sell real property or any interest therein, belonging to the County to another public agency, upon the terms and conditions as are agreed upon and without complying with any other provisions of Government Code if the property or interest therein to be conveyed is not required for County use; now, therefore,

BE IT RESOLVED, DETERMINED AND ORDERED and **NOTICE IS HEREBY GIVEN** by the Board of Supervisors of the County of Riverside, California, in regular session assembled on July 26, 2022, the County of Riverside declares the Property exempt surplus land pursuant to California Government Code Section 54221(f)(1)(D) because the Property is being transferred to another local agency for the transferee agency's use, and intends to convey to the Rubidoux Community Services District on or after August 30, 2022, the Property by Grant Deed as more particularly described in Exhibit "A" attached hereto and made a part hereof.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Board has evaluated and determined that the Property intended to be conveyed to District is no longer necessary to be retained for the County's uses and purposes.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board of Supervisors is directed to give notice hereof as provided in Section 6061 of the Government Code.

EXHIBIT "A"

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

PARCEL 1: (APN 179-221-015)

The Northwestern 20.00 feet of Lot 9 and the Southeast 5.00 feet of Lot 8 in Block "B" of Wilcox Square, in the County of Riverside, State of California, as shown by map on file in Book 15 Page 86 of Maps, Records of Riverside County, California.

EXCEPTING therefrom the Southwesterly 37.00 feet thereof as conveyed to the State of California, by deeds recorded July 19, 1940 in Book 471 Page 93 and in Book 469 Page 396 both of Official Records of Riverside County, California.

PARCEL 2: (APN 179-212-005)

Lots 1, 2 and 3 in Block "B" of Wilcox Square, in the County of Riverside, State of California, as per map recorded in Book 15 Page 86 of Maps, in the Office of the County Recorder of said County.

EXCEPTING therefrom the Southwesterly 37 feet deeded to the State of California for highway purposes.

PARCEL 3: (APN 179-212-006)

Lot 4, 5, 6 and 7 in Block "B" of Wilcox Square, in the County of Riverside, State of California, as per map recorded in Book 15, Page 86 of Maps, in the Office of the County Recorder of said County.

EXCEPTING therefrom the Southwesterly rectangular 37.00 feet as granted to the State of California for road purposes by Deed recorded July 25, 1940 in Book 474, Page 4 of Official Records, Riverside County Records.

PARCEL 4: (APN 179-202-030)

Lot 39, Block B of Wilcox Square, in the County of Riverside, State of California, as shown by Map on file in Book 15, Page 86 of Maps, Riverside County Records.

PARCEL 5: (APN 179-221-014)

The Northwestern 20.00 feet of Lot 8 in Block "B" of Wilcox Square, as shown by Map on file in Book 15, Page 86 of Maps, records of Riverside County, California

EXCEPTING therefrom the Southwesterly 37.00 feet thereof.

ROLL CALL:

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

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on July 26, 2022.

KECIA R. HARPER, Clerk of said Board
By: Zuly Martinez, Board Assistant

Alternative formats available upon request to individuals with disabilities.

Dated: August 4, 2022

Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant

Press-Enterprise
Published: 8/9/22