

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



ITEM: 3.22
(ID # 27293)

MEETING DATE:
Monday, September 22, 2025

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT – REAL ESTATE (FM-RE): Adoption of Resolution No. 2025-106, Notice of Intention to Set Public Hearing for the Sale of Real Property Located at 4451 Glen Street, Jurupa Valley, County of Riverside, State of California, District 2. [\$0] (4/5 Vote) (Clerk to Post Notice of Intention) (Set for Public Meeting on or after October 21, 2025 at 9:30 a.m.)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2025-106, 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, identified by Assessor's Parcel Number 169-130-037;
2. Invite bids from prospective buyers to acquire the subject property and set a Public Hearing date of October 21, 2025, 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: 4/5 Vote Required, Policy


Vincent Yzaguirre 8/28/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, 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 meeting on or after October 21, 2025, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: September 22, 2025
xc: FM-RE, COB/NS/DL

Kimberly A. Rector
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:			Budget Adjustment:	No
			For Fiscal Year:	2025/26

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The subject surplus property consists of an approximate 0.75-acre parcel of land, which is currently improved with two (2) freestanding single-family homes and one (1) four-car garage, along with approximately a ¼ acre of excess land located. The property is located at 4451 Glen Street, Jurupa Valley, Riverside County, California, and is also referred to as APN 169-130-037 (Property).

The Property was Declared Surplus Property on October 22, 2024 (M.O 3.13). In accordance with Government Code section 54222, public agencies and all County departments were notified in writing regarding this offer to sell the Property. No agencies or departments indicated interest in purchasing the Property during the requisite sixty (60) day notice period under Government Code section 54222. On July 15, 2025, the State of California Department of Housing and Community Development (“HCD”) determined that the County has met all requirements under the Surplus Land Act for the purpose of disposing the surplus Property. Therefore, the County now intends to release this public notice of intent to sell the Property.

It has been determined that the Property is 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. 2025-106 along with the bid forms. To initiate this process, staff recommends adoption of Resolution No. 2025-106, which provides the statutory notice of the Board of Supervisors’ intention to sell the Property and facilitates its marketing and sale to invite bids from prospective buyers, to include setting a date for the public bidding process to occur. An independent appraisal was conducted to determine market value, as depicted below. The minimum bid is the Property’s market value.

<u>ADDRESS</u>	<u>APN(s)</u>	<u>ACRES</u>	<u>MIN. BID</u>
4451 Glen St. Jurupa Valley	169-130-037	0.75	\$810,000

Accordingly, the County recommends the adoption of Resolution No. 2025-106 to provide notice of the County’s intent to set public hearing for the sale of the Property. Resolution No. 2025-106 has been approved as to form by County Counsel.

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

Impact on Citizens and Businesses

The surplus sale of the Property will benefit the citizens and businesses by returning the public Property back to private use and purpose. The sale will allow the Property to once again generate property tax revenue. and will allow for the funds to be used to benefit the Riverside Library System in accordance with the terms of the property donation.

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 the Property is expected to generate a minimum of \$810,000 based on market value. Per the decedent's property donation and wishes and per M.O. 3.16 from June 19, 2003, the net sale proceeds of the property will be forwarded to the County of Riverside Library System's general fund, as managed by the Office of Economic Development (OED).

ATTACHMENTS:

- Aerial Image
- Resolution No. 2025-106
- Letter from HCD



Aaron Gettis, Chief of Deputy County Counsel 9/10/2025

1 Board of Supervisors

County of Riverside

2
3 **Resolution No. 2025-106**

4 **Notice of Intention to Set Public Hearing for the Sale of Real Property Located**
5 **In the City of Jurupa Valley, County of Riverside, State of California, Assessor's Parcel**
6 **Numbers 169-130-037**
7

8 **WHEREAS**, Pursuant to California Government Code Section 25526, a county shall,
9 prior to ordering the sale of any real property interest it owns, by a two-thirds vote of the Board
10 of Supervisors of the County of Riverside, State of California, in regular session, adopt a
11 resolution declaring its intention to sell the property determined to be surplus and no longer
12 needed for a county's use and purposes provided not less than three (3) weeks thereafter; and

13 **WHEREAS**, the County of Riverside (County) owns certain real property identified as
14 Assessor's Parcel Number 169-130-037, located in the City of Jurupa Valley, and identified in
15 Attachment 1 and more particularly described in Attachment 2 attached hereto and
16 incorporated herein (Property); and

17 **WHEREAS**, the Property has been assessed and determined to be no longer
18 necessary for the County's use and purposes and it is recommended that the Property be sold
19 in accordance with Government Code Sections 25520 et seq., as required by law; and

20 **WHEREAS**, on October 22, 2024, the County declared the Property as surplus property
21 that is no longer needed for County uses or purposes; and

22 **WHEREAS**, pursuant to Government Code Section 54222, the County sent out notices
23 of its desire to sell and offer the Property to other public agencies and whereby the County did
24 not reach any agreement after the sixty (60) day notice period and ninety (90) day negotiation
25 period; and

26 **WHEREAS**, The County now desires to initiate the sale of the Property; now, therefore,
27
28

FORM APPROVED COUNTY COUNSEL
BY RYAN D YABKO DATE 9/9/25

1 **BE IT RESOLVED, DETERMINED, AND ORDERED, AND NOTICE IS HEREBY**
2 **GIVEN** by the Board of Supervisors of the County of Riverside (“Board”), in regular session
3 assembled in the meeting room of the Board, located at 4080 Lemon Street, Riverside,
4 California, on September 22, 2025 at 9:30 am or soon thereafter, by a vote of not less than
5 two-thirds of all members concurring, that this Board declares its intention to sell the Property
6 pursuant to the provisions of the Government Code Sections 25520, et. Seq., upon the
7 following terms and conditions:

- 8 1. The nature of the fee simple interest in real property to be sold is described in
9 Attachment 1 and is located in the City of Jurupa Valley.
- 10 2. The sale will be held on October 21, 2025, in the meeting room of the Board of
11 Supervisors, County Administrative Center, 4080 Lemon Street, Riverside,
12 California 92501, at 9:30 a.m., or as soon thereafter as the agenda of the Board
13 permits, (“Sale Date”) where sealed bids and oral bids shall be received and
14 considered.
- 15 3. Sealed written bids will be received by the Clerk of the Board at any time up to 9:30
16 a.m. on said Sale Date at the Clerk of the Board’s office on the 1st floor of the
17 County Administrative Center. Bids shall be submitted on the County’s bid form and
18 bids shall be Administrative Center. Bid shall be submitted on the County’s bid form
19 and bids shall be plainly marked on the outside “Proposal to Purchase Real
20 Property in the City of Jurupa Valley, 9:30 a.m. October 21, 2025.” The County’s bid
21 form may be obtained from Facilities Management – Real Estate Division, located at
22 3450 14th Street, Suite 200, Riverside, California 92501, along with the instructions
23 to bidders. The bid form contains the terms and conditions for the sale of the
24 Property. Prospective bidders may inspect the bid form at no charge.
- 25 4. All sealed bids shall be for no less than Fair Market Value (FMV) in Attachment 1
26 and shall be accompanied or preceded by a deposit of not less than three percent
27 (3%) of the bid amount (“Deposit”), in cash, cashier’s check, or certified check as
28 security that the successful bidder will complete the terms and conditions of the

1 sale. Bids shall be made only upon serialized bid forms to be obtained solely from
2 the Deputy Director of the Real Estate Division of Facilities Management.

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

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

14 7. If the Board accepts an oral bid, the successful bidder shall submit their highest oral
15 bid in writing on the County's bid in writing on the County's bid form and submit said
16 form, along with any appropriate additional funds so that the deposit will be equal
17 three percent (3%) of the accepted bid, to the Deputy Director of the Real Estate
18 Division of Facilities Management no later than 4:00 p.m. of the date of the
19 accepted oral bid to remain the successful oral bidder for the purchase of the
20 Property.

21 8. Final acceptance of the successful bid by the Board may be made on the Sale Date
22 or any adjourned session of the same meeting held within ten (10) days next
23 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
26 Property, the County reserves the right to take such measures as it deems
27 appropriate to sell the Property. The County may, but shall have no obligation to,
28 accept the next highest bid, or successive highest bid. In the event that the County

1 desires to accept the next highest bid or successive highest bid upon the first
2 successful bidder failing to purchase the Property, the authorization of the sale shall
3 be submitted to the Board for approval on a future date.

4 10. Deposits of unsuccessful bidders will be returned or refunded after final acceptance
5 or rejection of all bids, or after withdrawal of the Property form sale.
6

7 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Clerk of the
8 Board is directed to cause the notice of this intention to sell the Property and the time and
9 place of holding the public bidding sale to be given, pursuant to Government Code Section
10 25528, by posting copies of this Resolution signed by the Chairman of the Board of
11 Supervisors in three (3) public places in the County of Riverside , not less than fifteen (15) days
12 before the Sale Date, and by publishing the notice pursuant to Government Code Section 6063
13 at least three (3) weeks before the Sale Date.
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27 JC:il/08212025/449ED/40.295
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3 RESOLUTION NO. 2025-106

4 NOTICE OF INTENTION TO SET PUBLIC HEARING FOR THE SALE OF REAL
5 PROPERTY LOCATED IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE,
6 STATE OF CALIFORNIA, ASSESSOR'S PARCEL NUMBERS 169-130-037

7 ROLL CALL:

8 Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez

9 Nays: None

10 Absent: None

11 Abstain: None

12
13 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
14 Supervisors on the date therein set forth.

15
16
17 KIMBERLY A. RECTOR, Clerk of said Board

18
19 By:  _____

20 Deputy

ATTACHMENT 1

ADDRESS	APN	ACREAGE	MINIMUM BID
4451 GLEN STREET, JURUPA VALLEY, CA 92509	169-130-037	0.75	\$810,000

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ATTACHMENT 2

For APN/Parcel ID(s): 169-130-037

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 43 OF FELSPAR GARDENS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN [BOOK 13, PAGE 23](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 43; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 100 FEET; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 200 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 100 FEET TO THE SOUTHERLY LINE THEREOF; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 43 OF FELSPAR GARDENS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN [BOOK 13, PAGE 23](#) OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 44 OF FELSPAR GARDENS AS SHOWN ON SAID MAP; THENCE EASTERLY ON THE NORTHERLY LINE OF SAID LOT 44 A DISTANCE OF 22.2 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL FOR LAND DESCRIBED IN DEED TO LILLIE GLENN STOCKTON, FILED FOR RECORD AUGUST 28, 1948, AS INSTRUMENT NO. 3896, RIVERSIDE COUNTY RECORDS; THENCE SOUTHERLY ON THE EASTERLY LINE OF SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED, 207 FEET TO A POINT THAT BEARS NORTHERLY 5 FEET, AT RIGHT ANGLES, FROM THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO RUSSELL C. ROSE AND CONSTANCE E. ROSE BY DEED FILED FOR RECORD MARCH 18, 1952, AS INSTRUMENT NO. 11474, BEING THE TRUE POINT OF BEGINNING; THENCE EASTERLY PARALLEL WITH AND 5 FEET DISTANT NORTHERLY OF SAID WESTERLY EXTENSION OF SAID NORTHERLY LINE AND SAID NORTHERLY LINE A DISTANCE OF 310 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 43; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 43 A DISTANCE OF 5 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND SO CONVEYED TO RUSSELL C. ROSE AND CONSTANCE E. ROSE; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 43, A DISTANCE OF 200 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 43, A DISTANCE OF 100 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 43; THENCE WESTERLY ON THE SOUTHERLY LINE OF SAID LOT 43 A DISTANCE OF 110 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED TO LILLIE GLENN STOCKTON; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED TO LILLIE GLENN STOCKTON, A DISTANCE OF 105 FEET TO THE TRUE POINT OF BEGINNING.

[APN: 169-130-037](#)

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

651 Bannan Street, Suite 400, Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



July 15, 2025

Justin Celis, Real Property Agent
County of Riverside
3450 14th Street
Suite 200
Riverside, CA 92501

SENT VIA EMAIL TO: jucelis@rivco.org

Dear Justin Celis:

**RE: Written Findings Regarding the County of Riverside Surplus Land
Disposition Documentation for the Property Located at 4451 Glen Street**

Thank you for submitting your surplus land documentation, on behalf of the County of Riverside (County) for review by the California Department of Housing and Community Development (HCD). Your complete documentation was received on June 24, 2025. This letter constitutes HCD's written findings pursuant to Government Code section 54230.5 of the Surplus Land Act (SLA), for the surplus land located at 4451 Glen St (Property).

Analysis

According to your letter and included documents, a Resolution declaring the (Property/Properties) to be surplus was issued on October 1, 2024 and Notices of Availability (NOA) were sent on December 13, 2024. During the required 60-day period, one affordable housing entity, Mary Erickson Community Housing (MECH), expressed interest in the property. The County has provided a summary of negotiations, where MECH expressed it was no longer interested in the Property during the 90-day negotiation period. The County has also enclosed the appropriate draft affordability covenant, requiring 15 percent affordable housing, to be recorded against the Property.

Conclusion

If the submitted documentation and assertions by the County are complete and accurate, HCD finds that all the requirements under the SLA for the purposes of disposing of the Property/ have been met. Once a final disposition has taken place, please provide HCD with a copy of the respective recorded covenant pursuant to SLA Guidelines, Section 400(b)(1).

If you have any questions or need additional technical assistance, please contact Melissa Vasquez, Senior Housing Policy Specialist, at Melissa.Vasquez@hcd.ca.gov.

Sincerely,



Laura Nunn
Housing Accountability Unit Chief
Housing Policy Development

4451 Glen Street, Jurupa Valley CA, 92509

APN: 169-130-037



Legend

- County Boundary
- City Boundaries
- County Centerline Names



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.

Notes

District: 2
Acres: 0.75

0 133 266 Feet

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