

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY
AND RECORD OF ACTION**

March 14, 2023

FROM

**TERRY W. THOMPSON, Director, Real Estate Services Department
SHANNON D. DICUS, Sheriff/Coroner/Public Administrator**

SUBJECT

Acquisition of Unimproved Land Parcels in the Unincorporated Area of San Bernardino County for the Future Adjacent Victor Valley Sheriff's Station

RECOMMENDATION(S)

1. Confirm a finding of exemption and direct the Clerk of the Board of Supervisors to post the Notice of Exemption as required under the California Environmental Quality Act.
2. Approve the acquisition of three unimproved land parcels containing approximately 6.23 acres, located near the City of Victorville at the southeast corner of Duncan Road and Joshua Road (Assessor's Parcel Numbers 3071-041-02, 3071-041-03 and 3071-041-04) in the unincorporated area of San Bernardino County, from Leonel B. Velarde and Rosa L. Velarde, husband and wife as joint tenants for the purchase price of \$300,000 plus escrow and title fees estimated to be \$1,300, and \$100 for the independent consideration, for the Sheriff/Coroner/Public Administrator, in accordance with Government Code Section 25350.
3. Approve the Purchase and Sale Agreement and Joint Escrow Instructions (**County Contract No. 23-199**) between Leonel B. Velarde and Rosa L. Velarde and San Bernardino County to acquire said property.
4. Authorize the Director of the Real Estate Services Department to execute escrow instructions and any other documents necessary to complete this transaction, subject to County Counsel review.

(Presenter: Terry W. Thompson, Director, 387-5000)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Operate in a Fiscally-Responsible and Business-Like Manner.

Provide for the Safety, Health and Social Service Needs of County Residents.

Improve County Government Operations.

FINANCIAL IMPACT

Approval of this item will not result in the use of Discretionary General Funding (Net County Cost). The cost to acquire this real property in fee is \$300,000 plus escrow and title fees estimated to be \$1,300 plus \$100 as independent consideration directly to Leonel B. Velarde and Rosa L. Velarde, for San Bernardino County's (County) right to purchase the property and to terminate the Purchase and Sale Agreement (PSA) prior to expiration of the Due Diligence Period. Sufficient appropriation is available in the 2022-23 Capital Improvement Program (CIP) 10.10.1265 budget for the acquisition of the parcels.

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BACKGROUND INFORMATION

The acquisition of three unimproved vacant land parcels containing approximately 6.23 acres, (Assessor's Parcel Numbers [APNs] 3071-041-02, 3071-041-03 and 3071-041-04), located near the City of Victorville at the southeast corner of Duncan Road and Joshua Road in the unincorporated area of the County (Property), will provide for storage of equipment and vehicles supporting the adjacent future Sheriff/Coroner/Public Administrator (Sheriff) Victor Valley Station.

The Sheriff's Victor Valley Station is currently operating from a City of Adelanto (City)-owned property located at 11613 Bartlett Avenue in Adelanto (Bartlett Station). This is a dual operations station, with the City contracting law enforcement services from the Sheriff. This station also houses the Victor Valley Search and Rescue Unit (VVSURU), which serves the High Desert region of the County. The current station demands exceed the existing office and workspace available at the Bartlett Station.

Currently, numerous VVSURU vehicles and other assets are located at various properties throughout the High Desert due to the lack of storage space at the Bartlett Station. There is an immediate need for storage space to centralize the VVSURU equipment and vehicles. Centralizing the vehicles and equipment would result in better maintenance and accountability of the VVSURU assets, as well as more efficient deployment.

As a result of the Sheriff's need in the region, the Real Estate Services Department (RESD) performed a comprehensive review of available properties within the service area. After vetting potential alternatives, a 6,000 square foot building located at 10313 Duncan Road in the unincorporated area of the County (APN 3071-041-01), owned by the Victorville Water District was identified as an ideal location that would meet the needs of the Victor Valley Station with minimal remodel expense. RESD thereafter negotiated the acquisition of the building. On October 4, 2022, the Board of Directors of the Victorville Water District approved the sale of the building to the County, and the County Board of Supervisors (Board) approved the acquisition on December 13, 2022 (Item No. 69). At the Sheriff's request, RESD had been concurrently negotiating with the owners of the vacant Property surrounding the 10313 Duncan Road building. The Property will provide for additional storage of equipment and vehicles at the building, especially the VVSURU, in support of the adjacent future Victor Valley Station.

Approval of this item will authorize the Director of RESD to execute escrow documents and any other documents necessary to complete this transaction, including amended escrow instructions, property disclosures, notices (such as an election to proceed), contingency waivers, and settlement statements. The Director of RESD will not be authorized to execute any documents that would bind the County to any actions not contemplated by, or arising from, the transaction which is the subject of these recommendations.

The acquisition of this Property was reviewed pursuant to the California Environmental Quality Act (CEQA) and determined to be exempt as the activity meets the requirements of the General Rule that CEQA applies only to projects which have the potential for causing significant effect to the environment. There is no possibility that the acquisition and conveyance of a vacant parcel of land will have a significant effect on the environment; therefore, the activity is not subject to the provisions of CEQA per Section 15061(b)(3) General Rule of the CEQA Guidelines. The County has fulfilled its obligation under CEQA for this project with the posting of the Notice of Exemption by the Clerk of the Board.

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PROCUREMENT

Purchase of this Property will be made by the County pursuant to Government Code section 25350. The County has complied with the publication requirements of Government Code section 6063.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (John Tubbs, Deputy County Counsel, and Rick Luczak, Deputy County Counsel, 387-5455) on February 6, 2023; Sheriff (Jose Torres, Administrative Manager, 387-3648) on January 25, 2023; Purchasing (Bruce Cole, Supervising Buyer, 387-2148) on January 19, 2023; Finance (Erika Rodarte, Administrative Analyst, 387-4919, Penelope Chang, Administrative Analyst, 387-5423, and Yael Verduzco, Principal Administrative Analyst, 387-5485) on February 23, 2023; and County Finance and Administration (Valerie Clay, Deputy Executive Officer, 387-3076) on February 23, 2023.

(TJS: 893-0340)

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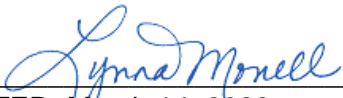
Record of Action of the Board of Supervisors
San Bernardino County

APPROVED (CONSENT CALENDAR)

Moved: Joe Baca, Jr. Seconded: Curt Hagman

Ayes: Col. Paul Cook (Ret.), Jesse Armendarez, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: March 14, 2023



cc: RESD - Thompson w/agree w/CEQA & receipt
Contractor - C/O RESD w/agree
File - w/agree w/map w/CEQA & receipt

CCM 03/17/2023