

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

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS  
OF THE BOARD GOVERNED COUNTY SERVICE AREAS  
AND RECORD OF ACTION**

**REPORT/RECOMMENDATION TO THE BOARD OF DIRECTORS  
OF THE SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT  
AND RECORD OF ACTION**

July 28, 2020

**FROM**

**LUTHER SNOKE, Interim Director, Special Districts Department**

**DAN MUNSEY, Fire Chief/Fire Warden, San Bernardino County Fire Protection District**

**TERRY W. THOMPSON, Director, Real Estate Services Department**

**SUBJECT**

Sale of Property to San Bernardino County Fire Protection District

**RECOMMENDATION(S)**

1. Acting as the governing body of the Board Governed County Service Area, 70-HL (CSA 70-HL):
  - a. Approve **(County Contract No. 20-628)** the sale of property owned by CSA 70-HL located at 12198 Sunbonnet Road in the unincorporated community of Havasu Lake [Assessor Parcel Number (APN) 0649-201-44], consisting of approximately 1.30 acres of land improved with a 3,000 square foot building for the amount of \$135,000, to the San Bernardino County Fire Protection District in accordance with Government Code section 25365 (Four votes required).
  - b. Authorize the Chairman of the Board of Supervisors to execute the Purchase and Sale Agreement and Joint Escrow Instructions and Grant Deed to convey the fee simple title between CSA 70-HL and the San Bernardino County Fire Protection District.
  - c. Authorize the Director of the Real Estate Services Department to execute any other documents necessary to complete this transaction.
2. Acting as the governing body of the San Bernardino County Fire Protection District:
  - a. Approve **(County Contract No. 20-628)** the purchase of property owned by CSA 70-HL located at 12198 Sunbonnet Road in the unincorporated community of Havasu Lake [Assessor Parcel Number (APN) 0649-201-44], consisting of approximately 1.30 acres of land improved with a 3,000 square foot building for the amount of \$135,000, in accordance with Health and Safety Code section 13861(b).

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July 28, 2020**

- b. Authorize the Chairman of the Board of Directors to execute the Purchase and Sale Agreement and Joint Escrow Instructions and Grant Deed to convey the fee simple title between CSA 70-HL and the San Bernardino County Fire Protection District.
- c. Authorize the Director of the Real Estate Services Department to execute any other documents necessary to complete this transaction.

(Presenter: Terry W. Thompson, Director, 387-5252)

**COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES**

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

**Ensure Development of a Well-Planned, Balanced, and Sustainable County.**

**FINANCIAL IMPACT**

Approval of this item will not result in the use of any Discretionary General Funding (Net County Cost). CSA 70-HL will receive revenue from the sale (4870004672) in the amount of \$135,000 and will be relieved of any ongoing maintenance obligations associated with the fee ownership of the property.

Sufficient appropriation for the property acquisition is included in the County's 2020-21 Capital Improvement Program (CIP) budget (WBSE 10.10.0541) CIP No: 17-073. After the property is acquired, the San Bernardino County Fire Protection District (District) will reimburse the CIP Fund for all costs related to this purchase. Since there is no appropriation in the District's 2020-21 budget for this reimbursement, an appropriation increase will be recommended in a future quarterly budget report and funded with available reserves.

**BACKGROUND INFORMATION**

The recommended actions will authorize the conveyance of fee simple title, between CSA 70-HL and the District, consisting of approximated 1.30 acres of land and is improved with a 3,000 square foot building, also known as the Havasu Senior Center (Property), referenced as APN 0649-201-44, in the amount of \$135,000. The sale of the Property conforms with the County's Goals and Objectives as it will generate one-time revenue for CSA 70-HL, eliminate CSA 70-HL's responsibility to maintain the property, and presents the opportunity for the property to be developed for a viable use.

The Property is located at 12198 Sunbonnet Road in the unincorporated community of Havasu Lake (APN 0649-201-44) and is surrounded by the Chemehuevi Indian Reservation, along the west side of Lake Havasu, between Needles and Blythe. This Property consists of approximately 1.30 acres and is improved with a 3,000 square foot building that had served as the Havasu Landing Senior Center. However, the Senior Center has not been used by the community in over a decade and all utilities have been completely shut off. CSA 70-HL determined this facility is no longer fulfilling the needs of the community and subsequently is no longer necessary for CSA 70-HL purposes. The Special Districts Department contacted Real Estate Services Department (RESL) to assist with the sale of this property.

On March 19, 2019 (Item No. 43), the Board of Supervisors (Board) adopted Resolution 19-23, approving appraisal No. 18-07, declaring the property surplus and approving its sale by public auction for a minimum bid of \$135,000. The auction was scheduled for June 20, 2019.

Subsequently, the District contacted RESL requesting to purchase the property for potential future use by the District, including, but not limited to, a potential future fire station site or

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property that could be potentially sold or exchanged for a future fire station site. The minimum bid price of \$135,000 and the auction was cancelled.

On March 19, 2020 (Item No. 43), this project was reviewed pursuant to the California Environmental Quality Act (CEQA) and determined to be exempt from future environmental review in accordance with Section 15312 Class 12 of the CEQA Guidelines. The property is not in an area of statewide, regional or local concern as identified in Section 165206 (b)(4) of the CEQA guidelines and possesses no significant value for wildlife habitat or other environmental purposes. 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.

**PROCUREMENT**

Not applicable.

**REVIEW BY OTHERS**

This item has been reviewed by County Counsel (Robert Messinger, Principal Assistant County Counsel, Dawn Martin, Deputy County Counsel, and Scott Runyan, Deputy County Counsel, 387-5455) on June 29, 2020; Special Districts (Luther Snoke, Deputy Executive Officer, 386-8839) on June 18, 2020; District (Grant Hubbell, Interim Assistant Fire Chief, 387-6067) on June 26, 2020; Purchasing Department (Bruce Cole, Supervising Buyer, 387-2148) on June 26, 2020; Finance (Tom Forster, Administrative Analyst, 387-4635 and Wen Mai, Principal Administrative Analyst, 387-4020) on July 9, 2020; and County Finance and Administration (Matthew Erickson, County Chief Financial Officer, 387-5423) on July 12, 2020.

(MDC: 677-0671)

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July 28, 2020**

Record of Action of the Board of Supervisors  
County of San Bernardino  
Board Governed County Service Areas

Record of Action of the Board of Directors  
San Bernardino County Fire Protection District

**APPROVED (CONSENT CALENDAR)**

Moved: Josie Gonzales    Seconded: Robert A. Lovingood  
Ayes: Robert A. Lovingood, Janice Rutherford, Dawn Rowe, Curt Hagman, Josie Gonzales

Lynna Monell, CLERK OF THE BOARD/SECRETARY

BY   
DATED: July 28, 2020



cc: PW- Thompson w/agree w/grant deed  
Contractor- C/O PW w/agree  
File- w/agree w/grant deed  
la 08/3/2020