

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

December 16, 2025

FROM

GEORGINA YOSHIOKA, Director, Department of Behavioral Health

SUBJECT

Subdivision of the Comprehensive Treatment Campus

RECOMMENDATION(S)

1. Approve the subdivision of the Comprehensive Treatment Campus, located at 13333 Palmdale Road in the City of Victorville and commonly identified as Assessor's Parcel Number 3105-191-11-0000, into separate parcels necessary to facilitate the expansion of the Comprehensive Treatment Campus.
2. Authorize the Director of the Real Estate Services Department to:
 - a. Prepare application(s) to the City of Victorville for a certificate of compliance pursuant to the Subdivision Map Act regarding the subdivision of the Comprehensive Treatment Campus into separate parcels necessary to facilitate the expansion of the Comprehensive Treatment Campus.
 - b. Prepare the grant deeds, to be issued and accepted by San Bernardino County, to subdivide the Comprehensive Treatment Campus into separate parcels necessary to facilitate the expansion of the Comprehensive Treatment Campus.
3. Authorize the Chair of the Board of Supervisors, Assistant Executive Officer, Deputy Executive Officer, or Director of the Department of Behavioral Health, upon consultation with County Counsel, to execute the application(s) to the City of Victorville for a certificate of compliance, the grant deeds, and any documents necessary to complete the subdivision.

(Presenter: Jennifer Alsina, Assistant Director, 252-5142)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Promote the Countywide Vision.

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

FINANCIAL IMPACT

This item does not impact Discretionary General Funding (Net County Cost). The staffing and services costs to perform the subdivision, estimated at \$5,000, will be funded by 2011 Realignment funds. Adequate appropriation and revenue have been included in the Department of Behavioral Health's (DBH) 2025-26 budget.

BACKGROUND INFORMATION

The Comprehensive Treatment Campus (Campus), formerly known as the Saint John of God Campus, located at 13333 Palmdale Road in the City of Victorville (Property), is a San Bernardino County (County)-owned property. Through the Behavioral Health Continuum Infrastructure Program (BHCIP) Round 5 Grant and Community Care Expansion (CCE) Grant, DBH is planning for the expansion of recovery residential facilities, which will offer county

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residents safe, substance-free housing designed to support sober living and long-term recovery. These residences will help clients transition from residential Substance Use Disorder (SUD) treatment to outpatient recovery and, ultimately, reintegration into the community. The program's goal is to provide a stable environment for individuals and families while supporting adults in securing permanent housing and reestablishing independence through educational resources and employment assistance.

The Property is currently comprised of a single legal parcel (Assessor's Parcel Number [APN] 3105-191-11-0000). The County plans to expand the existing Campus to occupy approximately 6.55 acres (22%) of the parcel. The Campus will consist of new structures that include an 18-bed Adult Withdrawal Management Treatment Facility with Incidental Medical Services and Department of Health Care Services (DHCS)/American Society of Addiction Medicine Level of Care, a 14-bed Adolescent Psychiatric Residential Treatment Facility, a 16-bed Adolescent Residential SUD Treatment Facility, a 36-bed Adult Residential SUD Treatment Facility, a Community Wellness Center, and an outpatient clinic serving both adults and youth.

To facilitate the expansion of the Campus and offer the proposed range of services, Advocates for Human Potential, Inc. (AHP), the facilitator of the BHCIP grant and Horne LLP (Horne), who has merged with and is now operating under BDO-USA, the facilitator of the CCE grant, recommended the County subdivide the property into two parcels, each with its own APN. This subdivision necessitates recordation of two Grant Deeds. This will allow DBH to execute the required Performance Deed of Trust (PDOT) and Deed of Restrictions (DOR) for the CCE grant. The CCE Program Team, BDO-USA, advised that construction cannot begin until the DOR and PDOT are executed. Additionally, DBH is also required to prepare application(s) to the City of Victorville for a certificate of compliance in order to separate the parcels. Delegation of this to Real Estate Services Department would allow for a seamless approval process.

On January 24, 2023 (Item No. 46), the Board of Supervisors (Board) approved the Purchase and Sale Agreement and joint escrow instructions for the acquisition of 29.47 acres, improved with nine single story buildings totaling about 17,770 square feet of building area, located at 13333 Palmdale Road in the City of Victorville, for the purchase price of \$2,000,000. On December 29, 2023, the County closed escrow through the Chicago Title Company, officially acquiring the property.

In March 2023, DBH was awarded \$10,093,171 from Horne LLP, on behalf of the California Department of Social Services (CDSS) grant initiative through the CCE – Capital Expansion Program, effective through June 30, 2029, to support the expansion of the Campus. This expansion includes 52 recovery residence beds, of which 40 beds are dedicated to the CCE population.

In May 2024, DBH was awarded \$51,410,844 from AHP, on behalf of the California Department of Health Care Services (DHCS) for BHCIP Round 5 grant funds, to establish the Campus, which will serve both adults (aged 18 and older) and youth (12-17 years of age).

On May 21, 2024 (Item No. 22), the Board approved the Program Funding Agreement (PFA) with AHP, on behalf of DHCS, and granted acceptance for the BHCIP R5 funding, in the amount of \$51,410,844, which would be used to modernize and expand some of these portions of the Property to form the Campus.

On December 2, 2024 the DOR between the County and the State of California, represented by AHP on behalf of DHCS, was executed to restrict the use of certain portions of the County-

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owned real property (portion of APN 3105-191-11-0000) located at 13333 Palmdale Road in Victorville for the provision of grant-funded behavioral health services for a minimum of 30 years, commencing from the date a certificate of occupancy is issued for new facilities constructed on certain portions the property (now known as the Campus) or the date of a notice of completion is recorded for the rehabilitation or expansion of existing facilities on certain portions the property.

On September 9, 2025 (Item No. 26), the Board approved the PFA, and its related Compliance Memo, attachments, and exhibits, including non-standard terms, with Horne, on behalf of the CDSS, relating to the CCE - Capital Expansion Grant, in the amount of \$10,515,038, effective upon execution through June 30, 2029. This Item also approved the PDOT, Security Agreement and Fixture Filing, and DOR between the County and the State of California, represented by the CDSS, to restrict the use of certain portions of County-owned real property (APN 3105-191-11-0000), located at 13333 Palmdale Road in Victorville, for the provision of construction or rehabilitation of a residential adult and senior care facility in which 40 beds/units are prioritized for certain qualified residents experiencing or at risk of homelessness, for a minimum of 30 years.

On November 3, 2025, the County Surveyor's Office finalized the legal descriptions for the restricted portions of the property. Restricting a portion of the property will allow DBH to use the remainder of the property for other programs.

This item will authorize the Chair of the Board, Assistant Executive Officer (AEO), Deputy Executive Officer (DEO), or Director of the DBH, upon consultation with County Counsel, to execute any documents necessary to complete the subdivision, subject to County Counsel review. Such documents may include a property owner's certification or similar affidavit. The AEO, DEO, and Director of DBH 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.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by Behavioral Health (Marianna Martinez, Administrative Supervisor II, 383-3940) on December 4, 2025; County Counsel (Scott Runyan, Principal Assistant County Counsel, 387-5455) on December 4, 2025; Real Estate Services (Brandon Ocasio, Manager of Acquisitions and Right-of-Way, 659-4676) on December 4, 2025; and County Finance and Administration (Paul Garcia, Administrative Analyst, 386-8392) on December 5, 2025.

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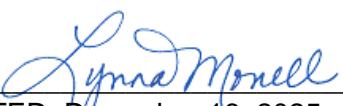
Record of Action of the Board of Supervisors
San Bernardino County

APPROVED (CONSENT CALENDAR)

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

Lynna Monell, CLERK OF THE BOARD

BY



DATED: December 16, 2025



cc: File - Behavioral Health

MBA 01/6/2026