

RESOLUTION NO. 2019-131

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO DECLARING THE CONVEYANCE OF A TEMPORARY CONSTRUCTION EASEMENT OVER COUNTY-OWNED PROPERTY (PORTIONS OF APNs 0254-081-29, 0254-081-35, and 0254-081-36) CONTAINING APPROXIMATELY 0.81 ACRES FOR A TERM OF 12 MONTHS, AND A PERMANENT EASEMENT OVER COUNTY-OWNED PROPERTY (PORTIONS OF APNs 0254-081-29 AND 0254-081-36) CONTAINING APPROXIMATELY 1.26 ACRES FOR VEHICULAR AND PEDESTRIAN ACCESS, CROSS DRAINAGE, AND ROAD MAINTENANCE PURPOSES, BOTH TO THE CALIFORNIA UNIVERSITY OF SCIENCE AND MEDICINE, IS IN FURTHERANCE OF A NECESSARY SOCIAL PROGRAM IN THE AREA OF HEALTH, THE EASEMENT INTEREST CONVEYED WILL NOT BE NEEDED FOR COUNTY PURPOSES, AND AUTHORIZING THE CONVEYANCE OF SAID EASEMENT INTEREST TO THE CALIFORNIA UNIVERSITY OF SCIENCE AND MEDICINE

On Tuesday August 20, 2019, on motion of Supervisor Gonzales, duly seconded by Supervisor Rowe and carried, the following resolution is adopted by the Board of Supervisors of San Bernardino County, State of California.

WHEREAS, the County of San Bernardino (County) owns and operates the Arrowhead Regional Medical Center (ARMC), located in the City of Colton; and

WHEREAS, the California University of Science and Medicine (CalMed) owns approximately 6.61 acres of vacant land in fee, contiguous to the northeasterly boundary of the ARMC campus, over which land CalMed is preparing to develop its California University of Science and Medicine, School of Medicine (CMSOM) (the "Project"); and

WHEREAS, CalMed and ARMC have collaborated to establish mutually beneficial partnerships through the CMSOM in an effort to expand both clinical services and medical education in the region; and

WHEREAS, to complete the initial development of the CMSOM, CalMed approached ARMC to acquire from the County a temporary construction easement (TCE) over portions of County-owned APNs 0254-081-29, 0254-081-35, and 0254-081-36, containing approximately 0.81 acres for a term of 12 months from August 21, 2019 to August 20, 2020, for the access needed to complete the work inside the CalMed-owned property; and

WHEREAS, CalMed has also requested a permanent easement over portions of County-owned APNs 0254-081-29 and 0254-081-36, containing approximately 1.26 acres, over which Violet Street is situated, for vehicular and pedestrian access, cross-drainage, and on-going shared maintenance of Violet Street, which is needed as a result of the CMSOM development; and

WHEREAS, pursuant to the terms of the proposed easement deed, the County and CalMed will equally share maintenance costs of the easement area (Violet Street), which costs will be settled annually; and

WHEREAS, ARMC requested the Real Estate Services Department (RESA) assist with the transaction and review an independent appraisal of the TCE and permanent easement; and

WHEREAS, RESA reviewed the appraisal and concurred with the fair market value determination of \$18,200 for the TCE and \$206,100 for the permanent easement; and

WHEREAS, the easement interests will be conveyed in accordance with Section 26227 of the Government Code; and

WHEREAS, the conveyance of the easement interests, as part of CalMed's larger CMSOM project, was reviewed by the City of Colton, as Lead Agency, in accordance with the California Environmental Quality Act (CEQA), and for which a Mitigated Negative Declaration was adopted on November 13, 2017, and a Notice of Determination was filed on November 14, 2017.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of San Bernardino declares the conveyance of the temporary construction easement over portions of County-owned land (APNs 0254-081-29, 0254-081-35, and 0254-081-36) containing approximately 0.81 acres for a term of 12 months and, the permanent easement interest, over an approximately 1.26 acre portion of County-owned land (APNs 0254-081-29 and 0254-081-36) for access, drainage, and road maintenance, both to the California University of Science and Medicine, is in furtherance of a necessary social program in the area of health, the easement interests conveyed will not be needed for County purposes, and authorizes the conveyance of said easement interests to the California School of Science and Medicine, in accordance with Government Code Section 26227 upon payment of \$224,300 to the County.

BE IT FURTHER RESOLVED that the Board of Supervisors of the County of San Bernardino hereby finds and determines that the Mitigated Negative Declaration adopted by the City of Colton, as lead agency, on November 13, 2018, determining that the Project will not have a significant effect on the environment and the mitigation measures set forth therein are adequate to mitigate any effects on the environment arising from the Project.

PASSED AND ADOPTED by the Board of Supervisors of the County of San Bernardino, State of California, by the following vote:

AYES: SUPERVISORS: Janice Rutherford, Dawn Rowe, Curt Hagman
Josie Gonzales

NOES: SUPERVISORS: None

ABSENT: SUPERVISORS: Robert A. Lovingood

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STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN BERNARDINO)

I, **LYNNA MONELL**, Clerk of the Board of Supervisors of the County of San Bernardino, State of California, hereby certify the foregoing to be a full, true and correct copy of the record of the action taken by the Board of Supervisors, by vote of the members present, as the same appears in the Official Minutes of said Board at its meeting of August 20, 2019. Item#52-VH

LYNNA MONELL
Clerk of the Board of Supervisors

By _____
Deputy