

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

August 20, 2019

FROM

**TERRY W. THOMPSON, Director, Real Estate Services Department
WILLIAM L. GILBERT, Director, Arrowhead Regional Medical Center**

SUBJECT

Conveyance of Easement Interests to the California University of Science and Medicine

RECOMMENDATION(S)

1. Adopt **Resolution No. 2019-131** declaring the conveyance of a temporary construction easement over County-owned property [portions of Assessor Parcel Numbers (APN) 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, to allow for the reconstruction of Violet Street, an interior street in the Arrowhead Regional Medical Center Campus, and the conveyance of a permanent easement over County-owned property (portions of APNs 0254-081-29 and 0254-081-36) containing approximately 1.26 acres, which is Violet Street from Meridian Avenue to Pepper Avenue, to the California University of Science and Medicine for cross drainage, vehicular and pedestrian access and shared on-going road maintenance, 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 authorize the conveyance of said easement interests to the California University of Science and Medicine in accordance with Government Code Section 26227 for compensation in the amount of \$224,300.
 2. Authorize the Chairman of the Board of Supervisors to execute the Temporary Construction Easement Deed, and to execute the Easement Deed, to convey said easement interests to the California University of Science and Medicine.
 3. Authorize the Director of the Real Estate Services Department to execute any other documents necessary to complete this transaction.
 4. Find and determine 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.
- (Presenter: Terry W. Thompson, Director, 387-5252)

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.

FINANCIAL IMPACT

Approval of this item will not result in the use of Discretionary General Funding (Net County Cost). The Arrowhead Regional Medical Center (ARMC) (9110004200) and General Fund (1161161000) will receive total revenue, shared equally, in the amount of \$224,300 for the conveyance of a temporary construction easement (TCE) for road construction purposes, and a

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permanent easement to the California University of Science and Medicine (CalMed) for cross drainage, access, and maintenance purposes.

BACKGROUND INFORMATION

The recommended action will approve the conveyance of a TCE over County-owned property (portions of APNs 0254-081-29, 0254-081-35, and 0254-081-36) comprising approximately 0.81 acres, from August 21, 2019 to August 20, 2020, and the conveyance of a permanent easement over County-owned property (portions of APNs 0254-081-29 and 0254-081-36) containing approximately 1.26 acres, to CalMed to allow for the reconstruction of Violet Street on the ARMC campus and for on-going vehicular and pedestrian access and shared maintenance costs for Violet Street upon completion of the reconstruction.

CalMed is preparing to develop its California University of Science and Medicine, School of Medicine (CMSOM) over several parcels adjacent to the north of ARMC (Project). One of the primary goals of the CMSOM is to educate students in the field of medicine, including students from underrepresented groups from the Inland Empire, and to encourage graduates to practice medicine within their communities. 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. On May 24, 2016 (Item No. 13), the Board of Supervisors (Board) approved an Affiliation Agreement between ARMC and CalMed to provide medical students with clinical and research experience at ARMC. The Board also approved an MOU on March 7, 2017 (Item No. 24), to provide County Discretionary Funding in the amount of \$10,000,000 to support collaboration between CalMed/CMSOM and ARMC in the delivery of medical education, research activities of mutual interest, and the establishment of mutually beneficial working relationships.

To build the CMSOM facility, which has a target opening of Fall 2020, CalMed and its developer, Hodgdon Group, approached ARMC for temporary access over portions of County-owned parcels on the ARMC campus (APNs 0254-081-29, 0254-081-35, and 0254-081-36) while it performs construction activities for the Project, which includes the reconstruction of Violet Street, an interior east-west traveling street serving the ARMC campus. CalMed will also need to acquire a permanent easement over portions of County-owned APNs 0254-081-29 and 0254-081-36 for vehicular and pedestrian access over Violet Street, cross-drainage, and shared maintenance of these street improvements. The permanent easement encompasses Violet Street and a drive approach onto Tom Gould Road. Violet Street is situated between ARMC and the future school site, and connects Pepper Avenue and Meridian Avenue in the City of Colton. Violet Street is currently a single-lane road with parking along the northerly side. As part of the Project, the street parking will be eliminated and Violet Street will become two lanes within the existing road width. The drive approach onto Tom Gould Road will be widened to improve on-campus circulation.

The parties recognize the critical services provided by ARMC and the need to maintain free traffic flow and full access at all times. The Real Estate Services Department (RES), Hodgdon Group, and ARMC have collaborated in advance to ensure the Project will not cause any obstructions. During the roadway improvement period, up to 12 closures of Violet Street will occur with prior approval from ARMC and traffic will be redirected by an onsite traffic guard provided by the CalMed developer. Access to critical ARMC units, as well as a clear ambulance path of travel, will be maintained at all times.

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ARMC requested RESD assist with the transaction and review the independent appraisal of the easement interests obtained by Hodgdon Group. The appraisal (No. 19-22), prepared by Michael Ader, MAI, of Ader Appraisals and dated May 25, 2019, is on file with RESD. RESD reviewed the appraisal and concurred with the appraised value of \$206,100 for the permanent easement and \$18,200 for the TCE.

Additionally, approval of this item will authorize the Director of RESD to execute escrow documents, such as 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.

On November 13, 2018, the City of Colton, as Lead Agency, reviewed the Project in accordance with the California Environmental Quality Act (CEQA) and determined it will not have a significant effect on the environment. A Mitigated Negative Declaration (MND) was adopted and the Notice of Determination was filed on November 14, 2018. Staff has reviewed and analyzed the MND and the mitigation measures required for the Project. Staff has determined that the mitigation measures are adequate to mitigate the impacts of the Project on the environment and recommends the Board concur. Approval by the Board of the recommendation finding and determining that the MND and the mitigation measures set forth therein are adequate will fulfill the County's obligations under CEQA.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Robert Messinger, Principal Assistant County Counsel, 387-5455 and Michael Markel, Principal Assistant County Counsel, 387-5289) on July 26, 2019; ARMC (Wesley Toh, Associate Hospital Administrator, 580-6193) on July 26, 2019; Finance (Amanda Trussell, Administrative Analyst, 387-4773 and Ginger Roosa, Principal Administrative Analyst, 387-4883) on July 30, 2019; and County Finance and Administration (Matthew Erickson, County Chief Financial Executive Officer, 387-5423) on August 5, 2019.

(BJO: 659-4676)

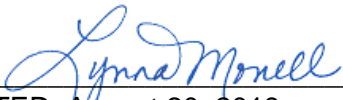
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Record of Action of the Board of Supervisors
County of San Bernardino

APPROVED (CONSENT CALENDAR)

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

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: August 20, 2019



cc: File- RESD w/attachments
vh 08/21/2019