



San Bernardino County

Legislation Text

File #: 6146, Agenda Item #: 69

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

June 14, 2022

FROM

**TERRY W. THOMPSON, Director, Real Estate Services Department
JACQUELYN GREENE, Director, Preschool Services Department**

SUBJECT

Approval of Parcel Map No. 20120 over Property Jointly Owned by San Bernardino County and the City of San Bernardino

RECOMMENDATION(S)

1. Consent to the preparation and recordation of Parcel Map No. 20120, as certified and recommended by the City of San Bernardino, that creates two new parcels, replacing 16 existing parcels, on land jointly owned by San Bernardino County and the City of San Bernardino, as well as dedicates to the City of San Bernardino right-of-way from street and public utility purposes portions of Waterman Avenue and Valley Street, in order to redefine the sites for Norton Science and Language Academy Charter School and a San Bernardino County Head Start Preschool, located in the City of San Bernardino.
2. Authorize the Director of Real Estate Services to sign the Owner's Statement on Parcel Map No. 20120 on behalf of San Bernardino County, as owner of the land subdivided and shown on Parcel Map No. 20120.

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

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Improve County Government Operations.

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

FINANCIAL IMPACT

Approval of this item will not result in the use of additional Discretionary General Funding (Net County Cost). There is no cost to San Bernardino County (County) associated with approval and execution of Parcel Map No. 20120.

BACKGROUND INFORMATION

This item approves the merger and subdivision of property jointly owned by the County and City of San Bernardino (City) located west of South Waterman Avenue, north of East Valley Street, in San Bernardino to redefine the sites for the existing private Norton Science and Language Academy (Charter School) and a County Head Start Preschool (Head Start). The jointly owned property is currently configured as 16 separate parcels and each facility crosses multiple parcels. Parcel Map No. 20120 will create one 2.23-acre parcel to comprise the Head Start site and one 15.63-acre parcel to comprise the Charter School site.

On April 21, 2020 (Item No. 57), the Board of Supervisors (Board) approved a 50-year Ground Lease Agreement No. 20-185 between the County and the City, jointly as landlord, and an affiliate of High Desert 'Partnership in Academic Excellence' Foundation, Inc. (High Desert), as tenant, for approximately 15.63 acres of land at 230 South Waterman Avenue in San Bernardino. This agreement was for the construction and operation the Charter School facility thereon with the tenant to construct a new preschool facility for the County on adjacent land also jointly owned by the County and the City at 205 Allen Street in San Bernardino. The Board also approved a new Improvement Agreement No. 20-186 between the County and High Desert, with the consent of the City, specifying the terms of said construction for the new Head Start facility. The aforementioned agreements were affirmed by the Board on May 5, 2020 (Item No. 5). Both school facilities have since been completed and are fully operational. However, the sites for each facility cross over various parcels that comprise the jointly owned assemblage of 16 parcels, the Assessor Parcel Numbers of which are as follows: 0136-261-11; 0136-261-50; 0136-261-36; 0136-261-23; 0136-261-24; 0136-261-25; 0136-261-26; 0136-261-27; 0136-261-28; 0136-261-29; 0136-261-37; 0136-261-44; 0136-261-57; 0136-261-41; 0136-261-42; 0136-261-43. Parcel Map No. 20120 will create one new 2.23-acre parcel to comprise of the Head Start site and one new 15.63-acre parcel, corresponding to the leasehold premises, to comprise the Charter School site. Therefore, no leasehold encumbrances that may arise would impact the Head Start property.

Since the entire assemblage of parcels is jointly owned by the County and the City, both entities are required to approve and execute the Owner's Certificate on the Parcel Map, and the City has already executed it on their behalf. Parcel Map No. 20120 also dedicates to the City of San Bernardino right-of-way for street and public utility purposes portions of Waterman Avenue and Valley Street shown in the Parcel Map. If the Board, acting on behalf of the County for its interest in the property, consents to the preparation and recordation of Parcel Map No. 20120, then it is recommended that the Board also authorize the Director of Real Estate Services to execute the Owner's Statement on the Parcel Map.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Scott Runyan, Principal Assistant County Counsel, and Adam Ebright, Deputy County Counsel, 387-5455) on May 20, 2022; Preschool Services Department (Jacquelyn Greene, Director, 383-2025) on May 10, 2022; Department of Public Works (Tom Herrin, County Surveyor, 387-8147) on May 4, 2022; Finance (Paul Garcia, Administrative Analyst, 386-8392 and Carl Lofton, Administrative Analyst, 387-5404) on May 24, 2022; and County Finance and Administration (Diana Atkeson, Deputy Executive Officer, 387-4376) on May 25, 2022.

(MR: 677-8388)