

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

October 21, 2025

**FROM**

**NOEL CASTILLO, Chief Flood Control Engineer, Flood Control District  
TERRY W. THOMPSON, Director, Real Estate Services Department**

**SUBJECT**

Conveyance of Easement in Rancho Cucamonga

**RECOMMENDATION(S)**

Acting as the governing body of the San Bernardino County Flood Control District:

1. Adopt a **Resolution No. 2025-217** finding that the conveyance of an easement for storm drain purposes over a portion of San Bernardino County Flood Control District property, comprising approximately 0.65 acres, located east of Archibald Avenue and north of Hillside Road, in the City of Rancho Cucamonga (Assessor's Parcel Number 1074-191-32-0000), is categorically exempt from further environmental review under the California Environmental Quality Act Guidelines, California Code of Regulations sections 15312 (Surplus Government Property Sales) and 15303 (New Construction or Conversion of Small Structures), declaring that the conveyance of said easement will not substantially conflict or interfere with the use of the property by the San Bernardino County Flood Control District, and authorizing the conveyance of said easement, upon payment of \$79,000 plus reimbursement of administrative costs, estimated at \$20,000, to Hermosa Vista, LLC, in accordance with the Water Code Appendix, Section 43-6.
2. Approve Appraisal No. 24-017 dated October 28, 2024, a copy of which is on file with the Real Estate Services Department.
3. Approve the Easement Acquisition **Agreement No. 25-845** and Escrow Instructions between San Bernardino County Flood Control District and Hermosa Vista, LLC, for the conveyance of said easement for \$79,000, plus reimbursement of administration costs, estimated at \$20,000.
4. Approve the Easement Deed to Hermosa Vista, LLC upon close of escrow to convey said easement.
5. Authorize the Chair of the Board of Supervisors to execute the Easement Deed in Recommendation No. 4 upon close of escrow, subject to County Counsel review.
6. Authorize the Director of Real Estate Services Department to execute any other non-substantive documents necessary to complete this transaction, subject to County Counsel review.
7. Direct the Real Estate Services Department to file the Notice of Exemption in accordance with the California Environmental Quality Act.

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

**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.**

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**Pursue County Goals and Objectives by Working with Other Agencies and Stakeholders.**

**FINANCIAL IMPACT**

Approval of this item will not result in the use of Discretionary General Funding (Net County Cost). The County Flood Control District (District) is funded by property tax revenue, fee revenue, and other local, state, and federal funding. The District will receive revenue for Zone 1 (1910002518; FCSUR2200005) in the amount of \$79,000, plus reimbursement of administrative costs related to this request, estimated at \$20,000, with the final reimbursement amount to be calculated at the close of escrow.

**BACKGROUND INFORMATION**

The District owns and operates the flood control channel that comprises Assessor's Parcel Number (APN) 1074-191-32-0000, located east of Archibald Avenue, and north of Hillside Road, in the City of Rancho Cucamonga (Property). Hermosa Vista, LLC (Developer) contacted the District requesting to purchase a 40-foot-wide easement within the Property totaling approximately 0.65 acre (Easement) for the installation and connection of a 30-inch underground pipe for storm drain purposes needed for its planned development project.

The District reviewed this request and determined that the sale of the Easement will not substantially conflict or interfere with the use of the Property for local flood control operations, therefore, may be conveyed to the Developer in accordance with the Water Code Appendix, Section 43-6.

The District requested the Real Estate Services Department (RESA) assist with the conveyance of the Easement at fair market value. RESA staff reviewed the appraisal provided by the Developer and by using an acceptable valuation method, determined that the appraised value of \$79,000 is consistent with fair market value and is supported. The Developer agreed to purchase the Easement for the price of \$79,000, plus payment for administrative costs, estimated at \$20,000, but the total shall be calculated at close of escrow.

The conveyance of the Easement was reviewed pursuant to the California Environmental Quality Act (CEQA) and was determined to qualify for a Class 12 Categorical Exemption (Surplus Government Property Sales) under Section 15312 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Class 12 consists of sales of surplus government property except for parcels of land located in an area of statewide, regional, or areawide concern identified in Section 15206(b)(4). Additionally, the conveyance is determined to be categorically exempt from further environmental review under California Code of Regulations section 15303(d) (New Construction or Conversion of Small Structures) of the CEQA Guidelines, which allows for new construction or conversion of small structures to include water main, sewage, electrical, gas, and other utility extensions, including street improvements of reasonable length to serve such construction. The District will have fulfilled its obligation under CEQA for the conveyance of the Easement with the posting of the Notice of Exemption by RESA.

**PROCUREMENT**

Water Code Appendix, Section 46-3, provides that the Board of Supervisors for the District may authorize the conveyance of the Easement.

**REVIEW BY OTHERS**

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This item has been reviewed by County Counsel (Agnes Cheng, and Sophie A. Curtis, Deputies County Counsel, 387-5455) on September 22, 2025; Flood Control District (Noel Castillo, Director, 387-7906) on September 2, 2025; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on September 2, 2025; and County Finance and Administration (Kathleen Gonzalez, 387-5412 and Eduardo Mora, 387-4376, Administrative Analysts) on October 6, 2025.

(BO: 659-4676)

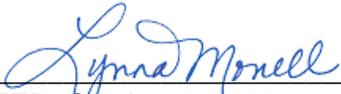
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Record of Action of the Board of Supervisors  
San Bernardino County Flood Control District

**APPROVED (CONSENT CALENDAR)**

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

Lynna Monell, CLERK OF THE BOARD

BY   
DATED: October 21, 2025



cc: RESD - Thompson w/agree  
Contractor - c/o RESD w/agree  
File - w/agree  
CCM 10/24/2025