

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF BOARD GOVERNED COUNTY SERVICE AREAS
AND RECORD OF ACTION**

November 18, 2025

FROM

NOEL CASTILLO, Director, Department of Public Works – Special Districts

SUBJECT

Wastewater System Agreement with Lytle Development for Reservation of Sewer Capacity and Hook-Up Rights

RECOMMENDATION(S)

Acting as the governing body of County Service Area 70 GH Glen Helen, approve **Wastewater System Agreement No. 25-900** with Lytle Development Company, whereby Lytle Development Company is granted conditional sewer hook-up rights and 375 equivalent dwelling units of capacity reserved at the Lytle Creek North Wastewater Recycling Plant, in addition to instituting a connection fee of \$4,000 per sewer connection, for a term from November 18, 2025 through November 18, 2029.

(Presenter: Noel Castillo, Director, 387-7906)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Promote the Countywide Vision.

Improve County Government Operations.

Operate in a Fiscally-Responsible and Business-Like Manner.

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

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). County Services Area 70, Zone GH – Glen Helen (CSA 70 GH), is funded by sanitation fees charged to customers based on usage. This agreement has a term of four years. Revenues and expenditures associated with the agreement are not expected to materialize in fiscal year 2025–26, but rather in subsequent years. Appropriation and revenues will be included in future recommended budgets as necessary.

BACKGROUND INFORMATION

On December 18, 2001 (Item No. 110), the San Bernardino County Board of Supervisors (Board) adopted Resolution No. 2001-310, which amended the County General Plan and granted conditional approval for the Lytle Creek North Planned Development, including Tentative Tract 15900. This project, located within CSA 70 GH, was supported by an Environmental Impact Report certified on December 4, 2001.

On August 24, 2004 (Item No. 83), the Board approved Agreement No. 04-893 with Lytle Development Company (Lytle), to support the development, for the construction of the CSA 70

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November 18, 2025**

GH wastewater treatment plant (WWTP) and sewer collection system located in Rosena Ranch, including the reservation of sewer capacity and hook-up rights.

On June 19, 2012 (Item No. 58), the Board approved Amendment No. 2 to Agreement No. 04-893, which extended the reservation of sewer capacity and hook-up rights to August 24, 2025.

Lytle has expressed interest in continuing residential development in the Rosena Ranch area, which requires a new agreement to ensure access to sewer service through the WWTP. The proposed Wastewater System Agreement between CSA 70 GH and Lytle provides for the reservation of 375 equivalent dwelling units (EDUs) of capacity at the WWTP and extends conditional sewer hook-up rights for a term of four years. The agreement outlines connection fees, monthly service charges, inspection requirements, and responsibilities for service transfer upon sale of individual lots.

This agreement supports continued housing development in the region while ensuring the County maintains oversight of sewer infrastructure and service delivery.

PROCUREMENT

N/A

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Dawn Martin, Deputy County Counsel, 387-5455) on October 22, 2025; and County Finance and Administration (Amanda Trussell, Principal Administrative Analyst, 387-4773) on October 30, 2025.

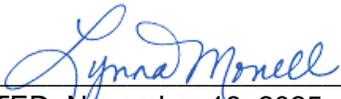
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November 18, 2025**

Record of Action of the Board of Supervisors
Board Governed County Service Areas

APPROVED (CONSENT CALENDAR)

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

Lynna Monell, CLERK OF THE BOARD

BY  _____
DATED: November 18, 2025



cc: PW/SD - Meeka w/ agree
 Contractor c/o PW/SD w/ agree
 File w/ agree
JLL 11/20/2025