

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

December 16, 2025

**FROM**

**TERRY W. THOMPSON, Director, Real Estate Services Department**

**SUBJECT**

Parks Incentive Reimbursement Agreement with the City of Ontario

**RECOMMENDATION(S)**

1. Approve Parks Incentive Reimbursement **Agreement No. 25-1084** with the City of Ontario, for a term not to exceed 40 years, for San Bernardino County to acquire property or make investments in land within the City of Ontario, including but not limited to property associated with the City of Ontario's planned recreational and open space public facility commonly known as the Grand Park, for park or open space purposes, with acquisitions or investments made by San Bernardino County to be reimbursed, in part, by the City of Ontario.
2. 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.

(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.**

**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).

Under the Parks Incentive Reimbursement Agreement (Agreement), the City of Ontario (City) shall reimburse San Bernardino County (County) for 60% of the price of the amount of investment costs the County pays for eligible qualified property if any such property exists within the boundaries of the City's adopted Master Plan for the Grand Park Project, or properties within the City as approved by the City (Qualified Property). Regardless of the number of Qualified Properties or their gross acquisition or investment costs, the City's annual Park Reimbursement Payment shall never exceed \$5,000,000 each year over the term of the Agreement (Cap).

**BACKGROUND INFORMATION**

Throughout the 1990s, the County acquired 366.55 acres of dairy properties in the cities of Chino and Ontario with a \$20,000,000 Wildlife, Coastal, and Park Land Conservation Bond Act (Proposition 70) grant for the purposes of funding the "acquisition, development, rehabilitation, protection, or restoration of park, wildlife, coastal and natural lands in California, including lands

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supporting unique or endangered plants or animals.” Approximately 201.25 acres are located in the City.

Separately, the City has adopted a Master Plan to deliver a recreational and open space public facility in South Ontario, commonly known as the Grand Park. The Grand Park is envisioned as a 340-acre passive park, although to date, the City only owns 120 acres within the Grand Park footprint. The City desires to encourage the County to acquire property within the City for park and/or open space uses, or make investments in existing City park property, including but not limited to property associated with the Grand Park.

The City and County are desirous of advancing the quality of life of their respective residents and protecting the natural environment by supporting and encouraging long term development of high-quality parks, recreation and open space for the benefit of present and future residents. To that end, the parties developed the Agreement.

Under the Agreement, the County may use funds subject to Proposition 70 as modified by uncodified legislation in Senate Bill 1124 (SB 1124), or any other funds the County deems reasonably appropriate, to acquire property or make investments in land within the city, including but not limited to the Grand Park property for park or open space purposes. The City will reimburse the County for 60% of the price of the amount of investment costs the County pays for Qualified Property. Regardless of the number of Qualified Properties or their gross acquisition or investment costs, the City's annual Park Reimbursement Payment shall never exceed the \$5,000,000 annual Cap. If the Cap is reached, the time period for the City to reimburse the County shall be extended without interest until the County has received all amounts owed under the Agreement.

This item will authorize the Director of Real Estate Services Department (RES D) Director to execute non-substantive documents necessary to complete this transaction, subject to County Counsel review. The RES D Director 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.

For all future transactions under this Agreement, the parties shall comply with the Surplus Land Act (Government. Code §§ 54220 et seq.) and California Environmental Quality Act (CEQA) (Public Resources Code § 21000 et seq.), as may be applicable. The approval of this agreement does not constitute a project under CEQA.

Future transactions under this Agreement, will be presented to the Board of Supervisors for approval at such time as they are finalized, and said transactions will comply with Proposition 70, SB 1124, and any applicable Government Code Sections.

**PROCUREMENT**

Not applicable.

**REVIEW BY OTHERS**

This item has been reviewed by County Counsel (John Tubbs II, Deputy County Counsel, 387-5455) on November 24, 2025; and County Finance and Administration (Eduardo Mora, Administrative Analyst, 387-4376) on December 1, 2025.

(BJO: 659-4676)

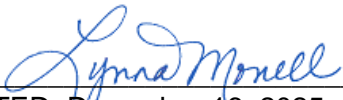
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Record of Action of the Board of Supervisors  
San Bernardino County

**APPROVED (CONSENT CALENDAR)**

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

Lynna Monell, CLERK OF THE BOARD

BY   
DATED: December 16, 2025



cc:     RESD - Thompson w/agree  
         Contractor - c/o RESD w/agree  
         File - w/agree  
CCM   12/23/2025