

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

May 20, 2025

FROM

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

TERRY W. THOMPSON, Director, Real Estate Services Department

SUBJECT

Acceptance of Grant Deeds From FHII, LLC, a California Limited Liability Company, for Real Properties in the Unincorporated Areas of Bloomington and Fontana

RECOMMENDATION(S)

Acting as the governing body of County Service Area 70:

1. Find that acceptance of real property by County Service Area 70, Zone P-19, totaling approximately 11,919 square feet, located in the unincorporated area of Bloomington in San Bernardino County (Assessor's Parcel Numbers 0257-061-93-0000, 0257-061-94-0000, and 0257-061-95-0000) and acceptance of real property by County Service Area 70, Zone P-20, totaling approximately 2,670 square feet, located in the unincorporated area of Fontana in San Bernardino County (Assessor's Parcel Numbers 0229-091-78-0000 and 0229-091-79-0000) from FHII, LLC, a California Limited Liability Company, is an exempt project under the California Environmental Quality Act Guidelines Class 1 Categorical Exemption (Section 15301- Existing Facilities) and Ministerial Projects Exemptions (Section 15268(a)).
2. Authorize the acceptance of real property, totaling approximately 11,919 square feet, located in the unincorporated area of Bloomington in San Bernardino County (Assessor's Parcel Numbers 0257-061-93-0000, 0257-061-94-0000, and 0257-061-95-0000) by County Service Area 70, Zone P-19 and the acceptance of real property, totaling approximately 2,670 square feet, located in the unincorporated area of Fontana in San Bernardino County (Assessor's Parcel Numbers 0229-091-78-0000 and 0229-091-79-0000) by County Service Area 70, Zone P-20 from FHII, LLC, a California Limited Liability Company, at no cost.
3. Authorize the Chair of the Board of Supervisors to execute acceptance certificates for the grant deeds transferring the real properties identified in Recommendation No. 2 to County Service Area 70, Zone P-19 and County Service Area 70, Zone P-20, subject to County Counsel review.
4. Authorize the Director of the Real Estate Services Department to execute any non-substantive documents necessary to complete this transaction, subject to County Counsel review.
5. 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

Improve County Government Operations.

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

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

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May 20, 2025**

FINANCIAL IMPACT

Approval of this item will not result in the use of Discretionary General Funding (Net County Cost). There is no cost associated with the acceptance of real property, totaling approximately 11,919 square feet, located in the unincorporated area of Bloomington in the County [Assessor's Parcel Numbers (APNs) 0257-061-93-0000, 0257-061-94-0000, and 0257-061-95-0000] for County Service Area 70 (CSA 70), Zone P-19 (Zone P-19) and the acceptance of real property, totaling approximately 2,670 square feet, located in the unincorporated area of Fontana in the County (APNs 0229-091-78-0000 and 0229-091-79-000) for CSA 70, Zone P-20 (Zone P-20) (Properties) from FHII, LLC (Developer).

BACKGROUND INFORMATION

The Developer constructed the Gregory Crossings community located in the unincorporated Bloomington area, which included improvements consisting of a culvert pipe drain and landscaping. The Developer also constructed the Mulberry Heights community in the unincorporated area of Fontana, which included improvements consisting of landscaping and a corrugated metal pipe. As a condition of development for the communities, the operation and maintenance of the landscaping and drainage would be transferred to CSA 70.

On September 24, 2013 (Item No. 101), the Board of Supervisors (Board), adopted Resolution No. 2013-219 to form Zone P-19 for the purposes of landscaping and detention basin maintenance in the Gregory Crossings community, in the unincorporated area of Bloomington. On January 14, 2014 (Item No. 61), the Board adopted Resolution No. 2014-007 to form Zone P-20 for the purposes of landscaping and drainage maintenance in the Mulberry Heights community, in the unincorporated area of Fontana.

On October 1, 2014, and June 1, 2015, the Developer transferred the operation and maintenance of the landscaping and drainage improvements to Zone P-19 and Zone P-20, respectively. The acceptance and recording of the two grant deeds are the final steps in the transfer process. Approval of this item will authorize the Chair of the Board to execute the acceptance certificates for the two grant deeds.

Approval of this item will also authorize the Director of RESD to execute any non-substantive documents necessary to complete this transaction on behalf of CSA 70 Zone P-19 and Zone P-20, subject to County Counsel review. The Director of RESD will not be authorized to execute any documents that would bind CSA 70 Zone P-19 and Zone P-20 to any actions beyond the acceptance of the Properties.

The acceptance of the Grant Deeds from the Developer was reviewed pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt from further environmental review in accordance with CEQA Guidelines Class 1 Categorical Exemption (Section 15301 - Existing Facilities) and Ministerial Projects Exemptions (Section 15268(a)). CSA 70 will have fulfilled the obligations under CEQA for the conveyance with the posting of the Notice of Exemptions by RESD.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

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This item has been reviewed by County Counsel (Agnes Cheng and Aaron Gest, Deputies County Counsel, 387-5455) on May 9, 2025; Special Districts (Jared Beyeler, Administrative Supervisor, 760-962-1505) on March 7, 2025; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on March 10, 2025; Finance (Amanda Trussell, Principal Administrative Analyst, 387-4773, and Eduardo Mora, Administrative Analyst, 387-4376) on May 9, 2025; and County Finance and Administration (Paloma Hernandez-Barker, Deputy Executive Officer, 387-5423) on May 9, 2025.

(NA 501-6726)

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

APPROVED (CONSENT CALENDAR)

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

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: May 20, 2025



cc: RESD - Thompson w/attach
File - SDD/Board Governed County Service Area w/attach
CCM 05/22/2025