

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

October 7, 2025

FROM

TERRY W. THOMPSON, Director, Real Estate Services Department

NOEL CASTILLO, Director, Department of Public Works – Transportation

SUBJECT

Appraisals and Acquisition Agreements for Permanent Road and Temporary Construction Easements for the Randall Avenue Sidewalk Project

RECOMMENDATION(S)

1. Approve Appraisal Nos. 25-21 to 25-26, copies of which are on file with the Real Estate Services Department.
2. Authorize the acquisition of one Permanent Road Easement from one property owner over a portion of certain real property, totaling approximately 5,019 square feet, and six Temporary Construction Easements from six property owners over portions of certain real properties, totaling approximately 5,666 square feet, for the Randall Avenue Sidewalk Project in the unincorporated area of Fontana, at a total cost not to exceed \$66,852, which includes the just compensation, and an approximate 15% contingency amount.
3. Approve the form of Acquisition Agreement to acquire one Permanent Road Easement from one property owner over a portion of certain real property, totaling approximately 5,019 square feet, and six Temporary Construction Easements from six property owners over portions of certain real properties, totaling approximately 5,666 square feet, for the Randall Avenue Sidewalk Project in the unincorporated area of Fontana.
4. Authorize the Director of the Real Estate Services Department to complete and execute Acquisition Agreements, in substantial conformance with the approved form of Acquisition Agreement in Recommendation No. 3, to acquire the easement interests in Recommendation No. 2, at a total cost not to exceed \$66,852, which includes the just compensation and an approximate 15% contingency amount, and execute any other non-substantive documents necessary to complete these transactions, 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.

Provide for the Safety, Health and Social Service Needs of County Residents.

FINANCIAL IMPACT

Approval of this item will not result in the use of Discretionary General Funding (Net County Cost). The Permanent Road Easement (PE) and six Temporary Construction Easements (TCEs) for the Randall Avenue Sidewalk Project in the unincorporated area of Fontana (Project), will be funded with Gas Tax revenue and federal Community Project

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Funding/Congressionally Directed Spending funds. The total cost to acquire the PE and TCEs shall not exceed \$66,852, which includes just compensation and an approximate 15% contingency amount for potential administrative settlements. Sufficient appropriation and revenue are included in the Department of Public Works-Transportation (DPW-T) 2025-26 Road Operations budget (6650002000 17H15254) and will be included in future recommended budgets as necessary.

BACKGROUND INFORMATION

The Project involves the construction of a new concrete sidewalk, curb and gutter, driveway approaches, the installation of new and reconstruction of existing curb ramps, in accordance with current design standards and pursuant to the Americans with Disabilities Act (ADA), and paint crosswalks, along the north side of Randall Avenue, between Beech Avenue and Poplar Avenue, in the unincorporated area of Fontana.

Updates to existing ADA compliant curb ramps, and installation of new ADA compliant curb ramps for the Project are required under the federal “2013 Department of Justice/Department of Transportation Joint Technical Assistance on the Title II of the Americans with Disabilities Act Requirements to Provide Curb Ramps when Streets, Roads, or Highways are Altered through Resurfacing” guidelines. In support of this effort, DPW-T has requested assistance from the Real Estate Services Department (RES D) for the valuation and acquisition of the easements necessary to implement the Project.

The easement interests in the portions of land to be acquired for the Project are described as follows, with the names of the property owner(s) on file with RESD:

Parcel ID	APN	Acquired Type	Acquired Area (Square Feet)
E-1	0233-111-01-0000	PE	5,019
TCE-1	0233-111-01-0000	TCE	3,248
TCE-3	0233-421-30-0000	TCE	300
TCE-4	0233-421-31-0000	TCE	300
TCE-5	0233-421-32-0000	TCE	737
TCE-6	0233-421-33-0000	TCE	1,021
TCE-7	0233-262-24-0000	TCE	60

RESD reviewed the Project with DPW-T and initiated the valuation of the PE and TCE interests under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, Government Code section 7260 et seq., corresponding regulations, and County Policy No. 12-20, for the acquisition of property rights for a public project.

Appraisal Nos. 25-21 to 25-26, copies of which are on file with RESD, were professionally prepared and approved by qualified RESD staff. The appraisals establish the amounts of just compensation to be paid to the property owners for the property rights necessary to complete the Project. RESD recommends that the appraisals be approved and that written offers be made to the impacted property owners.

Approval of this item by the Board of Supervisors (Board) will authorize the County's acquisition of the PE and TCEs, approve a form of Acquisition Agreement to acquire the necessary

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property interests for the Project, and delegate authority to the Director of RESD to execute the Acquisition Agreements with the six property owners to acquire the PE and TCEs, for a total cost not to exceed \$66,852, which includes the just compensation and an approximate 15% contingency amount. Just compensation, in right-of-way acquisition projects, refers to the fair market value that must be paid to a property owner when their property is acquired for public use. Fair market value is typically determined through an appraisal. The Director of RESD will also be authorized to execute any other non-substantive documents, such as forms or disclosures, necessary to complete these transactions, subject to County Counsel's review. In addition, the Director of RESD will accept the PE and all TCEs executed by the property owners pursuant to the authority granted by the Board on March 27, 2012 (Item No. 75).

Real Estate Services is requesting the use of a template and delegation of authority to the RESD Director to enhance efficiency and flexibility in the acquisition process. This approach helps mitigate delays often caused by protracted negotiations while ensuring that all agreements comply with Board-approved standards. Delegation of Authority further enables staff to manage routine execution tasks effectively, streamlining the overall process to meet Project deadlines.

On January 28, 2025 (Item No. 46), the Board approved the Project and determined it to be exempt under the California Environmental Quality Act Guidelines (CEQA), Title 14 of the California Code of Regulations Section 15301 (c) Class 1 (existing facilities) and Section 15302(c) Class 2 (replacement or reconstruction). DPW-T was directed to file and post a Notice of Exemption. There have been no material changes in the scope of the Project. Accordingly, no further action is required under CEQA.

PROCUREMENT

RESD can make offers and acquire the necessary PE and TCEs in conformance with all applicable provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, Government Code section 7260 et seq., corresponding regulations, and County Policy No. 12-20.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Agnes Cheng, and Aaron Gest, Deputies County Counsel, 387-5455) on July 10, 2025; Public Works (Noel Castillo, Director, 387-7916) on June 4, 2025; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on May 15, 2025; and County Finance and Administration (Eduardo Mora, 387-4376, and Kathleen Gonzalez, 387-5412, Administrative Analysts) on September 19, 2025.

(B.O. 659-4676)

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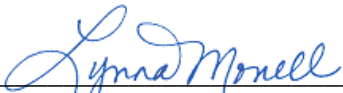
Record of Action of the Board of Supervisors
San Bernardino County

OFF 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 7, 2025



cc: File - Real Estate Services

MBA 10/8/2025