

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

April 7, 2026

FROM

TERRY W. THOMPSON, Director, Real Estate Services Department

SUBJECT

San Bernardino County 2026 Amended and Restated Land Plan

RECOMMENDATION(S)

1. Conduct a public hearing to review and approve the San Bernardino County 2026 Amended and Restated Land Plan, which provides for the disposition of up to approximately 201.25 acres of County-owned dairy property, and the acquisition of approximately 200 or more acres and the restriction of approximately 294.06 acres for agricultural preservation to include community gardens, agricultural heritage projects, agricultural and wildlife education or wildlife habitat, or for open space conservation purposes, all within the Chino Agricultural Preserve in the cities of Ontario and Chino.
2. Find that the approval of the San Bernardino County 2026 Amended and Restated Land Plan is an exempt project under the California Environmental Quality Act Guidelines, Title 14 of the California Code of Regulations, Section 15061(b)(3) (Common Sense Exemption) and Section 15307 (Actions by Regulatory Agencies for Protection of Natural Resources).
3. Approve the San Bernardino County 2026 Amended and Restated Land Plan.
4. 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

Promote and Fulfill the Countywide Vision.

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

Foster Sustainable Development Through Strategic Partnerships.

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 San Bernardino County 2026 Amended and Restated Land Plan (2026 Land Plan) establishes a framework for the future disposition of approximately 201.25 acres of remaining Proposition 70 (Prop 70) dairy properties and the potential acquisition of 200 or more acres, along with conservation easements and related investments within the Chino Agricultural Preserve.

All revenues generated from future sales of Prop 70 dairy properties will be deposited into the Chino Agricultural Preserve Special Revenue Fund 2734 (Special Fund). All expenditures for

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future land acquisitions, conservation easements, or capital improvements authorized under the 2026 Land Plan will be funded exclusively from the Special Fund.

As of March 24, 2026, the Special Fund has Available Reserves of \$35,983,242 as published in the 25-26 adopted budget book, which is restricted for uses consistent with Prop 70 and SB 1124 requirements.

Approval of the 2026 Land Plan does not, at this time, commit the County to any specific land sale, acquisition, or expenditure of funds. Specific land sales, acquisitions, conservation easements, or capital improvement investments will return to the Board of Supervisors (Board) for separate approval and appropriation authority, consistent with County Policy, SB 1124, and California Environmental Quality Act (CEQA) requirements.

BACKGROUND INFORMATION

Approval of this item will meet the requirement of Prop 70, as amended by State of California Senate Bill 1124 (SB 1124), which allows the County to amend a previously approved land plan, so long as it follows the same steps required for approving the initial land plan, including approval by the California Department of Parks and Recreation (State Parks).

Throughout the 1990s, the County acquired approximately 366.55 acres of dairy properties in the cities of Chino and Ontario with a \$20 million Prop 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 supporting unique or endangered plants or animals”. Prop 70 was approved by the voters in 1988. While these properties constitute a significant amount of land, their non-contiguous nature failed to serve the intent of legislation to maximize their benefit to the regional residents and visitors.

SB 1124 was enacted in 2010 to allow the County an avenue to sell or exchange the original Prop 70 Dairies to create a single continuous land mass better suited to meet the intentions of Prop 70. One of the primary components of SB 1124 was the requirement that the County prepare a detailed land plan outlining any proposed sales, exchanges, or acquisitions of lands or conservation easements. In 2012, the County submitted the 2012 Land Plan to State Parks. State Parks provided written approval, with minor conditions, as of August 27, 2012, and the 2012 Land Plan received Board approval on November 6, 2012 (Item No. 95).

The 2012 Land Plan outlined the County’s intent to sell or exchange seven of the Prop 70 Dairies, totaling approximately 320.60 acres, while acquiring approximately 322.06 acres of property adjacent to Prado Regional Park. Additionally, the County intended to exchange approximately 40 (of the newly acquired 322.06) acres with the U.S. Army Corps of Engineers (USACE) for conservation easements over approximately 2,200 acres in Prado Regional Park leased from the USACE. The remaining two Prop 70 Dairies, totaling approximately 45.95 acres, were to be sold or replaced, by purchase or exchange. Thus, none of the original Prop 70 Dairies were expected to be retained following the implementation of the 2012 Land Plan.

Ultimately, only a portion of the 2012 Land Plan was enacted, primarily hindered by the inability to meet USACE’s requirements regarding conservation easements. Only 165.30 acres were sold or exchanged with Watson Land Company, and only 271.66 acres were acquired adjacent to Prado Regional Park, resulting in 201.25 acres of the original Prop 70 Daires remaining. As provided by SB 1124, the County has the ability to amend the 2012 Land Plan through the proposed 2026 Land Plan.

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The 2026 Land Plan proposes working with the City of Ontario to create the desired, single continuous land mass that is best suited to meet the intent of Prop 70. The City of Ontario has intention to develop 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 park for both active and passive use, of which the City of Ontario currently owns only 120 acres within the Grand Park footprint. The 2026 Land Plan outlines the County's intent to acquire property within the Chino Agricultural Preserve, which may include, but is not limited to property, conservatively estimated at 200 acres or more, to complete the City of Ontario's Grand Park for the uses authorized by SB 1124, or make investments in existing City of Ontario park property, including but not limited to property associated with the Grand Park. The County may also acquire other property in the Chino Agricultural Preserve pursuant to the 2026 Land Plan for agricultural preservation or open space conservation purposes. The County proposes in the 2026 Land Plan to sell one Prop 70 dairy site, approximately 74.44 acres, to the City of Ontario. Proceeds from the sale will be deposited into the Special Fund and be used to begin identifying, appraising and acquiring land within the Grand Park footprint, or to invest in existing City of Ontario park property as described in the 2026 Land Plan for the purposes described in SB 1124. As specific parcels are identified and appraised, the remaining Prop 70 Dairies will be sold, proceeds from all sales will be deposited into the Special Fund and utilized for the purposes identified in the 2026 Land Plan and authorized by SB 1124. Conservation easements will be applied to any parcel acquired or invested in from the Special Fund.

The 2026 Land Plan also outlines the placement of conservation easements over the 271.66 acres acquired in the partially enacted 2012 Land Plan, as well as an additional 22.4 acres owned by the County adjacent to Prado Regional Park. These acres, in addition to the expected acreage of the Grand Park (200 acres or more), will ultimately exceed the original Prop 70 Dairies acreage of 366.55 acres.

Additionally, SB 1124 requires no net-loss in habitat value as a result of implementing the 2026 Land Plan. The County commissioned habitat value assessments of the Prop 70 Dairies and the 271.66 and 22.4 acres identified in the plan. The results of these assessments determined that the habitat value of the 271.66 and 22.4 acres exceeds that of the Prop 70 dairies as years of dairy operations have left the dairies with no identifiable habitat value.

The 2026 Land Plan was last submitted to State Parks on February 5, 2026. State Parks provided written approval of the plan on March 3, 2026.

Per SB 1124, prior to the closing of any sale of Prop 70 Dairies, or land acquisition or investment proposed within the 2026 Land Plan, the County will submit independent appraisals to State Parks for concurrence with state appraisal standards. Before recordation, each conservation easement will be approved by State Parks. Once the 2026 Land Plan is fully implemented, the County will provide a report to State Parks on all expenditures, revenues, and acreages.

The 2026 Land Plan was reviewed pursuant to CEQA and determined to be categorically exempt under the CEQA Guidelines, Title 14 of the California Code of Regulations, Section 15061(b)(3) (Common Sense Exemption) and Section 15307 (Actions by Regulatory Agencies for Protection of Natural Resources). Approval of the 2026 Land Plan itself is exempt under CEQA Guidelines Section 15061(b)(3) as this approval will not result in a significant effect on the environment. Further, approval of the 2026 Land Plan is exempt under CEQA Guidelines Section 15307, as the approval of the 2026 Land Plan is authorized by state law (Prop 70 and

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SB 1124) to assure maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment.

Pursuant to SB 1124, the County is holding a public hearing before the Board for the purpose of reviewing the 2026 Land Plan and taking public comment. The hearing was also scheduled for the specific time of 10:45 a.m. on April 7, 2026, and separately noticed and publicized.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Scott Runyan, Principal Assistant County Counsel, 387-5455) on March 30, 2026; and County Finance and Administration (Eduardo Mora, Administrative Analyst, 387-4376) on March 23, 2026.

(BJO: 659-4676)

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Record of Action of the Board of Supervisors
San Bernardino County

Hearing Opened
Public Comment: None
Hearing Closed

APPROVED

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

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: April 7, 2026



cc: File - Real Estate Services Department w/ attachment
JLL 04/10/2026