

**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 and Temporary Construction Easements for the Baker Boulevard Bridge over the Mojave River Project

RECOMMENDATION(S)

1. Approve Appraisal Nos. 25-47 to 25-55, copies of which are on file with the Real Estate Services Department.
2. Authorize the acquisition of four permanent easements from three property owners over portions of certain real properties, totaling approximately 8,602 square feet, and 10 temporary construction easements from nine property owners over portions of certain real properties, totaling approximately 88,060 square feet, for the Baker Boulevard Bridge over the Mojave River Project in the unincorporated town of Baker, at a total cost not to exceed \$356,400, which includes just compensation and an approximate 15% contingency amount of \$46,500.
3. Approve the form of Acquisition Agreement to acquire four permanent easements from three property owners over portions of certain real properties, totaling approximately 8,602 square feet, and 10 temporary construction easements from nine property owners over portions of certain real properties, totaling approximately 88,060 square feet, for the Baker Boulevard Bridge over the Mojave River Project in the unincorporated town of Baker, and which includes, if necessary, an administrative settlement in an amount not to exceed 10% above the approved appraised fair market value and within the 15% contingency amount approved in Recommendation No. 2, with such justification to be documented in the parcel acquisition file as may be determined necessary to facilitate timely acquisition and project delivery.
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 \$356,400, which includes just compensation and an approximate 15% contingency amount of \$46,500, 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.

Appraisals and Acquisition Agreements for Permanent and Temporary Construction Easements for the Baker Boulevard Bridge over the Mojave River Project
October 7, 2025

FINANCIAL IMPACT

Approval of this item will not result in the use of Discretionary General Funding (Net County Cost). The four permanent easements (PEs) and 10 temporary construction easements (TCEs) for the Baker Boulevard Bridge over the Mojave River Project (Project), will be funded with Measure I North Desert Subarea Major Local Highways Program (MLHP), administered by the San Bernardino County Transportation Authority (SBCTA) for design and environmental. Funding for construction will utilize Measure I MLHP along with state and federal funds under the Surface Transportation Program (STP - local) and with a grant from the Trade Corridors Enhancement Program (TCEP) from the California Transportation Commission (CTC), allocated to SBCTA. The requested administrative actions have minimal financial impact on the Department of Public Works-Transportation (DPW-T). Sufficient revenue and appropriation for the PEs and TCEs are included in DPW-T's 2025-26 Road Operations budget (6650002000 H14278). The total cost to acquire the PEs and TCEs shall not exceed \$356,400, which includes just compensation (\$309,900) and an approximate 15% contingency amount for potential administrative settlements (\$46,500), up to 10% above the approved appraised fair market value. In addition, the County's Real Estate Services Department (RESA) labor costs are estimated at \$51,000.

BACKGROUND INFORMATION

DPW-T, in cooperation with the California Department of Transportation (Caltrans), proposes to replace the existing two-lane timber bridge on Baker Boulevard crossing over the Mojave River, with a new four lane structure located near the unincorporated community of Baker in San Bernardino County. The purpose of the proposed Project is to improve structure safety and operations through the replacement of the existing bridge and approach roadways. The proposed Project is needed to meet current bridge structural design and safety standards while accommodating future traffic capacity needs. However, the Project itself will not generate an increase in traffic volume or demand.

The existing bridge, originally constructed in 1931, was a simple-supported stringer timber bridge spanning approximately 93-feet over the Mojave River Channel on Baker Boulevard (formerly US 91 and State Route 31). In 1938, the bridge underwent significant repairs and expansion, including the replacement of all untreated Douglas Fir timber with Redwood. The bridge was lengthened with the addition of nine new spans to the west and eight to the east, extending its total length to approximately 408 feet. Channel excavation was also performed to maintain a minimum clearance of six feet below the bottom stringer (soffit) of the bridge.

The proposed project involves demolishing the existing two-lane, 22-span, simple-supported stringer timber bridge and replacing it with a new four-lane structure. In support of this effort, DPW-T has requested assistance from the RESA 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 RESA:

Parcel ID	APN	Acquired Type	Acquired ID	PE Acquired Area (Square Feet)	TCE Acquired Area (Square Feet)
11 & 12	0544-452-01-0000	TCE	TCE-1	-	2,333

Appraisals and Acquisition Agreements for Permanent and Temporary Construction Easements for the Baker Boulevard Bridge over the Mojave River Project
October 7, 2025

	0544-452-03-0000				
13	0544-452-02-0000	PE	DE-1	474	-
13	0544-452-02-0000	TCE	TCE-2	-	7,412
14	0544-281-14-0000	PE	DE-2	4,777	-
14	0544-281-14-0000	TCE	TCE-3	-	5,341
15	0544-451-01-0000	PE	DE-3	1,722	-
15	0544-451-01-0000	TCE	TCE-7	-	34,370
16	0544-281-35-0000	TCE	TCE-4	-	219
17	0544-451-05-0000	TCE	TCE-8	-	12,872
19	0544-281-46-0000	PE	DE-4	1,629	-
19	0544-281-46-0000	TCE	TCE-9	-	21,012
20	0544-281-22-0000	TCE	TCE-5	-	1,665
21	0544-281-38-0000	TCE	TCE-6	-	917
22	0544-281-17-0000 0544-443-01-0000	TCE	TCE-10	-	1,919
			Total	8,602	88,060

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. 25-47 to 25-55, 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 property interests for the Project, and delegate authority to the Director of RESD to execute the Acquisition Agreements with the nine property owners to acquire the PEs and TCEs, for a total cost not to exceed \$356,400 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 necessary to complete these transactions, subject to County Counsel's review. In addition, the Director of RESD will

**Appraisals and Acquisition Agreements for Permanent and Temporary
Construction Easements for the Baker Boulevard Bridge over the Mojave
River Project
October 7, 2025**

accept the PEs and TCEs executed by the property owners pursuant to the authority granted by the Board on March 27, 2012 (Item No. 75).

RESO is requesting the use of a template and delegation of authority to the RESO 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 April 29, 2025 (Item No. 54), the Board adopted a Mitigated Negative Declaration for the Project. DPW-T was directed to file and post a Notice of Determination. The Project is funded by both state and federal sources, requiring compliance with both the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA), with Caltrans serving as the lead agency for NEPA compliance and the County as the lead agency for CEQA compliance. There have been no material changes in the scope of the Project. Accordingly, no further action is required under NEPA and CEQA.

PROCUREMENT

RESO can make offers and acquire the necessary PEs 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 (Aaron Gest, Deputy County Counsel, 387-5455) on September 30, 2025; Public Works (Noel Castillo, Director, 387-7916) on September 22, 2025; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on August 26, 2025; and County Finance and Administration (Eduardo Mora, 387-5285, and Kathleen Gonzalez, 387-5412, Administrative Analysts) on September 22, 2025.

(KD: 665-0430)

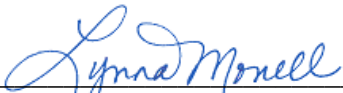
**Appraisals and Acquisition Agreements for Permanent and Temporary
Construction Easements for the Baker Boulevard Bridge over the Mojave
River Project
October 7, 2025**

Record of Action of the Board of Supervisors
San Bernardino County

APPROVED (CONSENT 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