

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

August 5, 2025

FROM

TERRY W. THOMPSON, Director, Real Estate Services Department

SUBJECT

Conveyance of Underground Electrical Easement to Southern California Edison Company in Fontana

RECOMMENDATION(S)

1. Find that approval of a conveyance of an underground electrical easement to Southern California Edison Company is an exempt project under California Environmental Quality Act Guidelines, Section 15301(b), Class 1 (Minor alterations of existing utility services) and Section 15061(b)(3) – Common sense exemption.
2. Adopt a **Resolution No. 2025-174** declaring that the conveyance of a non-exclusive underground electrical easement, totaling approximately 546 square feet, over a portion of County-owned real property (portion of Assessor's Parcel Number 0234-231-03-0000), located at 14605 ½ Washington Drive, in the City of Fontana, to Southern California Edison Company to provide electric utility is in the public interest, declaring that the interest conveyed will not substantially conflict or interfere with the use of the property by the County, and authorizing the conveyance by Grant of Easement in accordance with Government Code Section 25526.6 at no cost.
3. Approve a Grant of Easement to Southern California Edison Company over a portion of County-owned real property (portion of Assessor's Parcel Number 0234-231-03-0000), located at 14605 ½ Washington Drive, in the City of Fontana.
4. Authorize the Director of the Real Estate Services Department to execute any other 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

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). An easement over a portion of real property owned by the County (portion of Assessor's Parcel Number 0234-231-03-0000) located at 14605 ½ Washington Drive in the City of Fontana (Property) will be granted to Southern California Edison Company (Edison) at no cost, pursuant to Government Code Section 25526.6. Edison will be responsible for the maintenance of the

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easement area and the construction, operation, and maintenance of Edison's improvements therein.

BACKGROUND INFORMATION

On June 23, 2020 (Item No. 74), the Board of Supervisors (Board) approved Amendment No. 3 (Amendment) to Revenue Lease Agreement No. 12-738 (Lease) with NCWPCS MPL 24 – Year Sites Tower Holdings, LLC (Tenant) for a portion of the Property (Leased Premises) to confirm the Tenant's concurrent exercise of its three existing 5-year extension options, resulting in a term that commenced on November 1, 2018, and is scheduled to expire on October 31, 2033. The Tenant subsequently subleased a portion of the Leased Premises to DISH Network (DISH).

In late 2023, the Real Estate Services Department (RES D) was advised that DISH wanted to make improvements to an existing cell tower on the subleased premises. The improvements require an easement for Edison to install underground conduits and a meter to provide electrical utilities.

The underground electrical easement, totaling approximately 546 square feet over a portion of the Property, is perpetual and will continue to be used to provide electrical utilities following the expiration or earlier termination of the sublease and Lease.

RES D reviewed the easement request and determined that it is in the public's interest and the easement conveyed will not substantially conflict or interfere with the County's use of the Property. This easement will be conveyed to Edison pursuant to Government Code section 25526.6 at no cost.

Additionally, this item will authorize the RES D Director to execute other 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.

The conveyance by the County of a non-exclusive underground electrical easement of approximately 546 square feet over a portion of the Property to Edison 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, Section 15301(b), Class 1 (Minor alterations of existing utility services) and Section 15061(b)(3) – Common sense exemption. The County will have fulfilled the obligations under CEQA for this conveyance with the posting of the Notice of Exemption by RES D.

PROCUREMENT

The County can convey the easement to Edison in accordance with Section 25526.6 of the Government Code.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Agnes Cheng, Deputy County Counsel, 387-5455) on June 25, 2025; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on June 10, 2025; and County Finance and Administration (Eduardo Mora, Administrative Analyst, 387-4376) on July 16, 2025.

(KD: 665-0430)

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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: August 5, 2025



cc: RESD - Thompson w/attachments
File - Real Estate Services w/attachments
MBA 08/12/2025