

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

June 18, 2025

FROM

**NOEL CASTILLO, Director, Department of Public Works – Special Districts
TERRY W. THOMPSON, Director, Real Estate Services Department**

SUBJECT

Acquisition of Water Pipeline Easement in Victorville from Victor Valley Community College District

RECOMMENDATION(S)

Acting as the Governing Body of County Service Area 64 - Spring Valley Lake:

1. Adopt **Resolution No. 2025-162** making Responsible Agency findings pursuant to the California Environmental Quality Act.
2. Authorize the acquisition of a non-exclusive water pipeline easement to install, construct, survey, reconstruct, remove and replace, operate, maintain, repair, and improve a 12-inch underground pipeline for public water supply and distribution purposes over a portion of real property, comprising approximately 6,993 square feet, located east of Bear Valley Road and North of the Mojave River, in the City of Victorville (portion of Assessor's Parcel Number 0482-022-06-0000), from Victor Valley Community College District, pursuant to Government Code Section 25212, at no cost to County Service Area 64 - Spring Valley Lake.
3. Approve a Water Pipeline Easement Deed (**Agreement No. 25-526**) between Victor Valley Community College District and County Service Area 64 - Spring Valley Lake for the easement referenced in Recommendation No. 2.
4. Authorize the Director of the Real Estate Services Department to execute any non-substantive documents necessary to complete the transaction, subject to County Counsel review.
5. Direct the Real Estate Services Department to file the Notice of Determination in accordance with the California Environmental Quality Act.

(Presenter: Terry W. Thompson, Director, 387-5000)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

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). There is no cost to County Service Area 64 - Spring Valley Lake (CSA 64) to acquire the Water Pipeline Easement Deed. Rather, acquisition costs of \$4,268 will be paid by the Town of Apple Valley (Town).

BACKGROUND INFORMATION

**Acquisition of Water Pipeline Easement in Victorville from Victor Valley
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The Town, in cooperation with the California Department of Transportation (Caltrans), is working to widen, rehabilitate, and seismically retrofit the Bear Valley Road Bridge over the Mojave River and improve approach roadways from Mojave Fish Hatchery Road to Jess Ranch Parkway (Project). The bridge is located in the Town, but the west approach roadway is in the cities of Hesperia and Victorville. The Town is the lead agency delivering the Project, which includes acquiring all necessary property rights. A portion of CSA 64's existing water pipeline that runs parallel to Bear Valley Road needs to be relocated due to the Project. The affected portion of the pipeline will be relocated, at the Town's expense, in part to San Bernardino County Flood Control District (FCD)-owned property (portion of Assessor's Parcel Number [APN] 0444-121-18-0000) and in part to Victor Valley Community College District (VVC)-owned property, comprising approximately 6,993 square feet, located east of Bear Valley Road and North of the Mojave River in the City of Victorville (portion of APN 0482-022-06-0000).

On May 23, 2023 (Item No. 103), the Board of Supervisors (Board), acting for CSA 64 and FCD, respectively, authorized the conveyance of a utility easement to CSA 64 over a portion of FCD-owned property for pipeline purposes.

CSA 64 now requires a non-exclusive water pipeline easement from VVC for the installation, construction, surveying, reconstruction, removal and replacement, operation, maintenance, repair, and improvement of a 12-inch underground pipeline for public water supply and distribution purposes. The acquisition cost of \$4,268 for the easement from VVC and the relocation costs for the pipeline will be paid by the Town as the lead agency delivering the Project.

The Director of RESD will also be authorized to execute any non-substantive documents necessary to complete this transaction, subject to County Counsel review. The Director of RESD will not be authorized to execute any documents that would bind CSA 64 to any actions not contemplated by, or arising from, the transaction that is the subject of these recommendations.

The Town, serving as the lead agency for the Project, adopted a Mitigated Negative Declaration (MND) (State Clearinghouse No. 2016111018) on March 2, 2017. The MND reflects the independent judgment of the Town as the lead agency. CSA 64 has reviewed and considered the Town's MND as a Responsible Agency and determined, based on findings in the proposed Resolution, that adequate mitigation has been provided to avoid direct and/or indirect environmental effects due to the acquisition of a non-exclusive water pipeline easement.

PROCUREMENT

CSA 64 may acquire the easement pursuant to Government Code Section 25212.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Agnes Cheng, and Aaron Gest, Deputies County Counsel, 387-5455) on May 23, 2025; Special Districts (David Doublet, Assistant Director, 387-8810) on May 15, 2025; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on May 15, 2025; Finance (Amanda Trussell, Principal Administrative Analyst, 387-4773, and Eduardo Mora, Administrative Analyst, 387-4376) on May 29, 2025; and County Finance and Administration (Paloma Hernandez-Barker, Deputy Executive Officer, 387- 5423) on June 2, 2025.

(JAG: 677-8210)

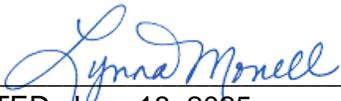
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Record of Action of the Board of Supervisors
Board Governed County Service Areas

APPROVED (CONSENT CALENDAR)

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: June 18, 2025



cc: RESD – Thompson w/agree
 Contractor – c/o RESD w/agree
 File – w/agree
MBA 07/1/2025