

RESOLUTION NO. 2026-_____

RESOLUTION OF THE BOARD OF SUPERVISORS OF SAN BERNARDINO COUNTY DECLARING THAT THE CONVEYANCE OF A NON-EXCLUSIVE SLOPE AND FUEL MODIFICATION EASEMENT OVER APPROXIMATELY 11,855 TOTAL SQUARE FEET OF SAN BERNARDINO COUNTY-OWNED PROPERTY IN THE UNINCORPORATED AREA OF SAN BERNARDINO COUNTY (PORTION OF ASSESSOR'S PARCEL NUMBER 0239-031-57-0000) IS IN THE PUBLIC INTEREST, DECLARING THAT THE EASEMENT INTEREST CONVEYED WILL NOT SUBSTANTIALLY CONFLICT NOR INTERFERE WITH SAN BERNARDINO COUNTY'S USE OF THE PROPERTY, AND AUTHORIZING THE CONVEYANCE OF SAID EASEMENT INTEREST TO PHARRIS SYCAMORE FLATS, LLC

On Tuesday, June 23, 2026, on motion of Supervisor _____, duly seconded by Supervisor _____ and carried, the following resolution is adopted by the Board of Supervisors (Board) of the San Bernardino County (County):

WHEREAS, the County owns certain real property located in the unincorporated area of San Bernardino County, State of California (Assessor's Parcel Number 0239-031-57-0000) (County Property); and

WHEREAS, Pharris Sycamore Flats, LLC, a California limited liability company (Pharris), is developing a residential project (Project) consisting of approximately 171 dwelling units (Tract No. 20407) on property located adjacent to the County Property; and

WHEREAS, conditions of approval for the Project require grading, slope stabilization, drainage improvements, erosion control, and fuel modification activities that necessitate the acquisition of a slope and fuel modification easement over a portion of the County Property totaling approximately 11,855 total square feet, comprising approximately 2,528 square feet for slope modification purposes and approximately 9,327 square feet for fuel modifications purposes; and

WHEREAS, the Real Estate Services Department (RESO) and the Regional Parks Department have reviewed the proposed easement and determined that the conveyance is in the public interest and will not substantially conflict or interfere with the County's use of the County Property; and

WHEREAS, the County may convey easement interests in County-owned property in accordance with Government Code Section 25521; and

WHEREAS, the fair market value of the easement has been determined to be \$4,000, plus reimbursement of incurred administrative costs, using a commonly accepted method of valuation; and

WHEREAS, Pharris has agreed to pay \$4,000 to acquire the easement, plus reimbursement of incurred administrative costs; and

WHEREAS, the conveyance of the easement has been reviewed pursuant to the California Environmental Quality Act (CEQA) and has been determined to be categorically exempt under CEQA Guidelines Section 15301 (Class 1 Existing Facilities), Section 15312 (Class 12 Surplus Government Property Sales), and Section 15061(b)(3) (Common Sense Exemption); and

NOW, THEREFORE the Board hereby finds, declares, and resolves as follows:

SECTION 1. The above recitals are true and correct and are a substantive part of this Resolution.

SECTION 2. The Board hereby declares that the conveyance of a non-exclusive slope and fuel modification easement over approximately 11,855 total square feet of the County Property, comprising approximately 2,528 square feet for slope modification purposes and approximately 9,327 square feet for fuel modifications purposes, to Pharris is in the public interest and will not substantially conflict or interfere with the County's use of the County Property.

SECTION 3. The Board hereby authorizes the conveyance of a non-exclusive Slope and Fuel Modification Easement to Pharris in accordance with Government Code Section 25521, upon payment of \$4,000, plus reimbursement of incurred administrative costs by Pharris.

SECTION 4. RESD is directed to file and post the Notice of Exemption for the conveyance of the easement in accordance with CEQA.

PASSED AND ADOPTED by the Board of Supervisors of San Bernardino County by the following vote:

AYES: SUPERVISORS:
NOES: SUPERVISORS:
ABSENT: SUPERVISORS:

* * * * *

STATE OF CALIFORNIA)
) ss.
SAN BERNARDINO COUNTY)

I, **LYNNA MONELL**, Clerk of the Board of Supervisors of San Bernardino County, State of California, hereby certify the foregoing to be a full, true and correct copy of the record of the action taken by the Board of Supervisors, by vote of the members present, as the same appears in the Official Minutes of said Board at its meeting of June 23, 2026.

LYNNA MONELL
Clerk of the Board of Supervisors

By _____
Deputy