



Real Estate Services Department and
Department of Public Works - Special Districts

Snowdrop Road Improvement Project – Resolution of Necessity

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The purpose of this hearing is to seek Board approval to adopt a Resolution of Necessity for condemnation of seven permanent easements over five parcels, from two public property owners, for road and drainage purposes.

The County of San Bernardino, County Service Area 70 (County), has determined a logistical need to acquire a portion of these properties, for improvement of Snowdrop Road, as part of the Snowdrop Road Improvement Project (Project) in the unincorporated area north of Rancho Cucamonga.

The terms and conditions of the acquisition are subject to approval by the County of San Bernardino Board of Supervisors.

Snowdrop Road Improvement Project Map



Pursuant to California law (Code of Civil Procedure section 1245.230), the Resolution of Necessity requires four affirmative findings:

1. The public interest and necessity require the proposed project.
2. The project is planned and located in a manner compatible with the greatest public good and least private injury.
3. The easement interests are necessary for the project.
4. A valid offer has been made to acquire the properties.

1. Does the public interest and necessity require the proposed project?

The purpose of the Project is to improve the conditions of the Snowdrop Road, Haven Avenue and Archibald Avenue roadway segments in order to provide adequate access for the residents in the Project vicinity. This project is possible due to the voter-approved formation of Assessment District No. 2018-1 to fund the construction and ongoing maintenance of the road and associated improvements.

2. Is the project planned and/or located in a manner compatible with greatest public good and the least private injury?

The Project design was planned along the existing road segments to minimize impacts to private properties while improving road conditions, drainage and access into the surrounding neighborhood.

3. Is the property necessary for the project?

Yes. Easement rights over these properties are needed in order to allow the County to complete the road improvements, to provide legal access to the road for nearby residents, and to allow for engineered drainage to be installed in order to protect the road from erosion. The Easement Interests described herein are thus necessary for the County to acquire before the Project can proceed.

4. Have valid offers been made to acquire the properties?

Yes. Valid offers of just compensation were made to both property owners of record on January 28, 2021 based on a recent appraisal using fair market value as set forth in Chapter 16, Section 7260 (et seq) of Division 7, Title 1 of Government Code.

- Approve the appraisal and authorize the acquisition of seven permanent easements on the above-referenced parcels for the Project.
- Adopt a Resolution of Necessity authorizing the filing of a court action to condemn the above-described real property interests as supported by the findings in this presentation along with the other recommendations as summarized in the Board Agenda Item.