

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

September 23, 2025

FROM

**TERRY W. THOMPSON, Director, Real Estate Services Department
BEAHTA R. DAVIS, Director, Regional Parks Department**

SUBJECT

Irrevocable Offer of Dedication for Trail Easement from Tri Pointe Homes IE-SD, Inc.

RECOMMENDATION(S)

1. Adopt **Resolution No. 2025-204** making Responsible Agency findings pursuant to the California Environmental Quality Act.
2. Receive an Irrevocable Offer of Dedication for Trail Easement(**Agreement No. 25-749**) from Tri Pointe Homes IE-SD, Inc. to dedicate a perpetual, non-exclusive easement and right-of-way of approximately 12,564 square feet over a portion of real property located on the northeast side of the terminus of Texas Street and approximately 500 feet north of Domestic Avenue in the northern area of the City of Redlands (portion of Assessor's Parcel Number 0167-041-01-0000), for public trail purposes, pursuant to Government Code section 7050.
3. Authorize the Director of the Real Estate Services Department to initially reject the dedication offer but subsequently accept the dedication upon grantor's completion of certain trail improvements and execute any non-substantive documents necessary to complete this transaction, subject to County Counsel review.
4. 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 the County associated with receiving an Irrevocable Offer of Dedication for Trail Easement (Dedication).

BACKGROUND INFORMATION

On October 25, 2022 (Item No. 70), the Board of Supervisors (Board) approved the construction of the Santa Ana River Trail Phase III Project (SART Phase III) in the San Bernardino and Redlands area.

SART Phase III consists of a 3.8-mile trail segment on the south side of the Santa Ana River, from California Street in the City of San Bernardino to the east side of Orange Street in the City of Redlands and will consist of installing the regional trail (Trail) to include a bicycle trail,

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bridges, culverts and access ramps. Construction of the trail within the approximately 12,564 square feet easement area, which forms part of the 3.8-mile trail segment, will be done by Tri Pointe Homes IE-SD, Inc. (Tri Pointe Homes). The Santa Ana River regional trail system aligns with the County and the Chief Executive Officer's goals and objectives by ensuring the development of a well-planned, balanced, and sustainable county, as well as providing for the safety, health and social service needs of County residents by providing safe and convenient access to locations within the community for pedestrians and cyclists.

The Dedication will initially be rejected by the Director of the Real Estate Services Department (RESD), but pursuant to Government Code Section 7050, will be irrevocable by Tri Pointe Homes, meaning that the Dedication remains open for the County to subsequently accept once Tri Point Homes completes the construction of the trail within the easement area, which is anticipated to commence in June 2026 and be completed by the end of August 2026. By initially rejecting the Dedication, the County will not become liable for the easement area during the time that Tri Pointe Homes constructs the Trail improvements. After the Trail is completed, the RESD Director may then accept and record the Dedication.

The California Environmental Quality Act (CEQA) analysis considers the County's receipt of the Dedication from Tri Point Homes. The City of Redlands (City), as the Lead Agency, performed an Initial Study with a Mitigated Negative Declaration (MND) determination. The City filed a notice of intent to adopt the MND (SCH#2023040567) in April 2023 in compliance with CEQA for the Texas Street Residential Development Project (Project), which was later adopted on August 8, 2023. The MND incorporated the easement area in question. Environmental Management Division (EMD) staff reviewed the City's MND and concluded that the proposed Dedication will fall entirely within the scope of the Project's impacts as analyzed and mitigated for in the Project's MND. EMD has determined that the MND is adequate for consideration of receiving the proposed Dedication and no further CEQA analysis is required. Therefore, the County will have fulfilled its obligation under CEQA for this dedication offer with the posting of the Notice of Determination by RESD.

PROCUREMENT

The Dedication to the County is a requirement by the City as a condition of approval for Tri Pointe Homes' Project. The County may receive the Dedication pursuant to Government Code Section 7050.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Agnes Cheng, Suzanne Bryant, and Aaron Gest, Deputies County Counsel, 387-5455) on August 29 , 2025; Regional Parks (Beahta Davis, Director, 387-8810) on June 13, 2025; Public Works (Noel Castillo, Director, 387-7906) on June 25, 2025; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on July 1 , 2025; and County Finance and Administration (Elias Duenas, 387-4052, and Eduardo Mora, 387-4376, Administrative Analysts) on September 4, 2025.

(KD: 665-0430)

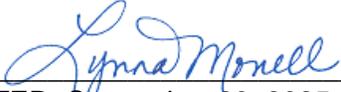
**Irrevocable Offer of Dedication for Trail Easement from Tri Pointe
Homes IE-SD, Inc.
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Record of Action of the Board of Supervisors
San Bernardino County

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: September 23, 2025



cc: RESD - Thompson w/agree
Contractor - c/o RESD w/agree
File - w/agree
MBA 09/25/2025