

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

October 26, 2021

**FROM**

**TERRY W. THOMPSON, Director, Real Estate Services Department**

**JAMES E. JENKINS, Director, Department of Airports**

**SUBJECT**

Conveyance of Drainage Easement to the City of Chino at Chino Airport

**RECOMMENDATION(S)**

1. Adopt **Resolution No. 2021-187** making responsible agency findings pursuant to the California Environmental Quality Act, declaring the conveyance of an easement over a portion of County-owned property [portion of Assessor Parcel Numbers (APNs) 1055-231-03 and 1056-101-01], consisting of 13,635 square feet at Chino Airport, to the City of Chino for drainage purposes is in the public interest and will not substantially conflict or interfere with the use of the property by the County, and authorizing the conveyance by Grant of Easement to the City of Chino in accordance with Government Code Section 25526.6 upon payment of \$10,229.
  2. Authorize the Chairman of the Board of Supervisors to execute the Grant of Easement to the City of Chino to convey said easement.
  3. Authorize the Director of the Real Estate Services Department to execute any other documents necessary to complete this transaction, subject to County Counsel review.
- (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.**

**Provide for the Safety, Health and Social Service Needs of County Residents.**

**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). The Department of Airports (Airports) will receive a one-time payment for the easement in the total amount of \$10,229, which comprises \$4,619 as the fair market value of the easement interest plus \$5,610 for reimbursement of Real Estate Services Department (RESA) processing fees. The City of Chino (City) will be responsible for operation and maintenance of drainage improvements located within the proposed easement area.

**BACKGROUND INFORMATION**

The recommended actions will authorize the conveyance of an easement over a portion of County-owned property (APNs 1055-231-03 and 1056-101-01), consisting of 13,635 square feet, at Chino Airport in Chino, to the City for drainage purposes to reduce flooding on surrounding property.

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Richland Venture (Richland) was conditioned by the City to obtain a drainage easement on a portion of the Chino Airport property for the City and make drainage improvements thereon in connection with its proposed development to the south of Chino Airport, to be known as Altitude Business Centre, on adjacent Richland property located south of Kimball Avenue and east of Euclid Avenue in Chino. The drainage improvements located within the easement form part of the City's Storm Drain Line H, which is identified in the City's Master Plan of Drainage as being located along a north-south drainage watershed east of Euclid Avenue and is within The Preserve Specific Plan area. The drainage system is sized to handle a capacity of approximately 298 cubic feet per second (cfs) under a 100-year storm event. The drainage improvements have been installed on Airport property.

Airports reviewed the easement request and determined it does not substantially conflict nor interfere with the operation of the Chino Airport. Airports requested RESD process the conveyance of the easement at fair market value. Richland provided an appraisal of the easement interest and RESD staff reviewed the appraisal and concluded fair market value to be \$4,619, using a commonly used and acceptable method of valuation. Richland will pay the fair market value of \$4,619 and reimburse processing fees of \$5,910 prior to the conveyance and recording of the easement.

Additionally, approval of this item will authorize the Director of RESD to execute other documents, such as disclosures, notices, and property statements, subject to County Counsel review. The Director of RESD 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.

Pursuant to Section 15096 of the State California Environmental Quality Act (CEQA) Guidelines, the County, in its capacity as a Responsible Agency, considered the Preserve Specific Plan Final Environmental Impact Report (FEIR), that was prepared by the City as well as the Altitude Business Centre FEIR prepared by Richland Real Estate Fund for the Altitude Business Centre Development (Project), which contain mitigation measures. County staff independently finds that both FEIRs adequately address the Project and that the drainage easement constitutes only minor changes to the Project that can reasonably be considered to be covered by the FEIRs, and find that no further analysis under CEQA is required.

**PROCUREMENT**

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

**REVIEW BY OTHERS**

This item has been reviewed by County Counsel (Scott Runyan, Supervising Deputy County Counsel, and Agnes Cheng, Deputy County Counsel, 387-5455) on September 14, 2021; Airports (Maureen Snelgrove, Assistant Director, 387-2591) on August 24, 2021; Finance (Carl Lofton, Administrative Analyst, 387-5404 and Elias Duenas, Administrative Analyst, 387-4052) on October 12, 2021; and County Finance and Administration (Matthew Erickson, County Chief Financial Officer, 387-5423) on October 12, 2021.

(BHF: 361-8976)

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Record of Action of the Board of Supervisors  
San Bernardino County

**APPROVED (CONSENT CALENDAR)**

Moved: Joe Baca, Jr. Seconded: Col. Paul Cook (Ret.)  
Ayes: Col. Paul Cook (Ret.), Janice Rutherford, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

Lynna Monell, CLERK OF THE BOARD

BY   
DATED: October 26, 2021



cc: W/RESOLUTION  
File- Real Estate Services Dept. w/Grant of Easement  
LA 11/2/2021