

CONCURRENCE IN SENATE AMENDMENTS

AB 385 (Ramos)

As Amended July 2, 2025

Majority vote

SUMMARY

Authorizes the County of San Bernardino (county) to dispose of up to 4.2 acres of property at Glen Helen Regional Park, including property acquired or improved with state grant moneys, subject to the acquisition of replacement park property.

Senate Amendments

- 1) Define "Glen Helen Regional Park Property" as the 4.2 acres of property at Glen Helen Regional Park to be disposed of by the county pursuant to this bill.
- 2) Require the following in order for the county to dispose of and replace the 4.2 acres pf property at Glen Helen Regional Park:
 - a) The county must obtain an independent appraisal of the fair market value of the Glen Helen Regional Park property, as approved by the Department of Parks and Recreation (department), and must submit the appraisal to the department on or before July 1, 2026;
 - b) The county must submit a plan identifying the proposed replacement property to the department on or before January 1, 2027;
 - c) The county must obtain an independent appraisal of the fair market value of the proposed replacement park property to be acquired, as approved by the department, and submit the appraisal to the department on or before July 1, 2027;
 - d) The fair market value of the proposed replacement park property must be equal to or greater than the highest of the following:
 - i) The fair market value of the Glen Helen Regional Park property; or,
 - ii) The actual sales price of the Glen Helen Regional Park property. If the disposition is an exchange of property, then only i), above, shall apply.
 - e) The recreational utility to the public of the proposed replacement park property must be equal to or greater than that of the Glen Helen Regional Park property, as approved by the department.
 - f) On or before January 1, 2028, the county must provide the department with all of the following:
 - i) Preliminary title reports that set forth all liens, encumbrances, easements, restrictions, conditions, exceptions, and other matters of record affecting title to the Glen Helen Regional Park property and the proposed replacement park property;
 - ii) A written environmental site assessment on the proposed replacement park property that describes the presence, absence, and nature of all known hazardous substances,

- environmental problems, faults, defects, and violations located in, on, under, or around the proposed replacement park property;
- iii) A written attestation from the county regarding the presence and nature of all known hazardous substances, environmental problems, faults, defects, and violations located in, on, under, or around the proposed replacement park property, including whether the county objects to those hazardous substances, environmental problems, faults, defects, or violations;
 - iv) A written feasibility study that evaluates the suitability of the proposed replacement park property for public recreation;
 - v) A complete and detailed list of the "permitted exceptions" listed in the preliminary title reports for the Glen Helen Regional Park property and the proposed replacement park property that the county and current owner of the proposed replacement park property have agreed on;
 - vi) A complete and detailed list of all rights, liens, mortgages, and bonds that remain in force against both the Glen Helen Regional Park property and the proposed replacement park property, and the details of all agreements between the county and the current owner of the proposed replacement park property regarding the nature, payment, or retirement of those rights, liens, mortgages, and bonds.
- g) On or before July 1, 2028, and before the county disposes of the Glen Helen Regional Park property, the county must provide the department with final title reports that set forth all liens, encumbrances, easements, restrictions, conditions, exceptions, and other matters of record, including a detailed list of the "permitted exceptions" listed in the final title reports that the county and current owner of the replacement park property have agreed on, that affect title to the Glen Helen Regional Park property or the proposed replacement park property.
- h) On or before July 1, 2028, and before the county's acquisition of the proposed replacement park property, the county must provide the department with a detailed written report of all known hazardous substances, environmental problems, faults, defects, and violations located in, on, under, or around the proposed replacement park property that have been corrected and a list of all those hazardous substances, environmental problems, faults, defects, or violations that have not been corrected.
- i) Upon the requirements of (a) to (h), inclusive, being met, and before the county disposes of the Glen Helen Regional Park property, the county must enter into a final written agreement with the department, approved by the department, to transfer all of the county's responsibilities and obligations pursuant to any grant contract applicable to the Glen Helen Regional Park property to the proposed replacement park property in perpetuity.
- 3) Clarify that the land exchanged for property at Glen Helen Regional Park is not required to include a residential building.

- 4) Provide that, if the county has not acquired replacement park property, as approved by the department, on or before January 1, 2029, this bill will become inoperative on January 1, 2029.
- 5) Make technical and conforming changes.

COMMENTS

- 1) *Bill Summary.* AB 385 authorizes the County of San Bernardino to dispose of up to 4.2 acres of property at Glen Helen Regional Park, including property acquired or improved with state grant moneys, subject to the acquisition of replacement park property of equal or greater recreational value approved by the Department of Parks and Recreation, and at no cost to the state or the county, if specified requirements are met. The replacement park property must be used for park purposes, be acquired before or concurrently with the disposition of the Glen Helen Regional Park property, be of comparable characteristics and of equal or greater size, be located in an area accessible for use by the same general population that used the disposed property, and include replacement facilities of the same type and number of the disposed property.

This bill is sponsored by San Bernardino County.

- 2) *Glen Helen Regional Park Parcels.* Glen Helen is located at the base of the chaparral covered hills of the Cajon Pass with views of the San Gabriel and San Bernardino Mountains. Glen Helen Regional Park offer's 1,340 acres of recreational activities, including two lakes for fishing, a swim complex, large group shelter picnic areas, a 65,000 seat amphitheater, and a raceway.

According to the sponsor, the 4.2 acres of property to be disposed consists of parcel 0239-132-05 (approximately 2.6 acres) and a portion of parcel 0239-031-04 (approximately 1.6 acres). Parcel 0239-132-05 includes a structure that is not currently used by the public. The property to be disposed is located across the road (Glen Helen Parkway) from the majority of the park, including the recreational amenities listed above.

- 3) *Roberti-Z'berg-Harris Urban Open-Space and Recreation Program Act.* The RZH Program Act [SB 174 (Roberti), Chapter 160, Statutes of 1976] was created in 1976 to address the state's need for local recreation areas. The program is administered by the Department of Parks and Recreation and is funded annually through the General Fund at an amount equal to \$1.50 per capita of the state. Through the RZH Program, annual grants are made to cities, counties, and districts for recreational and/or open-space purposes on the basis of population and need. The grant moneys are required to be expended for high priority projects that satisfy the most urgent park and recreation needs, with emphasis on unmet needs in the most heavily populated and most economically disadvantaged areas within each jurisdiction. The property acquired or developed is required to be used only for the purpose for which the grant moneys were requested except by a specific act of the Legislature.

According to the Author

According to the author, "San Bernardino County has approved plans for a new mixed-use development project near the Glen Helen Regional Park. This project will bring new economic activity to the region, featuring a hotel, a shopping center, a fitness center, restaurants, and many other amenities for both residents and visitors. Most importantly, creating an array of job

opportunities for residents in the area. However, a portion of the proposed development site is currently owned by the County and was acquired using state funds. This effectively imposed tight restrictions on the land in accordance to the RZH Program Act, only permitting its use for recreational and open space purposes. AB 385 would authorize the County to transfer the land in question and to move forward with the project, ensuring the County remains compliant with its obligations under RZH Act. This bill is not only an investment in the future of San Bernardino County, but more importantly, it is an investment for the people of the region."

Arguments in Support

The County of San Bernardino, sponsor of this bill, writes, "The County has approved plans for a mixed-use development adjacent to Glen Helen Regional Park, aimed at bringing new jobs, amenities, and economic activity to the region. However, a portion of the project site includes County-owned land acquired with state funds, which currently restricts its use. Without legislative action, the County cannot transfer or repurpose these parcels, limiting the ability to move forward with an investment that benefits the community.

"AB 385 offers a balanced approach, allowing the County to exchange or sell the restricted land while ensuring that it is replaced with new parkland of equal or greater size and recreational value. This will expand access to recreational opportunities in underserved, unincorporated areas, maintaining a strong commitment to open space and community enrichment."

Arguments in Opposition

None on file.

FISCAL COMMENTS

None.

VOTES:

ASM LOCAL GOVERNMENT: 10-0-0

YES: Carrillo, Ta, Hoover, Pacheco, Ramos, Ransom, Blanca Rubio, Stefani, Ward, Wilson

ASM APPROPRIATIONS: 15-0-0

YES: Wicks, Sanchez, Arambula, Calderon, Caloza, Dixon, Elhawary, Fong, Mark González, Hart, Pacheco, Pellerin, Solache, Ta, Tangipa

ASSEMBLY FLOOR: 71-0-8

YES: Addis, Aguiar-Curry, Ahrens, Alanis, Alvarez, Arambula, Ávila Farías, Bains, Bauer-Kahan, Bennett, Berman, Boerner, Bonta, Calderon, Caloza, Carrillo, Castillo, Connolly, Davies, DeMaio, Dixon, Elhawary, Flora, Fong, Gabriel, Gallagher, Garcia, Gipson, Jeff Gonzalez, Mark González, Hadwick, Haney, Harabedian, Hart, Hoover, Irwin, Jackson, Kalra, Krell, Lackey, Lee, Lowenthal, Macedo, McKinnor, Muratsuchi, Ortega, Pacheco, Papan, Patel, Patterson, Pellerin, Petrie-Norris, Quirk-Silva, Ramos, Ransom, Celeste Rodriguez, Michelle Rodriguez, Rogers, Blanca Rubio, Schiavo, Solache, Soria, Stefani, Ta, Tangipa, Valencia, Wallis, Ward, Wilson, Zbur, Rivas

ABS, ABST OR NV: Bryan, Chen, Ellis, Nguyen, Sanchez, Schultz, Sharp-Collins, Wicks

SENATE FLOOR: 37-0-3

YES: Allen, Archuleta, Arreguín, Ashby, Becker, Blakespear, Cabaldon, Caballero, Cervantes, Choi, Cortese, Dahle, Durazo, Gonzalez, Grayson, Grove, Jones, Laird, Limón, McGuire, McNerney, Menjivar, Niello, Ochoa Bogh, Padilla, Pérez, Reyes, Richardson, Seyarto, Smallwood-Cuevas, Stern, Strickland, Umberg, Valladares, Wahab, Weber Pierson, Wiener

ABS, ABST OR NV: Alvarado-Gil, Hurtado, Rubio

UPDATED

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CONSULTANT: Julia Mouat / L. GOV. / (916) 319-3958

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