

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

June 9, 2026

FROM

**TERRY W. THOMPSON, Director, Real Estate Services Department
SHANNON D. DICUS, Sheriff/Coroner/Public Administrator**

SUBJECT

Amendment to License Agreement with the United States Department of the Interior Bureau of Reclamation for Substation in Parker Dam

RECOMMENDATION(S)

1. Find that approval of Amendment No. 5 to License Agreement No. 96-1113 with the United States Department of the Interior Bureau of Reclamation, for 3.71 acres of federally-owned land at Parker Dam is an exempt project under the California Environmental Quality Act Guidelines, Section 15301 – Existing Facilities (Class 1).
 2. Approve **Amendment No. 5 to License Agreement No. 96-1113** to:
 - a. Extend the term for an additional 25 years, from April 7, 2022 through April 6, 2047, for an estimated cost of \$718,799 plus a one-time administrative fee of \$100.
 - b. Add one additional 25-year option to extend the term.
 3. Direct the Real Estate Services Department to file the Notice of Exemption in accordance with the California Environmental Quality Act.
- (Presenter: Terry W. Thompson, Director, 387-5000)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Operate in a Fiscally Responsible and Business-Like Manner.

FINANCIAL IMPACT

Approval of this item will not require Discretionary General Funding (Net County Cost). Amendment No. 5 (Amendment) to License Agreement No. 96-1113 (License) has no rent obligation. Associated costs with the issuance of this License include a one-time administrative fee of \$100 and utilities and maintenance costs. The estimated utility costs totaling approximately \$718,799 over the 25-year term, will be paid by the Sheriff/Coroner/Public Administrator Department (Sheriff) (Budget Unit 4430001000). Sufficient appropriation is included in the 2025–26 budget and will be included in future recommended budgets.

Term	One-Time Fee	Estimate of Other Costs
One-time fee due within 30 days of invoice	\$100	
April 7, 2022 – April 6, 2047	\$0	*\$718,799
Total Cost	\$100	\$718,799

*Estimated utility cost

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BACKGROUND INFORMATION

Since May 11, 1981, under a letter agreement with the Department of the Interior Bureau of Reclamation (USBR), the Sheriff has maintained a substation on approximately 3.71 acres of federally owned, USBR-administered land at the former Parker Dam Coast Guard Station located at 100 Parker Dam Road in Parker Dam, California (Premises).

On December 17, 1996 (Item No. 21) the Board of Supervisors (Board) approved the five-year License with USBR for the continued use of approximately 3.71 acres of land to locate two mobile homes for Sheriff personnel and operate a substation. In the 25 years since the License was originally approved, the Board has approved four amendments to extend the term and to authorize the placement of a 2,008 square foot training/storage building, five manufactured housing units and site improvements including water service lines, additional recreational utility connections and a wastewater system at the County's expense, delete the County's requirement to provide wastewater treatment for USBR and the post office, and required the County to disconnect from the federally-owned wastewater system effective November 30, 2011.

Amendment No.	Approval Date	Item No.
1	February 26, 2002	80
2	April 3, 2007	15
3	December 7, 2010	51
4	October 4, 2011	23

The Amendment reflects the continuation of services provided due to a delay in executing the new agreement, with the term recognized as retroactively effective commencing April 7, 2022, to maintain uninterrupted operations and avoid service disruption. The delay in formalizing the Amendment was due to both parties confirming the Premises' use and existing structures, also partially due to COVID-19 safety protocols, and Federal Bureau staffing changes. Approval of this Amendment is recommended for a fixed term from April 7, 2022 through April 6, 2047.

The project to approve the Amendment was reviewed pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt under CEQA Guidelines Section 15301 – Existing Facilities (Class 1), because the approval of an amendment to a license agreement for an existing facility is an exempt activity under CEQA. There is no possibility that the use of the subject property will have a significant effect on the environment; therefore, the activity is not subject to the provisions of CEQA.

Summary of License Terms

Licensors: United States Department of the Interior Bureau of Reclamation

Location: 100 Parker Dam Road, Parker Dam, California

Size: Approximately 3.71 acres of land

Term: 25 years commencing April 7, 2022

Options: One 25-year option term

Rent: Cost per square foot per month: \$0.00

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Monthly: \$0.00
Annual: \$0.00

Maintenance: Provided By County

Utilities: Provided By County

Insurance: Both the County and Licensor are public entities and self-insured

Holdover: Upon the end of the term, if permitted by Licensor, the License shall continue on a month-to-month term upon the same terms and conditions which existed at the time of expiration

Right to Terminate: County has the right to terminate with 180-days' notice

PROCUREMENT

This Amendment is exempt from the provisions of County Policy 12-02 – Leasing Privately Owned Real Property for County Use, because the real property is owned by a government agency.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (John Tubbs II, Deputy County Counsel, 387-5455) on May 11, 2026; Sheriff (Jose Torres, Administrative Manager, 387-3648) on May 12, 2026; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on May 8, 2026; and County Finance and Administration (Erika Rodarte, 387-4919, and Eduardo Mora, 387-4376, Administrative Analysts) on May 20, 2026.

(PHL: 665-4890)

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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: June 9, 2026



cc: RESD - Thompson w/agree for sign
Contractor - c/o RESD w/agree
File - w/agree

MBA 06/24/2026