

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

December 16, 2025

FROM

TERRY W. THOMPSON, Director, Real Estate Services Department

NOEL CASTILLO, Director, Department of Public Works – Solid Waste Management Division

SUBJECT

Amendment to Revenue License Agreement with One Internet America, LLC for Use of County-Owned Land in Ontario

RECOMMENDATION(S)

1. Find that approval of Amendment No. 4 to Revenue License Agreement No. 18-86 with One Internet America, LLC for the Use of County-Owned Land in Ontario is an exempt project under the California Environmental Quality Act Guidelines, Section 15301 – Existing Facilities (Class 1).
2. Find that approval of **Amendment No. 4 to Revenue License Agreement No. 18-86** with One Internet America, LLC for the Use of County-Owned Land in Ontario, is in the public interest and that the license will not substantially conflict or interfere with the County's use of the property, pursuant to California Government Code Section 26227.
3. Approve Amendment No. 4 to Revenue License Agreement No. 18-86 with One Internet America, LLC, to extend the term from October 1, 2026 through September 30, 2031, for the amount of \$20,067, increasing the total contract amount from \$28,716 to a new total amount of \$48,783, for the non-exclusive use of approximately 100 square feet of County-owned land located at 2050 South Milliken Avenue (Assessor's Parcel Number 0211-291-13-0000) in Ontario known as Milliken Landfill, for the operation and maintenance of a wireless internet data transmission facility.
4. 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.

Pursue County Goals and Objectives by Working with Other Agencies and Stakeholders.

FINANCIAL IMPACT

Approval of Amendment No. 4 (Amendment) to Revenue License Agreement No. 18-86 (License) will not result in the use of Discretionary General Funding (Net County Cost). The total revenue of this Amendment is \$20,067. License revenues will be deposited in the Department of Public Works – Solid Waste Management Division (SWMD) fund (6700004250). Annual revenue is as follows:

Year	Lease Revenue
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October 1, 2026 – September 30, 2027	\$3,780
October 1, 2027 – September 30, 2028	\$3,893
October 1, 2028 – September 30, 2029	\$4,010
October 1, 2029 – September 30, 2030	\$4,130
October 1, 2030 – September 30, 2031	\$4,254
Total Revenue	\$20,067

BACKGROUND INFORMATION

On February 13, 2018 (Item No. 51), the Board of Supervisors (Board) approved the License with One Internet America, LLC (OIA) for a two-year term from March 1, 2018 through February 29, 2020, including extension options for two, one-year terms. In the seven years since the License was originally approved; the Board approved three amendments to extend the term and update standard license agreement language.

Amendment No.	Approval Date	Item No.
1	January 28, 2020	40
2	February 9, 2021	49
3	September 12, 2023	57

On July 14, 2025, the Real Estate Services Department (RESO) initiated negotiations for an amendment covering the term from October 1, 2026 through September 30, 2031. All other License terms remain unchanged.

This Amendment will extend the License with OIA, for non-exclusive use of County-owned land located within SWMD's Milliken Landfill, at 2050 South Milliken Avenue (Assessor's Parcel Number 0211-291-13-0000) in Ontario ("Property") for a microwave antenna system link for wireless internet data transmission. The Amendment extends the term for the period from October 1, 2026 through September 30, 2031, adjusting the rental rate schedule and updating standard license agreement language. All other terms remain unchanged.

The project to approve the Amendment was received pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt under Section 15301 – Class 1 Existing Facilities because the proposed License is to secure property to operate within the existing structure with negligible or no expansion of existing use. Accordingly, no further action is required under CEQA.

**Summary of License
Terms**

Licensee:	One Internet America, LLC
Location:	2050 South Milliken Avenue in Ontario (Assessor's Parcel Number 0211-291-13-0000)
Size:	Approximately 100 square feet
Term:	October 1, 2026 through September 30, 2031
Options:	Two one-year requests for extension terms remain
Rent:	Monthly: \$315*

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	Annual: \$3,780 *\$3.15 per square foot per month is mid-range for State of California recommended comparables for Wireless Internet Service Provider (WISP) facilities (\$2.83 - \$3.50) in the Ontario area per the competitive set analysis on file with RESD
Annual Increases:	3%
Improvement Costs:	None
Custodial:	None
Maintenance:	Licensee responsibility
Utilities:	Licensee responsibility
Insurance:	The Certificate of Liability Insurance, as required by the License, is on file with RESD
Holdover:	Upon the end of the term, if permitted by Licensor, the Lease 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 may terminate this License at any time and for any reason by giving Licensee written notice at least 180 days prior to the date of termination
Parking:	None

PROCUREMENT

Pursuant to California Government Code Section 25526.6, the Board may grant licenses for use of any County-owned property to the state, or to any county, city, district, or public agency or corporation, or to any public utility corporation in the manner and upon the terms and conditions as the Board determines, upon a finding by the Board that the licenses are in the public interest and that the licenses will not substantially conflict or interfere with the County's use of the property.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (John Tubbs II and Aaron Gest, Deputies County Counsel, 387-5455) on November 7, 2025; Solid Waste Management (Marc Rodabaugh, Deputy Director, 386-9017) on November 12, 2025; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on November 13, 2025; and County Finance and Administration (Kathleen Gonzalez, 387-5412, and Eduardo Mora, 387-4376, Administrative Analysts) on November 25, 2025.

(CM: 840-266-0977)

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Record of Action of the Board of Supervisors
San Bernardino County

APPROVED (CONSENT CALENDAR)

Moved: Curt Hagman Seconded: Jesse Armendarez
Ayes: Col. Paul Cook (Ret.), Jesse Armendarez, Curt Hagman, Joe Baca, Jr.
Absent: Dawn Rowe

Lynna Monell, CLERK OF THE BOARD

BY



DATED: December 16, 2025



cc: RESD - Thompson w/agree
 Contractor - c/o RESD w/agree
 File - w/agree
CCM 12/22/2025