

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

November 4, 2025

FROM

**NOEL CASTILLO, Chief Flood Control Engineer, Flood Control District
TERRY W. THOMPSON, Director, Real Estate Services Department**

SUBJECT

Amendment to Revenue Lease Agreement with Sweet Fuels – Foothill, LLC for Non-Exclusive Access to Flood Control District Land in Rancho Cucamonga

RECOMMENDATION(S)

Acting as the governing body of the San Bernardino County Flood Control District:

1. Find that approval of Amendment No. 2 to Revenue Lease Agreement No. 03-1033 with Sweet Fuels – Foothill, LLC, for the non-exclusive access to San Bernardino County Flood Control District land, is an exempt project under the California Environmental Quality Act Guidelines, Section 15301 – Existing Facilities (Class 1).
2. Approve **Amendment No. 2 to Revenue Lease Agreement No. 03-1033** with Sweet Fuels – Foothill, LLC, for non-exclusive access to San Bernardino County Flood Control District land at the southwest corner of Foothill Boulevard and Vineyard Boulevard in Rancho Cucamonga (Assessor's Parcel Number 0207-211-39-0000), extending the term by two years, for a total contract term of September 13, 2023, through December 31, 2030, through the Sweet Fuels – Foothill, LLC exercise of an existing option, increasing the total contract amount by \$20,192, from \$36,812 to a new total amount of \$57,004, inclusive of \$5,835 for the holdover period from September 15, 2023 through December 31, 2025.
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

Improve County Government Operations.

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

FINANCIAL IMPACT

Approval of Amendment No. 2 (Amendment) to Revenue Lease Agreement No. 03-1033 (Lease) will not result in the use of Discretionary General Funding (Net County Cost). Total revenue over the five-year amendment term is \$14,357, plus \$5,835 from the prior holdover period, for a new combined total of \$20,192 in revenue. Lease revenues will be received by the County Flood Control District (FCD) (1910002518). Annual Lease revenues are as follows:

Year	Revenue
*September 15, 2023 - December 31, 2025	\$5,835
January 1, 2026 - December 31, 2026	\$2,704
January 1, 2027 - December 31, 2027	\$2,785

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Year	Revenue
January 1, 2028 - December 31, 2028	\$2,869
January 1, 2029 - December 31, 2029	\$2,955
January 1, 2030 - December 31, 2030	\$3,044
Total Revenue	\$20,192

*Revenue received during holdover

BACKGROUND INFORMATION

The recommended action will extend the Lease with Sweet Fuels – Foothill, LLC (Lessee) for the non-exclusive access to FCD land at the southwest corner of Foothill Boulevard and Vineyard Boulevard in Rancho Cucamonga (Property). The Amendment extends the term for the period from January 1, 2026, through December 31, 2030, through Lessee’s exercise of an existing option, adjusts the rental rate schedule and updates standard lease agreement language. The Lessee uses the property to operate a gas station and mini mart. All other Lease terms remain unchanged.

On September 9, 2003 (Item No. 52), the Board of Supervisors (Board) approved the Lease with Chevron U.S.A. Inc. for a 20-year term, from September 15, 2003 through September 14, 2023, with two five-year extension options. On January 27, 2015 (Item No. 80), the Board approved Amendment No. 1, which included the consent to assign the Lease to Sweet Fuels – Foothill, LLC. All other terms remained unchanged.

Since the lease expired, Real Estate Services Department (RES D) has continued discussions with Lessee to extend the Lease from January 1, 2026, through December 31, 2030. The reason for the permitted holdover period was due to continued contract negotiations.

The project to approve the Amendment was reviewed pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt under Section 15301 – Class 1 Existing Facilities because the proposed Lease 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 Lessee Terms

Lessee: Sweet Fuels – Foothill, LLC

Location: Southwest corner of Foothill Boulevard and Vineyard Boulevard in Rancho Cucamonga (Assessor’s Parcel Number 0207-211-39-0000)

Size: Approximately 1,714 square feet

Term: Five years

Options: One remaining option available

Rent: Monthly: \$225.00
Annual: \$2,704.00
*Mid-range for comparable facilities in the Rancho Cucamonga area per the competitive set analysis on file with RESD

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Late Fees	\$25 administrative fee per late payment, plus 1.5% simple interest per month on overdue amounts
Annual Increases:	3%
Improvement Costs:	None
Custodial:	None
Maintenance:	Lessee responsibility
Utilities:	None
Insurance:	The Certificate of Liability Insurance, as required by the Lease, is on file with the RESD
Holdover:	Upon the end of the term, if permitted by Lessor, 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:	Either party may terminate this Lease at least 90 days prior to the date of termination
Parking:	None

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (John Tubbs II and Sophie Curtis, Deputies County Counsel, 387-5455) on September 30, 2025; Flood Control District (Noel Castillo, Director, 387-7906) on October 2, 2025; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on October 2, 2025; and County Finance and Administration (Kathleen Gonzalez, 387-5412, and Eduardo Mora, 387-4376, Administrative Analysts) on October 17, 2025.

(CM: 840-266-0977)

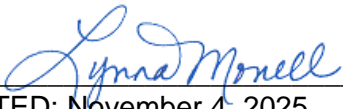
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Record of Action of the Board of Supervisors
San Bernardino County Flood Control District

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: November 4, 2025



cc: RESD - Thompson w/agree
Contractor - c/o RESD w/agree
File - w/agree
CCM 11/17/2025