

**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 License Agreement with West Valley Water District for the Non-Exclusive Use of Flood Control District Right-of-Way in Rialto

**RECOMMENDATION(S)**

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

1. Find that approval of Amendment No. 3 to Revenue License Agreement No. 13-229 with West Valley Water District, for the non-exclusive use of a San Bernardino County Flood Control District right-of-way in Rialto, is exempt under the California Environmental Quality Act Guidelines, Section 15301 – Existing Facilities (Class 1).
2. Approve **Amendment No. 3 to Revenue License Agreement No. 13-229** with West Valley Water District, for the non-exclusive use of approximately 24,966 square feet of a San Bernardino County Flood Control District right-of-way situated along Cactus Basin No. 2, at the southwest corner of West Base Line Road and North Cactus Avenue intersection in Rialto (Assessor's Parcel Number 0128-021-34-0000), extending the term for five-years pursuant to the first of two options to extend granted in the second amendment, from January 1, 2026, through December 31, 2030, with a term fee of \$106,166, inclusive of the holdover amount of \$29,399, following a permitted holdover period from September 1, 2023, through December 31, 2025, increasing the total from \$103,965 to \$210,131.
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. 3 (Amendment) to Revenue License Agreement No. 13-229 (License) will not result in the use of Discretionary General Funding (Net County Cost). The total revenue to be received during this Amendment is \$106,166. License revenues will be received by the County Flood Control District (FCD) (1920002522). Annual lease revenues are as follows:

<b>Year</b>	<b>Revenue</b>
*September 1, 2023 – December 31, 2025	\$29,399
January 1, 2026 - December 31, 2026	\$14,173

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January 1, 2027 - December 31, 2027	\$14,740
January 1, 2028 - December 31, 2028	\$15,330
January 1, 2029 - December 31, 2029	\$15,943
January 1, 2030 - December 31, 2030	\$16,581
<b>Total Revenue</b>	<b>\$106,166</b>

\*Revenue collected during holdover period

**BACKGROUND INFORMATION**

The recommended action will amend the existing License, through the use of an available option, to extend the terms with West Valley Water District (WVWD), to extend the term for a period of January 1, 2026, through December 31, 2030, for the non-exclusive use of approximately 24,966 square feet of FCD right-of-way to operate and maintain three waterlines to spread water within the basin, situated along Cactus Basin No. 2, at the southwest corner of West Base Line Road and North Cactus Avenue intersection, [Assessor's Parcel Number (APN) 0128-021-34-0000] in Rialto (Property).

On May 7, 2013 (Item No. 99), the Board of Supervisors (Board) approved the original License with WVWD in the amount of \$40,524 for a five-year term, with three five-year option extensions. The original term of the License was for a period from April 1, 2013, through March 31, 2018. The first option was exercised in Amendment No. 2, which left two five-year options remaining. In the 12 years since the License was originally approved, the Board has approved two Amendments extending the term, adding option periods, updating notice addresses, and made improvements.

<b>Amendment No.</b>	<b>Approval Date</b>	<b>Item No.</b>
1	March 7, 2017	68
2	October 16, 2018	53

Approval of this Amendment is recommended to extend the terms of the License through the use of an available five-year option to extend the term for the period of January 1, 2026, through December 31, 2030. The reason for the permitted holdover was due to continued contract negotiations. All other terms and conditions of the License remain unchanged.

The project to approve the License 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 License is to secure property to operate within the existing structure with negligible or no expansion of existing use.

**Summary of Licensee**

**Terms**

Licensee: West Valley Water District

Location: Southwest corner of West Base Line Road and North Cactus Avenue intersection in Rialto (APN 0128-021-34-0000)

Size: Approximately 24,966 square feet

Term: Five-years

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Options:	One remaining five-year option available
Rent:	Monthly: \$1,181 Annual: \$14,173 *Mid-range for comparable facilities in the San Bernardino area per the competitive set analysis on file with the Real Estate Services Department (RESO)
Annual Increases:	Approximately four percent
Improvement Costs:	None
Custodial:	None
Maintenance:	Licensee responsibility
Utilities:	None
Insurance:	The Certificate of Liability Insurance, as required by the License, is on file with the RESO
Holdover:	Upon the end of the term, if permitted by Licensor, the Licensee 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 License with 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 25, 2025; Flood Control District (Noel Castillo, Director, 387-7906) on September 30, 2025; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on October 2, 2025; and County Finance and Administration (Kathleen Gonzalez, 387-5412, and Eduardo Mora, Administrative Analysts, 387-4376) on October 17, 2025.

(CM: 840-266-0977)

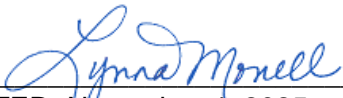
**Amendment to Revenue License Agreement with West Valley Water  
District for the Non-Exclusive Use of Flood Control District Right-of-  
Way in Rialto  
November 4, 2025**

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