

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

January 27, 2026

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 Crown Castle Fiber, 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 License Agreement No. 13-377 with Crown Castle Fiber, LLC, for non-exclusive access to Flood Control District land, is exempt under the California Environmental Quality Act Guidelines, Section 15301 – Existing Facilities (Class 1).
2. Approve **Amendment No. 2 to Revenue License Agreement No. 13-377** with Crown Castle Fiber, LLC, approving assignment of the License from Sunesys, LLC to Crown Castle Fiber, LLC ,for non-exclusive access to Flood Control District land north of Banyan to Vintage Drive, in Rancho Cucamonga (Assessor’s Parcel Number 0225-092-01-0000), pursuant to the exercise of the second of four five-year extension options, for the period of March 1, 2026 through February 28, 2031, following a permitted holdover period for the period of July 1, 2023 through February 28, 2026, for an extended term fee of \$71,700, including month-to-month fees in the amount of \$21,829, increasing the total contracted revenue from \$76,003 to \$147,703.
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 this item will not result in the use of Discretionary General Funding (Net County Cost). The total revenue associated with Amendment No. 2 (Amendment) to Revenue License Agreement No. 13-377 (License) includes \$21,829 license fees from month-to-month occupancy and \$49,871 in rental payments totaling \$71,700. License revenues will be received by the Flood Control District (FCD) (1910002518). Annual License revenues are as follows:

Year	Revenue
*July 1, 2023 – February 28, 2026	\$21,829
March 1, 2026 – February 28, 2027	\$9,208

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March 1, 2027 – February 29, 2028	\$9,576
March 1, 2028 – February 28, 2029	\$9,959
March 1, 2029 – February 28, 2030	\$10,357
March 1, 2030 – February 28, 2031	\$10,771
Total Revenue	\$71,700

*Permitted holdover period

BACKGROUND INFORMATION

The recommended action will approve the assignment of the License from Sunesys, LLC to Crown Castle Fiber, LLC (Crown Castle), and extend the License with Crown Castle for non-exclusive access to FCD Right-of-Way from North of Banyan St to Vintage Drive in Rancho Cucamonga (Property). The License allows for Crown Castle to operate and maintain an underground fiber optic conduit and aerial fiber optic cabling running parallel to the FCD Right-of-Way. The Amendment exercises the second of four available five-year extension options, extending the License term from March 1, 2026, through February 28, 2031, adjusts the rental rate schedule, and updates standard License language. All other License terms remain unchanged.

On June 4, 2013 (Item No. 74), the Board of Supervisors (Board) approved the License with Sunesys, LLC as licensee, for a five-year term, from July 1, 2013 through June 30, 2018, with four five-year option extensions.

On June 26, 2018 (Item No. 82), the Board approved Amendment No. 1 to exercise the first option for five years extending the term from July 1, 2018 through June 30, 2023. All other License terms remained unchanged.

Sunesys, LLC was acquired by Crown Castle. The cause of the permitted holdover was due to Crown Castle’s acquisition and reorganization of operations negotiations for the period of July 1, 2023 through February 28, 2026. The Real Estate Services Department (RESA) has continued discussions with Crown Castle to extend the term from March 1, 2026 through February 28, 2031. All other terms and conditions of the License remain unchanged.

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 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 Licensee Terms

Licensee: Crown Castle Fiber, LLC

Location: North of Banyan Street, south to Vintage Drive in Rancho Cucamonga, (Assessor’s Parcel Number 0225-092-01-0000)

Size: 19,170 square feet

Term: Five years

Options: Two five-year remaining options available

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Rent:	Monthly: \$767.33 Annual: \$9,208.00 *Low-range for comparable facilities in the Rancho Cucamonga area per the competitive set analysis on file with RESD
Annual Increases:	Approximately 4%
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 RESD
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 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 December 16, 2025; Flood Control District (Noel Castillo, Director, 387-7906) on December 17, 2025; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on December 18, 2025; and County Finance and Administration (Kathleen Gonzalez, 387-5412, and Eduardo Mora, 387-4376, Administrative Analysts) on January 9, 2026.

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

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: January 27, 2026



cc: RESD - Thompson w/agree
 Contractor - c/o RESD w/agree
 File - w/agree
CCM 01/30/2026