

**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 the City of Big Bear Lake Department of Water and Power for Non-Exclusive Access to Flood Control District Land in Big Bear Lake

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. 04-1180 with the City of Big Bear Lake Department of Water and Power, for non-exclusive access to San Bernardino County 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. 04-1180** with the City of Big Bear Lake Department of Water and Power, for non-exclusive access to San Bernardino County Flood Control District land at the southeast corner of Moonridge Road and Sheephorn Road, known as Sheephorn Well, in Big Bear Lake (Assessor's Parcel Number 0310-392-20-0000), pursuant to the exercise of the second 10-year extension option, for the period of January 1, 2026, through December 31, 2035, following a permitted holdover for the period of September 1, 2024, through December 31, 2025, for an extended term fee of \$14,627, including holdover fees in the amount of \$1,419, increasing the total contracted revenue from \$15,293 to \$29,920.
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 License Agreement No. 04-1180 (License) will not result in the use of Discretionary General Funding (Net County Cost). The total revenue of this Amendment is \$14,627. License revenues will be received by the County Flood Control District (FCD) (1960002540). Annual License revenues are as follows:

Year	Revenue
*September 1, 2024 – December 31, 2025	\$1,419
January 1, 2026 - December 31, 2026	\$1,151
January 1, 2027 - December 31, 2027	\$1,186

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January 1, 2028 - December 31, 2028	\$1,222
January 1, 2029 - December 31, 2029	\$1,259
January 1, 2030 - December 31, 2030	\$1,297
January 1, 2031 - December 31, 2031	\$1,336
January 1, 2032 - December 31, 2032	\$1,376
January 1, 2033 - December 31, 2033	\$1,417
January 1, 2034 - December 31, 2034	\$1,460
January 1, 2035 - December 31, 2035	\$1,504
Total Revenue	\$14,627

*Holdover period

BACKGROUND INFORMATION

The recommended action will extend the License with The City of Big Bear Lake Department of Water and Power (BBLDWP) for non-exclusive access to Sheephorn Well on FCD land at the southeast corner of Moonridge Road and Sheephorn Road in Big Bear Lake (Property). The License allows BBLDWP to operate and maintain a domestic water well to supply water to the community. The Amendment extends the term for the period from January 1, 2026, through December 31, 2035, adjusts the rental rate schedule and updates standard license agreement language. All other License terms remain unchanged.

On November 16, 2004 (Item No. 35), the Board of Supervisors (Board) approved the License with BBLDWP for a 10-year term, from September 1, 2004, through August 31, 2014, with four 10-year option extensions.

On June 17, 2014 (Item No. 94), the Board approved Amendment No. 1 to exercise the first option for 10-Years extending the term from September 1, 2014, through August 31, 2024. All other License terms remain unchanged.

Since the License expired, Real Estate Services Department (RESA) has continued discussions with Licensee to extend the term from January 1, 2026, through December 31, 2035, following a permitted month-to-month holdover period from September 1, 2024, through December 31, 2025, which was due to continued contract negotiations. 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: City of Big Bear Lake Department of Water and Power

Location: Southeast corner of Moonridge Road and Sheephorn Road in Big Bear Lake, (Assessor's Parcel Number: 0310-392-20-0000)

Size: 4,573 square feet

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Term:	10-years
Options:	Two 10-year remaining options available
Rent:	Monthly: \$96.00 Annual: \$1,151.00 *Mid-range for comparable facilities in the Colton area per the competitive set analysis on file with RESD
Annual Increases:	3%
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 September 29, 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 15, 2025.

(CM: 840-266-0977)

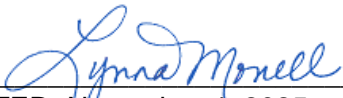
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Record of Action of the Board of Supervisors
San Bernardino County Flood Control District

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