

**REPORT/RECOMMENDATION TO THE BOARD OF DIRECTORS
OF THE SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT
AND RECORD OF ACTION**

February 11, 2020

FROM

**TERRY W. THOMPSON, Director, Real Estate Services Department
DAN MUNSEY, Fire Chief/Fire Warden, San Bernardino County Fire Protection District**

SUBJECT

Revenue Lease Agreement with Morongo Basin ARCH for Use of San Bernardino County Fire Protection District Facility in Joshua Tree

RECOMMENDATION(S)

Acting as the governing body of the San Bernardino County Fire Protection District (SBCFPD):

1. Approve a **Revenue Lease Agreement No. 20-61** with Morongo Basin ARCH, a non-profit corporation, for the use of 2,760 square feet, as office and storage space for the period of March 1, 2020 through February 28, 2025, for the purpose of providing assistance information to transient individuals and storage use for donated personal property at the SBCFPD-owned Fire Station 35 located at 6562 Sierra Avenue in Joshua Tree for total revenue in the amount of \$5.00.
2. Find the revenue lease agreement serves a SBCFPD purpose under Health and Safety Code sections 13861 and 13862 by providing services that relate to the protection of lives which, in turn, will reduce the number of fire protection, rescue, emergency medical and ambulance calls and services.
3. Adopt a finding of exemption under the California Environmental Quality Act and direct the Clerk of the Board to post the Notice of Exemption for the project.

(Presenter: Terry W. Thompson, Director, 387-5000)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Operate in a Fiscally-Responsible and Business-Like Manner.

Provide for the Safety, Health and Social Service Needs of County Residents.

FINANCIAL IMPACT

Approval of this item will not require Discretionary General Funding (Net County Cost). The total revenue to be received by SBCFPD over the five-year period is \$5.00. All utilities, janitorial, and maintenance will be paid by Morongo Basin ARCH.

BACKGROUND INFORMATION

The recommended actions will approve a revenue lease agreement with Morongo Basin ARCH for the use of 2,760 square feet for office and storage space, for the purpose of providing assistance information to transient individuals and storage use for donated personal property at the SBCFPD-owned Fire Station 35 located at 6562 Sierra Avenue in Joshua Tree during normal business hours of Monday through Friday 8:00 am through 5:00 pm.

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Morongo Basin ARCH intends to serve individuals and families experiencing homelessness in the Morongo Basin by providing assistance information and distributing food, clothing, and hygiene products by appointment during operating hours. Services will be specifically marketed to transition age youth, but will be available to anyone in need. The use of the space is restricted to office and storage purposes and no overnight sleeping or living quarters are permitted.

Fire Station 35 was never used as a full time station and has been closed for over 15 years, and the station is currently vacant. There is no present or future need for the term of the lease agreement to operate this facility as a fire station. SBCFPD requested the Real Estate Services Department (RESA) negotiate a new five-year lease agreement for Morongo Basin ARCH's use of 2,760 square feet, or the entirety of Fire Station 35, for office and storage space. Morongo Basin ARCH will be responsible for all utilities, janitorial and maintenance for the Premises. Rent of \$1.00 per year has been negotiated based on the services being provided to the community.

The lease agreement serves a SBCFPD purpose under Health and Safety Code sections 13861 and 13862 by providing services that relate to the protection of lives which, in turn, will reduce the number of fire protection, rescue, emergency medical and ambulance calls and services.

The lease of this facility was reviewed pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt from further environmental review in accordance with Section 15301 of the CEQA guidelines.

Summary of Lease Terms

Lessee:	Morongo Basin ARCH
Location:	6562 Sierra Avenue in Joshua Tree
Size:	Approximately 2,760 square feet
Term:	Five years, commencing March 1, 2020
Options:	None
Rent:	\$5.00 for the term of the Lease
Improvement Costs:	None
Custodial	Provided by Tenant
Maintenance:	Provided by Tenant
Utilities:	Provided by Tenant
Insurance:	The Certificate of Liability Insurance as required by the lease will be obtained by RESA prior to occupancy
Right to Terminate:	District has the right to terminate with 90-days' notice

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On April 30, 2019 (Item No. 78), the Board of Directors approved a lease with Family Assistance Program for a similar use proposed by Morongo Basin ARCH. The Board also found this use exempt under the California Environment Quality Act and directed the Clerk of the Board to post the Notice of Exemption. Pursuant to Section 38 of the lease, on February 22, 2020, the Director of RESD terminated the lease with Family Assistance Program at their request.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Agnes Cheng, Deputy County Counsel and Scott Runyan, Deputy County Counsel, 387-5455) on January 16, 2020; County Fire (Ed Segura, Administrative Supervisor, 387-6137 on January 17, 2020; Finance (Tom Forster, Administrative Analyst, 387-4635 and Monique Amis, Administrative Analyst, 387-4883) on January 26, 2020; and County Finance and Administration (Matthew Erickson, County Chief Financial Officer, 387-5423) on January 28, 2020.

(KB 677-7961)

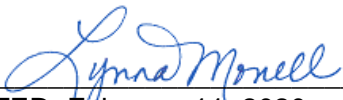
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Record of Action of the Board of Directors
San Bernardino County Fire Protection District

APPROVED (CONSENT CALENDAR)

Moved: Robert A. Lovingood Seconded: Josie Gonzales
Ayes: Robert A. Lovingood, Janice Rutherford, Dawn Rowe, Curt Hagman, Josie Gonzales

Lynna Monell, CLERK OF THE BOARD

BY  _____
DATED: February 11, 2020



cc: SDD/SBCFPD- Thompson w/agree w/NOE w/receipt
Contractor- C/O SDD/SBCFPD w/agree
File- w/agree w/NOE w/receipt
la 02/12/2020