

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

June 9, 2026

FROM

BEAHTA R. DAVIS, Director, Regional Parks Department

SUBJECT

Revenue Agreement with Stargazing Homes LLC

RECOMMENDATION(S)

1. Approve Revenue **Agreement No. 26-450** with Stargazing Homes LLC, for up to three boutique camping units to be used at Yucaipa Regional Park, for an estimated amount of \$48,000 annually of which the Regional Parks Department will receive 20%, from June 10, 2026, through June 9, 2031, with two additional one-year extension options.
2. Authorize the Director of the Regional Parks Department to terminate the agreement in Recommendation No. 1 with Stargazing Homes LLC with a 30-day written notice of termination.
3. Direct the Director of the Regional Parks Department to transmit the notice of termination to the Clerk of the Board of Supervisors within 30 days of execution.

(Presenter: Beahta R. Davis, Director, 387-2340)

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.

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 Agreement with Stargazing Homes LLC (Stargazing) will generate revenue for the Regional Parks Department (Department), with 80% of the revenue allocated to Stargazing and 20% of the revenue allocated to the Department. Of the Department's 20% share, 10% of the revenue will be paid back to Stargazing as a management fee. The term of the Agreement is for five years with two additional one-year extension options.

BACKGROUND INFORMATION

The Department attended an industry conference and learned that boutique camping is widely utilized within the tourism and hospitality industry to attract visitors seeking unique, experience-based travel. It serves as an alternative to conventional lodging by offering distinctive accommodations. This approach enhances visitor engagement and provides opportunities for individuals who do not own recreational vehicles to enjoy camping experiences. While traditional recreational vehicle (RV) camping is currently available through the Department's RV Experience program at County parks, the Department aims to elevate its offerings by introducing boutique camping as an additional lodging option.

Revenue Agreement with Stargazing Homes LLC

June 9, 2026

Stargazing was founded in 2023 and provides luxury units crafted to offer guests an immersive stargazing experience. Up to three units will be delivered to Yucaipa Regional Park with floor-to-ceiling front glass walls, a skylight, a full kitchen, and a bathroom. Stargazing includes full delivery and set up, management services which includes reservation support and cleaning, and marketing strategies which include influencer campaigns to maximize occupancy rates.

Stargazing will provide professional listing services which include high-quality photos and video of site location that will be used on both online booking and social media and influencer media platforms. Stargazing will create and manage online booking listings to support reservation maximization and will provide social media content creation and influencer marketing. The approximate County share of the revenue is expected to be \$9,600 per unit annually.

Should the County terminate the Agreement with Stargazing, the County would have the option to purchase each unit for \$120,000. Additionally, the County could choose to have Stargazing continue the management of each unit after the purchase for 10% of the revenue as a management fee.

The Department recommends approval of the Agreement in order to provide visitors an option of boutique camping at Yucaipa Regional Park.

PROCUREMENT

Regional Parks contacted three vendors, Hekipa, Contestoga Covered Wagons and Stargazing, requesting quotes for camping units. One vendor was determined to have a camping unit that met the needs and expectations of the Regional Parks Department.

Proposer Name	Location	Cost
Hekipa	Whitehall Township, PA	No Bid
Conestoga Covered Wagons	Bloomington, ID	No Bid
Stargazing Homes, LLC	Clearwater, FL	\$225 - \$280/per night

Purchasing supports this competitive procurement based on the informal quotes solicited for the services.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Suzanne Bryant, Deputy County Counsel, 387-5455) on May 20, 2026; Risk Management (Stephanie Mead, Staff Analyst II, 386-9044) on March 3, 2026; Purchasing (Jessica Barajas, Supervising Buyer, 387-2065) on March 30, 2026; and County Finance and Administration (Elias Duenas, Administrative Analyst, 387-4052) on May 20, 2026.

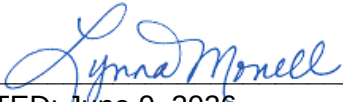
Revenue Agreement with Stargazing Homes LLC
June 9, 2026

Record of Action of the Board of Supervisors
San Bernardino County

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: June 9, 2026



cc: Parks - Davis w/agree
Contractor - c/o Parks w/agree
File - w/agree
MBA 06/24/2026