

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

May 5, 2026

**FROM**

**TERRY W. THOMPSON, Director, Real Estate Services Department  
DON LE, Interim Chief Information Officer, Innovation and Technology Department**

**SUBJECT**

Amendment to Lease Agreement with GM Gabrych Family Limited Partnership, for Land to Operate a Communications Facility in Lucerne Valley

**RECOMMENDATION(S)**

1. Find that approval of Amendment No. 1 to Lease Agreement No. 15-77 with GM Gabrych Family Limited Partnership, for land to operate a communications facility, known as Rodman Mountain, in Lucerne Valley, is exempt under the California Environmental Quality Act Guidelines, Section 15301 – Existing Facilities (Class 1).
2. Approve **Amendment No. 1 to Lease Agreement No. 15-77** with GM Gabrych Family Limited Partnership, for the non-exclusive use of land at Rodman Mountain in Lucerne Valley (Assessor's Parcel Number 0527-031-31-0000), to:
  - a. Approve the permitted holdover period from February 10, 2025 through May 31, 2026, in the amount of \$27,954.
  - b. Exercise the first of two options to extend the term of the Lease Agreement for five years, for the period of June 1, 2026 through May 31, 2031.
  - c. Approve total additional costs in the amount of \$142,638, which includes:
    - i. \$27,954 for the permitted holdover period; and
    - ii. \$114,684 for the first extended term.
  - d. Increase the total contract amount from \$178,834 to \$321,472.
3. Direct the Real Estate Services Department to file a 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**

**Promote and Fulfill the Countywide Vision.**

**Improve County Government Operations.**

**FINANCIAL IMPACT**

Approval of this item will not result in the use of Discretionary General Funding (Net County Cost). The total fees associated with Amendment No. 1 (Amendment) to Lease Agreement No. 15-77 (Lease) over the five-year term are \$142,638, which includes \$27,954 for the month-to-month permitted holdover period from February 10, 2025 through May 31, 2026. Lease fees will be paid by the Innovation and Technology Department (ITD) (1200304020). Adequate appropriation has been included in ITD's 2025-26 budget and will be included in future recommended budgets. Annual fees are summarized below:

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<b>Lease Year</b>	<b>Monthly Fee Payments</b>	<b>Annual Fee Payments</b>
*February 10, 2025 – May 31, 2026	-	\$27,954
June 1, 2026 - May 31, 2027	\$1,800	\$21,600
June 1, 2027 - May 31, 2028	\$1,854	\$22,248
June 1, 2028 - May 31, 2029	\$1,910	\$22,920
June 1, 2029 - May 31, 2030	\$1,967	\$23,604
June 1, 2030 - May 31, 2031	\$2,026	\$24,312
<b>Total Fee</b>		<b>\$142,638</b>

\*Permitted holdover period

**BACKGROUND INFORMATION**

On February 10, 2015 (Item No. 41), the Board of Supervisors (Board) approved a 10-year Lease with two five-year options with GM Gabrych Family Limited Partnership (GM) for use of 10,000 square feet of land known as Rodman Mountain in Lucerne Valley (Assessor’s Parcel Number 0527-031-31-0000) (Premises). The original term of the Lease was for the period of February 10, 2015 through February 9, 2025.

On March 12, 1990 (Item No. 18), the Board approved the lease with Southern California Edison Company (SCE) for the County’s purchase, in the amount of \$20,000, for an equipment shelter and antenna of Rodman Mountain. The Lease also provided for the use of the property for 20 years. The original term of the Lease was from March 12, 1990 to March 11, 2010.

SCE had been granted an easement by the fee owner of the property, Santa Fe Pacific Realty Corporation (Railroad). The easement stated that SCE could use the property as long as it was used for a communication site. When SCE entered into the Lease with the County, they vacated the property but reserved the right to have radio space on the tower and rack space in the shelter. SCE never exercised this right.

In 2009, prior to the expiration of the term, ITD requested the Real Estate Services Department (RESA) negotiate an agreement with SCE for the continued use of the property. SCE advised the County that the underlying fee ownership of the land had transferred from the Railroad to the GM back in 2002. RESA reached an agreement with GM for the use of 10,000 square feet of land for the operation and maintenance of its 800 MHz communication site, and ingress and egress access to the site across other GM holdings.

Since the expiration of the lease, RESA has continued negotiations with GM to extend the Lease. The holdover period from February 10, 2025 through May 31, 2026, was necessary to allow time for continued negotiations. All other terms and conditions of the Lease remain unchanged.

The recommended action will extend the Lease with GM for the non-exclusive use of land at the Premises. The Amendment extends the term for the period from June 1, 2026 through May 31, 2031, through the County’s exercise of its first of two five-year options to extend, adjusts the rental rate schedule and updates standard Lease agreement language. All other Lease terms remain unchanged.

The project to approve this Amendment with GM was reviewed pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt under Section

**Amendment to Lease Agreement with GM Gabrych Family Limited Partnership, for Land to Operate a Communications Facility in Lucerne Valley  
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15301 – Class 1 Existing Facilities because approval of a Lease amendment for existing facilities is an exempt activity under CEQA. There is no possibility that leasing the subject property will have a significant effect on the environment; therefore, the activity is exempt from the provisions of CEQA.

**Summary of Lease Terms**

Landlord: GM Gabrych Family Limited Partnership

Location: Rodman Mountain in Lucerne Valley (APN 0527-031-31-0000)

Size: 10,000 square feet

Term: Five years

Options: One remaining five-year option

Rent: Monthly: \$1,800  
Annual: \$21,600  
\*Mid-range for comparable rates suggested by the State of California for communications facilities in the Lucerne Valley area per the competitive set analysis on file with RESD

Annual Increases: Approximately 3%

Improvement Costs: None

Custodial: None

Maintenance: County

Utilities: County

Insurance: The Certificate of Liability Insurance, as required by the Lease, is on file with RESD

Holdover: Upon the end of the term, if permitted by Landlord, the County shall continue on a month-to-month term upon the same terms and conditions which existed at the time of expiration

Right to Terminate: The County has the right to terminate with one-year notice

Parking: None

**PROCUREMENT**

Not applicable.

**REVIEW BY OTHERS**

This item has been reviewed by County Counsel (John Tubbs II, Deputy County Counsel, and Bonnie Uphold, Supervising County Counsel, 387-5455) on April 7, 2026; Innovation and

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Technology Department (**Don Le, Interim Chief Information Officer**, 387-7906) on April 8, 2026; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on April 9, 2026; and County Finance and Administration (Iliana Rodriguez, 387-4205, and Eduardo Mora, 387-4376, Administrative Analysts) on April 17, 2026.

(CM: 840-266-0977)

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Record of Action of the Board of Supervisors  
San Bernardino County

**APPROVED (CONSENT CALENDAR)**

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

Lynna Monell, CLERK OF THE BOARD

BY   
DATED: May 5, 2026



cc:    RESD - Thompson w/agree  
      Contractor - c/o RESD w/agree  
      File - w/agree

MBA   05/12/2026