

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

January 27, 2026

FROM

BEAHTA R. DAVIS, Director, Regional Parks Department

SUBJECT

Amendment to Revenue Lease Agreement for Assignment from Close the Lid Entertainment, LLC to AR Elite Ranch, Inc., for the Dorsey's Dog House Concession at Calico Ghost Town Regional Park

RECOMMENDATION(S)

Approve **Amendment No. 2 to Revenue Lease Agreement No. 22-1226**, for assignment from Close the Lid Entertainment, LLC to AR Elite Ranch, Inc., for the operation of the Dorsey's Dog House at Calico Ghost Town Regional Park, with no change to the Lease fees of whereby the County will receive monthly concession fee revenue of \$500 or 8.5% of gross income, whichever is greater, and no changes to the term of December 6, 2022 through December 30, 2026 (Four votes required).

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

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

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

FINANCIAL IMPACT

Approval of this item will not result in the use of Discretionary General Funding (Net County Cost). There is no cost associated with Amendment No. 2 (Amendment) to Revenue Lease Agreement No. 22-1226 (Lease) to reflect a change of business ownership and the assignment of the Lease.

BACKGROUND INFORMATION

The Amendment will amend the Lease to reflect a change in business ownership and the assignment of the Lease from Close the Lid Entertainment, LLC to AR Elite Ranch, Inc., to continue operations for Dorsey's Dog House concession at Calico Ghost Town Regional Park (Park).

On April 1, 2022, the Regional Parks Department (Department) released a Request for Proposal for Dorsey's Dog House Concession Operation at Calico Ghost Town Regional Park. The Department received one proposal from a qualified vendor, Close the Lid Entertainment, LLC. Department administration evaluated the proposal and determined that Close the Lid Entertainment, LLC met the needs of the Department.

On December 6, 2022 (Item No. 50), the Board of Supervisors (Board) approved Agreement No. 22-1226 with Close the Lid Entertainment, LLC (Concessionaire) for the operation of Dorsey's Dog House in which the County receives a monthly concession fee revenue of \$500 or

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8.5% of gross income (whichever is greater) plus a 3.5% advertising fee for the period of December 6, 2022, through December 30, 2025 with two (2) additional one (1) year options.

On October 21, 2025 (Item No. 52), the Board approved Amendment No. 1 to Agreement No. 22-1226 with Concessionaire extending the term of the lease for one year to December 30, 2026.

This Amendment aligns with the County and Chief Executive Officer's goal and objective to operate in a fiscally-responsible and business-like manner by allowing the Department to leverage its amenities and land to raise revenue to support Park maintenance and development. It also allows the Department to continue its relationship with the Concessionaire, continue supplying Park guests with dog supplies & treats, and operate in a fair and reasonable manner.

PROCUREMENT

N/A

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Suzanne Bryant, Deputy County Counsel, 387-5455) on January 9, 2026; and County Finance and Administration (Elias Duenas, Administrative Analyst, 387-4052) on January 9, 2026.

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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: 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: Parks - Davis w/agree
 Contractor - c/o Parks w/agree
 File - w/agree
CCM 01/29/2026