

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

September 23, 2025

FROM

BEAHTA R. DAVIS, Director, Regional Parks Department

SUBJECT

Amendment to Revenue Lease Agreement with LandD, Inc. for the Operation of Calico Woodworks Concession at Calico Ghost Town Regional Park

RECOMMENDATION(S)

1. Find that approval of Amendment No. 1 to Revenue Lease Agreement No. 20-964 with LandD Inc. to continue to operate Calico Woodworks concession at Calico Ghost Town Regional Parks is an exempt project under the California Environmental Quality Act Guidelines Section 15301 – Existing Facilities (Class 1).
2. Approve **Amendment No. 1 to Revenue Lease Agreement No. 20-964** with LandD, Inc., for operation of the Calico Woodworks concession at Calico Ghost Town Regional Park, exercising the five-year option to extend the term, for the period of October 1, 2025 through September 30, 2030, in which the County will receive lease fees of no less than \$18,000 over the five-year term (Four votes required).
3. Direct the Regional Parks Department to file the Notice of Exemption in accordance with the California Environmental Quality Act.
(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 does not require the use of Discretionary General Funding (Net County Cost). Pursuant to Amendment No. 1 (Amendment) to Revenue Lease Agreement No. 20-964 (Agreement), LandD, Inc. (Concessionaire) will pay the Regional Parks Department (Department) a monthly concession of three hundred dollars or 9% of its gross income, whichever is greater, plus a 3.5% advertising fee. This revenue is incorporated in the Department's 2025-26 budget and will be included in future recommended budgets.

BACKGROUND INFORMATION

The Department operates and maintains eight regional parks including Calico Ghost Town Regional Park, located in the City of Yermo, and provides for the rental of park property through Board of Supervisors (Board) approved fees. The recommended Amendment to the Agreement between the Department and Concessionaire would allow for a five-year term extension commencing October 1, 2025.

On September 29, 2020 (Item No. 64), the Board approved Agreement No. 20-964 with Concessionaire to operate Calico Woodworks from October 1, 2020 through September 30,

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2025 with a monthly minimum fee of three hundred dollars (\$300) or eight and one-half percent (8.5%) of gross income, whichever is greater, with an option to extend the term for 5 years.

Approval of this Amendment will allow the continued operation of the concession wherein the Department will receive a monthly minimum lease of three hundred dollars (\$300) or nine percent (9%) of gross income, whichever is greater, and will extend the term of the lease five years, for the period of October 1, 2025 through September 30, 2030, in which the County will receive lease fees of no less than \$18,000 over the five-year term.

The Amendment to the Lease was reviewed pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt under CEQA Guidelines Section 15301-Existing Facilities (Class 1) because there is no possibility that the leasing of the subject property will have significant effect on the environment.

Approval of this Amendment aligns with the County and Chief Executive Officer 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.

PROCUREMENT

N/A

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Suzanne Bryant, Deputy County Counsel, 387-5455) on September 5, 2025; Real Estate Services (Lyle Ballard, Real Property Agent III, 387-5252) on September 5, 2025; and County Finance and Administration (Elias Duenas, Administrative Analyst, 387-4052), on September 8, 2025.

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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: September 23, 2025



cc: Parks - Davis w/agree
Contractor - c/o Parks w/agree
File - w/agree

MBA 10/1/2025