

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

June 23, 2026

FROM

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

SUBJECT

Real Property Donation in the Town of Yucca Valley

RECOMMENDATION(S)

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

1. Find that the acquisition of real property, consisting of approximately 0.86 acres of vacant land located at 7238 Joshua Lane in the Town of Yucca Valley (Assessor's Parcel Number 0595-162-08-0000), is within the scope of the Initial Study/Mitigated Negative Declaration prepared for the New Fire Station No. 41 Project in the Town of Yucca Valley that was adopted by the San Bernardino County Fire Protection District on November 18, 2025, and that the acquisition of the property will not have a significant effect on the environment and the mitigation measures set forth therein are adequate to mitigate any effects on the environment arising from the project.
2. Authorize the acquisition of real property, consisting of approximately 0.86 acres of vacant land located at 7238 Joshua Lane in the Town of Yucca Valley (Assessor's Parcel Number 0595-162-08-0000), by accepting its donation from the Town of Yucca Valley, with transaction-related and administrative costs associated with the donation, including title insurance, recording fees, and due diligence expenses, estimated at \$15,000, in accordance with Health and Safety Code section 13861(b), Government Code section 25355, and County Policy 06-01.
3. Approve Real Property Donation **Agreement No. 26-648** with the Town of Yucca Valley for the acceptance of the donated real property, consisting of approximately 0.86 acres of vacant land located at 7238 Joshua Lane in the Town of Yucca Valley (Assessor's Parcel Number 0595-162-08-0000).
4. Authorize the Director of the Real Estate Services Department to execute the following, upon close of escrow for the donated property and subject to County Counsel review:
 - a. The acceptance certificate for the grant deed conveying the donated real property identified in Recommendation No. 2;
 - b. A Memorandum of Understanding with the Town of Yucca Valley for the Town of Yucca Valley's shared use of portion(s) of the existing Fire Station 41 property located at 57201 29 Palms Highway South in Yucca Valley as the Town of Yucca Valley's emergency operations center at no cost, provided that the term does not exceed five years, including any renewal options; and
 - c. Any non-substantive documents necessary to complete this transaction.

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

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Promote and Fulfill the Countywide Vision.

Create, Maintain and Grow Employment Opportunities and Economic Value in the County.

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).

The property will be donated to the San Bernardino County Fire Protection District (SBCFPD) at no cost. All transaction-related and administrative costs associated with the donation, including title insurance, recording fees, and due diligence expenses, estimated at \$15,000 will be paid by SBCFPD (6100412454).

BACKGROUND INFORMATION

The Town of Yucca Valley (Town) owns approximately 0.86 acres of vacant land located at 7238 Joshua Lane in the Town (Assessor's Parcel Number 0595-162-08-0000) (Property) and has offered to donate the Property to SBCFPD for fire protection and emergency response purposes.

On May 2, 2025, the Town Council adopted Resolution No. 25-11 declaring the Property exempt surplus land pursuant to the Surplus Land Act (Government Code sections 54220 through 54234). The California Department of Housing and Community Development reviewed this determination and, on June 5, 2025, confirmed that the Property qualifies as exempt surplus land under the Surplus Land Act.

The proposed Real Property Donation Agreement (Agreement) provides for the conveyance of the Property to SBCFPD at no cost. As a condition of the donation and closing, SBCFPD and the Town are required to enter into a Memorandum of Understanding (MOU) providing the Town with shared use of portion(s) of SBCFPD's existing facility located at 57201 29 Palms Outer Highway South in Yucca Valley (Existing Fire Station) for use as the Town's emergency operations center, on terms mutually agreeable to both parties.

The Agreement includes a 12-month restricted period following recordation of the grant deed (Restricted Period). During this period, if SBCFPD: (i) develops the Property for any purpose other than fire protection and emergency response; or (ii) transfers, leases, assigns, or otherwise conveys the Property without prior written consent of the Town, the Town retains a power of termination, as defined in California Civil Code section 885.010, allowing it to re-enter and take title to the Property if such violation is not cured within specified notice and cure periods.

SBCFPD will have a 45-day due diligence period to review title and conduct inspections of the Property. The Property will be donated in its "as-is" condition, with SBCFPD relying on its own investigations.

Approval of this item will also authorize the RESD Director to, upon close of escrow for the Property and subject to County Counsel review, execute: (i) the acceptance certificate for the grant deed conveying the Property; (ii) a MOU with the Town for the Town's shared use of portion(s) of the Existing Fire Station as the Town's emergency operations center at no cost, which is a closing condition, provided that the term of the MOU does not exceed five years (including any renewal options); and (iii) any non-substantive documents necessary to complete this transaction. The RESD Director may amend the MOU during its term as long as the total

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duration of the MOU does not exceed five years (including any renewal options). Delegated authority is requested for the Director of RESD to execute the MOU with the Town to avoid delays that could jeopardize completion of the donation transaction because the MOU remains under negotiation and must be executed before close of escrow, which is required within 75 calendar days after execution of the Agreement.

The Property, along with the adjacent property on Joshua Lane (Assessor's Parcel Number 0595-171-04-0000), which was acquired by SBCFPD on April 23, 2024 (Item No. 69), will be used to construct a new Fire Station No. 41 (Project) to replace the Existing Fire Station. On November 18, 2025 (Item No. 97), SBCFPD's Board adopted the Initial Study/Mitigated Negative Declaration for the Project. Recommendation No. 1 of this item finds that the acquisition of the Property is within the scope of the Initial Study/Mitigated Negative Declaration prepared for the Project that was adopted by SBCFPD's Board on November 18, 2025 and that the acquisition of the Property will not have a significant effect on the environment and the mitigation measures set forth therein are adequate to mitigate any effects on the environment arising from the Project. A Notice of Determination was filed on November 24, 2025, pursuant to CEQA and no further action is required under CEQA.

PROCUREMENT

SBCFPD may accept donation of the Property pursuant to Health and Safety Code section 13861(b), Government Code section 25355, and County Policy 06-01.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Agnes Cheng and Aaron Gest, Deputies County Counsel, 387-5455) on June 3, 2026; San Bernardino County Fire Protection District (Bertral Washington, Deputy Chief, 387-5779) on May 13, 2026; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on May 19, 2026; and County Finance and Administration (Jessica Trillo, 387-4222, Principal Administrative Analyst, and Eduardo Mora, 387-4376, Administrative Analyst) on June 5, 2026.

(EV: 893-0921)

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

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, SECRETARY

BY 
DATED: June 23, 2026



cc: RESD - Thompson w/agree
 Contractor - c/o RESD w/agree
 File - w/agree
MBA 07/9/2026