

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

September 23, 2025

**FROM**

**TERRY W. THOMPSON, Director, Real Estate Services Department**

**SUBJECT**

Revenue Lease Agreement with Consolidated Fire Agencies for Office and Rack Space at the Valley Communications Center in San Bernardino

**RECOMMENDATION(S)**

1. Find that approval of a Revenue Lease Agreement with Consolidated Fire Agencies, for use of office and rack space in San Bernardino, is categorically exempt under the California Environmental Quality Act Guidelines, Section 15301 - Existing Facilities (Class 1).
2. Find that, pursuant to California Government Sections 25520 et seq. and 25365, a Revenue Lease Agreement with Consolidated Fire Agencies for a 20-year term, with one five-year option to extend, for the use of approximately 18,652 square feet of County-owned office space and nine communication rack spaces in San Bernardino is not required for County use, is in the public interest and that the Revenue Lease Agreement will not substantially conflict or interfere with the County's use of the property (Four votes required).
3. Approve Revenue Lease **Agreement No. 25-745**, for a 20-year term, with one five-year option to extend the term of the lease, with a projected commencement date of January 1, 2026, through December 31, 2045, with Consolidated Fire Agencies for the use of approximately 18,652 square feet of County-owned office space and nine communication rack spaces in San Bernardino, for a total revenue amount comprised of a one-time lump sum rental payment of \$2,000,000 and monthly rental payments totaling \$8,442,358, for a combined total revenue of \$10,442,358 over the term of the lease (Four votes required).
4. Direct the Real Estate Services Department to file the 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**

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

**Pursue County Goals and Objectives by Working with Other Agencies.**

**FINANCIAL IMPACT**

Approval of this item will not require Discretionary General Funding (Net County Cost). The total revenue anticipated to be received by the County during the 20-year period is \$10,442,358. Revenue will be deposited in the Real Estate Services Department (RESD) Rents budget (7812001000). The annual revenue is as follows:

Year	Annual Lease Revenue
*January 1, 2026	\$2,000,000
**January 1, 2026 - December 31, 2026	\$347,460

**Revenue Lease Agreement with Consolidated Fire Agencies for Office and Rack Space at the Valley Communications Center in San Bernardino  
September 23, 2025**

January 1, 2027 - December 31, 2027	\$354,409
January 1, 2028 - December 31, 2028	\$361,497
January 1, 2029 - December 31, 2029	\$368,727
January 1, 2030 - December 31, 2030	\$376,102
January 1, 2031 - December 31, 2031	\$383,624
January 1, 2032 - December 31, 2032	\$391,296
January 1, 2033 - December 31, 2033	\$399,122
January 1, 2034 - December 31, 2034	\$407,104
January 1, 2035 - December 31, 2035	\$415,246
January 1, 2036 - December 31, 2036	\$423,551
January 1, 2037 - December 31, 2037	\$432,023
January 1, 2038 - December 31, 2038	\$440,663
January 1, 2039 - December 31, 2039	\$449,476
January 1, 2040 - December 31, 2040	\$458,466
January 1, 2041 - December 31, 2041	\$467,635
January 1, 2042 - December 31, 2042	\$476,988
January 1, 2043 - December 31, 2043	\$486,528
January 1, 2044 - December 31, 2044	\$496,258
January 1, 2045 - December 31, 2045	\$506,183
<b>Total Revenue</b>	<b>\$10,442,358</b>

\*Projected date of a one-time lump sum payment

\*\*Projected commencement date

**BACKGROUND INFORMATION**

The recommended action provides for a new 20-year Lease Agreement (Lease) with Consolidated Fire Agencies (CONFIRE), with one five-year option to extend, for the use of approximately 18,652 square feet of County-owned office and rack space, located at the southeast corner of Rialto Avenue and Lena Road in San Bernardino [Assessor's Parcel Numbers (APNs) 0279-261-17-0000 (portion), 0279-271-20-0000 (portion), 0279-271-17-0000 (portion), and 0279-271-16-0000 (portion)]. The projected lease term is January 1, 2026, through December 31, 2045, with commencement contingent upon the County's completion of site improvements, and the City of San Bernardino's issuance of final building permits and a Certificate of Occupancy.

On January 11, 2022 (Item No. 33), the Board of Supervisors (Board) approved a Design Build Project, The Valley Communications Center (WBSE 10.10.0181), located in the City of San Bernardino, that is a new mission-critical facility that must be operational 365/24/7, under extreme conditions, as the primary Emergency Operations Center (EOC) in the San Bernardino Valley. The comprehensive 73,662 square foot facility on the 6.85-acre site is located at the southeast corner of Rialto Avenue and Lena Road where CONFIRE will occupy a portion totaling approximately 18,652 square feet. EOC Command staff that provide emergency support functions will vary in size and include San Bernardino County Sheriff/Coroner/Public Administrator (SBCSD), Office of Emergency Services (OES), San Bernardino County Fire (SBCFD), Inland Counties Emergency Medical Agency (ICEMA), the Innovation and Technology Department's (ITD) radio management facility, and Building Services depending on the activation level. The facility will be capable of self-support and self-sufficiency over an extended duration of time and act as a stand-alone facility in the event of natural or manmade disasters.

**Revenue Lease Agreement with Consolidated Fire Agencies for Office and Rack Space at the Valley Communications Center in San Bernardino  
September 23, 2025**

The County Administration Office (CAO) requested that RESD prepare the new Lease for a projected commencement date of January 1, 2026, through December 31, 2045, for CONFIRE to occupy and operate dispatch and emergency operation response programs. The County may terminate the lease following the 18th year of the initial 20-year term by providing 24-months' prior written notice.

The proposed Lease was reviewed pursuant to the California Environmental Quality Act and determined to be categorically exempt under Section 15301 - Existing Facilities (Class 1) because the Lease of an existing building secures property to operate within the existing structure with negligible or no expansion of existing use.

Summary of Lease Terms

Lessee:	Consolidated Fire Agencies Mike Bell, Director
Location:	Southeast corner of Rialto Avenue and Lena Road, APN's 0279261170000 (portion), 0279271200000 (portion), 0279271170000 (portion), and 0279271160000 (portion) in San Bernardino
Size:	Approximately 18,652 square feet and nine rack spaces
Term:	20 years, projected commencement date January 1, 2026, and terminating December 31, 2045
Options:	One five-year option to extend the term
Rent: Office	Monthly: \$21,822.84* Annual: \$261,874.08* \$1.17 per square foot per month: *low range for comparable facilities in the San Bernardino area per supporting lease comparable office space on file
Rent: Rack	Monthly: \$7,132.14* Annual: \$85,585.68* \$792.46 per rack per month: *mid-range for comparable County facilities
Annual Increases:	2%
Custodial:	Provided by County
Maintenance:	Provided by 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 County, the Lease shall continue on a month-to-month term upon the same terms and conditions which existed at the time of expiration

**Revenue Lease Agreement with Consolidated Fire Agencies for Office  
and Rack Space at the Valley Communications Center in San  
Bernardino  
September 23, 2025**

Right to Terminate: County has the right to terminate with 24-month written notice following the 18th year of the initial term

**PROCUREMENT**

California Government Sections 25520 et seq. and 25365 allow the conveyance to CONFIRE upon a finding that the premises are not required for County use and the conveyance is in the public interest, and that it will not substantially interfere with the county's own use of the property. Under Surplus Land Act Guidelines, Section 102(i)(2)(B), the proposed Lease is not subject to the Surplus Land Act because it is a lease on which no development or demolition will occur, regardless of the term of the lease.

**REVIEW BY OTHERS**

This item has been reviewed by County Counsel (John Tubbs II, 387-5455) on August 26, 2025; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on August 21, 2025; and County Finance and Administration (Eduardo Mora, Administrative Analyst, 387-4376) on September 3, 2025.

(BR: 531-2674)

**Revenue Lease Agreement with Consolidated Fire Agencies for Office  
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September 23, 2025**

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: RESD - Thompson w/agree  
Contractor - c/o RESD w/agree  
File - w/agree  
MBA 09/25/2025