

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

December 16, 2025

FROM

TERRY W. THOMPSON, Director, Real Estate Services Department

SUBJECT

Amendment to Revenue Lease with Inland Empire Autism Spectrum Disorder Assessment Center of Excellence for Office Space in San Bernardino

RECOMMENDATION(S)

1. Find that approval of Amendment No. 4 to Lease Agreement No. 15-643 with Inland Empire Autism Spectrum Disorder Assessment Center of Excellence for office space, is an exempt project under the California Environmental Quality Act Guidelines, Section 15301 – Existing Facilities (Class 1).
2. Approve **Amendment No. 4 to Revenue Lease Agreement No. 15-643** with Inland Empire Autism Spectrum Disorder Assessment Center of Excellence to:
 - a. Extend the term of the lease for three years, from January 1, 2026 through December 31, 2028, pursuant to the tenant's exercise of its extension option.
 - b. Adjust the revenue rental rate schedule for the exclusive use of 5,109 square feet of County-owned office space, located at 1499 South Tippecanoe Avenue in San Bernardino, for the Inland Empire Autism Spectrum Disorder Assessment Center of Excellence.
 - c. Increase the total revenue lease amount by \$362,100, from \$1,231,692 to a new total amount of \$1,593,792.
3. 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.

Provide for the Safety, Health and Social Service Needs of County Residents.

FINANCIAL IMPACT

Approval of this item will not result in the use of Discretionary General Funding (Net County Cost). The total revenue to be received is \$362,100. Revenue from Amendment No. 4 (Amendment) to Lease Agreement No. 15-643 (Lease) will be deposited in the Real Estate Services Department (RESA) Rents budget (7812001000). The revenue will be used for facility charges. Revenue includes an initial monthly rent of \$9,860, increasing by approximately two percent annually. The annual revenue is as follows:

Year	Revenue
January 1, 2026 – December 31, 2026	\$118,320
January 1, 2027 – December 31, 2027	\$120,684

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Year	Revenue
January 1, 2028 – December 31, 2028	\$123,096
Total Revenue	\$362,100

BACKGROUND INFORMATION

On August 25, 2015 (Item No. 37), the Board of Supervisors (Board) approved the five-year revenue Lease with one two-year option and one three-year option to extend, for the exclusive use of 5,109 square feet of County-owned office space, located at 1499 South Tippecanoe Avenue in San Bernardino. In the 10 years since the Lease was originally approved, the Board has approved three amendments to extend the term through December 31, 2025, reflect a change in the commencement and end dates of the initial term, revise the revenue rental rate schedule, and modify the tenant improvement completion date.

Amendment No.	Approval Date	Item No.
1	December 15, 2015	46
2	June 28, 2016	62
3	December 6, 2022	47

The Inland Empire Autism Spectrum Disorder Assessment Center of Excellence (AACE) requested that RESD prepare an amendment to exercise a three-year option extending the term through December 31, 2028, and adjust the revenue rental rate schedule. All other terms and conditions of the Lease remain unchanged. Either party may terminate this Lease by giving 180-days' notice.

This Amendment reflects the extension of the term for three years due to AACE's exercise of an existing three-year extension option for the period of January 1, 2026 through December 31, 2028, and adjusts the revenue rental rate schedule for the exclusive use of 5,109 square feet of County-owned office space located at 1499 South Tippecanoe Avenue in San Bernardino. AACE provides children with both access to comprehensive assessment for autism spectrum disorder and access to all the essential specialists within one program.

RESD staff reviewed the recommended action pursuant to the California Environmental Quality Act (CEQA) and determined that it is exempt under CEQA Guidelines, Section 15301 - Class 1 Existing Facilities because the proposed Lease is to secure property to operate within the existing structure with negligible or no expansion of existing use. Accordingly, no further action is required under CEQA.

Summary of Lease Terms

Lessee: Inland Empire Autism Spectrum Disorder Assessment Center of Excellence
Dr. Peter Currie, Initial Director

Location: 1499 South Tippecanoe Avenue, San Bernardino

Size: 5,109 square feet of office space

Term: Three years, January 1, 2026 through December 31, 2028

Options: One three-year option to extend remains

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Rent:	Revenue per square foot per month: \$1.93* full-service gross Monthly: \$9,860.37 Annual: \$118,324.44 *Mid-range for comparable facilities in the San Bernardino area per the competitive set analysis on file with RESD
Annual Increases:	Approximately 2%
Improvement Costs:	None
Custodial:	Provided by County
Maintenance:	Provided by County
Utilities:	Provided by County
Insurance:	The Certificate of Liability Insurance, as required by the Lease, is on file with RESD
Holdover:	In the event the Lessee shall hold over and continue to occupy the Premises with the express written consent of the County, the tenancy shall be deemed to be a tenancy from month-to- month upon the same terms and conditions, including rent, as existed and prevailed at the time of the expiration of the term of this Lease
Right to Terminate:	Either party has the right to terminate with 180-days'notice
Parking:	Sufficient for Lessee's parking needs

PROCUREMENT

This Lease was approved pursuant to Government Code Section 26227 for lease of excess County property to a non-profit in furtherance of County's social service needs.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (John Tubbs II, Deputy County Counsel, 387-5455) on November 13, 2025; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on November 13, 2025; and County Finance and Administration (Eduardo Mora, Administrative Analyst, 387-4376) on November 25, 2025.

(JF:269-1984)


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Record of Action of the Board of Supervisors
San Bernardino County

APPROVED (CONSENT CALENDAR)

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

Lynna Monell, CLERK OF THE BOARD

BY  _____
DATED: December 16, 2025



cc: RESD - Thompson w/agree
 Contractor - c/o RESD w/agree
 File - w/agree
CCM 12/22/2025