

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

September 9, 2025

FROM

TERRY W. THOMPSON, Director, Real Estate Services Department

SUBJECT

Amendments to License Agreements with the Judicial Council of California for Office Space in Rancho Cucamonga, San Bernardino, and Victorville

RECOMMENDATION(S)

1. Find that approval of Amendment No. 1 to License Agreement No. 15-236, and License Agreement No. 15-237 with Judicial Council of California, for Office Space is an exempt project under the California Environmental Quality Act Guidelines, Section 15301 - Existing Facilities (Class 1).
2. Approve **Amendment No. 1 to License Agreement No. 15-236** with the Judicial Council of California to extend the term of the license by 10 years, from June 1, 2025, through May 31, 2035, for the County's use of 3,465 square feet of office space within the Foothill Law and Justice Center, located at 8303 Haven Avenue in Rancho Cucamonga, at no cost.
3. Approve **Amendment No. 1 to License Agreement No. 15-237** with the Judicial Council of California to extend the term of the license by 10 years, from June 1, 2025, through May 31, 2035, for the Superior Court of California for the County of San Bernardino's use of an aggregate of 4,422 square feet of office space, consisting of 4,107 square feet within the San Bernardino Historic Courthouse, located at 351 North Arrowhead Avenue in San Bernardino, and 315 square feet within the Victorville Courthouse, located at 14455 Civic Drive in Victorville, at no cost.
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 and Stakeholders.

FINANCIAL IMPACT

Approval of Amendment No. 1 (Amendment) to License Agreement No. 15-236 (License 15-236) and Amendment to License Agreement No. 15-237 (License 15-237) will not result in the use of Discretionary General Funding (Net County Cost). There are no license fees associated with the County's use of the Foothill Law and Justice Center (FLJC) or with the Judicial Council of California's (JCC) use of office space within the San Bernardino Historic Courthouse or the Victorville Courthouse.

BACKGROUND INFORMATION

**Amendments to License Agreements with the Judicial Council of
California for Office Space in Rancho Cucamonga, San Bernardino, and
Victorville
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On November 18, 2008 (Item No. 18), the Board of Supervisors (Board) approved a Transfer Agreement (TA), No. 08-1133, and a Joint Occupancy Agreement (JOA), No. 08-1134, between JCC and the County for the shared possession, occupancy, and use of FLJC. On November 18, 2008 (Item No. 19), the Board approved a TA, No. 08-1136, and a JOA, No. 08-1137, between the JCC and the County for shared possession, occupancy and use of the Victorville Courthouse; and on June 19, 2007 (Item No. 9), the Board approved a TA, No. 07-416, and a JOA, No. 07-417, between the JCC and the County for the shared possession, occupancy, and use of the San Bernardino Courthouse. Each JOA defines the terms and conditions of the shared possession, occupancy and use of the respective Real Property, and provides that one party may license to the other party any exclusive space.

On May 19, 2015 (Item No. 55), the Board approved two 10-year license agreements with the Judicial Council of California (JCC), effective June 1, 2015, through May 31, 2025. Under License 15-236, the County was granted use of 3,465 square feet within FLJC in Rancho Cucamonga. Under License 15-237, JCC was granted use of an aggregate 4,422 square feet of County-owned space, including 4,107 square feet in the San Bernardino Historic Courthouse (comprised of the Grand Jury, Option House, and Café areas) and the Victorville Courthouse.

The proposed Amendments will renew License 15-236 and License 15-237 between the County and JCC for an additional 10-year term, continuing from June 1, 2025, through May 31, 2035. In March 2025, both JCC and the County engaged in discussions regarding space planning needs and long-term operational requirements and confirming their continued use of the spaces. These discussions, along with clarification on the renewal term, extended the review period and delayed submission of the Amendments for Board approval June 1, 2025. The State's direction is to have a continuous Agreement with no gaps in the term and these Agreements do not include a holdover provision. Under the terms of these Amendments, both parties will continue to exchange the use of their respective office spaces at no cost.

The project to approve these Amendments 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 a significant effect on the environment.

Summary of License
Terms

Licensors	Judicial Council of California Alice Lee, Contracts
Location:	8303 Haven Avenue, Rancho Cucamonga 14455 Civic Drive, Victorville 351 N. Arrowhead Avenue, San Bernardino
Size:	3,465 SF (County use, FLJC) 4,422 SF (JCC use, Victorville & San Bernardino)
Term:	10 years, June 1, 2025, through May 31, 2035
Options:	None

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Rent:	None (reciprocal no-cost exchange)
Annual Increases:	None
Improvement Costs:	None
Custodial:	Each party maintains their respective premises in a clean and orderly condition
Maintenance:	All premises are provided as-is; each party shall keep its respective premises in a clean and orderly condition
Utilities:	Provided by JCC for FLJC Provided by County for Victorville/San Bernardino
Insurance:	Both parties are self-insured public entities
Holdover:	None
Right to Terminate:	Either party may terminate each license with 180-days' notice
Parking:	Sufficient for both County needs

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (John Tubbs II, Deputy County Counsel, 387-5455) on August 7, 2025; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on August 7, 2025; and County Finance and Administration (Garrett Baker, Administrative Analyst, 387-3077) on August 25, 2025.

(BR: 531-2674)

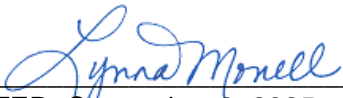
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Record of Action of the Board of Supervisors
San Bernardino County

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 9, 2025



cc: RESD - Thompson w/agree
Contractor - c/o RESD w/agree
File - w/agree
MBA 09/11/2025