

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

March 11, 2025

FROM

TERRY W. THOMPSON, Director, Real Estate Services Department

BEAHTA R. DAVIS, Director, Regional Parks Department

SUBJECT

Amendment to Revenue Lease Agreement with the Yucaipa Valley Youth Soccer Organization to Operate and Maintain the Yucaipa Valley Regional Soccer Complex

RECOMMENDATION(S)

1. Find that approval of Amendment No. 1 to Revenue Lease Agreement No. 98-696 with the Yucaipa Valley Youth Soccer Organization, to operate and maintain County-owned land, is an exempt project under the California Environmental Quality Act Guidelines, Section 15301 - Existing Facilities (Class I).
2. Approve **Amendment No. 1 to Revenue Lease Agreement No. 98-696** with the Yucaipa Valley Youth Soccer Organization, to exercise a 25-year option to extend the term for the period of April 1, 2025, through March 31, 2050, following a permitted one-year and seven-month holdover for the period of September 1, 2023, through March 31, 2025, adjust the rental rate schedule, and update standard lease agreement language, for land located at Yucaipa Regional Park, 34240 Oak Glen Road, in Yucaipa, Assessor's Parcel Number 0303-031-04-0000, to operate and maintain the Yucaipa Valley Regional Soccer Complex, for the Regional Parks Department, in the amount of \$30,019, including the holdover amount of \$19, and the original agreement amount of \$300, for a new total agreement amount of \$30,319 (Four votes required).
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.

FINANCIAL IMPACT

Approval of this item will not result in the use of Discretionary General Funding (Net County Cost). The total revenue for Amendment No. 1 (Amendment) to Revenue Lease Agreement No. 98-696 (Lease) is \$30,019, including one dollar per month for the permitted holdover period of one-year and six-months, totaling \$19. Revenue received from this Lease will be deposited into the Regional Parks' (Parks) General Fund budget (6520001000).

BACKGROUND INFORMATION

The recommended action will amend the existing Lease for land located at Yucaipa Regional Park (Yucaipa Park), 34240 Oak Glen Road in Yucaipa. Parks requested that the Real Estate Services Department (RESA) prepare the Amendment to exercise a 25-year option to extend

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the term, following a permitted one-year and six-month holdover due to protracted lease negotiations with the tenant. Parks was able to negotiate an annual rate of \$1,200 for the 25-year term for a total amount of \$30,000. Yucaipa Valley Youth Soccer Organization (YVYSO) agreed to provide ongoing maintenance to the fields along with improvements to the soccer field over the term, including replacing the turf for the fields, installing a fence around the fields, create a new soccer field, upgrade irrigation systems, upgrade the lighting to LED, install access roads and Americans with Disabilities Act (ADA) parking, and provide ongoing maintenance and repair to the soccer complex.

On August 11, 1998, (Item No. 62) the Board of Supervisors (Board) approved a 25-year Lease including one 25-year option to extend the term with YVYSO to construct, operate, and maintain the Yucaipa Valley Regional Soccer Complex (Soccer Complex) within a portion of the County-owned Yucaipa Park for a total revenue of \$300.

The Soccer Complex is a cooperative effort between the County and YVYSO to provide non-profit youth sports organizations to the public. The Soccer Complex has been used for recreational, regional and statewide tournaments, scouting jamborees, and community activities. All improvements to the Soccer Complex shall become property of the County upon termination of the Lease. YVYSO will be responsible for furnishing all labor, services, materials, supplies, and equipment necessary to maintain the premises in a clean, orderly, and inviting condition. YVYSO agrees to pay utility charges, such as, but not limited to, electric, gas, and telephone. Government Code Section 25536 allows the Board, by a four-fifths vote, to lease County-owned property devoted to or held for ultimate use for park, fairground, amusement or recreation purposes.

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

Summary of Lease Terms

Lessee:	Yucaipa Valley Youth Soccer Organization Luke Bruckner, Director of Coaches
Location:	34240 Oak Glen Road, Yucaipa, CA 92399
Size:	Approximately 14 acres with approximately 3.5 acres of useable land
Term:	25 years; commencing April 1, 2025
Options:	None
Rent:	Monthly: \$100 Annual: \$1,200 *Low-range for land in the Yucaipa area. Fair market value determined for the ongoing maintenance of the fields
Annual Increases:	None

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Improvement Costs: Provided by Lessee, estimated to be approximately \$2,000,000 over the first five years, including ongoing maintenance and upkeep

Custodial: Provided by Lessee

Maintenance: Provided by Lessee

Utilities: Provided by Lessee

Insurance: The Certificate of Liability Insurance, as required by the Lease, is on file with RESD

Holdover: None

Right to Terminate: Either party may terminate this Lease without cause upon written notice delivered to the other party beginning in month sixty-one with at least 180 days prior to the noticed date of termination

PROCUREMENT

N/A

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Suzanne Bryant, and John Tubbs II, Deputies County Counsel, 387-5455) on February 24, 2025; Regional Parks (Beahta Davis, Director, 387-2886) on January 30, 2025; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on February 25, 2025; Finance (Elias Duenas, 387-4052 and Eduardo Mora, 387-4376, Administrative Analysts) on February 26, 2025; and County Finance and Administration (Paloma Hernandez-Barker, Deputy Executive Officer, 387-5423) on February 27, 2025

(BR: 531-2674)

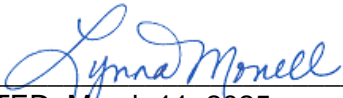
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Record of Action of the Board of Supervisors
San Bernardino County

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, CLERK OF THE BOARD

BY 
DATED: March 11, 2025



cc: RESD – Thompson w/agree
 Contractor – c/o RESD w/agree
 File – w/agree
MBA 03/12/2025