

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF BOARD GOVERNED COUNTY SERVICE AREAS
AND RECORD OF ACTION**

June 9, 2026

FROM

NOEL CASTILLO, Director, Department of Public Works – Special Districts

TERRY W. THOMPSON, Director, Real Estate Services Department

SUBJECT

Amendment to Revenue License Agreement with Family Service Association for Use of County Service Area 20 Land in Joshua Tree

RECOMMENDATION(S)

Acting as the governing body of County Service Area 20:

1. Find that approval of Amendment No. 1 to Revenue License Agreement No. 19-661 with Family Service Association, for the use of 2,263 square feet of County Service Area 20 property in Joshua Tree, is an exempt project under the California Environmental Quality Act Guidelines, Section 15301 – Existing Facilities (Class 1).
2. Find that approval of Amendment No. 1 to Revenue License Agreement No. 19-661 with Family Service Association is in the best interest of County residents and serves a public health and welfare purpose by meeting the social needs of the population of the County.
3. Approve **Amendment No. 1 to Revenue License Agreement No. 19-661** with Family Service Association, for the non-exclusive use of approximately 2,263 square feet of County Service Area 20 property, including a building containing a commercial kitchen, located at 6171 Sunburst Avenue (Assessor's Parcel Number 0603-191-49-0000) in Joshua Tree, for the provision of food services to families in the community, to:
 - a. Approve a five-year extension of the Revenue License Agreement term from July 1, 2026 through June 30, 2031, in the amount of \$29,700, following a permitted holdover period from July 1, 2022 through June 30, 2026, for the total amount of \$21,168.
 - b. Approve total additional revenue in the amount of \$50,868, increasing the total contract amount from \$15,564 to \$66,432.
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

Promote and Fulfill the Countywide Vision.

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). Total revenue associated with Amendment No. 1 (Amendment) to Revenue License Agreement No. 19-661 (License) is \$50,868, which includes \$21,168 for the permitted holdover period of July 1, 2022 through June 30, 2026 and \$29,700 for the five-year extended term of July 1, 2026 through June 30, 2031. Revenue will be deposited into County Service Area 20 (CSA 20) (Cost Center 2000001312). Expenses associated with administrative costs, including

**Amendment to Revenue License Agreement with Family Service
Association for Use of County Service Area 20 Land in Joshua Tree
June 9, 2026**

the Notice of Exemption and California Environmental Quality Act (CEQA) processing fees, will be funded by CSA 20. Adequate appropriation and revenue have been included in CSA 20's 2025-26 budget and will be included in future recommended budgets.

Year	Monthly License Fees	Annual Fees
*July 1, 2022 – June 30, 2026	\$441	\$21,168
July 1, 2026 – June 30, 2027	\$475	\$5,700
July 1, 2027 – June 30, 2028	\$485	\$5,820
July 1, 2028 – June 30, 2029	\$495	\$5,940
July 1, 2029 – June 30, 2030	\$505	\$6,060
July 1, 2030 – June 30, 2031	\$515	\$6,180
Totals		\$50,868

*Permitted holdover period

BACKGROUND INFORMATION

On September 24, 2019 (Item No. 53), the Board of Supervisors (Board) approved a two-year nine-month License for Family Service Association (FSA). The original term of the License was for a period from October 1, 2019 through June 30, 2022.

The recommended action will amend the existing License to extend the term with FSA from July 1, 2026 through June 30, 2031, for the use of 2,263 square feet of CSA 20 property including a commercial kitchen, located at 6171 Sunburst Avenue (Assessor's Parcel Number 0603-191-49-0000) in Joshua Tree (Property), to provide food services for families in the community.

Following a permitted month-to-month holdover period from July 1, 2022 through June 30, 2026, the parties have agreed to extend the License term through June 30, 2031. This four-year holdover extension was strategically necessary to align with the FSA bidding timeline for community service contracts from Department of Aging and Adult Services (DAAS). DAAS will release Request for Proposal's (RFP) every three to five years for community services. By synchronizing the License Agreement with these service contracts, FSA can ensure continuity of vital services to the community while maintaining operational stability and efficiency for the long term. DAAS plans on revising the bidding process and terms for services. This Amendment revises the janitorial and maintenance language in the License to more clearly distinguish between CSA 20 and FSA responsibilities. All other terms and conditions of the License remain the same.

The project to approve the Amendment was reviewed pursuant to CEQA and determined to be categorically exempt under Section 15301 – Class 1 Existing Facilities because the proposed Amendment continues an existing use of previously disturbed land with negligible or no expansion of use. Accordingly, no further environmental reviews is required under CEQA.

Summary of License
Terms

Licensee: Family Service Association

Location: 6171 Sunburst Avenue (Assessor's Parcel Number 0603-191-49-0000) in Joshua Tree

Size: 2,263 square feet

**Amendment to Revenue License Agreement with Family Service
Association for Use of County Service Area 20 Land in Joshua Tree
June 9, 2026**

First Extended Term:	Five years
Options:	None
Rent:	Monthly: \$475 Yearly: \$5,700 *Low-range for comparable facilities in the Joshua Tree area per the competitive set analysis on file with the Real Estate Services Department (RESO)
Annual Increases:	Approximately 2% annually
Improvement Costs:	None
Custodial:	Licensee's responsibility
Maintenance:	Licensee's responsibility
Utilities:	Licensor's responsibility
Insurance:	The Certificate of Liability Insurance, as required by the License, is on file with RESO
Holdover:	Upon the end of the term, if permitted by Lessor, the License shall continue on a month-to-month term upon the same terms and conditions which existed at the time of expiration
Right to Terminate:	30 days' written notice
Parking:	None

PROCUREMENT

California Government Code Section 26227 authorizes the County to grant the use of real property to private entities for programs that serve a public purpose by meeting the public health, welfare and public service needs of the County and the general public.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (John Tubbs II, Deputy County Counsel, 387-5455) on April 22, 2026; Special Districts (Henry Mac, Division Manager, 389-8822) on April 27, 2026; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on April 28, 2026; and County Finance and Administration (Matthew Dalton, 387-5005, and Eduardo Mora, 387-4376, Administrative Analysts) on May 20, 2026.

(CM: 840-266-0977)

**Amendment to Revenue License Agreement with Family Service
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June 9, 2026**

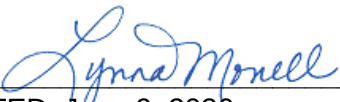
Record of Action of the Board of Supervisors
Board Governed County Service Areas

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: June 9, 2026



cc: RESD - Thompson w/agree
Contractor - c/o RESD w/agree
File -w/agree

MBA 06/25/2026