

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

April 7, 2026

FROM

**TERRY W. THOMPSON, Director, Real Estate Services Department
SHANNON D. DICUS, Sheriff/Coroner/Public Administrator**

SUBJECT

Amendment to Revenue Lease Agreement with the Operating Engineers Funds, Inc. for land at the Regional Training Center in Glen Helen

RECOMMENDATION(S)

1. Find that approval of Amendment No. 8 to Revenue Lease Agreement No. 03-390 with Operating Engineers Funds, Inc. for vacant land is an exempt project under the California Environmental Quality Act Guidelines, Section 15301 – Existing Facilities (Class 1).
2. Find that approval of Amendment No. 8 to Revenue Lease Agreement No. 03-390 with Operating Engineers Funds, Inc. for vacant land serves a public purpose by meeting the social, law enforcement, and public safety needs of the County pursuant to California Government Code Section 26227.
3. Approve **Amendment No. 8 to Revenue Lease Agreement No. 03-390** with Operating Engineers Funds, Inc., to:
 - a. Extend the lease term for an additional five-year period from May 1, 2026 through April 30, 2031, following a permitted 17-month holdover period from December 1, 2024 through April 30, 2026.
 - b. Add two additional five-year options to extend the lease.
 - c. Authorize the continued use of approximately 38.01 acres of County-owned land at the Sheriff/Coroner/Public Administrator's Regional Training Center in Glen Helen, located at 18958 Institution Road in San Bernardino.
 - d. Provide in-kind services to the Sheriff/Coroner/Public Administrator in lieu of monetary rent.
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.

FINANCIAL IMPACT

Approval of this item will not require the use of Discretionary General Funding (Net County Cost). There is no revenue to the County associated with Amendment No. 8 (Amendment) to Revenue Lease Agreement No. 03-390 (Lease). The Operating Engineers Funds, Inc. (OE) will continue to provide grading services for site preparation of projects approved by the Sheriff/Coroner/Public Administrator (Sheriff) at the Sheriff's Regional Training Center in Glen Helen (SRTC) as in-kind services in lieu of monetary rent. OE's estimate of the value of the in-

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kind services to be completed during this Amendment is approximately \$1,720,820, which exceeds the estimated fair market value rent of \$380,760 for the land over the five-year term of the Lease. The County will provide electricity, recycled and potable water, trash and sewer services, which are included in the Sheriff's operating budget (4430001000).

BACKGROUND INFORMATION

On May 13, 2003 (Item No. 70), the Board of Supervisors (Board) approved the Lease, with OE and the Southern California Surveyors Joint Apprenticeship Trust (Trust) for five acres of County-owned land at the SRTC. In exchange for in-kind services, consisting of site preparation for various projects at the SRTC requested by the Sheriff, the Co-tenants placed three single-wide classroom trailers along with approximately 35 pieces of heavy equipment in support of their apprenticeship training programs on the site. The original term of the Lease was for the period of May 13, 2003 through May 12, 2005. In the 24 years since the Lease was originally approved, the Board has approved seven amendments, extending the term of the Lease through November 30, 2024, increasing the premises size, adding additional site preparation projects for each extension, removal of the Trust as a co-tenant from the Lease, and updating standard lease agreement language.

Amendment No.	Approval Date	Item No.
1	September 14, 2004	92
2	February 15, 2005	51
3	May 15, 2007	79
4	August 10, 2010	44
5	February 10, 2015	40
6	November 6, 2018	43
7	November 5, 2019	29

Approval of the Amendment is recommended to extend the Lease term for an additional five years, from May 1, 2026 through April 30, 2031, following a permitted 17-month holdover period due to protracted negotiations and administrative delays, with two additional five-year options to extend, for the non-exclusive use of land at the SRTC to support the continuing need to improve training facilities at the center. At the request of the Sheriff, the Real Estate Services Department (RESD) has prepared this Amendment to facilitate these improvements. During the extended Lease term, OE will undertake a range of projects, including grading and paving streets for Scenario Village, providing crane services for equipment moves, shipments, and HVAC installation, digging trenches for training, designing and building the annual Mud Run course, relocating training buildings and improving parking areas, maintaining the access tunnel to the Emergency Vehicle Operation Center motor training area, rebuilding sediment ponds and spillways, supplying base and rock for erosion control and paving, and performing ongoing trail, erosion, and fire break maintenance.

The project to approve the Amendment was reviewed pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt under CEQA 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 Lease Terms

Lessor: Operating Engineers Funds, Inc.
Larry Hopkins, Administrator

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Location: SRTC 18958 Institution Road, Glen Helen area, San Bernardino

Size: 38.01 acres of land

Term: Five years, commencing on May 1, 2026

Options: Two five-year options to extend the term of the Lease

Vacant Land Rent: In-Kind Services in lieu of rent (Over the five-year term)
In-Kind Services provided: \$1,720,820
Market Rental Rate for five-year term: \$380,760

Improvement Costs: None

Maintenance: Provided by Tenant

Utilities: County provides electricity, water, trash, and sewer

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 Lessor the Lease shall continue on a month-to-month term upon the same terms and conditions which existed at the time of expiration

Right to Terminate: Both parties have the right to terminate with 30-days' written notice

PROCUREMENT

California Government Code section 26227 authorizes the County to lease real property to private entities for programs that serve a public purpose by meeting the social, law enforcement, and public safety needs of the County and the general public.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (John Tubbs II and Grace Parsons, Deputies County Counsel, 387-5455) on March 10, 2026; Sheriff (Jose Torres, Administrative Manager, 387-3648) on March 10, 2026; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on March 6, 2026; and County Finance and Administration (Erika Rodarte, 387-4919, and Eduardo Mora, 387-4376, Administrative Analysts) on March 23, 2026.

(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: April 7, 2026



cc: RESD - Thompson w/agree
Contractor - c/o RESD w/agree
File - w/agree
MBA 04/8/2026