

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

October 21, 2025

FROM

BEAHTA R. DAVIS, Director, Regional Park Department

SUBJECT

Amendment to Revenue Lease Agreement with Close the Lid Entertainment, LLC, for Dorsey's Dog House Concession at Calico Ghost Town Regional Park

RECOMMENDATION(S)

1. Find that approval of Amendment No. 1 to Revenue Lease Agreement No. 22-1226 with Close the Lid Entertainment, LLC, to continue to operate Dorsey's Dog House concession at Calico Ghost Town Regional Park is an exempt project under the California Environmental Quality Act Guidelines Section 15301 – Existing Facilities (Class 1).
2. Approve **Amendment No. 1 to Revenue Lease Agreement No. 22-1226** with Close the Lid Entertainment, LLC, to extend the term of the lease for one year from December 31, 2025 to December 30, 2026 to continue to operate Dorsey's Dog House concession at Calico Ghost Town Regional Park, in which the County will receive lease fees of no less than \$6,000 for the year (Four votes required).
3. Direct the Regional Parks Department to file the Notice of Exemption as required under the California Environmental Quality Act.
(Presenter: Beahta R. Davis, Director, 387-2340)

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). Close the Lid Entertainment, LLC (Concessionaire) will pay the Regional Parks Department (Department) a monthly concession of \$500 or 8.5% of gross income (whichever is greater) plus a 3.5% advertising fee. This revenue is incorporated in the Department's 2025-26 budget and will be included in future recommended budgets.

BACKGROUND INFORMATION

The Department operates and maintains Calico Ghost Town Regional Park (Park). Approval of this Amendment, will exercise their first one year option to extend the term of the Revenue Lease Agreement (Agreement) for the period of December 31, 2025 through December 30, 2026 for the continued operation of this concession as a pet supply store in building number 38 on Main Street at the Park.

On September 11, 2012 (Item No. 44), the Board of Supervisors (Board) approved Agreement No. 12-699 with the Concessionaire for the operation of Dorsey's Dog Shop for the period of September 11, 2012, through September 30, 2017. Whereby the County would receive monthly

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concession fee revenue of \$100 or 5% of gross income (whichever is greater) plus a 3% advertising fee.

On September 9, 2014 (Item No. 42), the Board approved the first amendment to Agreement No. 12-699 which permitted the relocation of Dorsey's Dog House from the Bottle House to a vacant building on Main Street whereby the minimum monthly concession fee increased to \$250 or 8% of gross income, whichever is greater, due to the leasing of a larger location. Agreement for the period of September 11, 2012 through September 30, 2017.

On September 26, 2017 (Item No. 41), the Board approved the second amendment to Agreement No. 12-699, extending the term by five years from October 1, 2017, through September 30, 2022 with no change the financial obligation from the concession.

On April 1, 2022, the Department released a Request for Proposal for Dorsey's Dog Shop Concession Operation at Calico Ghost Town Regional Park. The Department received one proposal from a qualified vendor, Close the Lid Entertainment, LLC. Department administration evaluated the proposal and determined that Close the Lid Entertainment, LLC best meets the needs of the department.

On December 6, 2022 (Item No. 50), the Board approved Agreement No. 22-1226 with Concessionaire for the operation of Dorsey's Dog House. Whereby the County will receive monthly concession fee revenue of \$500 or 8.5% of gross income (whichever is greater) plus a 3.5% advertising fee. For the period of December 6, 2022, through December 30, 2025 with two (2) additional one (1) year options.

The Concessionaire currently operates Dorsey's Dog House concession at the Park along with three other concessions (Lane's General Store, Bottle House, and Coffee, Tea, and Pottery).

This recommended Amendment aligns with the County and Chief Executive Officer's goal and objective to operate in a fiscally-responsible and business-like manner by allowing the Department to leverage its amenities and land to raise revenue to support Park maintenance and development. It also allows the Department to continue its relationship with the Concessionaire, continue supplying Park guests with dog supplies & treats, and operate in a fair and reasonable manner.

The Department is satisfied with the operation of Dorsey's Dog House under Concessionaire and therefore recommends approval of this item.

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 without complying with the provisions of Government Code Section 25520 et seq. relating to the sale or lease of County property.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Suzanne Bryant, Deputy County Counsel, 387-5455) on September 4, 2025; Real Estate Services (Lyle Ballard, Real Property Agent III,

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387-5252) on September 4, 2025: County Finance and Administration (Elias Duenas,
Administrative Analyst, 387-4052) on September 16, 2025.

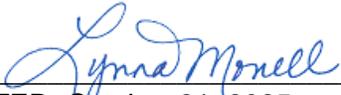
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Record of Action of the Board of Supervisors
San Bernardino County

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: October 21, 2025



cc: Parks - Davis w/agree
Contractor - c/o Parks w/agree
File - w/agree

CCM 10/22/2025