

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

**REPORT/RECOMMENDATION TO THE BOARD OF DIRECTORS
OF THE FOLLOWING:
INLAND COUNTIES EMERGENCY MEDICAL AGENCY
SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT
AND RECORD OF ACTION**

June 14, 2022

FROM

TERRY W. THOMPSON, Director, Real Estate Services Department

DANIEL MUNOZ, Interim EMS Administrator, Inland Counties Emergency Medical Agency

DANIEL MUNSEY, Fire Chief/Fire Warden, San Bernardino County Fire Protection District

SUBJECT

Amendment to Lease Agreement with 3806 Southridge, LLC for Warehouse Space in San Bernardino for use by the Inland Counties Emergency Medical Agency and the San Bernardino County Fire Protection District

RECOMMENDATION(S)

Acting as the governing body of San Bernardino County, Inland Counties Emergency Medical Agency, and San Bernardino County Fire Protection District, approve **Amendment No. 3** to Lease **Agreement No. 12-815** with 3806 Southridge, LLC to reflect a change in property ownership from ERS Partners, LP to 3806 Southridge, LLC for 9,574 square feet of warehouse space located at 459 East Industrial Road, Building G, in San Bernardino for use by the Inland Counties Emergency Medical Agency pursuant to Memorandum of Understanding No. 15-730 and the San Bernardino County Fire Protection District pursuant to Memorandum of Understanding No. 15-752 at no cost.

(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). There is no cost associated with this amendment to reflect a property ownership change.

BACKGROUND INFORMATION

The recommended action will amend Lease Agreement No. 12-815 (Lease) to reflect a change in the property ownership from ERS Partners, LP (ERS Partners) to 3806 Southridge, LLC (Southridge) for 9,574 square feet of warehouse space at 459 East Industrial Road, Building G, in San Bernardino for use by the Inland Counties Emergency Medical Agency (ICEMA) pursuant to Memorandum of Understanding (MOU) No. 15-730 between San Bernardino County (County)

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and ICEMA and by the San Bernardino County Fire Protection District (SBCFPD) pursuant to MOU No. 15-752 between the County and SBCFPD.

ICEMA operates under a Joint Powers Agreement between the Counties of San Bernardino, Inyo, and Mono and is the local emergency medical services agency for those three counties. ICEMA is responsible for ensuring an effective system of quality patient care and coordinated emergency medical response. This is accomplished by planning, implementing, and evaluating an effective emergency medical services system, incorporating pre-hospital providers (such as ambulance and life flight services), and specialty care hospitals. ICEMA also maintains the systems necessary for effective response to emergencies and disasters that affect the health and well-being of County residents.

On November 6, 2012 (Item No. 80), the Board of Supervisors (Board) approved the Lease with ERS Partners for 9,574 square feet of warehouse space located at 459 East Industrial Road, Building G, in San Bernardino for the sole use by SBCFPD on behalf of its Office of Emergency Services Division. The original term of the lease was for three years for the period of November 1, 2012 through October 31, 2015.

On October 6, 2015 (Item No. 83), the Board approved Amendment No. 1 to the Lease, to extend the term of for two years for the period from November 1, 2015 to October 31, 2017 and update standard lease agreement language. At the time Amendment No. 1 was approved, the Board also approved a MOU with SBCFPD (MOU No. 15-752) to formally document SBCFPD's sublease of the County-leased space and to reduce SBCFPD's use area from 9,574 square feet to 4,692 square feet and a MOU with ICEMA (MOU No. 15-730) to document ICEMA's sublease of 4,882 square feet of County-leased space.

On October 31, 2017 (Item No. 57), the Board approved Amendment No. 2 to the Lease to extend the term for five years for the period of November 1, 2017 through October 31, 2022 and update standard lease agreement language. At the same time, the Board approved Amendment No. 1 to MOU 15-730 with ICEMA and MOU 15-752 with SBCFPD to extend the term of each MOU through October 31, 2022.

Staff has reviewed the recommended action pursuant to the California Environmental Quality Act (CEQA) and has determined that it does not constitute a project. Accordingly, no further action is required under CEQA.

Summary of Lease Terms

Lessor:	3806 Southridge, LLC
Location:	459 East Industrial Road, Building G, San Bernardino
Size:	9,574 Square feet of warehouse space
Term:	Five years that commenced on November 1, 2017
Options:	One three-year option
Improvement Costs:	None

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Custodial:	Provided by County
Maintenance:	Exterior building maintenance, including heating, ventilation, and air conditioning to be provided by Lessor; interior maintenance to be provided by County.
Utilities:	Provided by County
Insurance:	The Certificate of Liability Insurance, as required by the lease, is on file with Real Estate Services Department (RESO)
Right to Terminate:	The County has the right to terminate with 90 days' notice
Parking:	Sufficient for County needs

PROCUREMENT

Not Applicable

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Agnes Cheng, Deputy County Counsel, John Tubbs II, Deputy County Counsel, and Scott Runyan, Principal Assistant County Counsel, 387-5455) on May 20, 2022; San Bernardino County Fire Protection District (Dan Munsey, Fire Chief/Fire Warden, 387-5952) on March 25, 2022; Inland Counties Emergency Medical Agency (Daniel Munoz, Interim EMS Administrator) on April 25, 2022 Finance (Tom Forster, Administrative Analyst, 387-4635, and Carl Lofton, Administrative Analyst, 387-5404) on May 24, 2022; and County Finance and Administration (Diana Atkeson, Deputy Executive Officer, 387-4376) on May 25, 2022.

(LB: 453-5227)

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Record of Action of the Board of Supervisors
San Bernardino County

Record of Action of the Board of Directors
Inland Counties Emergency Medical Agency (ICEMA)
San Bernardino County Fire Protection District

APPROVED (CONSENT CALENDAR)

Moved: Dawn Rowe Seconded: Joe Baca, Jr.
Ayes: Col. Paul Cook (Ret.), Janice Rutherford, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

Lynna Monell, CLERK OF THE BOARD/SECRETARY

BY 
DATED: June 14, 2022



cc: RESD- Thompson w/agree
 Contractor- C/O RESD w/agree
 File- w/agree

LA 06/29/2022