

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

October 8, 2013

**FROM: DAVID H. SLAUGHTER, Director
Real Estate Services Department**

**JOHN MCMAHON, Sheriff/Coroner/Public Administrator
Sheriff/Coroner/Public Administrator**

**SUBJECT: LEASE AGREEMENT WITH THE UNITED STATES DEPARTMENT OF THE
INTERIOR-BUREAU OF LAND MANAGEMENT**

RECOMMENDATION(S)

Approve a twenty-five year lease agreement with the United States Department of the Interior-Bureau of Land Management for 2.5 acres of Bureau of Land Management-controlled land at Havasu Landing in Havasu Lake for the Sheriff/Coroner/Public Administrator retroactive to February 18, 2013 through February 17, 2038 in the amount of \$250. **(Agreement No. 13-875)**
(Presenter: David H. Slaughter, Director, 387-5252)

BOARD OF SUPERVISORS COUNTY GOALS AND OBJECTIVES

**Operate in a Fiscally-Responsible and Business-Like Manner.
Maintain Public Safety.**

FINANCIAL IMPACT

Approval of this item will not require additional Discretionary General Funding (Net County Cost). The total cost of this twenty-five year lease is \$250, which will be paid in full from the Sheriff/Coroner/Public Administrator (Sheriff) budget (AAA SHR) upon approval and execution of the lease by the United States Department of the Interior-Bureau of Land Management (BLM). Other costs associated with this lease include utilities and maintenance which will be paid from the Sheriff budget. Sufficient appropriation is included in the 2013-14 Sheriff budget.

BACKGROUND INFORMATION

Approval of this item will provide for a twenty-five year ground lease agreement with the BLM for 2.5 acres of BLM-controlled land at Havasu Landing in order to continue to provide resident deputy housing and a reporting station facility for public safety operations in the Havasu Lake area.

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cc: RESD- Slaughter w/Agree for Sig.
Contractor c/o RESD w/Agree
Sheriff- McMahon; Britt
ACR- Acct. Pay. Mgr. w/Agree
EBIX-BPO c/o Risk Mgmt.
Purchasing- Gomez
CAO- Saldana; Lowe
File - w/Agree & Attach.
ss 10/29/13

ITEM 41

Record of Action of the Board of Supervisors

**APPROVED (CONSENT CALENDAR)
COUNTY OF SAN BERNARDINO
Board of Supervisors**

MOTION	<u>AYE</u> 1	<u>AYE</u> 2	<u>SECOND</u> 3	<u>MOVE</u> 4	<u>AYE</u> 5
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LAURA H. WELCH, CLERK OF THE BOARD

BY _____

DATED: October 08, 2013

**LEASE AGREEMENT WITH THE UNITED STATES DEPARTMENT OF THE
INTERIOR-BUREAU OF LAND MANAGEMENT
OCTOBER 8, 2013
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Since February 1988, the County has leased 2.5 acres of land from the BLM to provide a location for resident deputy housing in the Havasu Lake area. On February 18, 1988, the Chairman of the Board of Supervisors (Board) approved a twenty-five year lease agreement with the BLM for 2.5 acres of BLM-controlled land at Havasu Landing in Havasu Lake for the placement of two mobile homes with an office, garage and other improvements for two resident deputies assigned to the Havasu Lake area. The lease agreement has continued in force without formal Board action for approval.

In January 2013, the Sheriff requested the Real Estate Services Department initiate negotiations with the BLM to extend the term of the lease an additional twenty-five years for use of the 2.5 acres. On April 19, 2013, the County Administrative Office (CAO) approved Capital Improvement Program (CIP) request No. 13-224 to extend the term of the lease agreement with the BLM for the 2.5 acres.

During preparation and processing of the CIP, the 1988 lease agreement expired. Instead of extending the existing lease, a new lease was prepared by BLM with a commencement date retroactive to the expiration date of the previous lease. The new lease was only recently delivered to RESD, which delayed recommending this item to the Board until now.

Summary of Lease Terms

Lessor:	United States Department of the Interior-Bureau of Land Management (Kimber Liebhauser, Field Manager)
Location:	Havasu Landing, Havasu Lake
Size:	2.5 acres of land
Term:	Twenty-five years, commencing and retroactive to, February 18, 2013
Options:	None
Rent:	<u>Annual</u> \$10.00 (no increase)* *Low-range for land in the Havasu Lake area
Annual Increases:	None
Improvement Costs:	None
Maintenance:	Provided by County

**LEASE AGREEMENT WITH THE UNITED STATES DEPARTMENT OF THE
INTERIOR-BUREAU OF LAND MANAGEMENT
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Summary of Lease Terms

Utilities:	Provided by County
Insurance:	Both parties are self-insured government entities
Right to Terminate:	Only upon default of the lease terms by either party
Parking:	Sufficient for County needs

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Alan Green, Deputy County Counsel, 387-5455) on August 28, 2013; Sheriff (Wendy Britt, Administrative Manager, 387-3637) on August 27, 2013; Purchasing Department (Leo Gomez, Supervising Buyer, 387-2063) on September 12, 2013; Finance (Robert Saldana, Administrative Analyst, 387-4599; and Janet Lowe, Assistant Director, Real Estate Services Department, 387-5380) on September 19, 2013; and County Finance and Administration (Mary Jane Olhasso, Assistant Executive Officer, 387-4599) on September 23, 2013.

(KB: 7-5118)