

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

416



FROM: Economic Development Agency / Facilities Management

SUBMITTAL DATE:
April 5, 2012

SUBJECT: Revenue Amendment to Sublease – Economic Development Agency, Murrieta, California

RECOMMENDED MOTION: That the Board of Supervisors ratify the attached Amendment to Sublease and authorize the Chairman of the Board to execute the same on behalf of the County.

BACKGROUND: The County of Riverside (County) holds a leasehold interest at 30135 Technology Drive, Murrieta, California, for use by the Workforce Division as the Workforce Development Center (WDC). As a mandated partner, the State of California Employment Development Department (EDD) has occupied 9,017 square feet within the WDC for their use. The EDD has recently expanded their occupied space by 593 square feet and this Amendment to Sublease sets forth the additional space and corresponding increase in revenue rent.

(Continued)

Robert Field

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2011/12

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: Sublease revenue from State Employment Development Department	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

Jennifer Sargent

County Executive Office Signature

Policy Policy

Consent Consent

Dep't Recomm.: Per Exec. Ofc.:

Prev. Agn. Ref.: 3.23 of 12/09/08; 3.12 of 10/06/09; 3.55 of 06/28/11

District: 3/3

Agenda Number:

3.9

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

FORM APPROVED COUNTY COUNSEL BY: *Synthia M. Gunzel* DATE: 3-22-12

BACKGROUND: (Continued)

Location: 30135 Technology Drive
Murrieta, CA 92563

Term: Expires January 31, 2015.

Size: Increased from 9,017 square feet to 9,610 square feet.

Rent Revenue: Current monthly rental income increased from \$21,066.04 to \$23,541.63.

Utilities: Provided by Lessor and County under the master lease.

Custodial: Provided by Lessor under the master lease.

Maintenance: Provided by Lessor under the master lease.

Termination: EDD may terminate after April 30, 2012, with a 30-day written notice.

Pursuant to the California Environmental Quality Act (CEQA), the Sublease is categorically exempt from CEQA under the CEQA Guidelines 15301, Class 1 – Existing Facilities. The proposed project, the Sublease, is the subletting of property involving existing facilities and no expansion of space under the master lease will occur.

The attached Revenue Amendment to Sublease has been reviewed and approved by County Counsel as to legal form.

Attachments:
Sublease Agreement