

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



**FROM:** Economic Development Agency / Facilities Management

**SUBMITTAL DATE:**  
May 31, 2012

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

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

**BACKGROUND:** The County of Riverside (County) holds a leasehold interest at 1325 Spruce Street, Riverside, 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 10,251 square feet within the WDC for their use. The EDD has recently expanded their occupied space by 133 square feet and this Amendment to Sublease sets forth the additional space and corresponding increase in revenue rent.

(Continued)

Robert Field  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	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 AGENDA:** No

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

**C.E.O. RECOMMENDATION:** APPROVE

BY:   
Jennifer L. Sargent

**County Executive Office Signature**

FORM APPROVED COUNTY COUNSEL  
BY: *Synthia M. Gunzel 5/21/12*  
SYNTHIA M. GUNZEL  
Deputy Assistant County Counsel

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

**Prev. Agn. Ref.:** 3.54 of 6/28/11 | **District:** 1/1 | **Agenda Number:** 3.22

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

**BACKGROUND:** (Continued)

Location: 1325 Spruce Street  
Riverside, CA 92507

Size: Increased from 10,251 square feet to 10,384 square feet.

Term: Expires March 31, 2014.

Rent Revenue: Current monthly rental income increased from \$28,953.76 to \$29,282.88.

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: State may terminate after March 31, 2012, with 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