

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



**ITEM  
3.24  
(ID # 4305)**

**MEETING DATE:**

Tuesday, February 27, 2018

**FROM :** ECONOMIC DEVELOPMENT AGENCY (EDA) AND AGRICULTURAL COMMISSION :

**SUBJECT:** ECONOMIC DEVELOPMENT AGENCY (EDA) AND AGRICULTURAL COMMISSION:  
Fourth Amendment to Lease, Agricultural Commissioner, San Jacinto, 3 Year Lease  
Extension, District 3, CEQA Exempt, [\$142,038] State Contracts/Local Fees 85%,  
General Fund 15% (Clerk to File Notice of Exemption)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to the CEQA Guideline Section 15301, Existing Facilities;
2. Ratify the Fourth Amendment to Lease and authorize the Chairman of the Board to execute the Fourth Amendment to Lease on behalf of the County; and
3. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk upon approval of the project.

**ACTION: Policy**

Robert Field, Assistant County Executive Officer/EDA 6/28/2017

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

**Ayes:** Jeffries, Tavaglione, Washington, Perez and Ashley  
**Nays:** None  
**Absent:** None  
**Date:** February 27, 2018  
**xc:** EDA, Agric. Comm., Recorder

Kecia Harper-Ihem  
Clerk of the Board  
By: \_\_\_\_\_  
Deputy

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<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 3,873	\$ 6,548	\$ 142,038	\$0
<b>NET COUNTY COST</b>	\$ 581	\$ 6,982	\$ 21,306	\$0
<b>SOURCE OF FUNDS:</b> State Contracts/Local Fees 85%, General Fund 15%			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	
			2016/17	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The County of Riverside entered into a Lease Agreement on March 30, 1999 on behalf of the Agricultural Commissioner for the facility located at 950 N. Ramona Blvd., Suites 14 & 15 in San Jacinto. This Fourth Amendment to Lease represents a three year extension effective June 1, 2017. This facility continues to meet the Agricultural Commissioner's space requirement.

The Lease was reviewed and determined to be categorically exempt from CEQA Guidelines Section 15301, Class 1 – Existing Facilities. The proposed project, the Lease, is the letting of property involving existing facilities. No expansion of an existing use will occur. A summary of the Lease is as follows:

Lessor: La Avalon Apartments, LLC  
P. O. Box 1775  
Santa Monica, California

Premises: 950 N. Ramona Blvd., Suite 14 & 15  
San Jacinto, California

Size: 2,250 square feet

Rent:	<u>Current</u>	<u>New</u>
	\$1.50 per sq. ft.	\$1.53 per sq. ft.
	\$3,366.68 per month	\$3,434.01 per month
	\$40,400.16 per year	\$41,208.01 per year

Term: Thirty six months commencing June 1, 2017 and terminating May 31,  
2020

Rent Adjustment: Two percent annual increase

Utilities: County pays telephone, electric and gas, Lessor pays all others

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Custodial: Lessor

Maintenance: Lessor

**Impact on Residents and Businesses**

The Agricultural Commissioner's Office continues to protect the agricultural industry of the County and its environment, ensuring the health and safety of the County's citizens, and fostering confidence and equity in the marketplace through education and the fair and uniform enforcement of laws, regulations, and ordinances.

**SUPPLEMENTAL:  
Additional Fiscal Information**

See Exhibits A, B & C

The Agricultural Commissioner has budgeted these costs in FY 2016/17 and will reimburse EDA for all costs on a monthly basis.

**Contract History and Price Reasonableness**

The lease rate is deemed competitive based upon the current market.

Attachments:  
Exhibits A, B & C  
Lease  
Notice of Exemption  
Aerial Image

RF:JWW:VC:VY:CE:ra SJ015 19.060 13598  
MinuteTrak 4305

  
Rehini Dasika, Principal Management Analyst 2/20/2018

  
Gregory P. Priamos, Director County Counsel 7/11/2017