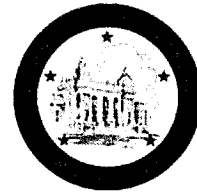


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 3.21
(ID # 11863)

MEETING DATE:

Tuesday, April 07, 2020


FROM: FACILITIES MANAGEMENT AND Department of Public Social Services:

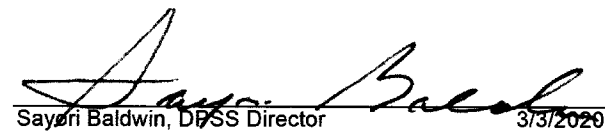
SUBJECT: FACILITIES MANAGEMENT (FM) AND DEPARTMENT OF PUBLIC SOCIAL SERVICES (DPSS): Approval of Exercise of Option to Extend Lease with Bel Air Plaza, LTD - Department of Public Social Services, Two Year Extension, CEQA Exempt, District 5 [\$1,161,054] Federal 40.23%; State 4.46%; County 0.58%; Realignment 54.73% (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 State CEQA Guidelines Section 15301, Existing Facilities exemption, and Section 15061(b)(3), "Common Sense" exemption;
2. Approve the attached Exercise of Option to Extend notice, and authorize the Chairman of the Board to execute the same on behalf of the County; and
3. Direct the Clerk of the Board to file the attached Notice of Exemption with the County Clerk within five working days of approval by the Board.

ACTION: Policy, CIP


Rose Salgado, Director of Facilities Management 3/25/2020


Sayori Baldwin, DPSS Director 3/31/2020

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: April 7, 2020
xc: FM

Kecia R. Harper
Clerk of the Board

By 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$575,499	\$585,555	\$1,161,054	\$
NET COUNTY COST	\$3,338	\$3,396	\$6,734	\$
SOURCE OF FUNDS: Federal 40.23%; State 4.46%; County 0.58%; Realignment 54.73%			Budget Adjustment: No	
			For Fiscal Year: 2020/21 – 2021/22	

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

The County of Riverside has been under lease at 23119 Cottonwood Avenue, Bldg. A, Moreno Valley, since September 2010 (“Lease”). The office, occupied by the Department of Public Social Services, continues to meet the needs of the Department for use by the Children’s Services Division. The Lease agreement expires June 30, 2020 and includes an option to extend the Lease term for two years with a 2% rent increase. Approval of the attached Notice letter by the Board of Supervisors will extend the Lease term through June 30, 2022.

Pursuant to the California Environmental Quality Act (CEQA), the attached exercise of option to extend notice was reviewed and determined to be categorically exempt from State CEQA Guidelines Section 15301, Class 1-Existing Facilities exemption, and Section 15061(b)(3), “Common Sense” exemption. The proposed project, the approval of the attached exercise of option to extend notice, 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: Bel Air Plaza, LTD
9150 Wilshire Blvd. #210
Beverly Hills, CA 90212

Premises: 23119 Cottonwood Ave., Bldg. A
Moreno Valley, CA 92553

Size: 17,495 square feet

Term: Two-year extension commencing July 1, 2020

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

Rent:	<u>Current</u>	<u>New</u>
	\$2.24 per sq. ft.	\$2.28 per sq. ft.
	\$39,150.86 per month	\$39,933.87 per month
	\$469,810.32 per year	\$479,206.52 per year

Rent Adjustment: Two percent

Day Porter: \$3,960.24 per month.

Option to Terminate: For any reason with sixty days' notice

Utilities: Electricity paid by County. All others paid by Lessor.

Custodial: Provided by Lessor

Interior/Exterior
Maintenance: Provided by Lessor

County Counsel has approved the Exercise of Option notice as to form.

Impact on Residents and Businesses

This Lease extension will allow the Department of Public Social Services to continue to provide beneficial services to the community.

SUPPLEMENTAL:

Additional Fiscal Information

All associated costs for this exercise of option to extend notice will be fully funded through the DPSS budget. DPSS has budgeted these costs in FY2020/21. Facilities Management (FM) will pay the Lease costs to the Lessor, and DPSS will reimburse FM for all associated Lease costs. DPSS and FM are not requesting a budget adjustment at this time.

Contract History and Price Reasonableness

The lease rate is aligned with the current real estate market.

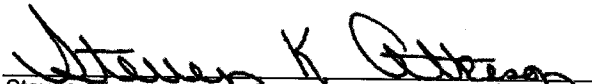
Attachments:


- Exhibits A & B

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

- Exercise of Option to Extend notice
- Notice of Exemption
- Aerial Map

RS:VY:SG:HR:cm MV013


Steven Atkeson 3/11/2020


Gregory V. Priamos, Director County Counsel 3/10/2020



March 24, 2020

Mr. Mark Rubin
Bel Air Plaza, LTD
9150 Wilshire Blvd., Suite 210
Beverly Hills, CA 92553

RE: Exercise of Option to Extend – Lease Agreement between County of Riverside and Bel Air Plaza, LTD, dated September 14, 2010, 23119 Cottonwood Avenue, Bldg. A, Moreno Valley; Department of Public Social Services

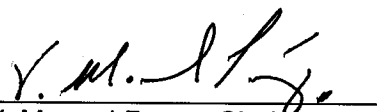
Dear Mr. Rubin,

Please consider this letter formal written notice to Bel Air Plaza, LTD, (as Lessor) pursuant to Section 6 of the above-referenced lease agreement, dated September 14, 2010, that the County of Riverside formally exercises its option to extend the term of said lease two (2) years, commencing July 1, 2020, through June 30, 2022.

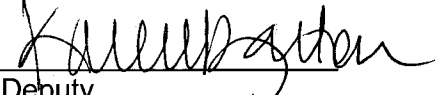
We look forward to our continued tenancy with Bel Air Plaza, LTD.

Thank you.

County of Riverside, a political subdivision
of the State of California

By: 
V. Manual Perez, Chairman
Board of Supervisors

Attest:
Kecia R. Harper
Clerk of the Board

By: 
Deputy

Approved as to Form:
Gregory P. Priamos
County Counsel

By: 
Wesley W. Stanfield,
Deputy County Counsel

File Copy: MV013

HR:ar/02042020/MV013/30.006

APR 07 2020 3,21



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

4/14/2020
Date

kb
Initial

NOTICE OF EXEMPTION

February 5, 2020

Project Name: Option to Extend to Lease Agreement, Department of Public Social Services (DPSS), Cottonwood Avenue, Moreno Valley

Project Number: FM042462001300

Project Location: 23119 Cottonwood Avenue, Building A, east of Frederick Street, Moreno Valley, California 92553; Assessor's Parcel Number (APN) 296-151-029 (See attached exhibit)

Description of Project: The County of Riverside (County) has been under lease at 23119 Cottonwood Avenue, Building A, Moreno Valley, since 2010. The office is occupied by DPSS and the location continues to meet the needs of the Department for use by the Children's Services Division. The Lease Agreement expires June 30, 2020, and includes an Option to Extend the lease term for a two-year term. The Option to Extend the Lease Agreement will be extended by a period of 24 months, commencing July 1, 2020 and terminating June 30, 2022 and is identified as the proposed project under California Environmental Quality Act (CEQA). The leased premise will consist of approximately 17,495 square feet and the proposed project is the letting of property involving existing facilities. The operation of the facility will continue to provide public services for DPSS and will not result in additional capacity or an increase in the intensity of the use of the site. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency and Bel Air Plaza, LTD

Exempt Status: State CEQA Guidelines, Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061 and 15300 to 15301.

APR 07 2020 3.21

Reasons Why Project is Exempt: The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project include a reasonable possibility of having a significant effect on the environment due to unusual circumstances. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the Option to Extend the Lease Agreement.

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, is limited to an extension of lease, which would not include physical expansion of the existing facility. The project will not significantly increase or expand the use of the site, and is limited to the continued use of the site in a similar capacity; therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – "Common Sense" Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the "general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment." State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The proposed Option to Extend the Lease Agreement will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. No expansion of the existing facility footprint, or significant increase in intensity of use for the facility would occur. No impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  Date: 2/5/20

Mike Sullivan, Senior Environmental Planner
County of Riverside, Economic Development Agency

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: DPPS Cottonwood Option to Extend Lease Agreement, Moreno Valley

Accounting String: 524830-47220-7200400000 - FM042462001300

DATE: February 5, 2020

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mike Sullivan, Senior Environmental Planner, Economic Development Agency

Signature: 

PRESENTED BY: Heidi Rigler, Senior Real Property Agent, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: February 5, 2020

To: Kiyomi Moore/Josefina Castillo, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM042462001300**
DPPS Cottonwood Option to Extend Lease Agreement, Moreno Valley

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to:

Mail Stop #1330

Attention: Mike Sullivan, Senior Environmental Planner,

Economic Development Agency,

3403 10th Street, Suite 400, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009 or email at msullivan@rivco.org.

Attachment

cc: file