

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



3.11

The above matter was deleted from the agenda for Tuesday, May 5, 2020.

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



**ITEM: 3.11
(ID # 11241)**

MEETING DATE:
Tuesday, May 05, 2020


FROM : FACILITIES MANAGEMENT:

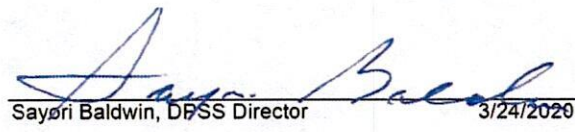
SUBJECT: FACILITIES MANAGEMENT- REAL ESTATE DIVISION (FM-RED): Approval of the Third Amendment to Lease with Grae La Sierra, LLC, - Department of Public Social Services, Riverside, Lease Extension, CEQA Exempt, District 1, [\$7,546,901] Federal 67.98%; State 23.03%; County 5.53%; Realignment 3.46% (Clerk of the Board 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(b)(3), Existing Facilities exemption, and Section 15061(b)(3), Common Sense exemption;
2. Approve the attached Third Amendment to Lease with Grae La Sierra, LLC, 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 for filing within five (5) working days of approval by the Board.

ACTION:Policy, CIP


Rose Salgado, Director of Facilities Management 3/23/2020


Sayori Baldwin, DPSS Director 3/24/2020

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$1,089,962	\$1,473,903	\$7,546,901	\$0
NET COUNTY COST	\$60,275	\$81,507	\$417,343	\$0
SOURCE OF FUNDS: Federal 67.98%; State 23.03%; County General Fund 5.53%; Realignment 3.46%			Budget Adjustment: No	
			For Fiscal Year: 2020/21 – 2025/26	

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

The County of Riverside has been under lease with Grae La Sierra, LLC, at 11060 Magnolia Avenue since April 2007. The Department of Public Social Services (DPSS) has occupied this 54,592 square foot office for use by its Self-Sufficiency Division, and it continues to meet the requirements of DPSS for providing services to the community. The lease, which expires September 30, 2020, will be extended five years under the Third Amendment to Lease.

Pursuant to the California Environmental Quality Act (CEQA), the Lease was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15301 Class 1-Existing Facilities exemption and Section 15061(b)(3) Common Sense exemption. The proposed project is the letting of property involving previously occupied space with tenant improvements.

The Third Amendment to Lease has been reviewed and approved by County Counsel as to form.

A summary of the Lease is as follows:

Lessor: Grae La Sierra, LLC
11911 San Vicente Blvd., Suite 350
Los Angeles, CA 90049

Premises: 11060 Magnolia Avenue
Riverside, CA 92505

Size: 54,592 square feet

Rent: Current: \$2.07 per square foot New: \$2.00 per square foot

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\$112,860.94 per month	\$109,184.00 per month
\$1,354,331.28 per year	\$1,310,208.00 per year

Term: Extended 5 years commencing October 1, 2020, and expiring September 30, 2025

Annual Increase: Increase reduced from 3% to 2% annually.

Utilities: Paid by County

Custodial and Day Porter: Provided by Lessor and included in the Rent

Interior/Exterior Maintenance: Provided by Lessor

Impact on Residents and Businesses

The lease will allow the Department of Public Social Services to continue to provide beneficial services to residents of the region while saving costs with the colocation of the Children's Services and Self Sufficiency Divisions.

Additional Fiscal Information

See attached Exhibits A, B & C.

DPSS will budget these costs in FY2020/21 through FY2025/26 and will reimburse FM-RED for all associated lease costs.

Contract History and Price Reasonableness

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

Attachments:

- Exhibits A, B & C
- Third Amendment to Lease
- Notice of Exemption
- Aerial Map

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RS:RD:VY:SG:HR:cm:ar RV243


Steven Atkeson 4/28/2020


Gregory H. Priamos, Director County Counsel 4/22/2020