

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



**ITEM: 3.4
(ID # 12208)**

MEETING DATE:
Tuesday, July 14, 2020

FROM: FACILITIES MANAGEMENT AND DEPARTMENT OF PUBLIC SOCIAL SERVICES (DPSS) :

SUBJECT: FACILITIES MANAGEMENT- REAL ESTATE (FM-RE) AND DEPARTMENT OF PUBLIC SOCIAL SERVICES (DPSS): Approval of the First Amendment to Lease with Juhns Rialto Investment, LLC, 2055 N. Perris Blvd., Building B, Perris, Two-Year Lease Extension, CEQA Exempt, District 5, [\$1,579,288], Federal 40.2%, State 4.5%, County General Fund 0.6%, Realign 54.7%, (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 and Section 15061(b)(3) Common Sense exemption;
2. Approve the attached First Amendment to the Lease with Juhns Rialto Investment, 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 Notice of Exemption with the County Clerk upon approval by the Board.

ACTION: Policy

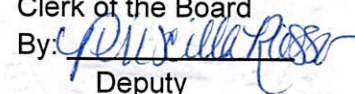

Rose Salgado, Director of Facilities Management 5/6/2020


Sayari Baldwin, DPSS Director 6/8/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Spiegel 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: July 14, 2020
xc: FM-RE, DPSS

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	\$299,337	\$304,499	\$644,044	\$ 0
NET COUNTY COST	\$1,796	\$1,827	\$3,864	\$ 0
SOURCE OF FUNDS: Federal 40.2%, State 4.5%, County General Fund 0.6%, Realign 54.7%			Budget Adjustment: No	
			For Fiscal Year: 2020/21-2022/23	

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

The County of Riverside entered into a lease agreement on behalf of Department of Public Social Services (DPSS) for the facility located at 2055 N. Perris Blvd., Building B, Perris on November 4, 2014, Minute Order 3.16. DPSS uses this facility for Child Protective Services (CPS). This First Amendment to the Lease (Amendment) will extend the lease for a period of two (2) years effective as of August 1, 2020, with two (2) options to extend the lease for one (1) year. This facility continues to meet the department's requirements to run their programs and support their client's needs.

Pursuant to the California Environmental Quality Act (CEQA), the Lease was reviewed and determined to be categorically exempt from CEQA under CEQA Guidelines 15301, Class 1 – Existing Facilities and Section 15061(b)(3) Common Sense exemption. The proposed project, the Amendment, is the letting of property involving existing facilities and no expansion of an existing use will occur. The Amendment is summarized below:

Lessor: Juhns Rialto Investment, LLC
9030 E. Blair Street
Rosemont, California 92770

Premises: 2055 N. Perris Blvd., Building B
Perris, California

Term: Two (2) years commencing August 1, 2020

Option: Two (2) options to extend the Lease for one (1) year

Size: 11,207 square feet

Current

New

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

Rent:	\$ 2.00 per sq. ft.	\$ 2.00 per sq. ft.
	\$ 22,442.01 per month	\$ 22,414.00 per month
	\$ 269,304.12 per year	\$ 268,968.00 per year

Rental

Adjustment: Two percent annually

Utilities: County to pay electricity and telephone, Lessor to pay all others

Maintenance: Provided by Lessor

Custodial: Provided by Lessor

This Amendment has been reviewed and approved by County Counsel as to legal form.

Impact on Citizens and Businesses

This Lease extension will allow DPSS to continue to provide beneficial protective services to the children in the community.

Additional Fiscal Information

See attached Exhibits A, B, and C. All associated costs for this Amendment will be budgeted in FY20/21-FY22/23 by DPSS. DPSS will reimburse the Department of Facilities Management-Real Estate (FM-RE) for all associated Lease costs on an annual basis.

Contract History and Price Reasonableness

This is a two-year lease and the lease rate is deemed competitive based upon the current market.

Amendment

Date and M.O.

Lease

November 4, 2014 (M.O. 3-16)

PR059


Attachments:

- First Amendment to Lease
- Exhibits A, B & C

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

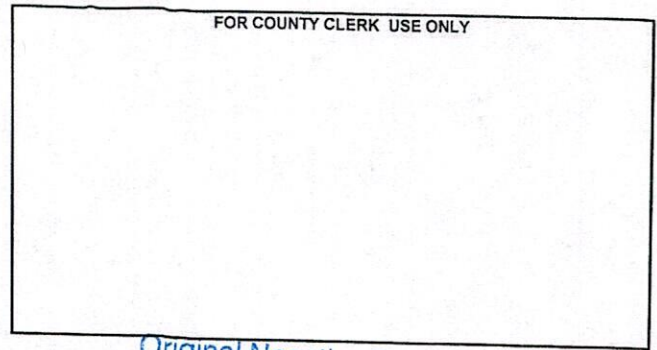
- Aerial Image
- Notice of Exemption

CD:ar/041420/PR059/30.116


Steven Atkeson 7/6/2020


Gregory H. Priamos, Director County Counsel 6/25/2020

County of Riverside
Facilities Management
3403 10th Street, Riverside, CA



NOTICE OF EXEMPTION

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

7/15/20
Date

REP
Initial

June 5, 2020

Project Name: Approval of the First Amendment to Lease with Juhns Rialto Investment, LLC, 2055 North Perris Boulevard., Building B, Perris

Project Number: FM042552005900

Project Location: 2055 North Perris Boulevard, Building B, north of Citrus Avenue, Perris, California; APN 320-130-007

Description of Project: The County of Riverside entered into a lease agreement on behalf of Department of Public Social Services (DPSS) for the facility located at 2055 North Perris Blvd., Building B, Perris on November 4, 2014, Minute Order 3.16. DPSS uses this facility for Child Protective Services. DPSS is seeking a first amendment to the lease that will extend the term for a period of two years effective August 1, 2020, with two options to extend for one year each. This facility continues to meet the department's requirements to run their programs and support their client's needs. The First Amendment to the Lease is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the letting of property involving existing facilities; no expansion of the existing facility will occur. The operation of the facility will continue to provide child protective services. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County

Name of Person or Agency Carrying Out Project: Riverside County Facilities Management

Exempt Status: State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

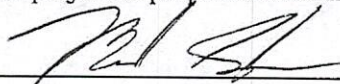
Reasons Why Project is Exempt: The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. 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 two-year extension of the Lease.

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- **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 an existing lease for child protective services provided by DPSS. The First Amendment to extend the Lease will not require physical modifications to the existing building which would 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 extension of the Lease 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 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.

Therefore, the County of Riverside Facilities Management 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: _____



Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management

Date: _____

6/5/00

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Approval of the First Amendment to Lease with Juhns Rialto Investment, LLC, 2055 North Perris Boulevard, Building B, Perris

Accounting String: 524830-47220-7200400000 - FM042552005900

DATE: June 5, 2020

AGENCY: Riverside County Facilities Management

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, Facilities Management

Signature: 

PRESENTED BY: Candice Diaz, Real Property Agent, Facilities Management

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -

County of Riverside
Facilities Management
3403 10th Street, Riverside, CA 92501

Date: June 5, 2020
To: Kiyomi Moore/Josefina Castillo, Office of the County Clerk
From: Mike Sullivan, Senior Environmental Planner, Facilities Management
Subject: County of Riverside Facilities Management Project # FM042552005900
Approval of the First Amendment to Lease with Juhns Rialto Investment, LLC, 2055 North
Perris Boulevard, Building B, Perris

The Riverside County's Facilities Management'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,
Facilities Management,
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

1 **FIRST AMENDMENT TO LEASE**

2 **2055 N. Perris Blvd., Building B, Perris, California**

3 This **FIRST AMENDMENT TO LEASE** ("First Amendment") dated as of
4 July 14, 2020 is entered by and between the **COUNTY OF**
5 **RIVERSIDE**, a political subdivision of the State of California ("County"), as Lessee, and
6 **JUHNS RIALTO INVESTMENT, LLC.**, a California limited liability company ("Lessor"),
7 hereinafter collectively referred to as the "Parties" or individually as a "Party."

8 RECITALS:

9 A. Lessor and County entered into that certain Lease dated November 4,
10 2014 (the "Original Lease"), pursuant to which Lessor has agreed to lease to County,
11 and County has agreed to lease from Lessor, that certain building located at 2055 N.
12 Perris Blvd., Building B, Perris, California, (the "Premises"), as more particularly
13 described in the Original Lease.

14 B. The Original Lease, together with the First Amendment, are collectively
15 referred to hereinafter as the "Lease."

16 NOW THEREFORE, for good and valuable consideration, the receipt and
17 sufficiency of which is hereby acknowledged, Lessor and County agree as follows:

18 1. TERM.

19 a. Section 4.1 of the Lease shall be amended as follows:

20 The term of this Lease is hereby extended for two (2) years, commencing August 1,
21 2020 and expiring July 31, 2022 ("Extended Term").

22 2. RENT.

23 a. Section 5.1 of the Lease is deleted in its entirety and replaced with
24 the following:

25 County shall pay the sum of twenty-two thousand four hundred fourteen dollars
26 (\$22,414.00) per month to Lessor as rent for the Leased Premises, payable, in
27 advance, on the first day of the month or as soon thereafter as a warrant can be issued
28 in the normal course of County's business; provided, however, in the event rent for any

u-y

1 period during the term hereof which is for less than one (1) full calendar month said
2 rent shall be pro-rated based upon the actual number of days of said month.

3 b. Section 5.2 of the Lease is deleted in its entirety and replaced with
4 the following:

5 The monthly rent shall be increased by two percent (2%) annually, starting August 1,
6 2021. The monthly rent per year will be as follows:

7 August 1, 2020- July 31, 2021: \$22,414.00 per month

8 August 1, 2021- July 31, 2022: \$22,862.28 per month

9 3. **OPTIONS.**

10 a. Section 6.1, Option to Extend Term, of the Lease shall be deleted
11 in its entirety and replaced with the following:

12 Lessor grants to County two (2) options to extend the Lease term
13 ("Extension Options"). The Extension Options shall be for a period of one year
14 ("Extended Term"), subject to the conditions described in this Section 6.1.

15 4. **MISCELLANEOUS.** Except as amended or modified herein, all terms of
16 the Lease shall remain in full force and effect. Time is of the essence in this First
17 Amendment and the Lease and each and all of their respective provisions. Subject to
18 the provisions of the Lease as to assignment, the agreements, conditions and
19 provisions herein contained shall apply to and bind the heirs, executors, administrators,
20 successors and assigns of the parties hereto. If any provisions of this First Amendment
21 shall be determined to be illegal or unenforceable, such determination shall not affect
22 any other provision of the Lease. The language in all parts of the Lease shall be
23 construed according to its normal and usual meaning and not strictly for or against
24 either Lessor or County. Neither this First Amendment nor the Lease shall be recorded
25 by the County.

26 5. **EFFECTIVE DATE.** This First Amendment to Lease shall not be binding
27 or consummated until its approval by the Riverside County Board of Supervisors and
28 fully executed by the Parties.

H.Y

1 WITNESS WHEREOF, the Parties have executed this First Amendment as of
2 the date first written above.

3 LESSEE:
4 **COUNTY OF RIVERSIDE,**
5 a political subdivision of the State
6 of California

LESSOR:
JUHNS RIALTO INVESTMENT, Inc.,
a California limited liability company

7 By: _____
8 Chairman
9 Board of Supervisors

By: H. Y. Juhn
Hyun Young Juhn, Manager

10 ATTEST:
11 Kecia R. Harper
12 Clerk of the Board

13 By: _____
14 Deputy

15 APPROVED AS TO FORM:
16 Gregory P. Priamos
17 County Counsel

18 By: _____
19 Wesley Stanfield
20 Deputy County Counsel

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27 CD:dr/06052020/PR059/30.116

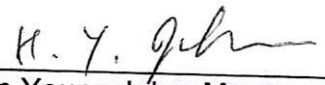
H.Y

1 WITNESS WHEREOF, the Parties have executed this First Amendment as of
2 the date first written above.

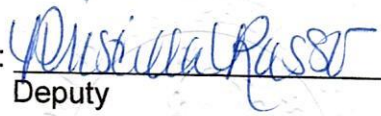
3 LESSEE:
4 COUNTY OF RIVERSIDE,
5 a political subdivision of the State
6 of California

LESSOR:
7 JUHNS RIALTO INVESTMENT, Inc.,
8 a California limited liability company

9
10 By: 
11 Chairman
12 Board of Supervisors

By: 
Hyun Young Juhn, Manager

13 ATTEST:
14 Kecia R. Harper
15 Clerk of the Board

16 By: 
17 Deputy

18 APPROVED AS TO FORM:
19 Gregory P. Priamos
20 County Counsel

21 By: 
22 Wesley Stanfield
23 Deputy County Counsel

24
25
26
27 CD:dr/06092020/PR059/30.116

H-7

Exhibit A

FY 2020/21

DPSS-CPS

2055 N Perris Blvd. Building B

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	11,207	SQFT	
Approximate Cost per SQFT(July)	\$ 2.00		
Approximate Cost per SQFT(Aug-June)	\$ 2.00		
Lease Cost per Month(July)		\$ 22,442.01	
Lease Cost per Month(Aug-June)		\$ 22,414.00	
Total Lease Cost(July)		\$ 22,442.01	
Total Lease Cost(Aug-June)		\$ 246,554.00	
Total Estimated Lease Cost for FY 2020/21		\$ 268,996.01	

Estimated Additional Costs:

Utility Cost per SQFT	\$ 0.12		
Estimated Utility Costs per Month		\$ 1,344.84	
Total Estimated Utility Cost(July)		\$ 1,344.84	
Total Estimated Utility Cost(Aug-June)		\$ 14,793.24	
Total Estimated Utility Cost for FY 2020/21		\$ 16,138.08	
EDA Lease Management Fee as of 08/01/2020	5.28%	\$ 14,202.99	
TOTAL ESTIMATED COST FOR FY 2020/21		\$ 299,337.08	
TOTAL COUNTY COST	0.60%	\$ 1,796.02	

Exhibit B

FY 2021/22
DPSS-CPS
2055 N Perris Blvd. Building B

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	11,207 SQFT	
Approximate Cost per SQFT(July)	\$ 2.00	
Approximate Cost per SQFT(Aug-June)	\$ 2.04	
Lease Cost per Month(July)	\$ 22,414.00	
Lease Cost per Month(Aug-June)	\$ 22,862.28	
Total Lease Cost(July)		\$ 22,414.00
Total Lease Cost(Aug-June)		\$ 251,485.08
Total Estimated Lease Cost for FY 2021/22		\$ 273,899.08

Estimated Additional Costs:

Utility Cost per SQFT	\$ 0.12	
Estimated Utility Costs per Month	\$ 1,344.84	
Total Estimated Utility Cost (Jul-Jun)		\$ 16,138.08
EDA Lease Management Fee as of 08/01/2020	5.28%	\$ 14,461.87
TOTAL ESTIMATED COST FOR FY 2021/22		\$ 304,499.03
TOTAL COUNTY COST	0.60%	\$ 1,826.99

Exhibit C

FY 2022/23

DPSS-CPS

2055 N Perris Blvd. Building B

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office: 11,207

FY 2022/23

Approximate Cost per SQFT(July) \$ 2.04
 Approximate Cost per SQFT(Aug-June)

Lease Cost per Month(July) 22,862.28
 Lease Cost per Month(Aug-June)

Total Lease Cost(July) \$ 22,862.28
 Total Lease Cost(Aug-June) \$ -
Total Estimated Lease Cost for FY 2022/23 \$ 22,862.28

Estimated Additional Costs:

Utility Cost per SQFT \$ 0.12
 Estimated Utility Costs per Month \$ 1,344.84
 Total Estimated Utility Cost \$ 16,138.08

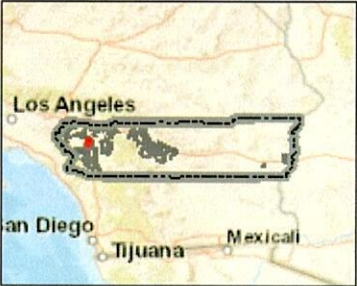
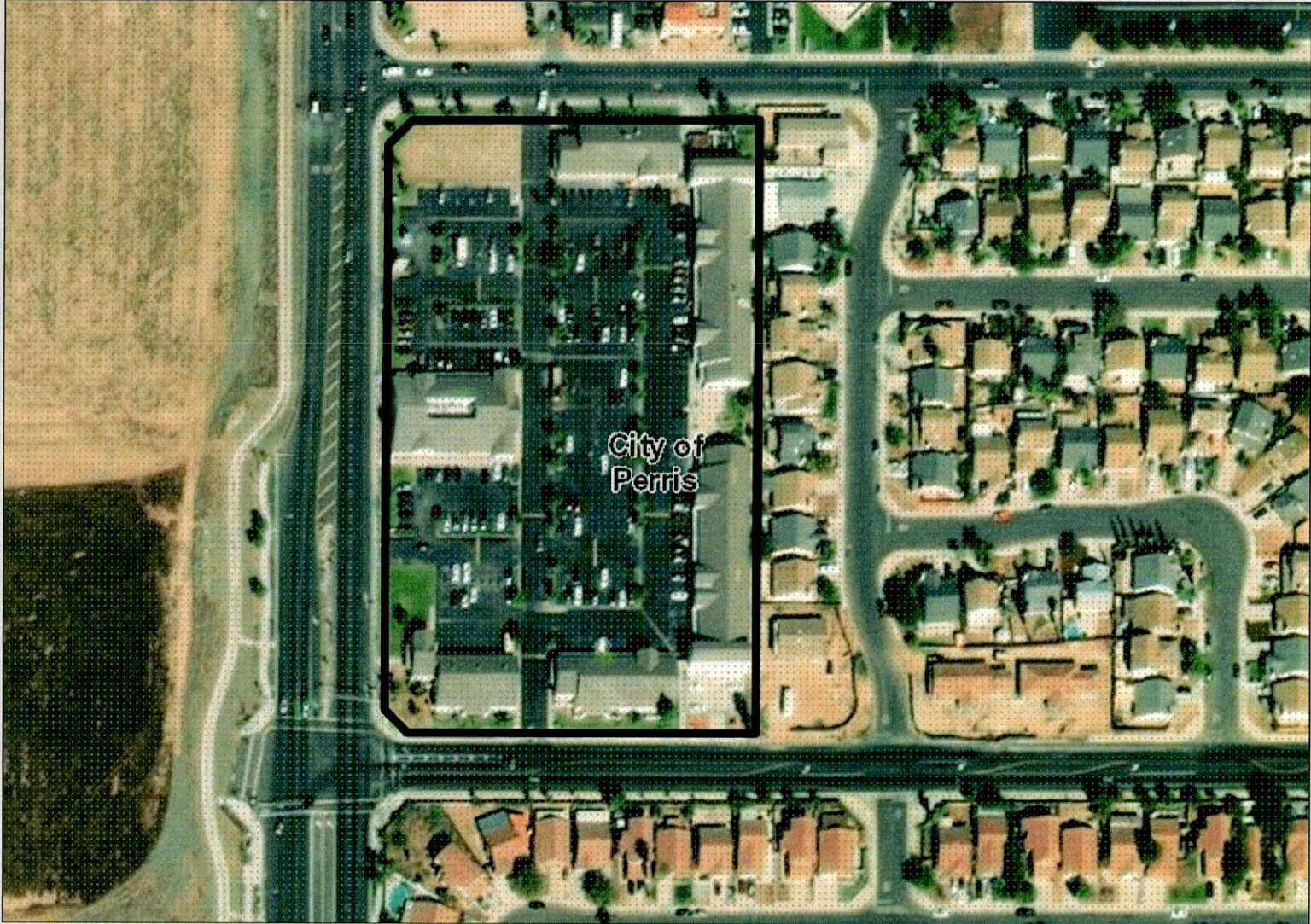
EDA Lease Management Fee as of 08/01/2020 5.28% \$ 1,207.13

TOTAL ESTIMATED COST FOR FY 2022/23 \$ 40,207.49

TOTAL COUNTY COST FOR FY2022/23 to 2022/23 .06% \$ 241.24

F11 Total Cost \$ 644,043.60
 F11 Total County Cost \$ 3,864.25

2055 N Perris Blvd., Perris
DPSS



Legend

- Blueline Streams
- City Areas



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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Notes

District 5