

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



ITEM: 3.11
(ID # 14294)

MEETING DATE:

Tuesday, February 09, 2021

FROM: FACILITIES MANAGEMENT AND FIRE DEPARTMENT:

SUBJECT: FACILITIES MANAGEMENT-REAL ESTATE (FM-RE): Approval of Exercise of Second Option to Extend Lease with Robert P. Wilson, as Trustee of the Dean Reynolds Marital Trust and Robert P. Wilson, Trustee of the Dean Reynolds GSTT Trust - Riverside County Fire Department, One Year Extension, CEQA Exempt, District 2. [\$282,803] General Fund 39%, Development Fees 61% (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 Saigado, Director of Facilities Management 1/26/2021


Bill Weiser, Fire Department Chief 1/28/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Hewitt 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: February 9, 2021
xc: FM, Fire, Record

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	\$0	\$259,324	\$282,803	N/A
NET COUNTY COST	\$0	\$101,136	\$110,293	N/A
SOURCE OF FUNDS: General Fund 39%, Development Fees 61%			Budget Adjustment: No	
			For Fiscal Year: 2021/22 - 2022/23	

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

The County of Riverside has been leasing office space located at 2300 Market Street, Suite 150, Riverside, since December 2006 pursuant to that certain Lease dated August 29, 2006 (M.O. 3.36) between the County and Market Street Corporate Center, LLC. The office is occupied by Riverside County Fire Department (County Fire) and continues to meet the needs of County Fire. The County approved a Fourth Amendment to Lease, dated July 25, 2017 (M.O. 3.26), to extend the Lease term for three years with two one (1) year options to extend the Lease term and increases to the monthly rent to reflect current market conditions. The current Lease term expires on July 31, 2021. Pursuant to Section 3.2 of the Fourth Amendment, the County must deliver written notice to Lessor at least one hundred eighty (180) days prior to the expiration of the Lease term in order to exercise an option to extend.

County Fire intends to eventually relocate to the 10th Floor of the County Administrative Center in the year 2022 (Project). The current term of the Lease will expire before the completion of the Project. Therefore, County Fire desires to exercise the second one (1) year option and give formal notice that the County is exercising its second option to extend the Lease term by one year.

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: Dean Reynolds Marital and GSTT Trusts
4250 Wilshire Blvd. 1st Floor
Los Angeles, CA 90010

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

Premises: 2300 Market Street
Suite 150
Riverside, CA 92501

Size: 8,772 square feet

Term: One year extension commencing August 1, 2021

Rent:	<u>Current</u>	<u>New</u>
	\$2.37 per sq. ft.	\$2.43 per sq. ft.
	\$20,782.26 per month	\$21,301.82 per month
	\$249,387.12 per year	\$255,621.84 per year

Rent Adjustment: Two and one-half percent

Option to Terminate: Due to loss of funding or if any law, rule, or regulation precludes, prohibits or material adversely impairs County's ability to use the Premises for the use permitted in the Lease, and with sixty days' notice

Option to Extend: One – One year option

Utilities: Lessor

Custodial: Lessor

Interior/Exterior
Maintenance: Lessor

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

Impact on Citizens and Businesses

This Lease extension will allow the Riverside County Fire Department to continue to provide beneficial public safety services to the residents and businesses of the County.

**SUPPLEMENTAL:
Additional Fiscal Information**

All associated costs for this exercise of option to extend notice will be fully funded through County Fire's budget. County Fire has budgeted these costs in FY 2021/22. The Facilities Management (FM) will pay the Lease costs to the Lessor, and County Fire will reimburse FM for

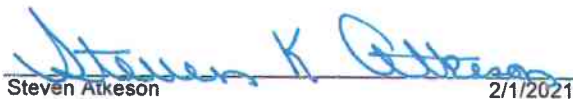
SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

all associated Lease costs. County Fire and FM are not requesting budget adjustments at this time.

Attachments:

- Notice of Exercise of Option to Extend
- Exhibits A and B
- Aerial Image
- Notice of Exemption

CAO:ar/01062021



Steven Atkeson

2/1/2021


Gregory V. Priaplos, Director County Counsel

1/28/2021

County of Riverside
Facilities Management
3133 Mission Inn Avenue, Riverside, CA

<small>FOR COUNTY CLERK USE ONLY</small>		
FILED / POSTED		
County of Riverside		
Peter Aldana		
Assessor-County Clerk-Recorder		
E-202100185		
02/24/2021 11:40 AM Fee: \$ 50.00		
Page 1 of 2		
Removed:	By:	Deputy
		

NOTICE OF EXEMPTION

January 5, 2020

Project Name: County of Riverside, Fire Department Fourth Amendment to Lease Agreement 2nd Option to Extend-
Market Street, Riverside

Project Number: FM042611034500

Project Location: 2300 Market Street, Suite 150, south of State Route 60, Riverside, California 92501; Assessor's
Parcel Number (APN) 207-120-050; Riverside, California

Description of Project: The County of Riverside (County) entered into a Lease Agreement on August 29, 2006 for the County Fire Department to occupy 8,772 square feet of office space located at 2300 Market Street, Suite 150 in Riverside, California. Three previous amendments modified the lease and/or extended the term of the lease. The location continues to meet the needs of the County Fire Department and the lease two, one-year options to extend. The first option to extend was previously exercised and now the County is seeking to exercise the second option identified under the Fourth Amendment. The term of the lease shall be extended an additional year and terminate July 31, 2022. The exercise of the second option to the Fourth Amendment to the Lease Agreement is identified as the proposed Project under the California Environmental Quality Act (CEQA). The Project would involve the continuation of the letting of office space and no expansion of the existing office building will occur. The operation of the facility will continue to provide fire administrative services and 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 and Robert P. Wilson, as Trustee of the Dean Reynolds Marital Trust and Robert P. Wilson, Trustee of the Dean Reynolds GSTT Trusts

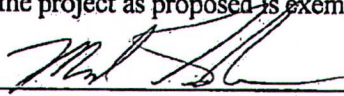
Exempt Status: State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061

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 exercise of the second option included in the Fourth Amendment to 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 an existing Lease Agreement to an existing facility. The use of the facility by the County Fire Department as administrative office space would be consistent with the current land use, and would not require any expansion of public services and facilities; 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 exercise of the second one year option to extend included in the Fourth Amendment to the Lease Agreement is limited a contractual transaction and the indirect effects would be limited to continued use of an existing office building. The Lease Agreement will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will not differ from the existing use and will not create any new environmental impacts to the surrounding area. No impacts beyond the continued use of the facility 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: _____



Date: _____

1/6/01

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

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 21-87114

State Clearinghouse # (if applicable): _____

Lead Agency: COUNTY OF RIVERSIDE FACILITIES MANAGEMENT Date: 02/24/2021

County Agency of Filing: RIVERSIDE Document No: E-202100185

Project Title: COUNTY OF RIVERSIDE, FIRE DEPARTMENT FOURTH AMENDMENT TO LEASE AGREEMENT 2ND

Project Applicant Name: COUNTY OF RIVERSIDE FACILITIES MANAGEMENT Phone Number: (951) 955-8009

Project Applicant Address: 3133 MISSION INN AVE, RIVERSIDE, CA 92507

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- | | |
|---|----------------------|
| <input type="checkbox"/> Environmental Impact Report | _____ |
| <input type="checkbox"/> Negative Declaration | _____ |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | _____ |
| <input type="checkbox"/> Project Subject to Certified Regulatory Programs | _____ |
| <input type="checkbox"/> County Administration Fee | _____ \$0.00 |
| <input type="checkbox"/> Project that is exempt from fees (DFG No Effect Determination (Form Attached)) | |
| <input checked="" type="checkbox"/> Project that is exempt from fees (Notice of Exemption) | |
| Total Received | _____ \$50.00 |

Signature and title of person receiving payment  Deputy

Notes: COUNTY OF RIVERSIDE, FIRE DEPARTMENT FOURTH AMENDMENT TO LEASE AGREEMENT 2ND OPTION EXTEND-MARKET STREET, RIVERSIDE

County of Riverside
Facilities Management
3133 Mission Inn Avenue, Riverside, CA 92507

Date: January 6, 2021

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 # FM042611034500
County of Riverside, Fire Department Fourth Amendment to Lease Agreement 2nd Option to
Extend - Market Street, Riverside

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 #2600

**Attention: Mike Sullivan, Senior Environmental Planner,
Facilities Management,**

3133 Mission Inn Avenue, Riverside, CA 92507

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

Attachment

cc: file



Rose Salgado
Director of Facilities Management

February 2, 2021

Dean Reynolds Marital and GSTT Trusts
C/o Chelsea Montgomery - Duban
MDW Property Management
4250 Wilshire Blvd. 1st Floor
Los Angeles, CA 90010

RE: Exercise of Option to Extend – Lease Agreement between County of Riverside and Robert P. Wilson, as Trustee of the Dean Reynolds Marital Trust and Robert P. Wilson, Trustee of the Dean Reynolds GSTT Trust, as successor in interest to Market Street Corporate Center, LLC, dated August 29, 2006, 2300 Market Street, Suite 150; Riverside County Fire Department

Dear Ms. Montgomery - Duban,

Please consider this letter formal written notice to Robert P. Wilson, as Trustee of the Dean Reynolds Marital Trust and Robert P. Wilson, Trustee of the Dean Reynolds GSTT Trust (as Lessor), pursuant to Section 3 of the Fourth Amendment of the above-referenced lease agreement, that the County of Riverside formally exercises its second option to extend the term of said lease one (1) year, commencing August 1, 2021 through July 31, 2022.

We look forward to our continued tenancy with Dean Reynolds Marital and GSTT Trusts.

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

By: Karen S. Spiegel
KAREN SPIEGEL
Chair, Board of Supervisors

Approved as to Form:
Gregory P. Priamos
County Counsel

Attest:
Kecia R. Harper
Clerk of the Board

By: Synthia M. Gunzel
Synthia M. Gunzel
Chief Deputy County Counsel

By: Dr. Priamos
Deputy

CAO:ar/01062021/RV345/30.458

Facilities Management
3133 Mission Inn Ave.
Riverside CA 92507
Main Line: 951.955.3345 Fax: 951.955.4828
Facilities Emergency 24-Hour Line: 951.955.4850

Project Management Office
Maintenance & Custodial
Real Estate & Parking
Energy Efficiency
Administration

Success means exceeding our customer's expectations.

FEB 09 2021 3.11

Exhibit A

FY 2021/22

Fire Department Lease Cost Analysis

2300 Market Street, Suite 150, Riverside, California

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	8,772	SQFT	
Approximate Cost per SQFT (Aug - June)	\$	2.43	
Lease Cost per Month (Aug - June)		\$	21,301.82
Total Lease Cost (Aug - June)			\$ 234,320.02
Total Estimated Lease Cost for FY 2021/22			\$ 234,320.02

Estimated Additional Costs:

Utility Cost per Square Foot	\$	0.12	
Estimated Utility Costs per Month		\$	1,052.64
Total Estimated Utility Cost			\$ 12,631.68
FM Lease Management Fee - 5.28%			\$ 12,372.10
TOTAL ESTIMATED COST FOR FY 2021/22			\$ 259,323.80
TOTAL COUNTY COST FOR FY 2021/22	39%		\$ 101,136.28

Exhibit B

FY 2022/23
Fire Department Lease Cost Analysis
2300 Market Street, Suite 150, Riverside, California

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office: 8,772

FY 2022/23

Approximate Cost per SQFT (July) \$ 2.43

Lease Cost per Month (July) \$ 21,301.82

Total Lease Cost (July) \$ 21,301.82

Total Estimated Lease Cost for FY 2022/23 \$ 21,301.82

Estimated Additional Costs:

Utility Cost per Square Foot \$ 0.12

Estimated Utility Costs per Month \$ 1,052.64

Total Estimated Utility Cost \$ 1,052.64

FM Lease Management Fee - 5.28% \$ 1,124.74

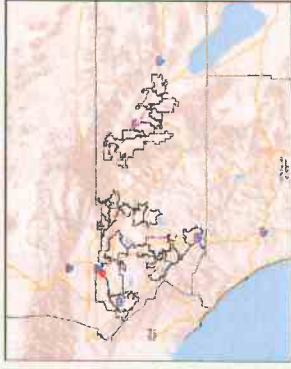
TOTAL ESTIMATED COST FOR FY 2022/23 \$ **23,479.20**

TOTAL COUNTY COST FOR FY 2022/23 39% \$ **9,156.89**

F11: Cost - Total Cost \$ **282,802.99**
F11: Net County Cost - Total Cost \$ **110,293.17**

Riverside County Fire Department

2300 Market Street, Suite 150, Riverside CA. 92501



Legend

- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography/lines
- waterbodies
 - Lakes
 - Rivers

Notes

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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472 Feet



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