

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



ITEM: 3.14  
(ID # 15680)

**MEETING DATE:**

Tuesday, August 17, 2021

**FROM :** FACILITIES MANAGEMENT AND RIVERSIDE COUNTY CHILDREN AND FAMILIES COMMISSION :

**SUBJECT:** FACILITIES MANAGEMENT- REAL ESTATE (FM-RE) AND RIVERSIDE COUNTY CHILDREN AND FAMILIES COMMISSION: Ratification and approval of the Second Amendment to Lease with Juhns Rialto Investment, LLC, 2055 N. Perris Blvd., Building C, Perris, One-Year Lease Extension, CEQA Exempt, District 5. [\$130,508, 33% Federal Funds, 67% Realignment Funds] (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. Ratify and approve the attached Second Amendment to Lease between the County of Riverside and Juhns Rialto Investment, LLC, and authorize the Chair 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 (5) working days of approval by the Board.

**ACTION:Policy**

  
Rose Salgado, Director of Facilities Management 7/8/2021

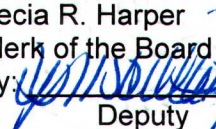
  
Tammi Graham, EXECUTIVE DIRECTOR CFC, FIRST FIVE 8/3/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Hewitt, seconded by Supervisor Jeffries 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: August 17, 2021  
xc: FM, RCCFC, Recorder

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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

<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>	\$119,632	\$10,876	\$130,508	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Federal 33%, Realignment 67%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 2021/22- 2022/23	

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

**BACKGROUND:**

**Summary**

On November 4, 2014, the County of Riverside entered into a lease agreement for a facility located at 2055 N. Perris Blvd., Building C in Perris (Facility). The Facility is utilized as the Family Resource Center (FRC) by Riverside County Children and Families Commission. Effective July 1, 2020, Riverside County Children and Families Commission oversees all FRC operations. This Second Amendment to Lease (Amendment) will extend the term for a period of one (1) year effective August 1, 2021. The Facility continues to meet the department's requirements to operate its programs providing valuable client support.

Pursuant to the California Environmental Quality Act (CEQA), the Amendment was reviewed and determined to be categorically exempt from CEQA under CEQA Guidelines 15301, Class 1 – Existing Facilities. 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 C  
Perris, California

Term: One (1) year commencing August 1, 2021

Size: 4,719 square feet

	<u>Current</u>		<u>New</u>
Rent:	\$ 2.04 per sq. ft.		\$ 2.08 per sq. ft.
	\$ 9,638.80 per month		\$ 9,831.58 per month

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

Rental	\$ 115,665.60 per year	\$ 117,978.96 per year
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 Amendment will allow Riverside County Children and Families Commission FRC to continue to provide beneficial services to the families and citizens within this region of the County. The Facility will continue to provide long-term jobs that will benefit the surrounding businesses.

**Additional Fiscal Information**

See attached Exhibits A and B. All associated costs for this lease will be budgeted in FY21/22-FY22/23 by Riverside County Children and Families Commission. Riverside County Children and Families Commission will reimburse the Department of Facilities Management - Real Estate (FM-RE) for all associated lease costs on a monthly basis.

**Contract History and Price Reasonableness**

This is a one-year lease extension and the lease rate is deemed competitive based upon the current real estate market.

<u>Amendment</u>	<u>Date and M.O.</u>
Lease	November 4, 2014 (M.O. 3-17)
First Amendment	September 22, 2020 (M.O. 3- 4)

**Attachments:**

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

- Second Amendment
- Exhibits A & B
- Notice of Exemption
- Aerial Image

CD:ar/063021/30.539

  
Meghan Hahn, Administrative Analyst

8/8/2021

  
Gregory J. Priapos, Director County Counsel

8/5/2021

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



# Exhibit A

**FY 2021/22**  
**First Five- FRC**  
**2055 N. Perris Blvd, Building C**

***ESTIMATED AMOUNTS***

**Total Square Footage to be Leased:**

Current Office:	4,719 SQFT	
Approximate Cost per SQFT(Aug-June)	\$ 2.08	
Lease Cost per Month(Aug-June)	\$ 9,831.58	
Total Lease Cost(Aug-June)		\$ 108,147.38
<b>Total Estimated Lease Cost for FY 2021/22</b>		<b>\$ 108,147.38</b>

**Estimated Additional Costs:**

Utility Cost per SQFT	\$ 0.12	
Estimated Utility Costs per Month	\$ 566.28	
Total Estimated Utility Cost(Aug-June)		\$ 6,229.08
<b>Total Estimated Utility Cost for FY 2021/22</b>		<b>\$ 6,229.08</b>
FM Lease Management Fee as of 08/01/2021	4.86%	\$ 5,255.96
<b>TOTAL ESTIMATED COST FOR FY 2021/22</b>		<b>\$ 119,632.42</b>
<b>TOTAL COUNTY COST</b>	<b>0%</b>	<b>\$ -</b>

# Exhibit B

**FY 2022/23**  
**First Five- FRC**  
**2055 N. Perris Blvd, Building C**

***ESTIMATED AMOUNTS***

**Total Square Footage to be Leased:**

Current Office:	4,719	SQFT	
Approximate Cost per SQFT(July)	\$	2.08	
Lease Cost per Month(July)		\$	9,831.58
Total Lease Cost(July)			\$ 9,831.58
<b>Total Estimated Lease Cost for FY 2022/23</b>			<b>\$ 9,831.58</b>

**Estimated Additional Costs:**

Utility Cost per SQFT	\$	0.12	
Estimated Utility Costs per Month		\$	566.28
Total Estimated Utility Cost (July)			\$ 566.28
FM Lease Management Fee as of 08/01/2021	4.86%		\$ 477.81
<b>TOTAL ESTIMATED COST FOR FY 2022/23</b>			<b>\$ 10,875.67</b>
<b>TOTAL COUNTY COST</b>	<b>0%</b>		<b>\$ -</b>
<b>F11 Total Cost</b>	\$	130,508.09	
<b>F11 Total County Cost</b>			



1 **SECOND AMENDMENT TO LEASE**

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

3  
4  
5 This **SECOND AMENDMENT TO LEASE** ("Second Amendment") dated as of  
6 August 17, 2021 is entered by and between the **COUNTY OF**  
7 **RIVERSIDE**, a political subdivision of the State of California ("County"), as Lessee, and  
8 **JUHNS RIALTO INVESTMENT, LLC**, a California limited liability company ("Lessor"),  
9 hereinafter collectively referred to as the "Parties" or individually as a "Party."

10 RECITALS:

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

16 B. The County entered the Original Lease on behalf of the Department of  
17 Public Social Services (DPSS). DPSS no longer manages the staff on the Premises,  
18 and the staff will now be managed by Riverside County Children and Families  
19 Commission, also known as First Five.

20 C. The Original Lease has been amended by:  
21 That certain First Amendment to Lease dated September 22, 2020, by and between  
22 the County of Riverside and Juhns Rialto Investment, LLC, (the "First Amendment"),  
23 whereby the Parties agreed to extend the term and modify the rent.

24 D. The Original Lease, together with the Amendments, are collectively  
25 referred to hereinafter as the "Lease."

26 E. The Parties now desire to amend the Lease to extend the term and  
27 modify the rent.

28  
AUG 17 2021 314

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

3  
4 1. **TERM.**

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

6 The term of this Lease is hereby extended for one (1) year, commencing August 1,  
7 2021 and expiring July 31, 2022 ("Extended Term").

8 2. **RENT.**

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

11 County shall pay the sum of nine thousand eight hundred thirty-one dollars and fifty-  
12 eight cents (\$9,831.58) per month to Lessor as rent for the Leased Premises, payable,  
13 in advance, on the first day of the month or as soon thereafter as a warrant can be  
14 issued in the normal course of County's business; provided, however, in the event rent  
15 for any period during the term hereof which is for less than one (1) full calendar month  
16 said rent shall be pro-rated based upon the actual number of days of said month.

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

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

(Signatures on following page)

1 IN WITNESS WHEREOF, the Parties have executed this Second Amendment  
2 as of 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, LLC,**  
8 a California limited liability company

9 By: Karen S. Spiegel  
10 Karen Spiegel, Chair  
11 Board of Supervisors  
12 **AUG 17 2021**

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

13 ATTEST:  
14 Kecia Harper  
15 Clerk of the Board

16 By: D. S. Raso  
17 Deputy

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

21 By: Wesley Stanfield  
22 Wesley Stanfield  
23 Deputy County Counsel

24  
25  
26  
27 CD:ar/06232021/PR058/30.539



# Exhibit A

**FY 2021/22**  
**First Five- FRC**  
**2055 N. Perris Blvd, Building C**

***ESTIMATED AMOUNTS***

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# Exhibit B

FY 2022/23  
First Five- FRC  
2055 N. Perris Blvd, Building C

## ESTIMATED AMOUNTS

### Total Square Footage to be Leased:

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<b>TOTAL COUNTY COST</b>	<b>0%</b>	<b>\$</b>	<b>-</b>
<b>F11 Total Cost</b>	<b>\$</b>	<b>130,508.09</b>	
<b>F11 Total County Cost</b>			

2055 N Perris Blvd., Perris  
DPSS



**Legend**

- Blueline Streams
- City Areas



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**Notes**

District 5



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

FOR COUNTY CLERK USE ONLY

COPY

sent to recorder

## NOTICE OF EXEMPTION

June 28, 2021

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

**Project Number:** FM042552005800

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

**Description of Project:** The County of Riverside entered into a lease agreement for the facility located at 2055 North Perris Blvd., Building C, Perris on November 4, 2014, Minute Order 3.17. This facility is used for the Family Resource Center (FRC) by the Riverside County Children and Families Commission (RCCFC). As of July 1, 2020, RCCFC oversees all FRC operations. This facility continues to meet the department's requirements to run their programs and support their client's needs. RCCFC is seeking a Second Amendment to the lease that will extend the term for a period of one year effective August 1, 2021. The Second 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 family resource 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 one-year extension of the Lease.

AUG 17 3.14

- **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 family resource services provided by RCCFC. The Second 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:  Date: 6/29/21  
 Mike Sullivan, Senior Environmental Planner  
 County of Riverside, Facilities Management

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

**Project Name: Approval of the 2nd Amendment to Lease with Juhns Rialto Investment, LLC, 2055 North Perris Boulevard, Building C, Perris**

**Accounting String: 524830-47220-7200400000 - FM042552005800**

DATE: June 28, 2021

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 III, Facilities Management

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -

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

Date: June 28, 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 # FM042552005800**  
Approval of the 2<sup>nd</sup> Amendment to Lease with Juhns Rialto Investment, LLC, 2055 North Perris  
Boulevard, Building C, 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 #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](mailto:msullivan@rivco.org).**

Attachment

cc: file