

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



ITEM: 3.4  
(ID # 17167)

**MEETING DATE:**

Tuesday, November 09, 2021



**FROM :** FACILITIES MANAGEMENT AND DEPARTMENT OF PUBLIC SOCIAL SERVICES :

**SUBJECT:** FACILITIES MANAGEMENT- REAL ESTATE (FM-RE) and DEPARTMENT OF PUBLIC SOCIAL SERVICES (DPSS): Approval of the Fourth Amendment to Lease with Grae La Sierra, LLC, 11060 Magnolia Avenue, Riverside, Tenant Improvements, CEQA Exempt, District 1. [\$4,133,939, Federal 54%; State 20%; County 4%; Realignment 22%] (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 Fourth Amendment to Lease with Grae La Sierra, 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 for filing within five (5) working days of approval by the Board.

**ACTION:**Policy, CIP

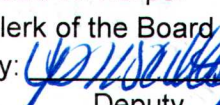
 Rose Salgado, Director of Facilities Management 9/20/2021  
 Sayori Baldwin, DPSS Director 10/14/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, seconded by Supervisor Washington 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: November 9, 2021  
xc: FM-RE, DPSS, 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>	\$0	\$957,437	\$4,133,939	\$ 0
<b>NET COUNTY COST</b>	\$0	\$38,298	\$165,358	\$ 0
<b>SOURCE OF FUNDS:</b> Federal 54%; State 20%; County 4%; Realignment 22%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 2021/22- 2025/26	

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

**BACKGROUND:**

**Summary**

On April 10, 2007 (M.O. 3.12), the County of Riverside (County) on behalf of the Department of Public Social Services (DPSS), Self Sufficiency Division entered into a lease with Grae La Sierra, LLC, at 11060 Magnolia Avenue, Riverside (Lease). DPSS Children's Services Division occupies the contiguous facility at 11070 Magnolia Avenue, Riverside, and is underway with consolidation plans to vacate this facility. The merging of these two DPSS programs into 11060 Magnolia Avenue, Riverside, will require tenant improvements to accommodate the transition, and this Fourth Amendment to Lease (Amendment) addresses the required tenant improvements for this consolidation. The tenant improvements include modifications to the lobby and staff areas to support the consolidated programs. The tenant improvement cost will be amortized over the remaining term of the Lease.

Pursuant to the California Environmental Quality Act (CEQA), the Amendment was reviewed and determined to be categorically exempt from CEQA under State 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.

The Amendment to Lease has been 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



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

Term: Expires September 30, 2025

Tenant Improvements: Not to exceed \$3,500,000 including a \$325,403 County contingency. To be reimbursed to Lessor on a monthly basis, including 6% interest, through the end of the current term, September 30, 2025.

RCIT: \$133,900

**Impact on Residents and Businesses**

The continued occupancy at this location 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. The impact on businesses in the surrounding area will be positive as DPSS continues to occupy this facility.

**Additional Fiscal Information**

See attached Exhibits A, B and C. All associated costs for this Lease will be budgeted in FY21/22-FY25/26 by DPSS. DPSS will reimburse FM-RE for all associated Lease costs on a monthly basis.

**Contract History and Price Reasonableness**

The Lease has been amended three times previously for rent adjustments, extensions to the term, and tenant improvements.

<u>Lease &amp; Amendments</u>	<u>Date and M.O.</u>
Lease	April 10, 2007 (M.O. 3-12)
First Amendment	June 7, 2011 (M.O. 3-39)
Second Amendment	November 7, 2017 (M.O. 3-3)
Third Amendment	October 20, 2020 (M.O. 3-11)

**ATTACHMENTS:**

- Fourth Amendment to Lease
- Exhibits A, B & C
- Notice of Exemption

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

- Aerial Map

CD:sc/10272021/RV243/30.566

  
Meghan Hahn, Senior Management Analyst

10/28/2021

  
Gregory V. Priapos, Director County Counsel

10/27/2021



1 **FOURTH AMENDMENT TO LEASE**

2 **11060 Magnolia Avenue, Riverside, California**

3  
4 This **FOURTH AMENDMENT TO LEASE** ("Fourth Amendment") dated as of  
5 NOV 09 2021, is entered by and between **GRAE LA SIERRA, LLC**, a California  
6 limited liability company ("Lessor"), and the **COUNTY OF RIVERSIDE**, a political  
7 subdivision of the State of California ("County"), sometimes collectively referred to as  
8 the "Parties".

9 **1. Recitals.**

10 a. Lessor and County have entered into that certain Lease, dated  
11 April 10, 2007, ("Original Lease") pursuant to which Lessor has agreed to lease to  
12 County and County has agreed to lease from Lessor that certain building located at  
13 11060 Magnolia Avenue, in the City of Riverside, State of California, as more  
14 particularly shown in the Original Lease (the "Original Premises").

15 b. The Original Lease has been amended by:

16 That certain First Amendment to Lease dated June 7, 2011, by and between  
17 Grae La Sierra, LLC, and the County ("First Amendment"), whereby the Parties  
18 amended the Original Lease to complete tenant improvements.

19 That certain Second Amendment to Lease dated November 7, 2017, by and  
20 between Grae La Sierra, LLC, and the County ("Second Amendment"), whereby the  
21 Parties amended the Lease to extend the lease term and modify the rent.

22 That certain Third Amendment to Lease dated October 20, 2020, by and  
23 between Grae La Sierra, LLC, and the County ("Third Amendment"), whereby the  
24 Parties amended the Lease to extend the lease term, modify the rent, add day porter  
25 services, and complete tenant improvements.

26 c. The Original Lease, as heretofore, currently, or hereafter  
27 amended, shall hereafter be referred to as the "Lease".  
28

1           d.     County and Lessor desire to further amend the Lease to complete  
2 tenant improvements.

3                 NOW THEREFORE, for good and valuable consideration the receipt  
4 and adequacy of which is hereby acknowledged, the Parties agree as follows:

5           **2.     Alterations and Additions.**   Section 11 shall be amended to add  
6 subsection 11.5 as follows:

7                 **11.5   Additional Improvements by Lessor.**   Lessor shall, at Lessor's  
8 sole expense, subject to reimbursement of the total costs by County, complete tenant  
9 improvements per the attached Exhibit "A." Work can be performed during normal  
10 business hours, after work hours or on weekends. Costs of tenant improvements as  
11 paid for by Lessor shall not exceed \$3,500,000.00 which includes a County  
12 contingency in the amount of \$325,403.00 for change orders requested and approved  
13 by County. County shall reimburse Lessor on a monthly basis as follows:

14                **11.5.1**         County shall pay to Lessor a monthly tenant  
15 improvement payment to reimburse Lessor for tenant improvement costs set forth in  
16 the Exhibit "B." The monthly payments shall be based on the amortized costs set forth  
17 in Exhibit "C," and shall be amortized at a rate of 6% interest as reimbursement for the  
18 costs of tenant improvements made by Lessor.

19                **11.5.2**         County shall reimburse Lessor on a monthly basis for  
20 tenant improvement costs for the duration of the existing Term. Monthly payments will  
21 commence upon substantial completion of the tenant improvements and expire on  
22 September 30, 2025. Tenant improvement payments are separate from rent  
23 payments, and not subject to the annual 2% increase.

24                **11.5.3**         Exhibit's "B" and "C" are subject to change, based on  
25 actual costs determined after the substantial completion of the tenant improvements.

26           **3.     Fourth Amendment to Prevail.**   The provisions of this Fourth  
27 Amendment shall prevail over any inconsistency of conflicting provisions of the Lease,  
28 as heretofore amended, and shall supplement the remaining provisions thereof.



4. **Miscellaneous.** Except as amended or modified herein, all the terms of the Original Lease shall remain in full force and effect and shall apply with the same force and effect. Time is of the essence in this Amendment and the Lease and each and all their respective provisions. Subject to the provisions of the Lease as to assignment, the agreements, conditions, and provisions herein contained shall apply to and bind the heirs, executors, administrators, successors and assigns of the parties hereto. If any provisions of this Amendment or the Lease shall be determined to be illegal or unenforceable, such determination shall not affect any other provision of the Lease and all such other provisions shall remain in full force and effect. The language in all parts of the Lease shall be construed according to its normal and usual meaning and not strictly for or against either Lessor or County. Neither this Amendment, nor the Original Lease, nor any notice nor memorandum regarding the terms hereof, shall be recorded by Lessee.

**5. Capitalized Terms.** Fourth Amendment to prevail. Unless defined herein or the context requires otherwise, all capitalized terms herein shall have the meaning defined in the Lease, as heretofore amended. The provisions of this Fourth Amendment shall prevail over any inconsistency or conflicting provisions of the Lease, as heretofore amended, and shall supplement the remaining provisions thereof.

**6. Effective Date.** This Fourth 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 Fourth Amendment to  
2 Lease as of the date first written above.

3  
4 **COUNTY:**

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

7  
8 **LESSOR:**

9 Grae La Sierra, LLC, a California  
10 limited liability company

11 By: Karen S. Spiegel

12 Karen Spiegel, Chair  
13 Board of Supervisors

14 By: Rick Edwards

15 Rick Edwards, Manager

16  
17 **ATTEST:**

18 Kecia Harper  
19 Clerk of the Board

20 By: [Signature]

21 Deputy

22  
23 **APPROVED AS TO FORM:**

24 Gregory P. Priamos  
25 County Counsel

26 By: [Signature]

27 Ryan Yabko  
28 Deputy County Counsel

CD:sc/10072021/RV243/30.566



# EXHIBIT A

## SCOPE OF WORK - DETAIL

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July 15, 2021

PROJECT NAME: DPSS La Sierra - Self Sufficiency & CSD Consolidation  
DPSS PROJECT NO.: 19/20-0137

	DIVISION 1 - GENERAL REQUIREMENTS / GENERAL CONDITIONS
1.01	Acquire building permits and submit costs for reimbursement as necessary.
1.02	Provide Part-time, off-site Project Management.
1.03	Provide Full-time, on-site Supervision.
1.04	Provide Full-time, qualified "competent" person to ensure full safety compliance.
1.05	Provide Part-time, off-site Project Engineer.
1.06	Compliance with Owner's Site Safety Requirements at all times
1.07	Prepare and submit a Job Hazard Analysis as necessary
1.08	Prepare and submit a Risk Mitigation Plan as necessary
1.09	Maintain project schedule and distribute to Owner's Representative as required
1.10	Review and process all required project documents; RFIs, Submittals, Schedules, etc
1.11	Conduct and track all required meetings including documentation
1.12	Coordinate with all Owner's direct contractors.
1.13	Coordinate with all Owner's entities, agencies, and Authorities Having Jurisdiction (AOJ's); Fire Department, ESH&M,
1.14	Coordinate all inspections, quality control reviews, commissioning, etc.
1.15	Furnish required close-out documents, as-builts, etc. Provide scanned copy of as-builts to architect, owner, and DPSS.
1.16	Provide electronic CAD drawing of as-built plans to DPSS.
1.17	Waste materials to be removed per CalGreen Recycle standards
1.18	The site shall be maintained free of all debris at all times. Provide roll-off trash and other bins for proper disposal of
1.19	The site shall be maintained free of Owner's materials and equipment and debris at all times.
1.20	Coordinate with user to provide construction notification to adjacent tenants.
1.21	Safety Training: personnel training, monitoring, installing required signage, providing necessary PPE and full time
1.22	Provide certified payroll reports to Owner and DPSS per California Department of Industrial Relations and applicable laws.
1.23	Jobsite security to provided by Owner.



## SCOPE OF WORK - DETAIL

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<b>DIVISION 2 - SITE CONSTRUCTION</b>	
<b>EXTERIOR SITE DEMOLITION</b>	
2.01	Protect public from construction debris and Foreign Object Damage (FOD) with temporary chain-link fencing, delineators, warning tape, trench plate, signage, etc.
2.02	Sawcut break and remove existing asphalt pavement for new electrical trench for gate power and communications.
2.03	Demo existing steel fencing, vehicular and pedestrian gates, and motors, controllers, and associated bollards.
<b>INTERIOR BUILDING SITE DEMOLITION &amp; CONSTRUCTION</b>	
2.04	Protect all existing adjacent areas from construction debris and FOD with visqueen partitions.
2.05	Removal, haul off and disposal of all items required to be demolished as shown on plan. All debris to be disposed of per City of Riverside, C&D Debris Re-Use & Recycle Program standards.
2.06	Disconnect, safe off, and make physical separation for systems to be demolished.
2.07	Demolish and remove remaining loose furniture, fixtures, and equipment (FF&E) as required.
2.08	Demolish and remove built in casework.
2.09	Demolish and remove existing wall construction including all doors, frames, hardware, windows, and sidelights.
2.1	Demolish and remove all floor and wall tile.
2.11	Demolish and remove all carpet tile flooring and vinyl base.
2.12	Demolish and remove existing partitions and accessories.
2.13	Demolish and remove existing restroom plumbing fixtures.
2.14	Demolish and remove existing suspended acoustical ceiling system.
2.15	Demolish and remove HVAC grilles/diffusers and ductwork back to Air Handler Unit (AHU). Demo existing HVAC
2.16	Demolish and remove existing electrical and low voltage conduit, boxes, and wiring back to subpanel.
2.17	Demolish and remove existing light fixtures and lighting controls.
2.18	Demolish and remove existing ceiling fans.
2.19	Selective demolish existing exterior wall for new door openings.
2.2	Demolish and remove existing exterior window for new door opening.
2.21	Sawcut, break, and remove concrete slab as required for new plumbing utilities to new restrooms.
2.22	Sawcut, break, and remove concrete slab as required to install new floor mounted power and low voltage boxes.
2.23	Remove existing pavement markings as required.
2.24	Install new pavement markings per new parking layout.
2.25	Patch back electrical trenches as required. Furnish and set aggregate base, compact as required, and pave back asphalt pavement as required.
2.26	Furnish and install new 6' high steel fencing with motor and controls for new vehicular gates and pedestrian gates on both ends of bldg. per new site plan.
2.27	Furnish and install new perimeter security steel fencing to be mounted on top of existing CMU stem wall.
2.28	Furnish and install new gooseneck stanchions for vehicular gate access controls.
<b>DIVISION 3 - CONCRETE</b>	
3.01	Construct new protective bollards at new fencing access controls.
3.02	Drill, dowel, and pour back interior plumbing trenches as required. Existing slab thickness assumed to be 6".
3.03	Drill, dowel, and pour back interior electrical trenches as required. Existing slab thickness assumed to be 6".
3.04	Float restroom floors to level for installation of flooring.
<b>DIVISION 4 - MASONRY</b>	
<b>DIVISION 5 - METALS</b>	
5.01	Provide shop drawings and engineered calculations for new steel beam support for new operable partition walls.
5.02	Furnish and install new steel support framing for new operable partition walls. Includes new columns, beams, and base plates. Shop drill punchouts for operable partition per layout.



## SCOPE OF WORK - DETAIL

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	<b>DIVISION 6 - WOOD &amp; PLASTIC</b>
6.01	Temporary wall construction throughout construction area and on interior project perimeter.
6.02	Provide shop drawings and material samples as required.
6.03	Construct new staff and public restroom lavatories. Including wall supports and 3/4" plywood subtop.
6.04	Furnish and install Solid Surface material countertop at staff restroom lavatories. Color TBD by DPSS.
6.05	Furnish and install Solid Surface Material countertop at public restroom lavatories. Color TBD by DPSS.
6.06	Construct upper and lower plastic laminate cabinets at Team Decision Making Room.
6.07	Furnish and install Solid Surface Material countertop at Team Decision Making cabinets.
6.08	Install Fiberglass Reinforced Panel (FRP) at public restrooms. Install from top of floor base to ceiling. Color TBD by
	<b>DIVISION 7 - MOISTURE CONTROL</b>
7.01	Install anti crack membrane under floor tile at restrooms and lobby. - Add Alternate Bid
7.02	Furnish and install fiberglass batt insulation at new wall assemblies.
7.03	Furnish and install sound insulation at walls and ceilings at Interview Rooms only.
7.04	Patch and repair roofing as required due to new and demolished vent piping and exhaust ducting.
7.05	Coordinate with all trades to install firestopping at fire rated wall penetrations.
7.06	Ensure all firestopping is in compliance with regulatory requirements.
7.07	Coordinate with all trades to caulk and seal as required.
	<b>DIVISION 8 - DOORS &amp; WINDOWS</b>
8.01	At Training Rooms furnish and install (5) STC Rated 40 3-0 x 7-0 paint grade doors on hollow metal frames, including two with sidelights. Including Hardware group 12.
8.02	At Team Decision Making, Family Visitation, Livescan, & Interview Rooms furnish and install (24) STC 40 3-0 x 7-0 paint grade hollow metal doors and frames including door hardware groups 5 and 11.
8.03	At Manager and Supply Rooms furnish and install (8) 3-0 x 7-0 veneer doors on timely brown frames including hardware groups 1 and 2. Six of the frames to have integral sidelights.
8.04	At closet pair doors furnish and install (11) 6-0 x 7-0 paint grade pairs on timely frames including hardware group 9.
8.05	At Janitor and Storage closets furnish and install (4) 3-0 x 7-0 paint grade doors and frames including hardware group
8.06	At restrooms furnish and install (4) 3-0 x 7-0 paint grade doors and frames including hardware group 13 and 14.
8.07	At Exit doors furnish and install (6) 3-0 x 7-0 paint grade doors and frames including hardware group 4 and 15.
8.08	At Employee Entrance doors furnish and install (8) 3-0 x 7-0 paint grade doors and frames including hardware group 5 access controlled hardware.
8.09	At Children's Holding Room doors furnish and install (1) 3-0 x 7-0 paint grade doors and frames including hardware
8.10	Furnish and install two new Record Model 5100 automatic sliding doors for new lobby Public Entry.
8.11	New sliding door to be manufactured by Record-USA, Model 5100, per DPSS Specifications
8.12	Provide Record-USA SMART panel and controller, installed behind Receptionist Workstation counter.
8.13	Provide glazing for new office sidelights. Frames to be integral with door frame.
8.14	Provide Solyx Frosted Stripe tinting or approved equal at office sidelights.



## SCOPE OF WORK - DETAIL

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	DIVISION 9 - FINISHES
9.01	Patch and repair exterior stucco as required due to new and infilled openings.
9.02	Construct new partition walls per new floor plan. Provide level 4 finish.
9.03	Patch and skim coat existing walls. Provide level 4 finish.
9.04	Construct new hardlid ceilings at restrooms.
9.05	Furnish and install backing as required for new cabinetry.
9.06	Scar patching of existing interior and exterior walls as required.
9.07	Provide water resistant gypsum board at wet areas.
9.08	Provide additional layers of drywall to sound sensitive rooms as required in design drawings.
9.09	Provide metal stud blocking at height of t-bar perimeter angle to ensure secure connection.
9.10	Furnish and install continuous horizontal 2" metal strip backing at 12" OC at restroom lavatories and urinals.
9.11	Provide blocking for all white boards, tack boards, mirrors, and TV displays.
9.12	Construct operable wall partition guide framing.
9.13	Furnish and install porcelain tile at lobby.
9.14	Furnish and install porcelain cove base at lobby.
9.15	Furnish and install flooring transitions at lobby.
9.16	Furnish and install porcelain tile at restroom floors.
9.17	Furnish and install porcelain cove base or bullnose at restroom floors.
9.18	Furnish and install standard thresholds.
9.19	Provide shop drawings and engineered calculations as required.
9.20	Construct new suspended acoustical ceiling ACT-1 manufactured by Armstrong.
9.21	Ceiling tiles to be Dune Angled Tegular, white, 2x2.
9.22	Provide heavy duty suspension grid. Grid to be 769 Prelude XL 15/16" Exposed T Grid.
9.23	Provide wall angle and seismic restraint clips.
9.24	Provide 4 way seismic expansion joint clip at main tee and cross tee intersection.
9.25	Provide compression strut - 3/4" EMT centered between walls.
9.26	Provide all 12GA hanging wire and bracing splayed bracing wire as required.
9.27	Furnish and install RB-1 Burke 4" vinyl wall base throughout.
9.28	Furnish and install LVT-1, Shaw Contract, Luxury Vinyl Tile, 20 Mil, 6"x48" tile at storage rooms.
9.29	Furnish and install CT-1 Shaw Carpet Tile, Aware collection, color TBD, 24"x24" tile. Pattern layout TBD.
9.30	Furnish and install WOT-1 Shaw Carpet walk off carpet at automatic sliding door entrance. Tile to be from Path Tile 5T034 collection, color Lava 34549, laid in a quarter turn pattern.
9.31	All new surfaces shall be a 3 coat system - 1 coat primer / 2 coats finish paint.
9.32	Paint shall be Dunn Edward Suprema line. Colors TBD.
9.33	Primer shall be compatible with Dunn Edwards Suprema paint, as listed in Dunn Edwards specification.
9.34	General Office and Restroom walls to be Dunn Edwards Suprema Eggshell or Semi-Gloss. Colors TBD.
9.35	Paint accent wall at columns, offices, and other select locations shall be Dunn Edwards Suprema, Eggshell Finish. Color TBD.
9.36	Paint offices and storage rooms, shall be Dunn Edwards Suprema, eggshell finish. Colors TBD.



## SCOPE OF WORK - DETAIL

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	<b>DIVISION 10 - SPECIALTIES</b>
10.01	Furnish and install Inpro, 160 High Impact, 4'H corner guards at corners shown on architectural drawings.
10.02	Architect shall provide location of egress and site interior and exterior signage to be provided by Contractor.
10.03	Contractor shall supply commercial aluminum grade signage, posts, and anchors on fence, gates, and portion of renovated parking lot.
10.04	Interior office and evacuation route signage shall be provided by others.
10.05	Furnish and install all regulatory required signage.
10.06	Furnish and install egress wayfinding signage.
10.07	Furnish and install fire extinguisher cabinet, with extinguisher and required signage.
10.08	Furnish and install new ASI Global Partitions, HDPE, ADA compliant toilet partitions with continuous stainless steel hardware. Color and Texture TBD.
10.09	Furnish and install new ASI Global, HDPE, urinal screen. Color and texture TBD.
10.10	Furnish and install new 36" and 48" grab bars.
10.11	Furnish and install new toilet seat cover dispenser, toilet tissue dispenser combo units.
10.12	Furnish and install sanitary napkin disposal.
10.13	Furnish and install paper towel dispenser / waste receptacle combo unit.
10.14	Furnish and install automatic, touch-free soap dispensers.
10.15	Furnish and install baby changing stations.
10.16	Furnish and install new mirrors.
10.17	Furnish and install new wall and door restroom signage.
10.18	Furnish and install removable laminate or stainless steel service cover shroud with security hardware at public restroom lavatories.
10.19	Furnish and install vinyl wall decals per architectural drawings and specifications.
10.20	Furnish and install new Hufcor Series 642, STC 49 Paired Panel operable partition wall at Training Rooms 100/101 and 132/133. Fabric color and texture TBD.
10.21	Include magnetic dry erase mark boards and eraser pockets.
10.22	Wall system includes a Type 2 pocket door with standard vinyl finish.
	<b>DIVISION 11 - EQUIPMENT</b>
	<b>DIVISION 12 - FURNISHINGS</b>
12.01	Furnish and install new cordless ADA compliant window shade coverings as required.
12.02	Furnish and install new corded window shade coverings as required.
12.03	Furnish and install standard shade window shade fabric as required.
12.04	Furnish and install blackout shade window shade fabric as required.
12.05	Provide window shade tool for end user as required.
	<b>DIVISION 13 - SPECIAL CONSTRUCTION</b>
	<b>DIVISION 14 - CONVEYING SYSTEMS</b>



## SCOPE OF WORK - DETAIL

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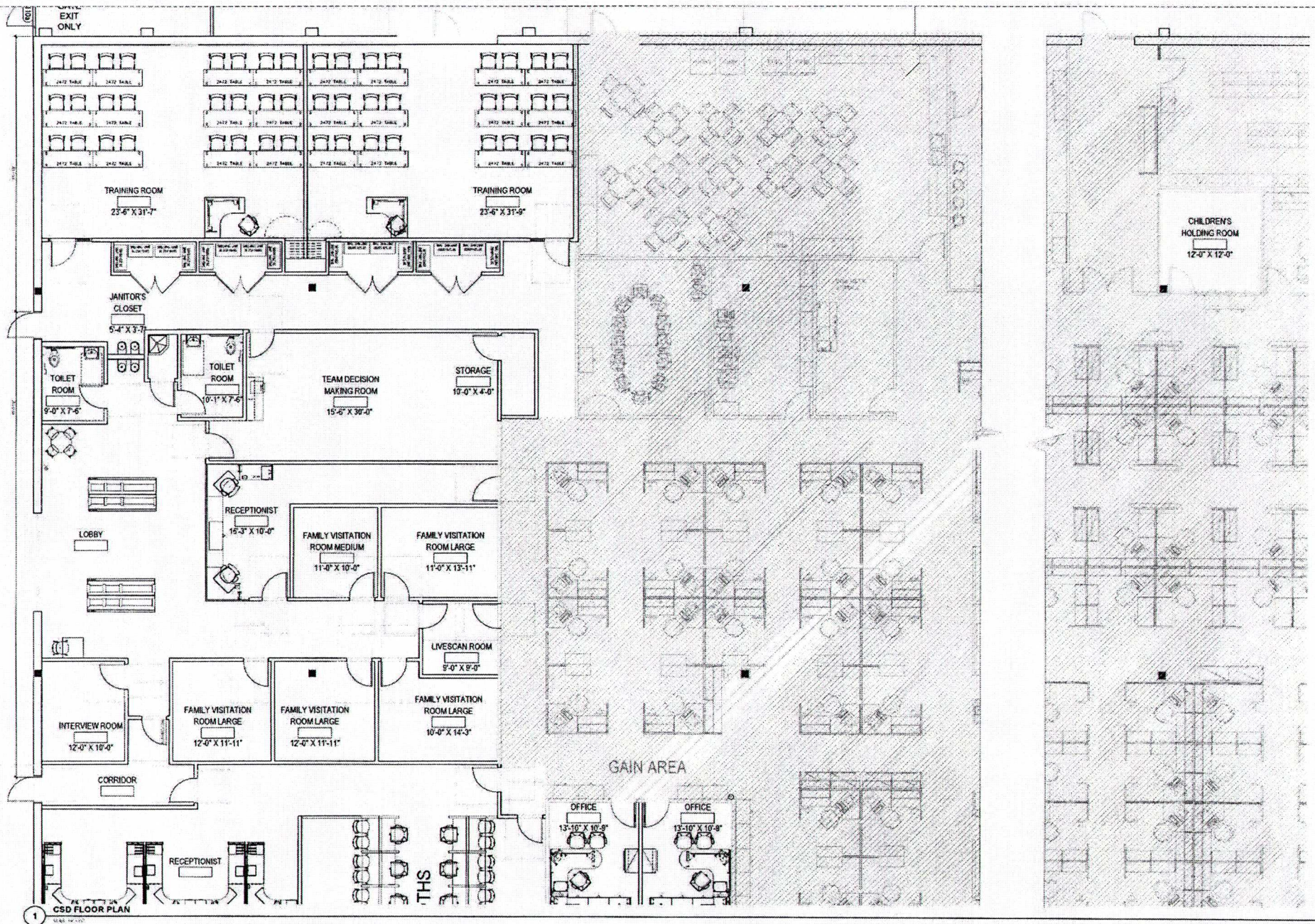
July 15, 2021

DIVISION 15 - MECHANICAL	
15.01	Disconnect, safe off, and make physical separation for systems to be demolished.
15.02	Provide all engineering and design. System to be hydraulically calculated per NFPA 13 and UBC Standards.
15.03	Obtain City of Riverside Fire Department permit approval.
15.04	Modify existing fire sprinkler per new room layout, ceiling height, equipment, etc.
15.05	Provide all piping, sprinkler heads, bracing, trim, etc. as required for complete fire sprinkler system.
15.06	Disconnect, safe off, and make physical separation for systems to be demolished.
15.07	Construct new water, waste, vent, and relief piping and all required cleanouts, insulation, supports, hangars, valves / fittings, and other hardware as required.
15.08	Water piping to be copper pipe and fittings.
15.09	Above grade sanitary sewer piping to be no hub cast iron pipe.
15.10	Below grade sanitary sewer piping to be no hub cast iron soil pipe.
15.11	Above grade vent piping to be no hub cast iron.
15.12	Below grade vent piping to be no hub cast iron.
15.13	Indirect drain pipe to be copper piping.
15.14	Furnish and install new wall mounted ADA compliant water closet with touch-free flush valve.
15.15	Furnish and install new wall mounted ADA compliant urinal with touch-free flush valve.
15.16	Furnish and install new ADA compliant undermount sink with censored faucet at lavatories.
15.17	Furnish and install new service sink in new Janitor's closets.
15.18	Furnish and install new floor drain with trap primer.
15.19	Furnish and install new wall cleanouts.
15.20	Furnish and install new floor cleanouts.
15.21	Furnish and install new Elkay Hi Low Water Fountains with Bottle Filling Station.
15.22	Disconnect, safe off, and make physical separation for systems to be demolished.
15.23	Furnish and install all required flex ductwork, fittings, hangars, etc. as required for new HVAC air distribution system.
15.24	Furnish and install new ceiling diffusers.
15.25	Furnish and install new return grilles.
15.26	Furnish and install new exhaust vents at restrooms.
15.27	Furnish and install new wall mounted thermostats. Provide thermostat locked cover with keys.
15.28	Balance entire air distribution system upon completion of work. Provide air balance report to architect and engineer for
DIVISION 16 - ELECTRICAL	
16.01	Disconnect, safe off, and make physical separation for systems to be demolished.
16.02	Provide new power receptacles as required including all conduit and cabling back to nearest junction box.
16.03	Provide temporary power, ventilation, and lighting in area of construction.
16.04	Install new floor box receptacles including all underground conduit and wiring back to nearest junction box.
16.05	Install new light fixtures and lighting control system as required.
16.06	Provide power to new Record Model 5100 automatic sliding door.
16.07	Provide power to new kiosk at lobby.
16.08	Provide power to new motorized gates.
16.09	Rough in low voltage and data conduit and boxes.
16.10	Rough in access control conduit and wire.
16.11	Rough in system and coordinate with owner vendor for systems installation.
16.12	Coordinate with owner vendor for systems installation. Provide furniture electrical connections to installed circuits.
16.13	Rough in conduit and wire for security systems and installation of new systems.
16.14	Rough in conduit and wire for audio visual systems and installation of new systems.
16.15	Rough in conduit, wire, and power for LMS system / PA systems and installation of new systems. Provide finish power















# EXHIBIT "B"

RIVERSIDE DPSS CONSOLIDATION PROJECT ESTIMATE rev. 10.04.21  
LA SIERRA & MAGNOLIA

		Bldg SF	15,595			
			Tenant Improvements	Site	Building	Total
						Cost/SF
GEN COND			\$	4,283.00	\$ 81,386.00	\$ 85,669.00 \$ 5.49
WROGHT IRON FENCE			\$	10,500.00	\$ -	\$ 10,500.00 \$ 0.67
SLIDING GATES/MAN GATES			\$	40,000.00	\$ -	\$ 40,000.00 \$ 2.56
TEMP BARRICADES			\$	-	\$ 8,000.00	\$ 8,000.00 \$ 0.51
FINAL CLEAN UP			\$	-	\$ 4,500.00	\$ 4,500.00 \$ 0.29
HAZARDOUS ABATEMENT			\$	-	\$ 5,000.00	\$ 5,000.00 \$ 0.32
DEMO			\$	-	\$ 31,000.00	\$ 31,000.00 \$ 1.99
SCRAPE GLUE			\$	-	\$ -	INC \$ -
SAW CUT/DEMO			\$	-	\$ 4,500.00	\$ 4,500.00 \$ 0.29
CONCRETE PATCH BACK			\$	-	\$ 5,200.00	\$ 5,200.00 \$ 0.33
STRUCTURAL STEEL			\$	-	\$ 4,000.00	\$ 4,000.00 \$ 0.26
ROUGH CARPENTRY			\$	-	\$ 5,000.00	\$ 5,000.00 \$ 0.32
FINISH CARPENTRY			\$	-	\$ 115,000.00	\$ 115,000.00 \$ 7.37
COUNTERTOPS			\$	-	\$ -	INC \$ -
PLAM CABINETS			\$	-	\$ -	INC \$ -
FRP			\$	-	\$ 3,000.00	\$ 3,000.00 \$ 0.19
CAULKING			\$	-	\$ 2,000.00	\$ 2,000.00 \$ 0.13
INSULATION			\$	-	\$ 14,500.00	\$ 14,500.00 \$ 0.93
SOUND INSULATION			\$	-	\$ 4,500.00	\$ 4,500.00 \$ 0.29
HM DOORS			\$	-	\$ 130,000.00	\$ 130,000.00 \$ 8.34
OPERABLE PARTITION WALLS			\$	-	\$ 32,000.00	\$ 32,000.00 \$ 2.05
STOREFRONT/ DOORS			\$	-	\$ 30,257.81	\$ 30,257.81 \$ 1.94
RECEPTION WINDOW			\$	-	\$ 13,500.00	\$ 13,500.00 \$ 0.87
WINDOW FILM			\$	-	\$ 3,000.00	\$ 3,000.00 \$ 0.19
METAL STUD/DRYWALL			\$	-	\$ 162,000.00	\$ 162,000.00 \$ 10.39
DRYWALL SKIM COAT			\$	-	\$ 20,000.00	\$ 20,000.00 \$ 1.28
T-BAR WIRE SUPPORT			\$	-	\$ 38,000.00	\$ 38,000.00 \$ 2.44
ACOUSTIC CEILING			\$	-	\$ 67,000.00	\$ 67,000.00 \$ 4.30
CERAMIC TILE			\$	-	\$ 35,000.00	\$ 35,000.00 \$ 2.24
RESILIENT FLOORING			\$	-	\$ 55,000.00	\$ 55,000.00 \$ 3.53
RUBBER BASE			\$	-	\$ 11,000.00	\$ 11,000.00 \$ 0.71
PAINTING			\$	-	\$ 18,000.00	\$ 18,000.00 \$ 1.15
CORNER GUARDS			\$	-	\$ 6,000.00	\$ 6,000.00 \$ 0.38
RESTROOM ACCESS/PARTITIONS			\$	-	\$ 8,000.00	\$ 8,000.00 \$ 0.51
FIRE EXT			\$	-	\$ 2,000.00	\$ 2,000.00 \$ 0.13
FIRE SPRINKLER			\$	-	\$ 35,000.00	\$ 35,000.00 \$ 2.24
HVAC			\$	-	\$ 95,000.00	\$ 95,000.00 \$ 6.09
PLUMBING			\$	-	\$ 45,000.00	\$ 45,000.00 \$ 2.89
WATER FOUNTAINS			\$	-	\$ 4,000.00	\$ 4,000.00 \$ 0.26
ELECTRICAL			\$	-	\$ 340,000.00	\$ 340,000.00 \$ 21.80
FIRE ALARM			\$	-	\$ 13,500.00	\$ 13,500.00 \$ 0.87
SECURITY SYSTEM CONDUIT			\$	-	\$ 6,000.00	\$ 6,000.00 \$ 0.38
LOW VOLTAGE/DATA CONDUIT			\$	-	\$ 10,000.00	\$ 10,000.00 \$ 0.64
NUMBER QUEUE SYSTEM			\$	-	\$ 30,000.00	\$ 30,000.00 \$ 1.92
SUBTOTAL			\$	54,783.00	\$ 1,496,843.81	\$ 1,551,626.81 \$ 99.50
FEE	6.50%		\$	3,560.90	\$ 97,294.85	\$ 100,855.74 \$ 6.47
SUBTOTAL			\$	58,343.90	\$ 1,594,138.66	\$ 1,652,482.55 \$ 105.96
INSURANCE	1.20%		\$	700.13	\$ 19,129.66	\$ 19,829.79 \$ 1.27
SUBTOTAL			\$	59,044.02	\$ 1,613,268.32	\$ 1,672,312.34 \$ 107.23
CONTINGENCY 15%	15.00%		\$	8,856.60	\$ 241,990.25	\$ 250,846.85 \$ 16.09
SUBTOTAL			\$	67,900.63	\$ 1,855,258.57	\$ 1,923,159.19 \$ 123.32
COUNTY SPECIFICATION ALTERNATES 7.15.21	8.00%		\$	5,432.05	\$ 148,420.69	\$ 153,852.74 \$ 9.87
SUBTOTAL			\$	73,332.68	\$ 2,003,679.26	\$ 2,077,011.93
PREVAILING WAGE						\$ 760,212.00
PERMITS & FEES						\$ 26,369.81
TENANT IMPROVEMENT CONSTRUCTION TOTAL					\$	2,863,593.74 \$ 183.62
ARCHITECTURAL CONSTRUCTION DOCUMENTS						
ARCHITECT			\$		\$ 87,500.00	\$ 87,500.00
CIVIL ENGINEER			\$	8,650.00	\$	\$ 8,650.00
STRUCTURAL ENGINEER					\$ 6,050.00	\$ 6,050.00
PLUMBING & MECHANICAL ENGINEER					\$ 16,940.00	\$ 16,940.00
ELECTRICAL ENGINEER					\$ 19,844.00	\$ 19,844.00
ARCHITECTURAL SUBTOTAL						\$ 138,984.00
CONTINGENCY 15%						\$ 20,847.60
ARCHITECTURAL TOTAL					\$	159,831.60
PROJECT SUBTOTAL					\$	3,023,425.34
LANDLORD MANAGEMENT FEE 5%					\$	151,171.27
PROJECT TOTAL					\$	3,174,596.61



# Loan Amortization Schedule



## Loan Summary

Loan amount	\$3,500,000.00
Annual interest rate	6.00%
Loan period in years	3
Number of payments per year	12
Start date of loan	12/1/2022
Optional extra payments	\$0.00

Payment Number	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	12/1/2022	\$3,500,000.00	\$112,195.50	\$0.00	\$112,195.50	\$94,695.50	\$17,500.00	\$3,405,304.50	\$17,500.00
2	1/1/2023	\$3,405,304.50	\$112,195.50	\$0.00	\$112,195.50	\$95,168.97	\$17,026.52	\$3,310,135.53	\$34,526.52
3	2/1/2023	\$3,310,135.53	\$112,195.50	\$0.00	\$112,195.50	\$95,644.82	\$16,550.68	\$3,214,490.71	\$51,077.20
4	3/1/2023	\$3,214,490.71	\$112,195.50	\$0.00	\$112,195.50	\$96,123.04	\$16,072.45	\$3,118,367.67	\$67,149.65
5	4/1/2023	\$3,118,367.67	\$112,195.50	\$0.00	\$112,195.50	\$96,603.66	\$15,591.84	\$3,021,764.01	\$82,741.49
6	5/1/2023	\$3,021,764.01	\$112,195.50	\$0.00	\$112,195.50	\$97,086.68	\$15,108.82	\$2,924,677.34	\$97,850.31
7	6/1/2023	\$2,924,677.34	\$112,195.50	\$0.00	\$112,195.50	\$97,572.11	\$14,623.39	\$2,827,105.23	\$112,473.70
8	7/1/2023	\$2,827,105.23	\$112,195.50	\$0.00	\$112,195.50	\$98,059.97	\$14,135.53	\$2,729,045.26	\$126,609.22
9	8/1/2023	\$2,729,045.26	\$112,195.50	\$0.00	\$112,195.50	\$98,550.27	\$13,645.23	\$2,630,494.99	\$140,254.45
10	9/1/2023	\$2,630,494.99	\$112,195.50	\$0.00	\$112,195.50	\$99,043.02	\$13,152.47	\$2,531,451.97	\$153,406.93
11	10/1/2023	\$2,531,451.97	\$112,195.50	\$0.00	\$112,195.50	\$99,538.24	\$12,657.26	\$2,431,913.73	\$166,064.19
12	11/1/2023	\$2,431,913.73	\$112,195.50	\$0.00	\$112,195.50	\$100,035.93	\$12,159.57	\$2,331,877.80	\$178,223.75
13	12/1/2023	\$2,331,877.80	\$112,195.50	\$0.00	\$112,195.50	\$100,536.11	\$11,659.39	\$2,231,341.70	\$189,883.14
14	1/1/2024	\$2,231,341.70	\$112,195.50	\$0.00	\$112,195.50	\$101,038.79	\$11,156.71	\$2,130,302.91	\$201,039.85
15	2/1/2024	\$2,130,302.91	\$112,195.50	\$0.00	\$112,195.50	\$101,543.98	\$10,651.51	\$2,028,758.93	\$211,691.37
16	3/1/2024	\$2,028,758.93	\$112,195.50	\$0.00	\$112,195.50	\$102,051.70	\$10,143.79	\$1,926,707.23	\$221,835.16
17	4/1/2024	\$1,926,707.23	\$112,195.50	\$0.00	\$112,195.50	\$102,561.96	\$9,633.54	\$1,824,145.27	\$231,468.70
18	5/1/2024	\$1,824,145.27	\$112,195.50	\$0.00	\$112,195.50	\$103,074.77	\$9,120.73	\$1,721,070.50	\$240,589.42
19	6/1/2024	\$1,721,070.50	\$112,195.50	\$0.00	\$112,195.50	\$103,590.14	\$8,605.35	\$1,617,480.35	\$249,194.78
20	7/1/2024	\$1,617,480.35	\$112,195.50	\$0.00	\$112,195.50	\$104,108.09	\$8,087.40	\$1,513,372.26	\$257,282.18
21	8/1/2024	\$1,513,372.26	\$112,195.50	\$0.00	\$112,195.50	\$104,628.63	\$7,566.86	\$1,408,743.62	\$264,849.04
22	9/1/2024	\$1,408,743.62	\$112,195.50	\$0.00	\$112,195.50	\$105,151.78	\$7,043.72	\$1,303,591.85	\$271,892.76
23	10/1/2024	\$1,303,591.85	\$112,195.50	\$0.00	\$112,195.50	\$105,677.54	\$6,517.96	\$1,197,914.31	\$278,410.72
24	11/1/2024	\$1,197,914.31	\$112,195.50	\$0.00	\$112,195.50	\$106,205.92	\$5,989.57	\$1,091,708.38	\$284,400.29
25	12/1/2024	\$1,091,708.38	\$112,195.50	\$0.00	\$112,195.50	\$106,736.95	\$5,458.54	\$984,971.43	\$289,858.83
26	1/1/2025	\$984,971.43	\$112,195.50	\$0.00	\$112,195.50	\$107,270.64	\$4,924.86	\$877,700.79	\$294,783.69
27	2/1/2025	\$877,700.79	\$112,195.50	\$0.00	\$112,195.50	\$107,806.99	\$4,388.50	\$769,893.80	\$299,172.19
28	3/1/2025	\$769,893.80	\$112,195.50	\$0.00	\$112,195.50	\$108,346.03	\$3,849.47	\$661,547.77	\$303,021.66
29	4/1/2025	\$661,547.77	\$112,195.50	\$0.00	\$112,195.50	\$108,887.76	\$3,307.74	\$552,660.02	\$306,329.40
30	5/1/2025	\$552,660.02	\$112,195.50	\$0.00	\$112,195.50	\$109,432.20	\$2,763.30	\$443,227.82	\$309,092.70
31	6/1/2025	\$443,227.82	\$112,195.50	\$0.00	\$112,195.50	\$109,979.36	\$2,216.14	\$333,248.46	\$311,308.84
32	7/1/2025	\$333,248.46	\$112,195.50	\$0.00	\$112,195.50	\$110,529.25	\$1,666.24	\$222,719.21	\$312,975.08



Payment Number	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
33	8/1/2025	\$222,719.21	\$112,195.50	\$0.00	\$112,195.50	\$111,081.90	\$1,113.60	\$111,637.31	\$314,088.68
34	9/1/2025	\$111,637.31	\$112,195.50	\$0.00	\$111,637.31	\$111,079.12	\$558.19	\$0.00	\$314,646.86



Payment Number	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
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# Exhibit A

**FY 2022/23**

**DPSS**

**11060 Magnolia Avenue, Riverside**

## ***ESTIMATED AMOUNTS***

Tenant Improvement Cost per Month	\$ 112,195.50	
Total Tenant Improvement Cost (December- June)		\$ 785,368.50
<b>Total Estimated Lease Cost for FY 2022/23</b>		<b>\$ 785,368.50</b>

## **Estimated Additional Costs:**

RCIT Costs	\$ 133,900.00	
<b>Total Estimated Additional Costs for FY2022/23</b>		<b>\$ 133,900.00</b>
FM Lease Management Fee as of 7/1/2021	4.86%	\$ 38,168.91
<b>TOTAL ESTIMATED COST FOR FY 2022/23</b>		<b>\$ 957,437.41</b>
<b>TOTAL COUNTY COST</b>	<b>4.00%</b>	<b>\$ 38,297.50</b>



# Exhibit B

FY 2023/24  
DPSS  
11060 Magnolia Avenue, Riverside

**ESTIMATED AMOUNTS**

Tenant Improvement Cost per Month		\$ 112,195.50
Total Tenant Improvement Cost (July-June)		\$ 1,346,346.00
<b>Total Estimated Tenant Improvement Costs</b>		<b>\$ 1,346,346.00</b>
FM Lease Management Fee as of 07/01/2021	4.86%	\$ 65,432.42
<b>TOTAL ESTIMATED COST FOR FY 2023/24</b>		<b>\$ 1,411,778.42</b>
<b>TOTAL COUNTY COST</b>	<b>4.00%</b>	<b>\$ 56,471.14</b>



# Exhibit C

FY 2024/25 to 2025/26

DPSS

11060 Magnolia Avenue, Riverside

## ESTIMATED AMOUNTS

		FY 2024/25	FY 2025/26
Tenant Improvement Cost per month		\$ 112,195.50	\$ 112,195.50
Tenant Improvement Cost per Month (July-September)		336,586.50	\$ 336,586.50
Tenant Improvement Cost per Month (October-June)		1,009,759.50	
<b>Total Tenant Improvement Cost for FY 2023/24 to 2025/26</b>		<b>\$ 1,346,346.00</b>	<b>\$ 336,586.50</b>
FM Lease Management Fee as of 07/01/2021	4.86%	\$ 65,432.42	\$ 16,358.10
<b>TOTAL ESTIMATED COST FOR FY 2024/25 to 2025/26</b>		<b>\$ 1,411,778.42</b>	<b>\$ 352,944.60</b>
F11 Total Cost		\$ 4,133,939.15	
F11 Total County Cost	4.00%	\$ 165,357.57	



## Department of Public Social Services

11060 Magnolia Avenue, Riverside



### Legend



0 376 752 Feet

**\*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.

REPORT PRINTED ON... 12/10/2019 1:59:11 PM

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### Notes

District 1  
APN: 138-470-029



County of Riverside  
Facilities Management  
3133 Mission Inn Ave., Riverside, CA

FOR COUNTY CLERK USE ONLY

## NOTICE OF EXEMPTION

September 10, 2021

**Project Name:** DPSS Fourth Amendment, La Sierra, Riverside

**Project Number:** FM042611024300

**Project Location:** 11060 and 11070 Magnolia Avenue, east of La Sierra Avenue, Riverside, California; APN 138-470-029

**Description of Project:** The County of Riverside (County) has been under lease with Grae La Sierra, LLC, at 11060 Magnolia Avenue since September, 2007 and 11070 Magnolia Avenue since April 2007. The Department of Public Social Services (DPSS) has occupied these offices for use by its Self Sufficiency and Children's Services Divisions and is now seeking to vacate the space at 11070 to consolidate space. A fourth amendment to merge the two facilities into 11060 Magnolia Avenue, Riverside with tenant improvements to accommodate the transition is now being sought. This Fourth Amendment to Lease will run concurrently with the term of the existing lease and will result in a savings of approximately \$4.1 million in rent.

The Fourth Amendment to the Leases is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the letting of property involving existing facilities, with minor tenant improvements and no expansion of the existing facility will occur. The operation of the existing facility will continue to provide public services for the DPSS. 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 Fourth Amendment to the Lease Agreement.

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

11/10/21  
Date

Initial



- **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 the consolidation of use of existing building space lease with a termination of the Lease at 11060 Magnolia and an extension of the existing Lease at 11060 Magnolia, which will terminate on September 30, 2025. Minor interior tenant improvements are functionally necessary to accommodate the space consolidation. The contractual changes and consolidation of space into one office space 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 Fourth Amendment 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: \_\_\_\_\_

9/10/21

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



**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

**Project Name: DPSS La Sierra Fourth Amendment to Lease**

**Accounting String: 524830-47220-7200400000 - FM042611024300**

DATE: September 10, 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: September 10, 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 # FM042611024300**  
DPSS La Sierra Fourth Amendment to Lease

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