

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



ITEM: 3.22
(ID # 17515)

MEETING DATE:

Tuesday, January 25, 2022

FROM : FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT-REAL ESTATE (FM-RE): Approval of First Amendment to Lease Between the County of Riverside and City of Perris, 163 E. San Jacinto Avenue, Perris, Three-Year Extension, CEQA Exempt, District 5, [\$0, 100% Riverside County Library System Operating Budget] (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 First Amendment to Lease between the County of Riverside and City of Perris, 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 Notice of Exemption with the County Clerk within five (5) days of approval by the Board.

ACTION:Policy

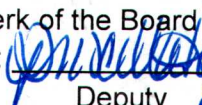

Rose Salgado, Director of Facilities Management 12/17/2021


Suzanne Holland, Director of Office of Economic Development 1/5/2022

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: January 25, 2022
xc: FM-RE, Recorder

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

Rent: In exchange for occupancy of the premises, RCLS will operate the library for community benefit.

Custodial Services: Paid for by RCLS

Utilities: Paid for by RCLS

Maintenance: Landscaping services paid by RCLS. Lessor pays for all other maintenance services.

The attached Amendment has been approved as to form by County Counsel.

Impact on Residents and Businesses

There will be a positive impact on residents and local businesses. This facility provides, among other programs, adult literacy services to the communities through one-on-one literacy tutoring, English-as-a-Second-Language classes, and family literacy events. In general, this facility provides exciting and innovative programs and services to the community.

Contract History and Price Reasonableness

This is a three-year extension, and the lease rate is deemed favorable. The Lease has not been amended previously.

<u>Lease</u>	<u>Date and M.O.</u>
Lease	February 5, 2019 (M.O. 3.8)

ATTACHMENTS:

- First Amendment
- Notice of Exemption
- Aerial

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

CD:sc/102221/PR010/30.629



Meghan Hahn, Senior Management Analyst

1/13/2022

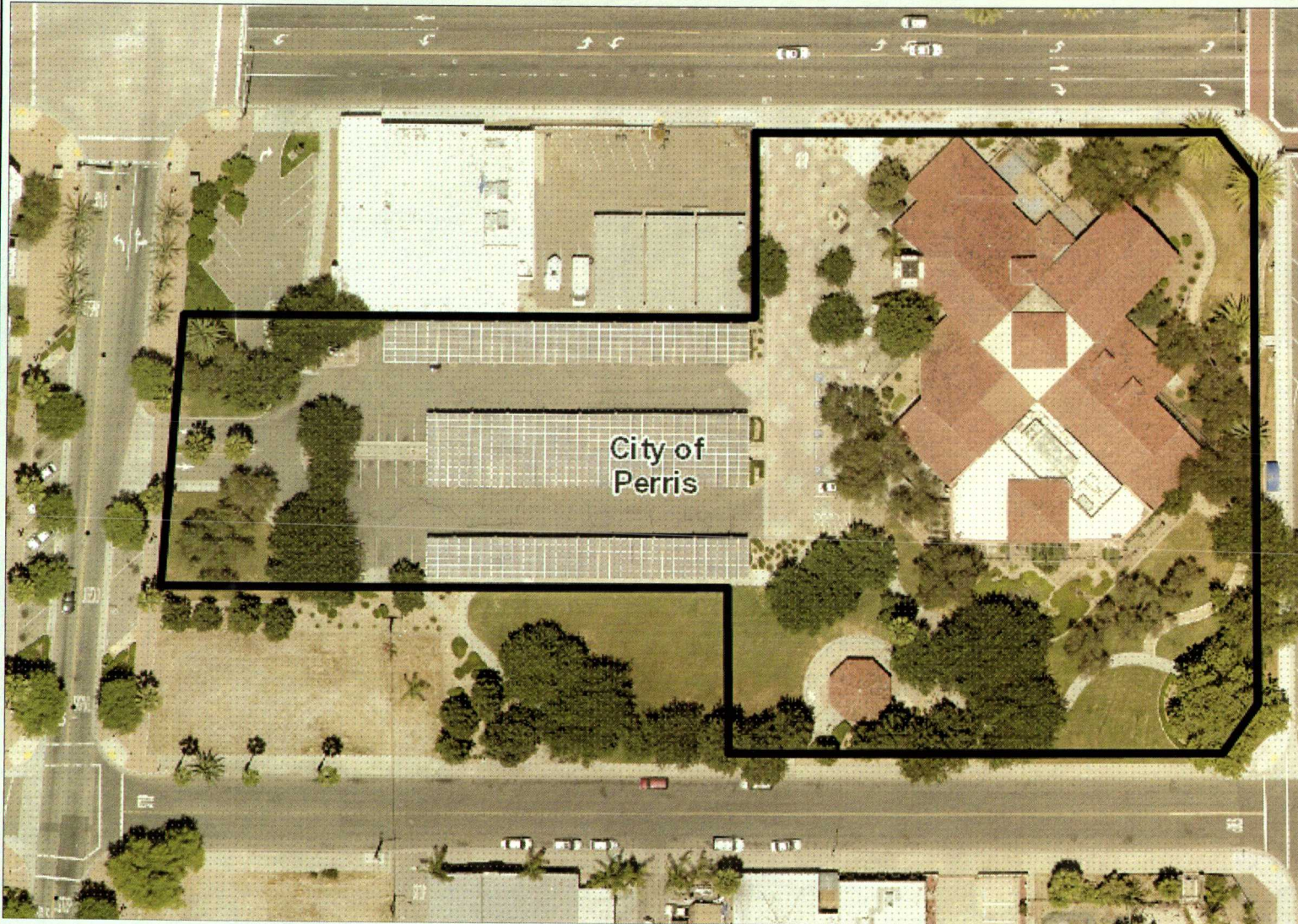


Gregory V. Priamos, Director County Counsel

1/12/2022

Perris Library

163 E. San Jacinto Avenue, Perris



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

1 **FIRST AMENDMENT TO LEASE**

2 **Perris Community Library**

3 **163 E. San Jacinto Avenue, Perris, California**

4
5 This **FIRST AMENDMENT TO LEASE** ("First Amendment") is made as of
6 January 25, 2022 by and between the COUNTY OF RIVERSIDE, a
7 political subdivision of the State of California ("County"), as Lessee, and the CITY OF
8 PERRIS, a municipal corporation ("Lessor"), sometimes collectively referred to as the
9 "Parties".

10 **RECITALS**

11 a. City of Perris and County entered into that certain Lease dated February
12 5, 2019, pursuant to which Lessor agreed to lease to County and County agreed to
13 lease from Lessor that certain building located at 163 E. San Jacinto Avenue, Perris,
14 California, as more particularly described in the Lease and also referred to as the
15 Premises.

16 b. The Original Lease together with the First Amendment are collectively
17 referred to herein as the "Lease."

18 c. County now desires, pursuant to Section 5 of the Lease, to exercise its
19 option to extend the term of the Lease for an additional period of three (3) years on the
20 same terms and conditions.

21 NOW THEREFORE, for good and valuable consideration the receipt and
22 adequacy of which is hereby acknowledged, the parties agree as follows:

23 1. **TERM.**

24 a. Section 4 of the Lease shall be amended as follows:
25 The term of this Lease is hereby extended for three (3) years, commencing February 5,
26 2022 and expiring February 4, 2025.

27 2. **FIRST AMENDMENT TO PREVAIL.** The provisions of this First
28 Amendment shall prevail over any inconsistent or conflicting provisions of the Lease.

1 Any capitalized terms shall have the meaning defined in the Lease, unless defined
2 herein or the context requires otherwise.

3 3. **MISCELLANEOUS**. Except as amended or modified herein, all terms of
4 the Lease shall remain in full force and effect. Time is of the essence in this First
5 Amendment and the Lease and each and all of their respective provisions. Subject to
6 the provisions of the Lease as to assignment, the agreements, conditions and
7 provisions herein contained shall apply to and bind the heirs, executors, administrators,
8 successors and assigns of the parties hereto. If any provisions of this First Amendment
9 shall be determined to be illegal or unenforceable, such determination shall not affect
10 any other provision of the Lease. The language in all parts of the Lease shall be
11 construed according to its normal and usual meaning and not strictly for or against
12 either Lessor or County. Neither this First Amendment nor the Lease shall be recorded
13 by the County.


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

17 (Signatures on the following Page)
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1 **IN WITNESS WHEREOF**, the Parties have executed this First Amendment to
2 Lease as of the date first written above.


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

LESSOR:
8 **CITY OF PERRIS**
9 a municipal corporation

10 By: 
11 **JEFF HEWITT**, Chair
12 Board of Supervisors

13 By: 
14 **Clara Miramontes**
15 City Manager

16
17 **ATTEST:**
18 **Kecia Harper**
19 Clerk of the Board

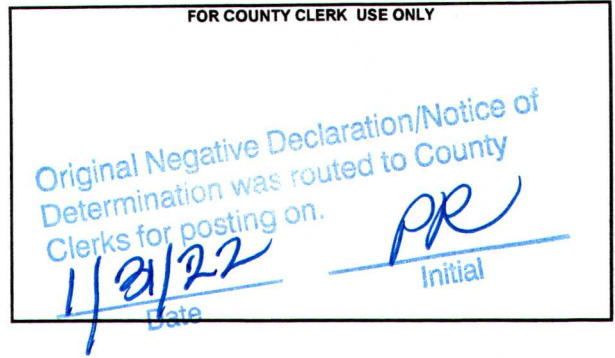
20 By: 
21 Deputy

22
23 **APPROVED AS TO FORM:**
24 **Gregory P. Priamos**
25 County Counsel

26 By: 
27 **Wesley Stanfield**
28 Deputy County Counsel

CD:sc/10202021/PR010/30.629

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



NOTICE OF EXEMPTION

October 27, 2021

Project Name: Approval of the First Amendment to Lease with City of Perris, 163 E San Jacinto Avenue, Perris

Project Number: FM042552001000

Project Location: 163 East San Jacinto Avenue, west of North Perris Boulevard, Perris, California; Assessor's Parcel Number (APN) 313-091-006

Description of Project: The County of Riverside entered into a lease agreement on behalf Riverside County Library System (RCLS) for the 20,000 square-foot facility located at 163 East San Jacinto Avenue, Perris on February 5, 2019, Minute Order 3.8. RCLS uses this facility for a full-service library to serve the residents of the community of Perris. This facility continues to meet the needs and requirements of RCLS and a First Amendment to the Lease Agreement is being sought. This First Amendment to the Lease will reflect the County's exercised option to extend the Lease Agreement for three years, effective as of February 5, 2022. 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 library 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 three-year extension of the Lease.

JAN 25 2022 3.22

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Approval of the First Amendment to Lease with City of Perris, 163 E San Jacinto Avenue, Perris

Accounting String: 524830-47220-7200400000 - FM042552001000

DATE: October 27, 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: October 27, 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 # FM042552001000
Approval of the First Amendment to Lease with City of Perris, 163 E San Jacinto Avenue, 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.

Attachment

cc: file