

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



ITEM: 3.10
(ID # 18239)

MEETING DATE:

Tuesday, February 08, 2022


FROM : FACILITIES MANAGEMENT:

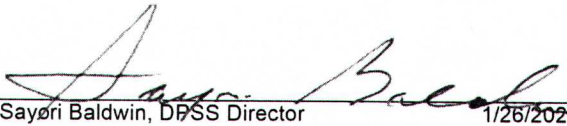
SUBJECT: FACILITIES MANAGEMENT-REAL ESTATE (FM-RE) and DEPARTMENT OF PUBLIC SOCIAL SERVICES (DPSS): Approval of the Option to Extend Lease letter with Jurupa Mission Partners, LLC, a California limited liability company, located at 5961 Mission Blvd, Riverside, Five-Year Lease Extension, CEQA Exempt, District 2. [\$9,195,539, Federal 65%, State 30%, Realign 0%, County 5%] (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, Class 1 Existing Facilities Exemption and Section 15061(b)(3), Common Sense Exemption;
2. Approve the attached Option to Extend Lease letter with Jurupa Mission Partners, LLC, a California Limited Liability Company, 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

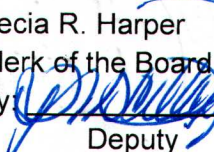

Rose Salgado, Director of Facilities Management 1/25/2022


Sayori Baldwin, DPSS Director 1/26/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel seconded by Supervisor Perez 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 8, 2022
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**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$0	\$1,483,800	\$9,195,539	\$0
NET COUNTY COST	\$0	\$74,190	\$459,777	\$0
SOURCE OF FUNDS: Federal 65%, State 30%, Realign 0%, County 5%			Budget Adjustment: Yes	
			For Fiscal Year: 2022/23- 2027/28	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Department of Public Social Services (DPSS) has been under lease at 5961 Mission Blvd., Riverside, since November 23, 2004, for use by their Self Sufficiency program (Lease). This leased facility continues to meet the needs of DPSS in serving the community. County intends to execute its option to extend the Lease term for an additional five (5) years and with this Letter will properly give one hundred eighty (180) day notice to Lessor.

Pursuant to the California Environmental Quality Act (CEQA), the Option to Extend Lease was reviewed and determined to be categorically exempt from CEQA under CEQA Guidelines Section 15301, Class 1 Existing Facilities Exemption, and Section 15601 (b)(3), Common Sense Exemption. The proposed project is the extension of letting of property involving existing facilities.

The terms are as follows:

Lessor: Jurupa Mission Partners, LLC
78-100 Main Street, Suite 205
La Quinta, CA 92253

Premises Location: 5961 Mission Blvd.
Rubidoux, CA 92509

Size: 52,090 square feet

Term: Five (5) years commencing September 1, 2022 and expiring August 31, 2027.

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STATE OF CALIFORNIA**

	<u>Current</u>	<u>New</u>
Base Rent:	\$ 1.70 per sq. ft.	\$ 1.74 per sq. ft.
	\$ 88,545.67 per month	\$ 90,759.31 per month
	\$1,062,548.04 per year	\$1,089,111.72 per year
Operating Exp.	\$.90 per sq. ft.	\$.90 per sq. ft.
	\$ 46,959.00 per month	\$ 46,959.00 per month
	\$563,508.00 per year	\$563,508.00 per year

Base Rent
Annual Increase: 2.5% annually

Utilities: Utility costs paid by County.

Custodial: Provided by Lessor. Custodial costs included in operating expense, paid by County.

Maintenance: Provided by Lessor. Maintenance costs included in operating expense, paid by County.

Impact on Residents and Businesses

DPSS will continue to provide program services that will benefit the residents of this region. This facility will continue to provide an economic impact to the area and through long term County jobs and businesses that will benefit from employee and client interaction.

SUPPLEMENTAL:

Additional Fiscal Information

See attached exhibits A, B, & C. DPSS will budget these costs in FY2022/23 through FY2027/28 and will reimburse FM-RE for all associated lease costs on a monthly basis.

Contract History and Price Reasonableness

This is a five-year extension. The lease rate is deemed to be a reasonable lease rate for this area of the County.

The Lease Agreement has been amended two times previously for rent adjustments, tenant improvements, updating the notice section of the lease, and extensions:

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Lease & Amendments

Date and M.O.

Lease	November 23, 2004 (M.O. 3.20)
First Amendment	July 11, 2006 (M.O. 3.32)
Reinstated First Amendment	August 1, 2006 (M.O. 3.8)
Second Amendment	July 11, 2017 (M.O. 3.22)

ATTACHMENTS:

- Aerial Image
- Exhibit A, B, & C
- Option Letter
- Notice of Exemption

CD:sc/01202022/RV338/30.670


Meghan Hahn, Senior Management Analyst

1/27/2022


Gregory E. Priamos, Director County Counsel

1/27/2022



Rose Salgado
Interim Director of Facilities Management

February 8, 2022

Mr. William Bloodgood
Jurupa Mission Partners, LLC
78100 Main Street, Ste. 205
La Quinta, CA 92253

RE: Exercise of Option to Extend – Lease Agreement between County of Riverside and Jurupa Mission Partners, LLC, dated November 23, 2004, 5961 Mission Blvd, Riverside; Department of Public Social Services

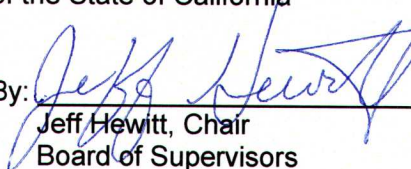
Dear Mr. Bloodgood,

Please consider this letter formal written notice to Jurupa Mission Partners, LLC, (as Lessor) pursuant to Section 6 of the above-referenced lease agreement, dated November 23, 2004, that the County of Riverside formally exercises its option to extend the term of said lease five (5) years, commencing September 1, 2022, through August 31, 2027. Per section 5.2 of the lease agreement, on the anniversary date of the term, monthly base rent shall be increased by 2.5%.

We look forward to our continued tenancy with Jurupa Mission Partners, LLC.

Thank you.

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

By: 
Jeff Hewitt, Chair
Board of Supervisors

Attest:
Kecia Harper
Clerk of the Board

By: 
Deputy

Approved as to Form:
Gregory P. Priamos
County Counsel

By: 
Ryan Yabko
Deputy County Counsel

CD:sc/01202022/RV338/30.670

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 08 2022 

Department of Public Social Services

5961 Mission Blvd., Riverside



Legend



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.

0 376 752 Feet

REPORT PRINTED ON... 1/19/2022 3:31:19 PM

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Notes

District 2

Exhibit A

FY 2022/23
Department of Public Social Services (DPSS)
5961 Mission Blvd., Riverside

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	52,090	SQFT	
Approximate Cost per SQFT (Sep-Jun)	\$ 1.74		
Lease Cost per Month (Sep-Jun)	\$ 90,759.31		
Total Lease Cost (Sep-Jun)			<u>\$ 907,593.10</u>
Total Estimated Lease Cost for FY 2022/23			<u>\$ 907,593.10</u>

Estimated Additional Costs:

Utility Cost per SQFT	\$ 0.12		
Estimated Utility Costs per Month		<u>\$ 6,250.80</u>	
Total Estimated Utility Cost (Sep-Jun)			<u>\$ 62,508.00</u>
Total Estimated Utility Cost for FY 2022/23			<u>\$ 62,508.00</u>
Operating Cost per SQFT	\$ 0.90		
Estimated Operating Costs per Month		<u>\$ 46,959.00</u>	
Total Estimated Operating Cost (Sep-June)			<u>\$ 469,590.00</u>
Total Estimated Operating Cost for FY2022/23			<u>\$ 469,590.00</u>
FM Lease Management Fee as of 7/1/2021	4.86%		<u>\$ 44,109.02</u>
TOTAL ESTIMATED COST FOR FY 2022/23			<u>\$ 1,483,800.12</u>
TOTAL COUNTY COST	5%		\$ 74,190.01

Exhibit B

FY 2023/24
Department of Public Social Services (DPSS)
5961 Mission Blvd., Riverside

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	52,090	SQFT	
Approximate Cost per SQFT (Jul-Aug)	\$ 1.74		
Approximate Cost per SQFT (Sep-Jun)	\$ 1.79		
Lease Cost per Month (Jul-Aug)		\$ 90,759.31	
Lease Cost per Month (Sep-Jun)		\$ 93,028.29	
Total Lease Cost (Jul-Aug)		\$ 181,518.62	
Total Lease Cost (Sep-Jun)		\$ 930,282.90	
Total Estimated Lease Cost for FY 2023/24		\$ 1,111,801.52	

Estimated Additional Costs:

Utility Cost per SQFT	\$ 0.12		
Estimated Utility Costs per Month		\$ 6,250.80	
Total Estimated Utility Cost (Jul-Jun)		\$ 75,009.60	
Total Estimated Utility Cost FY 2023/24		\$ 75,009.60	
Operating Cost per SQFT	\$ 0.90		
Estimated Operating Costs per Month		\$ 46,959.00	
Total Estimated Operating Cost (Jul-Jun)		\$ 563,508.00	
Total Estimated Operating Cost FY 2023/24		\$ 563,508.00	
FM Lease Management Fee as of 7/1/2021	4.86%	\$ 54,033.55	
TOTAL ESTIMATED COST FOR FY 2023/24		\$ 1,804,352.67	
TOTAL COUNTY COST	5%	\$ 90,217.63	

Exhibit C

FY 2024/25 to 2027/28 Department of Public Social Services (DPSS) 5961 Mission Blvd., Riverside

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:

52,090 SQFT

	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28
Approximate Cost per SQFT (Jul-Aug)	\$ 1.79	\$ 1.83	\$ 1.88	\$ 1.92
Approximate Cost per SQFT (Sep-Jun)	\$ 1.83	\$ 1.88	\$ 1.92	\$ -
Lease Cost per Month (Jul-Aug)	93,028.29	\$ 95,354.00	\$ 97,737.85	\$ 100,181.30
Lease Cost per Month (Sep-Jun)	95,354.00	97,737.85	100,181.30	
Total Lease Cost (Jul-Aug)	\$ 186,056.58	\$ 190,708.00	\$ 195,475.70	\$ 200,362.60
Total Lease Cost (Sep-Jun)	\$ 953,540.00	\$ 977,378.50	\$ 1,001,813.00	\$ -
Total Estimated Lease Cost for FY 2024/25 to 2027/28	\$ 1,139,596.58	\$ 1,168,086.50	\$ 1,197,288.70	\$ 200,362.60
<u>Estimated Additional Costs:</u>				
Utility Cost per SQFT	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12
Estimated Utility Costs per Month	\$ 6,250.80	\$ 6,250.80	\$ 6,250.80	\$ 6,250.80
Total Estimated Utility Cost for FY 2024/25 to 2027/28	\$ 75,009.60	\$ 75,009.60	\$ 75,009.60	\$ 12,501.60
Operating Cost per SQFT	\$ 0.90	\$ 0.90	\$ 0.90	\$ 0.90
Estimated Operating Cost per Month	\$ 46,959.00	\$ 46,959.00	\$ 46,959.00	\$ 46,959.00
Total Estimated Operating Cost for FY 2024/25 to 2027/28	\$ 563,508.00	\$ 563,508.00	\$ 563,508.00	\$ 93,918.00
FM Lease Management Fee as of 7/1/2021 4.86%	\$ 55,384.39	\$ 56,769.00	\$ 58,188.23	\$ 9,737.62
TOTAL ESTIMATED COST FOR FY 2024/25 to 2027/28	\$ 1,833,498.57	\$ 1,863,373.10	\$ 1,893,994.53	\$ 316,519.82

F11 Total Cost	\$ 9,195,538.82
F11 Total County Cost 5%	\$ 459,776.94

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

FOR COUNTY CLERK USE ONLY

NOTICE OF EXEMPTION

January 24, 2022

Project Name: Approval of the Option Letter to extend Lease with Jurupa Mission Partners, 5961 Mission Boulevard, Jurupa Valley

Project Number: FM042611033800

Project Location: 5961 Mission Boulevard, east of Carrera Ct, Rubidoux, California 92509; Assessor's Parcel Number (APN) 177-250-024

Description of Project: The County of Riverside entered into a lease agreement on behalf Riverside County Department of Public Social Services (DPSS) for the 52,090 square-foot facility located at 5961 Mission Boulevard in Rubidoux for use by their Self Sufficiency, Adult and Children's Division programs. This facility continues to meet the needs of DPSS in serving the community and Option to Extend the Lease Agreement by letter is being sought. This Option Letter to the Lease will reflect the County's exercised option to extend the Lease Agreement for five years, effective as of September 1, 2022 and terminating August 31, 2027. The Approval of the Option Letter to Extend 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 social 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 five-year extension of the Lease.

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- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, is limited to an extension of an existing lease for social services provided by DPSS. The Option Letter 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: 1-24-2021

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 Option Letter to Extend Lease with Jurupa Mission
Partners, 5961 Mission Boulevard**

Accounting String: 524830-47220-7200400000 - FM042611033800

DATE: January 24, 2022

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: January 24, 2022

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 # FM042611033800
Approval of the Option Letter to Extend Lease with Jurupa Mission Partners, 561 Mission Boulevard

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