

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



ITEM: 3.12
(ID # 17482)

MEETING DATE:
Tuesday, March 22, 2022


FROM : FACILITIES MANAGEMENT AND DEPARTMENT OF PUBLIC SOCIAL SERVICES (DPSS) :

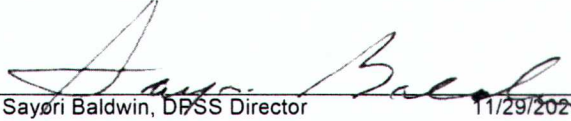
SUBJECT: FACILITIES MANAGEMENT- REAL ESTATE (FM-RE) and Department of Public Social Services (DPSS): Approval of the Second Amendment to Lease with Juhns Rialto Investment, LLC, 2055 N. Perris Blvd., Building B, Perris, CA, Five-Year Lease Extension, CEQA Exempt, District 5. [\$1,607,734, Federal 38%, State 3%, County General Fund 4%, Realign 55%] (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 and Section 15061(b)(3) Common Sense exemption;
2. Approve the attached Second Amendment to the Lease with 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 Notice of Exemption with the County Clerk for filing within five (5) working days of approval by the Board.

ACTION:Policy, CIP

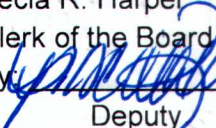

Rose Salgado, Director of Facilities Management 11/22/2021


Sayori Baldwin, DPSS Director 11/29/2021

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: March 22, 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	\$283,775	\$1,607,734	\$0
NET COUNTY COST	\$ 0	\$11,351	\$64,309	\$0
SOURCE OF FUNDS: Federal 38%, State 3%, County General Fund 4%, Realign 55%			Budget Adjustment: No	
			For Fiscal Year: 2022/23-2027/28	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On November 14, 2014, the County of Riverside (County) entered into a lease agreement on behalf of the Department of Public Social Services (DPSS) for the facility located at 2055 N. Perris Blvd., Building B in Perris, California, and for use by its Children’s Services Division. This facility continues to meet the requirements of DPSS to support its programs and clients, and this Second Amendment to the Lease (Amendment) will extend the term for a period of five (5) years commencing August 1, 2022. County has the option to terminate the lease after August 1, 2023, with a 90-day written notice.

Pursuant to California Environment Quality Act (CEQA), the Amendment was reviewed and determined to be categorically exempt from CEQA under CEQA Guidelines 15301, Class 1 – Existing Facilities and Section 15061(b)(3) Common Sense exemption. 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 91770

Premises: 2055 N. Perris Blvd., Building B
Perris, California

Term: Five years commencing August 1, 2022, and terminating July 31, 2027

Early Termination: County may terminate the lease after August 1, 2023, with 90-day written notice

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

Size: 11,207 square feet

	<u>Current</u>	<u>New</u>
Rent:	\$ 2.04 per sq. ft.	\$ 2.08 per sq. ft.
	\$ 22,862.28 per month	\$ 23,319.53 per month
	\$ 274,347.36 per year	\$ 279,834.36 per year

Rental Adjustment: Two percent annually

Utilities: County to pay electricity and telephone, Lessor to pay all others

Maintenance: Provided and paid by Lessor

Custodial: Provided and paid by Lessor

This Amendment has been reviewed and approved by County Counsel as to legal form.

Impact on Citizens and Businesses

This Lease extension will allow DPSS to continue to provide beneficial services to children in this region of the County. Businesses and citizens will benefit from the positive impact of services and long-term jobs within this area.

Additional Fiscal Information

See attached Exhibits A, B, and C. All associated costs for this Amendment will be budgeted in FY22/23-FY27/28 by DPSS. DPSS will reimburse FM-RE for all associated Lease costs monthly.

Contract History and Price Reasonableness

This is a five-year lease, and the lease rate is deemed competitive based upon the current market.

<u>Amendment</u>	<u>Date and M.O.</u>
Lease	November 4, 2014 (M.O. 3-16)
First Amendment	July 14, 2020 (M.O. 3-4)

ATTACHMENTS:

- Second Amendment to Lease

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

- Exhibits A, B & C
- Notice of Exemption
- Aerial Image

CD:sc/10182021/PRO59/30.608

Meghan Hahn
Meghan Hahn, Senior Management Analyst 3/10/2022

1 The term of this Lease is hereby extended for five (5) year, commencing August 1,
2 2022, and expiring July 31, 2027.

3 2. **RENT.** Section 5.1 and 5.2 of the Lease shall be amended by
4 adding the following:

5 Section 5.1. Effective August 1, 2022, rent shall be \$23,319.53 per
6 month.

7 Section 5.2. Section 5.2 of the Lease is deleted in its entirety and
8 replaced with the following:

9 The monthly rent shall be increased by two percent (2%) annually, starting August 1,
10 2023. The monthly rent per year will be as follows:

11 August 1, 2023- July 31, 2024: \$23,785.92 per month

12 August 1, 2024- July 31, 2025: \$24,261.64 per month

13 August 1, 2025- July 31, 2026: \$24,746.87 per month

14 August 1, 2026- July 31, 2027: \$25,241.81 per month

15 3. **COUNTY'S RIGHT TO EARLY TERMINATION.** Section 6.4 of the
16 Lease is amended by adding the following:

17 The County has the option to terminate the Lease after August 1, 2023, with ninety (90)
18 days prior written notice to Lessor.

19 4. **MISCELLANEOUS.** Except as amended or modified herein, all terms of
20 the Lease shall remain in full force and effect. Time is of the essence in this Second
21 Amendment and the Lease and each and all of their respective provisions. Subject to
22 the provisions of the Lease as to assignment, the agreements, conditions and
23 provisions herein contained shall apply to and bind the heirs, executors, administrators,
24 successors and assigns of the parties hereto. If any provisions of this Second
25 Amendment shall be determined to be illegal or unenforceable, such determination
26 shall not affect any other provision of the Lease. The language in all parts of the Lease
27 shall be construed according to its normal and usual meaning and not strictly for or
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K7

1 against either Lessor or County. Neither this Second Amendment nor the Lease shall
2 be recorded by the County.

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

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(Signatures on the following page)

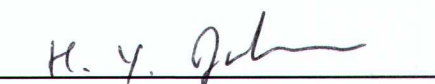
H.Y

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

9
10 By: 
11 Jeff Hewitt, Chair
12 Board of Supervisors

By: 
Hyun Young Juhn, Manager

13 ATTEST:
14 Kecia Harper
15 Clerk of the Board

16 By: 
17 Deputy

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

21 By: 
22 Wesley Stanfield
23 Deputy County Counsel

24
25
26
27 CD:sc/02232022/PR059/30.608
28

Hyun Young Juhn

Exhibit A

FY2022/23

DPSS-CPS

2055 N Perris Blvd. Building B, Perris, CA 92571

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	11,207 SQFT	
Approximate Cost per SQFT(Aug-June)	\$ 2.08	
Lease Cost per Month(Aug-June)		\$ 23,319.53
Total Lease Cost(Aug-June)		<u>\$ 256,514.83</u>
Total Estimated Lease Cost for FY2022/23		<u>\$ 256,514.83</u>

Estimated Additional Costs:

Utility Cost per SQFT	\$ 0.12	
Estimated Utility Costs per Month		<u>\$ 1,344.84</u>
Total Estimated Utility Cost(Aug-June)		<u>\$ 14,793.24</u>
Total Estimated Utility Cost for FY2022/23		<u>\$ 14,793.24</u>
FM Lease Management Fee as of 7/1/2021	4.86%	<u>\$ 12,466.62</u>
TOTAL ESTIMATED COST FOR FY2022/23		<u>\$ 283,774.69</u>
TOTAL COUNTY COST	4.00%	\$ 11,350.99

Exhibit B

FY 2023/24

DPSS-CPS

2055 N Perris Blvd. Building B, Perris, CA 92571

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	11,207 SQFT	
Approximate Cost per SQFT(July)	\$ 2.08	
Approximate Cost per SQFT(Aug-June)	\$ 2.12	
Lease Cost per Month(July)	\$ 23,319.53	
Lease Cost per Month(Aug-June)	\$ 23,785.92	
Total Lease Cost(July)	\$ 23,319.53	
Total Lease Cost(Aug-June)	\$ 261,645.13	
Total Estimated Lease Cost for FY 2023/24	\$ 284,964.66	

Estimated Additional Costs:

Utility Cost per SQFT	\$ 0.12	
Estimated Utility Costs per Month	\$ 1,344.84	
Total Estimated Utility Cost (Jul-Jun)		\$ 16,138.08
FM Lease Management Fee as of 7/1/2021	4.86%	\$ 13,849.28
TOTAL ESTIMATED COST FOR FY 2023/24		\$ 314,952.02
TOTAL COUNTY COST	4.00%	\$ 12,598.08

Exhibit C

FY 2024/25- FY 2027/28
DPSS-CPS
2055 N Perris Blvd. Building B, Perris, CA 92571

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office: 11,207 SQFT

	FY 2024/25	FY2025/26	FY2026/27	FY2027/28
Approximate Cost per SQFT(July)	\$ 2.12	\$ 2.16	\$ 2.21	\$ 2.25
Approximate Cost per SQFT(Aug-June)	\$ 2.16	\$ 2.21	\$ 2.25	
Lease Cost per Month(July)	23,785.92	\$ 24,261.64	\$ 24,746.87	\$ 25,241.81
Lease Cost per Month(Aug-June)	24,261.64	24,746.87	25,241.81	
Total Lease Cost(July)	\$ 23,785.92	\$ 24,261.64	\$ 24,746.87	\$ 25,241.81
Total Lease Cost(Aug-June)	\$ 266,878.03	\$ 272,215.59	\$ 277,659.90	
Total Estimated Lease Cost for FY 2024/25- FY 2027/28	\$ 290,663.95	\$ 296,477.23	\$ 302,406.77	\$ 25,241.81

Estimated Additional Costs:

Utility Cost per SQFT	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12
Estimated Utility Costs per Month	\$ 1,344.84	\$ 1,344.84	\$ 1,344.84	\$ 1,344.84
Total Estimated Utility Cost	\$ 16,138.08	\$ 16,138.08	\$ 16,138.08	\$ 1,344.84

FM Lease Management Fee as of 7/1/2021	4.86%	\$ 14,126.27	\$ 14,408.79	\$ 14,696.97	\$ 1,226.75
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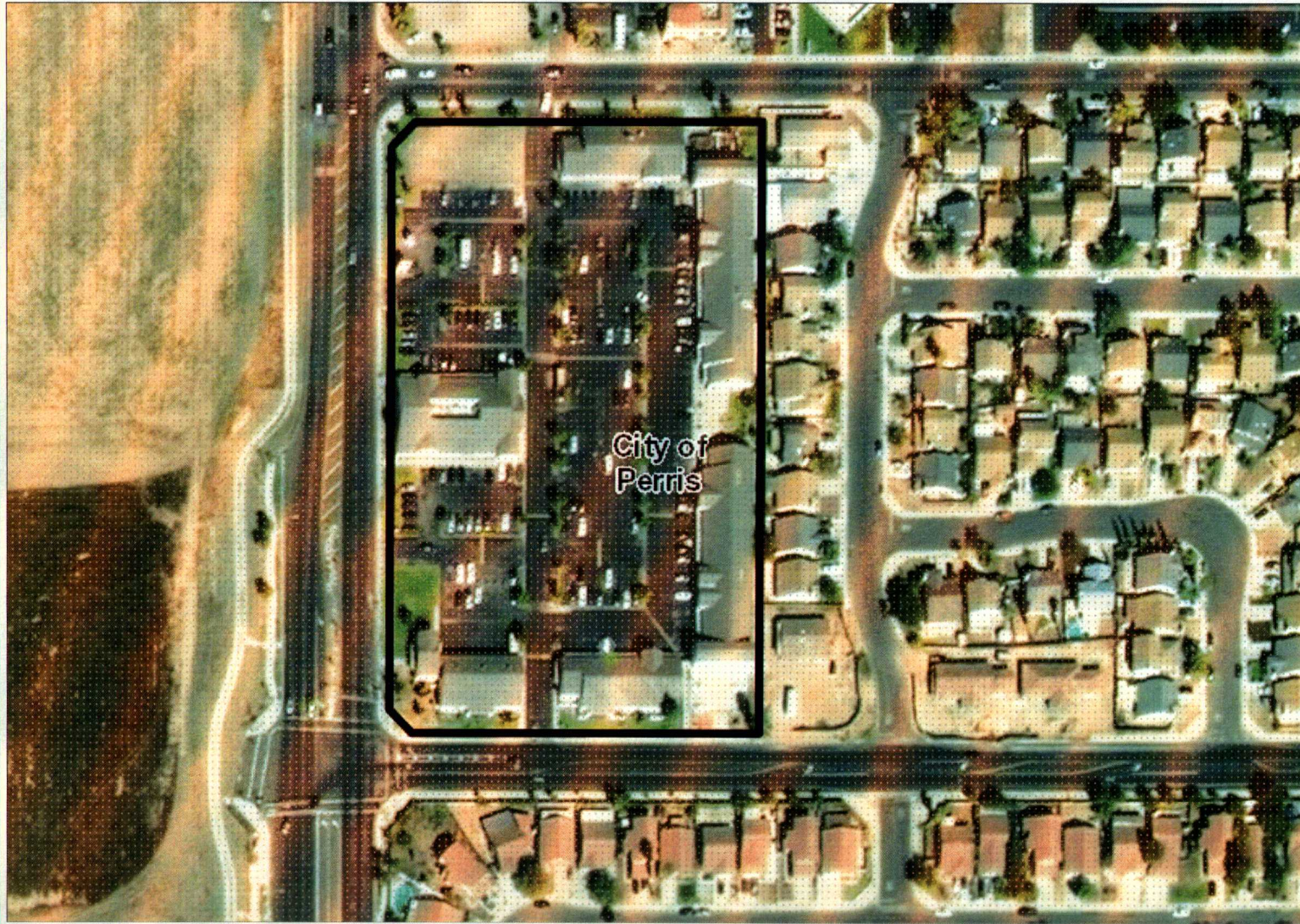
TOTAL ESTIMATED COST FOR FY 2024/25- FY 2027/28		\$ 320,928.30	\$ 327,024.10	\$ 333,241.82	\$ 27,813.40
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TOTAL COUNTY COST FOR FY 2024/25- FY 2027/28	4.00%	\$ 12,837.13	\$ 13,080.96	\$ 13,329.67	\$ 1,112.54
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F11 Total Cost		\$ 1,607,734.33
F11 Total County Cost	4.00%	\$ 64,309.37

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.

Notes

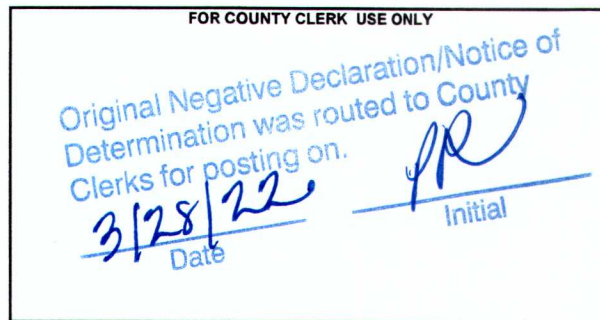
District 5

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© Riverside County GIS

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



NOTICE OF EXEMPTION

October 20, 2021

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

Project Number: FM042552005900

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

Description of Project: The County of Riverside entered into a lease agreement on behalf of Department of Public Social Services (DPSS) for the facility located at 2055 North Perris Blvd., Building B, Perris on November 4, 2014, Minute Order 3.16. DPSS uses this facility for Child Protective Services. DPSS is seeking a second amendment to the lease that will extend the term for a period of five years effective August 1, 2022 and terminating on July 31, 2027. County has the option to terminate the lease after August 1, 2023 with 90 day written notice. This facility continues to meet the department's requirements to run their programs and support their client's needs. 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 child protective 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.

MAR 22 2022 3.12

- **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 child protective services provided by DPSS. 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: 10/20/21
Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Lakeside High School Joint Use Agreement 4th Amendment

Accounting String: 526700-47220-7200400000 - FM042431002800

DATE: October 20, 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 20, 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 # FM042431002800**
Lakeside High School Joint Use Agreement 4th Amendment

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