

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



ITEM: 3.22
(ID # 18877)

MEETING DATE:
Tuesday, June 28, 2022

FROM : FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT - REAL ESTATE (FM-RE): Ratification and Approval of Third Amendment to License with Safe Family Justice Centers, Five year Extension, CEQA Exempt, District 3. [\$0] (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, Existing Facilities Exemption, and Section 15061(b)(3), Common Sense Exemption;
2. Ratify and approve the attached Third Amendment to License with Safe Family Justice Centers, a California non-profit corporation, 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) working days of approval by the Board.

ACTION:


Rose Salgado, Director of Facilities Management 5/25/2022



Jared Haringsma 6/6/2022


Aaron Gettis, Deputy County Counsel 6/16/2022

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: June 28, 2022
xc: FM, 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	\$0	\$ 0	\$ 0
NET COUNTY COST	\$0	\$0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment:	No
			For Fiscal Year:	2022-2026

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside (County) holds a leasehold interest at 30045 Technology Drive, Murrieta with Valley View Commerce Center LLC, a California limited liability company (Facility). Safe Family Justice Centers, a California non-profit corporation (Safe Family) occupies the Facility and provides advocacy and support services to the community on behalf of the District Attorney’s Office. Safe Family has occupied the Facility since 2012 through a License Agreement (License) with the County. The parties previously entered into a First Amendment to extend the term of the License for five (5) years through January 2018, and a Second Amendment extending through January 2022. This Third Amendment to License extends the term of the License through January 2026.

A summary of the Third Amendment to License is as follows:

- Location: 30045 Technology Drive, Suites F-L
Murrieta, CA 92563
- Size: 14,482 square feet
- Rent: In consideration for the use of the leased premises, Licensee shall provide advocacy and support services to the community.
- Term: February 1, 2022 – January 31, 2026
- Utilities: Provided by County under the License.
- Custodial: Provided by County under the License.
- Maintenance: Provided by County under the License.

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

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

Impact on Residents and Businesses

Safe Family Justice Centers provides advocacy and support services for children, youth, and families. The services provided include emergency assistance, domestic violence services, training and workshops, basic needs assistance, and case management.

ATTACHMENTS:

- Third Amendment to License
- NOE
- Aerial

GF:sc/04072022/30.716



Meghan Hahn, Senior Management Analyst 6/16/2022

1 **THIRD AMENDMENT TO LICENSE**

2 (County of Riverside and Safe Family Justice Centers

3 30045 Technology Drive, Murrieta, California)

4
5 **THIS THIRD AMENDMENT TO LICENSE** ("Third Amendment") dated as of
6 06/06/2022, is entered into by and between the **COUNTY OF**
7 **RIVERSIDE**, a political subdivision of the State of California, herein called "County,"
8 and **SAFE FAMILY JUSTICE CENTERS**, a California non-profit corporation, herein
9 called "Licensee." County and Licensee are hereinafter collectively referred to as
10 "Parties."

11 **RECITALS**

12 WHEREAS, County and Licensee entered into that certain License dated
13 February 1, 2012 ("Original License"), pursuant to which the County authorized
14 Licensee to occupy the "Premises" within that certain building located at 30045
15 Technology Drive, Suite F-L, Murrieta, California, as shown on the attached Exhibit "A".

16 WHEREAS, the Original License was amended by that certain First
17 Amendment to License dated December 9, 2013, by and between the County of
18 Riverside and Licensee, whereby the Parties extended the term.

19 WHEREAS, the Second Amendment to License was amended February
20 28, 2018, by and between the County of Riverside and Licensee, whereby the Parties
21 extended the term.

22 WHEREAS, the Original License, together with the First and Second
23 Amendments, are collectively referred to herein as the "License".


24 WHEREAS, the Parties now desire to amend the License to extend the
25 term for five (5) years.

26 NOW THEREFORE, for good and valuable consideration the receipt and
27 adequacy of which is hereby acknowledged, the Parties agree as follows:
28

1 IN WITNESS WHEREOF, the Parties have executed this Third Amendment as
2 of the date first written above.

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

LICENSEE:
SAFE FAMILY JUSTICE CENTERS
a California non-profit corporation

8
9 By: 
10 Jeff Hewitt
11 Chair, Board of Supervisors

By: 
Katie Gilbertson
Executive Director

12 ATTEST:
13 Kecia Harper
14 Clerk of the Board

15 By: 
16 Deputy

17
18 APPROVED AS TO FORM:
19 COUNTY COUNSEL

20 By: 
21 Ryan Yabko
22 Deputy County Counsel

23 GF:sc/04072022/MU024/30.716

24
25
26
27
28
JUN 28 2022 3:22

VALLEY VIEW COMMERCE CENTER

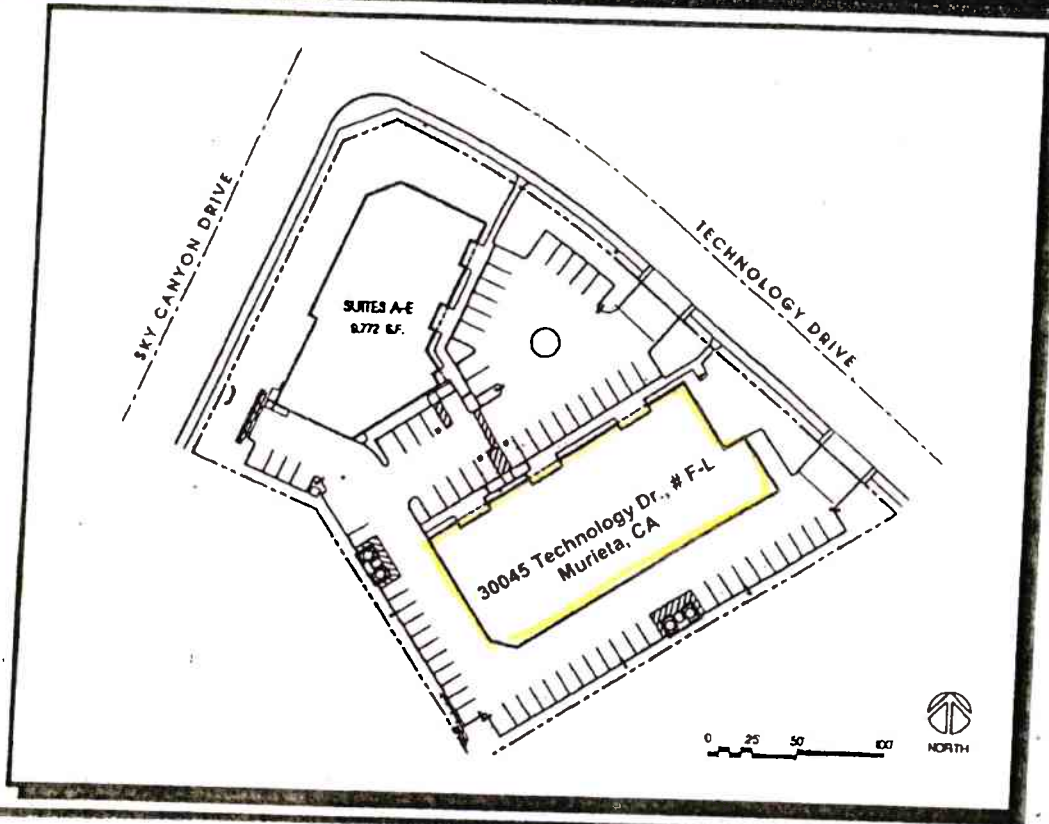


EXHIBIT "A"

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

FOR COUNTY CLERK USE ONLY

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

6/30/22 zm
Date Initial

NOTICE OF EXEMPTION

April 26, 2022

Project Name: Approval of Third Amendment to License Agreement, Safe Family Justice Centers, Murrieta

Project Number: FM047464002400

Project Location: 30045 Technology Drive, Suites F-L, east of Sky Canyon Drive, Murrieta, California 92563, Assessor's Parcel Number (APN) 957-330-014

Description of Project: The County of Riverside (County) holds a leasehold interest at 30045 Technology Drive, Murrieta, California with Valley View Commerce Center, LLC1 for use by the District Attorney's Office. As a partner to the District Attorney's Office in providing services to the community who have experienced, or are at risk of, abuse and violence, Safe Family Justice Centers, a California non-profit corporation has occupied the space within the building for its use since 2012 through a License Agreement. The parties previously entered into a First Amendment to extend the term of five years through January 2018, and a Second Amendment extending through January 2022. This Third Amendment to License extends the term of the License through January 2026. The Third Amendment to the License Agreement with View Commerce Center, LLC1, 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 public safety 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 Third Amendment to the License Agreement.

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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 the extension of term for an existing License Agreement regarding public services. The project would not substantially increase or expand the use of the site; use 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 License Agreement 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: 4-26-2022

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

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Third Amendment to License Agreement, Technology Drive, Murrieta

Accounting String: 524830-47220-7200400000 - FM047464002400

DATE: April 26, 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: **Georgina Flores, Real Property Agent, 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: April 26, 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 # FM047464002400**
Third Amendment to License Agreement, Technology Drive, Murrieta

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

Map My County Map

30045 Technology Dr. Murrieta



Legend

- Parcels
- BlueLine Streams
- City Areas
- World Street Map



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

APN: 957-331-024
District 3

0 376 752 Feet

REPORT PRINTED ON... 4/27/2022 8:58:39 AM

© Riverside County GIS



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 22-254093

*** REPRINT *** REPRINT *** REPRINT ***

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202200621
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
	F&G Notice of Exemption Fee	\$50.00
Total		\$50.00
Tender (On Account)		\$50.00
Account#	ECDEV	
Account Name	ECDEV - ECONOMIC DEVELOPMENT-FACILITIES MGMT	
Balance	\$18,368.50	

*** REPRINT *** REPRINT *** REPRINT ***

7/5/22 3:24 PM
Gateway Clerk



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 22-254093
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF RIVERSIDE FACILITIES MANAGEMENT	LEAD AGENCY EMAIL	DATE 07/05/2022
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202200621	

PROJECT TITLE
 APPROVAL OF THIRD AMENDEMENT OF LICENSE AGREEMENT, SAFE FAMILY JUSTICE CENTERS, MURRIETA

PROJECT APPLICANT NAME COUNTY OF RIVERSIDE FACILITIES	PROJECT APPLICANT EMAIL	PHONE NUMBER (951) 955-8009
PROJECT APPLICANT ADDRESS 3450 14TH STREET 2ND FLOOR,	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$ _____
<input checked="" type="checkbox"/> Exempt from fee		
<input checked="" type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ 50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X <i>J. Vallejo</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy
----------------------------------	---

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


FOR COUNTY CLERK USE ONLY

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202200621
07/05/2022 03:24 PM Fee: \$ 50.00
Page 1 of 2

Removed: _____ By: _____ Deputy



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Signed: _____



Date: 4-26-2022

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