

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



ITEM: 3.26
(ID # 20954)

MEETING DATE:
Tuesday, January 24, 2023

FROM : FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT - REAL ESTATE (FM-RE): Approval of Notice to Terminate Lease with Grae La Sierra, LLC, 11070 Magnolia Avenue, Riverside, CEQA Exempt per State CEQA Guidelines sections 15301 and 15061(b)(3), District 1. [\$0] (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, Class 1 – Existing Facilities Exemption, and Section 15061(b)(3), “Common Sense” Exemption;
2. Approve the Notice to Terminate Lease with Grae La Sierra, LLC, a California limited liability company, and authorize the Chairman 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.

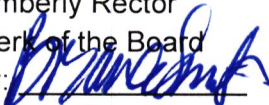
ACTION:Policy


Rose Salgado, Director of Facilities Management 1/12/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, 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 Gutierrez
Nays: None
Absent: None
Date: January 24, 2023
xc: FM, Recorder

Kimberly Rector
Clerk of the Board
By: 
Deputy

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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: 22/23	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary:

The County of Riverside has been under two leases with Grae La Sierra, LLC, at 11060 Magnolia Avenue since May 1999, and at 11070 Magnolia Avenue since April 2007. The Department of Public Social Services (DPSS) has occupied these offices for use by their Self-Sufficiency and Children’s Services Divisions.

Under a previously approved Minute Order Number 3.13 from December 14, 2021, tenant improvements were initiated to consolidate staff into 11060 Magnolia Avenue, which are now nearly complete. Included in the lease at 11070 Magnolia Avenue is a right to terminate the lease with one hundred eighty (180) days’ notice. As construction is nearly completed, the required Notice of Termination is now being presented for consideration and approval by the Board and in this action item.

Pursuant to the California Environmental Quality Act (CEQA), the project, the termination of the Lease, was viewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15301 Class 1 - Existing Facilities Exemption and Section 15061(b)(3), “Common Sense” Exemption. This is a mere termination of an agreement resulting in no further action or changes and does not cause significant changes in the land or environment.

The Notice to Terminate Lease has been approved as to form by County Counsel.

Impact on Citizens and Businesses

There will be no impact on the Citizens and Businesses and including no impact to the services provided by DPSS in this region of the County.

Attachments:


- Termination Notice
- Notice of Exemption
- Aerial

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STATE OF CALIFORNIA

Aaron Gettis

Aaron Gettis, Deputy County Counsel 1/17/2023

County of Riverside
Facilities Management
3450 14th St, 2nd Floor, Riverside, CA

FOR COUNTY CLERK USE ONLY		
FILED / POSTED		
County of Riverside		
Peter Aldana		
Assessor-County Clerk-Recorder		
E-202300097		
01/25/2023 03:09 PM Fee: \$ 50.00		
Page 1 of 2		
Removed:	By:	Deputy
		

NOTICE OF EXEMPTION

January 5, 2023

Project Name: Approval of Lease Termination with Grae La Sierra, LLC for the Department of Public Social Services (DPSS) at 11070 Magnolia Avenue, Riverside

Project Number: FM042611036300

Project Location: 11060 and 1070 Magnolia Avenue, east of La Sierra Avenue, Riverside, California 92503, Assessor's Parcel Number (APN) 138-470-029

Description of Project: DPSS has been under lease at 11060 Magnolia Avenue in Riverside since May 1999 and at 11070 Magnolia since April 2007 for use by their Self Sufficiency Division's Program (Lease). Tenant improvements were previously approved, initiated, and are near complete to consolidate staff into 11060 Magnolia Avenue. Included in the lease at 11070 Magnolia Avenue is a right to terminate the lease with 180 days' notice. As construction is near complete, the required Notice of Termination is to be submitted to the Lessor.

The termination of the Lease Agreement is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the termination of an existing Lease, which will end the current use of 11070 Magnolia by the County. DPSS will consolidate into the adjacent space at 11060 Magnolia and no expansion of the existing facility will occur. The operation of the facility will continue to provide public 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.

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Rose Salgado
Director of Facilities Management

January 24, 2023

Mr. Rick Edwards
Grae La Sierra, LLC
11693 San Vicente Blvd., Suite 383
Los Angeles, CA 90049

RE: Notice to Terminate Lease Agreement ("Lease") Dated January 30, 2007 for 11070 Magnolia Avenue, Riverside, CA 92505

Dear Mr. Edwards,

Pursuant to Section 6.2 of the above-referenced Lease ("Lease"), as amended by Section 6.2.3 of the Second Amendment to Lease dated October 20, 2020, the County of Riverside ("County") is exercising its right to terminate said Lease. Please be advised that pursuant to Section 6.2.3, this letter serves as the County's 180-day written notice of termination of the Lease. Accordingly, notice is given that the Lease is hereby terminated on June 30, 2023. Following that date, the County will owe you no further obligation.

The County of Riverside and Department of Public Social Services appreciates the years of successful leasehold tenancy and extends best wishes for future success.

This office will contact you to schedule and conduct a surrender walk through before June 30, 2023. Please feel free to contact this office at 951-955-4813 or e-mail Mahyer@rivco.org should you have any questions.

Sincerely,

Kevin Jeffries
Chairman
Riverside County Board of Supervisors

ATTEST:
KIMBERLY A. RECTOR, Clerk
By
DEPUTY

FORM APPROVED COUNTY COUNSEL
BY RYAN D. YABKO DATE 1/17/23

Facilities Management
3450 14th Street Suite 200
Riverside CA 92501
Main Line: 951.955.4820 Fax: 951.955.4837
Facilities Emergency 24-Hour Line: 951.955.4850

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Project Management Office
Maintenance & Custodial
Real Estate & Parking
Energy Efficiency
Administration

Department of Public Social Services

11070 Magnolia Avenue, Riverside



Legend

— County Centerlines



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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REPORT PRINTED ON... 1/3/2023 9:34:21 AM

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Notes

APN 138-470-029
Lease Termination
District 1

Premises = Blue outlined area