

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



**ITEM: 3.13  
(ID # 20527)**

**MEETING DATE:**

Tuesday, April 18, 2023

**FROM :** FACILITIES MANAGEMENT:

**SUBJECT:** FACILITIES MANAGEMENT - REAL ESTATE (FM-RE) AND SUPERINTENDENT OF SCHOOLS; Ratify and Approve of the First Amendment to Lease with The Superintendent Of Schools, 47-225 Oasis Street, Indio, Amend Lease Pertaining to Custodial Costs, CEQA Exempt pursuant to State CEQA Guidelines Sections 15301 and 15061(b)(3); District 4. [\$0] (Clerk to file the 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. Ratify and approve the attached First Amendment to Lease between the County of Riverside, a political subdivision of the State of California, and Riverside County Superintendent of Schools and authorize the Chairman of the Board to execute the same on behalf of the County;
3. Authorize the Director of Facilities Management, or designee, to execute any other documents and administer all actions necessary to complete this transaction; and
4. Direct the Clerk of the Board to file the attached 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 4/5/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Spiegel 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: April 18, 2023  
xc: FM-RE, Recorder

Kimberly A. Rector  
Clerk of the Board

By:   
Deputy

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

| <b>FINANCIAL DATA</b>  | <b>Current Fiscal Year:</b> | <b>Next Fiscal Year:</b> | <b>Total Cost:</b>        | <b>Ongoing Cost</b>  |
|------------------------|-----------------------------|--------------------------|---------------------------|----------------------|
| <b>COST</b>            | \$0                         | \$0                      | \$0                       | \$0                  |
| <b>NET COUNTY COST</b> | \$0                         | \$0                      | \$0                       | \$0                  |
| <b>SOURCE OF FUNDS</b> |                             |                          | <b>Budget Adjustment:</b> | <b>No</b>            |
|                        |                             |                          | <b>For Fiscal Year:</b>   | <b>22/23 - 25/26</b> |

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The Riverside County Superintendent of Schools, a public entity of the State of California has been a tenant under a Ground Lease with the County of Riverside at 47-225 Oasis Street, Indio since June 20, 2000 (original Ground Lease). The Original Ground Lease expired on June 30, 2019, and a new Ground Lease was incorporated on January 12, 2021, extending the terms to December 31, 2025.

This Amendment was requested by the Riverside County Superintendent of Schools to add verbiage into Section 5 of the Ground Lease to facilitate payment for custodial services. The Amendment provides additional details pertaining to the custodial services provided and allows approval of reimbursement by the Riverside Superintendent of Schools. The Lease will continue to meet the space requirements for Riverside County Superintendent of Schools.

Pursuant to the California Environmental Quality Act (CEQA), and as discussed in detail in the Notice of Exemption, the First Amendment was reviewed and determined to be categorically exempt from CEQA under State Guidelines Section 15301, Class 1- Existing Facilities Exemption and Section 15061(b)(3), "Common Sense" Exemption. The proposed project, the First Amendment to Lease, is the letting of property involving existing facilities.

This Ground Lease is summarized below:

**Lessor:** County of Riverside  
Facilities Management, Real Estate Division  
3450 14<sup>th</sup> St. Suite 200, Riverside, CA 92501

**Lessee:** Riverside County Superintendent of Schools  
Reginald Thompkins  
P.O. Box 868, Riverside, CA 92502

**Location:** 47-225 Oasis Street, Indio, CA 92201

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STATE OF CALIFORNIA**

Size: 1,920 Sq. Ft.

Term: Commenced January 12, 2021 and expires on December 31, 2025

Rent: \$1.00 per year as consideration

Utilities: Riverside County Superintendent of Schools shall reimburse County upon receipt of statement from County for its share and cost of electric usage based on 3.99% of County's electric usage commencing upon full execution of the Ground Lease Agreement

Maintenance: Provided by Riverside County Superintendent of Schools

Custodial: County to provide Custodial services. Riverside County Superintendent of Schools shall reimburse County for services provided.

This Lease has been approved as to form by County Counsel.

**Impact on Residents and Businesses**


This First Amendment will facilitate payment for Custodial services which is an integral part of the Ground Lease. The Ground Lease will serve the needs of all the residents within the region. The Ground Lease site is conveniently located near the Indio Juvenile Detention Center and close to public transportation.

**Attachments:**

- First Amendment
- Notice of Exemption
- Aerial

  
\_\_\_\_\_  
Aaron Gettis, Deputy County Counsel 4/7/2023

County of Riverside  
Facilities Management  
3450 14<sup>th</sup> Street, Second Floor, Riverside, CA

|  |     |        |
|--|-----|--------|
| FOR COUNTY CLERK USE ONLY  |     |        |
| <b>FILED / POSTED</b>  |     |        |
| County of Riverside  |     |        |
| Peter Aldana   |     |        |
| Assessor-County Clerk-Recorder   |     |        |
| E-202300422  |     |        |
| 04/18/2023 01:51 PM Fee: \$ 50.00  |     |        |
| Page 1 of 2  |     |        |
| Removed:   | By: | Deputy |
|  |     |        |

### NOTICE OF EXEMPTION

January 5, 2023

**Project Name:** Riverside County Superintendent of Schools Approval of 1st Amendment to Lease, Indio

**Project Number:** FM0473341005300

**Project Location:** 47-225 Oasis Street, south of Dr. Carreon Boulevard, Indio, California 92201 Assessor's Parcel Number (APN): 614-150-034

**Description of Project:** The Riverside County Superintendent of Schools, a public entity of the State of California has been a tenant under a Ground Lease with the County of Riverside at 47-225 Oasis Street, Indio since June 20, 2000 (original Ground Lease). The Original Ground Lease expired on June 30, 2019 and a new Ground Lease was incorporated on Jan 12, 2021 extending the terms to December 31, 2025. A First Amendment was requested by the Riverside Country Superintendent of Schools in order to add verbiage into section 5 of the Ground Lease to facilitate payment of Custodial Services. The Ground Lease will incorporate electrical usage and custodial services so the County may collect reimbursements for these utilities and custodial services. The Lease will continue to meet the space requirements for Riverside County superintendent of Schools.

The First Amendment to the Lease Agreement is identified as the proposed project under the California Environmental Quality Act (CEQA). No expansion of an existing use will occur. The operation of the facility will continue to provide public services and will not result in an increase in the intensity of the use of the site. 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 First Amendment to the Lease Agreement.

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**First AMENDMENT TO LEASE**

**47-225 Oasis Street**

**Indio, California**

This **FIRST AMENDMENT TO GROUND LEASE** ("First Amendment") is made as of April 18<sup>th</sup>, ~~2022~~<sup>2023</sup> by and between the **RIVERSIDE COUNTY SUPERINTENDENT OF SCHOOLS**, as Lessee, and **COUNTY OF RIVERSIDE**, a political subdivision of the State of California ("County"), Lessor and, sometimes collectively referred to as the Parties.

**RECITALS.**

**A.** On June 20, 2000 The County Board of Supervisors approved Minute order 3.15 to lease ground space to Superintendent to allow Superintendent to install a relocatable classroom and make the necessary utility connections to existing utility lines to Superintendent relocatable classroom ("Original lease").

**B.** On January 12, 2021 the Parties entered into a new Lease ("Existing Lease") for a period of 5 years.

**C.** The Parties now desire to amend the Existing Lease with this First Amendment to add new language to the Existing Lease.

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

**1.** Section 5 of the Existing Lease is hereby deleted in its entirety and replaced with the following:

**5. Custodial.** Concurrently upon execution of this Ground Lease and during the Ground Lease Term, County shall provide custodial services based in the custodial services scope of work as set forth in the attached Exhibit "B" incorporated herein by this reference ("Custodial Services"). The Parties agree that Superintendent shall reimburse County for the actual custodial costs each and every month thereafter



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

3  
4 Dated: 4/18/23

5           **LESSOR:**

5           **LESSEE:**

6  
7           **COUNTY OF RIVERSIDE,**

6  
7           **RIVERSIDE COUNTY**  
8           **SUPERINTENDENT OF SCHOOLS**

8  
9 By: 

8  
9 By: 

10           Kevin Jeffries, Chairman  
11           Board of Supervisors

10           Charles Newman, Ed.D.  
11           Assistant Superintendent

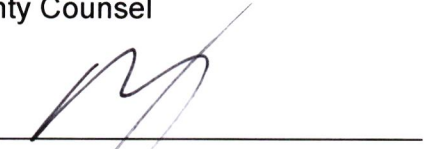
12  
13 **ATTEST:**

14           Kimberly Rector  
15           Clerk of the Board

16  
17 By:   
18           Deputy

19  
20 **APPROVED AS TO FORM:**

21           Minh C. Tran  
22           County Counsel

23  
24 By:   
25           Wesley Stanfield Braden Kelly  
26           Deputy County Counsel

27  
28 CM:sc/01312023/IN053/30.888

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What is the answer?



RIVERSIDE COUNTY  
SUPERINTENDENT OF SCHOOLS

EDWIN GOMEZ, Ed.D.

## OFFICE OF THE COUNTY SUPERINTENDENT

April 28, 2021

3939 THIRTEENTH STREET  
P.O. Box 868  
RIVERSIDE, CALIFORNIA  
92502-0868  
(951) 826-6530

California Department of Education  
1430 N Street  
Sacramento, CA 95814-5901

To Whom It May Concern:

47-110 CALHOUN STREET  
INDIO, CALIFORNIA  
92201-4779  
(760) 863-3000

This letter is to certify that Ruth Pérez, Ed.D., Riverside County Deputy Superintendent of Schools, and Charles Newman, Ed.D., Assistant Superintendent Student Programs and Services, have been given continuous delegate authority, until further notification, to sign documents on my behalf. Please remove Tina Daigneault, Chief Business Official, from your list as she is no longer authorized to sign on my behalf.

38670 SKY CANYON DRIVE  
MURRIETA, CALIFORNIA  
92563-2536  
(951) 249-8800

If you have any questions or concerns please feel free to contact my office at (951) 826-6670.

Sincerely,

Edwin Gomez, Ed.D.  
Riverside County  
Superintendent of Schools

EG:sg



