

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



**ITEM: 3.19  
(ID # 22414)**

**MEETING DATE:**  
Tuesday, August 29, 2023

**FROM :** FACILITIES MANAGEMENT:

**SUBJECT:** FACILITIES MANAGEMENT- REAL ESTATE (FM-RE): Approval of the Master License and Operating Agreement with The Grove Community Church, a California nonprofit corporation, for the Moses-Schaffer Community Center and Mead Valley Community Center, CEQA Exempt, pursuant to State CEQA Guidelines Sections 15301 and 15061(b)(3); Districts 1. [Total Cost: \$1,110,000 General Fund 100%] (Clerk to file Notice of Exemption)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find the License and Operating Agreement to be 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 Master License and Operating Agreement with The Grove Community Church, a California nonprofit corporation, and authorize the Chair of the Board of Supervisors 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 8/3/2023

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**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, Perez, Washington, and Gutierrez  
Nays: None  
Absent: None  
Date: August 29, 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**

**Wings I**

<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>	\$370,000	\$370,000	\$1,110,000	\$ 0
<b>NET COUNTY COST</b>	\$370,000	\$370,000	\$1,110,000	\$ 0
<b>SOURCE OF FUNDS:</b> General Funds – 100%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 23/24-25/26	

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

**BACKGROUND:**

**Summary**

The Department of Facilities Management’s Real Estate Division (FM-RE) completed a Request for Proposal (RFP) process for the purpose of identifying and selecting qualified and experienced operators capable of providing expanded and efficient community center services.

On April 26, 2023, FM-RE advertised the RFP and invited all capable operators to submit proposals for review prior to May 24, 2023. Among those that submitted was The Grove Community Church, a California nonprofit corporation (The Grove).

After all reviews were conducted, The Grove was selected as the Operator for Moses-Schaffer Community Center, located at 21565 Steele Peak Drive, Perris, and Mead Valley Community Center, located at 21091 Rider Street, Perris, identified with Assessor’s Parcel Numbers 343-220-034 and 318-210-050 respectively. The attached License and Operating Agreement (Agreement) shall be for a term of approximately three (3) years, commencing on the effective date that both parties have signed the agreement and expiring June 30, 2026.

During the term of this Agreement, The Grove shall be obligated to continue to provide community center services as they are the existing operator at the Mead Valley Community Center and the new operator at the Moses-Schaffer Community Center. The services are outlined and further described within the agreement. The scope of those services will include community, recreational services, healthcare and food programs.

During the term of this Agreement, the County shall make available an allocation of funds to The Grove which will offset operational and facility costs providing these community services on behalf of the County. The allocation of funds will be in accordance with the Agreement as per its Exhibit D. Reimbursement will be provided in accordance with the terms of the Agreement and The Grove is expected to augment services and provide for efficient delivery of services to the Community within their own budget and through fees, grants, donations and volunteers.

Pursuant to the California Environmental Quality Act (CEQA), the Grant License and Operating Agreement was reviewed and determined to be categorically exempt from CEQA under State

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

CEQA Guidelines section 15301, Class 1 – Existing Facilities Exemption and section 15061 (b)(3), “Common Sense” Exemption. The proposed project, the Master License and Operating Agreement, is the continuation of the letting of property involving existing facilities with no significant physical changes, and no expansion of an existing use occurring.

The Form 11 and Agreement have been approved as to legal form by County Counsel.

**Impact on Citizens and Businesses**


The Grove will continue the operational responsibilities of the Mead Valley Community Center to provide improved efficiency, delivery of services and expanded programs for the residents and surrounding areas of Mead Valley. The transfer of the operational responsibilities of the Moses-Schaffer Community Center to The Grove will improve efficiency, delivery of service and expand programs for the residents and surrounding areas of Mead Valley that will benefit the citizens and the community as a whole.

**ATTACHMENTS:**

- Master License and Operating Agreement
- Aerial – Moses – Schaffer Community Center
- Aerial – Mead Valley Community Center
- Notice of Exemption

  
Veronica Santillan, Principal Management Analyst 8/21/2023

County of Riverside  
Facilities Management  
3450 14<sup>th</sup> St, 2<sup>nd</sup> Floor, Riverside, CA

FOR COUNTY CLERK USE ONLY		
<b>FILED / POSTED</b>		
County of Riverside		
Peter Aldana		
Assessor-County Clerk-Recorder		
E-202300904		
08/29/2023 12:33 PM Fee: \$ 50.00		
Page 1 of 2		
Removed:	By:	Deputy
		

## NOTICE OF EXEMPTION

July 20, 2023

**Project Name:** Approval of Master License and Operating Agreement with The Grove Community Church for the Moses-Schaffer Community Center and Mead Valley Community Center Moses-Schaffer Mead Valley Community Center License Operating Agreement, Perris and Mead Valley

**Project Number:** FM047552007700

**Project Locations:**

Moses-Schaffer Community Center: 21565 Steele Peak Drive, west of Spring Street, Perris, California, Assessor's Parcel Number (APN) 343-220-034

Mead Valley Community Center: 21091 Rider Street, west of Lee Road, Perris, California, APN 318-210-050

**Description of Project:** Facilities Management Real Estate (FM-RE) completed a Request for Proposal (RFP) process for the purpose of identifying and selecting qualified and experienced operators capable of providing expanded and efficient community center services.

On April 26, 2023, FM-RE advertised the RFP and invited all capable operators to submit proposals for review prior to May 24, 2023. Among those that submitted was The Grove Community Church, a California nonprofit religious corporation (The Grove).

After all reviews were conducted, The Grove was selected as the Operator for Moses-Schaffer Community Center and Mead Valley Community Center. The License and Operating Agreement (Agreement) shall be for a term of three years, commencing on the effective date that both parties have signed the agreement and expiring June 30, 2026.

During the term of this Agreement, The Grove shall be obligated to continue to provide community center services as they are the existing operator at the Mead Valley Community Center and the new operator at the Moses-Schaffer Community Center. The services are outlined and further described within the agreement. The scope of those services will include community, recreational services, healthcare and food programs. During the term of this agreement, the County shall make available an allocation of funds to The Grove which will offset operational and facility costs providing these community services on behalf of the County.

The Agreement is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is for the use of existing facilities and no expansion of the existing facility will occur. The operation of the facilities will continue to provide community 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

08.29.2023 3.19

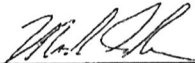
**Exempt Status:** State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

**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 Agreement, permitting continued use of existing facilities.

- **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 continued use of the existing community centers in Perris and Mead Valley. The project would not substantially increase or expand the use of the sites; and is limited to revising the reimbursement of services structure and the extension of term, which will result in the continued use of the sites 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 Agreement is limited to an extension of term for continued use of existing facilities which will not expand or increase the capacity or intensity of use of the sites. The use and operation of the facilities 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 sites 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: 7-20-2023

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

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**MASTER LICENSE AND OPERATING AGREEMENT**

**MOSES – SCHAFFER COMMUNITY CENTER, 21565 STEELE PEAK DRIVE, PERRIS**

**MEAD VALLEY COMMUNITY CENTER, 21091 RIDER STREET, PERRIS**

This Master License and Operating Agreement (“Agreement”) is made and entered into on 29 day of August 2023, by and between the County of Riverside, a political subdivision of the State of California (“County”), and The Grove Community Church, a California nonprofit corporation, (“Operator”), sometimes collectively hereinafter referred to as the “Parties”.

**RECITALS**

WHEREAS, the County of Riverside is the owner of record for certain real properties located in the City of Perris, Riverside County, California (“Properties”), as listed in Exhibit “A”, attached and incorporated herein by reference; and

WHEREAS, each property has situated thereon a community center and/or park grounds (the “Center(s)”) owned by County; and

WHEREAS, the County has the capability and authority to operate, maintain and provide programs for the Centers whether directly or through a contract with a qualified Operator and where such programs and services are in the vital and best interest of the residents of Riverside County and the areas and community surrounding the Centers; and

WHEREAS, Operator provides a wide variety of public programs and services to the residents within the communities of Riverside County and Operator desires to provide such programs at the Centers on the Properties; and

WHEREAS, the County and Operator desire to enter into a Master License and Operating Agreement for the purpose of providing community and recreational programs and other services in accordance with the terms and conditions of this Agreement.

NOW THEREFORE, for good and valuable consideration, the Parties do hereby mutually agree as follows:

AUG 29 2023 3.19

1           1.     LICENSE: County hereby grants to Operator and its agents, employees, and  
2 contractors the right to enter onto and use the Properties for the purpose of providing  
3 community programs and services, more particularly described in Exhibit "C" Scope of  
4 Operations – Community Programs and Services, attached hereto and by this reference  
5 incorporated herein, and for no other purpose except as amended and approved by the  
6 County. It is expressly understood that this License does not in any way whatsoever grant or  
7 convey any permanent easement, lease, fee or other real property interest in the Properties to  
8 the Operator.

9           2.     EFFECTIVE DATE: The Effective Date of this Agreement is the date first  
10 provided above. In the event that such date is omitted, then the Effective Date shall be the last  
11 date the Agreement is signed by the County.

12                 a.     The Parties agree that upon the Effective Date of this Agreement, the  
13 License and Operating Agreement for the Moses-Schaffer Community Center by and between  
14 the County and Operator dated April 1, 2022 shall terminate and be superseded by this  
15 Agreement.

16                 b.     The Parties agree that upon the Effective Date of this Agreement, the  
17 License and Operating Agreement for the Mead Valley Community Center by and between the  
18 County and Operator dated June 6, 2017 shall terminate and be superseded by this  
19 Agreement.

20           3.     DESCRIPTION OF PROPERTY: The Properties consists of two (2) Centers as  
21 follows:

22                 a.     The Moses-Schaffer Community Center, located at 21565 Steele Peak  
23 Drive, Perris, consists of an approximate 2,964 square foot multi-use space, with associated  
24 landscaping, and shared parking lot, all located on Assessor's Parcel Numbers 343-220-034,  
25 as shown on the Property Site Map and Center Floor Plan in Exhibit "B-1", attached hereto and  
26 by this reference incorporated herein.

27                 b.     The Mead Valley Community Center located at 21091 Rider Street,  
28 Perris, consists of an approximate 11,950 square foot multi-use space and a Kitchen and

1 Banquet Hall, a shared adjacent park/recreation area with associated landscaping of about  
2 3.36 acres and a shared parking lot, all allocated on Assessor's Parcel Numbers 318-210-050  
3 and 318-210-070, as shown on the Property Site Map and Center Floor Plan in Exhibit "B-2",  
4 attached hereto and by this reference incorporated herein.

5 4. TERM: The term of this Agreement shall be for three (3) years commencing on  
6 the Effective Date and expiring on June 30, 2026, but subject to extension by mutual  
7 agreement of the Parties. The Agreement shall terminate at the expiration of the initial term  
8 unless terminated earlier pursuant to Section 22. The County has no obligation to enter into  
9 any extension of this Agreement.

10 5. CONSIDERATION: Operator shall pay one dollar (\$1) to the County as  
11 consideration for each Center (two dollars (\$2) total), payable once and for the entire three (3)  
12 year term upon full execution of this Agreement. County acknowledges that the Operator,  
13 through this Agreement will be obligated to pay for the provision of services and operations of  
14 the Centers on behalf of the County. County recognizes this form of consideration provided by  
15 the Operator and grants the Operator the right to collect fees for services rendered and for the  
16 coordination of use and rental of portions of the Centers.

17 6. USE: Operator shall provide for the operation and management of the Centers  
18 which includes community center programming and activities for the benefit of the residents of  
19 Riverside County. Operator represents and maintains that it is skilled to perform all services,  
20 duties and obligations required by this Agreement to provide these services fully and  
21 adequately at the Centers. Operator further represents and warrants that it, or its contractors,  
22 have all licenses, permits, qualifications and approvals of whatever nature legally required to  
23 provide its professional service at the Center.

24 7. OPERATOR OBLIGATIONS:

25 (a) Operations. Operator shall be obligated to provide programs and  
26 services to the community and the citizens of Riverside County which includes, but not limited  
27 to all programs and services set forth in this Agreement.

28 General hours of operation are as follows:



- 1 • Moses-Schaffer Community Center: Monday through Friday 9am- 5pm
- 2 • Mead Valley Community Center: Monday through Friday 9am-5pm

3 Evening and weekend hours as needed for community events and meetings.

4 The above hours are general only and subject to change. Hours may be adjusted to reflect the  
5 needs of the community and will be subject to approval and written consent of the County.

6 (b) Protection and Restoration of the Properties.

7 Moses-Schaffer Community Center: Subject to County's Capital  
8 Maintenance and Improvement obligations hereunder, Operator shall keep and maintain all  
9 portions of the Property and Center in good condition and at Operators expense. Reasonable  
10 wear and tear are acceptable, and Operator shall not cause waste or damage to the  
11 improvements and natural resources thereon by its employees, contractors, or agents.

12 Mead Valley Community Center: Subject to County's Capital  
13 Maintenance and Improvement obligations hereunder, Operator shall keep all portions of the  
14 Center in good, and clean condition. Reasonable wear and tear are acceptable, and Operator  
15 shall not cause waste or damage to the improvements and natural resources thereon by its  
16 employees, contractors, or agents.

17 Operator shall strictly adhere to the following restrictions:

18 1) Operator may not place or dump garbage, trash or refuse  
19 anywhere upon or within the Property, except for self-contained trash receptacles that are  
20 maintained to County's satisfaction by the Operator; and

21 2) Operator may not commit or create, or knowingly suffer to be  
22 committed or created, any waste, hazardous condition and/or nuisance to occur upon the  
23 Property; and

24 3) Operator must exercise reasonable due diligence in the  
25 protection of the Properties against damage or destruction by fire, vandalism, or other cause.

26 4) Upon the expiration or termination of this Agreement, but prior to  
27 its relinquishment to County, Operator shall, at its own cost and expense, remove any debris  
28 generated by its use and the Properties shall be returned in a neat condition. Operator agrees

1 not to damage Properties in the process of performing the permitted use and activities.

2 (c) Background Checks: Operator shall conduct formal background checks,  
3 to include either Live Scan or NCSI/SSCI, on each of its officers, agents, employees,  
4 volunteers, subcontractors, and independent contractors engaged in providing community  
5 services or programs under this Agreement, or services under term 10 of this agreement, prior  
6 to the commencement of providing such services. No officer, agent, employee, volunteer,  
7 subcontractor, and independent contractor of the Operator shall be eligible to perform services  
8 or provide programs at the Centers if he or she has not passed a formal background check.

9 (d) Confidentiality. Operator shall work to protect patrons of the Centers  
10 from unauthorized disclosure of names and any other identifying information, including, but not  
11 limited to, addresses, telephone numbers, e-mail addresses, or any information that is linked to  
12 any individual patron of the Centers, except for general statistical information not specifically  
13 identifying any person. Operator shall not use such information for any purpose other than  
14 carrying out the Operator's obligations under this Agreement. For purposes of this Section 7  
15 (d), identity shall include, but not be limited to, name, identifying number, symbol, or other  
16 identifying particulars assigned to the individual, such as finger or voice print or a photograph.

17 8. OPERATOR REIMBURSEMENT FUND:

18 (a) County shall allocate and establish an Operator Reimbursement Fund  
19 ("Fund") for each of the above aforementioned Centers, per fiscal year, to offset and reimburse  
20 the Operator for the actual and proven costs of providing community services and for the costs  
21 and obligations of operating the Centers as required within this Agreement. The Fund for each  
22 Center will be made available to reimburse actual operational costs incurred by the Operator  
23 commencing on the effective date of this Agreement. A schedule of the allocated funds for  
24 each partial and full fiscal years is attached hereto and incorporated herein as Exhibit "D"  
25 Schedule of Operator's Reimbursement Funds.

26 (b) Operator shall utilize the Fund upon approval and commencement of this  
27 Agreement by providing invoices and statements proving itemized actual expenses incurred  
28 and requesting appropriate reimbursement of Operational Costs only.

1 (c) Upon Fund depletion of the allocated amount in each fiscal year no  
2 further reimbursement will be paid to the Operator by the County.

3 9. ALLOCATION OF FUNDS BY COUNTY: The County reserves the right to  
4 modify the level of funding allocated to the Operator and Centers within this Agreement due to  
5 loss of funding by the County. Any modification to the funding allocations provided through this  
6 agreement, is subject to approval by and through the Board of Supervisors.

7 10. CONTRACTING WITH THIRD PARTIES: Operator may enter into agreements  
8 with qualified third parties for the purpose of providing any of the services or programs in  
9 connection with the uses permitted to be performed on the Properties as described in Section 6  
10 or for the purpose of operation subject to prior written approval by County in the event that any  
11 third parties may need to occupy the Property. All such agreements shall contain provisions  
12 necessary to protect the County, its officers, employees, successors and assigns from any  
13 liability arising out of the provision of services, including the obligation to indemnify the County  
14 of Riverside, its officers, employees, successors, and assigns and to carry the necessary  
15 insurance. The term of any permit, contact, or other agreement entered into by Operator  
16 affecting or related to the Properties shall not exceed the term of this Agreement.

17 11. UTILITIES: During the term of this Agreement, County agrees to pay, or cause  
18 to be paid for any and all utilities used upon the Properties including but not limited to electric,  
19 water, gas, sewer, phone, refuse collection, security and/or fire alarm monitoring or related  
20 fees, and all other services supplied to the Centers or the Properties. County does pay for  
21 security at Mead Valley Community Center. County does not pay for security at Moses-  
22 Schaffer Community Center.

23 12. FURNITURE, FIXTURES AND EQUIPMENT: The County and Operator agree  
24 and acknowledge that the County owns and installed furniture, fixtures, and equipment for the  
25 operation of the Centers as set forth in Exhibit "E" Existing Furniture, Fixtures and Equipment  
26 Owned by County, attached hereto and by this reference incorporated herein.

27 13. MAINTENANCE RIGHTS AND RESPONSIBILITIES:

28 Moses – Schaffer Community Center:

1 (a) Operator shall, at its sole cost and expense, maintain, or cause to be  
2 maintained, the building and building systems, the parking lot and landscaping in good, clean  
3 condition and use as outlined above and in accordance with all applicable laws, including but  
4 not limited to health, fire and safety ordinances and laws, environmental regulations and such  
5 rules and regulations hereunder as may be binding upon Operator with reasonable wear and  
6 tear excepted. Operator will be responsible for all recurring and normal maintenance of the  
7 premises, while County shall be responsible for any Capital Renewal and Capital Improvement  
8 project costs. County responsibility for Capital Renewal and Capital Improvement costs shall  
9 include any single maintenance item or need which exceeds five thousand dollars (\$5,000) per  
10 occurrence. Any maintenance item which does not exceed five thousand dollars (\$5,000) per  
11 occurrence shall be the sole responsibility of the Operator.

12 (b) Improvements by Operator. Any alterations, improvements, or  
13 installation of fixtures to be undertaken by Operator shall have the prior written approval of the  
14 County after Operator has submitted a work plan for any such proposed alterations,  
15 improvements, or fixtures to County in writing.

16 (c) Custodial Services: Operator shall keep the Property in a clean and neat  
17 condition. Operator shall at its sole cost and expense, be responsible for all custodial service  
18 and supplies necessary for both the Center and the associated grounds as depicted in Exhibits  
19 A and B hereto.

20 (d) Inspection. County and its representatives, employees, agents or  
21 independent contractors may enter and inspect the Properties or any portion thereof or any  
22 improvements thereon at any time and from time to time at reasonable times to verify  
23 Operator's compliance with the terms and conditions of this Agreement.

24 Mead Valley Community Center:

25 (a) County shall, at its sole cost and expense, maintain, or cause to be  
26 maintained, the building and building systems, outdoor recreational areas, the parking lot and  
27 landscaping in good, clean condition and use as outlined above and in accordance with all  
28 applicable laws, including but not limited to health, fire and safety ordinances and laws,

1 environmental regulations and such rules and regulations hereunder as may be binding upon  
2 County with reasonable wear and tear excepted. County will be responsible for all recurring  
3 and normal maintenance of the premises, and for any Capital Renewal and Capital  
4 Improvement project costs.

5 (b) Improvements by Operator. Any alterations, improvements, or  
6 installation of fixtures to be undertaken by Operator shall have the prior written approval of the  
7 County after Operator has submitted a work plan for any such proposed alterations,  
8 improvements, or fixtures to County in writing.

9 (c) Inspection. County and its representatives, employees, agents or  
10 independent contractors may enter and inspect the Property or any portion thereof or any  
11 improvements thereon at any time and from time to time at reasonable times to verify  
12 Operator's compliance with the terms and conditions of this Agreement.

13 14. TAXES AND ASSESSMENTS: During the term of this Agreement Operator  
14 shall pay, or cause to be paid, any and all applicable real and personal property taxes, general  
15 and special assessments and other charges of every description as may be levied on or  
16 assessed against the Centers, improvements to the Centers, or personal property owned by  
17 Operator located on or in the Centers by reason of Operator's operation of the Properties.  
18 Operator acknowledges that it may be subject to a possessory interest tax in accordance with  
19 the California Revenue and Taxation Code.

20 15. COMPLIANCE WITH LAWS AND RESTRICTIONS. Operator shall, at its sole  
21 cost and expense, obtain any and all necessary permits and shall fully comply with all  
22 applicable ordinances, state and federal laws associated with the provision of the public  
23 programs and services. Operator further agrees to use the Properties in material compliance  
24 with all laws now in force or which may hereafter be in force relative to its use as outlined in  
25 Section 6 above, including without limitation compliance with all federal, state, and local  
26 statutes and regulations, as well as all covenants, conditions, and restrictions contained in this  
27 Agreement.

28 16. ASSIGNMENT: Operator shall not assign the rights and obligations of this

1 Agreement without the written consent of the County. Such consent shall be in the sole and  
2 absolute discretion of the County.

3 17. INSURANCE: Without limiting or diminishing the OPERATOR'S obligation to  
4 indemnify or hold the COUNTY harmless, OPERATOR shall procure and maintain or cause to  
5 be maintained, at its sole cost and expense, the following insurance coverage's during the term  
6 of this Agreement. As respects to the insurance section only, the COUNTY herein refers to the  
7 County of Riverside, its Agencies, Districts, Special Districts, and Departments, their respective  
8 directors, officers, Board of Supervisors, employees, elected or appointed officials, agents or  
9 representatives as Additional Insureds.

10 (a) Workers' Compensation. If the Operator has employees as defined by  
11 the State of California, the Operator shall maintain statutory Workers' Compensation Insurance  
12 (Coverage A) as prescribed by the laws of the State of California. Policy shall include  
13 Employers' Liability (Coverage B) including Occupational Disease with limits not less than  
14 \$1,000,000 per person per accident. The policy shall be endorsed to waive subrogation in favor  
15 of the County of Riverside. Policy shall name the County as Additional Insureds.

16 (b) Commercial General Liability. Commercial General Liability insurance  
17 coverage, including but not limited to, premises liability, unmodified contractual liability,  
18 products and completed operations liability, personal and advertising injury, and cross liability  
19 coverage, covering claims which may arise from or out of Operator's performance of its  
20 obligations hereunder. Policy shall name, the County as Additional Insured. Policy's limit of  
21 liability shall not be less than \$2,000,000 per occurrence combined single limit. If such  
22 insurance contains a general aggregate limit, it shall apply separately to this Agreement or be  
23 no less than (2) times the occurrence limit.

24 (c) Vehicle Liability. If vehicles or mobile equipment are used in the  
25 performance of the obligations under this Agreement, then Operator shall maintain liability  
26 insurance for all owned, non-owned or hired vehicles so used in an amount not less than  
27 \$1,000,000 per occurrence combined single limit. If such insurance contains a general  
28 aggregate limit, it shall apply separately to this Agreement or be no less than (2) times the

1 occurrence limit. Policy shall name the County Additional Insured.

2 (d) General Insurance Provisions - All lines:

3 1) Any insurance carrier providing insurance coverage hereunder  
4 shall be admitted to the State of California and have an A M BEST rating of not less than A: VIII  
5 (A:8) unless such requirements are waived, in writing, by the County's Risk Manager. If the  
6 County's Risk Manager waives a requirement for a particular insurer such waiver is only valid  
7 for that specific insurer and only for one policy term.

8 2) The Operator's insurance carrier(s) must declare its insurance  
9 self-insured retentions for each coverage required herein. If such self-insured retention exceed  
10 \$500,000 per occurrence each such retentions shall have the prior written consent of the  
11 County's Risk Manager before the commencement of operations under this Agreement. Upon  
12 notification of self-insured retention unacceptable to the County, and at the election of the  
13 County's Risk Manager, Operator's carriers shall either; 1) reduce or eliminate such self-  
14 insured retention as respects this Agreement with the County, or 2) procure a bond which  
15 guarantees payment of losses and related investigations, claims administration, and defense  
16 costs and expenses.

17 3) Operator shall cause Operator's insurance carrier(s) to furnish  
18 the County with either 1) a properly executed original Certificate(s) of Insurance and certified  
19 original copies of Endorsements effecting coverage as required herein, and 2) if requested to  
20 do so orally or in writing by the County's Risk Manager or Real Estate Division, provide original  
21 Certified copies of policies including all Endorsements and all attachments thereto, showing  
22 such insurance is in full force and effect. Further, said Certificate(s) and policies of insurance  
23 shall contain the covenant of the insurance carrier(s) that a minimum of thirty (30) days written  
24 notice shall be given to the County prior to any material modification, cancellation, expiration or  
25 reduction in coverage of such insurance. If operator insurance carrier(s) policies does not  
26 meet the minimum notice requirement found herein, Operator shall cause Operator's insurance  
27 carrier(s) to furnish a 30 day Notice Cancelation Endorsement.

28 4) In the event of a material modification, cancellation, expiration, or

1 reduction in coverage, this Agreement shall terminate forthwith, unless the County receives,  
2 prior to such effective date, another properly executed original Certificate of Insurance and  
3 original copies of endorsements or certified original policies, including all endorsements and  
4 attachments thereto evidencing coverage's set forth herein and the insurance required herein  
5 is in full force and effect. Operator shall not commence operations until the County has been  
6 furnished original Certificate (s) of Insurance and certified original copies of endorsements and  
7 if requested, certified original policies of insurance including all endorsements and any and all  
8 other attachments as required in this Section. An individual authorized by the insurance carrier  
9 to do so on its behalf shall sign the original endorsements for each policy and the Certificate of  
10 Insurance.

11                   5) It is understood and agreed to by the parties hereto that the  
12 Operator's insurance shall be construed as primary insurance, and the County's insurance  
13 and/or deductibles and/or self-insured retention's or self-insured programs shall not be  
14 construed as contributory.

15                   6) If, during the term of this Agreement or any extension thereof,  
16 there is a material change in the permitted use, the County reserves the right to adjust the  
17 types of insurance required under this Agreement and the monetary limits of liability for the  
18 insurance coverage's currently required herein, if, in the County's Risk Manager's reasonable  
19 judgment, the amount or type of insurance carried by the Operator has become inadequate.

20                   7) Operator shall pass down the insurance obligations contained  
21 herein to all tiers of Operator's vendors working under this Agreement.

22                   8) The insurance requirements contained in this Agreement may be  
23 met with a program(s) of self-insurance acceptable to the County's Risk Manager.

24                   9) Operator shall notify County of any claim by a third party or any  
25 incident or event that may give rise to a claim arising from the performance of this Agreement  
26 within ten (10) days of receipt of notice thereof.

27           18. INDEMNIFICATION: OPERATOR shall indemnify and hold harmless the  
28 County of Riverside, its Agencies, Districts, Special Districts and Departments, their respective



1 directors, officers, Board of Supervisors, elected and appointed officials, employees, agents  
2 and representatives (individually and collectively hereinafter referred to as Indemnitees) from  
3 any liability whatsoever, based or asserted upon any services of OPERATOR, its officers,  
4 employees, subcontractors, agents or representatives arising out of or in any way relating to  
5 this Agreement, including but not limited to property damage, bodily injury, or death or any  
6 other element of any kind or nature whatsoever arising from the performance of OPERATOR,  
7 its officers, employees, subcontractors, agents or representatives Indemnitors from this  
8 Agreement. OPERATOR shall defend, at its sole expense, all costs and fees including, but not  
9 limited, to attorney fees, cost of investigation, defense and settlements or awards, the  
10 Indemnitees in any claim or action based upon such alleged acts or omissions.

11 (a) With respect to any action or claim subject to indemnification herein by  
12 OPERATOR, OPERATOR shall, at their sole cost, have the right to use counsel of their own  
13 choice and shall have the right to adjust, settle, or compromise any such action or claim without  
14 the prior consent of COUNTY; provided, however, that any such adjustment, settlement or  
15 compromise in no manner whatsoever limits or circumscribes OPERATOR's indemnification  
16 to Indemnitees as set forth herein.

17 (b) OPERATOR'S obligation hereunder shall be satisfied when OPERATOR  
18 has provided to COUNTY the appropriate form of dismissal relieving COUNTY from any liability  
19 for the action or claim involved.

20 (c) The specified insurance limits required in this Agreement shall in no way  
21 limit or circumscribe OPERATOR'S obligations to indemnify and hold harmless the  
22 Indemnitees herein from third party claims.

23 (d) In the event there is conflict between this clause and California Civil  
24 Code Section 2782, this clause shall be interpreted to comply with Civil Code 2782. Such  
25 interpretation shall not relieve Operator from indemnifying the County to the fullest extent  
26 allowed by law.

27 19. ENVIRONMENTAL PROTECTION. Operator shall not discharge, dispose of,  
28 or permit to escape, any drainage water, non-point source runoff, raw sewage, fuel, or waste of

1 any kind, within or outside the Centers that could result in destruction of habitat or the  
2 contamination or pollution of said Center. Operator shall at all times comply with all applicable  
3 federal, state, and local laws, orders, and regulations, as may be amended with respect to the  
4 proper discharge of refuse, garbage, sewage effluent, wastes, storm water runoff, and any and  
5 all other pollutants, including soil sediments, and shall cause its employees, agents and other  
6 persons or entities under its control to comply fully with such laws, orders, and regulations.

7 20. HAZARDOUS MATERIALS. Operator shall not use or allow anyone else to  
8 use the Centers to generate, manufacture, refine, transport, treat, store, handle, recycle,  
9 release, or dispose of any hazardous material, other than as reasonably necessary for the  
10 operation of its operations and activities as contemplated under this Agreement. The term  
11 "hazardous material" means any hazardous substance, material, or waste including, but not  
12 limited to, those listed in 49 CFR 172.101 (U.S. Department of Transportation), the Cal/EPA  
13 Chemical Lists, or petroleum products and their derivatives. However, this shall not apply to  
14 the use of petroleum products and related substances incidental to operation of motorized  
15 equipment and vehicles whose operation on the premises is contemplated by this Agreement.  
16 Operator shall immediately notify County in writing in the event of any release of hazardous  
17 material, violation of any environmental law, or actions brought by third parties against  
18 Operator alleging environmental damage. Operator shall indemnify and hold County harmless  
19 from any and all damages of any nature (including payment of attorney fees) related to or  
20 arising out of the discharge or release of hazardous materials caused by Operator or any  
21 person or entity under its control. County represents and warrants to Operator that, to the best  
22 of County's knowledge, no hazardous material has been generated, manufactured, refined,  
23 transported, treated, stored, handled, recycled, released, or disposed of on, under, or about the  
24 Centers or Properties prior to the effective date of this Agreement. In the event that Operator  
25 discovers that any hazardous material has been generated, manufactured, refined,  
26 transported, treated, stored, handled, recycled, released, or disposed of on, under, or about the  
27 Centers or Properties prior to the effective date of this Agreement, then Operator shall have the  
28 right to immediately terminate this Agreement and shall have no remediation responsibility, and

1 County shall indemnify, defend and hold harmless Operator from any and all liability of any  
2 type related thereto.

3 21. DEFAULT:

4 (a) Operator shall be deemed in default of this Agreement if Operator uses  
5 the Properties for any purpose other than that authorized in the Agreement, fails to maintain  
6 the Properties or the improvements in the manner provided for in the Agreement, fails to  
7 comply with or perform any other covenant, condition, provision or restriction provided for in the  
8 Agreement, abandons the Property, allows the Properties to be attached, levied upon, or  
9 seized under legal process, or if Operator files or commits an act of bankruptcy, has a receiver  
10 or liquidator appointed to take possession of the Property, or commits or permits waste on the  
11 Property.

12 (b) Operator shall cure any defaults within thirty (30) days of receipt of a  
13 written notice by the County to remedy any and all defaults. In the event that any default is of  
14 such a nature that the same cannot reasonably be cured within the thirty (30) day period  
15 described above, then the cure period shall be extended by such further reasonable period (not  
16 to exceed an additional 90 days) so long as Operator commences the cure within the thirty (30)  
17 day period described above and thereafter diligently prosecutes the cure to completion. In the  
18 event that Operator's fails to cure the noticed default, County shall have the right to terminate  
19 this Agreement and retake possession of the Properties together with all additions, alterations,  
20 and improvements thereto by providing Operator thirty (30) days' notice of its intent to  
21 terminate. County shall also retain all rights to seek any and all remedies at law or in equity  
22 available in the event Operator is in default. Upon the giving of notice of termination, all  
23 Operator's rights in the Properties and improvements shall terminate. Promptly after notice of  
24 termination, Operator shall surrender and vacate the Properties and all improvements in good  
25 and clean condition.

26 22. TERMINATION:

27 (a) County's Right to Terminate.

28 1) If during the term of this Agreement, the Centers are damaged,

1 whether or not from a risk covered by insurance, and subject to the other provisions of this  
2 Agreement regarding termination, County shall have the option, but shall not be obligated to  
3 make the repairs necessary to restore the Centers and all the improvements thereon, to a  
4 condition for occupancy or use comparable to the condition thereof before such damage  
5 occurred. However, County may determine in its sole discretion, that if it is not feasible to  
6 make the necessary repairs or restoration, County shall have the right to terminate this  
7 Agreement.

8                   2) County may terminate this Agreement for any reason by giving  
9 ninety (90) days written notice to Operator.

10                   3) Upon such termination, Operator must surrender the Properties  
11 and all equipment and improvements constructed in the Centers (other than trade fixtures or  
12 other removable fixtures owned by Operator) to be left in good and clean condition and shall  
13 become the property of County or the County at no cost or expense to the County.

14                   (b) Operator's Right to Terminate.

15                   1) Operator may terminate this Agreement at any time and for any  
16 reason by giving written notice to County at least ninety (90) days prior to the effective date of  
17 such termination. Upon such termination, Operator must surrender the Properties and all  
18 improvements and Equipment in good and clean condition.

19           23. NOTICES: All notices, requests, demands, waivers, consents and other  
20 communications herein provided to be given, or which may be given by either party to the  
21 other, shall be deemed to have been fully given when made in writing and transmitted by  
22 electronic email, hand-delivered, sent by certified mail, or deposited in the United States mail,  
23 postage prepaid and addressed as follows:

24                   If to County:

25                                   Attn: Facilities Operations Manager  
26                                   Facilities Management, Real Estate Division  
27                                   3450 14<sup>th</sup> Street, Suite 200  
28                                   Riverside, CA 92501  
                                      760-863-8242  
                                      Additional Notification/Inquiries: [vcasper@rivco.org](mailto:vcasper@rivco.org)

1 If to Operator:

2 The Grove Community Church  
3 19900 Grove Community Drive  
4 Riverside, CA 92508  
5 951-571-9090

6 24. SEVERABILITY: Each section and provision of this Agreement is severable  
7 from each other provision. In the event that any one or more of the provisions contained in this  
8 Agreement shall be invalid, illegal or unenforceable in any respect, the validity, legality, and  
9 enforceability of the remaining provisions contained in this Agreement shall not in any way be  
10 affected or impaired thereby. To the extent permitted by applicable law, each party to this  
11 Agreement waives any provision of law that renders any provision of this Agreement invalid,  
12 illegal, or unenforceable in any respect. In the event any provision of this Agreement shall be  
13 held invalid, illegal, or unenforceable, the parties shall use all reasonable efforts to substitute a  
14 valid, legal, and enforceable provision that implements the purposes and intents of this  
15 Agreement.

16 25. WAIVER: Failure by a Party to insist upon the strict performance of any of the  
17 provisions of this Agreement by the other Party, or the failure by a Party to exercise its rights  
18 upon the default of the other party, shall not constitute a waiver of such Party's rights to insist  
19 and demand strict compliance by the other Party with the terms of this Agreement thereafter.

20 26. GOVERNING LAW; JURISDICTION: This Agreement shall be governed and  
21 construed in accordance with the laws of the State of California. The County and Operator  
22 agree that the Agreement has been entered into in Riverside County, California, and that if any  
23 action or proceeding is commenced to enforce or interpret this Agreement, venue shall be filed  
24 in the Superior Court for the State of California, in Riverside, California.

25 27. INTERPRETATION: The Parties hereto have negotiated this Agreement at  
26 arms-length and have been advised by their respective attorneys, or if not represented by an  
27 attorney, represent that they had an opportunity to be so represented and no provision  
28 contained herein shall be construed against County solely because it prepared this Agreement  
in its executed form.

1           28.     AMENDMENT: This Agreement shall not be modified or amended without the  
2 written consent of both Operator and the County incorporated in a written amendment to the  
3 Agreement.

4           29.     BINDING ON SUCCESSORS: The terms and conditions herein contained shall  
5 apply to and bind the heirs, successors in interest, executors, administrators, representatives,  
6 and assigns of all the parties hereto.

7           30.     AUTHORITY TO EXECUTE: The persons executing this Agreement or  
8 exhibits attached hereto on behalf of the Parties to this Agreement hereby warrant and  
9 represent that they have the authority to bind the respective Parties to this Agreement to the  
10 performance of its obligations herein.

11          31.     ENTIRE AGREEMENT: This Agreement and those documents incorporated  
12 herein by reference or attached: (i) constitutes the entire Agreement, supersedes all other prior  
13 Agreements and understandings, both written and oral, among the Parties, or any of them, with  
14 respect to the subject matter of this Agreement; (ii) is not intended to confer upon any person  
15 other than the Parties to this Agreement any rights or remedies under this Agreement.

16          32.     Language for Use of Electronic (Digital) Signatures. This Agreement may be  
17 executed in any number of counterparts, each of which will be an original, but all of which  
18 together will constitute one instrument. Each party of this Agreement agrees to the use of  
19 electronic signatures, such as digital signatures that meet the requirements of the California  
20 Uniform Electronic Transactions Act (“CUETA”) Cal. Civ. Code §§ 1633.1 to 1633.17), for  
21 executing this Agreement. The parties further agree that the electronic signatures of the  
22 parties included in this Agreement are intended to authenticate this writing and to have the  
23 same force and effect as manual signatures. Electronic signature means an electronic sound,  
24 symbol, or process attached to or logically associated with an electronic record and executed  
25 or adopted by a person with the intent to sign the electronic record pursuant to the CUETA as  
26 amended from time to time. The CUETA authorizes use of an electronic signature for  
27 transactions and contracts among parties in California, including a government agency. Digital  
28 signature means an electronic identifier, created by computer, intended by the party using it to

1 have the same force and effect as the use of a manual signature, and shall be reasonably  
2 relied upon by the parties. For purposes of this section, a digital signature is a type of  
3 "electronic signature" as defined in subdivision (i) of Section 1633.2 of the Civil Code.

4 (Signature Provisions on Following Page)

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**COUNTY:**

COUNTY OF RIVERSIDE, a  
political subdivision of the  
State of California

**LICENSE & OPERATOR:**


The Grove Community Church, a  
California nonprofit religious corporation

By:   
Kevin Jeffries, Chair  
Board of Supervisors

By:   
Ashley Beck, Accounting Director

**ATTEST:**

Kimberly Rector  
Clerk of the Board

By:   
Deputy

**APPROVED AS TO FORM:**  
Minh C. Tran  
COUNTY COUNSEL

By:   
Ryan Yabko  
Deputy County Counsel



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EXHIBIT "A"  
Community Centers

Moses-Schaffer Community Center

21565 Steele Peak Drive

Perris, CA 92570

Mead Valley Community Center

21091 Rider Street

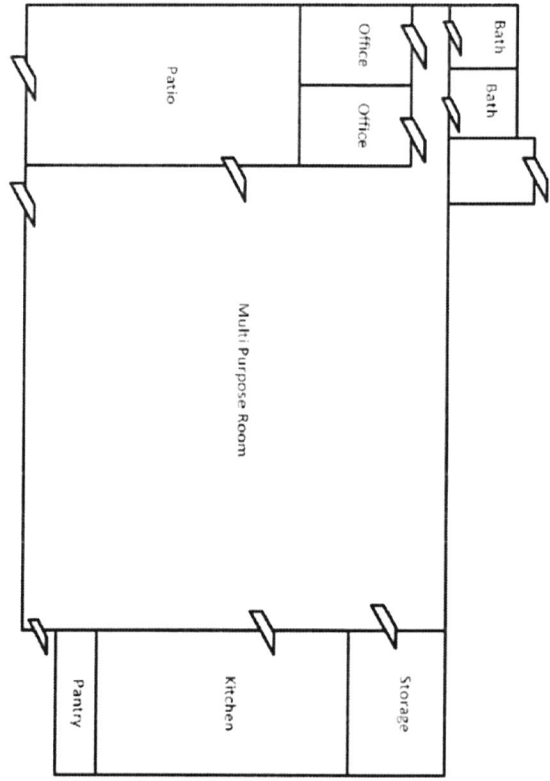
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Exhibit "B-1"  
Moses-Schaffer Community Center

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Moses-Schaffer Community Center

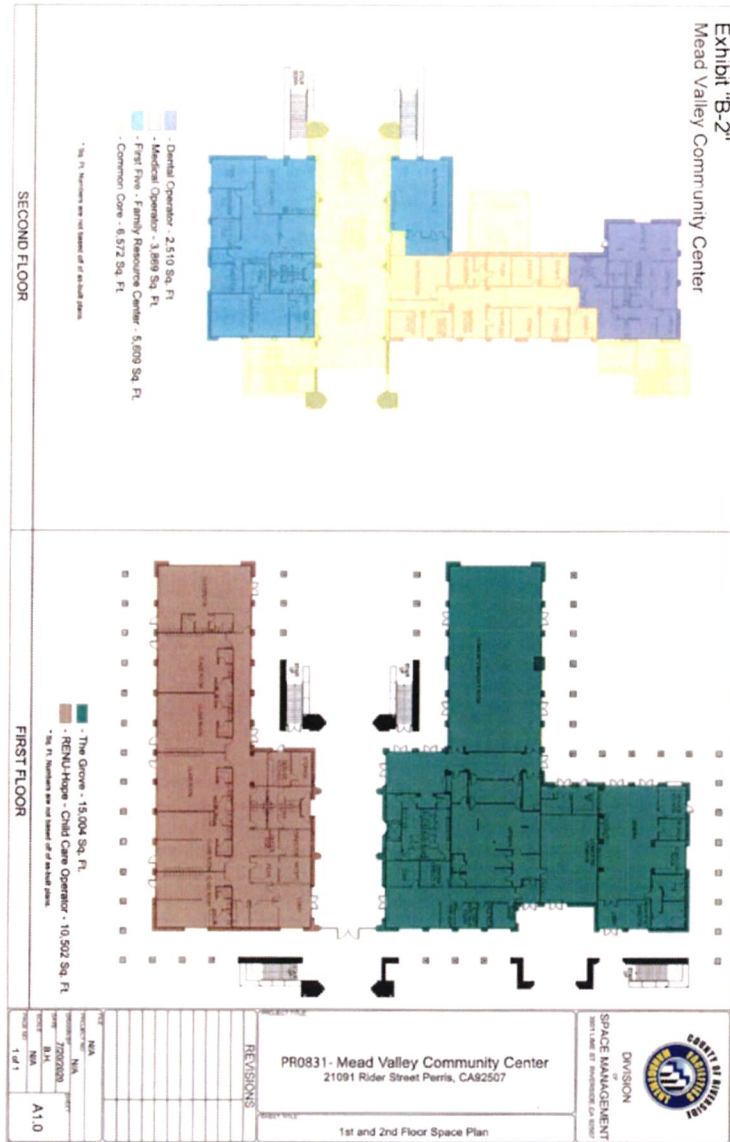
EXHIBIT "B-1"

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Exhibit "B-2"  
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EXHIBIT "C"  
SCOPE OF OPERATIONS – COMMUNITY PROGRAMS AND SERVICES FOR  
MOSES-SCHAFFER COMMUNITY CENTER AND  
MEAD VALLEY COMMUNITY CENTER

1. Food Service programs, which may include, Commodities, Brown Bag, Rolling Cart, Hidden Harvest, and the Sumer Program.
2. Health Services Programs, (blood glucose, blood pressure screening, etc.), which may include Health Education, Health Fairs, immunizations, Medical Services and Dental Services.
3. Youth Services Programs, which may include Afterschool Programs, Summer Youth Programs-Camps, Youth Sports and Recreation, Tutoring/homework help, and Youth Leadership Programming.
4. Park and Recreation Services which may include Physical Fitness Programs, sports, exercise, dancing, etc.
5. Any other programs and activities for the benefit of the residents of Riverside County.

Moses-Schaffer Community Center includes senior nutrition.

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EXHIBIT "D"  
SCHEDULE OF OPERATOR'S REIMBURSEMENT FUNDS FOR  
MOSES-SCHAFFER COMMUNITY CENTER AND  
MEAD VALLEY COMMUNITY CENTER

MOSES-SCHAFFER COMMUNITY CENTER:

<u>FISCAL YEAR</u>	<u>DATES</u>	<u>FUNDS ALLOCATED</u>
2023/2024	July 1, 2023 – June 30, 2024	\$148,000.00
2024/2025	July 1, 2024 – June 30, 2025	\$148,000.00
2025/2026	July 1, 2025 – June 30, 2026	\$148,000.00

MEAD VALLEY COMMUNITY CENTER:

<u>FISCAL YEAR</u>	<u>DATES</u>	<u>FUNDS ALLOCATED</u>
2023/2024	July 1, 2023 – June 30, 2024	\$222,000.00
2024/2025	July 1, 2024 – June 30, 2025	\$222,000.00
2025/2026	July 1, 2025 – June 30, 2026	\$222,000.00

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EXHIBIT "E"  
Existing Furniture, Fixtures and Equipment Owned by County  
Moses-Schaffer Community Center  
Mead Valley Community Center



MOSES-SCHAFFER COMMUNITY CENTER

MSCC	
Quantity	Item
19	Folding resin tables
130	Folding metal chairs
1	Caller ID
1	Dell monitor with security systems camera
2	Metal file cabinets
1	Wood cabinet
1	Safe
1	Whiteboard
2	Small round tables
15	Blue cushioned chairs
20	Beige cushion chair
1	Cubby shelf
2	Large grey trash cans
1	Flagpole with flag
3	Rolling office chairs
1	Television and remote
1	Podium
1	Grey end table
1	File cabinet
1	Wood desk
1	AT&T Telephone
1	Ladder
1	AEI Lifepak

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KITCHEN	
1	Oven/stove
1	Microwave
2	Metal counters
1	Freezer
1	Fridge
1	Ice maker
1	Cambro/warmer
4	Shelves
1	Mop sink and equipment
1	Dual door stainless commercial freezer
1	Single door stainless steel commercial freezer
1	Ice machine
1	Commercial 4 burner stove/oven combo

MEAD VALLEY COMMUNITY CENTER

AREA	LOCATION	ITEM	QTY NOW	EXPLANATION
ADMIN OFFICE	DIRECTOR OFFICE	BLACK CUSHIONED OFFICE CHAIRS	9	1 in Manager's Office
ADMIN OFFICE	DIRECTOR OFFICE	CONFERENCE TABLE	1	
ADMIN OFFICE	LOBBY	SMALL SQUARED COFFEE TABLES	2	
ADMIN OFFICE	DIRECTOR OFFICE AND UNDER THE STAIRS	COLOR PRINTERS	2	The color printer that was in Managers office has been moved to under the stairs senior center side and the color printer that was in the sheriffs office is now in the Director's Office
ADMIN OFFICE	CONF ROOM	FLAT SCREEN TV	1	
ADMIN OFFICE	MANAGER'S OFFICE, SHERIFF'S OFFICE	OFFICE DESKS	2	
ADMIN OFFICE	LOBBY	RECEPTION DESK	1	
ADMIN OFFICE	DIRECTOR'S OFFICE, MANAGER'S OFFICE, RECEPTION, ERIC OFFICE	TELEPHONES	4	
ADMIN OFFICE	KITCHEN	DEFIBRILLATOR	1	
ADMIN OFFICE	HALL CLOSET	SAFE	1	
ADMIN OFFICE	KITCHEN	WHITE BOARD	1	
ADMIN OFFICE	SHERIFF'S OFFICE, FRONT DESK	LARGE OFFICE CHAIRS	2	
ADMIN OFFICE	FRONT DESK, DIRECTOR'S OFFICE, MANAGER'S OFFICE	COMPUTERS	3	
ADMIN OFFICE	2 OUR IN FRONT OF MANAGER'S OFFICE AND 1 IS INSIDE OF MANAGER'S OFFICE, 1 IN HALLWAY	LEATHER LOVE SEATS	5	1 THAT WAS RIPPED MOVED OUT TO CTRAIN
ADMIN OFFICE	SHERIFF'S OFFICE, MANAGER'S OFFICE, HALLWAY	OFFICE CABINETS 4 DRAWER	3	
ADMIN OFFICE	CONF ROOM	BLACK CUSHIONED OFFICE CHAIRS	9	1 IN HALLWAY, 1 IN ERIC'S OFFICE, 5 ARE IN SENIOR CENTER LAB
ADMIN OFFICE	MANAGER'S OFFICE HAS 4, 5 ARE IN SHERRIF'S OFFICE, 1 IN ERIC'S OFFICE	PLASTIC CHAIRS W/HANDLE	WAS 9 BUT THERE IS 10 TOTAL	
ADMIN OFFICE	LOBBY	LARGE BLACK CUSHION CHAIRS	8	
ADMIN OFFICE	LOBBY	BLACK CUSHIONED DOUBLE CHAIRS	3	JUST 3 IN OUR OFFICE
ADMIN OFFICE	DOANTION ROOM	STAINLESS STEEL VIP ROPES	5	
ADMIN OFFICE	MANAGER'S OFFICE	MONITORS	2	1 Monitor has been moved under the stairs along with speakers on senior center side. Other Monitor is in Manager's Office

	DIRECTOR'S OFFICE, RECEPTION, ERIC OFFICE, SHERIFF'S OFFICE, MANAGER'S OFFICE			
1	ADMIN OFFICE		MONITORS	4
2	ADMIN OFFICE		LEATHER LOVE SEAT	1 On the Remove List
	ADMIN OFFICE		TELEPHONE	1 On the Remove List
	ADMIN OFFICE		OFFICE DESK	1 On the Remove List
3	ADMIN OFFICE		2 TIER BOOK	2 On the Remove List
	ADMIN OFFICE		HALF DESK	1 On the Remove List
	ADMIN OFFICE	RECEPTION AREA	TV/MOUNTED/WAS IN BH	1 NO REMOTE
4	ADMIN OFFICE	RECEPTION AREA	CLOCK	1
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8	BANQUET HALL	CHAIR CLOSET	ROUND TABLES	20 1 TABLE IS BROKEN AND HAS BEEN PUT UNDER THE STAIRS RT SIDE TO BE TAKEN WE REPLACED THIS TABLE FROM THE 7 NEW BOXED TABLES THAT WE RECEIVED FROM COUNTY
	BANQUET HALL	ADMIN RECEPTION	FLAT SCREEN TV	1 Moved to Admin Office
9	BANQUET HALL	CHAIR CLOSET	BANQUET HALL CHAIRS	200/195
	BANQUET HALL	CLOSET	AMERICAN FLAG POLE AND STAND	1
	BANQUET HALL	MAIN ROOM	MICROPHONE	3
10	BANQUET HALL	LOBBY	SMALL SQUARED TABLES	2
11	BANQUET HALL	CLOSET	BROWN PODIUM	1 ADD ON BOUGHT WITH COUNTY FUNDS
	BANQUET HALL	CLOSET	STAINLESS STEEL VIP ROPES	5 CURRENTLY IN DONATION ROOM
12	BANQUET HALL	CLOSET	METAL CHAIR RACKS	8 IN CHAIR CLOSET
	BANQUET HALL	CLOSET	BANQUET HALL CHAIRS	47
13	BANQUET HALL	MAIN ROOM	TV W/REMOTE/MOUNTED	1 REMOTE IN SOUND SYSTEM
14	DONATION ROOM		GAS GRILL	1 CTRAIN
	DONATION ROOM		BLUE PALLET JACK	1
	DONATION ROOM		ROLLING CARTS BLACK	3
15	DONATION ROOM		ROLLING CART 3 TIER GREY	1
	DONATION ROOM		LONG RECTANGLE TABLES 6 FEET	5
16	DONATION ROOM		LONG RECTANGLE TABLE 8 FEET	1
	DONATION ROOM	INSIDE FRIDGE	SHELVES	5
	DONATION ROOM	INSIDE OF ROOM	SHELVES	4
17	DONATION ROOM	INSIDE FREEZER	SHELVES	8
18	DONATION ROOM		EASTER BUNNY/SANTA CHAIR	1 DONATION TOP SHELF
	DONATION ROOM		METAL FLAT WAGON	1 ITEM FROM PARKS/CTRAIN
19	DONATION ROOM		LONG GREY TABLE	1 On the Remove List
	DONATION ROOM		LONG WHITE TABLE	1 Taken Away/County

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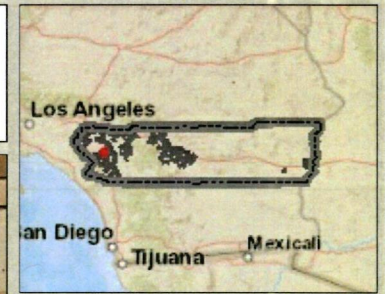
DONATION ROOM		INFLATABLE STICKY KICK BALL GAME W/AIR PUMPS	1	
JANITORS CLOSET		VACUUM	1	
KITCHEN	MAIN KITCHEN	STAINLESS STEEL TABLES	4	LISTED AS 5 WE HAVE ONLY HAD 4
KITCHEN	MAIN KITCHEN	STAINLESS STEEL COMMERCIAL REFRIGERATORS	3	1 IS IN FRONT KITCHEN
KITCHEN	MAIN KITCHEN	STAINLESS STEEL FREEZER	1	
KITCHEN	MAIN KITCHEN	ICE MACHINE	1	
KITCHEN	MAIN KITCHEN	6 BURNER STOVE & DOUBLE OVEN	1	
KITCHEN	FRONT KITCHEN	4 BURNER STOVE SINGLE OVEN	1	
KITCHEN	MAIN KITCHEN	COMMERCIAL STANDING OVEN	1	
KITCHEN	MAIN KITCHEN	COMMERCIAL DISHWASHER	1	
KITCHEN	MAIN KITCHEN	OVEN DOOR AIR HANDLES	4	
KITCHEN	FRONT KITCHEN	BROWN FOOD WARMERS	4	
KITCHEN	MAIN KITCHEN	PROOFING RACKS	4	
KITCHEN	INSIDE FRIDGE	SHELVES	5	
KITCHEN	INSIDE FREEZER	SHELVES	4	
KITCHEN	MAIN KITCHEN	SHELVES	4	
KITCHEN	PANTRY ROOMS	SHELVES	10	
KITCHEN	MAIN KITCHEN	PREP TABLE	1	
KITCHEN	FRONT KITCHEN	WARMING TABLE	1	
KITCHEN	FRONT KITCHEN	COOLING TABLE	1	
UNDER STAIRS LT	CANOPY BAGS	WEIGHTED WORKOUT STICKS	19	
UNDER STAIRS LT	ADMIN OFFICE	FLOOR FANS	3	CURRENTLY ON TOP OF METAL CABINET BY KITCHEN DOOR
UNDER STAIRS LT		YELLOW & GREEN FRAME W/TIRE IN MIDDLE	1	Went to Good Hope
UNDER STAIRS LT		INFLATABLE JUMPERS	2	1 went to Good Hope
UNDER STAIRS LT		AIR PUMPS FOR THE JUMPERS	2	1 went to Good Hope
UNDER STAIRS LT		BLACK WOODEN BOARD (BEAN BAG TOSS)	1	Went to Good Hope
UNDER STAIRS LT		WOODEN GINGERBREAD BOY GIRL FACE PIC	1	ITEM FROM PARKS
UNDER STAIRS LT		WOODEN YELLOW AND RED SQUARES W/HOLES	1	Went to Good Hope
UNDER STAIRS LT		BLUE RUBBERMAID BIN W/PLASTIC TO LAY DOWN FOR JUMPERS	1	ITEM FROM PARKS
UNDER STAIRS RT	CONTAINERS	YOGA MATS	19	
UNDER STAIRS RT		NEW BOXED ROUND TABLES	6	1 REPLACED A BROKEN TABLE FROM THE 20 TABLES ABOVE IN BANQUET HALL COUNT
UNDER STAIRS RT		MONITOR	1	On the Remove List
UNDER STAIRS RT		KEY BOARD	1	On the Remove List
UNDER STAIRS RT		MOUSE	1	On the Remove List
UNDER STAIRS RT		BIN FULL OF OLD PAPERS FROM CHARLES MEIGS FAMILY	1	On the Remove List
AREA	LOCATION	ITEM	QTY NOW	EXPLANATION
SENIOR CENTER	CLOSET	BLUE RAY PLAYER	1	
SENIOR CENTER	CLOSET	BANQUET HALL ROUND TABLES	8	
SENIOR CENTER	CLOSET	WHEEL CARTS (BLK/GREY)	2	
SENIOR CENTER	CLOSET	BLACK AND WHITE PRINTER	1	
SENIOR CENTER	CLOSET	SENIOR EXERCISE BALLS	12	In Main Kitchen CC
SENIOR CENTER	CLOSET	COMPUTERS/HARDDRIVE/MONITORS	2	

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SENIOR CENTER	CLOSET	TELEPHONES	2	
SENIOR CENTER	CLOSET	KEY BOARDS	2	
SENIOR CENTER	CLOSET	MEDIUM SIZED ROUND TABLE	1	
SENIOR CENTER	CLOSET	SEWING MACHINES	5	
SENIOR CENTER	CLOSET	BLACK CARD TABLES	2	
SENIOR CENTER	CLOSET	IRONING BOARD	1	
SENIOR CENTER	CLOSET	IRON	1	
SENIOR CENTER	CLOSET	SET OF COMPUTER SPEAKERS	1	
SENIOR CENTER	MAIN LOBBY	TV	1	
SENIOR CENTER	MAIN AREA	LEATHERETTE SINGLE CHAIRS	2	1 is at the Admin Office
SENIOR CENTER	MAIN AREA	SMALL SQUARED COFFEE TABLE	1	
SENIOR CENTER	MAIN AREA	WOODEN TABLE	1	DONATION/Outside Patio
SENIOR CENTER	MAIN AREA	WOODEN BENCHES	2	DONATION/Outside Patio
SENIOR CENTER	MAIN AREA	TV W/REMOTES/MOUNTED	3	
SENIOR CENTER	COMPUTER LAB	BLACK SQUARE COMPUTER CHAIRS	4	
SENIOR CENTER	COMPUTER LAB	ROLLING ENTERTAINMENT SET	1	
SENIOR CENTER	COMPUTER LAB	BANQUET HALL CHAIRS	57	
SENIOR CENTER	COMPUTER LAB	MONITORS	4	
SENIOR CENTER	COMPUTER LAB	DELL HARD DRIVES	4	
SENIOR CENTER	COMPUTER LAB	KEY BOARDS	4	
SENIOR CENTER	COMPUTER LAB	COMPUTER MOUSE'S	4	
SENIOR CENTER	KITCHEN	LARGE 42 CUP COFFEE MAKER	1	Doesn't Work throw away?
SENIOR CENTER	KITCHEN	MOBILE FOOD WARMER CART	1	
SENIOR CENTER	KITCHEN	MICROWAVE	1	
SENIOR CENTER	KITCHEN	ICE MAKER COUNTERTOP	1	
SENIOR CENTER	KITCHEN	LARGE BLACK FRIDGE	1	Sodexo
SENIOR CENTER	KITCHEN	SMALL TRASH CAN (BEIGE)	1	
SENIOR CENTER	KITCHEN	COUNTER FOOD WARMER	1	
SENIOR CENTER	KITCHEN	TOASTER (WHITE)	1	RIVAL BRAND
SENIOR CENTER	KITCHEN	BLENDER (WHITE)	1	RIVAL BRAND
SENIOR CENTER	KITCHEN	POPCORN MAKER (WHITE)	1	PRESTO BRAND
SENIOR CENTER	KITCHEN	COMMERCIAL SINGLE DOOR STAINLESS STEEL FRIDGE	1	
SENIOR CENTER	LOBBY	SMALL SQUARED COFFEE TABLE	1	
SENIOR CENTER	LOBBY	CHRISTMAS TREE	1	Under the Stairs LT
SENIOR CENTER	LOBBY	TELEPHONES	1	
SENIOR CENTER	LOBBY	RECEPTION DESK	1	
SENIOR CENTER	UNDER STAIRS LT	CHRISTMAS TREE	1	
SENIOR CENTER	LOBBY	BLACK AND WHITE PRINTER	1	
SENIOR CENTER	LOBBY	WAITING ROOM DOUBLE CHAIRS	2	
SENIOR CENTER	LOBBY	WAITING ROOM SINGLE CHAIRS	2	
SENIOR CENTER	LOBBY	COMPUTER MOUSE	1	
SENIOR CENTER	LOBBY	MONITOR/RECEPTION DESK	1	
SENIOR CENTER	LOBBY	KEY BOARD	1	
SENIOR CENTER	LOBBY	HP PRINTER	1	This was at front desk in Admin office
UNDER STAIRS RT	OUTSIDE STORAGE	OFFICE DESKS	3	On the Remove List
UNDER STAIRS RT	OUTSIDE STORAGE	4 DRAWER FILE CABINET	1	On the Remove List
UNDER STAIRS RT	OUTSIDE STORAGE	60 INCH ROUND TABLE BROKEN	1	On the Remove List
UNDER STAIRS RT	OUTSIDE STORAGE	4 TIER WOODEN BOOK SHELF	1	On the Remove List

# Moses-Schaffer Community Center

21565 Steel Peak Drive, Perris, CA 92570



## Legend

- Blueline Streams
- City Areas



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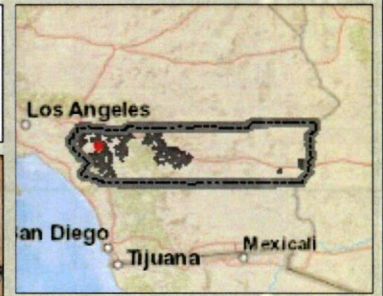
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## Notes

District 1  
APN 343-220-034

# Mead Valley Community Center

21091 Rider Street, Perris, CA 92570



### Legend

- County Centerlines
- Blueline Streams
- City Areas



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### Notes

District 1  
APN 318-210-050

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