

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



ITEM: 3.28
(ID # 23821)

MEETING DATE:
Tuesday, June 25, 2024

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT- REAL ESTATE (FM-RE) AND RIVERSIDE COUNTY SHERIFF'S DEPARTMENT (SHERIFF): Ratification and Approval of First Option to Extend Lease with Perris Citrus Avenue Storage, LP, 5-Year Lease Extension, CEQA Exempt pursuant to State CEQA Guidelines Sections 15301 and 15061 (b)(3); District 1. [Total Cost: \$4,500,087 - 100% Sheriff's General Fund 10000] (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, Class - 1 Existing Facilities Exemption and Section 15061(b)(3), "Common Sense" Exemption;
2. Ratify and Approve the attached First Option to Extend Lease with Perris Citrus Avenue Storage, LP, a California limited partnership, and authorize the Chair 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 and State Clearinghouse within five (5) working days of approval by the Board.

ACTION:Policy


David Lelevier, Assistant Sheriff

5/28/2024

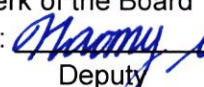

Rose Salgado, Director of Facilities Management

5/29/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Gutierrez 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: June 25, 2024
xc: FM-RE, Sheriff, Recorder/State Clearinghouse

Kimberly A. Rector
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	\$47,551	\$874,122	\$4,500,087	\$0
NET COUNTY COST	\$47,551	\$874,122	\$4,500,087	\$0
SOURCE OF FUNDS: 100% Sheriff's General Fund 10000			Budget Adjustment:	No
			For Fiscal Year:	23/24 – 28/29

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside, a political subdivision of the State of California (County), and Perris Citrus Avenue Storage, LP, a California limited partnership (Lessor), entered into a lease agreement on June 12, 2012, per Minute Order 3.21 (Lease) to provide fleet storage space for the Riverside County Sheriff's Department (Department). The leased warehouse facility is located at 24312 Daytona Cove, Perris, and continues to meet the needs of the Department.

Since the initial approval of the Lease, five amendments have been approved which extended the term and amended the square footage based on the needs of the Department over time. The Lease agreement is set to expire on June 11, 2024 and contains two (2) options to extend the Lease term, each for five (5) years with a 2.5% annual escalator. Approval of the attached First Option to Extend will effectively extend the Lease term through June 11, 2029.

Pursuant to the California Environmental Quality Act (CEQA), the Lease was reviewed and determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301, Class 1 – Existing Facilities and Section 15061(b)(3), the "Common Sense" Exemption. The proposed project, the First Option to Extend, is the letting of property involving existing facilities with no tenant improvement alterations and no expansion of an existing use will occur.

A summary of the Lease and First Option to Extend is summarized below:

Location: Daytona Business Park, 24312 Daytona Cove, Perris

Lessor: Perris Citrus Avenue Storage, LP

Size: Approximately 90,226 square feet

Term: Five (5) years commencing June 12, 2024, to June 11, 2029

Rent:

<u>Current</u>	<u>New</u>
\$ 0.49 Per Sq. Ft.	\$ 0.50 Per Sq. Ft.
\$ 44,241.48 Per Month	\$ 45,347.51 Per Month

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

\$ 530,897.76 Per Year

\$ 544,171 Per Year

Annual Escalator: Two and a half (2.5%) percent commencing June 12, 2025.

Operating Expense: Approximately \$172,500 per year, paid annually subject to Lessor reconciliation.

Options: One (1) remaining five (5) year option to extend the Lease

Option to Purchase: County has the Option to Purchase the Premises at any time after the fourth year of the first extension option.

The attached First Option to Extend Lease has been approved as to form by County Counsel.

Impact on Citizens and Businesses

The Sherriff's presence in warehouse space continues to provide dispatch efficiencies and improve public safety in this region of the County.

SUPPLEMENTAL:

Additional Fiscal Information

See attached Exhibits A, B and C. Department budgeted these costs in FY 2023/24 and will reimburse FM for all lease costs on a monthly basis.

Contract History and Price Reasonableness

The Lease rate is deemed competitive based upon the current market. This contract has been in place since June 12, 2012.

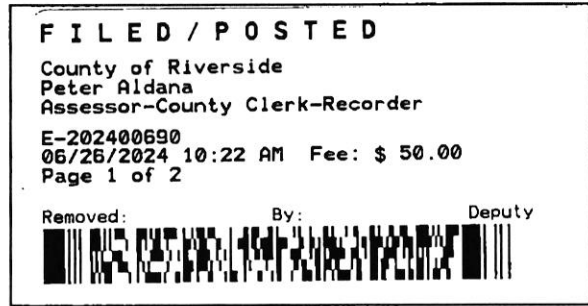
Attachments:

- Exhibits A, B & C
- Aerial Image
- First Option to Extend
- Notice of Exemption


Veronica Santillan, Principal Management Analyst 6/18/2024


Aaron Gettis, Chief of Deputy County Counsel 6/6/2024

County of Riverside
Facilities Management
3450 14th Street, Riverside, CA 92501



NOTICE OF EXEMPTION

December 19, 2023

Project Name: First Option to Extend Lease Agreement with Perris Citrus Avenue Storage, Perris

Project Number: FM042552005000

Project Location: 24312 Daytona Cove, west of Interstate 215, Perris, California, 92571; Assessor's Parcel Number (APN) 305-170-032

Description of Project: The County of Riverside (County) and Perris Citrus Avenue Storage, LP (Lessor), entered into a lease agreement on June 12, 2012, per Minute Order 3.21 (Lease) to provide fleet storage space for the Riverside County Sheriff's Department (Department). The leased facility is located at 24312 Daytona Cove, Perris, and continues to meet the needs of the Department.

Five amendments have been approved which extended the term and amended the square footage based on the needs of the Department. The Lease agreement is set to expire on June 11, 2024 and contains two options to extend the Lease term, each for five years with a 2.5% annual escalator. Approval of the First Option to Extend will effectively extend the Lease term through June 11, 2029 and is identified as the proposed project under the California Environmental Quality Act (CEQA). The proposed project would involve the continuation of the use of existing storage space. No expansion of the footprint or increase in capacity of use would occur as a result of the extension of the Lease Agreement. The operation of the facility will continue to serve public use and no additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County

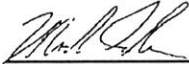
Name of Person or Agency Carrying Out Project: Riverside County Facilities Management

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 extension of the Lease Agreement.

- **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 the lease agreement for continued use of an existing facility. The project will not substantially increase or expand the use of the site, and is limited to the continued use of the site in a similar capacity; therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid.* This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The proposed extension of the Lease 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: 12-19-2023
Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management



Rose Salgado
Director of Facilities Management

December 13, 2023

Sent via Email:

laurie@wpipm.com
lmattson7@yahoo.com
scarrasco@platinumstorage.com
daytona@platinumstorage.com
thenderson@platinumstorage.com

And certified mail to:

Ms. Laurie Mattson
Perris Citrus Avenue Storage, LP
410 North Main Street
Corona, CA 92880

Platinum Storage Group
Todd Carrasco
24194 Daytona Cove
Perris, CA 92570

Ms. Sharon Jones
9834 Research Drive
Irvine, CA 92618

RE: Exercise of Option to Extend Term– Lease Agreement between County of Riverside and Perris Citrus Avenue Storage, LP, dated June 12, 2012, as modified by the First Amendment to the Lease dated September 10, 2013, as modified by the Second Amendment to the Lease dated September 9, 2014, as modified by the Third Amendment to the Lease dated September 15, 2015, as modified by the Fourth Amendment to the Lease Dated June 13, 2017, as modified by the Fifth Amendment to the Lease Dated January 28, 2020. 24312 Daytona Cove, Perris, California, 92570; Riverside Sheriff's Office

Dear Ms. Mattson,

Please consider this letter formal written notice, pursuant to Section 6 of the above-referenced Lease agreement, Fifth Amendment (modifying Section 13 of the original Lease) by and between the County of Riverside ("County") and Perris Citrus Avenue Storage, LP ("Lessor"), that the County of Riverside formally exercises its first of two

Facilities Management

3450 14th Street, Suite 200
Riverside CA 92501
Main Line: 951.955.3345 Fax: 951.955.4828
Facilities Emergency 24-Hour Line: 951.955.4850

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

Success means exceeding our customer's expectations.

JUN 25 2024 3.28

options to extend the Term of said Lease five years, commencing June 12, 2024, through June 11, 2029.

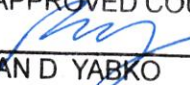
"6. Options. Section 13 of the Lease is hereby amended to include the following: Option to Extend Term. Lessor grants to County two option(s) to extend the Term ("Extension Options(s)"). Each Extension Option shall be for a period of five years ("Extended Term"). To exercise any such Extension Option, County shall provide written notice to Lessor no later than 180-days prior to the expiration of the Term or any Extended Term. If County shall fail to provide such notice, with time being of the essence, as and when due then County shall have waived its right to exercise the Extension Option."

We look forward to our continued tenancy with Perris Citrus Avenue Storage, LP. Sincerely,



Jonathan Duey
Deputy Director, Facilities Management
Tel: 951-955-4824
email: jduey@rivco.org

File Copy: PR050
CC: VY, HR, SC

FORM APPROVED COUNTY COUNSEL
BY  6/6/24
RYAN D YABKO DATE



CHAIR, BOARD OF SUPERVISORS

CHUCK WASHINGTON

ATTEST:
KIMBERLY A. RECTOR, Clerk

By 
DEPUTY

*Complete all highlighted fields.

Last updated on 11/21/2018

Current Fiscal Year:	7/1/2023	through	6/30/2024
Name:	Riverside County Sheriff's Department Warehouse		
Premises:	24312 Daytona Cove, Perris, 92570		
Term:	5 years		
Effective Date	6/12/2024		
Termination Date	6/11/2029		
Fiscal Year Split:	(Jul-May)	11	
	(Jun)	<u>1</u>	
		12	months
Size:	90,226	SQFT	
Rent:	Current		
	\$ 0.49	SQFT	
	\$ 45,113	per month	
	\$ 541,356	per year	
Rental Adjustment:	2.50%		
Estimated Additional Costs:			
Utility Cost per SQFT	\$ 0.12		
Lease Management Fee FY23	4.86%		
Lease Management Fee FY24	4.84%		
Total County Cost %	100.00%		

Exhibit A

FY 2023/24

Riverside County Sheriff's Department Warehouse

24312 Daytona Cove, Perris, 92570

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	90,226	SQFT	
Approximate Cost per SQFT (Jul-May)	\$	-	
Approximate Cost per SQFT (Jun)	\$	0.50	
Lease Cost per Month (Jul-May)	\$	-	
Lease Cost per Month (Jun)	\$	45,113.00	
Total Lease Cost (Jul-May)	\$	-	
Total Lease Cost (Jun)	\$	45,113.00	
Total Estimated Lease Cost for FY 2023/24	\$	45,113.00	

Estimated Additional Costs:

Annual Additional Operating Expenses			\$	-
Utility Cost per SQFT	\$	0.12		
Estimated Utility Costs per Month			<u>\$</u>	<u>10,827.12</u>
Total Estimated Utility Cost (Jul-May)	\$		\$	-
Total Estimated Utility Cost (Jun)	\$		\$	10,827.12
Total Estimated Utility Cost for FY 2023/24	\$		\$	10,827.12
FM Lease Management Fee as of 7/1/2024	4.86%		\$	2,192.49
TOTAL ESTIMATED COST FOR FY 2023/24			\$	47,305.49
TOTAL COUNTY COST	100%		\$	47,305.49

Exhibit B

FY 2024/25

Riverside County Sheriff's Department Warehouse

24312 Daytona Cove, Perris, 92570

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	90,226	SQFT	
Approximate Cost per SQFT (Jul-May)	\$	0.50	
Approximate Cost per SQFT (Jun)	\$	0.51	
Lease Cost per Month (Jul-May)			\$ 45,113.00
Lease Cost per Month (Jun)			\$ 46,240.83
Total Lease Cost (Jul-May)			\$ 496,243.00
Total Lease Cost (Jun)			\$ 46,240.83
Total Estimated Lease Cost for FY 2024/25			\$ 542,483.83

Estimated Additional Costs:

Annual Additional Operating Expenses			\$ 172,500.00
Utility Cost per SQFT	\$	0.12	
Estimated Utility Costs per Month			<u>\$ 10,827.12</u>
Total Estimated Utility Cost (Jul-Jun)			\$ 129,925.44
FM Lease Management Fee as of 7/1/2024	4.84%		\$ 26,256.22
TOTAL ESTIMATED COST FOR FY 2024/25			<u>\$ 871,165.48</u>
TOTAL COUNTY COST	100%		\$ 871,165.48

Exhibit C

FY 2025/26 to 2028/29
Riverside County Sheriff's Department Warehouse
24312 Daytona Cove, Perris, 92570

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

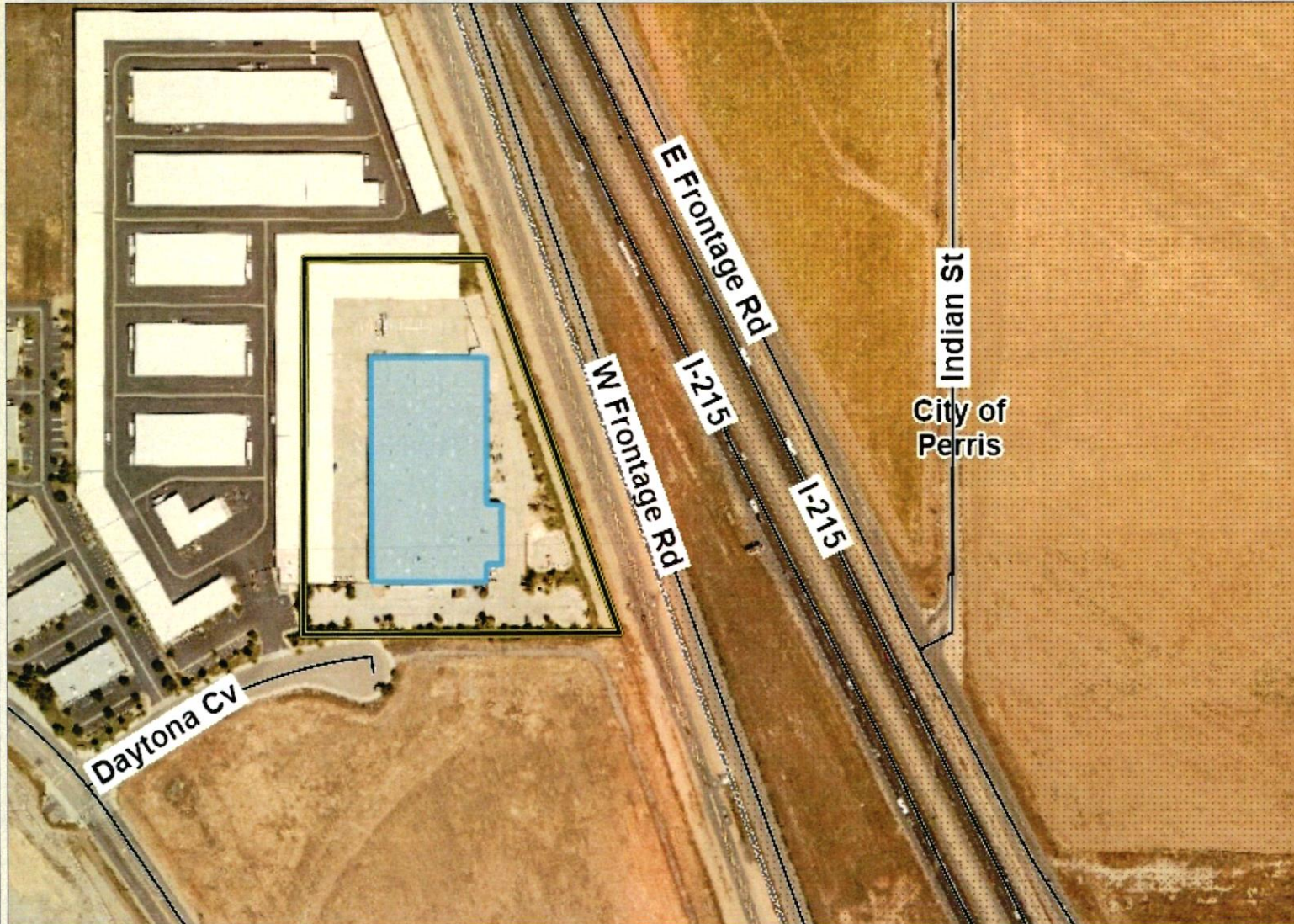
Current Office:	90,226 SQFT			
	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29
Approximate Cost per SQFT (Jul-May)	\$ 0.51	\$ 0.53	\$ 0.54	\$ 0.55
Approximate Cost per SQFT (Jun)	\$ 0.53	\$ 0.54	\$ 0.55	\$ 0.55
Lease Cost per Month (Jul-May)	\$ 46,240.83	\$ 47,396.85	\$ 48,581.77	\$ 49,796.31
Lease Cost per Month (Jun)	\$ 47,396.85	\$ 48,581.77	\$ 49,796.31	\$ 49,796.31
Total Lease Cost (Jul-May)	\$ 508,649.08	\$ 521,365.30	\$ 534,399.43	\$ 547,759.42
Total Lease Cost (Jun)	\$ 47,396.85	\$ 48,581.77	\$ 49,796.31	\$ 49,796.31
Total Estimated Lease Cost for FY 2025/26 to 2028/29	\$ 556,045.92	\$ 569,947.07	\$ 584,195.75	\$ 547,759.42

Estimated Additional Costs:

Annual Additional Operating Expenses	\$ 172,500.00	\$ 172,500.00	\$ 172,500.00	\$ 172,500.00
Utility Cost per SQFT	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12
Estimated Utility Costs per Month	\$ 10,827.12	\$ 10,827.12	\$ 10,827.12	\$ 10,827.12
Total Estimated Utility Cost	\$ 129,925.44	\$ 129,925.44	\$ 129,925.44	\$ 119,098.32
FM Lease Management Fee as of 7/1/2024 4.84%	\$ 26,912.62	\$ 27,585.44	\$ 28,275.07	\$ 26,511.56
TOTAL ESTIMATED COST FOR FY 2025/26 to 2028/29	\$ 885,383.98	\$ 899,957.95	\$ 914,896.26	\$ 865,869.30
F11 Total Cost	\$ 4,484,578.46			
F11 Total County Cost 100%	\$ 4,484,578.46			

Riverside County Sheriff's Department

24312 Daytona Cove, Perris, CA



Legend

- County Boundary
- City Boundaries
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 335 670 Feet

REPORT PRINTED ON... 12/18/2023 10:24:35 AM

© Riverside County GIS

Notes

Assessor's Parcel Number 305-170-032
District 1