

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



ITEM: 3.23
(ID # 24550)

MEETING DATE:
Tuesday, July 30, 2024

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT - REAL ESTATE (FM-RE): Ratification and Approval of Sublease Amendment No. 1 with State of California Department of General Services; California Environmental Quality Act (CEQA) Exempt pursuant to State CEQA Guidelines Section 15301 and 15061(b)(3); District 1. [\$0] (Clerk to file Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) Pursuant to State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption and Section 15061(b)(3), "Common Sense" Exemption;
2. Ratify and approve the attached Sublease Amendment No. 1 with The State of California Department of General Services 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 the State Clearinghouse within five (5) working days of approval by the Board.

ACTION:


Vincent Yzaguirre

5/9/2024


Rose Salgado, Director of Facilities Management

5/9/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: July 30, 2024
xc: FM-RE, 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	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Revenue Sublease			Budget Adjustment:	No
			For Fiscal Year:	22/23- 26/27

C.E.O. RECOMMENDATION: [CEO Use]

BACKGROUND:

Summary

The County of Riverside holds a leasehold interest at 1325 Spruce Street, Riverside, for use by the Housing and Workforce Solutions (HWS), Workforce Development Center (WDC) (Lease). The State of California Employment Development Department (EDD) has occupied space within the WDC for its use to provide services under a Sublease which expires September 30, 2026 (Sublease).

The Department of General Services (DGS) administers the sublease on behalf of the State of California Employment Development Department (EDD) and DGS subleases approximately 11,798 net usable square feet of office space consisting of 5,030 net usable square feet of shared space and 6,768 net usable square feet of exclusive space. The Sublease has been in place since October 1, 2020.

This Sublease Amendment No. 1 updates and clarifies the rentable square footage and associated rent and seeks to ratify and acknowledge the change in space back to September of 2022.

A summary of Sublease Amendment No. 1 is as follows:

Location: 1325 Spruce Street
Riverside, CA 92507

Size: Increased from 11,798 to 13,524 square feet

Term: September 1, 2022, through September 30, 2026

Monthly Rent: \$31,781.40 - September 1, 2022, through September 30, 2022
 \$32,592.84 - October 1, 2022, through September 30, 2023
 \$33,404.28 - October 1, 2023, through September 30, 2024
 \$34,215.72 - October 1, 2024, through September 30, 2025
 \$35,027.16 - October 1, 2025, through September 30, 2026

Utilities: Provided by Lessor under the Master Lease

Custodial: Provided by Lessor under the Master Lease

Maintenance: Provided by Lessor under the Master Lease

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

Sublease Amendment No. 1 has been reviewed and determined to be exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15061(b)(3), "Common Sense" exemption, and Section 15301, Class - 1, Existing Facilities exemption, as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The County's approval of Sublease Amendment No. 1 does not create any reasonably foreseeable physical change to the environment.

The attached Sublease Amendment No. 1 has been approved as to form by County Counsel.

Impact on Citizens and Businesses

The State of California Employment Development Department administers unemployment and disability insurance, along with Paid Family Leave programs. These services and operations provide a positive impact for both citizens and businesses in this region of the County.

ATTACHMENTS:


- Sublease Amendment No. 1
- Notice of Exemption
- Aerial

AG:sc/04232024/RV636/30.XXX



Stacy Orton 7/17/2024

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

FILED / POSTED		
County of Riverside		
Peter Aldana		
Assessor-County Clerk-Recorder		
E-202400808		
07/31/2024 08:00 AM Fee: \$ 50.00		
Page 1 of 2		
Removed:	By:	Deputy
		

NOTICE OF EXEMPTION

April 23, 2024

Project Name: Approval of Sublease Amendment No. 1 with Department of General Services Administration (DGS) State of California Employment Development Department (EDD) for 1325 Spruce Street, Riverside

Project Number: FM047611020900

Project Location: 1325 Spruce Street, west of Iowa Avenue, Riverside, California 92507, Assessor's Parcel Number (APN): 249-110-064

Description of Project: DGS administers a sublease on behalf of the EDD at 1325 Spruce Street, Riverside, CA, 92507. DGS subleases approximately 11,798 net useable square feet of office space (consisting of 5,030 net usable square feet of shared space and 6,768 net usable square feet of exclusive space. The Sublease has been in place since October 1, 2020.

Under Sublease Amendment No. 1, the Rentable Square Footage (RSF), will increase from 11,798 to 13,524. Rental payments shall be paid by the State, from legally available funds and subject to the California Constitution. Sublease Amendment No. 1 with CGS is identified as the proposed project under the California Environmental Quality Act (CEQA). The additional square footage to be leased by CGS would not result in an expansion of the existing building footprint. The operation of the facility will continue to provide services to the public. The Sublease Amendment will not result in an increase in capacity or 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), "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

CLERK'S COPY

to Riverside County Clerk of the Board, Stop 1010

AMENDMENT TO SUBLEASE

SUBLEASE FILE NO. 6187-001502-1147

Thank you PROJECT NO.: 10878

AMENDMENT NO.: One (1)

THIS AMENDMENT TO SUBLEASE, made and entered into this 22nd day of January, 2024, by and between County of Riverside, hereinafter called Sublessor, and the State of California acting by and through the Director of the Department of General Services, hereinafter called the State.

WITNESSETH:

WHEREAS, under sublease dated April 3, 2022, the State hires from Sublessor certain premises located at 1325 Spruce Street, Riverside, California, as more particularly described in said sublease; and

WHEREAS, the parties hereto desire to amend said sublease to: (1) add additional space; (2) increase the monthly rental accordingly; and (3) add a paragraph to address Russia Sanctions under Executive Order N-6-22.

NOW THEREFORE, it is mutually agreed between the parties hereto as follows:

1. Effective September 1, 2022, the description paragraph of said sublease is amended to add thereto 1,726 net square feet of space on the first, second, and fourth floor(s) as outlined in green and red on the attached Exhibit "E1" and "E2", dated June 16, 2023, making a new total of approximately 13,524 net square feet of office space hired under this sublease.

2. Effective January 22, 2024, Paragraph 4 of said sublease is modified as follows:

Rental payments shall be paid by the State, from legally available funds and subject to the California Constitution, in arrears on the last day of each month during said term as follows:

THIRTY-ONE THOUSAND SEVEN HUNDRED EIGHTY-ONE AND 40/100 DOLLARS (\$31,781.40) from September 1, 2022, through September 30, 2022; then,

THIRTY-TWO THOUSAND FIVE HUNDRED NINETY-TWO AND 84/100 DOLLARS (\$32,592.84) from October 1, 2022, through September 30, 2023; then,

THIRTY-THREE THOUSAND FOUR HUNDRED FOUR AND 28/100 DOLLARS (\$33,404.28) from October 1, 2023, through September 30, 2024; then,

THIRTY-FOUR THOUSAND TWO HUNDRED FIFTEEN AND 72/100 DOLLARS (\$34,215.72) from October 1, 2024, through September 30, 2025; then,

THIRTY-FIVE THOUSAND TWENTY-SEVEN AND 16/100 DOLLARS (\$35,027.16) from October 1, 2025, through September 30, 2026; and thereafter.

3. On March 4, 2022, Governor Gavin Newsom issued Executive Order N-6-22 (EO) regarding Economic Sanctions against Russia and Russian entities and individuals. "Economic Sanctions" refers to sanctions imposed by the U.S. government in response to Russia's actions in Ukraine, as well as any sanctions imposed under state law. The EO directs state agencies to terminate contracts with, and to refrain from entering any new contracts with, individuals or entities that are determined to be a target of Economic Sanctions. Accordingly, should the State determine Contractor is a target of Economic Sanctions or is conducting prohibited transactions with sanctioned individuals or entities, that shall be grounds for termination of this agreement. The State shall provide Contractor advance written notice of such termination, allowing Contractor at least 30 calendar days to provide a written response. Termination shall be at the sole discretion of the State.

Except as amended herein, all the terms of said lease hereinabove referred to shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, this Amendment to Sublease has been executed by the parties hereto on the date first above written.

STATE OF CALIFORNIA

SUBLESSOR

Approval Recommended

DEPARTMENT OF GENERAL SERVICES
REAL ESTATE SERVICES DIVISION
ASSET MANAGEMENT BRANCH

COUNTY OF RIVERSIDE, A POLITICAL
SUBDIVISION OF THE STATE OF CALIFORNIA

By _____
Justin Davis, Real Estate Officer
Real Estate Leasing and Planning Section

By *Chuck Washington*
CHUCK WASHINGTON, Chair, Board of Supervisors
Officer

Date _____

Date 7/30/2024

Approved:

DIRECTOR OF THE DEPARTMENT
OF GENERAL SERVICES

ATTEST:
Kimberly Rector
Clerk of the Board

By _____
Brian Hensley, Leasing Manager
Real Estate Leasing and Planning Section

By *Naomy Li*
Deputy

Date _____

Date 7/30/2024

APPROVED AS TO FORM:
Minh C. Tran, County Counsel

By *Ryan Yabko*
Ryan Yabko, Deputy County Counsel

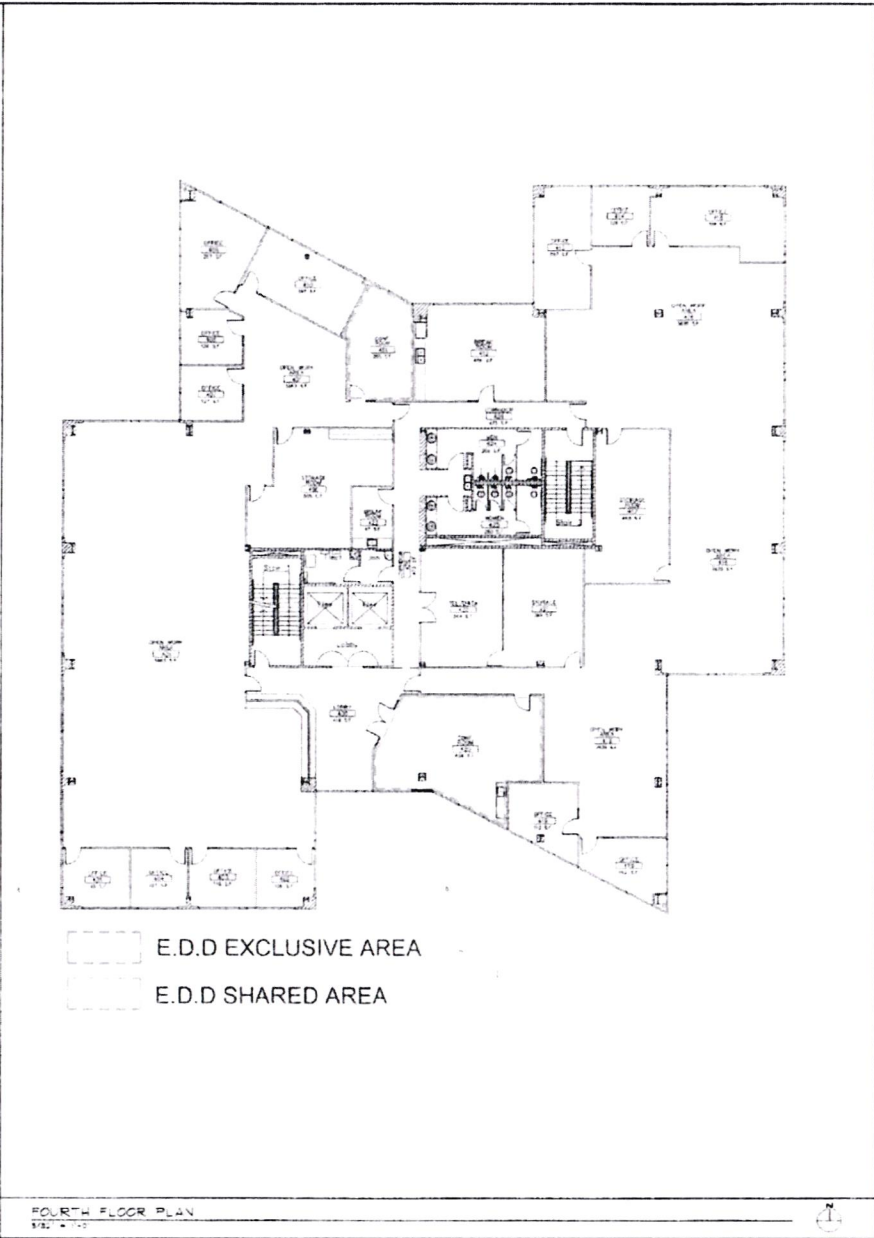
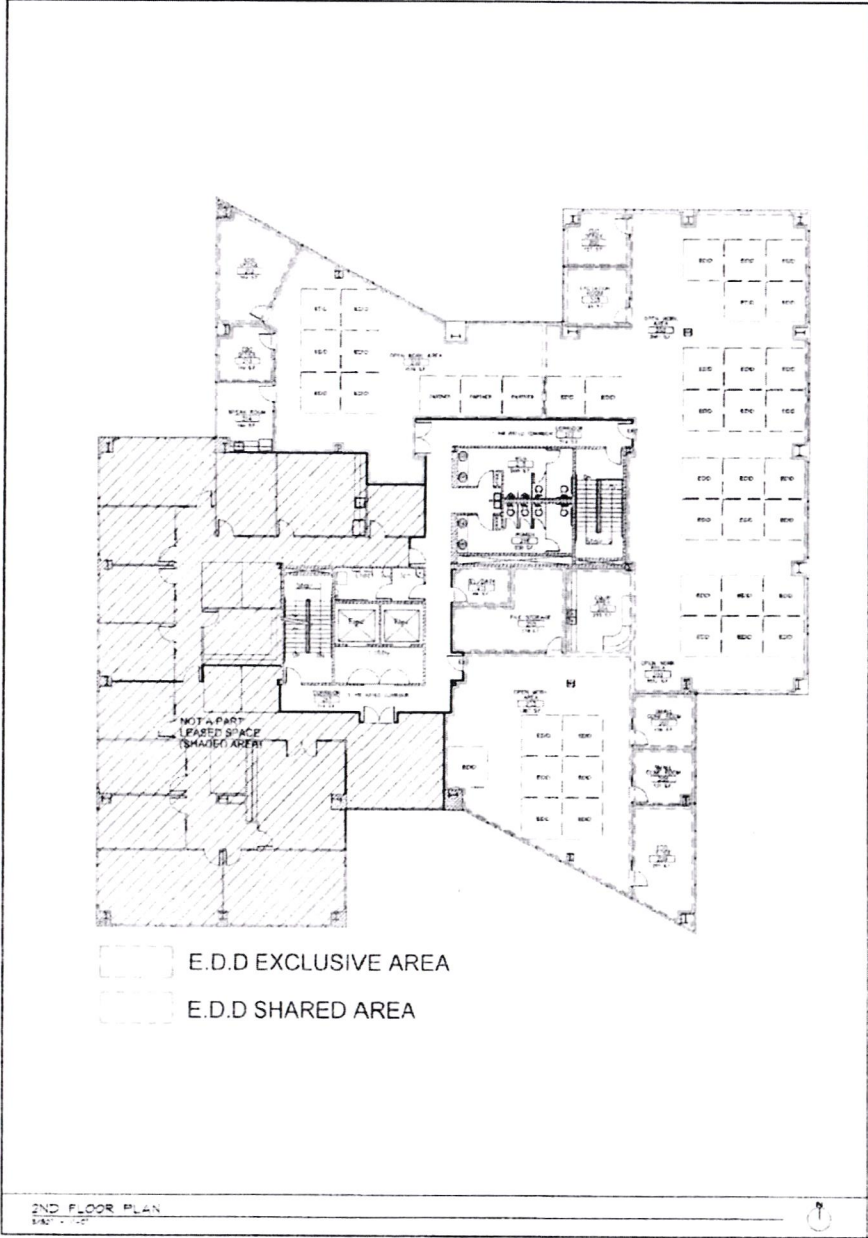
Date 6/26/24

ALWAYS CHECK COVER SHEETS
 DATE: 01/26/2014
 DRAWING: 0204-0001

DISCLAIMER
 THE STATE OF CALIFORNIA, THE STATE OF CALIFORNIA REAL ESTATE BOARD, AND THE COUNTY OF SACRAMENTO DO NOT WARRANT THE ACCURACY OF ANY INFORMATION CONTAINED HEREIN. THE STATE OF CALIFORNIA, THE STATE OF CALIFORNIA REAL ESTATE BOARD, AND THE COUNTY OF SACRAMENTO SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF ANY INFORMATION CONTAINED HEREIN. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ANY INFORMATION CONTAINED HEREIN.

NOTE TO ARCHITECTS
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PROJECT NO.	DATE
PROJECT NAME	DATE
PROJECT ADDRESS	DATE
PROJECT AREA	DATE
PROJECT PERIOD	DATE
PROJECT STATUS	DATE
PROJECT OWNER	DATE
PROJECT MANAGER	DATE
PROJECT CONTACT	DATE
PROJECT PHONE	DATE
PROJECT FAX	DATE
PROJECT EMAIL	DATE
PROJECT WEBSITE	DATE
PROJECT SOCIAL MEDIA	DATE
PROJECT OTHER	DATE



RV636 DGS - EDD Amendment to Sublease Aerial

1325 Spruce Street, Riverside, CA 92507



Legend

County Centerline Names



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 94 188 Feet

REPORT PRINTED ON... 4/4/2024 4:33:53 PM

© Riverside County GIS

Notes

District 1
Blue dot indicates location
APN 249-110-064

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STATE OF CALIFORNIA

SUBLESSOR

Approval Recommended

DEPARTMENT OF GENERAL SERVICES
REAL ESTATE SERVICES DIVISION
ASSET MANAGEMENT BRANCH

COUNTY OF RIVERSIDE, A POLITICAL
SUBDIVISION OF THE STATE OF CALIFORNIA

By 
Justin Davis, Real Estate Officer
Real Estate Leasing and Planning Section

By 
CHUCK WASHINGTON, Chair, Board of Supervisors
Officer

Date 8/13/24

Date 7/30/2024

Approved:

ATTEST:
Kimberly Rector
Clerk of the Board

DIRECTOR OF THE DEPARTMENT
OF GENERAL SERVICES

By 
Brian Hensley, Leasing Manager
Real Estate Leasing and Planning Section

By 
Deputy

Date Aug 13, 2024

Date 7/30/2024

APPROVED AS TO FORM:
Minh C. Tran, County Counsel

By 
Ryan Yabko, Deputy County Counsel

Date 6/26/24

