

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



ITEM: 3.25
(ID # 24766)

MEETING DATE:
Tuesday, July 30, 2024

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT - REAL ESTATE (FM-RE): Ratify and Approve Notice to Terminate Lease with the City of Calimesa for the Calimesa Library located at 974 Calimesa Blvd., Calimesa, CEQA Exempt per State CEQA Guidelines sections 15301 and 15061(b)(3); District 5. [\$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 Notice to Terminate Lease with the City of Calimesa, and authorize the Chairman of the Board to execute the same on behalf of the County; and
3. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk and the State Clearinghouse within five (5) working days of approval by the Board.

ACTION:Policy


Suzanne Holland, Director of Office of Economic Development

6/11/2024

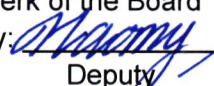

Rose Salgado, Director of Facilities Management

6/13/2024

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: N/A			Budget Adjustment: No	
			For Fiscal Year: 23/24	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary:

Under a Lease Agreement dated June 23, 2015 (Lease), the City of Calimesa (City) and the County of Riverside on behalf of the Riverside County Library System (County) mutually agreed to establish a library to serve the needs of the community. The County and the City are currently in the process of demolishing the existing library in Summer of 2024 and the new library will be built at the same location with an expected completion date of Summer 2025 (Library Project).

A temporary library has been established at 1055 Calimesa Blvd. Calimesa, CA 92320 to provide Library Services until the Library Project is completed.

Therefore, the parties have mutually agreed to terminate the Lease for the existing library located at 974 Calimesa Boulevard in Calimesa. Pursuant to the Notice to Terminate Lease, the Lease terminates effectively on March 31, 2024.

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

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

Impact on Citizens and Businesses

There will be no impact to the Citizens and Businesses and library services will continue to be offered and provided in the City by the Riverside County Library System.

ATTACHMENTS:

- Termination Agreement
- Notice of Exemption
- Aerial

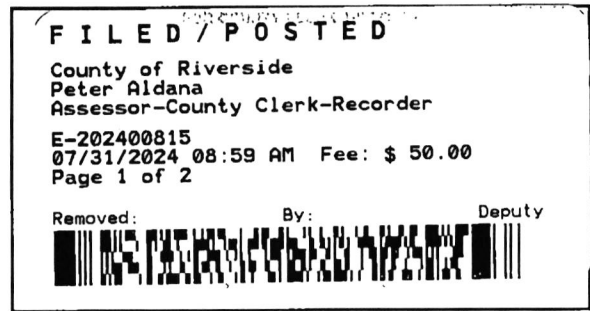
SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

MH:sc/05142024/CM002/17.001

Stacy Orton
Stacy Orton 7/18/2024

Aaron Gettis
Aaron Gettis, Chief of Deputy County Counsel 7/9/2024

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



NOTICE OF EXEMPTION

May 14, 2024

Project Name: Approval of Notice to Terminate Lease with City of Calimesa for the Calimesa Library

Project Number: FM042161000200

Project Location: 974 Calimesa Boulevard, south of West Avenue L, Calimesa, CA 92320, Assessor's Parcel Number (APN) 411-080-021

Description of Project: Under a Lease Agreement dated June 23, 2015 (Lease), the City of Calimesa and the County of Riverside/Riverside County Library System (County) mutually agreed to establish a library to serve the needs of the community. The County and the City of Calimesa are currently in the process of demolishing the existing library in June/July of 2024. A new building will be built at the same location with a completion date of Summer 2025. Therefore, the parties have mutually agreed to terminate the existing Lease for the existing library located at 974 Calimesa Boulevard in Calimesa. Pursuant to the Notice to Terminate Lease, the Lease would terminate on March 31, 2024. The Termination of the Lease Agreement is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the termination of an existing lease which will result allow the City and County to enter into a separate lease for the new library; no expansion of the existing facilities will occur. The construction and operation of a new library in this location was previously found exempt under CEQA and approved by the Board of Supervisors on March 1, 2022 (M.O. 3-25). The current project is limited to the termination of a existing lease and no additional direct or indirect physical environmental impacts would occur.

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 termination of the Lease Agreement.

07/30/2024 3.25

1 2. LESSEE ACKNOWLEDGEMENT. Lessee expressly acknowledges,
2 represents, and warrants that it has not encumbered, mortgaged, hypothecated,
3 assigned, or transferred the Property to any person or entity, whether voluntarily or
4 involuntarily, by subrogation, operation of law or otherwise. This representation and
5 warranty shall survive execution and performance of this Termination Agreement. In
6 the event a claim of right is made to the Property by an unknown occupant, Lessee
7 shall indemnify, protect, defend, and hold Lessor harmless from and against any and
8 all liabilities, claims, suits, judgments, actions, proceedings, costs, and expenses
9 (including attorneys' fees and costs) arising out of or related to any claim of right to
10 possession by an unknown occupant.

11 3. CAPITALIZED TERMS. Termination Agreement to Prevail. The
12 provisions of this Termination Agreement shall prevail over any inconsistency or
13 conflicting provisions of the Lease, as heretofore terminated, and shall supplement the
14 remaining provisions thereof.

15 4. PARTIAL INVALIDITY. If any term or provision of this Termination
16 Agreement shall be deemed to be invalid or unenforceable to any extent, the
17 remainder of this Termination Agreement will not be affected thereby, and each
18 remaining term and provision of this Termination Agreement will be valid and be
19 enforced to the fullest extent permitted by law.

20 5. COUNTERPARTS. This Termination Agreement may be executed in
21 several counterparts each of which shall be an original, but all of such counterparts
22 shall constitute one such Termination Agreement. An executed counterpart of this
23 Termination Agreement transmitted by email or other electronic transmission shall be
24 deemed an original counterpart and shall be as effective as an original counterpart of
25 this Termination Agreement and shall be legally binding upon the parties hereto to the
26 same extent as delivery of an original counterpart.
27
28

1 IN WITNESS WHEREOF, the parties have executed this **Termination Agreement** as
2 of the date first written below.

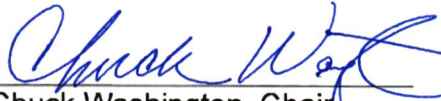
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4 Dated: July 30, 2024

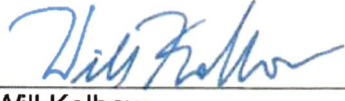
5 **LESSEE (County):**

LESSOR (City):

6 **COUNTY OF RIVERSIDE**, a political
7 subdivision of the State of California


CITY OF CALIMESA, a municipal
corporation

8
9 By: 
10 Chuck Washington, Chair
Board of Supervisors

By: 
Will Kolbow
City Manager

11 **ATTEST:**


12 Kimberly A. Rector
13 Clerk of the Board

By: 
Darlene Gerdes
City Clerk

14
15 By: 

17 **APPROVED AS TO FORM**

18 Minh C. Tran
19 County Counsel

20
21
22 By: 
23 Braden Holly
Deputy County Counsel

25 MH:ps/05132024/CM002/40.069

Calimesa Library

974 Calimesa, Blvd, Calimesa, CA 92320



Legend

- County Centerline Names
- World Street Map



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.

Notes

District 5
Leased area outlined in blue
APN 411-080-021

0 188 376 Feet

REPORT PRINTED ON... 5/14/2024 11:22:41 AM

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