

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



**ITEM: 3.27  
(ID # 27444)**

**MEETING DATE:**  
Tuesday, June 10, 2025

**FROM :** FACILITIES MANAGEMENT

**SUBJECT:** FACILITIES MANAGEMENT - REAL ESTATE DIVISION (FM-RE) AND OFFICE OF ECONOMIC DEVELOPMENT: Approval of the Seventh Amendment to Joint Use Agreement with Hemet Unified School District for the Joint Use of Facilities at Hamilton High School, Anza, California Environmental Quality Act Exempt pursuant to State CEQA Guidelines Sections 15301 and 15061(b)(3); District 3. [Total Cost: \$271,404 (100% County Library Fund)] (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. Approve the attached Seventh Amendment to Joint Use Agreement with Hemet Unified High School District, a California public school district, for the Joint Use of Facilities Located at Hamilton High School, 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 Notice of Exemption with the County Clerk and the State Clearinghouse within five (5) working days of approval by the Board.

**ACTION:**Policy, CIP

*Suzanne Holland*  
Suzanne Holland, Director of Office of Economic Development

5/2/2025

*Vincent Yzaguirre*  
Vincent Yzaguirre


5/5/2025

---

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: June 10, 2025  
xc: FM, OED, State Clearinghouse, Recorder

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$0	\$52,088	\$271,404	\$0
<b>NET COUNTY COST</b>	\$0	\$0	\$0	\$0
<b>SOURCE OF FUNDS:</b> County Library Fund 100%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 2025/26-2029/30	

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

**BACKGROUND:**

**Summary**

Riverside County Library System (RCLS) provides public library services to the community of Anza through a Joint Use Agreement (Agreement) at Hamilton High School located at 57430 Mitchell Road, Anza, California. This facility is operated in conjunction with Hemet Unified School District (District) and on-going library operations are arranged and maintained by the Library Administrator. This location continues to meet RCLS needs. This Seventh Amendment to the Agreement extends the term for an additional five (5) years commencing July 1, 2025 and terminating on June 30, 2030 (Seventh Amendment).

Pursuant to the California Environmental Quality Act (CEQA), the Seventh Amendment was reviewed 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. The proposed project, the Seventh Amendment, is the letting of property involving existing facilities.

The attached Seventh Amendment is summarized below:

District Address: Hemet Unified School District  
1791 W. Acacia Avenue  
Hemet, California 92545

Location: 57430 Mitchell Road  
Anza, California 92539

Square Footage: 5,400 square feet

Term: Extended five (5) years, July 1, 2025, through June 30, 2030

Rent: Annual payment of \$49,683.08 effective July 1, 2025

Rental Adjustments: Two percent increase annually

Maintenance: Provided by the District

Custodial: Provided by the District





**Peter Aldana**  
**Riverside County**  
**Assessor-County Clerk-Recorder**  
2724 Gateway Drive  
Riverside, CA 92507  
(951) 486-7000  
www.rivcoacr.org

**Receipt: 25-175406**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202500513
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		\$50.00
<b>Total</b>		<b>\$50.00</b>
Tender (On Account)		\$50.00
Account#	CEQARIVCOFM	
Account Name	CEQARIVCOFM - RIVERSIDE COUNTY FACILITIES MANAGEMENT	
Balance	\$3,419.00	

6/10/25, 2:19 PM PST  
Gateway Clerk



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 25-175406
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF RIVERSIDE FACILITIES	LEAD AGENCY EMAIL MSULLIVAN@RIVCO.ORG	DATE 06/10/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202500513

PROJECT TITLE  
 APPROVAL OF SEVENTH AMENDMENT TO JOINT USE AGREEMENT WITH HEMET UNIFIED SCHOOL DISTRICT FOR JOINT USE OF FACILITIES AT HAMILTON HIGH SCHOOL, ANZA

PROJECT APPLICANT NAME RIVERSIDE COUNTY FACILITIES MANAGEMENT	PROJECT APPLICANT EMAIL MSULLIVAN@RIVCO.ORG	PHONE NUMBER (951) 955-8009
PROJECT APPLICANT ADDRESS 3450 14TH STREET, 2ND FLOOR	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,123.50 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$2,968.75 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,401.75 \$ \_\_\_\_\_
- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
  - Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ \_\_\_\_\_
- County documentary handling fee \$ \_\_\_\_\_ \$50.00
- Other \$ \_\_\_\_\_


PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ \_\_\_\_\_ \$50.00

SIGNATURE X <i>C. Sandoval</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy <b>Cassandra Sandoval</b>
-----------------------------------	---

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-202500513		
06/10/2025 02:19 PM Fee: \$ 50.00		
Page 1 of 2		
Removed:	By:	Deputy
		

**NOTICE OF EXEMPTION**

February 24, 2025

**Project Name:** Approval of Seventh Amendment to Joint Use Agreement with Hemet Unified School District for Joint Use of Facilities at Hamilton High School, Anza

**Project Number:** FM04210000200

**Project Location:** 57430 Mitchell Road, west of Bohlen Road, Anza CA 92539, Assessor's Parcel Number (APN): 575-050-045

**Description of Project:** Riverside County Library System (RCLS) provides public library services to the community of Anza through a Joint Use Agreement (Agreement) at Hamilton High School located at 57430 Mitchell Road, Anza, California. This facility is operated in conjunction with Hemet Unified School District and on-going library operations are arranged and maintained by the Library Administrator. This location continues to meet RCLS needs. This Seventh Amendment to the Agreement extends the term for an additional five (5) years commencing July 1, 2025 and terminating on June 30, 2030 (Seventh Amendment). The Seventh Amendment to the Joint Use Agreement with Hemet Unified School District is identified as the proposed project under the California Environmental Quality Act (CEQA). The Joint Use Agreement would result in the use of an existing library facility and would not result in alteration of the existing building footprint or result in a significant increase in capacity of use. 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.

**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 an existing library.

- **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 an amendment to a Joint Use Agreement for continued use of an existing library facility and would include the continued maintenance and repairs of the facility to keep the library functional. The use of the facility by the County would be consistent with the current land use, and would not require any expansion of public services and facilities; 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 Joint Use Agreement is limited to a contractual transaction to continue use of an existing facility. The indirect effects would be limited to existing maintenance and use of an existing building containing a library. The Joint Use Agreement will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will not differ from the existing use and will not create any new environmental impacts to the surrounding area. No impacts beyond the minor maintenance and continued use of the facility 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: 2-24-2025

Mike Sullivan,  
County of Riverside, Facilities Management

# Document Root (Read-Only)

**Selected Document**

**2025060532 - NOE - Approval of Seventh Amendment to Joint Use Agreement with Hemet Unified School District for Joint Use of Facilities at Hamilton High School, Anza**

Riverside County  
Created - 6/12/2025 | Submitted - 6/12/2025 | Posted - 6/12/2025 | Received - 6/12/2025 | Published - 6/12/2025  
Whitney N Mayo

**Document Details**

**Public Agency**  
Riverside County

**Document Type**  
Notice of Exemption

**Document Status**  
Published

**Title**  
Approval of Seventh Amendment to Joint Use Agreement with Hemet Unified School District for Joint Use of Facilities at Hamilton High School, Anza

**Document Description**

Riverside County Library System (RCLS) provides public library services to the community of Anza through a Joint Use Agreement (Agreement) at Hamilton High School located at 57430 Mitchell Road, Anza, California. This facility is operated in conjunction with Hemet Unified School District and on-going library operations are arranged and maintained by the Library Administrator. This location continues to meet RCLS needs. This Seventh Amendment to the Agreement extends the term for an additional five (5) years commencing July 1, 2025 and terminating on June 30, 2030 (Seventh Amendment). The Seventh Amendment to the Joint Use Agreement with Hemet Unified School District is identified as the proposed project under the California Environmental Quality Act (CEQA). The Joint Use Agreement would result in the use of an existing library facility and would not result in alteration of the existing building footprint or result in a significant increase in capacity of use. No additional direct or indirect physical environmental impacts are anticipated.

**Attachments** (Upload Project Documents)

**3.27 NOE - Amendment to Joint Use of Hamilton High School, Anza.pdf**

**Contacts**

County of Riverside Facilities Management - *Mike Sullivan*  
3450 14th Street  
Riverside, CA 92501  
Phone : (951) 955-4820  
msullivan@rivco.org

**Regions**

Southern California

**Counties**

Riverside

**Cities**

Anza

**Location Details****Cross Streets**

57430 Mitchell Road, west of Bohlen Road, Anza CA 92539

**Parcel Number** - 575-050-045

**Other Location Info**

57430 Mitchell Road, west of Bohlen Road, Anza CA 92539, Assessor's Parcel Number (APN): 575-050-045

**Notice of Exemption****Exempt Status**

Categorical Exemption

**Type, Section Number or Code Number**

15301

**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 an existing library. 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 an amendment to a Joint Use Agreement for continued use of an existing library facility and would include the continued maintenance and repairs of the facility to keep the library functional. The use of the facility by the County would be consistent with the current land use, and would not require any expansion of public services and facilities; 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. 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.

**Exempt Status**

Other

**Type, Section Number or Code Number**

15061(b)(3)

**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 an existing library. 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 Joint Use Agreement is limited to a contractual transaction to continue use of an existing facility. The indirect effects would be limited to existing maintenance and use of an existing building containing a library. The Joint Use Agreement will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will not differ from the existing use and will not create any new environmental impacts to the surrounding area. No impacts beyond the minor maintenance and continued use of the facility 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.

1 **SEVENTH AMENDMENT TO JOINT USE AGREEMENT BETWEEN THE COUNTY**  
2 **OF RIVERSIDE AND THE HEMET UNIFIED SCHOOL DISTRICT FOR JOINT USE**  
3 **OF FACILITIES LOCATED AT HAMILTON HIGH SCHOOL**  
4

5 **THIS SEVENTH AMENDMENT TO JOINT USE AGREEMENT** ("Seventh  
6 Amendment"), dated as of JUN 10 2025, 2025, is entered by and between the  
7 **COUNTY OF RIVERSIDE**, a political subdivision of the State of California, ("Lessee"),  
8 and the **HEMET UNIFIED SCHOOL DISTRICT**, a California public school district,  
9 ("Lessor"), sometimes collectively referred to herein as the "Parties", for the property  
10 described below upon the following terms and conditions:

11 **Recitals.**

12 a. Lessee and Lessor have entered into that certain Joint Use  
13 Agreement dated June 17, 2003, (the "Agreement") pursuant to which Lessor has  
14 agreed to lease to Lessee and Lessee has agreed to lease from Lessor a portion of  
15 that certain building located at 57430 Mitchell Road, Anza, California (the "Building"),  
16 as more particularly described in the Agreement.

17 b. The Agreement has been amended by:

18 i. That certain First Amendment to Joint Use Agreement  
19 dated June 30, 2009, by and between the Lessee and Lessor (the "1<sup>st</sup> Amendment"),  
20 whereby the Parties amended the Agreement to extend the term, adjust rent amounts,  
21 and Library hours.

22 ii. That certain Second Amendment to Joint Use Agreement  
23 dated July 13, 2010, by and between the Lessee and Lessor (the 2<sup>nd</sup> Amendment),  
24 whereby the Parties amended the Agreement to extend the term.

25 iii. That certain Third Amendment to Joint Use Agreement  
26 dated June 28, 2011, by and between the Lessee and Lessor (the "3<sup>rd</sup> Amendment"),  
27 whereby the Parties amended the Agreement to extend the term, adjust rent amounts,  
28 and the address for both parties under Notices.

JUN 10 2025 3.27

1                   iv. That certain Fourth Amendment to Joint Use Agreement  
2 dated March 20, 2012, by and between the Lessee and Lessor (the "4<sup>th</sup> Amendment"),  
3 whereby the Parties amended the Agreement to extend the term and adjust rent  
4 amounts.

5                   v. That certain Fifth Amendment to Joint Use Agreement  
6 dated June 30, 2015, by and between the Lessee and Lessor (the "5<sup>th</sup> Amendment"),  
7 whereby the Parties amended the Agreement to extend the term, adjust rent amounts,  
8 and update language regarding custodial and Use Fee, Operation Expense,  
9 Maintenance and Repair.

10                  vi. That certain Sixth Amendment to Joint Use Agreement  
11 dated June August 25, 2020, by and between the Lessee and Lessor (the "6<sup>th</sup>  
12 Amendment"), whereby the Parties amended the Agreement to extend the term, adjust  
13 rent amounts, and update language regarding Use Fee, Operation Expense,  
14 Maintenance and Repair.

15                  c. The Parties now desire to amend the Agreement to extend the  
16 term and the rent amounts.

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

19                  **1. Term of the Agreement.** Section 4.2 of the Agreement shall be  
20 amended as follows: The term of this Agreement shall be extended for five (5) years  
21 commencing on July 1, 2025 and terminating on June 30, 2030.

22                  **2. Use Fee, Operation Expense, Maintenance and Repair.** Section 4.8  
23 of the Agreement shall be amended as follows: County agrees to pay an hourly fee  
24 equal to direct cost rate for the library facilities utilized based on the current hourly rate  
25 of \$40.03 with rate adjusted annually by two (2%) percent. If any additional service is  
26 required for weekend activities or special needs beyond the normal routine of school,  
27 custodial service at the current district rate schedule. Present district rate schedule is  
28 \$40.53 per hour (\$60.80 per hour overtime) for custodial services with a two-hour

1 minimum. The rate cannot be increased by more than two (2%) percent annually  
2 during the term of the Agreement. Lessor shall provide maintenance.

3 **3. Rent.** Lessee shall pay to Lessor the yearly sum as rent for the leased  
4 premises during the term of the Agreement as indicated below:

5

Rent	Custodial	Yearly Amount	Period
\$ 32,984.72	\$ 16,698.36	\$ 49,683.08	July 1, 2025 - June 30, 2026
\$ 34,146.72	\$ 17,114.76	\$ 51,261.48	July 1, 2026 - June 30, 2027
\$ 34,319.60	\$ 17,374.04	\$ 51,693.64	July 1, 2027 - June 30, 2028
\$ 35,173.44	\$ 17,806.14	\$ 52,979.58	July 1, 2028 - June 30, 2029
\$ 35,357.28	\$ 17,898.96	\$ 53,256.24	July 1, 2029 - June 30, 2030

6  
7  
8  
9  
10  
11  
12

13 **4. Capitalized Terms/Seventh Amendment to Joint Use Agreement to**  
14 **prevail.** Unless defined herein or the context requires otherwise, all capitalized terms  
15 herein shall have the meaning defined in the Agreement, as heretofore amended.

16 The provisions of this Seventh Amendment shall prevail over any inconsistency or  
17 conflicting provisions of the Agreement, as heretofore amended, and shall supplement  
18 the remaining provisions thereof.

19 **5. Miscellaneous.** Except as amended or modified herein, all terms of the  
20 Original Agreement shall remain in full force and effect and shall apply with the same  
21 force and effect. This is of the essence in this Seventh Amendment and the  
22 Agreement and each and all of their respective provisions. Subject to the provisions of  
23 the Agreement as to assignment, the agreements, conditions and provisions herein  
24 contained shall apply to and bind the heirs, executors, administrators, successors and  
25 assigns of the parties hereto. If any provisions of this Seventh Amendment or the  
26 Agreement shall be determined to be illegal or unenforceable, such determination shall  
27 not affect any other provision of the Agreement and all such other provisions shall  
28

1 remain in full force and effect. The language in all parts of the Agreement shall be  
2 construed according to its normal and usual meaning and not strictly for or against  
3 either Lessor or Lessee. Neither this Seventh Amendment, nor the Agreement, nor  
4 any notice nor memorandum regarding the terms hereof, shall be recorded by Lessee.

5 **6. Effective Date.** This Seventh Amendment to the Joint Use Agreement  
6 shall not be binding or consummated until its approval by the Riverside County Board  
7 of Supervisors and fully executed by the Parties.

8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

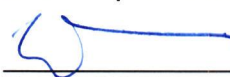
[SIGNATURES ON FOLLOWING PAGE]

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

3  
4 **COUNTY OF RIVERSIDE**, a political  
subdivision of the State of California

5  
6 By:   
7 V. Manuel Perez, Chair  
Board of Supervisors

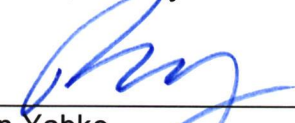
**HEMET UNIFIED SCHOOL DISTRICT**,  
a California public school district

By:   
Darrin Watters  
Deputy Superintendent

8  
9 **ATTEST:**  
10 Kimberly Rector  
Clerk of the Board

11  
12 By: 

13  
14 **APPROVED AS TO FORM:**  
Minh C. Tran, County Counsel

15  
16 By:   
17 Ryan Yabko  
Deputy County Counsel

18  
19  
20  
21  
22  
23  
24  
25  
26 MH:i/02182025/AN002/40.231

27  
28  
JUN 10 2025 3.27

# Exhibit A

**FY 2025/26**  
**Riverside County Library System**  
**57430 Mitchell Road, Anza, CA**

***ESTIMATED AMOUNTS***

**Total Square Footage to be Leased:**

Current Office:	5,400 SQFT		
Annual Lease Cost (Jul-Jun)		\$	49,683.08
Total Lease Cost (Jul-Jun)		\$	49,683.08
			<u>\$ 49,683.08</u>

**Estimated Additional Costs:**

FM Lease Management Fee as of 07/01/2024	4.84%	\$	2,404.66
<b>TOTAL ESTIMATED COST FOR FY 2025/26</b>		<b>\$</b>	<b><u>52,087.74</u></b>

# Exhibit B

**FY 2026/27**  
**Riverside County Library System**  
**57430 Mitchell Road, Anza, CA**

***ESTIMATED AMOUNTS***

**Total Square Footage to be Leased:**

Current Office:	5,400 SQFT	
Annual Lease Cost (Jul-Jun)	\$	51,261.48
Total Lease Cost (Jul-Jun)		<u>\$ 51,261.48</u>
		<b>\$ 51,261.48</b>

**Estimated Additional Costs:**

FM Lease Management Fee as of 07/01/2024	4.84%	<u>\$ 2,481.06</u>
<b>TOTAL ESTIMATED COST FOR FY 2026/27</b>		<b><u><u>\$ 53,742.54</u></u></b>

# Exhibit C

**FY 2027/28 - 2029/30**  
**Riverside County Library System**  
**57430 Mitchell Road, Anza, CA**

***ESTIMATED AMOUNTS***

**Total Square Footage to be Leased:**

Current Office: 5,400 SQFT -

	<b>FY 2027/28</b>	<b>FY 2028/29</b>	<b>FY 2029/30</b>
Annual Lease Cost (Jul-Jun)	\$ 51,693.64	\$ 52,979.58	\$ 53,256.24
Total Lease Cost (Jul-Jun)	\$ 51,693.64	\$ 52,979.58	\$ 53,256.24
<b>Total Estimated Lease Cost for FY 2027/28 - 2029/30</b>	<b>\$ 51,693.64</b>	<b>\$ 52,979.58</b>	<b>\$ 53,256.24</b>

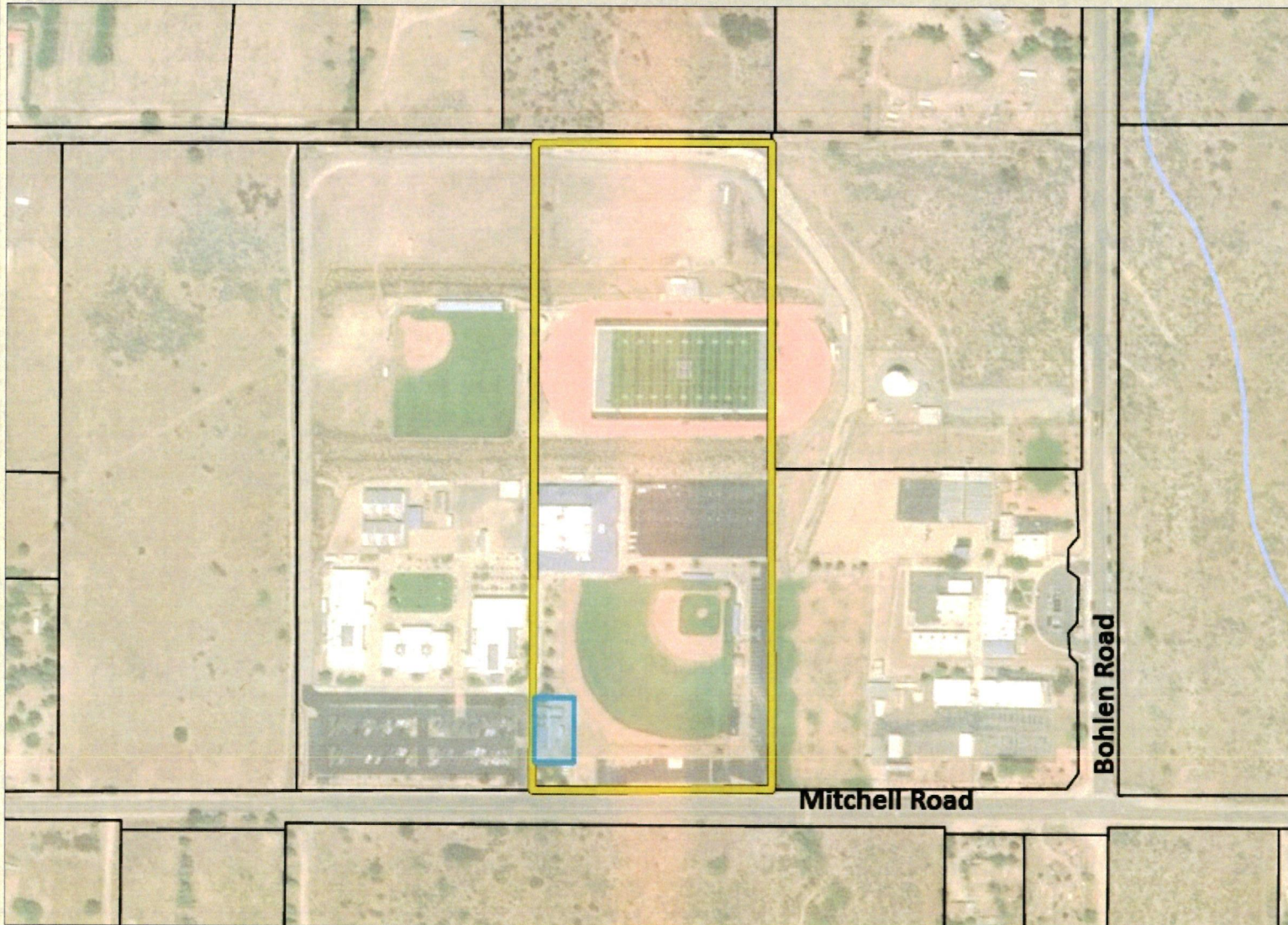
**Estimated Additional Costs:**

FM Lease Management Fee as of 7/1/2024	4.84%	\$ 2,501.97	\$ 2,564.21	\$ 2,577.60
<b>TOTAL ESTIMATED COST FOR FY 2027/28 - 2029/30</b>		<b>\$ 54,195.61</b>	<b>\$ 55,543.79</b>	<b>\$ 55,833.84</b>

**F11 Total Cost** **\$ 271,403.52**

# Anza Library

57430 Mitchell Road, Anza, CA 92539



## Legend

- County Boundary
- City Boundaries
- Parcels, County
- 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.

0 376 752 Feet

REPORT PRINTED ON... 3/19/2025 3:36:15 PM

© Riverside County GIS

## Notes

Seventh Amendment to the Joint Use Agreement  
APN 575-050-046  
Leased space in blue