

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



ITEM: 3.26
(ID # 27912)

MEETING DATE:

Tuesday, July 29, 2025

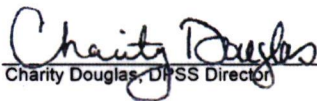
FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT-REAL ESTATE (FM-RE) AND DEPARTMENT OF PUBLIC SOCIAL SERVICES (DPSS): Approval of the Second Amendment to Lease with 610 Investments 24-3, LLC, DPSS, Hemet, California Environmental Quality Act Exempt per State CEQA Guidelines Sections 15301 and 15061(b)(3); District 5. [Total Cost: \$717,599 - 65% Federal, 29% State, 6% County (DPSS Dept. Budget) Fund 10000] (Clerk of the Board to file Notice of Exemption)(4/5 Vote Required)

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 Second Amendment to Lease with 610 Investments 24-3, LLC, a California limited liability company 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;
4. Approve and direct the Auditor Controller to make the budget adjustment shown in Schedule A; and
5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk and State Clearinghouse within five (5) working days of approval by the Board.

ACTION:4/5 Vote Required, Policy


Charity Douglas, DPSS Director

6/18/2025

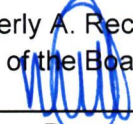

Vincent Yzaguirre

7/10/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Medina 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: July 29, 2025
xc: FM-RE, DPSS, Auditor, 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	\$239,200	\$239,200	\$717,599	\$0
NET COUNTY COST	\$14,352	\$14,352	\$43,056	\$0
SOURCE OF FUNDS: 65% Federal, 29% State, 6% County (DPSS Dept. Budget) Fund 10000			Budget Adjustment: Yes	
			For Fiscal Year: 25/26-27/28	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Department of Public Social Services – Self Sufficiency Division (DPSS) has provided services at 541 N. San Jacinto Street, Hemet, since May 11, 1999 (M.O. 3.7) (Original Lease). A new lease with 610 Investments 24-3, LLC, a California limited liability company (Lessor), was executed on November 29, 2022 (M.O. 3.12). The parties also entered into a First Amendment to Lease on October 1, 2024 (M.O. 3.23), wherein the County exercised its option to extend the Lease, which now expires December 31, 2034.

The County has requested renovations to the leased facility through this Second Amendment to Lease, to provide for requested tenant improvements (Second Amendment). The Lessor will incur the costs of said improvements and be reimbursed by the County upon completion of the work. The improvements included in this Second Amendment, to be constructed by the Lessor, involve the renovation of the conference room and restrooms identified within this Second Amendment. The Lessor will contribute \$40,000.00 to the total actual cost of the project.

Pursuant to the California Environmental Quality Act (CEQA), the Second Amendment 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), "Common Sense" exemption. The proposed project, the Second Amendment, involves the letting of property at an existing facility. Moderate tenant improvements will be performed and no expansion of an existing use will occur.

The Second Amendment is summarized as follows:

Lessor: 610 Investments 24-3, LLC
610 N. Santa Anita Ave., Arcadia, CA 91006

Premises: 541 N. San Jacinto Street, Hemet, CA 92543

Size: 58,820 Square Feet

Tenant
Improvements: Total Improvements: \$724,470.56
Landlord Contribution: \$40,000.00
County Contribution

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

Not to exceed: \$684,470.56

The attached Second Amendment has been reviewed and approved by County Counsel as to legal form.

Impact on Citizens and Businesses

This Second Amendment will allow the Department of Public Social Services to continue to provide beneficial services to the community, while improving the environment of the facility for employees and the public.

Additional Fiscal Information

See attached Exhibits A, B, and C. All the associated costs for this Second Amendment will be budgeted in FY 2025/26 – 2027/28 through the DPSS departmental budget. DPSS will reimburse Facilities Management Real Estate for all associated costs.

Contract History and Price Reasonableness

The lease has been in place since 1999. The cost of improvements is aligned and consistent with the current fair market pricing.

Original Lease	November 29, 2022	M.O. 3.12
First Amendment	October 1, 2024	M.O. 3.23

ATTACHMENTS:

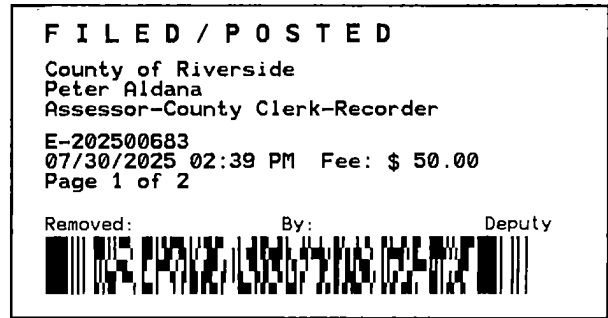
- Second Amendment to Lease
- Notice of Exemption
- Exhibits A, B, & C
- Aerial Image
- Schedule A

HM028/FM042310002800


Evangelina Gregorio EO, Principal Mgmt Analyst 7/20/2025


Aaron Gettis, Chief of Deputy County Counsel 7/15/2025

County of Riverside
Facilities Management-PMO
3450 14th Street, 2nd Floor, Riverside, CA



NOTICE OF EXEMPTION

May 15, 2025

Project Name: Approval of the Second Amendment to Lease Agreement with 610 Investments 24-3, LLC, for the Department of Public Social Services (DPSS), Hemet

Project Number: FM042310002800

Project Location: 541 North San Jacinto Street, north of East Oakland Avenue, Hemet, California 92543, Assessor's Parcel Number (APN) 445-090-011

Description of Project: The County of Riverside (County) has operated at 541 N. San Jacinto Street, Hemet, CA 92543 (Premises), since May 11, 1999 for use by its DPSS Self Sufficiency Division. The current lease with 610 Investments 24-3, LLC (Lessor) expires December 31, 2034 (Lease) and the County has requested renovations to the Premises through the Second Amendment to Lease to provide for requested facility and tenant improvements (Second Amendment). The Lessor will incur the cost of said improvements and be reimbursed by the County. The Second Amendment to the Lease Agreement with 610 Investments 24-3, LLC, is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the extension of term involving existing facilities with minor interior tenant improvements; no expansion of the existing facility will occur. The operation of the facility will continue to provide public social 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

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 Second Amendment to the Lease Agreement.



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: 25-231984
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 07/30/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202500683	

PROJECT TITLE
 APPROVAL OF THE SECOND AMENDMENT TO LEASE AGREEMENT WITH 610 INVESTMENTS 24-3, LLC, FOR THE DEPARTMENT OF PUBLIC SOCIAL SERVICES (DPSS), HEMET

PROJECT APPLICANT NAME COUNTY OF RIVERSIDE FACILITIES MGMT	PROJECT APPLICANT EMAIL MSULLIVAN@RIVCO.ORG	PHONE NUMBER (951) 955-4820
PROJECT APPLICANT ADDRESS 3450 14TH STREET,	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	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Jessica Arevalo
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Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 25-231984

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202500683
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		\$50.00
Total		\$50.00
Tender (On Account)		\$50.00
Account#	CEQARIVCOFM	
Account Name	CEQARIVCOFM - RIVERSIDE COUNTY FACILITIES MANAGEMENT	
Balance	\$3,569.00	

SCH Number 2025080037

From Thomas Hubbard <THOMAS.HUBBARD@lci.ca.gov>

Date Fri 8/1/2025 12:09 PM

To Mayo, Whitney <WMayo@Rivco.org>

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

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Thank you for submitting your notice through CEQA Submit. Your document has been successfully published.

To view your submission, use the following link.

<https://cegasubmit.lci.ca.gov/Document/Index/321002/1>

Please contact the SCH with any questions at state.clearinghouse@lci.ca.gov.

Thank you,



Thomas Hubbard | *he/him*

Jr. CEQA Analyst

Governor's Office of Land Use and Climate Innovation

Formerly known as the Governor's Office of Planning and Research

Thomas.Hubbard@lci.ca.gov

lci.ca.gov | [Follow us on LinkedIn](#) | [Follow us on X](#)

****Note:** No reply, response, or information provided constitutes legal advice.

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SECOND AMENDMENT TO LEASE
541 N San Jacinto St., Hemet, CA 92543

This **SECOND AMENDMENT TO LEASE** (“Second Amendment”) dated as of JUL 29 2025, is entered by and between **610 INVESTMENTS 24-3, LLC**, a California Limited Liability Company (“Lessor”), as successor-in-interest to SIC/Leed Plaza, LLC, a Delaware limited liability company, and the **COUNTY OF RIVERSIDE**, a political subdivision of the State of California (“County”), as lessee, sometimes collectively referred to as the “Parties”.

1. Recitals

a. Lessor and County have entered into that certain lease, dated November 29, 2022, (“Lease”) pursuant to which Lessor has agreed to lease to County and County has agreed to lease from Lessor that certain building located at 541 North San Jacinto Street, in the City of Hemet, State of California (“Building”), as more particularly shown in the Lease (the “Premises”).

b. The Lease has been amended by:

i. That certain First Amendment to Lease dated October 1, 2024, by and between Lessor and County (the “First Amendment”), whereby the Parties amended the Lease to exercise the option to extend the current term by five years, add provisions for the Lessor to provide certain renovations, and grant the County one additional extension option for a five-year term.

c. The Parties now desire to amend the Lease a second time to address additional tenant improvements.

d. The Lease, First Amendment, and this Second Amendment are collectively referred to as the Lease.

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

JUL 29 2025 3:24

1 **2. Improvements by Lessor.** Section 11 of the Lease is hereby amended
2 to add to the following Section 11.1.1.1:

3 **11.1.1.1** Pursuant to Section 11.1.1 of the Lease, County has
4 requested renovations be completed by Lessor to a conference room and four
5 bathrooms within the Premises. Lessor agrees to perform the requested renovations to
6 the conference room and bathrooms of the Premises (“Renovation Work”).

7 Lessor, at its sole cost and expense, not subject to reimbursement by
8 County, except as stipulated in Section 11.1.1.1(c), shall:

9 (a) Renovate an existing conference room and restrooms referenced
10 as restrooms 113, 114, 196 and 197 on the floor plan as is shown on Exhibit “K” and
11 generally in accordance with the provisions according to Exhibit “B,” Leasehold
12 Improvement Agreement.

13 (b) Upon approval by County Board of Supervisors, said work will
14 commence on a mutually agreeable date as requested by County. Work to be
15 completed in phases after hours.

16 (c) The cost of said tenant improvements pursuant to this Section
17 11.1.1.1 and other related costs shall not exceed Seven Hundred Twenty-Four
18 Thousand, Four Hundred Seventy Dollars and Fifty-Six Cents (\$724,470.56). The
19 actual cost estimate for the Renovation Work to be completed as shown on Exhibit “J”
20 is Six Hundred Fifty-Eight Thousand, Six Hundred Nine Dollars and Sixty Cents
21 (\$658,609.60), plus a contingency of ten percent (10%) in the amount of Sixty-Five
22 Thousand, Eight Hundred Sixty Dollars and Ninety-Six Cents (\$65,860.96) which has
23 been budgeted by the County exclusively for the purpose of paying for change orders
24 requested by County during the course of Renovation Work. In addition, Lessor will
25 contribute up to Forty Thousand Dollars (\$40,000.00), not subject to reimbursement by
26 the County, for the stated tenant improvements. County shall reimburse Lessor for the
27 actual cost of the improvements, minus the Lessor’s contribution, in an amount not to
28 exceed Six Hundred Eighty-Four Thousand, Four Hundred Seventy Dollars and Fifty-

1 Six Cents (\$684,470.56). Upon receipt of an itemized statement of actual costs, County
2 shall reimburse Lessor for said improvements. Reimbursement shall be made in the
3 following manner:

4 (i) One third (1/3) of the not-to-exceed reimbursement amount of
5 \$684,470.56 shall be paid within 30 days after substantial completion and receipt of
6 invoices with supporting documentation as required.

7 (ii) One half (1/2) of the remaining balance per annum from the
8 date of substantial completion to the date of payment, shall be paid on or before
9 October 1st of the County fiscal year following the fiscal year in which the initial
10 payment referenced in Section 11.1.1.1 (i) was paid.

11 (iii) The remaining balance from the date of substantial completion
12 until the date of payment, shall be paid on or before October 1st of the County fiscal
13 year following the fiscal year in which the payment referenced in Section 11.1.1.1 (ii)
14 above was paid.

15 **3. Capitalized Terms; Second Amendment to Prevail.** Unless defined
16 herein or the context requires otherwise, all capitalized terms herein shall have the
17 meaning defined in the Lease, as heretofore amended. The provision of this Second
18 Amendment shall prevail over any inconsistency or conflicting provision of the Lease,
19 as heretofore amended, and shall supplement the remaining provision thereof.

20 **4. Miscellaneous.** Except as amended or modified herein, all the terms of
21 the Lease shall remain in full force and effect and shall apply with the same force and
22 effect. If any provisions of this Second Amendment or the Lease shall be determined to
23 be illegal or unenforceable, such determination shall not affect any other provision of
24 the Lease and all such other provisions shall remain in full force and effect. The
25 language in all parts of the Lease shall be construed according to its normal and usual
26 meaning and not strictly for or against either Lessor or County. Neither this Second
27 Amendment, nor the Lease, nor any notice nor memorandum regarding the terms
28 hereof, shall be recorded by County.

1 **5. Effective Date.** This Second Amendment to Lease shall not be binding
2 or consummated until its approval by the Riverside County Board of Supervisors and
3 fully executed by the Parties.

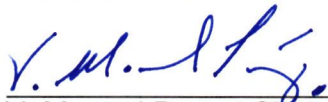
4 **6. Language for Use of Electronic (Digital) Signatures.** This Second
5 Amendment may be executed in any number of counterparts, each of which will be an
6 original, but all of which together will constitute one instrument. Each party of this
7 Second Amendment agrees to the use of electronic signatures, such as digital
8 signatures that meet the requirements of the California Uniform Electronic Transactions
9 Act (“CUETA”) Cal. Civ. Code §§ 1633.1 to 1633.17), for executing this Second
10 Amendment. The parties further agree that the electronic signatures of the parties
11 included in this Second Amendment are intended to authenticate this writing and to
12 have the same force and effect as manual signatures. Electronic signature means an
13 electronic sound, symbol, or process attached to or logically associated with an
14 electronic record and executed or adopted by a person with the intent to sign the
15 electronic record pursuant to the CUETA as amended from time to time. The CUETA
16 authorizes use of an electronic signature for transactions and contracts among parties
17 in California, including a government agency. Digital signature means an electronic
18 identifier, created by computer, intended by the party using it to have the same force
19 and effect as the use of a manual signature, and shall be reasonably relied upon by the
20 parties. For purposes of this section, a digital signature is a type of "electronic
21 signature" as defined in subdivision (i) of Section 1633.2 of the Civil Code.

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1 **In Witness Whereof**, the Parties have executed this Second Amendment as of
2 the dated first written above.

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4 Dated: JUL 29 2025

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7 LESSEE:
8 County of Riverside, a political subdivision
of the State of California

9 By: 
10 V. Manuel Perez, Chair
11 Board of Supervisors

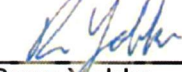
LESSOR:
610 Investments 24-3, LLC, a California
limited liability company

DocuSigned by:
By: Rao R. Yalamanchili 7/7/2025
300720 CALIFORNIA
Rao R. Yalamanchili, Manager

12 ATTEST:
13 Kimberly A. Rector
14 Clerk of the Board

15 By: 
Deputy

16
17 APPROVED AS TO FORM:
18 Minh C. Tran, County Counsel

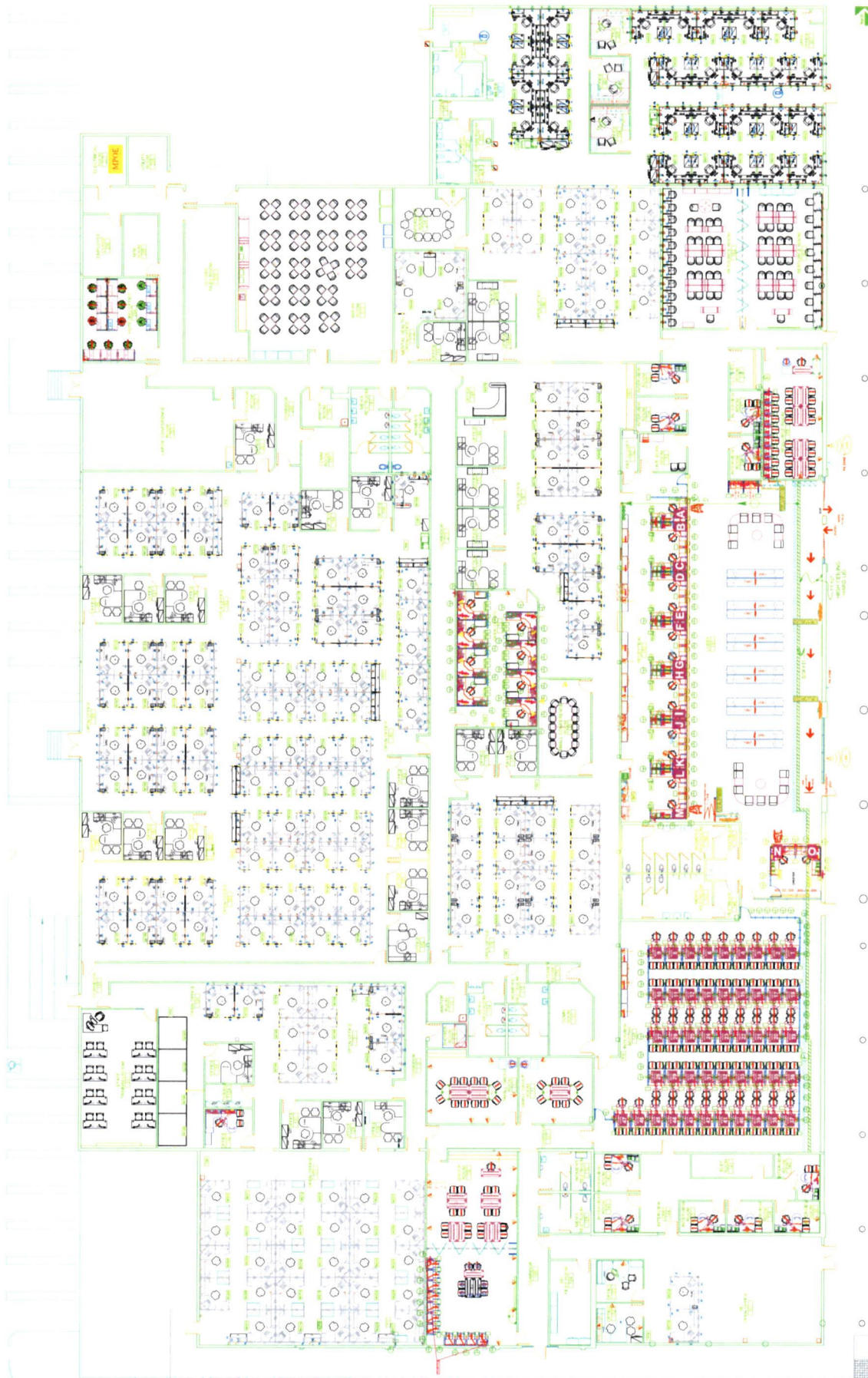
19 By: 
20 Ryan Jabko
21 Deputy County Counsel

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26 PC:il/04222025/HM028/40.258

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JUL 29 2025 3.20

FLOOR PLAN

541 N San Jacinto St., Hemet, CA 92543



HEMET SSD
541 N. SAN JACINTO STREET
HEMET, CA 92543

01/29/2024

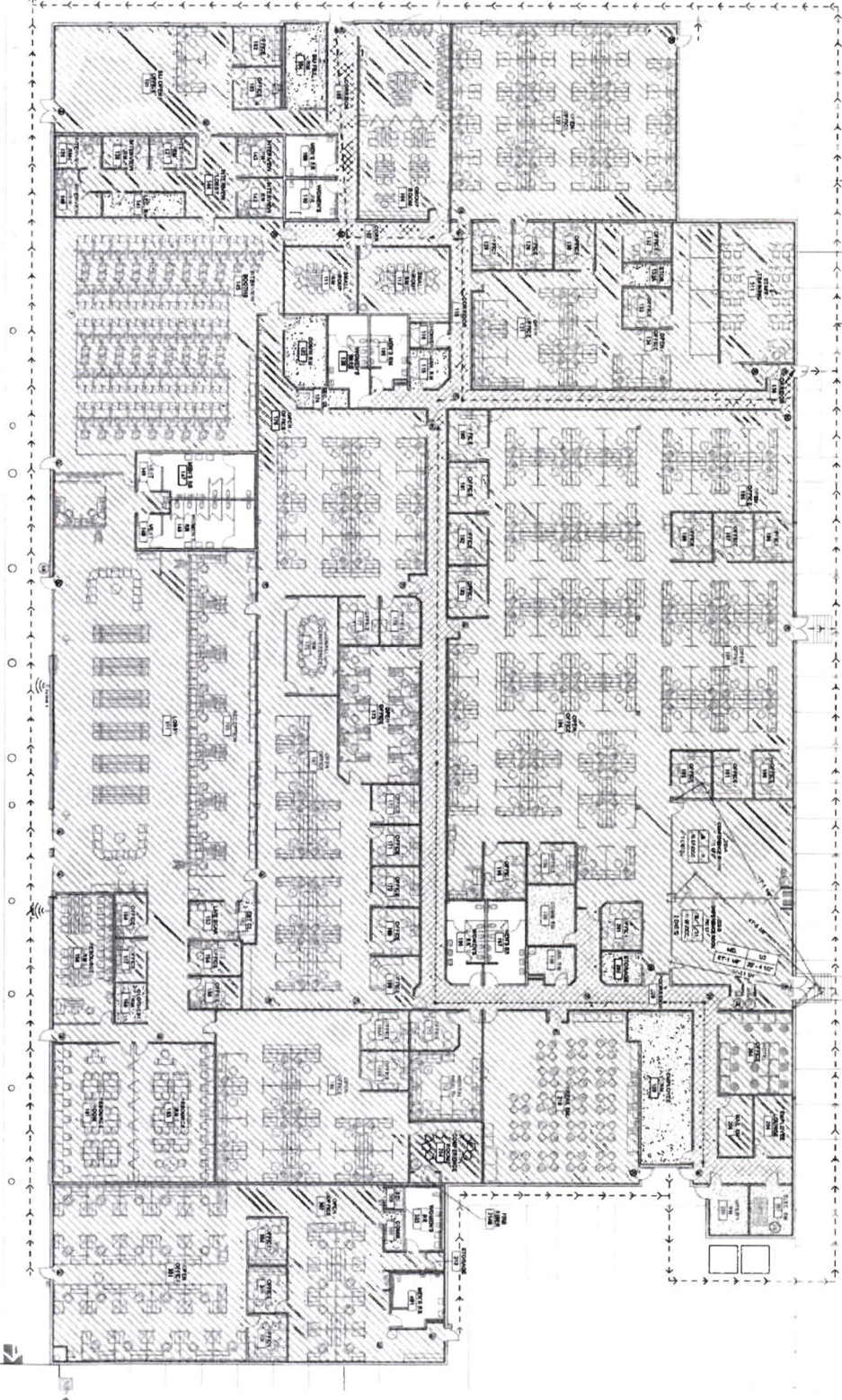
SCOPE OF WORK

Conference Room and Restrooms

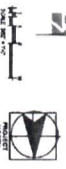
3/26/2025 2:31:30 PM

G121 CODE COMPLIANCE GROUND FLOOR

1 EXITING AND OCCUPANCY PLAN
SCALE: 1/8" = 1'-0"



- CODE ANALYSIS LEGEND**
- 1. ALL ROOMS SHALL BE MARKED WITH THE CORRECT OCCUPANCY TYPE AND EXIT REQUIREMENTS.
 - 2. EXIT REQUIREMENTS SHALL BE MARKED WITH THE CORRECT EXIT TYPE AND EXIT REQUIREMENTS.
 - 3. EXIT REQUIREMENTS SHALL BE MARKED WITH THE CORRECT EXIT TYPE AND EXIT REQUIREMENTS.
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- OCCUPANCY LEGEND**
- 1. OFFICE
 - 2. CONFERENCE ROOM
 - 3. RECEPTION
 - 4. RESTROOM
 - 5. STORAGE
 - 6. MEETING ROOM
 - 7. BREAK ROOM
 - 8. WAITING AREA
 - 9. LOBBY
 - 10. CORRIDOR
 - 11. STAIRWELL
 - 12. ELEVATOR
 - 13. MECHANICAL ROOM
 - 14. ELECTRICAL ROOM
 - 15. TELEPHONE ROOM
 - 16. JANETRY
 - 17. STORAGE ROOM
 - 18. OFFICE
 - 19. CONFERENCE ROOM
 - 20. RECEPTION
 - 21. RESTROOM
 - 22. STORAGE
 - 23. MEETING ROOM
 - 24. BREAK ROOM
 - 25. WAITING AREA
 - 26. LOBBY
 - 27. CORRIDOR
 - 28. STAIRWELL
 - 29. ELEVATOR
 - 30. MECHANICAL ROOM
 - 31. ELECTRICAL ROOM
 - 32. TELEPHONE ROOM
 - 33. JANETRY
 - 34. STORAGE ROOM
- EXIT ANALYSIS NOTES**
1. ALL ROOMS SHALL BE MARKED WITH THE CORRECT OCCUPANCY TYPE AND EXIT REQUIREMENTS.
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ISSUE FOR PERMIT | MARCH 26, 2025

DPSS HEMET CONFERENCE ROOM ALTERATION

541 N SAN JACINTO ST, HEMET, CA 92543

FOR
DEPARTMENT OF PUBLIC SOCIAL SERVICES (DPSS)



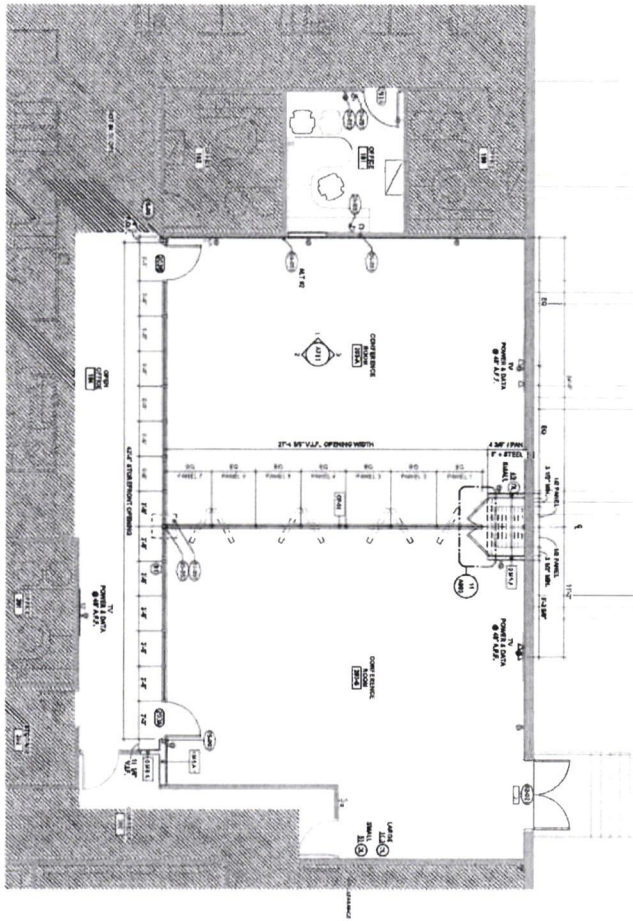
PROJECT TITLE
CODE COMPLIANCE GROUND FLOOR

DATE
03/26/25

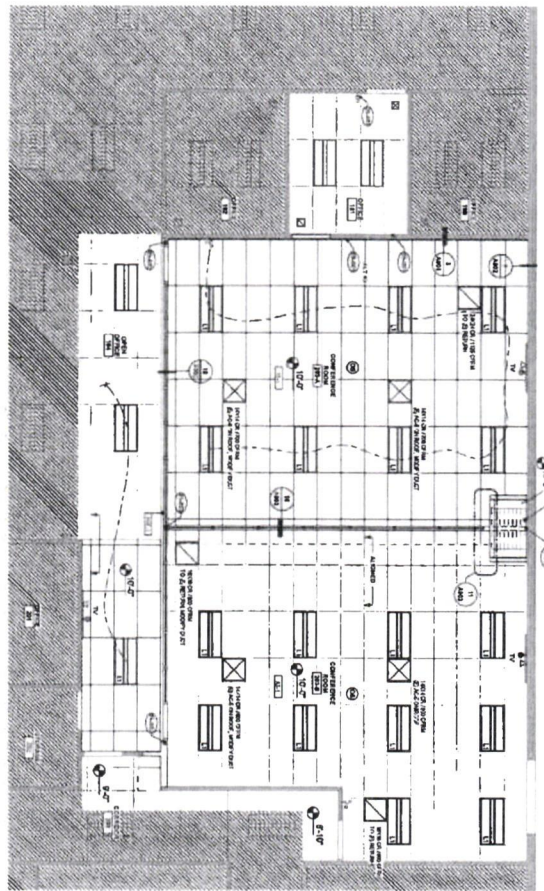
PROJECT
541 N SAN JACINTO ST

SHEET NO.
G121

1 FLOOR PLAN - CONFERENCE ROOM



2 REFLECTED CEILING PLAN - CONFERENCE ROOM



FLOOR PLAN NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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REFLECTED CEILING NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
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ROOM PLAN SYMBOLS

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KEYNOTE LEGEND

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DPSS HEMET CONFERENCE ROOM ALTERATION
 541 N SAN JACINTO ST, HEMET, CA 92543
 FOR
 DEPARTMENT OF PUBLIC SOCIAL SERVICES (DPSS)

HAUS ARCHITECTS
 LICENSED ARCHITECTS
 1000 N. GARDEN ST. SUITE 100
 SAN ANTONIO, TEXAS 78207
 TEL: 214.222.1111
 WWW.HAUSARCHITECTS.COM

ISSUE FOR PERMIT | MARCH 26, 2025

SHEET NO. **A211**
 DATE: 03/21/25
 JOB: 20000
 DRAWING: 2000-000-0000

<p>11 DROPPED G.B. CEILING</p>					
<p>6 TYP. WIRE ATTACHMENT</p>					
<p>1 ACT FRAMING PLAN</p>		<p>7 LIGHT FIXTURE SUPPORT</p>	<p>8 ACT CEILING AT STUD WALL</p>	<p>9 TYP. ACT @ WALL</p>	<p>10 TYP. ACT @ HR WALL</p>
<p>3 COMPRESSION POST</p>				<p>4 SUSPENDED ACOUSTICAL TILE CEILING</p>	

ISSUE FOR PERMIT | MARCH 26, 2025

DPSS HEMET CONFERENCE ROOM ALTERATION
 541 N SAN JACINTO ST, HEMET, CA 92543
 FOR
 DEPARTMENT OF PUBLIC SOCIAL SERVICES (DPSS)



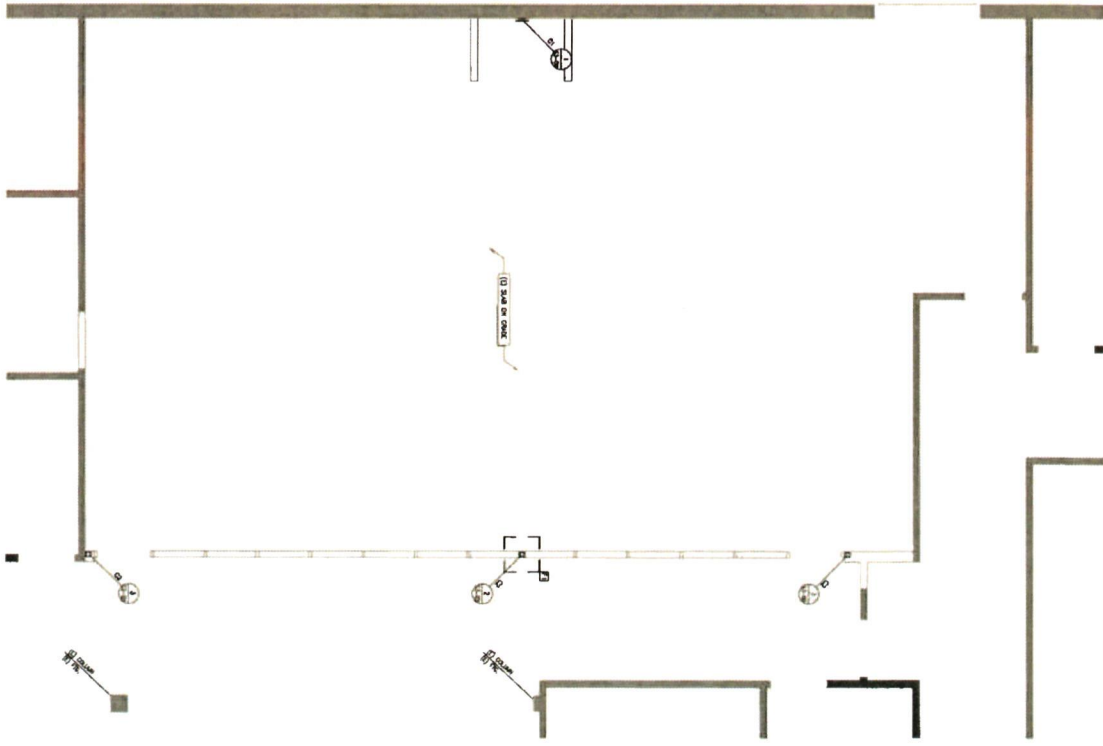
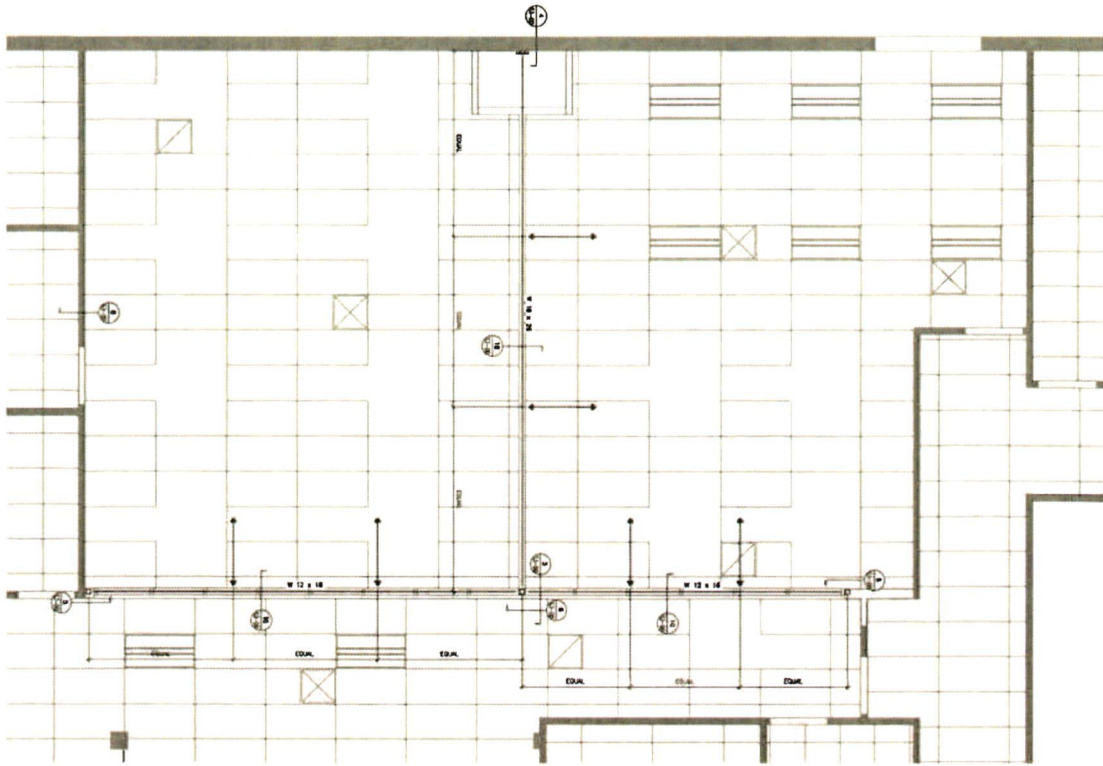
PROJECT: DPSS HEMET CONFERENCE ROOM ALTERATION (CEILING - ACT)
 SHEET NO: A902
 DATE: 03.26.25
 JOB: 250000
 PERMIT: 0003-000-0000

REFLECTED CEILING FRAMING PLAN

SCALE: 1/8" = 1'-0" NORTH

FLOOR PLAN

SCALE: 1/8" = 1'-0" NORTH



FRAMING NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
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FLOOR FRAMING NOTES

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COLUMN SCHEDULE

MARK	COLUMN SIZE	GRID	GRID
C1	18" x 18" x 12'	12	12
C2	18" x 18" x 12'	12	12

FOOTING SCHEDULE

MARK	FOOTING SIZE	GRID	GRID
F1	18" x 18" x 12'	12	12
F2	18" x 18" x 12'	12	12

ISSUE FOR PERMIT | SEPTEMBER 24, 2024

DPSS HEMET CONFERENCE ROOM ALTERATION
 541 N SAN JACINTO ST, HEMET, CA 92543
 CLIENT NAME

DATE: 09/24/24
 JOB: 2024-0001
 SHEET: S2-00

	<p>25</p>		<p>20</p>		<p>15</p>		<p>10</p>		<p>5</p>
	<p>24</p>		<p>19</p>		<p>14</p>		<p>9</p>		<p>4</p>
	<p>23</p>		<p>18</p>		<p>13</p>		<p>8</p>		<p>3</p>
	<p>22</p>		<p>12</p>		<p>7</p>		<p>2</p>		<p>1</p>
	<p>21</p>		<p>17</p>		<p>11</p>		<p>6</p>		<p>5</p>

ISSUE FOR PERMIT : SEPTEMBER 24, 2024

DPSS HEMET CONFERENCE ROOM ALTERATION
 541 N SAN JACINTO ST, HEMET, CA 92543
 FOR CLIENT NAME



DAVID A. SMITH
 CIVIL ENGINEER
 STATE OF CALIFORNIA
 LICENSE NO. 44512

HAUS ARCHITECTS
 1000 S. GATEWAY AVENUE
 SUITE 100
 SAN ANTONIO, TEXAS 78204
 TEL: 214.592.1111
 WWW.HAUSARCHITECTS.COM

HAUS ARCHITECTS
 1000 S. GATEWAY AVENUE
 SUITE 100
 SAN ANTONIO, TEXAS 78204
 TEL: 214.592.1111
 WWW.HAUSARCHITECTS.COM

DATE: 07/23/24
 SHEET: S3-00
 PROJECT: CONFERENCE ROOM ALTERATION

RESTROOM - STAFF			
COUNTERTOP - STAFF RESTROOM			
SSM-2	D-10 Manufacturer: Description: Style/Collection: Color Name / Color Code: Max. Size Single:	Formica Solid Surface Material (Countertop) Everform Solid Surface White Renew / 748 .48 x 30" x 144"	Staff Restroom Countertop
COUNTERTOP SKIRT - STAFF RESTROOM			
PLFT-SSM-2	D-4 Manufacturer: Description: Style/Collection: Color Name / Color Code: Finish:	Formica Plastic Laminate Face & Trim (for Countertop) Graystone / 464-58 Matte	Staff Restroom Installed as a skirt under solid surface countertop
PORCELAIN WALL TILE - STAFF RESTROOM			
PWT-1	D-2 Manufacturer: Description: Style/Collection: Color Name / Color Code: Finish: Size: Layout:	Shaw Contract Porcelain Wall Tile (Primary) Cemented SALT 00100 (CT78J) Matte 12 x 24 1/3 Off-set	Staff Restroom Install with Schluter Metal Edge Trim Primary Wall Tile Install to 5 feet height above finish floor
PWT-2	D-8 Manufacturer: Description: Style/Collection: Application: Color Name / Color Code: Finish: Size: Layout:	Shaw Contract Porcelain Wall Tile Cemented Band at Top of Wall ATMOSPHERE 00560 Matte 12 x 24 (CT78J) 1/3 Off-set	Staff Restroom Wall Tile Band at top of Tile Installed with metal Schluter Trim Edge
PWT1-2/GROUT	Manufacturer: Description: Grout Type / Name: Color Name / Color Code:	Shaw Contract Porcelain Floor Tile Grout IOKWORKS Ceramic grout Pro Epoxy CT14D Navajo White 00012	Staff Restroom Architect to Provide Grout Type for Specific Application
PORCELAIN FLOOR TILE - STAFF RESTROOM			
PFT-3 (Floor Tile)	D-3 Manufacturer: Description: Style/Collection: Color Name / Color Code: Size: Finish: Layout:	Shaw Contract Porcelain Floor Tile Vein Cut MIRROR 00150 12 X 24 (CT86J) Matte 1/3 Off-set	Staff Restroom - Floor Tile
PFT-4 (Trim Base)	D-9 Manufacturer: Description: Style/Collection: Color Name / Code: Size: Finish: Layout:	Shaw Contract Porcelain Floor Tile Trim (Trim) Vein Cut MIRROR 00150 6 x 12 Cove Base (CT87J) Matte	Staff Restroom - Trim Base Finish with Schluter Trim Metal
PFT-3-4/GROUT	Manufacturer: Description: Grout Type / Name: Color Name / Color Code:	Shaw Contract Porcelain Floor Tile Grout IOKWORKS Ceramic grout Pro Epoxy CT14D SILVER 00030	Staff Restroom
STALL PARTITIONS - STAFF RESTROOM			
STP-1	Manufacturer: Description: Product Line: Style: Texture: Color:	ASI Accurate Global Partitions Stall - Toilet Partition Solid Plastic (HDPE) Solid Plastic Pebble Grained OLIVE / 9223	Staff Restroom Floor to Ceiling Mounting / Anchoring Stainless Steel / Aluminum Continuous Brackets Urinal Privacy Screen, Post Mounted with Continuous Wall Bracket Vandal Resistant Fasteners 8" Wrap-Around Hinge; 6" Aluminum Strike Easy-Stall Shoe
TOILET SEAT COVER DISPENSER, SANITARY NAPKIN DISPOSAL, TOILET TISSUE DISPENSER - STAFF RESTROOM			
TPD-1	Manufacturer: Description: Style/Collection: Model No. Material:	Bobrick Toilet Paper Dispenser (Recessed Combo Unit) Classic Series ® B-3574 Recessed (Wall Installation) 18-8, Type 304 Heavy Duty Stainless Steel	Architect to determine applicable unit for each toilet stall. Public Restrooms

	ALL Color/Finish:	Stainless Steel	
TPD-2	Manufacturer: Description: Style/Collection: Model No. Material:	Bobrick Toilet Paper Dispenser (Partition Mounted Combo Unit) Classic Series ® B-347 (Partition Mounted) 18-8, Type 304 Heavy Duty Stainless Steel	Architect to determine applicable unit for each toilet stall. Public Restrooms (1) Unit Serves Two Toilet Compartments
	ALL Color/Finish:	Stainless Steel	
TPD-3	Manufacturer: Description: Style/Collection: Model No. Material:	Bobrick Toilet Paper Dispenser (Surface Mounted Combo Unit) Classic Series ® B-3479 18-8, Type 304 Heavy Duty Stainless Steel	Architect to determine applicable unit for each toilet stall. Public Restrooms (1) Unit Serves Two Toilet Compartments
	ALL Color/Finish:	Stainless Steel	
FAUCET (SINK/LAVATORY) - STAFF RESTROOM			
FHF-1	Manufacturer: Description: Style/Collection: Model No. Material:	Sloan Faucet, Hands-Free Optima Sensor Faucet - Hands Free (Lavatory) Optima® Deck-Mounted Mid Body Faucet EAF-100-HTL-ISM-CP-0.5GPM-AER-IR-IQ-FCT Polished Chrome	Staff Restroom Hard-Wired Requires electrical power. 6 Volt Power Supply. Ingegrated Side Mixing Lever (ISM)
LAVATORY SINK - STAFF RESTROOM			
LS-1	Manufacturer: Description: Style/Collection: Model No. Material:	American Standard Lavatory Sink (Under Deck Mount) Boulevard Undercounter Sink 0610.000 Vitreous China	Staff Restroom Rectangular under mount sink with unique tapered interior bowl
	ALL Color/Finish:	White	
PAPER TOWEL DISPENSER & WASTE RECEPTACLE - STAFF RESTROOM			
PTD-1	Manufacturer: Description Line 1: Description Line 2: Style/Collection: Model No. Material:	Bobrick Paper Towel Dispenser (Combo Waste Receptacle) Recessed Convertible Automatic Universal Classic Series ®® B-39747 18-8, Type-304, 22-gauge stainless steel	Staff Restroom
	ALL Color/Finish:	Satin Finish	
GRAB BARS - TOILET ADA - STAFF RESTROOM			
GB-1	Manufacturer: Description: Style/Collection: Model No. Material: Size:	Bobrick Grab Bars (ADA) with Snap Flange N/A B-6806.99 Stainless Steel 1.5" x X	Staff Restroom
	ALL Color/Finish:	Peened Surface; add .99 to Model Number	
SOAP DISPENSER - STAFF RESTROOM			
SD-1	Manufacturer: Description: Style/Collection: Model No. Material:	Bobrick Soap Dispenser - Hands Free B-84_ B-848 Polished Chrome	Staff Restroom Requires electrical power outlet for under sink installation of AC Adapter Top Fill Soap Dispenser



March 21, 2024

COUNTY OF RIVERSIDE
 DEPARTMENT OF PUBLIC SERVICES
 541 – 561 N. SAN JACINTO ST
 HEMET, CA 92544

CONFERENCE ROOM RENOVATION COST CALCULATION

Bid/Inv	Item	Cost
4434	Architectural Drawing Invoice - Conference Rm	13,500.00
6625	Conference Room Renovation Bid	173,050.00
Permit	City of Hemet Permit Fees - Estimated	10,000.00
Mgmt	Property Management Services Fees - 20%	37,310.00
Sub-total		233,860.00

Additional Items		
Bid/Inv	Item	Cost
6650	Electrical Lighting	5,760.00
6640	Acoustic Panel	16,798.00
Mgmt	Property Management Services Fees - 20%	4,511.60
Sub-total		27,069.60
Total Cost		260,929.60

****Property management will cover \$40k****

CHARLES ZHAO
 PROPERTY MANAGER



March 20, 2024

COUNTY OF RIVERSIDE
DEPARTMENT OF PUBLIC SERVICES
541 – 561 N. SAN JACINTO ST
HEMET, CA 92544

RESTROOM RENOVATION COST CALCULATION

Bid/Inv	Item	TT Cost
6626	Restroom 113,114,196,197 Renovation	331,400.00
Mgmt	Property Management Services Fees - 20%	66,280.00
Total		397,680.00

Thank you.

Sincerely,

CHARLES ZHAO
PROPERTY MANAGER

Exhibit A

FY 2025/26

DPSS - Self Sufficiency Division

541 N. San Jacinto, Hemet, CA 92543

Estimated Additional Cost:

Tenant Improvement Cost		\$ 228,156.85
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FM Lease Management Fee as of 07/01/2025	4.84%	<u>\$ 11,042.79</u>
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TOTAL ESTIMATED COST FOR FY 2025/26		<u><u>\$ 239,199.65</u></u>
--	--	------------------------------------

Exhibit B

FY 2026/27

DPSS - Self Sufficiency Division

541 N. San Jacinto, Hemet, CA 92543

Estimated Additional Cost:

Tenant Improvement Cost		\$ 228,156.85
FM Lease Management Fee as of 07/01/2025	4.84%	<u>\$ 11,042.79</u>
TOTAL ESTIMATED COST FOR FY 2026/27		<u>\$ 239,199.65</u>

Exhibit C

FY 2027/28

DPSS - Self Sufficiency Division

541 N. San Jacinto, Hemet, CA 92543

Estimated Additional Cost:

Tenant Improvement Cost		\$ 228,156.85
-------------------------	--	---------------

FM Lease Management Fee as of 07/01/2025	4.84%	<u>\$ 11,042.79</u>
--	-------	---------------------

TOTAL ESTIMATED COST FOR FY 2027/28		<u>\$ 239,199.65</u>
--	--	-----------------------------

F11 TOTAL COST		\$ 717,598.94
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**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

SCHEDULE A

**Budget Adjustment
FY 2025/2026**

Increase Appropriations:

47220-7200400000-522410	Maint-Tenant Improvement	\$ 239,200
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Increase Revenues:

47220-7200400000-777330	Leasing Services	\$ 239,200
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Department of Public Social Services

541 N. San Jacinto, Hemet, CA 92543



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.

Notes

District 5
APN: 445-090-011
Premises outlined in red

0 262 523 Feet

REPORT PRINTED ON... 2/21/2025 11:27:14 AM

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