

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



ITEM: 3.23  
(ID # 28315)

**MEETING DATE:**  
Monday, September 22, 2025

**FROM :** FACILITIES MANAGEMENT

**SUBJECT:** FACILITIES MANAGEMENT - REAL ESTATE (FM-RE): Approval of Fifth Amendment to Lease with Southern California Association of Governments – California Environmental Quality Act Exempt Pursuant to State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption and Section 15061(b)(3), "Common Sense" Exemption; 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. Approve the attached Fifth Amendment to Lease between the County of Riverside, a political subdivision of the State of California, and Southern California Association of Governments, a joint powers authority, 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:**


  
Vincent Yzaguirre 8/28/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, 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: September 22, 2025  
xc: FM-RE, State Clearinghouse, County Clerk

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	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: N/A</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: 25/26-28/29</b>	

**C.E.O. RECOMMENDATION:** [CEO use]

**BACKGROUND:**

**Summary**

On August 18, 2009, the County entered into a Lease Agreement (Lease) with the Southern California Association of Governments (SCAG), a joint powers authority, for office space at Riverside Centre, 3403 10th Street, Suite 805, Riverside, California. This facility continues to meet the needs and requirements of SCAG and this Fifth Amendment to Lease (Fifth Amendment) represents a three (3) year lease extension commencing on October 1, 2025, and an increase in rent from \$7,736.87 per month to \$7,968.98 per month.

Lessor: County of Riverside  
3450 14<sup>th</sup> St. Suite 200  
Riverside, California 92501

Premises: 3403 10th Street, Suite 805  
Riverside, California 92501

Term: Three years commencing October 1, 2025, and expiring on  
September 30, 2028

Size: 2,483 square feet

Rent:	Current	New
	\$ 3.12 per sq. ft.	\$3.21 per sq. ft.
	\$7,736.87 per month	\$7,968.98 per month
	\$92,842.44 per year	\$95,627.76 per year

Rental Adjustment: Three percent (3%) annually

Utilities: Provided by County, tenant pays for telephone and data

Custodial: Provided by County

Maintenance: Provided by County

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

Pursuant to the California Environmental Quality Act (CEQA), the Fifth Amendment was reviewed and determined to be categorically exempt under State CEQA Guidelines Sections 15301, Class 1 – Existing Facilities Exemption and 15061(b)(3), “Common Sense” Exemption. The proposed project, the Fifth Amendment, is the letting of property where no, or negligible, expansion of an existing use will occur.

**Impact on Residents and Businesses**

SCAG is a regional metropolitan planning organization with long term regional transportation projects and potential to create jobs and community improvements. SCAG provides a positive impact for residents and businesses throughout the County.

**Contract History and Price Reasonableness**

The original Lease was executed on August 18, 2009. The rental rate and annual escalator are consistent with current market rates.

- Three Year Revenue Lease, Effective Date August 18, 2009
- First Amendment to Revenue Lease, Effective Date February 25, 2014
- Second Amendment to Revenue Lease, Effective Date May 5, 2016
- Third Amendment to Revenue Lease, Effective Date September 24, 2019
- Fourth Amendment to Revenue Lease, Effective Date November 1, 2022

**ATTACHMENTS:**

- Fifth Amendment to Lease
- Aerial
- Notice of CEQA Exemption

RV443/FM047611044300

  
\_\_\_\_\_  
Aaron Gettis, Chief of Deputy County Counsel      9/5/2025

1 **FIFTH AMENDMENT TO LEASE**

2 **3403 10<sup>TH</sup> Street, Suite 805**

3 **Riverside, California**

4  
5 **THIS FIFTH AMENDMENT TO LEASE** ("Fifth Amendment"), dated as of  
6 SEP 22, 2025, is entered into by and between the **COUNTY OF**  
7 **RIVERSIDE**, a political subdivision of the State of California, ("Lessor") and  
8 **SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS**, a joint powers  
9 authority, ("Lessee"), sometimes collectively referred to as the "Parties."

10 **RECITALS**

11 a. Lessor and Lessee entered into that certain Lease dated August 18, 2009  
12 ("Lease"), pursuant to which Lessor has agreed to lease to Lessee and Lessee has  
13 agreed to lease from Lessor approximately 2,483 square feet of office space in that  
14 certain building located at 3403 10<sup>th</sup> Street, Suite 805, Riverside, as more particularly  
15 described in the Lease.

16 b. The Lease has been amended by:

17 i. That certain First Amendment to Lease ("First Amendment") dated  
18 February 25, 2014, by and between the County of Riverside and Southern California  
19 Association of Governments in which the term was extended, rent was increased and  
20 language in section 31 regarding permits, licenses and taxes was amended; and

21 ii. That certain Second Amendment to Lease dated April 5, 2016, by and  
22 between the County of Riverside and Southern California Association of Governments  
23 in which the term was extended and the rent was increased.

24 iii. That certain Third Amendment to Lease dated September 24, 2019, by  
25 and between the County of Riverside and Southern California Association of  
26 Governments in which the term was extended and the rent was revised.

1           iv. That certain Fourth Amendment to Lease dated November 1, 2022, by  
2 and between the County of Riverside and Southern California Association of  
3 Governments in which the term was extended and the rent was revised.

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

6           1.     **Term.** Section 4.1 of the Lease is amended by the following: The  
7 term of the Lease shall be extended an additional three (3) years commencing on  
8 October 1, 2025, and terminating on September 30, 2028.

9           2.     **Rent.** Section 6(a) of the Lease is amended by the following:  
10 Effective October 1, 2025, monthly rent shall be \$7,968.98 per month.

11          3.     **Fifth Amendment to Prevail.** The provisions of this Fifth  
12 Amendment shall prevail over any inconsistency or conflicting provisions of the Lease.  
13 Any capitalized terms shall have the meaning defined in the Lease, unless defined  
14 herein or context requires otherwise.

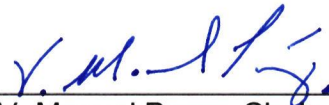
15          4.     **Miscellaneous.** Except as amended or modified herein, all terms  
16 of the Lease shall remain in full force and effect. If any provisions of this Fifth  
17 Amendment shall be determined to be illegal or unenforceable, such determination  
18 shall not affect any other provisions. Time is of the essence in this Fifth Amendment  
19 and the Lease and each and all of their respective provisions. Subject to the provisions  
20 of the Lease as to assignment, the agreements, conditions and provisions herein  
21 contained shall apply to and bind the heirs, executors, administrators, successors and  
22 assigns of the Parties. The language in all parts of the Lease shall be construed  
23 according to its normal and usual meaning and not strictly for or against either County  
24 or Lessee. Neither this Fifth Amendment, nor the Lease, nor any notice nor  
25 memorandum regarding the terms hereof, shall be recorded by Lessee.

26          5.     **Effective Date.** This Fifth Amendment to Lease shall not be  
27 binding or consummated until its approval by the Riverside County Board of  
28 Supervisors and fully executed by the Parties.

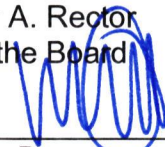
1 IN WITNESS WHEREOF, the Parties have executed this Fifth Amendment to Lease as  
2 of the date first written above.

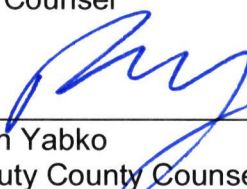
3 LESSOR:  
4 COUNTY OF RIVERSIDE

LESSEE:  
SOUTHERN CALIFORNIA  
ASSOCIATION OF GOVERNMENTS

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

By:   
Cindy Giraldo, CFO

9  
10 ATTEST:  
11 Kimberly A. Rector  
Clerk of the Board  
12  
13 By:   
Deputy

14  
15 APPROVED AS TO FORM:  
16 Minh C. Tran  
County Counsel  
17  
18 By:   
19 Ryan Yabko  
Deputy County Counsel

20  
21  
22 AG:il/01272025/RV443/40.224

23  
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26  
27  
28



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

**Receipt: 25-288413**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202500836
	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	\$7,037.75	



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:  
 25-288413  
 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 09/22/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202500836

PROJECT TITLE  
 APPROVAL OF FIFTH AMENDMENT WITH THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG), RIVERSIDE CENTRE, RIVERSIDE

PROJECT APPLICANT NAME COUNTY OF RIVERSIDE FACILITIES	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:

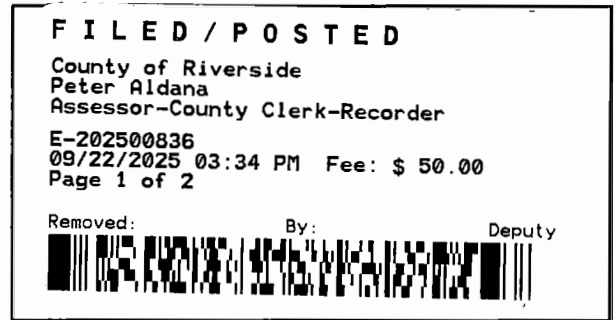
- Environmental Impact Report (EIR) \$4,123.50 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$2,968.75 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,401.75 \$ \_\_\_\_\_
- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect 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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County of Riverside  
Facilities Management-PMO  
3450 14<sup>th</sup> Street, 2nd Floor, Riverside, CA



## NOTICE OF EXEMPTION

July 15, 2025

**Project Name:** Approval of Fifth Amendment with the Southern California Association of Governments (SCAG), Riverside Centre, Riverside

**Project Number:** FM047611044300

**Project Location:** 3403 10th Street, Suite 805, west of Lime Street, Riverside, California 92501; Assessor's Parcel Number (APN) 215-120-005

**Description of Project:** On August 18, 2009, the County entered into a Lease Agreement (Lease) with the Southern California Association of Governments (SCAG) for office space at Riverside Centre, 3403 10th Street, Suite 805, Riverside, California. This facility continues to meet the needs and requirements of SCAG and this Fifth Amendment to Lease represents a three-year lease extension commencing on October 1, 2025. The Fifth Amendment to the Lease Agreement with SCAG is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the letting of property involving existing facilities; no expansion of the existing facility will occur. The operation of the facility will continue to provide public services. No additional direct or indirect physical environmental impacts are anticipated.

**Name of Public Agency Approving Project:** Riverside County

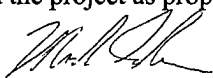
**Name of Person or Agency Carrying Out Project:** Riverside County Facilities Management

**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 Fifth Amendment to the Lease Agreement.

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site’s use. The project, as proposed, is limited to the extension of term and rental adjustment. The project would not substantially increase or expand the use of the site; use is limited to the continued use of the site in a similar capacity; therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or ‘it can be seen with certainty that the activity in question will not have a significant effect on the environment’, no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The proposed three-year extension of the Lease Agreement will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. No impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Therefore, the County of Riverside Facilities Management hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  Date: 7-15-2025  
 Mike Sullivan, Senior Environmental Planner  
 County of Riverside, Facilities Management

# Document Root (Read-Only)

**Selected Document**

**2025091070 - NOE - Approval of Fifth Amendment with the Southern California Association of Governments (SCAG), Riverside Centre, Riverside**

Riverside County  
Created - 9/23/2025 | Submitted - 9/23/2025 | Posted - 9/23/2025 | Received - 9/23/2025 | Published - 9/23/2025  
Whitney N Mayo

**Document Details**

**Public Agency**  
Riverside County

**Document Type**  
Notice of Exemption

**Document Status**  
Published

**Title**  
Approval of Fifth Amendment with the Southern California Association of Governments (SCAG), Riverside Centre, Riverside

**Document Description**

On August 18, 2009, the County entered into a Lease Agreement (Lease) with the Southern California Association of Governments (SCAG) for office space at Riverside Centre, 3403 10th Street, Suite 805, Riverside, California. This facility continues to meet the needs and requirements of SCAG and this Fifth Amendment to Lease represents a three-year lease extension commencing on October 1, 2025. The Fifth Amendment to the Lease Agreement with SCAG is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the letting of property involving existing facilities; no expansion of the existing facility will occur. The operation of the facility will continue to provide public services. No additional direct or indirect physical environmental impacts are anticipated.

**Attachments** (Upload Project Documents)

**3.23 - NOE - Fifth Amendment to Lease, SCAG.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**

Riverside

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

3403 10th Street, Suite 805, west of Lime Street

**Parcel Number** - 215-120-005

**Other Location Info**

3403 10th Street, Suite 805, west of Lime Street, Riverside, California 92501; Assessor's Parcel Number (APN) 215-120-005

**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 Fifth Amendment to the Lease Agreement.

This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, is limited to the extension of term and rental adjustment. The project would not substantially increase or expand the use of the site; use is limited to the continued use of the site in a similar capacity; therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.

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 Fifth Amendment to the Lease Agreement.

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 three-year extension of the Lease Agreement will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. No impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Therefore, the County of Riverside Facilities Management hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

**County Clerk(s)**

Riverside

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Signature

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Title

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Date

---

**SCH Number 2025091070**

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

**Date** Tue 9/23/2025 3:22 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.

Hello,

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/323590/1>

Please contact the SCH with any questions at [state.clearinghouse@lci.ca.gov](mailto: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](mailto:Thomas.Hubbard@lci.ca.gov)

[lci.ca.gov](http://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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# Southern California Association of Governments

3403 Tenth Street, Suite 805, Riverside, CA 92501



## 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 1  
APN 215-120-005

0 206 413 Feet

REPORT PRINTED ON... 6/30/2025 12:48:14 PM

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