

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



ITEM: 3.20
(ID # 29461)

MEETING DATE:

Tuesday, December 16, 2025

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT- REAL ESTATE (FM-RE): Approval of the Fourth Amendment to the Master License and Operating Agreement for Norton Younglove Community Center, James A. Venable Community Center / Cabazon Child Development Center, and Lakeland Village Community Center / Lakeland Village Childcare Center, between the County of Riverside and Family Services Association, CEQA Exempt, pursuant to State CEQA Guidelines Sections 15301 and 15061(b)(3); Districts 1, 2, and 5. [Total Cost: \$2,070,000, Departmental General Fund 100%] (Clerk of the Board to File Notice of Exemption with County Clerk and State Clearinghouse).

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 Fourth Amendment for the Norton Younglove Community Center, James Venable Community Center / Cabazon Child Development Center, and Lakeland Village Community Center / Lakeland Village Childcare Center, and authorize the Chair of the Board of Supervisors 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 State Clearinghouse within five (5) business days of approval by the Board.

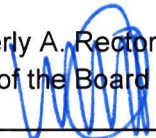
ACTION:


Vincent Yzaguirre 11/24/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: Medina
Date: December 16, 2025
xc: FM-RE, Recorder, State Clearinghouse

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$230,000	\$460,000	\$2,070,000	\$
NET COUNTY COST	\$	\$	\$	\$
SOURCE OF FUNDS: Departmental General Fund 100%			Budget Adjustment: No	
			For Fiscal Year: 25/26-29/30	

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

BACKGROUND:

Summary

On May 9, 2017, the Board of Supervisors approved Minute Order 3.10, the Master License and Operating Agreement (Agreement), by and between the County of Riverside (County) and Family Service Association, Inc. (FSA), a California nonprofit corporation, for operations of the Norton Younglove Community Center, James A. Venable Community Center / Cabazon Child Development Center, and Eddie Dee Smith Senior Center. The Agreement was for a term of approximately three years expiring June 30, 2020. During the term of this Agreement, FSA is required to provide community center services, which include youth, adult, and senior programs, as outlined and further described within the Agreement. The scope of those services includes community, recreational, healthcare, child development, and food programs.

On July 2, 2019, the Board of Supervisors approved Minute Order 3.6, the First Amendment to the Agreement. This First Amendment served to refine and improve the Agreement and to formally address the necessity for background checks and confidentiality for all Community Center Operators.

On June 30, 2020, the Board of Supervisors approved Minute Order 3.16, the Second Amendment to the Agreement. This Second Amendment served to extend the term for three years and transfer the Eddie Dee Smith Senior Center to the City of Jurupa and remove this facility from the scope of the Agreement with FSA.

On June 27, 2023, the Board of Supervisors approved Minute Order 3.37, the Third Amendment to the Agreement. This Third Amendment served to extend the term for three additional years and amend the description of the property to exclude from the Agreement, Board of Supervisors 5th District newly allocated space within the James A. Venable Community Center / Cabazon Child Development Center space.

Facilities Management-Real Estate (FM-RE) now proposes to update the Agreement through this Fourth Amendment (Amendment). This update extends the Master Agreement for an additional four and one-half (4½) years, modifies the annual Reimbursement Fund to reflect the addition of the Lakeland Village Community Center and the new Lakeland Village Childcare Center, and revises the total square footage to include these facilities. The Agreement and Amendment document the obligations and responsibilities between the County and FSA for

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

providing community services, utilities, custodial, maintenance, and security at these County owned facilities to be operated by FSA on behalf of the County.

Pursuant to the California Environmental Quality Act (CEQA), the Fourth 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 Fourth Amendment, is the continuation of the letting of property involving existing facilities with no significant physical changes and no expansion of an existing use occurring.

Impact on Citizens and Businesses

The existing and on-going delivery of quality community services by FSA at the Norton Younglove Community Center and the James Venable Community Center / Cabazon Child Development Center provides improved efficiency and expanded programming for residents and families. With the addition of the Lakeland Village Community Center and the new Lakeland Village Childcare Center, these essential services will now reach even more of the community. This Fourth Amendment helps ensure that residents, businesses, and the broader community continue to benefit from accessible, well-managed programs.

Lease & Amendments

	<u>Date and M.O.</u>
Master License and Operating Agreement	5/9/2017, M.O. 3.10
First Amendment to License and Operating Agreement	7/2/2019, M.O. 3.6
Second Amendment to License and Operating Agreement	6/30/2020, M.O. 3.16
Third Amendment to License and Operating Agreement	6/27/2023, M.O. 3.37

ATTACHMENTS:

- Aerial-James A Venable Community Center and Cabazon Child Development Center
- Aerial-Norton Younglove Community Center
- Aerial-Lakeland Village Community Center and Lakeland Village Childcare Center
- Notice of Exemption
- Fourth Amendment to Master License & Operating Agreement

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**FOURTH AMENDMENT TO THE MASTER LICENSE
AND OPERATING AGREEMENT**

JAMES A. VENABLE COMMUNITY CENTER, 50390 CARMEN AVE., CABAZON
NORTON YOUNGLOVE COMMUNITY CENTER, 459 CENTERS ST., RIVERSIDE
LAKELAND VILLAGE COMMUNITY CENTER, 16275 GRAND AVE., LAKE ELSINORE

This **FOURTH AMENDMENT TO THE MASTER LICENSE AND OPERATING
AGREEMENT** (Fourth Amendment) is made as of DEC 16, 2025 by
and between the County of Riverside, a political subdivision of the State of California,
(County), and Family Service Association, Inc. a California nonprofit corporation
(Operator), sometimes collectively hereinafter referred to as the "Parties".

RECITALS

A. Operator and County entered into that certain Master License and
Operating Agreement dated May 9, 2017, (Original Agreement) pursuant to which
Operator has agreed to operate out of community centers located in Riverside County,
California, and as updated and listed above and in Exhibit "A" List of Community
Centers attached to this Fourth Amendment;

B. Operator and County entered into that certain First Amendment to
License and Operating Agreement dated July 2, 2019, (First Amendment) pursuant to
which Operator agreed to certain language pertaining to background checks and
confidentiality;

C. Operator and County entered into that certain Second Amendment to
License and Operating Agreement dated June 30, 2020, (Second Amendment)
pursuant to which the County and the Operator have agreed to a three-year extension
of the Original Lease term at the same time acknowledging the exclusion and transfer
of the Eddie Dee Smith Senior Center over to the City of Jurupa Valley;

D. Operator and County entered into that certain Third Amendment to
License and Operating Agreement dated June 27, 2023, (Third Amendment) pursuant

1 to which the County and the Operator have agreed to a three-year extension of the
2 Original Lease term, updated the annual Fund amount decreased the square footage
3 of Property, and updated notices for both parties;

4 **E.** The County has the capability and authority to operate and provide
5 community, senior, childcare and recreational programs in the Centers, whether
6 directly or through a contract with a qualified Operator, and where such programs and
7 services are in the vital and best interest of the residents of Riverside County and the
8 areas and community surrounding the Centers;

9 **F.** Operator currently providing a wide variety of community, senior,
10 childcare and recreational programs and services to the residents of Riverside County,
11 and Operator desires to continue to operate a facilities to provide such programs at the
12 existing Centers and with the new addition of Lakeland Village Community Center and
13 Childcare Center;

14 **G.** The Parties desire to amend the Agreement, as hereinafter defined, by
15 extending the term of the Agreement for four and one-half (4 ½) years, increasing the
16 annual Reimbursement Fund amount to account for and include the new Center, and
17 amending the overall square footage to include the new Center.

18 **h.** The Original Agreement together with the First, Second, Third, and now
19 Fourth Amendment are collectively referred to herein as the "Agreement."

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

22
23 **1. LICENSE:** Section 1 of the Original Agreement shall be amended as follows:
24 Exhibit "C" Scope of Operations – Community Programs and Services for Community
25 Centers shall be deleted in its entirety and replaced with "C-1" attached hereto and by
26 this reference incorporated herein to reflect the new Scope of Operations – Community
27 Programs and Services for Community Centers and Childcare Centers.

28

1 2. **DESCRIPTION OF PROPERTY:** Section 3 of the Original Agreement is hereby
2 amended to add the Lakeland Village Community Center and Childcare Center
3 property as follows: The Lakeland Village Community Center consists of an
4 approximate 9,779 square foot multi-purpose community center building and the
5 Lakeland Village Childcare Center consists of an approximate 7,823 square foot
6 childcare facility and playground area, adjacent landscaping and shared common
7 parking lot, all located on a portion of Assessor's Parcel Number 381-300-004, as
8 depicted on "Exhibit B" Lakeland Village Community Center and Lakeland Village
9 Childcare Center Site Plans and Floor Plans attached hereto and by this reference
10 incorporated herein. Operator shall have a non-exclusive right to cross and use the
11 existing community center outdoor play areas and grounds on Assessor's Parcel
12 Number 381-300-004 in common with any existing or future tenants.

13
14 3. **TERM:** Section 4 of the Original Agreement shall be amended as follows: The
15 term of this Agreement shall be extended for four and one-half (4 1/2) years
16 commencing on January 1, 2026 and expiring June 30, 2030 (Extended Term).

17
18 4. **OPERATOR REIMBURSEMENT FUND:** Section 8 of the Third Amendment
19 shall be amended as follows: Exhibit "D-2" shall be deleted in its entirety and replaced
20 with Exhibit "D-3", attached hereto and by reference incorporated herein, to reflect the
21 total new Schedule of Operator's Reimbursement Fund reflecting allocated funds to
22 include the additional Center for the Extended Term. All other language in Section 8 of
23 the Original Agreement shall remain in full force and effect.

24
25 5. **UTILITIES:** Section 11 of the Original Agreement shall be amended as follows
26 and to add the following language and obligations for utility services and payments at
27 Lakeland Village Community Center and Lakeland Village Childcare Center: The
28 County shall pay for and provide all utilities (excluding telephone, internet and security

1 monitoring service) for Lakeland Village Community Center and the Lakeland Village
2 Childcare Center. The Operator shall pay for and provide any necessary telephone,
3 internet or security monitoring services.

4

5 **6. FURNITURE, FIXTURES AND EQUIPMENT:** Section 12 of the Original
6 Agreement shall be amended as follows: Exhibit "E" Existing Furniture, Fixtures and
7 Equipment Owned by County shall be deleted in its entirety and replaced with Exhibit
8 "E-1", attached hereto and by reference incorporated herein, to include and reflect the
9 current Existing Furniture, Fixtures and Equipment owned by the County at Community
10 Centers and to include the Lakeland Village Community Center. All other language in
11 Section 12 of the Original Agreement shall remain in full force and effect.

12

13 **7. SECURITY:** The County provides nightly security for the entire Lakeland Village
14 Community Center Campus (multiple facilities on approximately 20 acres). Any daily
15 service security needs are to be provided by each Operator or Tenant within the
16 campus to meet/address their specific security needs or concerns. Any required event
17 security is the full responsibility of each Operator or Tenant hosting any event.

18

19 **8. MISCELLANEOUS:** Except as amended or modified herein, all terms of the
20 Agreement shall remain in full force and effect. If any provisions of this Fourth
21 Amendment shall be determined to be illegal or unenforceable, such determination
22 shall not affect any other provision of the Agreement. Unless defined herein or the
23 context requires otherwise, all capitalized terms herein shall have the meaning defined
24 in the Agreement, as heretofore amended. The provisions of this Fourth Amendment
25 shall prevail over any inconsistency or conflicting provisions of the Agreement, as
26 heretofore amended, and shall supplement the remaining provisions thereof. Time is
27 of the essence in this Fourth Amendment and the Agreement and each and all of their
28 respective provisions. Subject to the provisions of the Agreement as to assignment,

1 the agreements, conditions, and provisions herein contained shall apply to and bind the
2 heirs, executors, administrators, successors and assigns of the parties hereto.

3

4 **9. CAPITALIZED TERMS:** Fourth Amendment to prevail. Unless defined herein or
5 the context requires otherwise, all capitalized terms herein shall have the meaning
6 defined in the Lease, as heretofore amended. The provisions of this Fourth
7 Amendment shall prevail over any inconsistency or conflicting provisions of the Lease,
8 as heretofore amended, and shall supplement the remaining provisions thereof.

9

10 **10. EFFECTIVE DATE:** This Fourth Amendment shall not be binding or
11 consummated until its approval by the Riverside County Board of Supervisors and fully
12 executed by the Parties hereto.

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(Signatures on next page)

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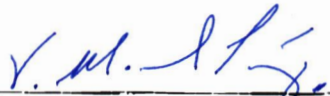
1 **IN WITNESS WHEREOF**, the Parties have executed this Fourth Amendment as
2 of the date first written above.

3
4 **COUNTY:**

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

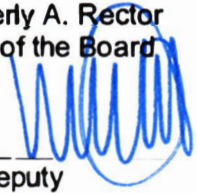
OPERATOR:

Family Service Association, Inc.
a California nonprofit corporation

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

By: 
Cheryl-Mare Hansberger, CEO

10
11
12 **ATTEST:**
13 **Kimberly A. Rector**
14 **Clerk of the Board**

15 By: 
16 Deputy

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

19
20 By: 
21 Braden Holly
 Deputy County Counsel

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EXHIBIT "A"

List of Community Centers

Norton Younglove Community Center (Highgrove)

459 Center Street

Riverside, CA 92509

James A. Venable Community Center and

Cabazon Child Development Center

50390 Carmen Avenue

Cabazon, CA 92230

Lakeland Village Community Center and

Lakeland Village Childcare Center

16275 Grand Avenue

Lake Elsinore, CA 92530

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EXHIBIT "B"

**James A. Venable Community Center/Cabazon Child Development Center
Site Plan**



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EXHIBIT "B"
Norton Younglove Community Center
Site Plan



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EXHIBIT "B"

**Lakeland Village Community Center and Lakeland Village Childcare Center
Site Plan and Floor Plans**



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EXHIBIT "C-1"

**Scope of Operations - Community Programs and Services
for Community Centers and Childcare Centers**

1. Food Service programs, including Senior Nutrition, Commodities, Brown Bag, Rolling Cart, Hidden Harvest and the Summer Program.
2. Health Services Programs, including Health Education, Health Fairs, Caregiver support services and training, LVN/RN Services, (blood glucose, blood pressure screening, etc.) immunizations, mammograms, Medical Services and Dental Services.
3. Youth Services Programs, including Afterschool Programs, Summer Youth Programs-Camps, Youth Sports and Recreation, Tutoring/homework help, and Youth Leadership Programming
4. Park and Recreation Services to include Physical Fitness Programs, sports, exercise, dancing etc.
5. Licensed Childcare Programs to include infant and toddler programs.
6. Child Care Center Services, including early childhood education, age-appropriate developmental activities, nutritious meals and snacks, social and emotional learning, parent engagement opportunities, and a safe, nurturing environment for infants, toddlers, and preschool-aged children.

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EXHIBIT "D-3"

Schedule of Operator's Reimbursement Fund

Norton Younglove Community Center and Childcare Center

Reimbursement Schedules:

Fiscal Year	Dates	Funds Allocated
2025/2026	January 1, 2026 – June 30, 2026	\$70,000
2026/2027	July 1, 2026 – June 30, 2027	\$140,000
2027/2028	July 1, 2027 – June 30, 2028	\$140,000
2028/2029	July 1, 2028 – June 30, 2029	\$140,000
2029/2030	July 1, 2029 – June 30, 2030	\$140,000

James A. Venable Community Center and Cabazon Childcare Center

2025/2026	January 1, 2026 – June 30, 2026	\$80,000
2026/2027	July 1, 2026 – June 30, 2027	\$160,000
2027/2028	July 1, 2027 – June 30, 2028	\$160,000
2028/2029	July 1, 2028 – June 30, 2029	\$160,000
2029/2030	July 1, 2029 – June 30, 2030	\$160,000

Lakeland Village Community Center and Lakeland Village Child Care Center

Reimbursement Schedule:

2025/2026	January 1, 2026 – June 30, 2026	\$80,000
2026/2027	July 1, 2026 – June 30, 2027	\$160,000
2027/2028	July 1, 2027 – June 30, 2028	\$160,000
2028/2029	July 1, 2028 – June 30, 2029	\$160,000
2029/2030	July 1, 2029 – June 30, 2030	\$160,000

EXHIBIT "E-1"

Existing Furniture, Fixtures and Equipment Owned by the County

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# ITEMS	DESCRIPTION	PRESENT LOCATION & NOTES
6	TOT SIZE CHAIRS	CERAMICS ROOM
2	TABLES WITH WOOD TOPS (23.5x58.5")	CERAMICS ROOM
5	ADULT SIZE BROWN CHAIRS	CERAMICS ROOM & PATIO
1	LARGE HEAVYWOOD DARK BROWN DESK	COORDINATORS OFFICE
1	SMALL HEAVYWOOD DAERK BROWN DESK	COORDINATORS OFFICE
3	CONFERENCE CHAIRS DARK BROWN WITH GREEN SEATS	COORDINATORS OFFICE
1	METAL CABINET WITH 4 DRAWERS	COORDINATORS OFFICE
100	MISC. BOOKS	DANCE ROOM CABINETS
2	SKINNY TABLE 6X1.5' GREY PLASTIC	DRU'S OFFICE
1	LONG SKINNY TABLE	DRU'S OFFICE
	FILE CABINET WITH TWO DOORS ON TOP WITH TWO	
1	DRAWERS ON BOTTOM MATCHES COORDINATORS DESK	DRU'S OFFICE
1	COMPUTER MONITOR AND MOUSE (SECURITY SYSTEM)	DRU'S OFFICE
2	LARGE WHITE BOARDS	DRU'S OFFICE
1	COMPUTER CHAIR (MAROON)	FRONT DESK
3	SKINNY TABLE 6X1.5' GREY PLASTIC	HALL CONFERENCE ROOM
13	BLUE CHAIRS	HALL CONFERENCE ROOM
6	LARGE PICTURE FRAMES	LOBBY AREA
3	DESK PHONES- CISCO	LOBBY AREA
1	FIRST AID KIT	LOBBY AREA
1	AED DEFIBRILLATOR	LOBBY AREA
1	OVAL CONFERENCE TABLE	LOBBY AREA
1	KEVIN JEFFRIES MEMORABILIA CASE	LOBBY AREA
1	VINTAGE BUTTERFIELD PARK SIGN	LOBBY HALLWAY
1	VACUUM (NEEDS REPAIR)	MPR
	THEATRE DRAPES (FRONT RED DOWNSTAGE & BLACK	
10	BACKSTAGE)	MPR
99	BLACK AND STAINLESS CHAIRS	MPR
1	PODIUM - WHITE WOODEN	MPR- STAGE
1	US FLAG WITH STAND	MPR- STAGE
1	CA FLAG WITH STAND	MPR- STAGE
1	PODIUM WITH SOUND SYSTEM (NOT WORKING)	MPR- STAGE
1	AMPLIFIER UNIT	MPR- STAGE
2	SPEAKERS- HANGING SR &SL CORNERS	MPR- STAGE
1	WIRELESS MICROPHONE	MPR- STAGE
1	OLD PROJECTOR	SAFE ROOM

	# ITEMS	DESCRIPTION	PRESENT LOCATION & NOTES
1	1	9 LOCKER CABINET	KITCHEN
2	1	PREP SINK - ONE COMPARTMENT SINK	KITCHEN
3	1	ELECTRIC OVEN	KITCHEN
4	1	WARMING CABINET	KITCHEN
5	1	TWO DOOR FREEZER	KITCHEN
6	1	HAND SINK W/ SPLASH GUARDS	KITCHEN
7	1	3-COMPARTMENT SINK W/ DRAIN BOARDS	KITCHEN
8	4	S.S. WORK TABLE	KITCHEN
9	2	S.S. WIRE SHELF	KITCHEN
10	1	LOCKERS	KITCHEN
11	1	ICE MAKER	KITCHEN
12	1	WALL SHELF	KITCHEN
13	1	WATER HEATER	KITCHEN
14	1	SANITARY WALL PANELS	KITCHEN
15	1	COUNTER OVEN	KITCHEN
16	1	MICROWAVE	KITCHEN
17	1	COFFEE POT	KITCHEN
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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: 25-382075

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202501100
	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	\$7,187.75	
Comment	SST3646S1179	





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:
 25-382075
 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 12/16/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202501100	

PROJECT TITLE
 FOURTH AMENDMENT TO MASTER LICENSE AND OPERATING AGREEMENT WITH FAMILY SERVICES ASSOCIATION AT NORTON YOUNGLOVE COMMUNITY CENTER AND JAMES A.

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 <i>I Syeda</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Isabel Tejada
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RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

**Project Name: Fourth Amendment to Master License and Operating Agreement with
Family Services Association at Norton Younglove Community Center and
James A. Venable Community Center/Cabazon Child Development Center**

Accounting String: 524830-47220-7200400000- FM04716000800

DATE: November 21, 2025

AGENCY: Riverside County Facilities Management

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND
HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mike Sullivan, Facilities Management

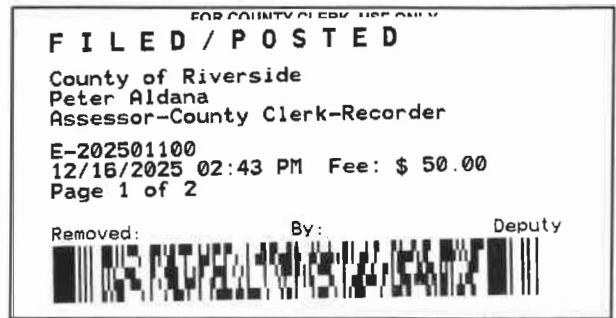
Signature: 

PRESENTED BY: Maribel Hver, Supervising Real Property Agent, Facilities
Management

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: - Isabel Tejada
DATE: - DEC 16 2025
RECEIPT # (S) - 25-382075

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



NOTICE OF EXEMPTION

November 21, 2025

Project Name: Fourth Amendment to Master License and Operating Agreement with Family Services Association at Norton Younglove Community Center and James A. Venable Community Center/Cabazon Child Development Center

Project Number: FM04716000800

Project Locations:

Norton Younglove Community Center: 459 Center Street, east of Michigan Avenue, Riverside California, 92507, Assessor's Parcel Number (APN) 255-080-041

James A. Venable Community Center and Cabazon Child Development Center: 50390 Carmen Avenue, east of Broadway, Cabazon, California 92230, APN 526-170-020

Lakeland Village Community Center and Lakeland Childcare Center: 16275 Grand Avenue, west of Santa Rosa Drive, Lake Elsinore, California 92530, APN 381-300-004

Description of Project: On May 9, 2017, the Board of Supervisors approved Minute Order 3.10, the Master License and Operating Agreement by and between the County of Riverside (County) and Family Service Association, Inc. a California nonprofit corporation (FSA) for operations of the Norton Younglove Community Center, James A. Venable Community Center / Cabazon Child Development Center and Eddie Dee Smith Senior Center by FSA (Agreement). The Agreement was for a term of approximately three years expiring June 30, 2020. During the term of this Agreement, FSA is required to provide community center services which include youth, adult and senior programs as outlined and further described within the Agreement. The scope of those services includes community, recreational, healthcare, child development, and food programs. On July 2, 2019, the Board of Supervisors approved Minute Order 3.6, the First Amendment to the Agreement. This First Amendment served to refine and improve the Agreement and to formally address the necessity for background checks and confidentiality for all Community Center Operators and Countywide. On June 30, 2020, the Board of Supervisors approved Minute Order 3.16, the Second Amendment to the Agreement. This Second Amendment served to extend the term for three years at the same annual amount and transfer the Eddie Dee Smith Senior Center to the City of Jurupa on June 30, 2020, and remove this facility from the scope of the Agreement with FSA. On June 27, 2023, the Board of Supervisors approved Minute Order 3.37, the Third Amendment to the Agreement. This Third Amendment served to extend the term for three years, provide an annual reimbursement to the Operator for community services performed and amend the description of the property to exclude, from the Agreement, Board of Supervisors 5th District newly allocated space within the James A. Venable Community Center / Cabazon Child Development Center.

Facilities Management-Real Estate (FM-RE) now proposes to update the Agreement through this Fourth Amendment (Amendment). This update extends the Master Agreement for an additional four and one-half (4½) years, modifies the annual Reimbursement Fund to reflect the addition of the Lakeland Village Community Center and the new Lakeland Village Childcare Center, and revises the total square footage to include these facilities. This Agreement and Amendment document the obligations and responsibilities between the County and FSA for providing community services, utilities, custodial, maintenance and security at these County owned facilities to be operated by FSA on behalf of the County. The Fourth Amendment to the Agreement is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is for the use of existing facilities and no expansion of the existing facility will occur. The operation of the facilities will continue to provide community services. No additional direct or indirect physical environmental impacts are anticipated.

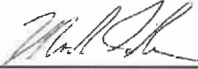
Name of Public Agency Approving Project: Riverside County

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 Fourth Amendment to the Agreement, permitting continued use of existing facilities.
- **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 continued use of the existing community centers in Riverside and Cabazon. The project would not substantially increase or expand the use of the sites; and is limited to the inclusion of an additional existing community center and childcare facility and the extension of term, which will result in the continued use of the sites 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 Fourth Amendment to the Agreement is limited to an extension of term for continued use of existing facilities which will not expand or increase the capacity or intensity of use of the sites. The use and operation of the facilities 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 sites 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:** 11-21-2025
Mike Sullivan
County of Riverside, Facilities Management

Document Root (Read-Only)

Selected Document

2025120721 - NOE - Fourth Amendment to Master License and Operating Agreement with Family Services Association at Norton Younglove Community Center and James A. Venable Community

Riverside County

Created - 12/16/2025 | Submitted - 12/16/2025 | Posted - 12/17/2025 | Received - 12/17/2025 | Published - 12/17/2025

Whitney N Mayo

Document Details

Public Agency

Riverside County

Document Type

Notice of Exemption

Document Status

Published

Title

Fourth Amendment to Master License and Operating Agreement with Family Services Association at Norton Younglove Community Center and James A. Venable Community

Document Description

On May 9, 2017, the Board of Supervisors approved Minute Order 3.10, the Master License and Operating Agreement by and between the County of Riverside (County) and Family Service Association, Inc. a California nonprofit corporation (FSA) for operations of the Norton Younglove Community Center, James A. Venable Community Center / Cabazon Child Development Center and Eddie Dee Smith Senior Center by FSA (Agreement). The Agreement was for a term of approximately three years expiring June 30, 2020. During the term of this Agreement, FSA is required to provide community center services which include youth, adult and senior programs as outlined and further described within the Agreement. The scope of those services includes community, recreational, healthcare, child development, and food programs. On July 2, 2019, the Board of Supervisors approved Minute Order 3.6, the First Amendment to the Agreement. This First Amendment served to refine and improve the Agreement and to formally address the necessity for background checks and confidentiality for all Community Center Operators and Countywide. On June 30, 2020, the Board of Supervisors approved Minute Order 3.16, the Second Amendment to the Agreement. This Second Amendment served to extend the term for three years at the same annual amount and transfer the Eddie Dee Smith Senior Center to the City of Jurupa on June 30, 2020, and remove this facility from the scope of the Agreement with FSA. On June 27, 2023, the Board of Supervisors approved Minute Order 3.37, the Third Amendment to the Agreement. This Third Amendment served to extend the term for three years, provide an annual reimbursement to the Operator for community services performed and amend the description of the property to exclude, from the Agreement, Board of Supervisors 5th District newly allocated space within the James A. Venable Community Center / Cabazon Child Development Center.

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Attachments (Upload Project Documents)**3.20 - NOE - 4th Amendment to Master Lease SCH.pdf****Contacts**Riverside County Facilities Management - *Mike Sullivan*

3450 14th Street,
Riverside, CA 92501
Phone : (951) 955-8009
msullivan@rivco.org

Regions

Southern California

Counties

Riverside

Cities

Riverside and Unincorporated Cabazon and Lakeland Village areas

Location Details**Parcel Number** - 255-080-041, 526-170-020, 381-300-004**Other Location Info**

Norton Younglove Community Center: 459 Center Street, east of Michigan Avenue, Riverside California, 92507, Assessor's Parcel Number (APN) 255-080-041

James A. Venable Community Center and Cabazon Child Development Center: 50390 Carmen Avenue, east of Broadway, Cabazon, California 92230, APN 526-170-020

Lakeland Village Community Center and Lakeland Childcare Center: 16275 Grand Avenue, west of Santa Rosa Drive, Lake Elsinore, California 92530, APN 381-300-004

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 Fourth Amendment to the Agreement, permitting continued use of existing facilities.

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 continued use of the existing community centers in Riverside and Cabazon. The project would not substantially increase or expand the use of the sites; and is limited to the inclusion of an additional existing community center and childcare facility and the extension of term, which will result in the continued use of the sites 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 Fourth Amendment to the Agreement, permitting continued use of existing facilities.

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 Fourth Amendment to the Agreement is limited to an extension of term for continued use of existing facilities which will not expand or increase the capacity or intensity of use of the sites. The use and operation of the facilities 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 sites 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

Signature

Title

Date

SCH Number 2025120721

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

Date Wed 12/17/2025 10:52 AM

To Mayo, Whitney <WMayo@Rivco.org>

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/327613/1>

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

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

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James A. Venable Community Center and Child Development Center

50390 and 50391 Carmen Avenue, Cabazon, CA 92230



Legend

- County Boundary
- City Boundaries
- Parcels, County
- Centerline Intersections
- County Centerline Names
- Blueline Streams
- World_Street_Map



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Notes

District 5
Leased are outlined in blue
APN 526-170-020

0 263 527 Feet

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Lakeland Village Community Center and Lakeland Village Childcare Center

16274 Grand Avenue, Lake Elsinore, CA 92530



Legend

- County Boundary
- City Boundaries
- County Centerline Names
- Assessor Book/Page Boundary
- Blueline Streams
- City Areas



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Notes

District 2
Leased area outlined in blue.
APN 381-300-004

0 263 527 Feet

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Norton Younglove Community Center

459 Center Street, Riverside, CA 92507



Legend

- County Boundary
- City Boundaries
- Parcel APNs
- Parcels, County
- County Centerline Names
- Blueline Streams
- City Areas



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Notes

District 1
 Leased area outlined in blue.
 APN: 255-080-041

0 527 1,054 Feet

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