

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



ITEM: 3.17
(ID # 30053)

MEETING DATE:
Tuesday, March 24, 2026

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT-REAL ESTATE (FM-RE) AND RIVERSIDE COUNTY PROBATION DEPARTMENT: Approval of the Fourth Amendment to Lease with James and Joyce Rumary, Trustees of the Rumary Revocable Living Trust, 1201 Research Park, Suite 100, Riverside, Probation Department, Five-Year Lease Extension, California Environmental Quality Act Exempt per State Guidelines Sections 15301 and 15061(b)(3), District 1. [\$2,517,466 - 100% State Funds] (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 Fourth Amendment to Lease between the County of Riverside, a political subdivision of the State of California, and James & Joyce Rumary, Trustees of the Rumary Revocable Living Trust, 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;

Continued on Page 2

ACTION:4/5 Vote Required


Vincent Yzaguirre 3/11/2026

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: March 24, 2026
xc: FM-RE, Probation, Recorder, State Clearinghouse

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

4. Authorize the Director of Facilities Management, or designee, to exercise the Options to Extend or Terminate pursuant to Section 6 of the Lease;
5. Approve and direct the Auditor Controller to make the budget adjustment shown in Schedule A; and
6. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk and State Clearinghouse within five (5) days of approval by the Board.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$119,934	\$482,618	\$2,517,466	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: 100% State			Budget Adjustment: Yes	
			For Fiscal Year: 2025/26-30/31	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside (County), on behalf of the Riverside County Probation Department (Probation), entered into a lease agreement with J.D. Guthrie, LLC, a California limited liability company and predecessor in interest to James and Joyce Rumary (Lessor), which was approved by the Board of Supervisors on May 1, 2012 (Minute Order 3.15) (Lease). The Lease was subsequently amended by the First Amendment to Lease dated April 30, 2013 (Minute Order 3.6), the Second Amendment to Lease dated April 12, 2016 (Minute Order 3.11), and the Third Amendment to Lease dated June 15, 2021 (Minute Order 3.12).

The leased facility, located at 1201 Research Park Drive, Suite 100, Riverside, CA 92507 (Leased Premises), continues to meet Probation’s operational needs and supports the delivery of programs and services to the community. The proposed Fourth Amendment to Lease (Fourth Amendment) will extend the Lease term, modify the rental schedule, update the notice section, establish option periods and a corresponding option rent schedule, and revise custodial requirements.

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.

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

The Fourth Amendment is summarized below:

Lessor: James and Joyce Rumary, Trustees of the Rumary Revocable Living Trust

Leased Premises: 1201 Research Park Drive, Suite 100
Riverside, California 92507

Term: Five years commencing April 1, 2026 and expiring March 31, 2031

Size: 17,247 square feet

Rent:

	Current	New
	\$ 1.72 per sq. ft.	\$ 1.77 per sq. ft.
	\$ 29,660.13 per month	\$ 30,549.93 per month
	\$ 355,921.56 per year	\$ 366,599.16 per year

Rental Adjustment: Three percent (3%) annual increase beginning April 1, 2027

Option to Extend: Two (2), one (1) year extension options inclusive of a 3% annual adjustment

Custodial: The Lessor shall provide the County with an annual cost assessment at the beginning of each calendar year for purposes of evaluating any proposed adjustments to the custodial service rate. The County will reimburse the Lessor for the custodial services provided on a per month basis. This is not included in the Lease rate and is scheduled based on the fair market value of services in the region.

	Current	New
	\$ 0.07 per sq. ft.	\$ 0.26 per sq. ft.
	\$ 1,250.00 per month	\$ 4,500.00 per month
	\$ 15,000.00 per year	\$ 54,000.00 per year

Utilities: The County pays for electric, gas, and telephone; Lessor to provide all other utilities to the Leased Premises

Maintenance: Lessor to provide.

The Fourth Amendment has been approved as to form by County Counsel.

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

Impact on Residents and Businesses

Probation's presence throughout the County continues to provide an important public benefit to the community by serving clients where they live and effectively improving public safety.

Additional Fiscal Information

See attached Exhibits A, B, and C. All associated costs for this Amendment are be budgeted in FY25/26 – FY30/31 by the Probation Department. Probation will reimburse FM-RE for all associated Lease costs monthly.

Contract History and Price Reasonableness

This is a five-year lease extension. The Rent and custodial charges have been deemed competitive based upon the current market.

Attachments:

- Fourth Amendment
- Exhibits A, B, & C
- Aerial Image
- Notice of Exemption
- Schedule A

SCHEDULE A

**Budget Adjustment
FY 2025/2026**

Increase Appropriations:

47220-7200400000-526740	Rent-Lease Improvements	\$ 119,934
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Increase Revenues:

47220-7200400000-777330	Leasing Services	\$ 119,934
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Sarah Franco, Assistant County Executive Officer 3/17/2026

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FOURTH AMENDMENT TO LEASE
1201 Research Park Drive, Suite 100
Riverside, California

THIS FOURTH AMENDMENT TO LEASE (“Fourth Amendment”), dated as of MAR 24, 2026, is entered into by and between the **COUNTY OF RIVERSIDE**, a political subdivision of the State of California, (“County”), and **James Rumary**, Trustee of the Rumary Revocable Living Trust (“Lessor”). County and Lessor are hereinafter collectively referred to as the “Parties” or individually as a “Party.”

RECITALS

a. J.D. Guthrie, LLC, a California limited liability company, predecessor in interest to Lessor, and County of Riverside, have entered into that certain Lease, dated May 1, 2012, (“Original Lease”) pursuant to which County has agreed to lease from Lessor and Lessor has agreed to lease to County that certain portion of the building located at 1201 Research Park Drive, Suite 100, Riverside, California 92507 (“Property”), as more particularly described in the Lease.

b. On or about February 1, 2019, J.D. Guthrie, LLC conveyed the Property to James M. Rumary and Joyce I. Rumary, husband and wife as joint tenants. The Rumarys subsequently transferred the property into the Rumary Revocable Living Trust, and act as its Trustees.

c. The Original Lease has been amended by:

1. That certain First Amendment to Lease dated April 30, 2013, by and between the County of Riverside and J.D. Guthrie, LLC (the “First Amendment”), whereby the Parties agreed to extend the term and expand the premises; and

2. That certain Second Amendment to Lease dated April 12, 2016, by and between County of Riverside and J.D. Guthrie, LLC (the “Second

1 Amendment”), whereby the Parties amended the Lease to extend the term, adjust the
2 rent, and have the interior of the premises painted and the carpet replaced.

3 3. That certain Third Amendment to Lease dated June 15,
4 2021, by and between County of Riverside and James and Joyce Rumary, Trustees of
5 the Rumary Revocable Living Trust (the “Third Amendment”), whereby the Parties
6 amended the Lease to extend the term, adjust the rent, adjust the custodial
7 requirements, and add termination language.

8 d. The Original Lease together with the First, Second, Third, and this Fourth
9 Amendment are collectively referred to herein as the “Lease.”

10 e. The Parties now desire to amend the Lease to extend the term, adjust the
11 rent schedule, update the notice section, add options and an option rent schedule, and
12 adjust the custodial requirements.

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

15 1. **Term.** Section 4.1 of the Original Lease is amended by adding the
16 following: The term of this Lease shall be extended an additional five (5) years
17 commencing April 1, 2026 and terminating on March 31, 2031.

18 2. **Rent.** Section 5 of the Original Lease is deleted in its entirety and
19 replaced with the following:

20 a. During the term of this Lease, the County shall pay to Lessor the monthly
21 rent for the Leased Premises as set forth below. Custodial service charges, if
22 applicable, shall be based on the annual cost assessment provided by Lessor in
23 accordance with Section 8 herein:

<u>Year</u>	<u>Rent</u>	<u>Custodial Costs</u>	<u>Total Monthly Rent</u>
24 4/1/2026 to 3/31/2027	\$30,549.93	+ \$4,500 =	\$35,049.93
25 4/1/2027 to 3/31/2028	\$31,466.43	+ \$4,500 =	\$35,966.43
26 4/1/2028 to 3/31/2029	\$32,410.42	+ \$4,500 =	\$36,910.42
27 4/1/2029 to 3/31/2030	\$33,382.73	+ \$4,500 =	\$37,882.73

1 4/1/2030 to 3/31/2031 \$34,382.22 + \$4,500 = \$38,882.22

2 3. **Options.** Section 6 is amended to add the following:

3 **6.4 Options to Extend Lease.** The County shall have two (2) options to
 4 extend the Lease for one (1) year each. During the term of this extension, the County
 5 shall pay to Lessor the monthly rent for the Leased Premises as set forth below.
 6 Custodial service charges, if applicable, shall be based on the annual cost assessment
 7 provided by Lessor in accordance with the amended Section 8 herein:

<u>Option Year</u>	<u>Rent</u>	<u>Custodial Costs</u>	<u>Total Monthly Rent</u>
9 4/1/2031 to 3/31/2032	\$35,415.74	+ \$4,500	= \$39,915.74
10 4/1/2032 to 3/31/2033	\$36,478.21	+ \$4,500	= \$40,978.21

11 County shall provide Lessor with written notification of its election to
 12 exercise its option(s) at least sixty (60) days prior to the expiration of the then-current
 13 term.

14 4. **Custodial Services.** Section 8 of the Lease is hereby amended as
 15 follows: Lessor shall provide the County with an annual cost assessment at the
 16 beginning of each calendar year for purposes of evaluating any proposed adjustments
 17 to the custodial service rate. Any such adjustment shall be effective only upon the
 18 mutual agreement of the Parties. In the event the County cancels custodial services,
 19 the actual cost of custodial services provided by Lessor shall be deducted from the
 20 total monthly rent.

21 5. **Notice.** Section 19.18 of the Lease is hereby amended by deleting
 22 the existing addresses and inserting the following: Any notices required or desired to
 23 be served by either party upon the other shall be addressed to the respective parties
 24 as set forth below:

25 County: 26 County of Riverside 27 Facilities Management 28 Real Estate Division	Lessor: James and Joyce Rumary, Trustees of the Rumary Revocable Living Trust P.O. Box 1747
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1 3450 14th Street, Suite 200 Brea, CA 92822
2 Riverside, California 92501 Attention: Craig Allred
3 Attention: Deputy Director craig@imperialre.net
4 FM-Leasing@rivco.org Telephone: (714) 392-2825
5 Telephone: (951) 955-4820

6 or to such other addresses as from time to time shall be designated by the respective
7 parties.

8 6. **Fourth Amendment to Prevail.** The provisions of this Fourth
9 Amendment shall prevail over any inconsistency of conflicting provisions of the Lease,
10 as heretofore amended, and shall supplement the remaining provisions thereof.

11 7. **Miscellaneous.** Except as amended or modified herein, all the
12 terms of the Lease shall remain in full force and effect and shall apply with the same
13 force and effect. If any provisions of this Fourth Amendment or the Lease shall be
14 determined to be illegal or unenforceable, such determination shall not affect any
15 other provision of the Lease and all such other provisions shall remain in full force and
16 effect. The language in all parts of the Lease shall be construed according to its
17 normal and usual meaning and not strictly for or against either Lessor or Lessee.
18 Neither this Fourth Amendment, nor the Lease, nor any notice nor memorandum
19 regarding the terms hereof, shall be recorded by Lessee.

20 8. **Effective Date.** This Fourth Amendment to Lease shall not be
21 binding or consummated until its approval by the Riverside County Board of
22 Supervisors and fully executed by the Parties.

23 9. **Language for Use of Electronic (Digital) Signatures.** This
24 Agreement may be executed in any number of counterparts, each of which will be an
25 original, but all of which together will constitute one instrument. Each party of this
26 Agreement agrees to the use of electronic signatures, such as digital signatures that
27 meet the requirements of the California Uniform Electronic Transactions Act
28 ((“CUETA”) Cal. Civ. Code §§ 1633.1 to 1633.17), for executing this Agreement. The

1 parties further agree that the electronic signatures of the parties included in this
2 Agreement are intended to authenticate this writing and to have the same force and
3 effect as manual signatures. Electronic signature means an electronic sound, symbol,
4 or process attached to or logically associated with an electronic record and executed
5 or adopted by a person with the intent to sign the electronic record pursuant to the
6 CUETA as amended from time to time. The CUETA authorizes use of an electronic
7 signature for transactions and contracts among parties in California, including a
8 government agency. Digital signature means an electronic identifier created by
9 computer, intended by the party using it to have the same force and effect as the use
10 of a manual signature, and shall be reasonably relied upon by the parties. For
11 purposes of this section, a digital signature is a type of "electronic signature" as
12 defined in subdivision (i) of Section 1633.2 of the Civil Code.

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(Signature on the following page)

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

3
4 LESSEE:
5 COUNTY OF RIVERSIDE, a political
6 subdivision of the State of California

LESSOR:
James Rumary, Trustee of the
Rumary Revocable Living Trust

7
8 By: Karen S. Spiegel
9 Karen Spiegel, Chair
Board of Supervisors

Authentisign
By: James Rumary 03/03/26
James Rumary

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

13
14 By: [Signature]
15 Deputy

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

19 By: [Signature]
20 Ryan Yabko
21 Deputy County Counsel

22
23
24
25 PC:il/02092026/RV504/40.352

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:
COST	\$ 119,934	\$ 482,618
NET COUNTY COST	\$ -	\$ -

*Complete all yellow highlighted fields.

Last

Current Fiscal Year:	<input type="text" value="7/1/2025"/> through <input type="text" value="6/30/2026"/>																
Name:	<input type="text" value="Probation Department"/>																
Premises:	<input type="text" value="1201 Research Park Drive, Suite 100, Riverside, CA"/>																
Term:	<input type="text" value="5"/> years <input type="text" value="0"/> months																
Effective Date	<input type="text" value="4/1/2026"/>																
Termination Date	<input type="text" value="3/31/2031"/>																
Fiscal Year Split:	(Jul-Mar) 9 (Apr-Jun) 3 <u> </u> 12 months																
Size:	<input type="text" value="17,247"/> SQFT																
Rent:	<table> <thead> <tr> <th>Current</th> <th></th> <th>New</th> <th></th> </tr> </thead> <tbody> <tr> <td>\$ 1.72</td> <td>SQFT</td> <td>\$ 1.77</td> <td>SQFT</td> </tr> <tr> <td><input type="text" value="\$ 29,660.13"/></td> <td>per month</td> <td><input type="text" value="\$ 30,549.93"/></td> <td>per month</td> </tr> <tr> <td>\$ 355,921.56</td> <td>per year</td> <td>\$ 366,599.16</td> <td>per year</td> </tr> </tbody> </table>	Current		New		\$ 1.72	SQFT	\$ 1.77	SQFT	<input type="text" value="\$ 29,660.13"/>	per month	<input type="text" value="\$ 30,549.93"/>	per month	\$ 355,921.56	per year	\$ 366,599.16	per year
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Custodial:	<table> <thead> <tr> <th>Current</th> <th></th> <th>New</th> <th></th> </tr> </thead> <tbody> <tr> <td>\$ 0.07</td> <td>SQFT</td> <td>\$ 0.26</td> <td>SQFT</td> </tr> <tr> <td><input type="text" value="1,250.00"/></td> <td>per month</td> <td><input type="text" value="\$ 4,500.00"/></td> <td>per month</td> </tr> <tr> <td>\$ 15,000.00</td> <td>per year</td> <td>\$ 54,000.00</td> <td>per year</td> </tr> </tbody> </table>	Current		New		\$ 0.07	SQFT	\$ 0.26	SQFT	<input type="text" value="1,250.00"/>	per month	<input type="text" value="\$ 4,500.00"/>	per month	\$ 15,000.00	per year	\$ 54,000.00	per year
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\$ 15,000.00	per year	\$ 54,000.00	per year														
Rental Adjustment %:	<input type="text" value="3.00%"/>																
Estimated Additional Costs:																	
Utility Cost per SQFT	<input type="text" value="\$ 0.20"/>																
RCIT	<input type="text" value="\$ -"/>																
Tenant Improvement	<input type="text" value="\$ -"/>																
Lease Management Fee	<input type="text" value="4.84%"/> New agreement																
Total County Cost %	<input type="text" value="0.00%"/>																

Total Cost:
\$ 2,517,466
\$ -

updated on 6/12/2019

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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: 26-86683

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202600242
	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	\$7,887.75	

3/24/26, 2:02 PM PST
Gateway Clerk



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:
 26-86683
 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 03/24/2026
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202600242

PROJECT TITLE
 APPROVAL OF FOURTH AMENDMENT TO THE LEASE AGREEMENT WITH JAMES AND JOYCE RUMARY, PROBATION DEPARTMENT, 1201 RESEARCH PARK, SUITE 100, 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, 2ND FLOOR	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,227.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,437.25 \$ _____

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

FOR COUNTY CLERK USE ONLY		
FILED / POSTED		
County of Riverside		
Peter Aldana		
Assessor-County Clerk-Recorder		
E-202600242		
03/24/2026 02:02 PM Fee: \$ 50.00		
Page 1 of 2		
Removed:	By:	Deputy
		

NOTICE OF EXEMPTION

February 10, 2026

Project Name: Approval of Fourth Amendment to the Lease Agreement with James and Joyce Rumary, Probation Department, 1201 Research Park, Suite 100, Riverside

Project Number: FM042611050400

Project Location: 1201 Research Park, Suite 100, south of Columbia Avenue, Riverside, California 92207; Assessor's Parcel Number (APN) 257-030-058

Description of Project: The County of Riverside (County), on behalf of the Probation Department (Probation), entered into a lease agreement with J.D. Guthrie, LLC, a California limited liability company and predecessor in interest to James and Joyce Rumary (Lessor), which was approved by the Board of Supervisors on May 1, 2012 (Minute Order 3.15) (Lease). The Lease was subsequently amended by the First Amendment to Lease dated April 30, 2013 (Minute Order 3.6), the Second Amendment to Lease dated April 12, 2016 (Minute Order 3.11), and the Third Amendment to Lease dated June 15, 2021 (Minute Order 3.12).

The leased facility, located at 1201 Research Park Drive, Suite 100, Riverside, CA 92507 (Leased Premises), continues to meet Probation's operational needs and supports the delivery of programs and services to the community. The proposed Fourth Amendment to Lease (Fourth Amendment) will extend the lease term, modify the rental schedule, establish option periods and a corresponding option rent schedule, and revise custodial requirements. The Fourth Amendment to the Lease Agreement is identified as the proposed Project under California Environmental Quality Act (CEQA). The leased premise consists of approximately 17,247 square feet and the proposed Project is the letting of property involving existing facilities; no expansion of an existing use will occur. The operation of the facility will continue to provide public services for the Probation Department and will not result in an increase in the intensity of the use of the site. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County

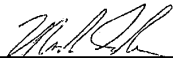
Name of Person or Agency Carrying Out Project: Riverside County Facilities Management

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 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 of the existing Lease regarding probation services. 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 Fourth Amendment to 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: 2-10-2026
Mike Sullivan
County of Riverside, Facilities Management

Document Root (Read-Only)

Selected Document

2026031019 - NOE - Approval of Fourth Amendment to the Lease Agreement with James and Joyce Rumary, Probation Department, 1201 Research Park, Suite 100, Riverside

Riverside County
 Created - 3/24/2026 | Submitted - 3/24/2026 | Posted - 3/24/2026 | Received - 3/24/2026 | Published - 3/24/2026
 Whitney N Mayo

Document Details

Public Agency
Riverside County

Document Type
Notice of Exemption

Document Status
Published

Title
Approval of Fourth Amendment to the Lease Agreement with James and Joyce Rumary, Probation Department, 1201 Research Park, Suite 100, Riverside

Document Description

The County of Riverside (County), on behalf of the Probation Department (Probation), entered into a lease agreement with J.D. Guthrie, LLC, a California limited liability company and predecessor in interest to James and Joyce Rumary (Lessor), which was approved by the Board of Supervisors on May 1, 2012 (Minute Order 3.15) (Lease). The Lease was subsequently amended by the First Amendment to Lease dated April 30, 2013 (Minute Order 3.6), the Second Amendment to Lease dated April 12, 2016 (Minute Order 3.11), and the Third Amendment to Lease dated June 15, 2021 (Minute Order 3.12).

The leased facility, located at 1201 Research Park Drive, Suite 100, Riverside, CA 92507 (Leased Premises), continues to meet Probation's operational needs and supports the delivery of programs and services to the community. The proposed Fourth Amendment to Lease (Fourth Amendment) will extend the lease term, modify the rental schedule, establish option periods and a corresponding option rent schedule, and revise custodial requirements. The Fourth Amendment to the Lease Agreement is identified as the proposed Project under California Environmental Quality Act (CEQA). The leased premise consists of approximately 17,247 square feet and the proposed Project is the letting of property involving existing facilities; no expansion of an existing use will occur. The operation of the facility will continue to provide public services for the Probation Department and will not result in an increase in the intensity of the use of the site. No additional direct or indirect physical environmental impacts are anticipated.

Attachments (Upload Project Documents)

3.17 - NOE - 4th Amendment to Lease, Riverside.pdf

Contacts

COUNTY OF RIVERSIDE OFFICE OF ECONOMIC DEVELOPMENT - *Mike Sullivan*

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Regions

Southern California

Counties

Riverside

Cities

Riverside

Location Details

Parcel Number - 257-030-058

Other Location Info

1201 Research Park, Suite 100, south of Columbia Avenue, Riverside, California 92207; Assessor's Parcel Number (APN) 257-030-058

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 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 of the existing Lease regarding probation services. 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 Fourth 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 Fourth Amendment to 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

Signature

Title

Date

SCH Number 2026031019

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

Date Tue 3/24/2026 1:18 PM

To Mayo, Whitney <WMayo@Rivco.org>

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Thank you,



Thomas Hubbard | *he/him/his*
Jr. CEQA Analyst
Governor's Office of Land Use & Climate
Innovation
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Exhibit A

FY 2025/26

Probation Department

1201 Research Park Drive, Suite 100, Riverside, CA

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	17,247 SQFT	
Approximate Cost per SQFT (Jul-Mar)	-	
Approximate Cost per SQFT (Apr-Jun)	\$ 1.77	
Lease Cost per Month (Jul-Mar)	\$ -	
Lease Cost per Month (Apr-Jun)	\$ 30,549.93	
Total Lease Cost (Jul-Mar)	\$ -	
Total Lease Cost (Apr-Jun)	\$ 91,649.79	
Total Estimated Lease Cost for FY 2025/26		\$ 91,649.79
Custodial Cost per Month (Jul-Mar)	\$ -	
Custodial Cost per Month (Apr-Jun)	\$ 4,500.00	
Total Custodial Cost (Jul-Mar)	\$ -	
Total Custodial Cost (Apr-Jun)	\$ 13,500.00	
Total Estimated Custodial Cost for FY 2025/26		\$ 13,500.00
<u>Estimated Additional Costs:</u>		
Utility Cost per SQFT	\$ 0.20	
Estimated Utility Costs per Month	\$ 3,449.40	
Total Estimated Utility Cost (Jul-Mar)	\$ -	
Total Estimated Utility Cost (Apr-Jun)	\$ 10,348.20	
Total Estimated Utility Cost for FY 2025/26		\$ 10,348.20
FM-RE Lease Management Fee as of 07/01/2025	4.84%	\$ 4,435.85
TOTAL ESTIMATED COST FOR FY 2025/26		\$ 119,933.84

Exhibit B

FY 2026/27

Probation Department

1201 Research Park Drive, Suite 100, Riverside, CA

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	17,247 SQFT	
Approximate Cost per SQFT (Jul-Mar)	\$ 1.77	
Approximate Cost per SQFT (Apr-Jun)	\$ 1.82	
Lease Cost per Month (Jul-Mar)	\$ 30,549.93	
Lease Cost per Month (Apr-Jun)	\$ 31,466.43	
Total Lease Cost (Jul-Mar)		\$ 274,949.37
Total Lease Cost (Apr-Jun)		\$ 94,399.29
Total Estimated Lease Cost for FY 2026/27		\$ 369,348.66
Custodial Cost per Month (Jul-Mar)	\$ 4,500.00	
Custodial Cost per Month (Apr-Jun)	\$ 4,500.00	
Total Custodial Cost (Jul-Mar)		\$ 40,500.00
Total Custodial Cost (Apr-Jun)		\$ 13,500.00
Total Estimated Custodial Cost for FY 2026/27		\$ 54,000.00
<u>Estimated Additional Costs:</u>		
Utility Cost per SQFT	\$ 0.20	
Estimated Utility Costs per Month	\$ 3,449.40	
Total Estimated Utility Cost (Jul-Jun)		\$ 41,392.80
FM-RE Lease Management Fee as of 07/01/2025	4.84%	\$ 17,876.48
TOTAL ESTIMATED COST FOR FY 2026/27		\$ 482,617.94

Probation Department

1201 Research Park Drive, Suite 100, Riverside, CA 92507



Legend

- County Boundary
- City Boundaries
- County Centerline Names



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Notes

District 1
APN: 257-030-058
Premises shaded in blue