

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



**ITEM: 3.18**  
(ID # 29981)

**MEETING DATE:**

Tuesday, March 24, 2026

**FROM :** FACILITIES MANAGEMENT

**SUBJECT:** FACILITIES MANAGEMENT-REAL ESTATE (FM-RE) AND DEPARTMENT OF PUBLIC SOCIAL SERVICES (DPSS): Ratification and Approval of First Amendment to Lease with Robert and Lucia Ramos, DPSS, Blythe, Five-Year Lease Extension, California Environmental Quality Act Exempt per State CEQA Guidelines sections 15301 and 15061(b)(3), District 4. [Total Cost: \$2,375,781, 54% Federal, 19% State, 9% County, 18% Realignment (DPSS Department Budget) Fund 10000] (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, Existing Facilities Exemption and Section 15061(b)(3), "Common Sense" exemption;
2. Ratify and approve the attached First Amendment to extend the Lease with Robert and Lucia Ramos, and authorize the Chair of the Board to execute the same on behalf of the County;
3. Authorize the Director of Facilities Management, or designee, to execute any other documents and administer all actions necessary to complete this transaction;
4. Authorize the Director of Facilities Management, or designee, to exercise any options to extend or terminate the Lease pursuant to Section 6 of the Lease; and
5. 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:Policy**

  
Charity Douglas, DPSS Director

3/3/2026

  
Vincent Yzaguirre

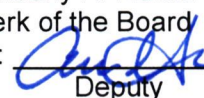
3/11/2026

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**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, DPSS, Recorder, State Clearinghouse

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>  | \$292,547                   | \$494,855                | \$2,375,781                             | \$0                 |
| <b>NET COUNTY COST</b>   | \$26,329                    | \$44,537                 | \$213,820                               | \$0                 |
| <b>SOURCE OF FUNDS:</b> 54% Federal, 19% State, 9% County, 18% Realignment |                             |                          | <b>Budget Adjustment:</b> No            |                     |
|  |                             |                          | <b>For Fiscal Year:</b> 2025/26-2030/31 |                     |

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

**BACKGROUND:**

**Summary**

The County of Riverside (County) has been under a Lease Agreement at 1225 and 1267 W. Hobsonway, Blythe, California 92225 (Premises) since 1995, for use by the Department of Public Social Services (DPSS). The Premises continue to meet the needs of DPSS, and this proposed First Amendment to the Lease (Amendment) between the County and Lessor will amend the existing lease and extend the term for five (5) years.

Additionally, through this Amendment, the County has requested certain Tenant Improvements to the leased premises and for the Department to assume specified maintenance obligations within the leasehold area to ensure the timely repair and continued operation of the facility. The Lessor will incur the costs of said improvements and be reimbursed by the County upon completion of the work. The improvements included in this Amendment, to be constructed by the Lessor, involve general interior and exterior cosmetic and operational updates, parking lot maintenance, window treatment replacements, breakroom improvements, minor outdoor enhancements for staff use, and basic door maintenance. The total cost shall not exceed \$277,238.32, inclusive of a \$36,161.52 contingency to address County-requested change orders. The County shall reimburse the Lessor through three (3) installment payments over three (3) fiscal years, with interest applied at an annual rate of 8.75%.

Pursuant to the California Environmental Quality Act (CEQA), the Amendment was reviewed and determined to be exempt from CEQA under State CEQA Guidelines Section 15301 (Existing Facilities Exemption) and Section 15061(b)(3) ("Common Sense" exemption). The proposed Amendment involves existing facilities, and no expansion of an existing use will occur.

County Counsel has approved the Amendment as to form.

The Amendment is summarized as follows:

Leased Premises: 1225 and 1267 W. Hobsonway  
Blythe, California 92225

Lessor: Robert and Lucia Ramos

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

Size: Approximately 16,100 square feet

Term: Five (5) years commencing October 1, 2025, and terminating September 30, 2030

Extension Option(s): Two (2) one-year extensions, with ninety (90) days' written notice

Rent:

|  | <u>Current</u>        | <u>New</u>            |
|--|-----------------------|-----------------------|
|  | \$1.81 per sq. ft.    | \$1.73 per sq. ft.    |
|  | \$29,061.74 per month | \$27,933.24 per month |
|  | \$348,740.88 per year | \$335,198.88 per year |

Tenant Improvements: Not to exceed \$277,238.32, which includes a \$36,161.52 contingency for any County requested change orders. County to reimburse Lessor with 3 installment payments payable over 3 fiscal years with 8.75% interest.

Annual Increase: Three percent (3%) annually, starting October 1, 2026.

Option to Terminate: County will have the right to terminate for any reason after 3 years from commencement date with ninety (90) days advance written notice.

Utilities: County shall pay for all telephone and electrical services. Lessor shall provide all other utility services.

Custodial: Lessor to provide.

Maintenance: Lessor to provide all maintenance except the following that will be maintained by the DPSS facilities team:

- Minor wall repair and touch-up paint as needed.
- Ceiling light bulb replacement.
- Exterior light bulb replacement for exterior light fixtures.
- Ceiling tile replacement.
- Water filter replacement for drinking fountains and the reverse osmosis system in the breakroom.
- Minor repairs for door/door hardware, including weather stripping, thresholds, door closures, and lock hardware. This does not include the public entrances and the automatic sliding doors.
- Repairs to ceiling fans.
- Minor carpet repairs.
- Minor repairs to cabinetry in the breakrooms.
- Minor repairs to partitions in the restroom.

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

- Replacement of electrical faceplates.

**Impact on Residents and Businesses**

DPSS will continue to provide program services that will benefit the residents of this community. Residents and businesses will also benefit from the jobs and economic impact that is generated through occupancy of a facility by the County.

**Additional Fiscal Information**

See attached Exhibits A, B, and C. DPSS will budget these costs in FY2025/26 through FY2030/31 and will reimburse Facilities Management – Real Estate for all associated lease costs.

**Contract History and Price Reasonableness**

The Lease rate is aligned with the current real estate market.

| <u>Lease</u> | <u>Date and M.O.</u>          |
|--------------|-------------------------------|
| Lease        | September 25, 2018 (M.O. 3.3) |

**Attachments:**

- First Amendment
- Aerial #29981
- Financial Exhibits A, B, & C
- Notice of Exemption

  
\_\_\_\_\_  
Aaron Gettis, Chief Deputy County Counsel      3/11/2026

# Exhibit A

FY 2025/26

Department of Public Social Services - SS/CSD/ASD

1225 & 1267 W. Hobsonway, Blythe, CA 92225

## ESTIMATED AMOUNTS

### Total Square Footage to be Leased:

|  |              |                      |
|--|--------------|----------------------|
| Current Office:                                  | 16,100 SQFT  |                      |
| Approximate Cost per SQFT (Jul-Sep)              | -            |                      |
| Approximate Cost per SQFT (Oct-Jun)              | \$ 1.73      |                      |
| Lease Cost per Month (Jul-Sep)                   | \$ -         |                      |
| Lease Cost per Month (Oct-Jun)                   | \$ 27,933.24 |                      |
| Total Lease Cost (Jul-Sep)                       |              | \$ -                 |
| Total Lease Cost (Oct-Jun)                       |              | \$ 251,399.16        |
| <b>Total Estimated Lease Cost for FY 2025/26</b> |              | <b>\$ 251,399.16</b> |

### Estimated Additional Costs:

|  |                    |                      |
|--|--------------------|----------------------|
| Utility Cost per SQFT                              | \$ 0.20            |                      |
| Estimated Utility Costs per Month                  | <u>\$ 3,220.00</u> |                      |
| Total Estimated Utility Cost (Jul-Sep)             |                    | \$ -                 |
| Total Estimated Utility Cost (Oct-Jun)             |                    | \$ 28,980.00         |
| <b>Total Estimated Utility Cost for FY 2025/26</b> |                    | <b>\$ 28,980.00</b>  |
| Tenant Improvement                                 |                    | \$ -                 |
| FM Lease Management Fee as of 07/01/2025           | 4.84%              | \$ 12,167.72         |
| <b>TOTAL ESTIMATED COST FOR FY 2025/26</b>         |                    | <b>\$ 292,546.88</b> |
| <b>TOTAL COUNTY COST</b>                           | <b>9%</b>          | <b>\$ 26,329.22</b>  |

# Exhibit B

FY 2026/27

Department of Public Social Services - SS/CSD/ASD

1225 & 1267 W. Hobsonway, Blythe, CA 92225

## ESTIMATED AMOUNTS

### Total Square Footage to be Leased:

|  |        |           |                   |
|--|--------|-----------|-------------------|
| Current Office:                                  | 16,100 | SQFT      |                   |
| Approximate Cost per SQFT (Jul-Sep)              | \$     | 1.73      |                   |
| Approximate Cost per SQFT (Oct-Jun)              | \$     | 1.79      |                   |
| Lease Cost per Month (Jul-Sep)                   |        | \$        | 27,933.24         |
| Lease Cost per Month (Oct-Jun)                   |        | \$        | 28,771.24         |
| Total Lease Cost (Jul-Sep)                       |        | \$        | 83,799.72         |
| Total Lease Cost (Oct-Jun)                       |        | \$        | 258,941.13        |
| <b>Total Estimated Lease Cost for FY 2026/27</b> |        | <b>\$</b> | <b>342,740.85</b> |

### Estimated Additional Costs:

|  |           |           |                   |
|--|-----------|-----------|-------------------|
| Utility Cost per SQFT                              | \$        | 0.20      |                   |
| Estimated Utility Costs per Month                  |           | <u>\$</u> | <u>3,220.00</u>   |
| Total Estimated Utility Cost (Jul-Sep)             |           | \$        | 9,660.00          |
| Total Estimated Utility Cost (Oct-Jun)             |           | \$        | 28,980.00         |
| <b>Total Estimated Utility Cost for FY 2026/27</b> |           | <b>\$</b> | <b>38,640.00</b>  |
| Tenant Improvement                                 |           | \$        | 92,412.77         |
| FM Lease Management Fee as of 07/01/2025           | 4.84%     | \$        | 21,061.44         |
| <b>TOTAL ESTIMATED COST FOR FY 2026/27</b>         |           | <b>\$</b> | <b>494,855.06</b> |
| <b>TOTAL COUNTY COST</b>                           | <b>9%</b> | <b>\$</b> | <b>44,536.96</b>  |

# Exhibit C

**FY 2027/28 to 2030/31**  
**Department of Public Social Services - SS/CSD/ASD**  
**1225 & 1267 W. Hobsonway, Blythe, CA 92225**

***ESTIMATED AMOUNTS***

**Total Square Footage to be Leased:**

Current Office: 16,100 SQFT

|   | FY 2027/28           | FY 2028/29           | FY 2029/30           | FY 2030/31           |
|---|----------------------|----------------------|----------------------|----------------------|
| Approximate Cost per SQFT (Jul-Sep)                         | \$ 1.79              | \$ 1.84              | \$ 1.90              | \$ 1.95              |
| Approximate Cost per SQFT (Oct-Jun)                         | \$ 1.84              | \$ 1.90              | \$ 1.95              | \$ -                 |
| Lease Cost per Month (Jul-Sep)                              | \$ 28,771.24         | \$ 29,634.37         | \$ 30,523.41         | \$ 31,439.11         |
| Lease Cost per Month (Oct-Jun)                              | \$ 29,634.37         | \$ 30,523.41         | \$ 31,439.11         | \$ -                 |
| Total Lease Cost (Jul-Sep)                                  | \$ 86,313.71         | \$ 88,903.12         | \$ 91,570.22         | \$ 94,317.32         |
| Total Lease Cost (Oct-Jun)                                  | \$ 266,709.37        | \$ 274,710.65        | \$ 282,951.97        | \$ -                 |
| <b>Total Estimated Lease Cost for FY 2027/28 to 2030/31</b> | <b>\$ 353,023.08</b> | <b>\$ 363,613.77</b> | <b>\$ 374,522.19</b> | <b>\$ 94,317.32</b>  |
| <br><b><u>Estimated Additional Costs:</u></b>               |                      |                      |                      |                      |
| Utility Cost per SQFT                                       | \$ 0.20              | \$ 0.20              | \$ 0.20              | \$ 0.20              |
| Estimated Utility Costs per Month                           | \$ 3,220.00          | \$ 3,220.00          | \$ 3,220.00          | \$ 3,220.00          |
| Total Estimated Utility Cost                                | <b>\$ 38,640.00</b>  | <b>\$ 38,640.00</b>  | <b>\$ 38,640.00</b>  | <b>\$ 9,660.00</b>   |
| Tenant Improvement  | <b>\$ 100,498.89</b> | <b>\$ 109,292.54</b> | <b>\$ -</b>          | <b>\$ -</b>          |
| FM Lease Management Fee as of 07/01/2025 4.84%              | <b>\$ 21,950.46</b>  | <b>\$ 22,888.67</b>  | <b>\$ 18,126.87</b>  | <b>\$ 4,564.96</b>   |
| <b>TOTAL ESTIMATED COST FOR FY 2027/28 to 2030/31</b>       | <b>\$ 514,112.43</b> | <b>\$ 534,434.98</b> | <b>\$ 431,289.06</b> | <b>\$ 108,542.28</b> |

**F11 Total Cost \$ 2,375,780.70**

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**FIRST AMENDMENT TO LEASE**

**1225 and 1267 W. Hobsonway, Blythe, California 92225**

This **FIRST AMENDMENT TO LEASE** ("First Amendment") dated as of MAR 24, 2026 is entered by and between **ROBERT AND LUCIA RAMOS** ("Lessor"), successor-in-interest to Imperial Hardware Company, a California corporation, and the **COUNTY OF RIVERSIDE**, a political subdivision of the State of California ("County"), sometimes collectively referred to as the "Parties".

**RECITALS**

a. Imperial Hardware Company, predecessor-in-interest to Robert and Lucia Ramos, as Lessor, and County entered into that certain Lease dated September 25, 2018, ("Original Lease") whereby Lessor has agreed to lease to County and County has agreed to lease from Lessor that certain building located at 1225 and 1267 W. Hobsonway, Blythe, California 92225 ("the Building"), as more particularly described in the Lease ("the Original Premises").

b. The Original Lease, together with this First Amendment, shall hereafter be referred to as the "Lease".

c. The Parties desire to amend the Lease by extending the term and providing the County with additional term extension options, setting forth the monthly rent and annual increase, amending the County's right to early termination, and providing the County with tenant improvements. This agreement will also serve to outline Maintenance responsibilities, as defined herein, that will be transferred to the County.

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

1. **Term.** Section 4.1 of the Lease is amended by the following:

The term of the Lease shall be extended for a period of five (5) years commencing October 1, 2025, and terminating September 30, 2030 (the "Extension Term").

1           2.     **Rent.** Section 5.1 of the Lease is hereby amended by the following:

2           County shall pay the sum of Twenty-Seven Thousand, Nine Hundred, Thirty-Three  
3 Dollars and Twenty-Four Cents (\$27,933.24) to Lessor as rent for the leased premises,  
4 payable, in advance, on the first day of the month or as soon thereafter as a warrant can be  
5 issued in normal course of County's business.

6           Section 5.2 of the Lease is hereby amended by the following: Pursuant to the  
7 provisions of Section 5.1 above, the monthly rent shall be increased on each anniversary of  
8 this Lease by an amount equal to three percent (3%).

9           3.     **Options to Extend.** Section 6 of the Lease is amended by the following:

10           **6.1 Option to Extend Term.** Lessor grants to County two (2) options to extend  
11 the Lease Term ("Extension Option(s)"). Each Extension Option shall be for a period of one (1)  
12 year ("Extended Term(s)"), subject to the conditions described in this Section 6.

13           **6.1.1 Exercise of Option.** The Extension Option(s) shall be exercised by  
14 County delivering to Lessor written notice thereof no later than ninety (90) days prior to the  
15 expiration of the Extension Term or any extension thereof.

16           **6.1.2 Option Rent.** The rent payable by County during any Extended  
17 Term shall be increased by three percent (3%) of the previous year's rent.

18           **6.4 County's Right to Early Termination.** Section 6.4 of the Lease is amended  
19 to add the following: (c) after three (3) years for any reason providing ninety (90) days' written  
20 notice.

21           **6.4.1 Notice.** Section 6.4.1 shall be deleted.

22           4.     **Repairs and Maintenance.** Section 10 of the Lease is amended to add the  
23 following:

24           **10.1.1 County's Repair and Maintenance Obligations.** County shall, at  
25 County's sole expense in accordance with the terms of this Lease, repair, replace, and maintain  
26 as needed the following items:

- 27           ▪ Minor wall repair and touch-up paint as needed.
- 28           ▪ Ceiling light bulb replacement.
- Exterior light bulb replacement for exterior light fixtures.

- 1           ▪ Ceiling tile replacement.
- 2           ▪ Water filter replacement for drinking fountains and the reverse osmosis system in the breakroom.
- 3           ▪ Minor repairs for door/door hardware, including weather stripping, thresholds, door closures, and lock hardware. This does not include the public entrances and the automatic sliding doors.
- 4           ▪ Repairs to ceiling fans.
- 5           ▪ Minor carpet repairs.
- 6           ▪ Minor repairs to cabinetry in the breakrooms.
- 7           ▪ Minor repairs to partitions in the restroom.
- 8           ▪ Replacement of electrical faceplates.

7           **5. Tenant Improvements/Repairs.** Upon full execution of this First Amendment  
8 and commencing in fiscal year 2026/27, Lessor shall, at Lessor's expense, subject to  
9 reimbursement from the County, complete the improvements as referenced in Exhibit "I,"  
10 Scope of Work, attached herein pursuant with the provisions according to Exhibit "F," General  
11 Construction Specifications for Leased Facilities in the original Lease. The cost of said tenant  
12 improvements and other related costs shall not exceed Two Hundred Seventy-Seven  
13 Thousand, Two Hundred Thirty-Eight Dollars and Thirty-Two Cents (\$277,238.32). The actual  
14 cost estimate for the tenant improvements to be completed will include a contingency of fifteen  
15 percent (15%) which has been budgeted by the County exclusively for the purpose of paying  
16 for change orders requested by County during the course of tenant improvements in the  
17 amount of Thirty-Six Thousand, One Hundred Sixty-One Dollars and Fifty-Two Cents  
18 (\$36,161.52). County shall reimburse Lessor for the actual cost of the improvements.  
19 Reimbursement shall be made in the following manner:

20                           (a) One third (1/3) of the not-to-exceed reimbursement amount of  
21 \$277,238.32 shall be paid within 30 days after substantial completion and receipt of invoices  
22 with supporting documentation as required.

23                           (b) One half (1/2) of the remaining balance with interest fee of 8.75%  
24 per annum from the date of substantial completion to the date of payment, shall be paid on or  
25 before October 1st of the County fiscal year following the fiscal year in which the initial payment  
26 referenced in Section 5(a) of this First Amendment was paid.

1 (c) The remaining balance from the date of substantial completion until  
2 the date of payment, including 8.75% annual interest, shall be paid on or before October 1st of  
3 the County fiscal year following the fiscal year in which the payment referenced in Section 5(b)  
4 above was paid.

5 6. **Capitalized Terms.** FIRST AMENDMENT TO PREVAIL. Unless defined herein  
6 or the context requires otherwise, all capitalized terms herein shall have the meaning defined in  
7 the Lease, as heretofore amended. The provisions of this First Amendment shall prevail over  
8 any inconsistency or conflicting provisions of the Lease, as heretofore amended, and shall  
9 supplement the remaining provisions thereof.

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

18 8. **Effective Date.** This First Amendment shall not be binding or consummated  
19 until its approval by the Riverside County Board of Supervisors and fully executed by the  
20 Parties.

21 9. **Language for Use of Electronic (Digital) Signatures.** This First Amendment  
22 may be executed in any number of counterparts, each of which will be an original, but all of  
23 which together will constitute one instrument. Each party of this First Amendment agrees to  
24 the use of electronic signatures, such as digital signatures that meet the requirements of the  
25 California Uniform Electronic Transactions Act (“CUETA”) Cal. Civ. Code §§ 1633.1 to  
26 1633.17), for executing this First Amendment. The parties further agree that the electronic  
27 signatures of the parties included in this First Amendment are intended to authenticate this  
28 writing and to have the same force and effect as manual signatures. Electronic signature

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

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

3  
4 Dated: MAR 24 2026

5  
6 COUNTY:  
7 County of Riverside, a political  
8 subdivision of the State of California

LESSOR:  
Robert and Lucia Ramos

9 By: Karen S. Spiegel  
10 Karen Spiegel, Chair  
11 Board of Supervisors

By: [Signature]  
Robert Ramos

By: [Signature]  
Lucia Ramos

12 ATTEST:  
13 Kimberly A. Rector  
14 Clerk of the Board  
15 By: [Signature]  
16 Deputy

17 Approved as to Form:  
18 Minh C. Tran  
19 County Counsel

20  
21 By: [Signature]  
22 Stephanie Nelson  
23 Deputy County Counsel

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27 PC: il/12082025/BL014/40.330

Exhibit "I"  
Scope of Work

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## Stan Duncan General Contractor

200 East Murphy Street #700, Blythe, CA 92226

Phone: 760-784-5095

### PROPOSAL

To: CPS/APS

Address: 1267 West Hobsonway

City: Blythe, CA 92225

Date: 09-05-2025

#### Scope of Work: Interior Painting and Furniture Protection

This proposal outlines the labor, materials, and services required to complete the following work at the above-mentioned location.

##### 1. Materials for Protection

Polyethylene sheeting and tape for furniture and surface protection throughout all rooms = \$2,750.00

##### 2. Wall Preparation & Painting

Patch and repair minor drywall scratches and dings where necessary. Apply one (1) coat of matching color and sheen paint that includes primer throughout all interior spaces = \$42,350.00

##### 3. Interior Doors and Jambs

Clean, prep, and paint 26 interior doors including door jambs = \$7,150.00

4. Paint building exterior, Pressure wash entire surface, prep all cracks, mask windows, and all areas that will not be painted, sand & prep 5 exterior doors which are metal, prep drip metal and paint rusted areas then paint entire exterior of 1267 West Hobsonway – 1 coat same colors as building is currently = \$22,000.00

5. Slurry front lot of 1267 West Hobsonway, same areas as previously done, then stripe stalls same as previously done including ADA Stalls = \$5,483.00

6. Remove and replace breakroom cabinets, base cabinets only with 3/4" melamine, soft close doors and drawers with Quartz countertop - \$16,445.00

7. Install 49' of spear top 6' wrought iron fencing to enclose employee picnic area, provide locking access gate for employees - \$2,915.00

8. Remove all window blinds and install solar shades on 5 windows - \$1,925.00

3A

## TOTAL PROJECT COST

| Description                   | Amount              | Notes                      |
|-------------------------------|---------------------|----------------------------|
| 1. Materials for Protection   | \$2,750.00          | Added New Scope of Work    |
| 2. Wall Prep & Painting       | \$42,350.00         | Added New Scope of Work    |
| 3. Interior Doors & Jambs     | \$7,150.00          | Added New Scope of Work    |
| 4. Paint Exterior             | \$22,000.00         | Added 10%                  |
| 5. Slurry                     | \$5,483.00          | Added 10%                  |
| 6. Cabinets                   | \$16,445.00         | Added 10%                  |
| 7. Fencing                    | \$2,915.00          | Added 10%                  |
| 8. Blinds                     | \$1,925.00          | Added 10%                  |
| Subtotal                      | \$101,018.00        |                            |
| Overhead Fee                  | \$0.00              | <b>Deleted my Overhead</b> |
| Sub- Total                    | \$101,018.00        |                            |
| Administration Fee for Robert | \$15,152.70         | Reduced Amount             |
| <b>Total</b>                  | <b>\$116,170.70</b> | <b>New Total</b>           |

### Terms and Conditions

- All work to be completed in a professional and timely manner.
- Paint and materials are included unless otherwise specified.
- This proposal is valid until December 31, 2026
- Any additional work not listed above will require written approval and may result in additional charges.

### Approval

To accept this proposal and initiate work, please sign below and return a copy to us.

Accepted By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

Sincerely, Stan Duncan General Contractor

4A

**Stan Duncan General Contractor**  
200 East Murphy Street #700, Blythe, CA 92226  
Phone: 760-784-5095

**PROPOSAL**

To: DPSS

Address: 1225 West Hobsonway

City: Blythe, CA 92225

Date: 09-05-2025

**Scope of Work: Tenant Improvements for Lease Renewal at: 1225**

This proposal outlines the labor, materials, and services required to complete the following work at the above-mentioned location.

**1. Materials for Protection**

Polyethylene sheeting and tape for furniture and surface protection throughout all rooms = \$3,520.00

**2. Wall Preparation & Painting**

Patch and repair minor drywall scratches and dings where necessary. Apply one (1) coat of matching color and sheen paint with primer throughout all interior spaces = \$50,050.00

**3. Interior Doors and Jambs**

Clean, prep, and paint 32 interior doors including door jambs = \$8,800.00

**4. Paint building exterior, Pressure wash entire surface, prep all cracks, mask windows, and all areas that will not be painted, sand & prep 5 exterior doors which are metal, prep drip metal and paint rusted areas then paint entire exterior of 1225 West Hobsonway – 1 coat same colors as building is currently = \$38,456.00**

**5. Slurry front lot of 1225 West Hobsonway, same areas as previously done, then stripe stalls same as previously done including ADA Stalls = \$5,483.50**

**6. Remove existing blinds from windows and preplace with solar shades - \$1,540.00**

**7. Remove thresholds at 2 rear northside doors, replace same and install new door sweeps - \$764.50**

See the figures below that also add Overhead and Administration Fees with a Total Figure

5A

**TOTAL PROJECT COST**

| Description                       | Amount              | Notes                    |
|-----------------------------------|---------------------|--------------------------|
| 1. Materials for Protection       | \$3,520.00          | Added 10%                |
| 2. Wall Prep and Painting         | \$50,050.00         | Added 10%                |
| 3. Interior Doors & Jambs         | \$8,800.00          | Added 10%                |
| 4. Paint                          | \$38,456.00         | Added Scope of work      |
| 5. Slurry                         | \$5,483.50          | Added Scope of work      |
| 6. Blinds                         | \$1,540.00          | Added Scope of work      |
| 7. Thresholds                     | \$764.50            | Added Scope of work      |
| Sub-Total                         | \$108,614.00        |                          |
| 10% Overhead                      | \$0.00              | <b>Deleting Overhead</b> |
| Sub-Total                         | \$108,614.00        |                          |
| 15% Administration Fee for Robert | \$16,292.10         | Reduced Amt              |
| <b>Grand Total</b>                | <b>\$124,906.10</b> | <b>New Total Amount</b>  |

**Terms and Conditions**

- All work to be completed in a professional and timely manner.
- Paint and materials are included unless otherwise specified.
- This proposal is valid until December 31, 2026.
- Any additional work not listed above will require written approval and may result in additional charges.

**Approval**

To accept this proposal and initiate work, please sign below and return a copy to us.

Accepted By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

Sincerely, Stan Duncan General Contractor

GA



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

**Receipt: 26-86727**

| <b>Product</b>              | <b>Name</b>  | <b>Extended</b> |
|-----------------------------|--|-----------------|
| FISH                        | CLERK FISH AND GAME FILINGS                          | \$50.00         |
|                             | # Pages  | 2               |
|                             | Document #   | E-202600243     |
|                             | 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)         |  | <b>\$50.00</b>  |
| Account#                    | CEQARIVCOFM  |                 |
| Account Name                | CEQARIVCOFM - RIVERSIDE COUNTY FACILITIES MANAGEMENT |                 |
| Balance                     | \$7,937.75   |                 |

3/24/26, 2:18 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:  
 26-86727  
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

|   |  |                                |
|---|--|--------------------------------|
| LEAD AGENCY<br>COUNTY OF RIVERSIDE FACILITIES | LEAD AGENCY EMAIL<br>MSULLIVAN@RIVCO.ORG | DATE<br>03/24/2026             |
| COUNTY/STATE AGENCY OF FILING<br>RIVERSIDE    |  | DOCUMENT NUMBER<br>E-202600243 |

PROJECT TITLE

APPROVAL OF FIRST AMENDMENT TO THE LEASE AGREEMENT, DEPARTMENT OF PUBLIC SOCIAL SERVICES (DPSS), 1225 AND 1267 HOBSONWAY, BLYTHE

|  |  |                                |
|--|--|--------------------------------|
| PROJECT APPLICANT NAME<br>COUNTY OF RIVERSIDE FACILITIES | PROJECT APPLICANT EMAIL<br>MSULLIVAN@RIVCO.ORG | PHONE NUMBER<br>(951) 955-4820 |
| PROJECT APPLICANT ADDRESS<br>3450 14TH STREET, 2ND FLOOR | CITY<br>RIVERSIDE                              | STATE<br>CA                    |
|  |  | ZIP CODE<br>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<br><b>X</b> | AGENCY OF FILING PRINTED NAME AND TITLE<br>Deputy <b>Adrienne Ribac</b> |
|-----------------------|---|

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

|  |     |        |
|--|-----|--------|
| <small>FOR COUNTY CLERK USE ONLY</small>   |     |        |
| <b>FILED / POSTED</b>  |     |        |
| County of Riverside<br>Peter Aldana<br>Assessor-County Clerk-Recorder              |     |        |
| E-202600243<br>03/24/2026 02:18 PM Fee: \$ 50.00<br>Page 1 of 2                    |     |        |
| Removed:   | By: | Deputy |
|  |     |        |

### NOTICE OF EXEMPTION

December 10, 2025

**Project Name:** Approval of First Amendment to the Lease Agreement, Department of Public Social Services (DPSS), 1225 and 1267 Hobsonway, Blythe

**Project Number:** FM042134001400

**Project Location:** 1225 and 1267 Hobson Way, West of North Carlton Avenue, Blythe, California 92225; Assessor's Parcel Number (APN) 836-180-034

**Description of Project:** The County of Riverside (County) has been under lease at 1225 and 1267 Hobson Way, Blythe California (APN 836-180-034) with Imperial Hardware Company, Inc. predecessor-in-interest to Rober and Lucia Ramos (Lessor) since 1995. DPSS has occupied the location for the Self Sufficiency, Children's, and Adult Services' Divisions. The office and location continues to meet the needs of DPSS and a new five-year extension of term is being sought through a First Amendment. Included in the First Amendment are rental adjustments and two options to extend the Lease, each for a one-year term. The First Amendment to the Lease Agreement is identified as the proposed Project under California Environmental Quality Act (CEQA). The leased premise consists of approximately 16,100 square feet and the proposed Project is the letting of property involving existing facilities with tenant improvements; no expansion of an existing use will occur. The operation of the facility will continue to provide public services for the Self Sufficiency, Children's and Adult Services' Divisions 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 First Amendment to the Lease Agreement.



### Document Root (Read-Only)

**Selected Document**

**2026031020 - NOE - Approval of First Amendment to the Lease Agreement, Department of Public Social Services (DPSS), 1225 and 1267 Hobsonway, Blythe**

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 First Amendment to the Lease Agreement, Department of Public Social Services (DPSS), 1225 and 1267 Hobsonway, Blythe

**Document Description**  
The County of Riverside (County) has been under lease at 1225 and 1267 Hobson Way, Blythe California (APN 836-180-034) with Imperial Hardware Company, Inc. predecessor-in-interest to Robert and Lucia Ramos (Lessor) since 1995. DPSS has occupied the location for the Self Sufficiency, Children’s, and Adult Services’ Divisions. The office and location continues to meet the needs of DPSS and a new five-year extension of term is being sought through a First Amendment. Included in the First Amendment are rental adjustments and two options to extend the Lease, each for a one-year term. The First Amendment to the Lease Agreement is identified as the proposed Project under California Environmental Quality Act (CEQA). The leased premise consists of approximately 16,100 square feet and the proposed Project is the letting of property involving existing facilities with tenant improvements; no expansion of an existing use will occur. The operation of the facility will continue to provide public services for the Self Sufficiency, Children’s and Adult Services’ Divisions 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)

**3.18 - NOE - Amendment to Lease, Blythe.pdf**

**Contacts**

COUNTY OF RIVERSIDE OFFICE OF ECONOMIC DEVELOPMENT - *Mike Sullivan*  
3450 14th Street 2nd floor  
Riverside, CA 92501  
Phone : (951) 955-4820  
msullivan@rivco.org

**Regions**

Southern California

**Counties**

Riverside

**Cities**

Blythe

**Location Details**

**Parcel Number** - 836-180-034

**Other Location Info**  
1225 and 1267 Hobson Way, West of North Carlton Avenue, Blythe, California 92225; Assessor’s Parcel Number (APN) 836-180-034

**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 First 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 public social services for DPSS. 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 First 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 First 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 2026031020**

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**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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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/his*  
Jr. CEQA Analyst  
Governor's Office of Land Use & Climate  
Innovation  
[thomas.hubbard@lci.ca.gov](mailto:thomas.hubbard@lci.ca.gov)  
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# Department of Public Social Services

1225 & 1267 W. Hobsonway, Blythe, CA 92225



## Legend

- County Boundary
- City Boundaries
- 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

SS/CSD/ASD  
District 4  
Premises shaded in blue  
APN: 836-180-045

0 188 376 Feet

REPORT PRINTED ON... 12/11/2025 3:04:41 PM

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