

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



**ITEM:** 3.6  
(ID # 30255)

**MEETING DATE:**  
Tuesday, May 12, 2026

**FROM :** FACILITIES MANAGEMENT

**SUBJECT:** FACILITIES MANAGEMENT-REAL ESTATE (FM-RE) AND DEPARTMENT OF PUBLIC SOCIAL SERVICES (DPSS): Approval of the Tenth Amendment to Lease with Canyon Springs Plaza Limited Partnership, Moreno Valley, California Environmental Quality Act Exempt per State CEQA Guidelines Sections 15301 and 15061(b)(3); District 5. [Total Cost: \$161,442 - 48% Federal, 35% State, 16% Realignment, 1% County (DPSS Dept. Budget) Fund 10000] (Clerk of the Board to file Notice of Exemption) (4/5 Vote Required)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption, and Section 15061(b)(3), "Common Sense" Exemption;
2. Approve the attached Tenth Amendment to Lease with Canyon Springs Plaza Limited Partnership, a California limited partnership, and authorize the Chair of the Board to execute the same on behalf of the County;
3. Authorize the Director of Facilities Management, or designee, to execute any other documents and administer all actions necessary to complete this transaction; and
4. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk and State Clearinghouse within five (5) working days of approval by the Board.

**ACTION:** Policy

  
Vincent Yzaguirre

4/22/2026

  
Charity Douglas, DPSS Director

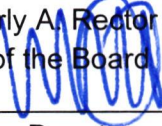
4/29/2026

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Gutierrez, seconded by Supervisor Perez 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: May 12, 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>	\$52,671	\$56,358	\$161,442	\$0
<b>NET COUNTY COST</b>	\$527	\$564	\$1,614	\$0
<b>SOURCE OF FUNDS:</b> 48% Federal, 35% State, 16% Realignment, 1% County (DPSS Dept. Budget) Fund 10000			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	25/26-27/28

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

**BACKGROUND:**

**Summary**

The Department of Public Social Services – Adult Services Division (DPSS) has provided in-home support services at 12125 Day Street, Suite S101, Moreno Valley since May 3, 2005 (Minute Order 3.42) under the Original Lease. The Original Lease has been amended nine times, and the current term is set to expire on September 30, 2029.

Through this Tenth Amendment to Lease (Tenth Amendment), the County requests renovations to the leased premises to provide for necessary flooring improvements and upgrades throughout the leased premises. The Lessor shall initially incur all costs associated with these improvements and will be reimbursed by the County upon completion of the work.

Pursuant to the California Environmental Quality Act (CEQA), the Tenth Amendment was reviewed and determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301, Class 1 - Existing Facilities and Section 15061 (b)(3), "Common Sense" exemption. The proposed project, the Tenth Amendment, involves the letting of property to an existing facility. Moderate tenant improvements will be performed, and no expansion of an existing use will occur.

The Tenth Amendment is summarized as follows:

Lessor: Canyon Springs Plaza Limited Partnership  
25401 Cabot Rd., Suite 208  
Laguna Hills, CA 92653

Premises: 12125 Day Street, Suite S101  
Moreno Valley, California

Size: 17,026 Square Feet

Tenant Improvements: Not to exceed \$150,718.64

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

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

**Impact on Citizens and Businesses**

This Tenth Amendment will provide for upgrades to the facility and allow DPSS to continue to provide beneficial services to the community, while improving the environment of the facility for employees and the public.

**Additional Fiscal Information**

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

**Contract History and Price Reasonableness**

The Lease rate is deemed competitive based upon the current market. This contract has been in place since May 3, 2005.

<b><u>Amendment</u></b>	<b><u>Date and Minute Order (M.O.)</u></b>
Lease Agreement	May 3, 2005 (M.O. 3.42)
First Amendment	September 27, 2005 (M.O. 3.22)
Second Amendment	November 30, 2010 (M.O. 3.27)
Third Amendment	March 1, 2011 (M.O. 3.14)
Fourth Amendment	August 28, 2012 (M.O. 3.47)
Fifth Amendment	January 7, 2014 (M.O. 3.23)
Sixth Amendment	March 24, 2015 (M.O. 3.17)
Seventh Amendment	October 2, 2018 (M.O. 3.10)
Eighth Amendment	July 20, 2021 (M.O. 3.13)
Ninth Amendment	September 17, 2024 (M.O. 3.14)

**ATTACHMENTS:**

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

  
Aaron Gettis, Chief Deputy County Counsel      4/30/2026

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**TENTH AMENDMENT TO LEASE**  
**12125 Day Street, Moreno Valley, CA**

**THIS TENTH AMENDMENT TO LEASE** ("Tenth Amendment"), dated as of MAY 12, 2026, is entered into by and between the **COUNTY OF RIVERSIDE**, a political subdivision of the State of California ("County"), and **CANYON SPRINGS PLAZA LIMITED PARTNERSHIP**, a California limited partnership ("Lessor"), collectively referred to as "Parties"

**RECITALS**

a. Canyon Springs Investment Trust, an irrevocable Trust dated May 5, 2003, predecessor in interest to Canyon Springs Plaza Limited Partnership, a California limited partnership, as Lessor, and County entered into that certain Lease dated May 3, 2005 ("Original Lease"), pursuant to which Lessor has agreed to lease to County and County has agreed to lease from Lessor that certain building located at 12125 Day Street, Suite S101, Moreno Valley, California ("Premises"), as more particularly described in the Original Lease.

b. The amendments of the Lease are summarized as follows:

1. The First Amendment to Lease dated September 27, 2005, by and between the County of Riverside and Canyon Springs Investment Trust to make improvements to the suite.

2. The Second Amendment to Lease dated November 30, 2010, by and between the County of Riverside and Canyon Springs Investment Trust to extend the term of the Lease, reduce the rent, and provide annual increases, and amend the notices provision.

3. The Third Amendment to Lease dated March 1, 2011, by and between the County of Riverside and Canyon Springs Investment Trust to add additional rent and amend the County's Representative.

1           4.     The Fourth Amendment to Lease dated August 28, 2012, by and  
2 between the County of Riverside and Canyon Springs Investment Trust to eliminate the  
3 additional rent.

4           5.     The Fifth Amendment to Lease dated January 7, 2014, by and  
5 between the County of Riverside and Canyon Springs Investment Trust to expand the  
6 premises with tenant improvement, extend the term, and increase the rent.

7           6.     The Sixth Amendment to Lease dated March 24, 2015, by and  
8 between the County of Riverside and Canyon Springs Investment Trust to expand the  
9 premises with tenant improvement and increase the rent.

10          7.     The Seventh Amendment to Lease dated October 2, 2018, by and  
11 between the County of Riverside and Canyon Springs Investment Trust to extend the  
12 term and update the periodic services to the Premises.

13          8.     Canyon Springs Investment Trust assigned and transferred its  
14 interest to Canyon Springs Plaza Limited Partnership on or about August 13, 2020.

15          9.     The Eighth Amendment to Lease dated July 20, 2021, by and  
16 between the County of Riverside and Canyon Springs Plaza Limited Partnership to  
17 extend the term and increase the rent.

18          10.    The Ninth Amendment to Lease dated September 17, 2024, by  
19 and between the County of Riverside and Canyon Springs Plaza Limited Partnership to  
20 extend the term through September 30, 2029, include an option to extend and amend  
21 the rental amounts.

22          11.    The Original Lease, together with all Amendments, are hereinafter  
23 referred to as the "Lease".

24          12.    The Parties now desire to amend the Lease to incorporate  
25 specified improvements to be completed for the benefit of the Department.

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

28

1           **1. Improvements by Lessor.** Section 11.1 of the Lease shall be amended  
2 to add Section 11.1.8.

3           **11.1.8** Lessor, at Lessor's sole expense, subject to reimbursement by  
4 the County, shall complete improvements described in this Section 11.1.8 with work to  
5 commence in this Fiscal Year 2025/26 following execution of the Tenth Amendment to  
6 Lease. The work shall include the removal and replacement of all carpet throughout the  
7 building to update the facility to the current DPSS Facility Standards. The  
8 improvements shall be completed in accordance with selection of finishes by the  
9 County for the scope of work as shown in Exhibit M, attached hereto as Attachment  
10 No. 1, and incorporated herein by reference. Lessor shall complete the work in phases,  
11 after hours, and/or on weekends.

12           The County shall be subject to reimbursement of said improvements as  
13 stipulated in this Section 11.1.8. The cost of said tenant improvements and other  
14 related costs shall not exceed One Hundred Fifty Thousand, Seven Hundred Eighteen  
15 Dollars and Sixty-Four Cents (\$150,718.64). The actual cost estimate for the tenant  
16 improvements to be completed as shown on Exhibit M is One Hundred Thirty-One  
17 Thousand, Fifty-Nine Dollars and Sixty-Nine Cents (\$131,059.69), plus a contingency  
18 of fifteen percent (15%) in the amount of Nineteen Thousand, Six Hundred Fifty-Eight  
19 Dollars and Ninety-Five Cents (\$19,658.95) which has been budgeted by the County  
20 exclusively for the purpose of paying for change orders requested by County during the  
21 course of tenant improvements. Upon receipt of an itemized statement of the actual  
22 costs, the County shall reimburse the Lessor for said improvements.

23           The County shall repay the allowance to Lessor over three (3) fiscal years  
24 at an annual interest rate of 7%, as follows:

25           One-third (1/3) of the not-to-exceed reimbursement amount of  
26 \$150,718.64 shall be paid within thirty (30) days following substantial completion of the  
27 work and the County's receipt of invoices with supporting documentation as required.  
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1                   One-half (1/2) of the remaining balance, together with interest  
2 thereon at an annual interest rate of 7%, shall be paid on or before October 1 of the  
3 County fiscal year following the fiscal year in which the initial payment was made.

4                   The final remaining balance, together with interest thereon at an  
5 annual interest rate of 7%, shall be paid on or before October 1 of the County fiscal  
6 year following the fiscal year in which the second payment was made.

7                   **2. Capitalized Terms; Tenth Amendment to Prevail.** Unless defined  
8 herein or the context requires otherwise, all capitalized terms herein shall have the  
9 meaning defined in the Lease, as heretofore amended. The provision of this Tenth  
10 Amendment shall prevail over any inconsistency or conflicting provision of the Lease,  
11 as heretofore amended, and shall supplement the remaining provision thereof.

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

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

24                   **5. Language for Use of Electronic (Digital) Signatures.** This Tenth  
25 Amendment may be executed in any number of counterparts, each of which will be an  
26 original, but all of which together will constitute one instrument. Each party of this  
27 Tenth Amendment agrees to the use of electronic signatures, such as digital signatures  
28 that meet the requirements of the California Uniform Electronic Transactions Act

1 ("CUETA") Cal. Civ. Code §§ 1633.1 to 1633.17), for executing this Tenth  
2 Amendment. The parties further agree that the electronic signatures of the parties  
3 included in this Tenth Amendment are intended to authenticate this writing and to have  
4 the same force and effect as manual signatures. Electronic signature means an  
5 electronic sound, symbol, or process attached to or logically associated with an  
6 electronic record and executed or adopted by a person with the intent to sign the  
7 electronic record pursuant to the CUETA as amended from time to time. The CUETA  
8 authorizes use of an electronic signature for transactions and contracts among parties  
9 in California, including a government agency. Digital signature means an electronic  
10 identifier, created by computer, intended by the party using it to have the same force  
11 and effect as the use of a manual signature, and shall be reasonably relied upon by the  
12 parties. For purposes of this section, a digital signature is a type of "electronic  
13 signature" as defined in subdivision (i) of Section 1633.2 of the Civil Code.

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

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4 Dated: MAY 1 2 2026

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7 COUNTY:

8 COUNTY OF RIVERSIDE, a political  
9 subdivision of the State of California

LESSOR:

CANYON SPRINGS PLAZA LIMITED  
PARTNERSHIP, a California limited  
partnership, by its Manager, Canyon  
Springs Management, LLC, a California  
limited liability company

10  
11  
12 By: Karen S. Spiegel  
13 Karen Spiegel, Chair  
14 Board of Supervisors

12 By: Jason J. Radwan  
13 Jason J. Radwan,  
14 Manager

15 ATTEST:  
16 Kimberly A. Rector,  
17 Clerk of the Board

17 By: Kimberly A. Rector  
18 Deputy

19  
20 APPROVED AS TO FORM:  
21 Minh C. Tran, County Counsel

22 By: Ryan Yabko  
23 Ryan Yabko  
24 Deputy County Counsel

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27 PC:bs/04022026/MV050/40.368

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MAY 1 2 2026 3 . 6

ATTACHMENT NO. 1  
EXHIBIT M

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# Canyon Springs Plaza, LP

**Main Office**  
 25401 Cabot Road, Suite 208  
 Laguna Hills, CA 92653  
 Phone: (949) 545-2597  
 Fax: (949) 545-2562

**Property Management**  
 12125 Day St., Ste. 207  
 Moreno Valley, CA 92557  
 Phone: (951) 369-0308  
 Fax: (951) 369-5297

**Quote** 251912

**Date:** December 19, 2025

**Reference:** Project# 2026015155

**PROPERTY: 12125 Day Street, Suite S101/102, Moreno Valley, CA 92557**

ITEM	DESCRIPTION	Quantity	Amount
1	Carpet and cove base removal & disposal		\$ 9,833.12
2	Floor prep		\$ 1,476.76
3	Cubicle lifting and reset		\$ 4,912.00
4	Carpet tile installation		\$ 14,567.60
5	4in. Cove base installation		\$ 2,710.75
6	Conscious EcoLogix carpet tiles - color: bristle (material)		\$ 68,202.55
7	5T035 Portal carpet tile - color: lava (material)		\$ 3,087.81
8	4in. Cove base - Mannington commercial, rubber base, The Burke Collection, Thunder / 727, 4" H (material)		\$ 3,685.86
9	Carpet tile adhesive		\$ 1,452.00
10	Cove base adhesive		\$ 275.92
11	Floor patching compound		\$ 122.65
12	Freight charge		\$ 2,986.11
13	State Sales Tax		\$ 5,832.04
14	Admin fee (10%)		\$ 11,914.52
	*** With new carpet tile selections and work schedule consisting of Friday, Saturday and Sunday installation in 4 phases. 1 phase per weekend		
	QUOTE VALD FOR 30-DAYS		
<b>MAKE CHECK PAYABLE TO:</b> <b>Canyon Springs Plaza, LP</b>  Submit check to Atlas Properties Main Office noted above.  <b>ALL INVOICES DUE IN FULL 30 DAYS AFTER DATE ABOVE.</b> 10% LATE CHARGE APPLIES AFTER 30 DAYS.			-
			\$ 131,059.69
			\$ 131,059.69
<b>TOTAL</b>			<b>\$ 131,059.69</b>



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

**Receipt: 26-143324**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202600404
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
	F&G Notice of Exemption Fee	\$50.00
<hr/>		
<b>Total</b>		<b>\$50.00</b>
Tender (On Account)		\$50.00
Account#	CEQARIVCOFM	
Account Name	CEQARIVCOFM - RIVERSIDE COUNTY FACILITIES MANAGEMENT	
Balance	\$8,487.75	



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: 26-143324
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY RIVERSIDE COUNTY FACILITIES MANAGEMENT	LEAD AGENCY EMAIL MSULLIVAN@RIVCO.ORG	DATE 05/13/2026
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202600404	

PROJECT TITLE  
 APPROVAL OF TENTH AMENDMENT TO THE LEASE AGREEMENT WITH CANYON SPRINGS PLAZA LIMITED PARTNERSHIP, DEPARTMENT OF PUBLIC SOCIAL SERVICES (DPSS), MORENO VALLEY

PROJECT APPLICANT NAME COUNTY OF RIVERSIDE FACILITIES	PROJECT APPLICANT EMAIL MSULLIVAN@RIVCO.ORG	PHONE NUMBER (951) 955-8009
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:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,227.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$ _____
<input checked="" type="checkbox"/> Exempt from fee		
<input checked="" type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____ \$50.00
<input type="checkbox"/> Other		\$ _____


PAYMENT METHOD:

Cash     Credit     Check     Other

TOTAL RECEIVED    \$ \_\_\_\_\_ \$50.00

SIGNATURE  X	AGENCY OF FILING PRINTED NAME AND TITLE Deputy <b>Adrienne Ribac</b>
--------------------	---

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

FOR COUNTY CLERK USE ONLY		
<b>FILED / POSTED</b>		
County of Riverside		
Peter Aldana		
Assessor-County Clerk-Recorder		
E-202600404		
05/13/2026 12:25 PM Fee: \$ 50.00		
Page 1 of 2		
Removed:	By:	Deputy
		

## NOTICE OF EXEMPTION

March 9, 2026

**Project Name:** Approval of Tenth Amendment to the Lease Agreement with Canyon Springs Plaza Limited Partnership, Department of Public Social Services (DPSS), Moreno Valley

**Project Number:** FM042462005000

**Project Location:** 12125 Day Street, Suite S101, north of State Route 60, Moreno Valley, California 92557; Assessor's Parcel Number (APN) 291-050-066

**Description of Project:** The DPSS – Self Sufficiency Division has provided in-home support services at 12125 Day Street, Suite S101, Moreno Valley since May 3, 2005 (M.O. 3.42) (Original Lease). The Original Lease has been amended by a First Amendment dated September 27, 2005 (M.O. 3.22), Second Amendment dated November 30, 2010 (M.O. 3.27), Third Amendment dated March 1, 2011 (M.O. 3.14), Fourth Amendment dated August 28, 2012 (M.O. 3.47), Fifth Amendment dated January 7, 2014 (M.O. 3.23), Sixth Amendment dated March 24, 2015 (M.O. 3.17), Seventh Amendment dated October 2, 2018 (M.O. 3.10), Eighth Amendment dated July 20, 2021 (M.O. 3.13), and Ninth Amendment dated September 17, 2024 (M.O. 3.14).

Through this Tenth Amendment to Lease, the County requests renovations to the leased premises to provide for necessary flooring improvements and upgrades throughout the entirety of the leased premises (Tenth Amendment). The Lessor shall initially incur all costs associated with these improvements and shall be reimbursed by the County upon completion of the work. The Tenth Amendment to the Lease Agreement is identified as the proposed Project under California Environmental Quality Act (CEQA). The leased premise consists of approximately 17,026 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 DPSS 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

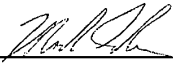
**Exempt Status:** State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

05/12/2026 Item 3.6

**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 Tenth 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 provision of tenant improvements at an existing leased facility. 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 Tenth 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: 3-9-2026  
Mike Sullivan  
County of Riverside, Facilities Management

### Document Root (Read-Only)

**Selected Document**

**2026050563 - NOE - Approval of Tenth Amendment to the Lease Agreement with Canyon Springs Plaza Limited Partnership, Department of Public Social Services (DPSS), Moreno Valley**

Riverside County  
 Created - 5/13/2026 | Submitted - 5/13/2026 | Posted - 5/14/2026 | Received - 5/14/2026 | Published - 5/14/2026  
 Whitney N Mayo

**Document Details**

**Public Agency**  
Riverside County

**Document Type**  
Notice of Exemption

**Document Status**  
Published

**Title**  
Approval of Tenth Amendment to the Lease Agreement with Canyon Springs Plaza Limited Partnership, Department of Public Social Services (DPSS), Moreno Valley

**Document Description**

The DPSS – Self Sufficiency Division has provided in-home support services at 12125 Day Street, Suite S101, Moreno Valley since May 3, 2005 (M.O. 3.42) (Original Lease). The Original Lease has been amended by a First Amendment dated September 27, 2005 (M.O. 3.22), Second Amendment dated November 30, 2010 (M.O. 3.27), Third Amendment dated March 1, 2011 (M.O. 3.14), Fourth Amendment dated August 28, 2012 (M.O. 3.47), Fifth Amendment dated January 7, 2014 (M.O. 3.23), Sixth Amendment dated March 24, 2015 (M.O. 3.17), Seventh Amendment dated October 2, 2018 (M.O. 3.10), Eighth Amendment dated July 20, 2021 (M.O. 3.13), and Ninth Amendment dated September 17, 2024 (M.O. 3.14).

Through this Tenth Amendment to Lease, the County requests renovations to the leased premises to provide for necessary flooring improvements and upgrades throughout the entirety of the leased premises (Tenth Amendment). The Lessor shall initially incur all costs associated with these improvements and shall be reimbursed by the County upon completion of the work. The Tenth Amendment to the Lease Agreement is identified as the proposed Project under California Environmental Quality Act (CEQA). The leased premise consists of approximately 17,026 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 DPSS 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)

**3.6 - NOE - 10th Amendment to Lease, Moreno Valley.pdf**

**Contacts**

County of Riverside Facilities Management - *Mike Sullivan*

3450 14th Street  
 Riverside, CA 92501  
 Phone : (951) 955-4820  
 msullivan@rivco.org

**Regions**

Southern California

**Counties**

Riverside

**Cities**

Moreno Valley

**Location Details**

**Cross Streets**  
 12125 Day Street, Suite S101, north of State Route 60

**Parcel Number** - 291-050-066

**Other Location Info**  
12125 Day Street, Suite S101, north of State Route 60, Moreno Valley, California 92557; Assessor's Parcel Number (APN) 291-050-066

**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 Tenth 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 provision of tenant improvements at an existing leased facility. 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 Tenth 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 Tenth 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

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**SCH Number 2026050563**

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**From** Mai Lu Thao <mailu.thao@lci.ca.gov>  
**Date** Thu 5/14/2026 8:43 AM  
**To** Mayo, Whitney <WMayo@Rivco.org>  
**Cc** Thomas Hubbard <THOMAS.HUBBARD@lci.ca.gov>; Meng Heu <Meng.Heu@lci.ca.gov>; Christine Asiata <Christine.Asiata@lci.ca.gov>

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Thank you.



**Mai Lu Thao | (She/Her)**  
Analyst I  
Governor's Office of Land Use & Climate Innovation  
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# Exhibit A

**FY 2025/26**

**DPSS - In-Home Support Services**

**12125 Day Street, Suite S101, Moreno Valley, CA 92557**

**Estimated Additional Cost:**

Tenant Improvement Cost		\$ 50,239.55
FM Lease Management Fee as of 07/01/2025	4.84%	<u>\$ 2,431.59</u>
<b>TOTAL ESTIMATED COST FOR FY 2025/26</b>		<b><u>\$ 52,671.14</u></b>
<b>TOTAL COUNTY COST</b>	1.00%	<b>\$ 526.71</b>

# Exhibit B

**FY 2026/27**

**DPSS - In-Home Support Services**

**12125 Day Street, Suite S101, Moreno Valley, CA 92557**

**Estimated Additional Cost:**

Tenant Improvement Cost		\$ 53,756.31
FM Lease Management Fee as of 07/01/2025	4.84%	<u>\$ 2,601.81</u>
<b>TOTAL ESTIMATED COST FOR FY 2026/27</b>		<b><u><u>\$ 56,358.12</u></u></b>
<b>TOTAL COUNTY COST</b>	1.00%	<b>\$ 563.58</b>

# Exhibit C

**FY 2027/28**

**DPSS - In-Home Support Services**

**12125 Day Street, Suite S101, Moreno Valley, CA 92557**

**Estimated Additional Cost:**




Tenant Improvement Cost		\$ 49,993.37
FM Lease Management Fee as of 07/01/2025	4.84%	<u>\$ 2,419.68</u>
<b>TOTAL ESTIMATED COST FOR FY 2027/28</b>		<b><u>\$ 52,413.05</u></b>
<b>F11 TOTAL COST</b>		<b>\$ 161,442.31</b>
<b>F11 TOTAL COUNTY COST</b>	1.00%	<b>\$ 1,614.42</b>

# Department of Public Social Services - In-Home Support Services

12125 Day Street, Suite 101, Moreno Valley, CA 92557



## 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

Premises shaded in blue  
Portion of APN: 291-050-066  
District 5

0 129 259 Feet

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