

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



ITEM: 3.7
(ID # 30205)

MEETING DATE:
Tuesday, May 12, 2026

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT - REAL ESTATE (FM-RE) AND RIVERSIDE COUNTY SUPERINTENDENT OF SCHOOLS: Ratification and Approval of Second Amendment to Lease by and between the County of Riverside and Riverside County Superintendent of Schools Five Year Lease Extension, California Environmental Quality Act Exempt Pursuant to State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption and Section 15061(b)(3), "Common Sense" Exemption; District 4. [Total Cost: \$0] (Clerk of the Board 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. Find that the Second Amendment to the Lease is exempt from the California Surplus Land Act pursuant to Government Code Section 54221, subdivision (d)(2)(B) – The entering of a lease for surplus land on which no development or demolition will occur, regardless of term of the lease;
3. Ratify and approve the Second Amendment to the Lease between the County of Riverside, a political subdivision of the State of California, and Riverside County Superintendent of Schools, and authorize the Chair of the Board to execute the same on behalf of the County;


Continued on Page 2

ACTION:

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, 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 execute any other documents and administer all actions necessary to complete this transaction;
5. Authorize the Director of Facilities Management, or designee, to exercise the Options to Extend pursuant to the Lease; and
6. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk and the State Clearinghouse within five (5) working days of Board approval.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$0	\$0	\$0	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS:			Budget Adjustment: No	
			For Fiscal Year: 25/26-30/31	

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

BACKGROUND:

Summary

The Riverside County Superintendent of Schools (Superintendent), a public entity of the State of California has been a tenant under a Ground Lease with the County of Riverside at 47-225 Oasis Street, Indio since June 20, 2000 (Original Ground Lease). Minute Order (M.O.) 3.12 dated January 12, 2021, established a new Ground Lease (Ground Lease) which brought all terms current and incorporated electrical usage and custodial services to allow for the reimbursement to the County for utility and custodial services. M.O. 3.13 dated April 18, 2023, approved the First Amendment to the Ground Lease (First Amendment) and updated the custodial services scope of work, with Superintendent responsible to reimburse County for the actual costs incurred.

The Second Amendment to the Ground Lease (Second Amendment) will extend the terms of the Ground Lease for an additional five (5) years commencing January 1, 2026, and terminating on December 31, 2030. The Ground Lease continues to meet the space requirements for the Riverside County Superintendent of Schools.

Pursuant to the California Environmental Quality Act (CEQA), the Ground Lease was reviewed and determined to be exempt from CEQA pursuant to State CEQA Guidelines Section 15301, Class 1 – Existing facilities and Section 1061 (b) (3) – common sense exemption. The project, the ground lease, is letting of property involving existing facilities, no expansion of an existing use will occur.

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

The Second Amendment to Lease is summarized as follows:

Lessor: County of Riverside
Facilities Management, Real Estate Division
3450 14th St. Suite 200
Riverside, CA 92501

Lessee: Riverside County Superintendent of Schools
Associate Superintendent
Nereida Gutierrez, Ed. D.
P.O. Box 868,
Riverside, CA 92502

Location: 47-225 Oasis St, Indio, CA

Term: January 1, 2026 through December 31, 2030

Square Footage: 1920 Sq. Ft.

Rent: \$1.00 per year for and in consideration of the ground lease space

Utilities: Riverside County Superintendent of Schools shall reimburse County upon receipt of statement from County for its share and cost of electric usage based on 3.99% of County's electric usage commencing upon full execution of the Ground Lease Agreement.

Custodial: Provided by County.

Maintenance: Provided by Riverside County Superintendent of Schools.

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

Impact on Citizens and Businesses

This Ground Lease will continue to service the needs of all residents within the region. The site is conveniently located near the Indio Juvenile Detention Center and close to public transportation.

<u>Lease & Amendments</u>	<u>Date and M.O.</u>
Original Ground Lease	June 20, 2000 (M.O. 3.15)
Ground Lease	January 12, 2021 (M.O. 3.12)
First Amendment	April 18, 2023 (M.O. 3.13)

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

ATTACHMENTS:

- Second Amendment to Lease
- Notice of Exemption
- Aerial


Aaron Gettis, Chief Deputy County Counsel 4/27/2026

1 **SECOND AMENDMENT TO LEASE**

2 **47225 Oasis Street**

3 **Indio, California**

4
5 This **SECOND AMENDMENT TO GROUND LEASE** ("Second Amendment") is made
6 as of MAY 1 2 , 2026 by and between the **RIVERSIDE COUNTY**
7 **SUPERINTENDENT OF SCHOOLS**, as Lessee, and **COUNTY OF RIVERSIDE**, a
8 political subdivision of the State of California ("County"), Lessor and, sometimes
9 collectively referred to as the Parties.

10 **RECITALS.**

11 **A.** Lessee and County entered into that certain Lease dated January 12,
12 2021 ("Original Lease") pursuant to which County has agreed to lease to Lessee and
13 Lessee has agreed to lease from County that certain building located at 47-225 Oasis
14 Street, Indio California, as more particularly described in the Original Lease.

15 **B.** The Original Lease has been amended by:

16 i: That certain First Amendment to Lease dated April 18,
17 2023, by and between the Parties (the "First Amendment"), whereby the Parties
18 amended the Existing Lease to have County provide custodial services which would be
19 reimbursed by Riverside County Superintendent of Schools.

20 **C.** The Existing Lease together with the First Amendment, and this
21 Second Amendment are collectively referred to herein as the "Lease"

22 **D.** The Parties now desire to amend the Lease to extend the term period
23 and update the information in the Notices section.

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

26 **1. Term.** Section 2 of the Lease is hereby amended as follows:

27 The term of this lease shall be extended for five (5) years commencing January
28 1, 2026, and terminating on December 31, 2030 (Ground Lease Term).

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

3
4 Dated: MAY 12 2026

5 **LESSOR:**

5 **LESSEE:**

6
7 **COUNTY OF RIVERSIDE**, a
8 political subdivision of the State
9 of California

7 **RIVERSIDE COUNTY**
8 **SUPERINTENDENT OF SCHOOLS**

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

10 By: *Nereida Gutierrez*
11 Nereida Gutierrez
12 Assistant Superintendent

13 **ATTEST:**
14 Kimberly A. Rector
15 Clerk of the Board

16 By: *[Signature]*
17 Deputy

18
19 **APPROVED AS TO FORM:**
20 Minh C. Tran
21 County Counsel

21 By: *Steph M*
22 Stephanie Nelson
23 Deputy County Counsel

24 AN/IL/03242026/IN053/40.363



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

Receipt: 26-143341

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202600405
	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	\$8,537.75	

5/13/26, 12:32 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: 26-143341
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-202600405

PROJECT TITLE

APPROVAL OF SECOND AMENDMENT TO THE GROUND LEASE AGREEMENT WITH RIVERSIDE COUNTY SUPERINTENDENT OF SCHOOLS, INDIO

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 | \$ _____ |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 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 Adrienne Ribac
-----------------------	--

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

FOR COUNTY CLERK USE ONLY		
FILED / POSTED		
County of Riverside		
Peter Aldana		
Assessor-County Clerk-Recorder		
E-202600405		
05/13/2026 12:32 PM Fee: \$ 50.00		
Page 1 of 2		
Removed:	By:	Deputy
		

NOTICE OF EXEMPTION

February 26, 2026

Project Name: Approval of Second Amendment to the Ground Lease Agreement with Riverside County Superintendent of Schools, Indio

Project Number: FM0473341005300

Project Location: 47-225 Oasis Street, south of Dr. Carreon Boulevard, Indio, California, 92201, Assessor's Parcel Number (APN): 614-150-034

Description of Project: The Riverside County Superintendent of Schools, a public entity of the State of California has been a tenant under a Ground Lease with the County of Riverside at 47-225 Oasis Street, Indio since June 20, 2000 (Original Ground Lease). The Original Ground Lease expired on June 30, 2019 and a new Ground Lease (Ground Lease) was required to bring all terms current. The Ground Lease incorporated electrical usage and custodial services so County could collect reimbursement for the utility and custodial services. The Ground Lease will continue to meet the space requirements for Riverside County Superintendent of Schools and a Second Amendment is being requested. The Second Amendment to the Ground Lease Agreement with the Licensee is identified as the proposed project under the California Environmental Quality Act (CEQA). The operation of the site will result in the continued use of an existing facility. The Project will not result in a substantial increase in capacity or the intensity of the use. 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), "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 Second Amendment to the Ground Lease Agreement, permitting continued use of an existing facility.

Document Root (Read-Only)

Selected Document

2026050560 - NOE - Approval of Second Amendment to the Ground Lease Agreement with Riverside County Superintendent of Schools, Indio

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 Second Amendment to the Ground Lease Agreement with Riverside County Superintendent of Schools, Indio

Document Description

The Riverside County Superintendent of Schools, a public entity of the State of California has been a tenant under a Ground Lease with the County of Riverside at 47-225 Oasis Street, Indio since June 20, 2000 (Original Ground Lease). The Original Ground Lease expired on June 30, 2019 and a new Ground Lease (Ground Lease) was required to bring all terms current. The Ground Lease incorporated electrical usage and custodial services so County could collect reimbursement for the utility and custodial services. The Ground Lease will continue to meet the space requirements for Riverside County Superintendent of Schools and a Second Amendment is being requested. The Second Amendment to the Ground Lease Agreement with the Licensee is identified as the proposed project under the California Environmental Quality Act (CEQA). The operation of the site will result in the continued use of an existing facility. The Project will not result in a substantial increase in capacity or the intensity of the use. No additional direct or indirect physical environmental impacts are anticipated.

Project Number: FM0473341005300

Attachments (Upload Project Documents)

3.7 - NOE - Ground Lease Amendment, Indio.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

Indio

Location Details

Cross Streets
47-225 Oasis Street, south of Dr. Carreon Boulevard

Parcel Number - 614-150-034

Other Location Info
47-225 Oasis Street, south of Dr. Carreon Boulevard, Indio, California, 92201, Assessor's Parcel Number (APN): 614-150-034

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 Second Amendment to the Ground Lease Agreement, permitting continued use of an existing facility. This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, is limited to the continued use of the existing facility in Indio. The project would not substantially increase or expand the use of the sites; and is limited to providing leased space for the Riverside County Superintendent of Schools, which will result in 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 Second Amendment to the Ground Lease Agreement, permitting continued use of an existing facility. 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 Second Amendment to the Ground Lease Agreement for use of an existing facility which will not expand or increase the capacity or intensity of use of the site. The use and operation of the facility as a farmer's market on a weekly basis will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. No impacts beyond the ongoing, existing use of the sites would occur. Therefore, in no way, would the project as proposed, have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

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

County Clerk(s)

Riverside

Signature

Title

Date

SCH Number 2026050560

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

Date Thu 5/14/2026 8:22 AM

To Mayo, Whitney <WMayo@Rivco.org>

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<https://ceqasubmit.lci.ca.gov/Document/Index/334243/1>

Please contact the SCH with any questions at 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

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Riverside County Superintendent of Schools Lease Space

47-225 Oasis Street, Indio CA



Legend

County Centerline Names



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

Notes

APN: 614-150-034
District 4
Lease Area Highlighted in Blue

0 94 188 Feet

REPORT PRINTED ON... 1/27/2026 10:41:45 AM

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