

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



ITEM: 3.18
(ID # 30197)

MEETING DATE:
Tuesday, July 14, 2026

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT - REAL ESTATE (FM-RE) AND DISTRICT ATTORNEY: Approval of Notice Exercising the Option to Extend the Lease Agreement between County of Riverside and Valley View Commerce Center, LLC, 30045 Technology Drive, Murrieta, District Attorney, 2-Year Lease Extension, CEQA Exempt, District 3. [Total Cost: \$803,314, District Attorney Budget – 100% General Fund] (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. Approve the Letter Exercising the Option to Extend the Lease Agreement between the County of Riverside, a political subdivision of the State of California, and Valley View Commerce Center, LLC, a California limited liability company, and authorize the Chair of the Board to execute the same on behalf of the County;

Continued on Page 2

ACTION:Policy


Vincent Yzaguirre 5/19/2026

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, and Gutierrez
Nays: None
Absent: Washington and Perez
Date: July 14, 2026
xc: FM-RE, DA, 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:

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 the remaining Option to Extend pursuant to the Lease; and
5. 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	\$198,564	\$401,657	\$803,314	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: District Attorney Budget - 100% General Fund			Budget Adjustment: No	
			For Fiscal Year: 26/27-28/29	

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

BACKGROUND:

Summary

On June 28, 2005 (Minute Order (M.O.) 3.16), the County of Riverside (County) entered into a Lease Agreement on behalf of the District Attorney (DA) for the facility located at 30045 Technology Drive, Murrieta. This facility continues to meet the needs of the DA and this Option to Extend represents a two-year extension commencing January 1, 2027.

Pursuant to the California Environmental Quality Act (CEQA), the Option to Extend 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 project involves the leasing of an existing facility, and no expansion of an existing use will occur.

The Option to Extend is summarized as follows:

Lessor: Valley View Commerce Center, LLC
41623 Margarita Road, Suite #100
Temecula, CA 92591

Premises: 30045 Technology Drive
Murrieta, CA 92563

Term: Two years commencing January 1, 2027, and expiring December 31, 2028

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

Option to Extend: One (1) two (2) year option to extend with written notice remains per the Lease

Size: 14,482 square feet

Custodial: Provided by Lessor

Maintenance: Provided by Lessor

Rent: 1/1/2027 - 12/31/2027 \$28,803.44 monthly
1/1/2028 - 12/31/2028 \$29,523.53 monthly

Annual Adjustment: Two- and one-half percent (2.5%)

Utilities: County pays for electricity and telephone; Lessor pays for all others.

The attached Notice Exercising the Option to Extend has been reviewed and approved by County Counsel as to legal form.

Impact on Citizens and Businesses

This facility will continue to provide important support for the Victim Witness Program in the southwest region of the County. This facility and its programs provide a positive benefit to both residents and businesses.

Additional Fiscal Information

See attached Exhibits A, B, & C. All associated costs for this Option to Extend will be budgeted in FY26/27-FY28/29.

Contract History and Price Reasonableness

This is a two-year extension. The Lease rate was listed in the Fifth Amendment and is still deemed to be a reasonable and competitive lease rate for this area of the County.

Lease & Amendments

Original Lease

First Amendment

Second Amendment

Third Amendment

Fourth Amendment

Fifth Amendment

Date and M.O.

June 28, 2005 (M.O. 3.16)

October 27, 2009 (M.O. 3.23)

December 17, 2013 (M.O. 3.7)

March 1, 2016 (M.O. 3.17)

January 8, 2019 (M.O. 3.6)

November 2, 2021 (M.O. 3.8)

ATTACHMENTS:

- Option Letter
- Notice of Exemption
- Financial Exhibits A, B, & C
- Aerial

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

Aaron Gettis
Aaron Gettis, Chief Deputy County Counsel 6/29/2026



July 14, 2026

Valley View Commerce Center, LLC
41623 Margarita, Rd. #100
Temecula, CA 92591

RE: Exercising of First Option to Extend
30045 Technology Drive Murrieta, CA 92563

Dear Mr. Grimes,

Please consider this letter formal written notice to Valley View Commerce Center, LLC (as Lessor), that pursuant to Section 6.1 of the Lease agreement dated June 28, 2005 that the County of Riverside formally exercises its first option to extend the term of said lease for an additional two (2) years pursuant to Section 3 of the Fifth Amendment to Lease dated November 2, 2021. The Lease is therefore extended, with a new termination date of December 31, 2028. County further confirms its agreement with the monthly rent schedule set forth in Section 3 thereof, as detailed below.

January 1, 2027 – December 31, 2027	\$28,803.44
January 1, 2028 – December 31, 2028	\$29,523.53

All other terms and conditions of the Lease shall remain unchanged and in full force and effect. We look forward to our continued tenancy with Valley View Commerce Center, LLC.

Thank you.

County of Riverside, a political subdivision
of the State of California

By: Karen S. Spiegel

Karen Spiegel, Chair
Board of Supervisors

Attest:

Kimberly A. Rector
Clerk of the Board

By: [Signature]

Deputy

Approved as to Form:
Minh C. Tran
County Counsel

By: [Signature]

Ryan Yabko
Deputy County Counsel

Facilities Management

3450 14th Street, Suite 200
Riverside CA 92501
Main Line: 951.955.4820
Facilities Emergency 24-Hour Line: 951.955.4850

Project Management Office
Maintenance & Custodial
Real Estate & Parking
Energy Efficiency
Administration

Success means exceeding our customer's expectations.

JUL 14 2026 3.18

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:
COST			
NET COUNTY COST			

*Complete all yellow highlighted fields.

Last updated on 6/12/2019

Current Fiscal Year:	7/1/2026 through 6/30/2027																
Name:	District Attorney																
Premises:	30045 Technology Drive Murrieta, CA																
Term:	2 years 0 months																
Effective Date	1/1/2027																
Termination Date	12/31/2028																
Fiscal Year Split:	<table border="0"> <tr> <td>(Jul-Dec)</td> <td>6</td> </tr> <tr> <td>(Jan-Jun)</td> <td>6</td> </tr> <tr> <td></td> <td> 12 months</td> </tr> </table>	(Jul-Dec)	6	(Jan-Jun)	6		12 months										
(Jul-Dec)	6																
(Jan-Jun)	6																
	12 months																
Size:	14,482 SQFT																
Rent:	<table border="0"> <tr> <td>Current</td> <td></td> <td>New</td> <td></td> </tr> <tr> <td>\$ 1.94 SQFT</td> <td></td> <td>\$ 1.99 SQFT</td> <td></td> </tr> <tr> <td> \$ 28,100.92 per month</td> <td></td> <td> \$ 28,803.44 per month</td> <td></td> </tr> <tr> <td>\$ 337,211.04 per year</td> <td></td> <td>\$ 345,641.28 per year</td> <td></td> </tr> </table>	Current		New		\$ 1.94 SQFT		\$ 1.99 SQFT		\$ 28,100.92 per month		\$ 28,803.44 per month		\$ 337,211.04 per year		\$ 345,641.28 per year	
Current		New															
\$ 1.94 SQFT		\$ 1.99 SQFT															
\$ 28,100.92 per month		\$ 28,803.44 per month															
\$ 337,211.04 per year		\$ 345,641.28 per year															
Custodial:	<table border="0"> <tr> <td>Current</td> <td></td> <td>New</td> <td></td> </tr> <tr> <td>\$ - SQFT</td> <td></td> <td>\$ - SQFT</td> <td></td> </tr> <tr> <td> \$ - per month</td> <td></td> <td> \$ - per month</td> <td></td> </tr> <tr> <td>\$ - per year</td> <td></td> <td>\$ - per year</td> <td></td> </tr> </table>	Current		New		\$ - SQFT		\$ - SQFT		\$ - per month		\$ - per month		\$ - per year		\$ - per year	
Current		New															
\$ - SQFT		\$ - SQFT															
\$ - per month		\$ - per month															
\$ - per year		\$ - per year															
Rental Adjustment %:	2.50%																
Estimated Additional Costs:																	
Utility Cost per SQFT	\$ 0.20																
RCIT	\$ -																
Tenant Improvement																	
Lease Management Fee	4.84% New agreement																
Total County Cost %																	



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

Receipt: 26-213825

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202600593
	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	\$8,687.75	

**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:

26-213825

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

LEAD AGENCY EMAIL

DATE

COUNTY OF RIVERSIDE FACILITIES

MSULLIVAN@RIVCO.ORG

07/15/2026

COUNTY/STATE AGENCY OF FILING

DOCUMENT NUMBER

RIVERSIDE

E-202600593

PROJECT TITLE

APPROVAL OF NOTICE EXERCISING THE OPTION TO EXTEND DISTRICT ATTORNEY (DA) LEASE
AGREEMENT BETWEEN COUNTY OF RIVERSIDE AND VALLEY VIEW COMMERCE CENTER, LLC,

PROJECT APPLICANT NAME

PROJECT APPLICANT EMAIL

PHONE NUMBER

COUNTY OF RIVERSIDE FACILITIES MGMT

MSULLIVAN@RIVCO.ORG

(951) 955-4820

PROJECT APPLICANT ADDRESS

CITY

STATE

ZIP CODE

3450 14TH STREET,

RIVERSIDE

CA

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

AGENCY OF FILING PRINTED NAME AND TITLE

X *C. Sandoval*

Deputy

Cassandra Sandoval

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-202600593		
07/15/2026 09:18 AM Fee: \$ 50.00		
Page 1 of 2		
Removed	By:	Deputy
		

NOTICE OF EXEMPTION

March 25, 2026

Project Name: Approval of Notice Exercising the Option to Extend District Attorney (DA) Lease Agreement between County of Riverside and Valley View Commerce Center, LLC, 30045 Technology Drive, Murrieta,

Project Number: FM042464000700

Project Location: 30045 Technology Drive, east of Sky Canyon Drive Murrieta, California, 92563, Assessor's Parcel Number (APN): 957-330-014

Description of Project: On June 28, 2005 (M.O. 3.16), the County of Riverside (County) entered into a Lease Agreement on behalf of the DA for the facility located at 30045 Technology Drive, Murrieta. This facility continues to meet the needs of the DA and this Option to Extend represents a two-year extension commencing January 1, 2027. The Option to Extend the Lease Agreement for the continued lease of 14,482 square feet of office space for the DA is identified as the proposed project under the California Environmental Quality Act (CEQA). 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

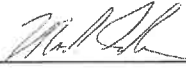
Name of Person or Agency Carrying Out Project: Riverside County Facilities Management

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 Option to Extend the Lease Agreement, permitting continued use of an existing facility.

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, is limited to the continued use of the existing facility. The project would not substantially increase or expand the use of the sites; and 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 Option to Extend the Lease at an existing facility will not expand or increase the capacity or intensity of use of the site. 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 sites would occur. Therefore, in no way, would the project as proposed, have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

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

Signed:  Date: 3-25-2026
Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management

Document Root (Read-Only)

Selected Document

2026070538 - NOE - Approval of Notice Exercising the Option to Extend District Attorney (DA) Lease Agreement between County of Riverside and Valley View Commerce Center, LLC, 3004

Riverside County
Created - 7/15/2026 | Submitted - 7/15/2026 | Posted - 7/15/2026 | Received - 7/15/2026 | Published - 7/15/2026
Whitney N Mayo

Document Details

Public Agency

Riverside County

Document Type

Notice of Exemption

Document Status

Published

Title

Approval of Notice Exercising the Option to Extend District Attorney (DA) Lease Agreement between County of Riverside and Valley View Commerce Center, LLC, 3004

Document Description

[PROJECT TITLE CONTINUED]: 5 Technology Drive, Murrieta,

On June 28, 2005 (M.O. 3.16), the County of Riverside (County) entered into a Lease Agreement on behalf of the DA for the facility located at 30045 Technology Drive, Murrieta. This facility continues to meet the needs of the DA and this Option to Extend represents a two-year extension commencing January 1, 2027. The Option to Extend the Lease Agreement for the continued lease of 14,482 square feet of office space for the DA is identified as the proposed project under the California Environmental Quality Act (CEQA). 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.

Attachments (Upload Project Documents)

3.18 - NOE - Lease Agreement, Murrieta.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

Murrieta

Location Details

Cross Streets

30045 Technology Drive, east of Sky Canyon Drive

Parcel Number - 957-330-014

Other Location Info

30045 Technology Drive, east of Sky Canyon Drive Murrieta, California, 92563, Assessor's Parcel Number (APN): 957-330-014

https://ceqasubmit.lci.ca.gov/Document/Index/336993/1

1/2

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 Option to Extend the 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. The project would not substantially increase or expand the use of the sites; and 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 Option to Extend the 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 Option to Extend the Lease at an existing facility will not expand or increase the capacity or intensity of use of the site. 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 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 2026070538

From Mai Lu Thao <mailu.thao@lci.ca.gov>

Date Wed 7/15/2026 11:40 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>

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Hi Whitney,

Thank you for using CEQA Submit. Your notice has been posted.

To view your submission, use the following link.

<https://cegasubmit.lci.ca.gov/Document/Index/336993/1>

Please contact the SCH with any questions at state.clearinghouse@lci.ca.gov.

Thank you.



Mai Lu Thao | (She/Her)

Analyst I

**Governor's Office of Land
Use & Climate Innovation**

mailu.thao@lci.ca.gov |

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

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Exhibit A

FY 2026/27

District Attorney

30045 Technology Drive Murrieta, CA

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	14,482	SQFT	
Approximate Cost per SQFT (Jul-Dec)	-		
Approximate Cost per SQFT (Jan-Jun)	\$ 1.99		
Lease Cost per Month (Jul-Dec)	\$	-	
Lease Cost per Month (Jan-Jun)	\$	28,803.44	
Total Lease Cost (Jul-Dec)	\$	-	
Total Lease Cost (Jan-Jun)	\$	172,820.64	
Total Estimated Lease Cost for FY 2026/27	\$	172,820.64	

Estimated Additional Costs:

Utility Cost per SQFT	\$ 0.20		
Estimated Utility Costs per Month		<u>\$ 2,896.40</u>	
Total Estimated Utility Cost (Jul-Dec)		\$	-
Total Estimated Utility Cost (Jan-Jun)		\$	17,378.40
Total Estimated Utility Cost for FY 2026/27		\$	17,378.40
Tenant Improvement		\$	-
FM Lease Management Fee as of 07/01/2026	4.84%	\$	8,364.52
TOTAL ESTIMATED COST FOR FY 2026/27		\$	198,563.56

Exhibit B

FY 2027/28
District Attorney
30045 Technology Drive Murrieta, CA

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	14,482	SQFT	
Approximate Cost per SQFT (Jul-Dec)	\$	1.99	
Approximate Cost per SQFT (Jan-Jun)	\$	2.04	
Lease Cost per Month (Jul-Dec)		\$	28,803.44
Lease Cost per Month (Jan-Jun)		\$	29,523.53
Total Lease Cost (Jul-Dec)		\$	172,820.64
Total Lease Cost (Jan-Jun)		\$	177,141.18
Total Estimated Lease Cost for FY 2027/28		\$	349,961.82

Estimated Additional Costs:

Utility Cost per SQFT	\$	0.20	
Estimated Utility Costs per Month		\$	2,896.40
Total Estimated Utility Cost (Jul-Dec)		\$	17,378.40
Total Estimated Utility Cost (Jan-Jun)		\$	17,378.40
Total Estimated Utility Cost for FY 2027/28		\$	34,756.80
Tenant Improvement		\$	-
FM Lease Management Fee as of 07/01/2026	4.84%	\$	16,938.15
TOTAL ESTIMATED COST FOR FY 2027/28		\$	401,656.77

Exhibit C

FY 2028/29
District Attorney
30045 Technology Drive Murrieta, CA

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office: 14,482 SQFT

	FY 2028/29
Approximate Cost per SQFT (Jul-Dec)	\$ 2.04
Approximate Cost per SQFT (Jan-Jun)	
Lease Cost per Month (Jul-Dec)	\$ 29,523.53
Lease Cost per Month (Jan-Jun)	\$ -
Total Lease Cost (Jul-Dec)	\$ 177,141.18
Total Lease Cost (Jan-Jun)	\$ -
Total Estimated Lease Cost for FY 2028/29	\$ 177,141.18
<u>Estimated Additional Costs:</u>	
Utility Cost per SQFT	\$ 0.20
Estimated Utility Costs per Month	\$ 2,896.40
Total Estimated Utility Cost	\$ 17,378.40
Tenant Improvement	\$ -
FM Lease Management Fee as of 07/01/2026 4.84%	\$ 8,573.63
TOTAL ESTIMATED COST FOR FY 2028/29	\$ 203,093.21
F11 Total Cost	\$ 803,313.54

District Attorney

30045 Technology Dr. Murrieta, CA



Legend

- County Boundary
- City Boundaries
- County Centerline Names
- Blueline Streams
- City Areas



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.

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Notes

District 3
Premises Shaded in Blue
APN: 957-330-014