

*Regional Conservation Authority***CONSIDERATION AND POSSIBLE APPROVAL OF AN
AMENDMENT TO THE
SUB-LEASE AGREEMENT BETWEEN THE RCA AND THE
RIVERSIDE-CORONA RESOURCE CONSERVATION DISTRICT****Staff Contact:****Best Best & Krieger, Legal Counsel
(951) 686-1450****Background:**

Since July 1, 2004, RCA has sub-leased facilities located at 4500 Glenwood Drive in Riverside from the Riverside-Corona Resource Conservation District ("RCRCD"). The sub-lease is for office space that RCA provides to the California Department of Fish and Game ("DFG") who acts as the Monitoring Program Administrator for the MSHCP. RCA renewed the lease on July 1, 2005. The 2005-2006 lease provided for 2,967 square feet of office space for \$1.215 per square foot, for a total of \$3,605 per month.

Because of expanded activities, DFG requires additional facilities in order to perform tasks required by the MSHCP, such as monitoring. This Amendment would increase the office space from 2,967 to 4,391 square feet for \$1.50 per square foot. The Amendment will also clarify that RCRCD will provide janitorial services and supplies. The Amendment is for July 1, 2006 through June 30, 2007, automatically renewing each year unless terminated. RCRCD requests an increase in the lease rate from \$1.215 to \$1.50 per square foot to cover janitorial services and janitorial supplies, and to reflect an increase in market rates for office space. The Lease amount would be \$6,586.50 per month.

Staff Recommendation:

That the Administrative Committee recommend that the Board approve the Amendment to the Sub-Lease Agreement between the RCA and RCRCD concerning facilities and authorize staff to agendaize this matter for consideration at the June 12, 2006 meeting of the RCA Board of Directors.

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FINANCIAL INFORMATION	
In Fiscal Year 2006-07 Budget: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Cost: \$ 79,038.00 Annual Cost: \$ N/A
Source of Funds: Habitat Conservation Fund Tipping Fees	Budget Adjustment: No From To
Approved by:	Date:

Attachment:

Amendment to the Sub-Lease Agreement between the RCA and RCRCDC.

**AMENDMENT TO SUB-LEASE AGREEMENT
BETWEEN THE RIVERSIDE-CORONA RESOURCE
CONSERVATION DISTRICT AND THE WESTERN
RIVERSIDE COUNTY REGIONAL CONSERVATION
AUTHORITY**

1. **PARTIES AND DATE.**

This amendment ("Amendment") is entered into this first (1st) day of July, 2006 by and between the RIVERSIDE-CORONA RESOURCE CONSERVATION DISTRICT ("RCRCD"), a public agency, and the WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY ("RCA"). The RCRCD and RCA are sometimes referred to individually as "Party" and collectively as "Parties."

2. **RECITALS.**

2.1 On or about July 1, 2005, the Parties entered into a sub-lease agreement for the purpose of sub-leasing office space in a portion of a certain facility in the City of Riverside, located at 4500 Glenwood Drive, Riverside, CA 92501 (the "Agreement").

2.2 The Parties desire to amend the Agreement with this Amendment to increase the amount of office space sub-leased by the RCA and to clarify maintenance responsibilities.

2.3 This Amendment is authorized pursuant to Section 21 of the Agreement.

3. **TERMS.**

3.1 Section 3 of the Agreement is deleted and hereby replaced by the following.

RENT. RCA shall sub-lease 4,391 square feet of office space for \$1.50 per square foot. RCA shall pay rent in the amount of Six Thousand Five Hundred Eighty Six Dollars and Fifty Cents (\$6,586.50) per month.

3.2 Section 18 of the Agreement is deleted and hereby replaced by the following:

NOTICES. Notices given under the terms of this Lease Agreement must be in writing and shall be deemed properly served if such notice is hand delivered or mailed by certified mail, return receipt requested, addressed to the other Party at the following address, or such other address as either Party may, from time to time, designate in writing:

RCRCD:

Riverside-Corona Resource Conservation District
4500 Glenwood Drive, Building A
Riverside, CA 92501
Attn: Ms. Shelli Lamb, District Manager

RCA:

Western Riverside County Regional Conservation Authority
4080 Lemon Street, 12th Floor
P.O. Box 1605
Riverside, CA 92501
Attn: Executive Director

Notice mailed in accordance with the provisions hereof shall be deemed to have been given as to the date of hand delivery or the third business day following the date of such mailing, whichever is earlier.

3.3 Section 24 is hereby added to the Agreement:

JANITORIAL SUPPLIES AND JANITORIAL SERVICES.
RCRCD shall provide janitorial services and janitorial supplies for the Premises.

3.4 Except as set forth herein, all provisions of the Agreement shall remain in full force and effect, and shall govern the actions of the Parties hereto and the amended provisions set forth in this Amendment.

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment to the Agreement on the date first written above.

RIVERSIDE-CORONA RESOURCE CONSERVATION DISTRICT, a public agency By _____ Alfred Bonnett President	WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY, a public agency By _____ Kelly Seyarto Chairman
Approved as to form: By _____ RCA General Counsel Best Best & Krieger LLP	ATTEST: By _____ Honey Bernas Clerk of the Board