

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



ITEM  
3.14  
(ID # 7574)

MEETING DATE:

Tuesday, September 11, 2018

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Ratification and Approval of Second Amendment to Revenue Lease between County of Riverside and ANKA Behavioral Health, Incorporated, Riverside University Health System - Behavioral Health, Indio, 5 Year Lease Extension, CEQA Exempt, District 4, [\$0] (Clerk of the Board to File the 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, Existing Facilities exemption and Section 15061(b)(3), "Common Sense" exemption;
2. Ratify and approve the attached Second Amendment to Revenue Lease between County of Riverside and ANKA Behavioral Health, Incorporated, and authorize the Chairman of the Board to execute the same on behalf of the County; and
3. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within five days of approval by the Board.

ACTION: Policy

Robert Field, Assistant County Executive Officer/ECD

8/16/2018

Steve Steinberg

8/16/2018

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MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Washington, Perez and Ashley  
Nays: None  
Absent: Tavaglione  
Date: September 11, 2018  
xc: EDA, Recorder

Kecia Harper-Ihem  
Clerk of the Board  
By   
Deputy  
3.14

**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>	\$0	\$0	\$0	\$0
<b>NET COUNTY COST</b>	\$0	\$0	\$0	\$0
<b>SOURCE OF FUNDS:</b> Revenue Lease			<b>Budget Adjustment:</b>	
			<b>For Fiscal Year:</b>	

**CEO Recommendation:** Approve

**BACKGROUND**

**Summary:**

This Second Amendment to Revenue Lease represents a request from the Riverside University Health System – Behavioral Health to enter into an amendment with ANKA Behavioral Health, Inc, (“ANKA”), to extend the lease for its office located at 47-915 Oasis Street, Indio, California, commencing on July 1, 2018 through June 30, 2023.

Pursuant to the California Environmental Quality Act (CEQA), the Second Amendment was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines 15301, Class 1 – Existing Facilities exemption and Section 15061(b)(3), “Common Sense” exemption. The proposed project, the Second Amendment, is the letting of property involving existing facilities and no expansion of an existing use will occur.

The Second Amendment to Revenue Lease is summarized as follows:

- Location:** 47-915 Oasis Street  
Indio, California
- Lessee:** ANKA Behavioral Health, Inc.  
1850 Gateway Blvd., Suite 900  
Concord, CA 94520
- Size:** Approximately 7,518 square feet
- Term:** Five years, commencing July 1, 2018 and ending June 30, 2023.
- Rent:** \$22,883.16 to be paid monthly to RUHS - Behavioral Health.

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

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

**Impact on Citizens and Businesses**

The residential treatment program will continue to provide services to adults experiencing emotional and/or behavioral issues.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

RUHS – Behavioral Health has contracted with ANKA, to provide services in this facility relative to Mental Health’s residential program. Through the lease, RUHS – Behavioral Health will receive rent revenue from ANKA for use of the facility. The rent will be applied to the actual operating cost of the facility. Thus, no net county cost will be incurred as a result of this transaction.

**Contract History and Price Reasonableness**

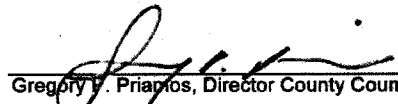
This is a five year extension. RUHS – Behavioral Health will continue to receive rent revenue from ANKA.

**Attachments:**

- Second Amendment to Revenue Lease
- Notice of Exemption
- Aerial

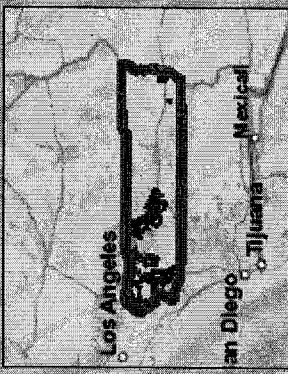
RF:HM:VY:MH:tg IN025 19.885 13869  
MinuteTrak: 7574

  
Rohini Basma, Principal Management Analyst 9/4/2018

  
Gregory V. Priamos, Director County Counsel 8/23/2018

# RUHS - Behavioral Health Indio

47-915 Oasis Street, Indio, CA



**Legend**

- Blue Line Streams
- City Areas

**Notes**  
Second Amendment to Revenue Lease  
ANKA

**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.

0 376 752 Feet

REPORT PRINTED ON... 6/14/2018 8:24:18 AM

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1           5. **Effective Date.** This Second Amendment to Revenue Lease shall not be binding or  
2 consummated until its approval by the Riverside County Board of Supervisors and fully  
3 executed by the Parties.

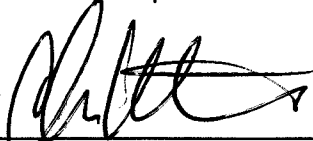
4           WITNESS WHEREOF, the parties have executed this Second Amendment as of the  
5 date first written above.

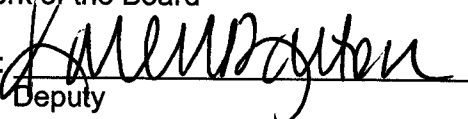
6 Dated:           SEP 11 2018          

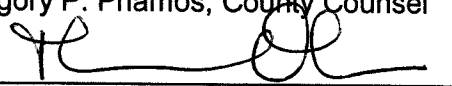
7  
8 **COUNTY:**  
9 COUNTY OF RIVERSIDE, a political  
10 Subdivision of the State of California

**LESSEE:**  
ANKA BEHAVIORAL HEALTH, INCORPORATED  
a California Corporation

11 By:   
12 Chuck Washington, Chairman  
13 Board of Supervisors

By:   
Chris Withrow, DEEO  
President & CEO

14 **ATTEST:**  
15 Kecia Harper-Ihem  
16 Clerk of the Board  
17 By:   
Deputy

18  
19 **APPROVED AS TO FORM:**  
20 Gregory P. Priamos, County Counsel  
21 By:   
22 Thomas Oh  
23 Deputy County Counsel

24 MH:ra/071718/IN025/19.886



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

9/11/18 Date KB Initial

NOTICE OF EXEMPTION

June 13, 2018

Project Name: County of Riverside, Economic Development Agency (EDA) Riverside University Health System Behavioral Health (RUHS-BH), Second Amendment to Lease – Oasis Street, Indio, County of Riverside

Project Number: FM047341002500

Project Location: 47-915 Oasis Street, north of Avenue 48, Indio, California 92201; Assessor’s Parcel Number (APN) 614-150-033 (See Attached Exhibit)

Description of Project: The County of Riverside (County) Department of Mental Health entered into a Lease Agreement with Anka Behavioral, Inc. on November 2, 2010 to occupy 7,518 square feet of space located at 47-915 Oasis Street, Indio, California. The Lease Agreement was amended once previously. The Department of Mental Health is now under the jurisdiction of the RUHS Behavioral Health (RUHS-BH). The location continues to meet the needs of RUHS-BH and a second amendment to extend the lease five years commencing on July 1, 2018 and terminating on June 30, 2023. The Second Amendment to the Lease Agreement is identified as the proposed Project under the California Environmental Quality Act (CEQA). The proposed Project would involve the continuation of the letting of commercial space and no expansion of the existing building will occur. The operation of the facility will continue to provide behavioral health services and no additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency, and Anka Behavioral, Inc.

Exempt Status: State CEQA Guidelines, Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or “Common Sense” Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061 and 15300 to 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 does the Project have unusual circumstances that could possibly 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 Lease Agreement.

SEP 11 2018 3.14

P.O. Box 1180 • Riverside, California • 92502 • T: 951.955.8916 • F: 951.955.6686 org

- Administration, Aviation, Business Intelligence, Cultural Services, Community Services, Custodial, Housing, Housing Authority, Information Technology, Maintenance, Marketing, Economic Development, Edward-Dean Museum, Environmental Planning, Fair & National Date Festival, Foreign Trade, Graffiti Abatement, Parking, Project Management, Purchasing Group, Real Property, Redevelopment Agency, Workforce Development





**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

**Project Name: Riverside University Health System-Department of Behavioral Health,  
Second Amendment to Lease, Oasis Street, Indio, California**

**Accounting String: 524830-47220-7200400000 - FM047341002500**

DATE: June 13, 2018

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mike Sullivan, Senior Environmental Planner, Economic Development Agency

Signature: \_\_\_\_\_



PRESENTED BY: Maribel Hyer, Real Property Agent III, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

RECEIPT # (S) \_\_\_\_\_



Date: June 13, 2018

To: Mary Ann Meyer, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM047341002500**  
Riverside University Health System-Department of Behavioral Health, Second Amendment to Lease,  
Oasis Street, Indio, California

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

**After posting, please return the document to:**

**Mail Stop #1330**

**Attention: Mike Sullivan, Senior Environmental Planner,**

**Economic Development Agency,**

**3403 10<sup>th</sup> Street, Suite 400, Riverside, CA 92501**

**If you have any questions, please contact Mike Sullivan at 955-8009.**

Attachment

cc: file