

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



ITEM  
3.18  
(ID # 10397)

MEETING DATE:  
Tuesday, July 23, 2019

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA). Approval of Notice to Terminate Lease with Temescal Village Partners, LTD., 1195 Magnolia Avenue, Corona, CEQA Exempt, District 2, [\$0] (Clerk 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, Existing Facilities Exemption, and Section 15061(b)(3), "Common Sense" Exemption;
2. Approve the Notice to Terminate Lease with Temescal Village Partners, LTD, 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 working days of approval by the Board.

ACTION: Policy

Robert Field, Assistant County Executive Officer/ECD

7/10/2019

Matthew Chang, Director

7/10/2019

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MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: July 23, 2019  
xc: EDA

Kecia R. Harper  
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>	\$0	\$0	\$0	\$0
<b>NET COUNTY COST</b>	\$0	\$0	\$0	\$0
<b>SOURCE OF FUNDS: N/A</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: 2019/2020</b>	

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

**BACKGROUND:**

**Summary**

Temescal Village Partners, LTD., a California Limited Partnership, (“Lessor”) entered into a seven year lease with the County of Riverside on October 1, 1996 to occupy 4,800 square feet of building space located at 1195 Magnolia Avenue, Corona, California (“Lease”). The Lease was extended for three years under the First Amendment, three years under the Second Amendment, five years under the Third Amendment, and an additional five years under a Fourth Amendment, which will expire January 31, 2020. The County currently uses the premises to provide mental health services for residents and the community surrounding this region of the County of Riverside. RUHS – Behavioral Health is in the process of consolidating their three clinics into the new Corona Community Health Center located at 2813 S. Main Street, Second Floor, Corona, CA. At this location, the County will continue to use such space to provide mental health services to the community. Pursuant to the Notice to Terminate Lease, the Lease would terminate on January 23, 2020.

The Notice to Terminate Lease has been approved as to form by County Counsel.

Pursuant to the California Environmental Quality Act (CEQA), the project, the termination of the Lease, was viewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15301 Class 1, Existing Facilities Exemption and Section 15061(b)(3), “Common Sense” Exemption. This is a mere termination of an agreement resulting in no further action or changes and does not cause significant changes in the land.

The Notice to Terminate Lease has been approved as to form by County of Riverside.

**Impact on Citizens and Businesses**

RUHS – Behavioral Health will be relocating to 2813 S. Main Street, Second Floor, Corona, CA. At this location, the County will continue to use such space to provide mental health services to the community, which will also provide a positive economic impact to the area with short and long-term jobs and employees and visitors that support area businesses.

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

**SUPPLEMENTAL:**

**Additional Fiscal Information**

There is no direct financial impact associated with the attached transaction document.

**Contract History and Price Reasonableness**


N/A

Attachments:

- Notice of Exemption
- Notice to Terminate Lease

RF:HM:VY:SG:MH:jb CR007 20.630  
Minute Traq ID: 10397

  
Nehini Maana, Principal Management Analyst 7/15/2019

  
Gregory L. Priamos, Director County Counsel 7/11/2019



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

7/23/19  
Date

W  
Initial

## NOTICE OF EXEMPTION

July 8, 2019

**Project Name:** County of Riverside, Economic Development Agency (EDA) Riverside University Health System-Behavioral Health, Termination of Lease Agreement with CJP, Ltd., 1195 Magnolia Avenue, Corona, County of Riverside

**Project Number:** FM042166000700

**Project Location:** 1195 Magnolia Avenue, west of Rimpau Avenue, Corona, California 92879; Assessor's Parcel Number (APN) 111-380-005; (See Attached Exhibit)

**Description of Project:** The County of Riverside (County) entered into a seven-year Lease Agreement on October 1, 1996 to lease 4,800 square feet of office space located at 195 Magnolia Avenue, in Corona, California for the provision of mental health services. The Department of Mental Health is now under the jurisdiction of the Riverside University Health System Behavioral Health (RUHS-BH). Four previous amendments addressed the rate, improvements, and term extensions of the lease. The County uses the leased premises to provide mental health services for residents and the community surrounding this region and the current Lease Agreement will expire on January 31, 2020. The County and Temescal Village Partners, LTD. (Lessor) now desire to terminate the Lease, effective as of January 23, 2020. The Termination of the Lease Agreement is identified as the proposed project under the California Environmental Quality Act (CEQA). The proposed project terminate the letting of office space and will not result in an expansion of the existing office building. The County RUHS-BH will be relocating to the second floor of an existing building located at 2813 South Main Street, in Corona. 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 Temescal Village Partners, LTD

**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 possibility 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 Termination of Lease.

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

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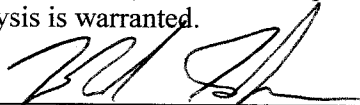
Economic Development  
Edward-Dean Museum  
Environmental Planning  
Fair & National Date Festival  
Foreign Trade  
Graffiti Abatement

Parking  
Project Management  
Purchasing Group  
Real Property  
Redevelopment Agency  
Workforce Development

- **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 termination of a Lease Agreement at an existing facility. The termination of the Lease will not increase or expand the use of the site, as no alterations to the existing building are being considered; 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 termination of the Lease Agreement is limited a contractual transaction and the indirect effects would be limited to the County finding another tenant to occupy the existing space. The termination of the Lease Agreement will not result in any direct or indirect physical environmental impacts, as the County would consolidate and relocate services to an existing building to the south along the same street and within the same community. 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.

Based upon the identified exemptions above, the County of Riverside, Economic Development Agency 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: \_\_\_\_\_

7/9/19

Mike Sullivan, Senior Environmental Planner  
County of Riverside, Economic Development Agency

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

**Project Name: Riverside University Health System, Department of Behavioral Health  
Termination of Lease, 1195 Magnolia Avenue, Corona, California**

**Accounting String: 524830-47220-7200400000 - FM042166000700**

DATE: July 8, 2019

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, Senior Real Property Agent, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: July 8, 2019

To: Kiyomi Moore/Josefina Castillo, Office of the County Clerk

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

**Subject: County of Riverside Economic Development Agency Project # FM042166000700**  
Riverside University Health System, Department of Behavioral Health Termination of Lease, 1195  
Magnolia Avenue, Corona, 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 or email at [msullivan@rivco.org](mailto:msullivan@rivco.org).**

Attachment

cc: file



July 23, 2019

Ms. Vickie Miller  
Property Manager  
Passco Companies, LLC  
2050 Main Street  
Irvine, CA 92614

Temescal Village Partners, Ltd.  
5505 Garden Grove Blvd., Suite 150  
Westminster, CA 92683

Re: Notice to Terminate Lease dated October 1, 1996, 1195 Magnolia Avenue, Corona, Ca

Dear Ms. Miller:

Pursuant to Section 12 of the above-referenced Lease ("Lease"), as amended by Section 3 of the Fourth Amendment to Lease dated October 6, 2015, the County of Riverside ("County") is exercising its right to terminate said Lease. Please be advised that pursuant to Section 12 of the Lease, this letter serves as the County's written notice of termination of the Lease. Accordingly, notice is given that the Lease is hereby terminated on January 23, 2020. Following that date, the County will owe you no further obligation.

This office will contact you to schedule and conduct a surrender walk through before January 23, 2020. Please feel free to contact this office at 951-955-8431 or e-mail at [Mahyer@rivco.org](mailto:Mahyer@rivco.org) should you have any questions.

Sincerely,

Kevin Jeffries  
Chairman  
Riverside County Board of Supervisors

cc: CR007

MH:jb/061419/CR007/20.637

FORM APPROVED COUNTY COUNSEL  
BY: Thomas Oh 7/11/19  
THOMAS OH DATE

ATTEST:  
KECIA R. HARPER, Clerk

By: Kecia R. Harper  
DEPUTY  
JUL 23 2019 3:18