

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



ITEM: 3.18
(ID # 11562)

MEETING DATE:

Tuesday, January 28, 2020

FROM: ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Approval of Fourth Amendment to Lease with City of Riverside, Riverside University Health System – Behavioral Health, Riverside, Six Month Lease, CEQA Exempt, District 1, [\$75,077], State 62%, Federal 38% (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, Existing Facilities exemption and Section 15061(b)(3) "Common Sense" exemption;
2. Approve the attached Fourth Amendment to Lease with City of Riverside, 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 (5) days of approval by Board.

ACTION:Policy, CIP

Robert Field, Assistant County Executive Officer/ECD

12/27/2019

Matthew Chang, Director

1/7/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Spiegel 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: January 28, 2020
xc: EDA

Kecia R. Harper
Clerk of the Board

By:
Deputy

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STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$62,564	\$12,513	\$75,077	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: 62% State, 38% Federal			Budget Adjustment:	
			For Fiscal Year: 2019/20-2020/21	

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

This Fourth Amendment to Lease represents a request from the Riverside University Health System – Behavioral Health to extend the lease for its office located at 2800 Hulen Place, Riverside, California, commencing on February 1, 2020 through July 31, 2020.

Pursuant to the California Environmental Quality Act (CEQA), the Fourth Amendment was reviewed 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. The proposed project, the Fourth Amendment, is the continuation of the letting of property involving existing facilities with no significant physical changes, and no expansion of an existing use will occur.

This Fourth Amendment to Lease is summarized below:

Lessor: City of Riverside
General Services Department
Property Management Division
8095 Lincoln Avenue
Riverside, California 92504

Premises Location: 2800 Hulen Place, Riverside, California 92507

Size: 4,680 Square Feet

Term: February 1, 2020, July 31, 2020

Rent:

<u>Existing</u>	<u>New</u>
\$ 2.32 per sq. ft.	\$ 2.43 per sq. ft.
\$ 10,848.39 per month	\$ 11,390.81 per month
\$130,180.68 per year	\$136,689.72 per year

Rent Adjustments: None

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Utilities: County pays for telephone and data services. Lessor pays for all other utilities.

Custodial Services: Lessor is responsible

Maintenance: Lessor is responsible

The attached Fourth Amendment to the Lease has been approved as to form by County Counsel.

Impact on Residents and Businesses

This facility will continue to provide important mental health services for the residents and community of Riverside.

SUPPLEMENTAL:

Additional Fiscal Information

See attached Exhibits A & B


The RUHS-BH has budgeted these costs in FY 2019/20 and will reimburse Economic Development Agency for all lease costs on a monthly basis.

Contract History and Price Reasonableness

This is only a six-month extension as the County and City are currently negotiating a new ten year Lease extension, with the intention of bringing it before the Board for approval in March 2020. This contract has been in place since September 2006. The Lease Agreement was executed on August 25, 2006 by County and September 1, 2006 by City. The First Amendment was approved by the County Board on January 27, 2009 (M.O. 3.23) and approved the City on February 26, 2009. The Second Amendment was approved by the County Board on January 24, 2012 (M.O. 3.18) and approved by City on March 23, 2012. The Third Amendment was approved by the County Board on May 19, 2015 approved by the City on June 23, 2015.

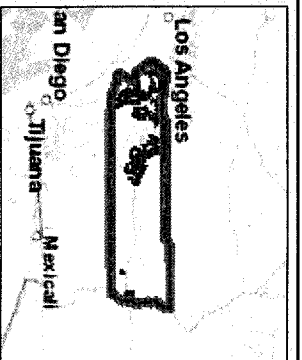
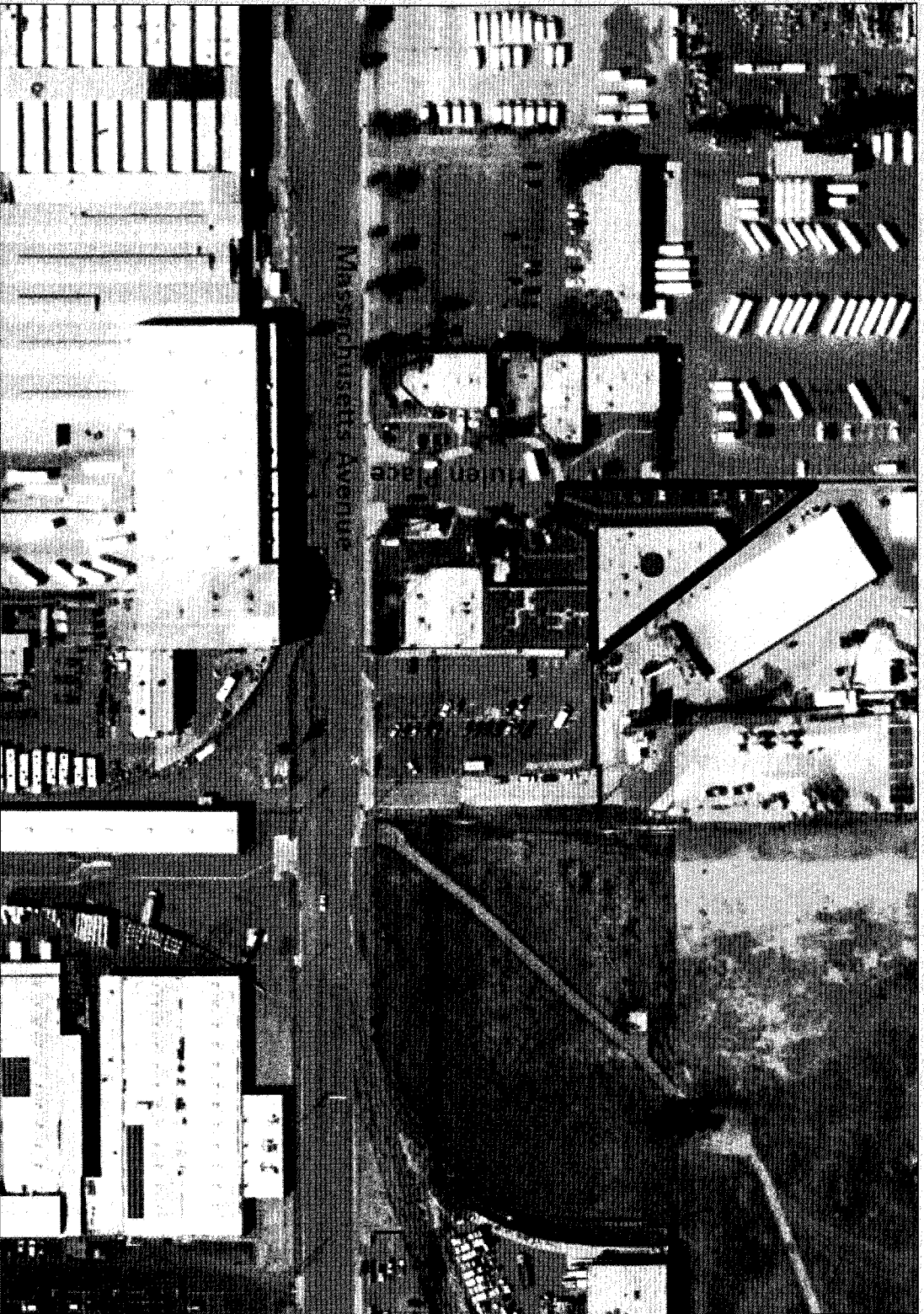
Attachments:

- Exhibits A & B
- Fourth Amendment to Lease
- Notice of Exemption
- Aerial Map


Gregory V. Priapros, Director County Counsel 1/13/2020

RUHS - Behavioral Health

2800 Hulen Place



Legend



0 188 376 Feet



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.

REPORT PRINTED ON...12/16/2019 8:29:31 AM

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Notes
4th Amendment to Lease



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

1/28/2020
Date

KB
Initial

NOTICE OF EXEMPTION

December 12, 2019

Project Name: County of Riverside, Economic Development Agency (EDA) Riverside University Health System-Behavioral Health (RUHS-BH), Fourth Amendment to Lease Agreement with the City of Riverside, Riverside, County of Riverside

Project Number: FM042611035100

Project Location: 2800 Hulen Place, north of Massachusetts, Avenue, Riverside, California; 92507; Assessor's Parcel Number (APN) 210-130-025; (See Attached Exhibit)

Description of Project: The County of Riverside (County) and the City of Riverside (Lessor), entered into a lease agreement on September 1, 2006 for the purpose of providing approximately 4,680 square feet of office space for RUHS-BH. The leased facility is located at 2800 Hulen Place, Riverside, California. The Lease Agreement has been amended three times previously for term and rent modifications. This Fourth Amendment to Lease represents a request from RUHS-BH to extend the lease commencing on February 1, 2020, through July 31, 2020. This facility continues to meet the needs of the department and the Fourth Amendment to the Lease Agreement is identified as the proposed project under the California Environmental Quality Act (CEQA). The proposed project will result in the continuing use of an office building and will not result in an expansion of use. 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 Talat Radwan and Jason Radwan as Trustees of the Malki Living Trust Expressway Center

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 Fourth Amendment to the Lease Agreement.

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RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

**Project Name: Riverside University Health System, Department of Behavioral Health,
Fourth Amendment to Lease, Riverside, California**

Accounting String: 524830-47220-7200400000 - FM042611035100

DATE: December 12, 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: December 12, 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 # FM042611035100
Riverside University Health System, Department of Behavioral Health, Fourth Amendment to Lease,
Riverside, 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 10th Street, Suite 400, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009 or email at
msullivan@rivco.org.

Attachment

cc: file

FOURTH AMENDMENT TO LEASE

2800 Hulen Place, Riverside, California

THIS **FOURTH AMENDMENT TO LEASE** ("4th Amendment"), dated as of February 6, 2020, is entered by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California, ("County"), and CITY OF RIVERSIDE, a California charter city and municipal corporation, ("Lessor"), sometimes collectively referred to as the "Parties".

RECITALS

a. Lessor and County entered into that certain Lease, dated September 1, 2006, pursuant to which Lessor has agreed to lease to County and County has agreed to lease from Lessor a portion of that certain building located at 2800 Hulen Place, Riverside, California ("Building"), as more particularly described in the Lease (the "Original Lease").

b. The Original Lease has been amended by:

i. That certain First Amendment to Lease dated February 26, 2009, by and between the County and Lessor (the "1st Amendment"), whereby the Parties amended the Original Lease to extend the term period and modify the rental amounts.

ii. That certain Second Amendment to Lease dated March 23, 2012, by and between the County and Lessor (the "2st Amendment"), whereby the Parties amended the Lease to extend term period, modify the rental amounts, the option to terminate and Notification and County's Representative sections.

iii. That certain Third Amendment to Lease dated June 23, 2015, by and between the County and Lessor (the "3rd Amendment"), whereby the Parties amended the Lease to extend term period, and modify the rental amounts.

c. The Original Lease together with this 1st, 2nd, and 3rd Amendments are collectively referred to herein as the "Lease."

d. The Parties now desire to amend the Lease with this Fourth Amendment to extend the term and modify the rental amounts.

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

3 **LESSEE:**
4 **COUNTY OF RIVERSIDE, a political**
5 **subdivision of the State of California**

6 By: 
7 V. Manuel Perez, Chairman
8 Board of Supervisors

9 Dated: JAN 28 2020


10 **ATTEST:**
11 Kecia R. Harper
12 Clerk of the Board

13 By: 
14 Deputy

15 **APPROVED AS TO FORM:**
16 Gregory P. Priamos, County Counsel

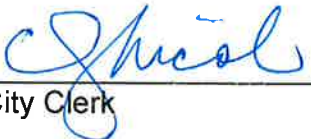
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18 By: 
19 Wesley Stanfield
20 Deputy County Counsel

LESSOR:
CITY OF RIVERSIDE, a California
charter city and municipal corporation


By: 
City Manager

Dated: 2/6/20

ATTEST:

By: 
City Clerk

APPROVED AS TO FORM:

By: 
City Attorney

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23 MH:ee/121119/RV351/20.922