

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



ITEM: 3.5
(ID # 13039)

MEETING DATE:
Tuesday, October 06, 2020

FROM: FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT-REAL ESTATE (FM-RE): Ratification and Approval of First Amendment to Lease with Perris Elementary School District, Riverside University Health System - Behavioral Health, Perris, 2 Year Lease Extension, CEQA Exempt, District 5, [\$34,582]; Federal 30%, State 70% (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. Ratify and approve the attached First Amendment to Lease with Perris Elementary School District, 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 the Board.

ACTION: Policy


Rose Salgado, Director of Facilities Management 9/2/2020


Matthew Chang, Director 9/22/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Perez 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: October 06, 2020
xc: FM-RE

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$17,291	\$17,291	\$34,582	N/A
NET COUNTY COST	\$0	\$0	\$0	N/A
SOURCE OF FUNDS: Federal 30%; State 70%			Budget Adjustment:	No
			For Fiscal Year:	2020/21-2021/22

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

The County of Riverside (County) and Perris Elementary School District (District), entered into a lease agreement on April 9, 2019, Minute Order 3.5 (Lease) for the purpose of providing office space for the Riverside University Health System – Behavioral Health (RUHS-BH). The leased facility is located at 2221 South “A” Street, Suite 108, Perris, California (Premises).

RUHS-BH has been at this location since 2007 and now wishes to extend the Lease through this First Amendment to the Lease Agreement (Amendment). This Amendment represents a request from RUHS-BH to extend the term for two (2) years, commencing July 1, 2020 and terminating June 30, 2022. Facilities Management-Real Estate (FM-RE) has negotiated to keep the current rent amount unchanged.

Pursuant to the California Environmental Quality Act (CEQA), the Lease was reviewed and determined to be categorically exempt from CEQA under CEQA Guidelines 15301, Class 1- Existing Facilities. The proposed project, the Amendment, is the letting of property involving existing facilities and no expansion of an existing use will occur.

This Amendment is summarized below:

Lessor: Perris Elementary School District
143 East First Street
Perris, California 92570

Location: 2221 South “A” Street, Suite 108
Perris, California 92570

Term: Effective July 1, 2020 and terminating June 30, 2022

Size: 960 square feet

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Rent: \$ 1.00 per sq. ft.
 \$ 960.00 per month
 \$ 11,520.00 per year

Custodial: \$ 0.33 per sq. ft.
 \$ 315.00 per month
 \$ 3,780.00 per year

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

Maintenance: Lessor

Option to Terminate: Termination for any reason with ninety-day notice.

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

Impact on Residents and Businesses

This facility provides important behavioral health services for the residents and community surrounding this region of the County. The continued occupancy of this facility provides a positive economic impact to this area's residents and businesses.

SUPPLEMENTAL

Additional Fiscal Information

See attached Exhibits A & B

RUHS-BH has budgeted these costs in FY2020/21 and will reimburse FM-RE for all lease costs related to this Amendment.

Contract History and Price Reasonableness

The lease rate is competitive based on the current market and the rental rate remains unchanged from the original agreement.

ATTACHMENTS:

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

- PR026 RUHS-BH Perris Exhibit A & B
- PR026 RUHS-BH Perris Aerial
- PR026 RUHS-BH Perris Notice of Exemption
- PR026 RUHS-BH Perris First Amendment

TK:dr/081820/PR026/30.192


Steven Atkeson 9/28/2020


Gregory J. Priamos, Director County Counsel 9/24/2020

1 **FIRST AMENDMENT TO LEASE**

2 **2221 South "A" Street, Suite 108, Perris, CA**

3
4 THIS **FIRST AMENDMENT TO LEASE** ("First Amendment") dated as of
5 October 6, 2020, is entered by and between **COUNTY OF RIVERSIDE**, a political
6 subdivision of the State of California ("County") and, **PERRIS ELEMENTARY SCHOOL**
7 **DISTRICT**, ("Lessor"). County and Lessor are hereinafter collectively referred to as the
8 "Parties."

9 **RECITALS.**

10 a. County and Lessor entered into a lease, dated April 9, 2019, (the ("Lease"))
11 pursuant to which County agreed to lease from Lessor and Lessor agreed to lease to County
12 the premises consisting of approximately Nine Hundred Sixty (960) square feet located within
13 that certain building located at 2221 South "A" Street, Suite 108, Perris, California, as more
14 particularly described in Exhibit "A" of the Lease.

15 b. The Original Lease together with this First Amendment are collectively referred
16 to herein as the "Lease".

17 c. The Parties now desire to amend the Lease with this First Amendment to extend
18 the term period.

19 **NOW THEREFORE**, for good and valuable consideration the receipt and adequacy of
20 which is hereby acknowledged, the Parties agree as follows:

21 1. **TERM.** Section 3 (a) of the Lease is deleted and replaced with the following
22 language: The term of this Lease shall be for two (2) years commencing on July 1, 2020 and
23 terminating on June 30, 2022.

24 2. **RENT.** Section 4 of the Lease is hereby amended by the following:

25 1. County shall pay to Lessor the monthly sum as rent for the leased
26 premises during the term of this Lease as indicated below.

27 Monthly Amount

Year

28 \$960.00

July 1, 2020 to June 30, 2021

1 this Amendment, nor the Original Lease, nor any notice nor memorandum regarding the terms
2 hereof, shall be recorded by the Lessee.

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

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1 **IN WITNESS WHEREOF**, the parties have executed this First Amendment as of the
2 date first written above.

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4 COUNTY:

5 COUNTY OF RIVERSIDE, a political
6 Subdivision of the State of California

LESSOR:

Perris Elementary School District

7 By: 

V. Manuel Perez, Chairman
8 Board of Supervisors

By: 

Francine M. Story
9 Chief Business Official

10 ATTEST:

11 Kecia Harper
12 Clerk of the Board

13 By: 

Deputy

15 APPROVED AS TO FORM:

16 Gregory Priamos, County Counsel

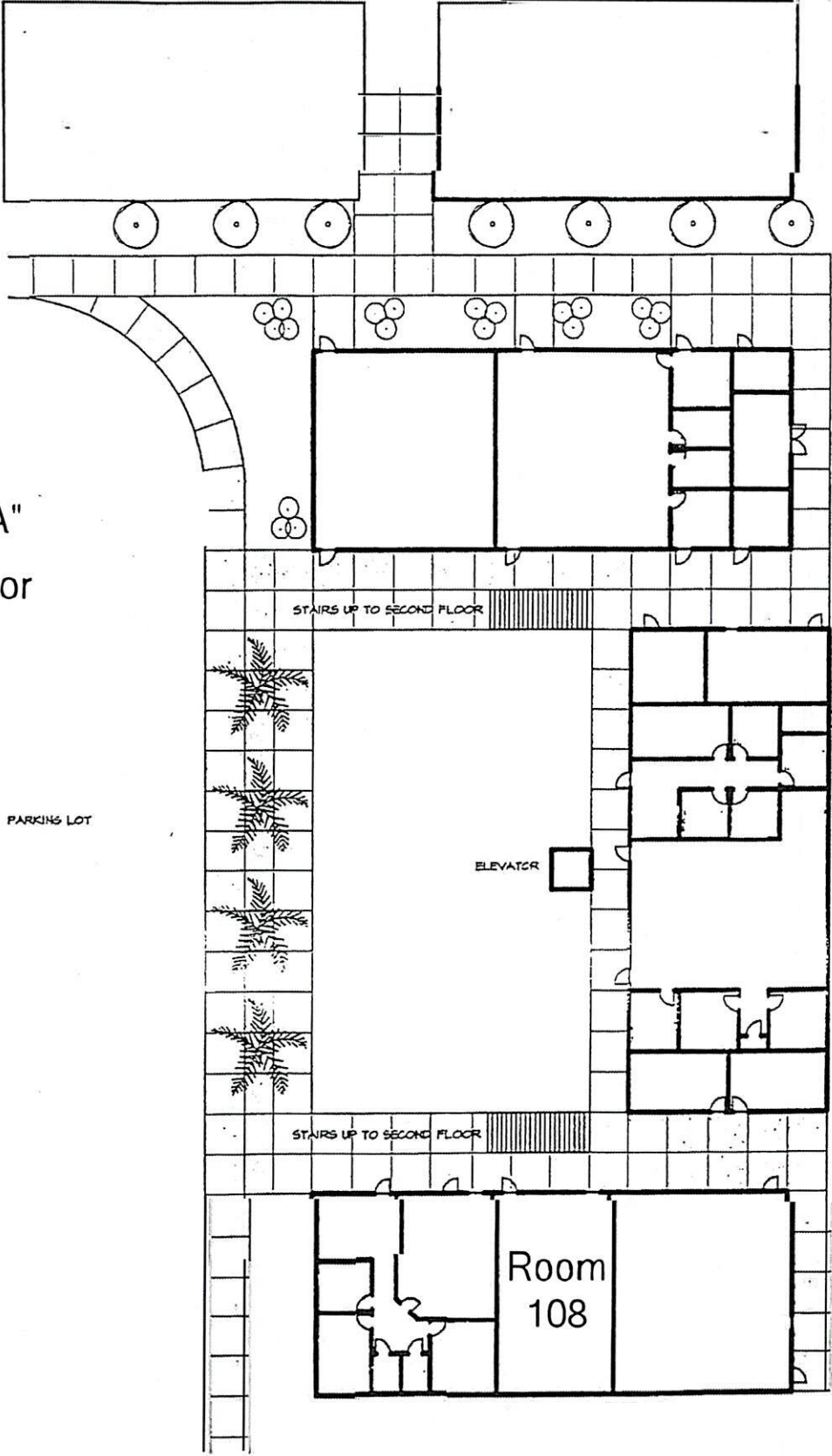
17 By: 

18 Wesley Stanfield
19 Deputy County Counsel

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21 TK:dr/08112020/PR026/30.144
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Rob Reiner Children & Families Development Center

Exhibit "A"
First Floor



County of Riverside
Facilities Management
3133 Mission Inn Avenue, Riverside, CA

FOR COUNTY CLERK USE ONLY

NOTICE OF EXEMPTION

July 7, 2020

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

Project Name: RUHS-BH 1st Amendment to Lease, Perris

10/6/20
Date

RR
Initial

Project Number: FM042552002600

Project Location: 2221 South A Street, Suite 108, north of Mapes Road, Perris, California 92234; Assessor's Parcel Number (APN) 330-060-002

Description of Project: The County of Riverside (County) and Perris Elementary School District (Lessor), entered into a lease agreement on April 9, 2019, Minute Order 3.5 (Lease) for the purpose of providing office space for the Riverside University Health System – Behavioral Health (RUHS). The leased facility is located at 2221 South “A” Street, Suite 108, Perris, California .

RUHS – Behavioral Health has been at this location since 2007. Now RUHS – Behavioral Health wishes to continue the relationship with Perris Elementary School District with a First Amendment to the Lease Agreement. This Amendment represents a request from RUHS to extend the Lease term for 2 years, commencing July 1, 2020 and terminating June 30, 2022. The First Amendment to Lease is identified as the proposed project under the California Environmental Quality Act (CEQA). No expansion of an existing use will occur. The operation of the facility will continue to provide public services for the RUHS Public Health and will not result in an increase in the intensity of the use of the site. 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), General Rule or “Common Sense” Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

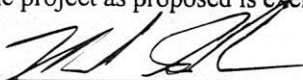
Reasons Why Project is Exempt: The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA 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 First Amendment to Lease.

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- **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 a Lease Amendment for the continued use of a public facility. The lease extension will not increase or expand the use of the site, and is limited to the continued use of the site in a similar capacity; therefore, the project is exempt as it meets the scope and intent of the Categorical 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 First Amendment to Lease will not result in any direct or indirect physical environmental impacts. 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 site 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: _____

7/8/20

Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: RUHS-BH 1st Amendment to Lease, Perris

Accounting String: 52670-47220-7200400000 - FM042552002600

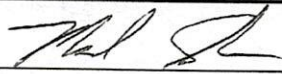
DATE: July 7, 2020

AGENCY: Riverside County Facilities Management

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, Facilities Management

Signature: 

PRESENTED BY: Tiffani King, Real Property Agent III, Facilities Management

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -

County of Riverside
Facilities Management
3133 Mission Inn Avenue, Riverside, CA 92507

Date: July 7, 2020
To: Kiyomi Moore/Josefina Castillo, Office of the County Clerk
From: Mike Sullivan, Senior Environmental Planner, Facilities Management
Subject: **County of Riverside Facilities Management Project # FM042552002600**
RUHS-BH 1st Amendment to Lease, Perris

The Riverside County's Facilities Management'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 #2600

Attention: Mike Sullivan, Senior Environmental Planner,

Facilities Management,

3133 Mission Inn Avenue, Riverside, CA 92507

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

Attachment

cc: file