

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



ITEM: 3.13
(ID # 18625)

MEETING DATE:
Tuesday, July 12, 2022

FROM : FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT- REAL ESTATE (FM-RE) AND RIVERSIDE UNIVERSITY HEALTH SYSTEMS – BEHAVIORAL HEALTH (RUHS-BH): Approval of Notice of Exercise of Second Option to Extend Lease with Perris Expressway Center, LP, Successor-in-Interest to Talat Radwan and Jason Radwan as Trustees of the Malki Living Trust Expressway Center, Riverside University Health System – Behavioral Health, Perris, 1-Year Lease Extension, CEQA Exempt, District 5. [\$100,531, 70% State Funds and 30% Federal Funds] (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;

Continued on page 2

ACTION:Policy


Rose Salgado, Director of Facilities Management

5/5/2022


Matthew Chang, Director

6/13/2022



Aaron Gettis, Deputy County Counsel

6/29/2022

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington and Hewitt
Nays: None
Absent: Perez
Date: July 12, 2022
xc: FM, RUHS-BH, Recorder

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. Approve the attached Notice of Exercise of the Second Option to Extend Lease with Perris Expressway Center, LP, Successor-in-Interest to Talat Radwan and Jason Radwan as Trustees of the Malki Living Trust Expressway Center, and authorize the Chair of the Board to execute the same on behalf of the County;
3. Direct the Facilities Management Director, or designee, to deliver the Notice to Lessor pursuant to the Lease terms; and
4. Direct the Clerk of the Board to file the attached Notice of Exemption with the County Clerk within five (5) working days of approval by the Board.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$67,021	\$33,510	\$100,531	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: 70% State Funds, 30% Federal Funds			Budget Adjustment:	No
			For Fiscal Year:	
			FY2022/23-FY2023/24	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside (County) and Perris Expressway Center, LP, Successor-in-Interest to Talat Radwan and Jason Radwan as Trustees of the Malki Living Trust Expressway Center (Lessor), entered into a lease agreement on April 29, 2014, Minute Order 3.2 (Lease) for the purpose of providing office space for the Riverside University Health System – Behavioral Health (RUHS-BH). The leased facility is located at 85 Ramona Expressway, Suites 1-3, Perris, California and continues to meet the needs of the Department. The Lease agreement is set to expire on November 11, 2022 and contains two (2) options to extend the Lease term, each for one year with a 3% rental increase. Approval of the attached Notice of Exercise of the Second Option to Extend (Second Option) will effectively extend the Lease term through November 11, 2023.

Pursuant to the California Environmental Quality Act (CEQA), the Second Option 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 Second Option, 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.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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A summary of the Lease and Second Option is summarized below:

Lessor: Perris Expressway Center, LP
25401 Cabot Road, Ste. 208
Laguna Hills, CA 92653

Premises Location: 85 Ramona Expressway, Suites 1-3,
Perris, CA 92571

Size: Approximately 4,000 square feet

Term: One year lease extension commencing November 12, 2022 and
terminating November 11, 2023.

Rent:	<u>Existing</u>	<u>New</u>
	\$ 1.83 per sq. ft.	\$ 1.88 per sq. ft.
	\$ 7,312.18 per month	\$ 7,531.55 per month
	\$ 87,746.16 per year	\$ 90,378.60 per year

Option Rent Increase: Three (3%) percent

Custodial: Provided by Lessor

Maintenance: Provided by Lessor

The attached Second Option to Extend Lease has been approved as to form by County Counsel.

Impact on Residents and Businesses

This lease extension will allow RUHS-BH to continue to provide important behavioral health adult services to the residents of the region. The continued occupancy of this facility provides a positive economic impact to this area's residents and businesses.

Additional Fiscal Information

All associated costs for this exercise of the Second Option will be fully funded through the RUHS-BH budget. RUHS-BH has budgeted these costs in FY2022/23-FY2023/24. Facilities Management- Real Estate (FM-RE) will pay the Lease costs to the Lessor, and RUHS-BH will reimburse FM for all associated Lease costs on a monthly basis. RUHS-BH and FM are not requesting a budget adjustment at this time.

See attached Exhibits A & B for a Fiscal Year breakdown of costs.

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Contract History and Price Reasonableness

This is a one-year lease, and the lease rate is deemed competitive based upon the current market.

<u>Amendment</u>	<u>Date and M.O.</u>
Lease	April 29, 2014 (M.O. 3-2)
First Amendment	February 4, 2020 (M.O. 3-3)
First Option	August 24, 2021 (M.O. 3-13)

ATTACHMENTS:

- Exercise of Second Option to Extend Notice
- Exhibits A & B
- Notice of Exemption
- Aerial Map

CD:sc/03152022/PR063/30.692



Meghan Hahn, Senior Management Analyst 6/30/2022



Rose Salgado
Director of Facilities Management

July 12, 2022

Ms. Laura Mojaró
Atlas Properties
12525 Day Street, V207
Moreno Valley, CA 92557

RE: Exercise of Option to Extend – Lease Agreement between County of Riverside (County) and Perris Expressway Center, LP, successor-in-interest to Talat Radwan and Jason Radwan as Trustees of the Malki Living Trust Expressway Center (Lessor), dated April 29, 2014, and all amendments thereto, 85 Ramona Expressway, Suites 1-3, Perris; Riverside University Health Services, Behavioral Health

Dear Ms. Mojaró,

Please consider this letter formal written notice to Perris Expressway Center, LP, successor-in-interest to Talat Radwan and Jason Radwan as Trustees of the Malki Living Trust Expressway Center (Lessor), pursuant to Section 6 of the above-referenced lease agreement, dated April 29, 2014, and all amendments thereto, that the County of Riverside formally exercises its second option to extend the term of said lease for one (1) year, commencing November 12, 2022, through November 11, 2023.

We look forward to our continued tenancy with the Perris Expressway Center.

Thank you.

COUNTY OF RIVERSIDE, a political subdivision
of the State of California

By: Jeff Hewitt
Jeff Hewitt, Chair
Board of Supervisors

Attest:
Kecia Harper
Clerk of the Board
By: [Signature]
Deputy

APPROVED AS TO FORM:
COUNTY COUNSEL

By: [Signature]
Wesley Stanfield
Deputy County Counsel

JUL 12 2022 3-13

CD:sc/00518022/PR063/30.692

Facilities Management
3133 Mission Inn Ave.
Riverside CA 92507
Main Line: 951.955.3345 Fax: 951.955.4828
Facilities Emergency 24-Hour Line: 951.955.4850

Project Management Office
Maintenance & Custodial
Real Estate & Parking
Energy Efficiency
Administration

Exhibit A

FY2022/23

RUHS - Behavioral Health

85 Ramona Expressway, Suites 1-3, Perris

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	4,000	SQFT	
Approximate Cost per SQFT(Nov-June)	\$ 1.88		
Lease Cost per Month(Nov-June)	\$ 7,531.55		
Total Lease Cost(Nov-June)			\$ 60,252.40
Total Estimated Lease Cost for FY2022/23			\$ 60,252.40

Estimated Additional Costs:

Utility Cost per SQFT	\$ 0.12		
Estimated Utility Costs per Month		\$ 480.00	
Total Estimated Utility Cost(Nov-June)			\$ 3,840.00
Total Estimated Utility Cost for FY2022/23			\$ 3,840.00
FM Lease Management Fee as of 7/1/2022	4.86%		\$ 2,928.27
TOTAL ESTIMATED COST FOR FY2022/23			\$ 67,020.67
TOTAL COUNTY COST	0.00%		\$ -

Exhibit B

FY 2023/24
RUHS - Behavioral Health
85 Ramona Expressway, Suites 1-3, Perris

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office: 4,000

FY 2023/24

Approximate Cost per SQFT(July-Oct)	\$	1.88
Lease Cost per Month(July-Oct)		7,531.55
Total Lease Cost(July-Oct)	\$	30,126.20
Total Estimated Lease Cost for FY 2023/24	\$	30,126.20

Estimated Additional Costs:

Utility Cost per SQFT	\$	0.12
Estimated Utility Cost (July-Oct)	\$	480.00
Total Estimated Utility Cost	\$	1,920.00

FM Lease Management Fee as of 7/1/2022	4.86%	\$ 1,464.13
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TOTAL ESTIMATED COST FOR FY 2023/24		<u>\$ 33,510.33</u>
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TOTAL COUNTY COST FOR FY 2024/25- FY 2027/28	0%	\$ -
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F11 Total Cost		\$ 100,531.00
F11 Total County Cost	0%	\$ -

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

FOR COUNTY CLERK USE ONLY

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

7/12/22 zm
Date Initial

NOTICE OF EXEMPTION

March 22, 2022

Project Name: Riverside University Health System - Behavioral Health (RUHS-BH) Option to Extend Lease with Perris Expressway Center, LP, Perris

Project Number: FM042552006300

Project Location: 85 Ramona Expressway, Suites 1-3, east of Perris Boulevard, Perris, California 92571; Assessor's Parcel Number (APN) 303-100-035

Description of Project: The County of Riverside (County) and Perris Expressway Center, LP, Successor-in-Interest to Talat Radwan and Jason Radwan as Trustees of the Malki Living Trust Expressway Center (Lessor), entered into a lease agreement on April 29, 2014, Minute Order 3.2 (Lease) for the purpose of providing office space for the Riverside University Health System – Behavioral Health (RUHS-BH). The leased facility is located at 85 Ramona Expressway, Suites 1-3, Perris, California and continues to meet the needs of the Department. The Lease agreement is set to expire on November 11, 2022 and contains two options to extend the Lease term, each for one year with a 3 percent rental increase. Approval of the attached Notice of Exercise of the Second Option to Extend (Second Option) will effectively extend the Lease term through November 11, 2023. The Exercise of the Second Option to Extend the Lease Agreement is identified as the proposed project under the California Environmental Quality Act (CEQA). The proposed project would not result in an increase in capacity or physical expansion. No significant physical changes would occur as a result of the Option to extend the Lease Agreement.

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.

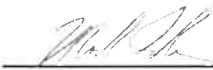
Reasons Why Project is Exempt: The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA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

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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 Option to extend the Lease Agreement is a contractual action to permit the continued operation of public services at the existing facility for an additional one-year term. The lease extension would continue to provide services within the existing building and consistent with the existing land use, and no substantial increase in capacity would be created by the project. 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 Option to extend the Lease Agreement 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:



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

Date: 3-22-2022

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: RUHS-BH Option to Extend Lease with Perris Expressway LP, Perris

Accounting String: 524830-47220-7200400000 - FM042552006300

DATE: March 22, 2022

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: **Candice Diaz, 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: March 22, 2022
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 # FM042552006300**
RUHS-BH Option to Extend 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

Exercise of Option to Extend Notice - RUHS-BH

85 Ramona Expressway, Suites 1-3, Perris



Legend



0 188 376 Feet



REPORT PRINTED ON... 7/12/2021 2:39:39 PM

© Riverside County GIS

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.

Notes

APN: 303-100-035
PR063 - Perris Expressway Center, LP



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 22-264909

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202200649
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
	F&G Notice of Exemption Fee	\$50.00
Total		\$50.00
Tender (On Account)		\$50.00
Account#	ECDEV	
Account Name	ECDEV - ECONOMIC DEVELOPMENT-FACILITIES MGMT	
Customer Name	MIKE SULLIVAN	
Balance	\$18,468.50	
Comment	955-8009	



2022 ENVIRONMENTAL DOCUMENT FILING FEE

CASH RECEIPT

DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 22-264909

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY: RIVERSIDE COUNTY FACILITIES MANAGEMENT; LEAD AGENCY EMAIL: MSULLIVAN@RIVCO.ORG; DATE: 07/14/2022; COUNTY/STATE AGENCY OF FILING: RIVERSIDE; DOCUMENT NUMBER: E-202200649

PROJECT TITLE: RIVERSIDE UNIVERSITY HEALTH SYSTEMS - BEHAVIORAL HEALTH (RUHS-BH) OPTION TO EXTEND LEASE WITH PERRIS EXPRESSWAY CENTER, LP PERRIS

PROJECT APPLICANT NAME: RIVERSIDE COUNTY FACILITIES MANAGEMENT; PROJECT APPLICANT EMAIL: MSULLIVAN@RIVCO.ORG; PHONE NUMBER: (951) 955-8009; PROJECT APPLICANT ADDRESS: 3133 MISSION INN AVENUE, RIVERSIDE CA 92507

PROJECT APPLICANT (Check appropriate box): [X] Local Public Agency, [] School District, [] Other Special District, [] State Agency, [] Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,539.25
Mitigated/Negative Declaration (MND)(ND) \$2,548.00
Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,203.25

- [X] Exempt from fee
[X] Notice of Exemption (attach)
[] CDFW No Effect Determination (attach)
[] Fee previously paid (attach previously issued cash receipt copy)


- [] Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00
[X] County documentary handling fee \$50.00
[] Other

PAYMENT METHOD:

- [] Cash [] Credit [] Check [X] Other TOTAL RECEIVED \$50.00

SIGNATURE: [Handwritten Signature] AGENCY OF FILING PRINTED NAME AND TITLE: Deputy

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

<small>FOR COUNTY CLERK USE ONLY</small>		
FILED / POSTED		
County of Riverside		
Peter Aldana		
Assessor-County Clerk-Recorder		
E-202200649		
07/14/2022 08:37 AM Fee: \$ 50.00		
Page 1 of 2		
Removed:	By:	Deputy
		

NOTICE OF EXEMPTION

March 22, 2022

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