

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



ITEM: 3.21
(ID # 19608)

MEETING DATE:
Tuesday, August 30, 2022

FROM : FACILITIES MANAGEMENT AND HUMAN RESOURCES :

SUBJECT: FACILITIES MANAGEMENT - REAL ESTATE (FM-RE) AND HUMAN RESOURCES: Approval of the Seventh Amendment to Lease of Office Space Located at 14375 Nason Street, Moreno Valley with Campus Medical Center, LLC, Tenant Improvements, CEQA Exempt, District 5. [\$50,764 - 100% Occupational Health] (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 Seventh Amendment to Lease of office space located at 14375 Nason Street, Moreno Valley with Campus Medical Center, LLC, 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 attached Notice of Exemption with the County Clerk for filing within five (5) working days of approval by the Board.

ACTION:Policy

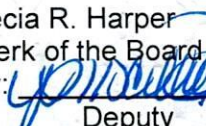

Rose Salgado, Director of Facilities Management 8/16/2022


Michael Bowers, Assistant HR Director 8/18/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, 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: August 30, 2022
xc: FM, HR, Recorder

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	\$50,764	\$0	\$50,764	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: 100% Occupational Health			Budget Adjustment: No	
			For Fiscal Year: 2022/23	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On December 23, 2002, the County of Riverside entered into a lease for 73,770 square feet of office space located at 14375 Nason Street, Moreno Valley, commonly referred to as the Campus Professional Center, (CPC). The Occupational Health Division of Human Resources has occupied this building, which is adjacent to the County hospital, to provide services to new and existing hospital employees.

Occupational Health intends to relocate in the CPC from Suite 108 to 101. To achieve the relocation, minor tenant improvement modifications are required to divide an interior room and includes drywall, associated carpentry, finish hardware, electrical, HVAC, carpet and paint. Lessor shall complete the work and County shall reimburse Lessor. The leasehold improvements cost shall not exceed \$48,411.17, which includes a 10% contingency.

Pursuant to the California Environmental Quality Act (CEQA), the Seventh Amendment to the lease 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 involves tenant improvements of currently occupied space.

This Seventh Amendment to Lease is summarized below:

Lessor: Campus Medical Center, LLC
7095 Indiana Avenue, Suite 120
Riverside, CA 92506

Location: 14375 Nason Street
Moreno Valley , CA 92555

Size: 73,770 square feet

Term: Ten years: Expires June 30, 2024

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

Tenant Improvements: The cost of tenant improvements shall not exceed \$48,411.17, which includes a 10% contingency. County to reimburse Lessor upon completion and acceptance.

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

Impact on Residents and Businesses

Occupational Health will continue services to the residents of the County. The continued occupancy of this building provides an economic impact to this area and to local businesses.

Additional Fiscal Information

See attached Exhibit A. The occupying department has budgeted these costs FY2022/23 and will reimburse Facilities Management for all lease costs monthly.

Contract History and Price Reasonableness

The Original lease was executed on December 23, 2002. The cost for the tenant improvements is in line with the scope of work.

ATTACHMENTS:

- Notice of Exemption
- MT 19608 Aerial
- 30.778 Seventh Amendment to Lease
- Exhibit M Floor Plan
- Exhibit M Construction Estimate
- Exhibit A, B, & C Form 11

MH:sc/07252022/MV041/30.778



Meghan Hahn, Senior Management Analyst 8/22/2022

1 **SEVENTH AMENDMENT TO LEASE**

2 14375 Nason Street, Moreno Valley, California

3
4 This **SEVENTH AMENDMENT TO LEASE** ("Seventh Amendment") is made as
5 of AUG 30 2022, 2022, by and between the **COUNTY OF RIVERSIDE**, a political
6 subdivision of the State of California, ("County"), and **CAMPUS MEDICAL CENTER,**
7 **LLC.**, a California limited liability company, ("Lessor").

8 **Recitals**

9 **A.** Campus Medical Center, LLC, as Lessor, and County, have entered into
10 that certain Lease dated December 23, 2002, ("Original Lease") pertaining to the
11 premises located at 14375 Nason Street, Moreno Valley, California, as more
12 particularly described in the Lease.

13 **B.** The Original Lease has been amended by:

14 i. That certain First Amendment to Lease dated, February 3,
15 2004, by and between County of Riverside and Campus Medical Center, LLC, ("First
16 Amendment") whereby the Parties amended the Lease to modify the delay in delivery
17 of premises and the rent.

18 ii. That certain Second Amendment to Lease dated February 7,
19 2006, by and between County of Riverside and Campus Medical Center, LLC,
20 ("Second Amendment") whereby the Parties amended the Lease to complete leasehold
21 improvements.

22 iii. That certain Third Amendment to Lease dated January 27,
23 2009, by and between County of Riverside and Campus Medical Center, LLC ("Third
24 Amendment") whereby the Parties amended the Lease to complete leasehold
25 improvements.

26 iv. That certain Fourth Amendment to Lease dated February
27 23, 2010, by and between County of Riverside and Campus Medical Center, LLC
28

1 ("Fourth Amendment") whereby the Parties amended the Lease to complete leasehold
2 improvements.

3 v. That certain Fifth Amendment to Lease dated July 29, 2014,
4 by and between County of Riverside and Campus Medical Center, LLC ("Fifth
5 Amendment") whereby the Parties amended the Lease to extend the term, modify the
6 rent, and complete building upgrades by Lessor.

7 vi. That certain Sixth Amendment to Lease dated March 23,
8 2021, by and between County of Riverside and Campus Medical Center, LLC ("Sixth
9 Amendment") whereby the Parties amended the Lease to complete leasehold
10 improvements.

11 **C.** The Original Lease, as heretofore, currently, or hereafter amended, shall
12 hereafter be referred to as the "Lease."

13 **D.** County and Lessor desire to further amend the lease by completing
14 leasehold improvements and the addresses for both parties under the Notice section.

15 **NOW, THEREFORE**, for good and valuable consideration the receipt and
16 adequacy of which is hereby acknowledged, the parties agree as follows:

17 **1. Improvements by Lessor.** Section 11 of the Lease shall be amended to
18 add subsection 11.1.9 as follows:

19 **11.1.9 Additional Improvements by Lessor (Subject to**
20 **reimbursement from County).** Lessor at its expense, and subject to reimbursement
21 from County, shall construct those certain leasehold improvements defined per the
22 attached Exhibit "M" attached hereto commencing promptly upon County Board of
23 Supervisors' approval. Work to be done during business hours where possible and
24 agreed by County, and after business hours where required.

25 Leasehold improvement cost per the attached Exhibit "M" shall not
26 exceed \$44,010,15 plus a 10% (\$4,401.02) County Contingency for County requested
27 Change Orders for a total project cost of \$48,411.17. Lessor shall provide an itemized
28 statement of the actual cost of the tenant improvements upon completion. County will

1 reimburse Lessor within thirty (30) days of receipt of itemized statement, or as soon
2 thereafter as a warrant can be issued.

3 **2. Notice.** Section 19.18 of the Lease is hereby amended by the following:

4 County's Notification Address:

5 County of Riverside

6 Facilities Management – Real Estate Division

7 3450 14th Street, Suite 200

8 Riverside, CA 92501

9 ATTN: Deputy Director of Real Estate

10 Lessor's Notification Address:

11 Campus Medical Center, LLC

12 7095 Indiana Avenue, Suite 120

13 Riverside, CA 92506

14 ATTN: Kevin Wolf

15 **3. Seventh Amendment to Prevail.** The provisions of this Seventh
16 Amendment shall prevail over any inconsistency or conflicting provisions of the Lease,
17 as heretofore amended, and shall supplement the remaining provisions thereof. Unless
18 defined herein or the context requires otherwise, all capitalized terms herein shall have
19 the meaning defined in the Lease, as heretofore amended.

20 **4. Miscellaneous.** Except as amended or modified herein, all the terms of
21 the Lease shall remain in full force and effect and shall apply with the same force and
22 effect. If any provisions of this Seventh Amendment or the Lease shall be determined
23 to be illegal or unenforceable, such determination shall not affect any other provision of
24 the Lease and all such other provisions shall remain in full force and effect. The
25 language in all parts of the Lease shall be construed according to its normal and usual
26 meaning and not strictly for or against either Lessor or Lessee. Neither this
27 Amendment, nor the Lease, nor any notice nor memorandum regarding the terms
28 hereof, shall be recorded by Lessee.

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

4
5 LESSEE:

LESSOR:

6 COUNTY OF RIVERSIDE

CAMPUS MEDICAL CENTER, LLC,
a California limited liability company

7
8 By: Jeff Hewitt

Jeff Hewitt
Board of Supervisors

By: Robert A. Wolf Corporation, Managing
Member

9
10 By: Helga Wolf

Helga Wolf, President

11
12 ATTEST:

Kecia R. Harper
Clerk of the Board

13
14
15 By: Yvonne Raso

Deputy

16
17 APPROVED AS TO FORM:
18 County Counsel

19
20 By: Wesley W. Stanfield

Wesley W. Stanfield
Deputy County Counsel

21
22
23
24
25 MH:sc/08102022/MV041/30.778

AUG 30 2022 3.21

STILWELL CONSTRUCTION ESTIMATE WORKSHEET

Date: 4/7/2022

Owner: Campus Professional Center LLC
 7095 Indiana Ave. Riverside CA
 Project: Occupational Health Exam Room T.I.
 14375 Nason Street, Suite 210
 Moreno Valley, CA

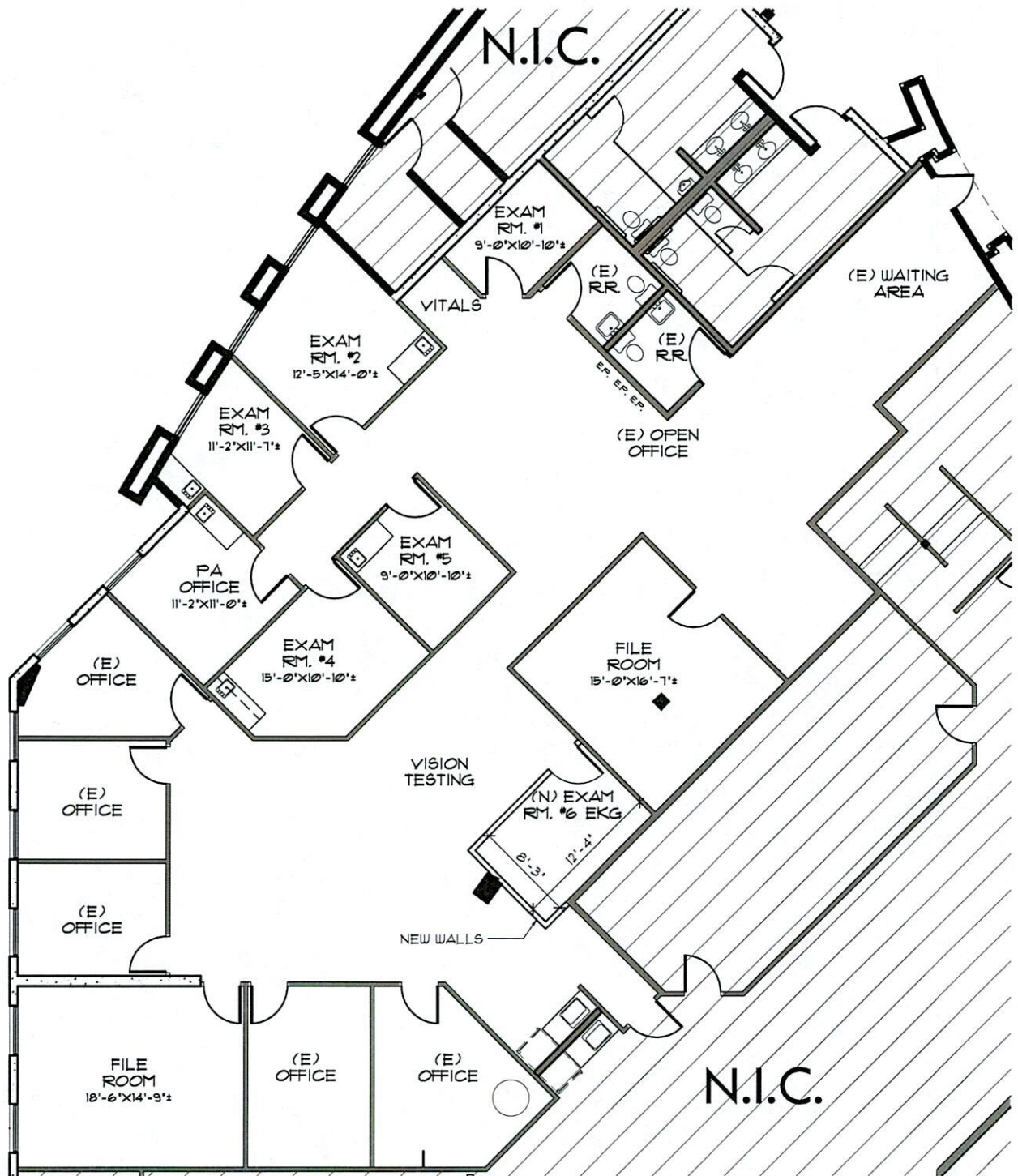
Stilwell Construction, Inc.

1975 Chicago Ave., Suite A, Riverside, CA 92507
 P.O. Box 55106 * Riverside, CA 92517-0106
 PH: 951/686-5088 * FAX: 951/686-5085

EXHIBIT "M"

NO.	TASK DESCRIPTION	TOTAL
1010	General Conditions	\$13,819.30
1060	Permits & Fees	NAP
1420	Inspection Services	NAP
6200	Finish Carpentry	NAP
7200	Insulation (new walls)	\$659.49
8150	Doors, Frames and Finish Hardware (allowance)	\$3,076.44
9250	Metal Framing and Drywall	\$8,873.13
9500	Acoustical T-bar Ceilings	\$419.68
9660	Vinyl Wall Base (allowance)	\$329.74
9900	Painting	\$2,122.36
13825	Access Control System	none
15300	Fire Sprinklers	none
15500	HVAC	\$2,358.57
16000	Electrical	\$1,558.79
16720	Fire Alarm	none
TOTAL		\$34,998.13

Building Improvements (Per Contractor Breakdown) 34,998.13
 Contingency 10% 3,499.81
 LL/PM/CM (15% on All Costs Paid/ Processed) 5,512.21
 Total 44,010.15



LEGEND

	EXISTING STRUCTURAL CONCRETE PANEL TO REMAIN PROTECT IN PLACE DURING CONSTRUCTION.
	EXISTING PARTITION TO REMAIN
	NEW INTERIOR PARTITION TO UNDERSIDE OF CEILING GRID W/ R-13 INSULATION BATTS & INSULATION ON TOP OF CEILING FOR 48" EA. SIDE OF PARTITION

RUHS - OCCUPATIONAL HEALTH

14375 NASON ST
1ST FLOOR
MORENO VALLEY, CALIFORNIA 92555
DATE: 07/13/2022
SCALE: 1/8" = 1'-0"
JOB #: C258-21105
CP1/OPT1/REVISION #1: 09.14.21

LEASE
EXHIBIT
PLAN

EXHIBIT "M"



3100 East Cedar Street, Suite 26
Ontario, CA 91761
Telephone No. (909) 930-2444
Facsimile No. (909) 930-2229
www.sissondg.com



Exhibit A

FY 2022/23
RUHS Occupational Health
14370 Nason Street, Moreno Valley

ESTIMATED AMOUNTS

Tenant Improvement Cost		\$ 48,411.17
Total Estimated Tenant Improvement Cost for FY 2022/23		\$ 48,411.17

Estimated Additional Costs:

FM Lease Management Fee as of 07/01/2022	4.86%	\$ 2,352.78
TOTAL ESTIMATED COST FOR FY 2022/23		\$ 50,763.95
TOTAL COUNTY COST	0.0%	\$ -

County of Riverside
Facilities Management
3450 14th St, 2nd Floor, Riverside, CA

FOR COUNTY CLERK USE ONLY
Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on.
8/31/22 Date
PR Initial

NOTICE OF EXEMPTION

July 14, 2022

Project Name: Approval of Seventh Amendment to Lease with Campus Medical Center, LLC, Riverside University Health System (RUHS), Moreno Valley

Project Number: FM042462013300

Project Location: 14375 Nason Street, north of Cactus Avenue, Moreno Valley, California 92553, Assessor's Parcel Number (APN) 486-280-034

Description of Project: The County of Riverside (County) entered into a lease agreement on December 23, 2002 for 73,770 square feet of office space located at 14375 Nason Street, Moreno Valley, commonly referred to as the Campus Professional Center (CPC). The Lease has been amended six times previously for tenant improvements and extensions. Occupational Health division RUHS have occupied this building, which is adjacent to the County hospital, to provide services to the public and staff and support hospital operations.

Occupational Health will relocate from Suite 108 to 101. To accommodate the division, a few modifications are required: a hard wall to divide the space, insulation for the new wall, carpentry, doors, frames and finish hardware, metal framing and drywall, acoustical T-bar ceilings, vinyl wall base, painting, HVAC, and electrical. The Seventh Amendment with Campus Medical Center, LLC is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the letting of property involving existing facilities and is limited to minor interior tenant improvements; no expansion of the existing facility will occur. The operation of the facility will continue to provide public services. 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

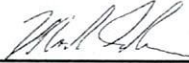
Exempt Status: State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

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 Seventh Amendment.

AUG 30 2022 321

- **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 tenant improvements which consist of minor interior modifications to make the facility function efficiently. The project would not substantially increase or expand the use of the site; use is limited to the continued use of the site in a similar capacity; 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 Seventh Amendment is limited to minor interior modifications to an existing building to make the space functional for RUHS Occupational Health and 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: 7-14-2022
Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: RUHS CHC 7th Amendment to Lease, Moreno Valley

Accounting String: 524830-47220-7200400000 - FM042462013300

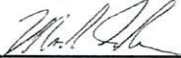
DATE: July 14, 2022

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: **Maribel Hyer, Senior Real Property Agent, Facilities Management**

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -

County of Riverside
Facilities Management
3450 14th St, 2nd Floor, Riverside, CA 92501

Date: July 14, 2022
To: Cassandra Sandoval, Office of the County Clerk
From: Mike Sullivan, Senior Environmental Planner, Facilities Management
Subject: **County of Riverside Facilities Management Project # FM042462013300**
Approval of Seventh Amendment to Lease, RUHS, Moreno Valley

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,

3450 14th Street, 2nd Floor, Riverside, CA 92501

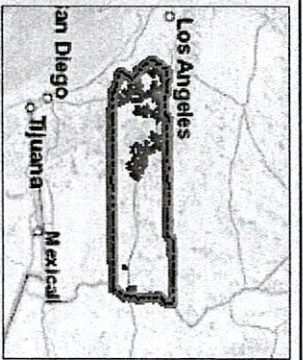
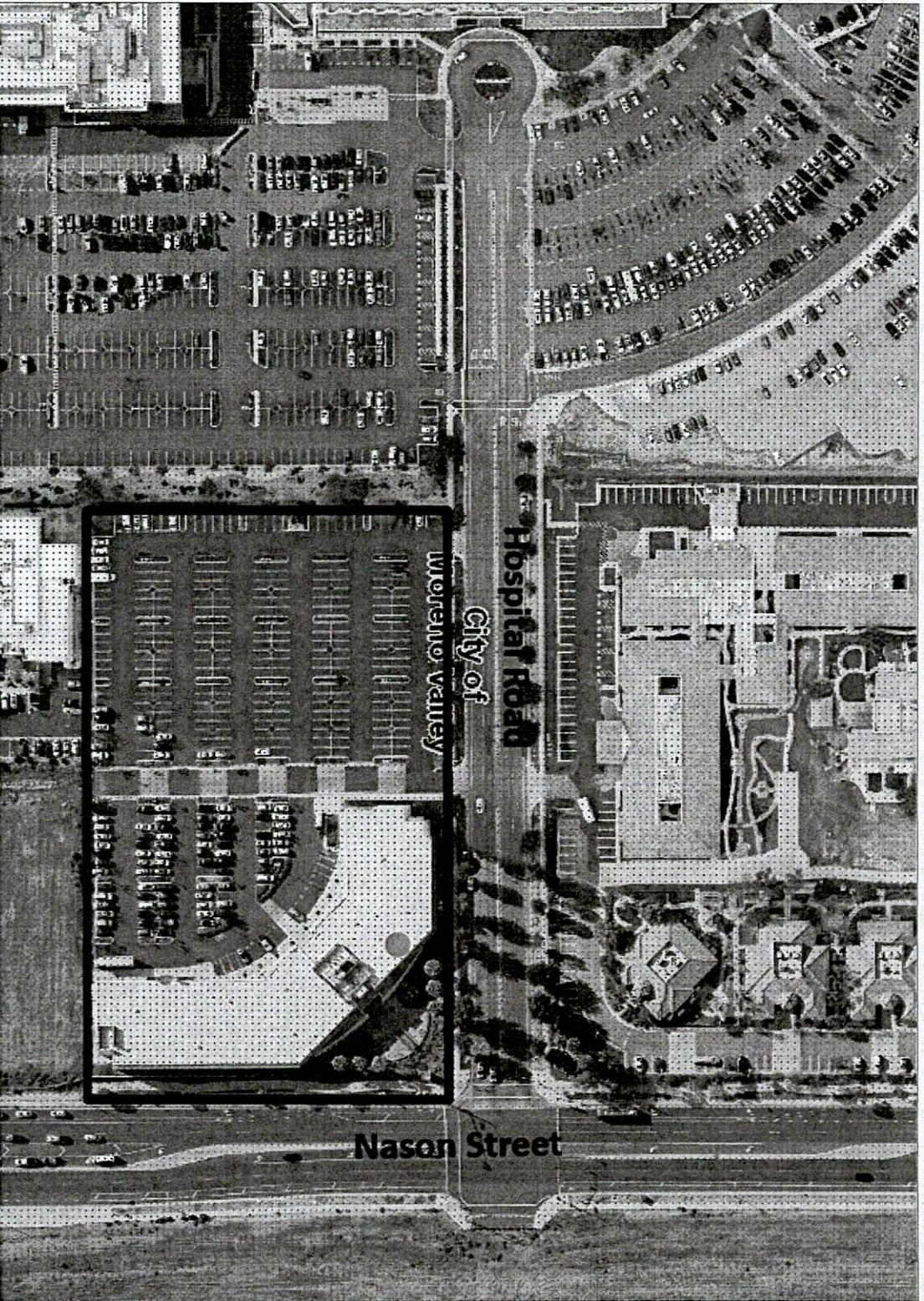
If you have any questions, please contact Mike Sullivan at 955-8009 or email at msullivan@rivco.org.

Attachment

cc: file

Riverside University Health Services

14375 Nason Street, Moreno Valley



Legend

- Blue Line Streams
- City Areas

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.



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Notes

OCCUPATIONAL HEALTH
APN 486-280-034
District 5