

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



ITEM: 3.24  
(ID # 18817)

MEETING DATE:  
Tuesday, August 30, 2022

FROM : FACILITIES MANAGEMENT:

**SUBJECT:** FACILITIES MANAGEMENT- REAL ESTATE (FM-RE) AND RIVERSIDE UNIVERSITY HEALTH SYSTEMS – BEHAVIORAL HEALTH (RUHS-BH): Ratification and Approval of Second Amendment to Lease with E & R Rancho Pacific Inc., Riverside University Health System - Behavioral Health, Lake Elsinore, 5-Year Lease Extension, CEQA Exempt, District 1. [\$2,751,846 - Federal 58%, State 42%] (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;
2. Ratify and approve the attached Second Amendment to Lease with E & R Rancho Pacific Inc., 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) working days of approval by Board.

**ACTION:** Policy, CIP

  
Matthew Chang, Director

8/3/2022

  
Rose Salgado, Director of Facilities Management

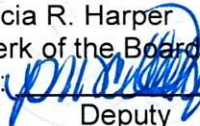
8/16/2022

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**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, RUHS-Behavioral Health, Recorder

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>                                    | \$42,508                    | \$511,704                | \$ 2,751,846              | \$ 0                |
| <b>NET COUNTY COST</b>                         | \$0                         | \$0                      | \$0                       | \$ 0                |
| <b>SOURCE OF FUNDS:</b> Federal 58%, State 42% |                             |                          | <b>Budget Adjustment:</b> | No                  |
|  |                             |                          | <b>For Fiscal Year:</b>   | 2021/22-<br>2026/27 |

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

**BACKGROUND:**

**Summary**

On December 10, 2013, the County of Riverside (County) and E & R Rancho Pacific Inc., as the successor-in-interest to RP Lakeview Plaza, LLC, a California limited liability company (Lessor), entered into a lease under Minute Order 3.16 (Lease) for the purpose of providing office space for the Riverside University Health System – Behavioral Health (RUHS-BH). The leased facility is located at 31760 Casino Drive, Suites 100, 200, & 300, Lake Elsinore, California. The Lease was amended on December 17, 2019, to extend the term, amend the rental amounts and annual rent increases, and amend County’s right to early termination (First Amendment).

This Second Amendment to Lease represents a request from the Riverside University Health System – Behavioral Health (RUHS-BH) to extend the term commencing on June 1, 2022, through May 31, 2027. Facilities Management- Real Estate Division (FM-RE), has negotiated a five (5) year lease extension with an initial 8% rent increase for the first year of the extended term. Also included is an option to terminate the Lease after June 1, 2024. At Lessor’s sole cost, Lessor will replace or repair flooring throughout the facility.

Pursuant to the California Environmental Quality Act (CEQA), the Second 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 Second 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 Second Amendment to Lease is summarized below:

Lessor: E & R Rancho Pacific Inc.  
10470 Foothill Blvd., #100  
Rancho Cucamonga, CA 91730

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

Premises Location: 31760 Casino Drive, Suites 100, 200 & 300, Lake Elsinore, California 92530

Size: 18,306 Square Feet

|       |                        |                        |
|-------|------------------------|------------------------|
| Rent: | <u>Existing</u>        | <u>New</u>             |
|       | \$ 1.94 per sq. ft.    | \$ 2.10 per sq. ft.    |
|       | \$ 35,580.57 per month | \$ 38,442.60 per month |
|       | \$426,966.84 per year  | \$461,311.20 per year  |

Term: Five (5) years commencing June 1, 2022, terminating May 31, 2027.

Annual Increase: Commencing June 1, 2023, annual increase based on the Consumer Price Index (CPI) with a maximum not to exceed eight (8%) percent.

Custodial: Landlord is responsible.

Maintenance: Landlord is responsible.

Option to Terminate: Right to terminate for any reason after June 2, 2024, with sixty (60) days' prior written notice.

Tenant Improvements: At Lessor's expense, Lessor to replace flooring in certain areas throughout the facility.

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

**Impact on Residents and Businesses**

This facility will 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 businesses.

**Additional Fiscal Information**

All associated costs for this Second Amendment will be fully funded through the RUHS-BH budget. RUHS-BH has budgeted these costs in FY2022/23-FY2026/27. FM-RE will pay the

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

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, & C for a Fiscal Year breakdown of costs.

**Contract History and Price Reasonableness**

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

| <u>Amendment</u> | <u>Date and M.O.</u>          |
|------------------|-------------------------------|
| Lease            | December 10, 2013 (M.O. 3-16) |
| First Amendment  | December 17, 2019 (M.O. 3-14) |

**ATTACHMENTS:**

- Exhibits A, B & C
- Second Amendment to Lease
- Notice of Exemption
- Aerial Image

CD:sc/03312022/LE030/30.714

  
\_\_\_\_\_  
Meghan Hahn, Senior Management Analyst 8/18/2022

1 **SECOND AMENDMENT TO LEASE**

2 **31760 Casino Drive, Suites 100, 200, and 300, Lake Elsinore, California**

3  
4 This **SECOND AMENDMENT TO LEASE** (“Second Amendment”), dated as of  
5 AUG 30 2022, is entered by and between the **COUNTY OF RIVERSIDE**, a  
6 political subdivision of the State of California, (“Lessee” or “County”), and **E & R**  
7 **RANCHO PACIFIC INC.**, a California corporation, (“Lessor”), sometimes collectively  
8 referred to as the “Parties”.

9 **RECITALS.**

10 A. Lessor (as successor-in-interest to RP Lakeview Plaza, LLC, a limited  
11 liability company) and County entered into that certain lease dated December 10,  
12 2013, pursuant to which Lessor has agreed to lease to County and County has agreed  
13 to lease from Lessor a portion of that certain building located at 31760 Casino Drive,  
14 Suites 100, 200, and 300, Lake Elsinore, California (“Building”), as more particularly  
15 described in the Lease (the “Original Lease”).

16 B. The Original Lease has been amended by:

17 That certain First Amendment to Lease dated December 17, 2019, by and  
18 between County of Riverside and E & R Rancho Pacific Inc., whereby the Parties  
19 agreed to, among other things, extend the term, amend the rental amounts, amend  
20 rental increases, and amend County’s right to early termination.

21 C. The Original Lease together with the First Amendment and this  
22 Amendment are collectively referred to herein as the “Lease”.

23 D. The Parties now desire to amend the Lease to extend the term, amend  
24 the rental amounts, modify annual rent increases, modify the option to terminate, and  
25 replace flooring in certain areas.

26 **NOW THEREFORE**, for good and valuable consideration the receipt and  
27 adequacy of which is hereby acknowledged, the Parties agree as follows:  
28

1           **1. TERM.** Section 4.1 of the Lease is hereby amended by the following:  
2 The term of the lease shall be extended from June 1, 2022, to May 31, 2027 (the  
3 "Extension Term").

4           **2. RENT.** Sections 5.1 and 5.2 of the Lease are hereby amended by the  
5 following:

6                 **5.1** Commencing June 1, 2022 ("Effective Date"), the County shall pay  
7 to Lessor the monthly sum of \$38,442.60 as rent for the leased premises

8                 **5.2** The monthly rent shall be increased annually on each anniversary  
9 of the Lease based on the Consumer Price Index ("CPI"), defined below, with a  
10 minimum range of two (2%) percent and a maximum rate not to exceed six (6%)  
11 percent. CPI means the Consumer Price Index of All Urban Customers, Los Angeles-  
12 Riverside-Orange County, CA (1982-1984 = 100) as published by the U.S. Department  
13 of Labor, Bureau of Labor Statistics. In the event the compilation and/or publication of  
14 the CPI shall be transferred to any other governmental department or bureau or agency  
15 or shall be discontinued, then the index most nearly the same as the CPI shall be used  
16 to make such calculations. In the event that Lessor and Lessee cannot agree on such  
17 alternative index, then the matter shall be submitted for decision to the American  
18 Arbitration Association in the county in which the Premises are located, in accordance  
19 with the then rules of said association and the decision of the arbitrators shall be binding  
20 upon the parties, notwithstanding one party failing to appear after due notice of the  
21 proceeding. The cost of said Arbitrators shall be paid equally by Lessor and Lessee.

22           **3. IMPROVEMENTS BY LESSOR.** Section 11.1 of the Lease is  
23 hereby amended by adding the following subsection:

24                 **11.1.9** At Lessor's expense, the following tenant improvements shall be  
25 made to the Leased Premises:

26                 Suite 100: Replace or repair carpet in room 116.

27                 Suite 200: Replace current flooring in lobby with Luxury Vinyl Tile ("LVT"),  
28 color to be confirmed by County prior to installation.

1 Suite 300: Replace current flooring with LVT in room 301, better known as  
2 the reception area, and replace flooring with LVT in all high traffic areas, better shown  
3 on Exhibit "A," attached hereto. LVT colors to be confirmed by County prior to  
4 installation.

5 Lessor, at its sole cost and expense, not subject to reimbursement by County, shall:

6 Lessor's responsibility shall include lifting of workstations, where applicable,  
7 utilizing recommended furniture jacks, removal of existing flooring, and installation of  
8 new flooring. County's responsibility shall include, where applicable, packing and  
9 moving of files and personal effects.

10 (a) Upon approval by County Board of Supervisors, said work to  
11 commence on a mutually agreeable date requested by County. Work to be undertaken  
12 after normal business hours.

13 **4. COUNTY'S RIGHT TO EARLY TERMINATION.** The language in  
14 Section 6.4 of the Lease is hereby deleted in its entirety and replaced with the  
15 following:

16 **6.4** County shall have the right to terminate this Lease for any reason  
17 after June 1, 2024, by providing Lessor sixty (60) days advance written notice. In the  
18 event the County terminates the Lease prior to May 31, 2027, County shall reimburse  
19 Lessor for replaced flooring stated herein in the amount of fifty-eight thousand six  
20 hundred and forty dollars (\$58,640.00).

21 **5. Notice.** Section 19.18 of the Lease shall be amended as follows:

22 **County's Notification Address:**

23 County of Riverside  
24 Facilities Management  
25 3450 14<sup>th</sup> Street, Suite 201  
26 Riverside, CA 92501  
27 Telephone: (951) 955-4820  
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**6. CAPITALIZED TERMS:** Second Amendment to Prevail. Unless defined herein or the context requires otherwise, all capitalized terms herein shall have the meaning defined in the Lease, as heretofore amended. The provisions of this Second Amendment shall prevail over any inconsistency or conflicting provisions of the Lease, as heretofore amended, and shall supplement the remaining provision thereof.

**7. MISCELLANEOUS.** Except as amended or modified herein, all the terms of the Lease shall remain in full force and effect and shall apply with the same force and effect. Time is of the essence in this Second Amendment and the Lease and each and all their respective provisions. Subject to the provisions of the Lease as to assignment, the agreements, conditions, and provisions herein contained shall apply to and bind the heirs, executors, administrators, successors and assigns of the parties hereto. If any provision of this Second Amendment or the Lease shall be determined to be illegal or unenforceable, such determination shall not affect any other provision of the Lease and all such other provisions shall remain in full force and effect. The language in all parts of the Lease shall be construed according to its normal and usual meaning and not strictly for or against either Lessor or Lessee. Neither this Second Amendment, nor the Lease, nor any notice nor memorandum regarding the terms hereof, shall be recorded by Lessee.

**8. EFFECTIVE DATE.** This Second Amendment to Lease shall not be binding or consummated until its approval by the Riverside County Board of Supervisors and fully executed by the Parties.

(Signatures on the following page)



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

3 **LESSEE:**

4 **COUNTY OF RIVERSIDE,**  
5 a political subdivision of the  
6 State of California

7 By:   
8 Jeff Hewitt, Chair  
9 Board of Supervisors

**LESSOR:**


**E & R RANCHO PACIFIC INC.,**  
a California corporation

By:   
William Angel,  
Chief Executive Officer

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

13 By:   
14 Deputy

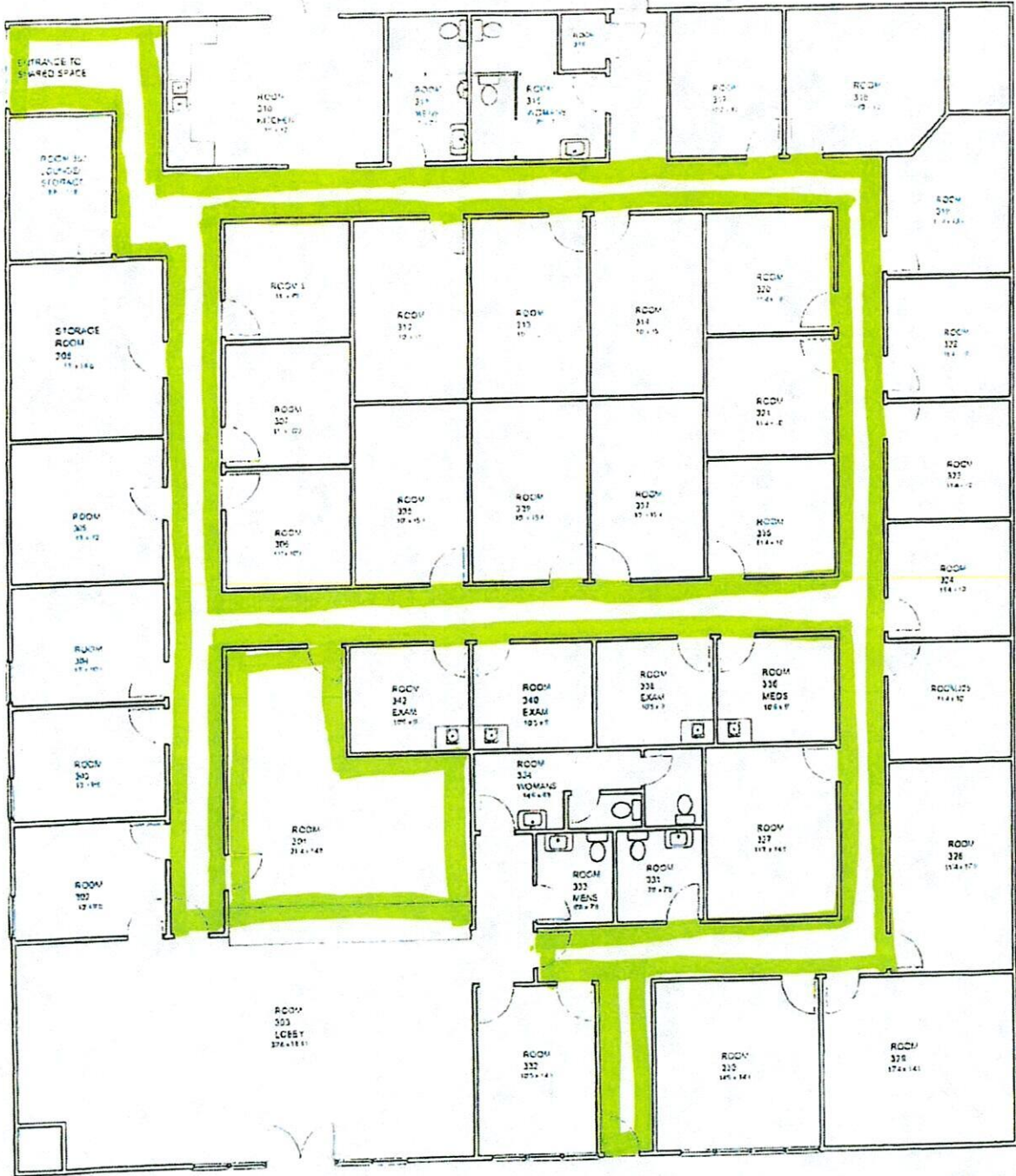
15  
16 **APPROVED AS TO FORM:**  
17 **COUNTY COUNSEL**

18 By:   
19 Ryan Yabko  
20 Deputy County Counsel

21  
22  
23 CD:sc/05122022/LE030/30.714

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25  
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28  
AUG 30 2022 3.24

# Exhibit "A"



NOT TO SCALE

# Exhibit A

FY 2021/22

RUHS

31760 Casino Drive, Suites 100, 200, 300, Lake Elsinore

## **ESTIMATED AMOUNTS**

### **Total Square Footage to be Leased:**

|  |              |                     |
|--|--------------|---------------------|
| Current Office:                                  | 18,306 SQFT  |                     |
| Approximate Cost per SQFT (Jun)                  | \$ 2.10      |                     |
| Lease Cost per Month (Jun)                       | \$ 38,442.60 |                     |
| Total Lease Cost (Jun)                           |              | \$ 38,442.60        |
| <b>Total Estimated Lease Cost for FY 2021/22</b> |              | <b>\$ 38,442.60</b> |

### **Estimated Additional Costs:**

|  |             |                     |
|--|-------------|---------------------|
| Utility Cost per SQFT                              | \$ 0.12     |                     |
| Estimated Utility Costs per Month                  | \$ 2,196.72 |                     |
| Total Estimated Utility Cost (Jun)                 |             | \$ 2,196.72         |
| <b>Total Estimated Utility Cost for FY 2021/22</b> |             | <b>\$ 2,196.72</b>  |
| FM Lease Management Fee as of 7/1/2021             | 4.86%       | \$ 1,868.31         |
| <b>TOTAL ESTIMATED COST FOR FY 2021/22</b>         |             | <b>\$ 42,507.63</b> |
| <b>TOTAL COUNTY COST</b>                           | <b>0%</b>   | <b>\$ -</b>         |

# Exhibit B

FY 2022/23

RUHS

31760 Casino Drive, Suites 100, 200, 300, Lake Elsinore

## ESTIMATED AMOUNTS

### Total Square Footage to be Leased:

|  |             |                      |
|--|-------------|----------------------|
| Current Office:                                  | 18,306 SQFT |                      |
| Approximate Cost per SQFT(July- May)             | \$ 2.10     |                      |
| Approximate Cost per SQFT (Jun)                  | \$ 2.18     |                      |
| Lease Cost per Month(July- May)                  |             | \$ 38,442.60         |
| Lease Cost per Month (Jun)                       |             | \$ 39,980.30         |
| Total Lease Cost(July- May)                      |             | \$ 422,868.60        |
| Total Lease Cost (Jun)                           |             | \$ 39,980.30         |
| <b>Total Estimated Lease Cost for FY 2022/23</b> |             | <b>\$ 462,848.90</b> |

### Estimated Additional Costs:

|  |         |                      |
|--|---------|----------------------|
| Utility Cost per SQFT                          | \$ 0.12 |                      |
| Estimated Utility Costs per Month              |         | \$ 2,196.72          |
| Total Estimated Utility Cost (Jul-Jun)         |         | \$ 26,360.64         |
| <b>Total Estimated Utility Cost FY 2022/23</b> |         | <b>\$ 26,360.64</b>  |
| FM Lease Management Fee as of 7/1/2021         | 4.86%   | \$ 22,494.46         |
| <b>TOTAL ESTIMATED COST FOR FY 2022/23</b>     |         | <b>\$ 511,704.00</b> |
| <b>TOTAL COUNTY COST</b>                       | 0%      | \$ -                 |

# Exhibit C

**FY 2023/24 to 2026/27**  
**RUHS**  
**31760 Casino Drive, Suites 100, 200, 300, Lake Elsinore**

**ESTIMATED AMOUNTS**

**Total Square Footage to be Leased:**

Current Office:

18,306 SQFT

Approximate Cost per SQFT(July- May)  
 Approximate Cost per SQFT (Jun)

Lease Cost per Month(July- May)  
 Lease Cost per Month (Jun)

Total Lease Cost(July- May)  
 Total Lease Cost (Jun)

**Total Estimated Lease Cost for FY 2023/24 to 2026/27**

**Estimated Additional Costs:**

Utility Cost per SQFT

Estimated Utility Costs per Month

**Total Estimated Utility Cost for FY 2024/25 to 2026/27**

FM Lease Management Fee as of 7/1/2021      4.86%

**TOTAL ESTIMATED COST FOR FY 2023/24 to 2026/27**

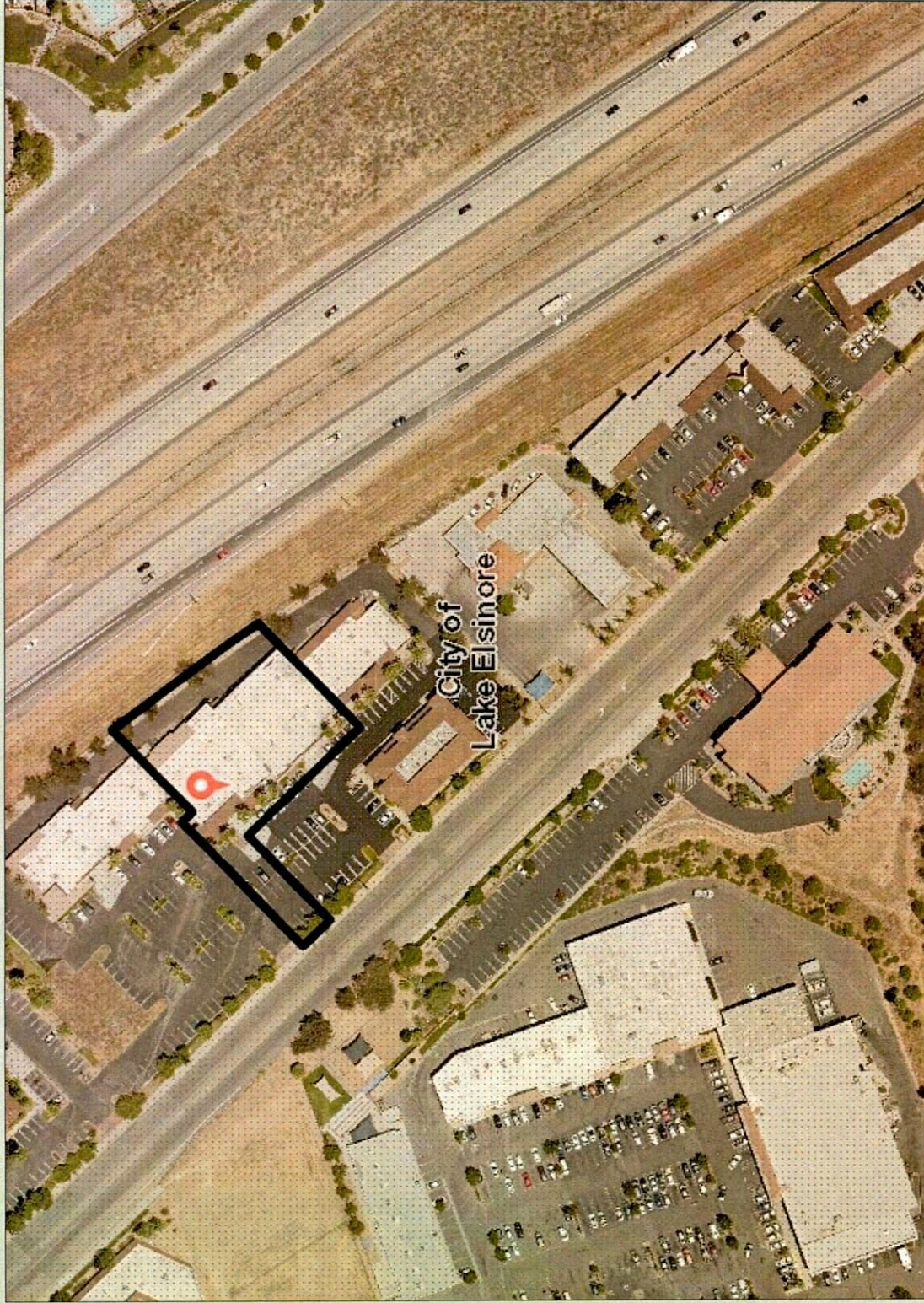
|    | FY 2023/24        | FY 2024/25        | FY 2025/26        | FY 2026/27        |
|----|-------------------|-------------------|-------------------|-------------------|
| \$ | 2.18              | 2.27              | 2.36              | 2.46              |
| \$ | 2.27              | 2.36              | 2.46              | -                 |
|    | 39,980.30         | 41,579.52         | 43,242.70         | 44,972.40         |
|    | 41,579.52         | 43,242.70         | 44,972.40         | -                 |
| \$ | 439,783.34        | 457,374.68        | 475,669.66        | 494,696.45        |
| \$ | 41,579.52         | 43,242.70         | 44,972.40         | -                 |
| \$ | <b>481,362.86</b> | <b>500,617.37</b> | <b>520,642.07</b> | <b>494,696.45</b> |
| \$ | 0.12              | 0.12              | 0.12              | 0.12              |
| \$ | 2,196.72          | 2,196.72          | 2,196.72          | 2,196.72          |
| \$ | <b>26,360.64</b>  | <b>26,360.64</b>  | <b>26,360.64</b>  | <b>24,163.92</b>  |
| \$ | 23,394.24         | 24,330.00         | 25,303.20         | 24,042.25         |
| \$ | <b>531,117.74</b> | <b>551,308.02</b> | <b>572,305.91</b> | <b>542,902.62</b> |

F11 Total Cost      \$ 2,751,845.92

F11 Total County Cost      \$ -      0%

# RUHS Lease

31760 Casino Drive, Suites 100, 200, 300, Lake Elsinore



## Legend

- Blueline Streams
- City Areas

## Notes

District 1  
APN: 363-171-023

\*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.

© Riverside County GIS

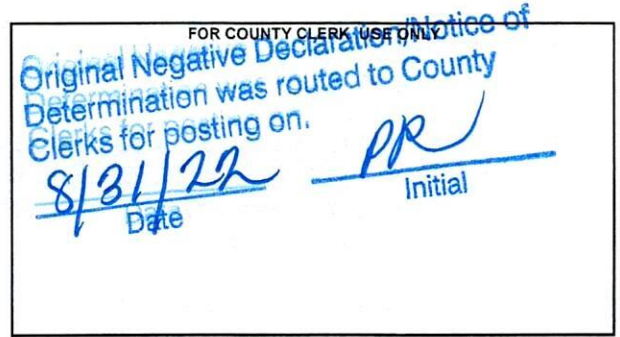
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County of Riverside  
Facilities Management  
3133 Mission Inn Avenue, Riverside, CA



### NOTICE OF EXEMPTION

April 11, 2022

**Project Name:** Riverside University Health System - Behavioral Health (RUHS-BH) Second Amendment to Lease, Lake Elsinore

**Project Number:** FM042431003000

**Project Location:** 31760 Casino Drive Suites 100, 200, & 300, east of Diamond Drive, Lake Elsinore, California 92530; Assessor's Parcel Number (APN) 363-171-023

**Description of Project:** The County of Riverside (County) and E & R Rancho Pacific, Inc., as the successor-in-interest to RP Lakeview Plaza, LLC, a California limited liability company (Lessor), entered into a lease agreement on December 10, 2013, Minute Order 3.16 (Lease) for the purpose of providing office space for RUHS-BH. The leased facility is located at 31760 Casino Drive, Suites 100, 200, & 300, Lake Elsinore, California.

This Second Amendment to Lease represents a request from RUHS-BH to extend the lease commencing on June 1, 2022 through May 31, 2027. Facilities Management- Real Estate Division (FM-RE), has negotiated a five-year lease with the option to terminate after June 1, 2024. At Lessor's sole cost, Lessor will replace or repair flooring throughout the facility. The Second Amendment to 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 Second Amendment to the Lease Agreement.

**Name of Public Agency Approving Project:** Riverside County

**Name of Person or Agency Carrying Out Project:** Riverside County Facilities Management

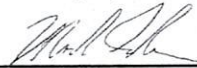
**Exempt Status:** State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

**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 Second Amendment to the Lease Agreement.

AUG 30 2022 324

- **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 Second Amendment to the Lease Agreement is a contractual action to permit the continued operation of public services at the existing facility for an additional five-year term. The lease extension would include the replacement of flooring which be minor interior improvements to maintain an existing facility. The facility would continue to provide services within the existing building be 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 Second Amendment to 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:  Date: 4-11-2022  
Mike Sullivan, Senior Environmental Planner  
County of Riverside, Facilities Management



**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

**Project Name: RUHS-BH Second Amendment to Lease, Lake Elsinore**

**Accounting String: 524830-47220-7200400000 - FM042431003000**

DATE: April 11, 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: April 11, 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 # FM042431003000**  
RUHS-BH Second Amendment to Lease, Lake Elsinore

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](mailto:msullivan@rivco.org).**

Attachment

cc: file