

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



**ITEM: 3.11  
(ID # 18561)**

**MEETING DATE:**  
Tuesday, September 20, 2022

**FROM :** FACILITIES MANAGEMENT:

**SUBJECT:** FACILITIES MANAGEMENT – REAL ESTATE (FM-RE) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM: Riverside University Health System, Medical Service Center - Approval of Fourth Amendment to Facilities Lease with Rivermed Property, LLC, at 26600 Cactus Avenue, Moreno Valley, CEQA Exempt, District 5. [\$0] (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 and Section 15061 (b) (3) Common Sense Exemption;
2. Approve the attached Fourth Amendment to the Facilities Lease between the County of Riverside and Rivermed Property, LLC and authorize the Chairman of the Board to execute the attached Fourth Amendment to the Facilities Lease;
3. Authorize the Director of Facilities Management, or her designee, to execute all other documents to complete this transaction; and,
4. Direct the Clerk of the Board to file the attached Notice of Exemption with the County Clerk within five (5) days of approval by Board.

**ACTION:Policy**

  
Jennifer Cruikshank, Chief Executive Officer – Health System

9/7/2022

  
Rose Salgado, Director of Facilities Management


9/7/2022

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Washington, Perez and Hewitt  
Nays: None  
Absent: Spiegel  
Date: September 20, 2022  
xc: FM, RUHS, 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>	\$0	\$0	\$0	\$0
<b>NET COUNTY COST</b>	\$0	\$0	\$0	\$0
<b>SOURCE OF FUNDS:</b> N/A			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	2022/23

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

**BACKGROUND:**

**Summary**

The County of Riverside entered into a Facilities Lease Agreement with Rivermed Property LLC, as successor-in-interest to TC Riverside MOB, LLC on November 14, 2017, for use as a Medical and Surgical Center (MSC) by Riverside University Health System (RUHS) located and adjoined to the County medical campus at 26600 Cactus Avenue, Moreno Valley, CA.

The Original Lease include an operations Reserve Account funded by the County for the purpose of funding needed alteration projects of up to \$250,000.00. The reserve account allows a timely completion of these needed alteration projects by the Lessor of essential projects requested for MSC tenant improvement projects requested by RUHS.

The current requirement is for an urgent replacement of the MSC's water sterilization system which will require immediate use of the Reserve Account provided in the Lease. The project cost is estimated to be \$175,000, or an amount not to exceed the Reserve Account of \$250,000. The actual project cost will be reimbursed by RUHS back into the Reserve Account upon completion of the project and as stipulated in the Original Lease. The specific approval for this expenditure will rest with the delegated authority of the Director of Facilities Management as successor to the Assistant County Executive Officer/EDA, the named authorized in the Original Facilities Lease under Section 20.7.

This Fourth Amendment to Lease presented for approval modifies the Lease to include requested indemnifications by the Lessor on all projects utilized by the Reserve Account in advance of each future alteration project.

Pursuant to the California Environmental Quality Act (CEQA), the Fourth Amendment to 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, through the Amendment, is the letting of property involving existing facilities and no expansion of an existing use will occur.

Landlord: Rivermed Property LLC, a Delaware Limited Liability Company

Tenant: County of Riverside, a political subdivision of the state of California

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

Location: 26600 Cactus Avenue, Moreno Valley, CA 92555

**Impact on Residents and Businesses**

This Fourth Amendment to Lease will facilitate a more streamlined approach to undertaking capital projects at the MSC which will provide faster turnaround times for upgrading facilities and equipment to continue to provide quality health care services to residents of the region.

**Additional Fiscal Information**

This Amendment will be no cost to the County, any further expenditure in relation to the reserve fund will be funded from the RUHS budget.

**ATTACHMENTS:**

- Fourth Amendment to Lease
- Aerial Image
- Notice of Exemption

JD:sc/08302022/XXXX/30.XXX

  
\_\_\_\_\_  
Meghan Hahn, Senior Management Analyst

9/12/2022

  
\_\_\_\_\_  
Minnie C. Linn, County Counsel

9/9/2022

## FOURTH AMENDMENT TO FACILITIES LEASE AGREEMENT

(Riverside University Health System – Rapid Care Clinic,  
26600 Cactus Avenue, Moreno Valley, California)

This **FOURTH AMENDMENT TO FACILITIES LEASE AGREEMENT** (“Fourth Amendment”) is made as of September 20, 2022, by and between the **COUNTY OF RIVERSIDE**, a political subdivision of the State of California (“County” or “Tenant”), as Tenant, and **RIVERMED PROPERTY LLC**, a Delaware limited liability company (“Landlord”), as successor-in-interest, to TC Riverside MOB, LLC, a Delaware limited liability company (“Original Landlord”), and, sometimes collectively referred to as the “Parties.”

### RECITALS

A. Original Landlord and County entered into that certain Facilities Lease Agreement dated April 18, 2017 (“Original Lease”) pursuant to which Original Landlord agreed to lease to County and County agreed to lease from Original Landlord that certain building located at 26600 Cactus Avenue, Moreno Valley, California, generally described as a newly constructed free-standing class “A” medical office building consisting of approximately 200,000 square feet, as more particularly described in the Original Lease.

B. The Original Lease has been amended by:

i. That certain First Amendment to the Facilities Lease Agreement dated as of November 14, 2017, by and between County and Original Landlord (the “First Amendment”), whereby the Original Landlord and County amended the Original Lease to approve a transfer and assignment, assigning the Original Lease from Original Landlord to Landlord, and to approve the Final Rent Schedule, the Final Project Budget, the Final Drawings and Specifications, and Final Project Schedule (as such terms are defined in the Original Lease).

Product

1.2 10 10 10

ii. That certain First Amendment to Ground Lease Agreement and Second Amendment to Facilities Lease Agreement dated June 2, 2020, by and between County and Landlord (the "Second Amendment"), whereby the Parties further amended the Original Lease wherein Landlord quitclaimed a portion of the leased premises, reducing the size of the leased premises, and redefined the leased premises.

iii. That certain Third Amendment to Facilities Lease dated June 30, 2020, by and between County and Landlord (the "Third Amendment"), whereby Tenant appointed Landlord to act as Tenant's development manager to create and construct a Rapid Care Clinic.

C. The Original Lease together with the First Amendment, Second Amendment and Third Amendment are collectively referred to herein as the "Facilities Lease."

D. The Parties now desire to amend the Facilities Lease with this Fourth Amendment to provide for Tenant to appoint Landlord as Tenant's development manager in connection with all future Alterations funded by the Reserve Account.

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

1. Section 10 of the Facilities Lease is hereby amended to add Section 10.10 as follows:

"10.10 (a) Appointment of Landlord as Tenant's Development Manager for Use of the Reserve Account. Notwithstanding anything to the contrary contained herein, Tenant hereby appoints Landlord, and Landlord hereby accepts Tenant's appointment, for Landlord to act as Tenant's development manager ("Development Manager") to coordinate the planning, permitting, and installation of any Alteration at the Premises funded from the Reserve Account that does not exceed \$250,000 (each, a "Project"). For each Project, Tenant shall submit to Landlord a written Development Manager notification which shall include the following: (i) a fully executed Project letter

substantially in the form attached hereto as Exhibit A; (ii) a copy of each agreement Tenant is requesting that Landlord execute and deliver in connection with such Project (collectively, "the Agreements"), which shall have been reviewed and approved by Tenant in their entirety; and (iii) a breakdown of the Project costs and expenses including a budget (each, a "Budget") for the Project which shall include (a) the Landlord construction supervision fee ("Landlord Management Fee") and (b) a project management fee payable to CBRE Inc., or any successor management company ("PM Management Fee").

(b) Landlord shall, as Tenant's Development Manager, enter into design and construction contracts (each individually a "Project Contract" and altogether the "Project Contracts") with architect, designers, contractors and other vendors selected by Tenant to construct each Project. Tenant waives any claims Tenant may have against Landlord concerning the contents of any of the Project Contracts or any specific provisions contained therein. The Project Contracts shall (i) be fixed price/guaranteed maximum price contracts in amounts not to exceed the Budget (ii) require each Project Contractor to install (or cause the installation of) the Project in accordance with the scope of work set forth in each Project Contract and construction schedule for each Project such that substantial completion of each Project shall occur within the timelines set forth in each Project Contract, and (iii) have been approved in writing by Tenant. With respect to the construction of each Project, Tenant shall comply with the terms of each Project Contract.

(c) For its services in connection with each Project, Tenant shall pay (i) Landlord the Landlord Management Fee for its role as Development Manager, and (ii) CBRE, Inc., or any successor management company, the PM Management Fee, for its role as Landlord's project manager.

The actual costs of the Project (the "Project Costs" or "Actual Costs") shall be reimbursed to Landlord in full utilizing the Reserve Account set forth in this Section 10.10 of the Facilities Lease with any excess costs being paid by the Tenant directly or through funding the Reserve Account. Without limiting the foregoing, at the end of each

Tenant fiscal year, Landlord will provide Tenant with Actual Costs of each Project, in an itemized format, and Tenant shall reimburse the Reserve Account the amount necessary to maintain a minimum balance of \$250,000 in accordance with the terms of the Facilities Lease.

The Project Costs, including any additional costs and fees, including additional costs arising from any change orders, shall be borne, and paid for, by Tenant in full. Tenant shall ensure all costs are paid in accordance with all applicable contracts, including the Project Contracts, and that no mechanics', materialman's or other lien is filed against the Premises. In accordance with Section 10.1 of the Facilities Lease **(Alterations by Landlord)** Tenant shall replenish the Reserve Account in accordance with the terms of the Facilities Lease.

(d) Tenant waives any claims against Landlord concerning the contents of any of the Project Contracts or any specific provisions contained therein. Landlord is not responsible for ensuring the performance by any contractors, any subcontractors or any other vendors under any of the Project Contracts or in connection with any Project or Alteration. Tenant hereby waives any and all losses, claims, damages, expenses, actions and proceedings as against the Landlord in connection with Landlord entering into the Project Contracts and performance of any Project or Alteration. Tenant shall review and approve the Project Contracts and shall confirm in writing to Landlord that it is Tenant's obligation to perform the obligations of Landlord under the Project Contracts during the term of each and every Project Contract as if Tenant had executed and delivered the Project Contracts.

(e) Tenant acknowledges that the work, labor, services and work product provided by any contractor, subcontractor or other vendor with respect to each Project is the responsibility of each such contractor, subcontractor or other vendor and Landlord does not warrant or guarantee any contractor's, subcontractor's or other vendor's performance, nor shall Landlord be responsible for the acts, omissions, any misconduct or negligence on the part of any contractor, subcontractor or other vendor. Tenant acknowledges that Landlord is not a licensed contractor, architect, or engineer and has no responsibility for construction means or methods, selection of materials or equipment, or design.



(f) Notwithstanding anything to the contrary herein as between Landlord and Tenant, the payment of any and all Project Costs, including any excess of Project Costs, shall be borne, and paid for, by Tenant in full. In no event shall any judgment, order or injunction or equitable relief granted in favor of Tenant abate, be set-off against, reduce or otherwise affect Tenant's obligations to pay Monthly Rent or Additional Rent or effectuate a release of Tenant with respect thereto.

(g) Tenant shall provide access to the Premises, as defined in the Facilities Lease, to all contractors, subcontractors and other vendors for all work done in connection with each Project and Tenant shall keep all Alterations in good working order and in good condition.

(h) To the fullest extent permitted by law, in addition to Tenant's indemnification obligations under the Lease, Tenant shall indemnify, defend and hold harmless Landlord from and against any Losses arising out of or resulting from each and every Project, each Project Contract and each and every agreement entered into in connection with each Project, except to the extent such losses are attributable to the gross negligence or willful misconduct of Landlord or such Landlord Party.

(i) Notwithstanding anything to the contrary herein, (1) any failure by Landlord to satisfy its obligations under this Section 10.10 shall not be a default or an event of default under the Facilities Lease and (2) as between Landlord and Tenant, the payment of any and all Project Costs, including any excess of Project Costs over any estimated cost of the Project, shall be the responsibility of Tenant. The only remedies Tenant shall have for the failure by Landlord to satisfy its obligations under this Section 10.10 shall be (i) a suspension of the Landlord Management Fee and (ii) the right, but not the obligation, to perform Landlord's obligations under this Section 10.10. If Landlord fails to perform its obligations under the Project Contracts, and Tenant seeks to assume control of administration of the use of the Reserve Account with respect to a Project, Tenant may send written notice of such assumption to Landlord and, upon receipt of such notice, Landlord shall forthwith assign to Tenant all Landlord's right, title and interest in and to the Project Contracts and related agreements and warranties, all payment, completion, construction or surety bonds, any and all insurance policies, and all other documents as reasonably requested by Tenant. Landlord will execute such documents and take such

actions as may reasonably be requested by Tenant to effectuate the assignment of the Project Contracts and otherwise allow Tenant to complete construction of the Project in the manner contemplated by this Facilities Lease.

(j) Upon completion of the installation of each Project, Tenant shall promptly provide Landlord with evidence of completion and final lien waivers from each contractor, subcontractor and other vendors, as applicable.”

(k) The provisions of this Section 10.10 shall not supersede or replace the rights and obligations of the parties under the Facilities Lease except only to the extent that the provisions of this Section 10.10 would apply to the Projects for use of the Reserve Account as described in the Fourth Amendment to Lease by and between the Landlord and Tenant. Material to the Tenant Agreeing to the waiver in favor of the Landlord, Landlord shall have endeavored to pass down the applicable indemnification and insurance obligations of the Facilities Lease to the Project Contracts and shall also have endeavored to name Tenant as a third-party beneficiary under the Project Contracts.”

**2. Capitalized Terms/ Fourth Amendment to Prevail.** Unless defined herein or the context requires otherwise, all capitalized terms herein shall have the meaning defined in the Facilities Lease, as heretofore amended. The provisions of this Fourth Amendment shall prevail over any inconsistency or conflicting provisions of the Facilities Lease and shall supplement the remaining provision thereof.

**3. Miscellaneous.** Except as amended or modified herein, all the terms of the Facilities Lease shall remain in full force and effect and shall apply with the same force and effect. Time is of the essence in this Fourth Amendment and the Facilities Lease and each and all of their respective provisions. Subject to the provisions of the Facilities 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 Fourth Amendment or the Facilities Lease shall be determined to be illegal or unenforceable, such determination shall not affect any other provision of the Lease and all such other provision shall remain in full

force and effect. The language in all parts of the Facilities Lease shall be constructed according to its normal and usual meaning and not strictly for or against either Landlord or County. Neither this Fourth Amendment, nor the Facilities Lease, nor any notice nor memorandum regarding the terms hereof, shall be recorded by County.

**4. Costs and Expenses.** All fees, costs and expenses of counsel to the Landlord and Mortgagee in connection with this Fourth Amendment to Facilities Lease shall be paid by Tenant.

**5. Effective Date.** This Fourth Amendment to Facilities Lease Agreement shall not be binding or consummated until its approval by Landlord and the Riverside County Board of Supervisors and fully executed by the Parties.

Signatures on the following page

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

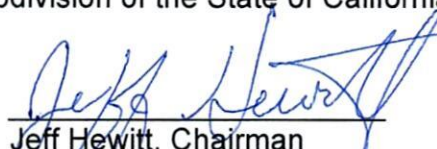
COUNTY:

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

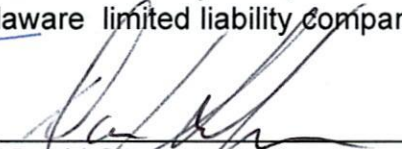
LANDLORD:

RiverMed Property LLC, a  
Delaware limited liability company

By:

  
Jeff Hewitt, Chairman  
Board of Supervisors

By:

  
David Silvers,  
Vice President

ATTEST:

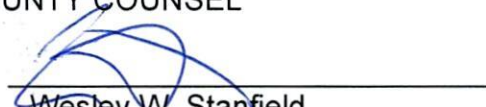
Kecia R. Harper  
Clerk of the Board

By:

  
Deputy

APPROVED AS TO FORM:  
COUNTY COUNSEL

By:

  
Wesley W. Stanfield  
Deputy County Counsel

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EXHIBIT A

[Date]

**VIA FEDERAL EXPRESS**

RiverMed Property LLC  
c/o U.S. Realty Advisors, LLC  
1370 Avenue of the Americas, 21<sup>st</sup> Floor  
New York, NY 10019  
Attention: David M. Ledy

Re: Facilities Lease Agreement (as amended, the "Lease") dated April 18, 2017, by and between RiverMed Property LLC, as successor in interest to TR Riverside MOB, LLC (the "Landlord"), and County of Riverside (the "Tenant")

Dear Mr. Ledy:

Reference is made to the Lease and the property located at 26600 Cactus Avenue, Moreno Valley, CA (the "Premises"). All capitalized terms used in this letter that are not otherwise defined will have the same meaning ascribed to them in the Lease.

In accordance with Section 10.10. **Appointment of Landlord as Tenant's Development Manager for Use of the Reserve Account**) of the Lease, Tenant appointed Landlord as Tenant's Development Manager in connection with the work to be performed at the Premises described on Exhibit A annexed hereto (the "Tenant Project") and to enter into the agreements listed on Exhibit B annexed hereto (collectively, the "Project Contracts") with \_\_\_\_\_ ([collectively,] "Contractor[s]"). In addition, Tenant has appointed \_\_\_\_\_ ("Project Manager") to manage the Tenant Project at the Premises. Tenant has reviewed and approved all of the Project Contracts for the Tenant and confirms that it is Tenant's obligation to perform the obligations of Landlord under the Project Contracts as if Tenant had executed and delivered the Project Contracts.

The Project Contracts, including the project cost of \$\_\_\_\_\_ ("Project Cost") plus the development fee of \_\_\_\_\_ percent (\_\_\_%) of Project Cost to Landlord (the "Landlord Management Fee") plus the management fee of \_\_\_\_\_ percent (\_\_\_%) of Project Cost to Project Manager (the "PM Management Fees") totaling \$\_\_\_\_\_ (collectively, the "Total Project Costs") have been approved by Tenant and shall be funded by the Reserve Account. The Budget, which includes the schedule of Tenant approved Total Project Costs is attached hereto as Exhibit C. The Total Project Costs, including, but not limited to, any additional costs and fees, including additional costs arising from any change

orders, shall be borne, and paid for, by Tenant in full. As set forth in Section 10.10 of the Lease, Tenant shall ensure all costs are paid in accordance with all applicable contracts, including the Project Contracts, and that no mechanics', materialman's or other lien is filed against the Premises. Further, as set forth in Section 10.1 **Alterations by Landlord.** Tenant shall replenish the Project Cost to the Reserve Account by June 30, 20\_\_.

The officer signing this letter on behalf of Tenant is duly authorized to bind Tenant with respect to the foregoing.

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

By: \_\_\_\_\_  
Name:  
Title:

EXHIBIT A

Project Description

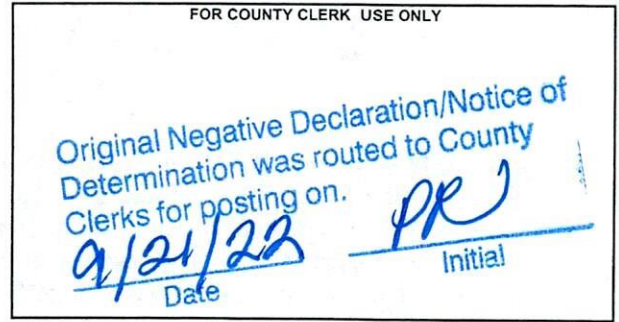


EXHIBIT B

Contractor and PM Management Agreements

EXHIBIT C  
Budget

County of Riverside  
Facilities Management  
3450 14<sup>th</sup> Street, Suite 200, Riverside, CA



## NOTICE OF EXEMPTION

September 1, 2022

**Project Name:** Riverside University Health System (RUHS) Medical Service Center, Fourth Amendment to Lease, Moreno Valley

**Project Number:** FM042462014600

**Project Location:** 26600 Cactus Avenue, west of Nason Street, Moreno Valley, California 92555 Assessor's Parcel Number (APN): 486-280-037

**Description of Project:** The County of Riverside entered into a Facilities Lease Agreement with Rivermed Property LLC, as successor-in-interest to TC Riverside MOB, LLC on November 14, 2017, for use as a Medical Service Center (MSC) by Riverside University Health System (RUHS) located and adjoined to the RUHS Medical Center at 26600 Cactus Avenue, Moreno Valley, California.

The Original Lease includes an operations Reserve Account for the purpose of funding alterations projects up to \$250,000.00. This allows a timely completion by the Lessor of essential projects requested for potential services provided by the MSC.

The current requirement is for an urgent replacement of the MSC's water sterilization system which will require immediate use of the Reserve Account provided in the Lease. The project costs which will be reimbursed by RUHS to the Reserve Account upon completion as stipulated in the Original Lease. The specific approval for this expenditure will rest with the delegated authority of the Director of Facilities Management as successor to the Assistant County Executive Officer/EDA, the named authorized in the Original Facilities Lease under Section 20.7.

The Fourth Amendment to Lease presented for approval modifies the Lease to include requested indemnifications by the Lessor on all projects utilized by the Reserve Account in advance of each future alteration project. The Fourth 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 health services 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.

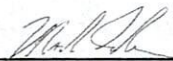
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**Reasons Why Project is Exempt:** The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use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

- **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 a lease amendment to replace the MSC water sterilization system. The replacement of the water sterilization system would be limited to interior building modifications to repair the existing building. The use of the facility would remain unchanged, and no expansion of public services and facilities would occur. 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 proposed Fourth Amendment, which will replace the existing water sterilization system, 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: 9-1-2022

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

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

**Project Name: RUHS MSC Fourth Amendment, Moreno Valley**

**Accounting String: 524830-47220-7200400000 - FM042462014600**

DATE: September 1, 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: Heidi Rigler, Supervising Real Property Agent, Facilities Management

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -

County of Riverside  
Facilities Management  
3450 14<sup>th</sup> Street, Suite 200, Riverside, CA 92501

Date: September 1, 2022  
To: Office of the County Clerk  
From: Mike Sullivan, Senior Environmental Planner, Facilities Management  
Subject: **County of Riverside Facilities Management Project FM042462014600**  
RUHS MSC Fourth Amendment, 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 14<sup>th</sup> Street, Suite 200, Riverside, CA 92501**

**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