

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



ITEM: 3.28
(ID # 21026)

MEETING DATE:

Tuesday, August 01, 2023

FROM : FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT - REAL ESTATE (FM-RE) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM (RUHS): Approval of the First Amendment to Lease with Ramsey Street Building, a joint venture, 3055 West Ramsey Street, Suites A and B, Banning, Tenant Improvements, CEQA Exempt, pursuant to State CEQA Guidelines Sections 15301 and 15061(b)(3), District 5. [Total Cost: \$256,844 - CHC Enterprise funds: State 52%, Federal 48%, Fund 40050] (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, Class 1 - Existing Facilities Exemption and Section 15061 (b)(3), "Common Sense" exemption;

Continued on page 2

ACTION:Policy


Rose Salgado, Director of Facilities Management 4/19/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Perez, Washington, and Gutierrez
Nays: None
Absent: None
Date: August 1, 2023
xc: FM-RE, RUHS, Recorder

Kimberly A. Rector
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 First Amendment to Lease with Ramsey Street Building, a joint venture, and authorize the Chair 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 the Board.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$256,844	\$0	\$256,844	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: CHC Enterprise Funds: State 52%, Federal 48% Fund 40050			Budget Adjustment: No	
			For Fiscal Year: 22/23	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside and Ramsey Street Building, a joint venture (Lessor), entered into a lease agreement on October 18, 2022 (Lease) for the purpose of providing clinic and office space for Riverside University Health System (RUHS) Community Health Center (CHC) located at 3055 West Ramsey Street, Banning, California. This RUHS County facility has been in place since 1986.

This First Amendment to Lease represents a request from the RUHS to complete tenant improvements for updated use and efficiencies, which consist of replacing flooring throughout, demo wall cabinets, drywall repair, electrical, plumbing, and painting throughout. Lessor will complete the work and County will reimburse Lessor. The leasehold improvements shall not exceed \$244,939.82 and includes a ten (10%) percent contingency. County will reimburse Lessor upon completion of the tenant improvements in FY 23/24.

Pursuant to the California Environmental Quality Act (CEQA), the First 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 First Amendment, is the continuation of the letting of property involving existing facilities with no significant physical changes, and no expansion of an existing use occurring.

The Lease Amendment is summarized as follows:

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

Location: 3055 W. Ramsey Street, Suites A and B, Banning, CA

Lessor: Ramsey Street Building, 5055 Canyon Crest Drive, Riverside, CA 92507

Size: 8,000 Square Feet

Term: Five years: Expires May 31, 2027

Tenant Improvements: The cost of tenant improvements shall not exceed \$244,939.82, which includes a 10% (\$22,267.26) contingency. County to reimburse Lessor upon completion and acceptance.

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

Impact on Citizens and Businesses

This facility will continue to serve the family medical and health care needs of the residents of the Banning community. This RUHS CHC is conveniently located within this community and near public transportation for ease of access and use.

SUPPLEMENTAL:

Additional Fiscal Information

See attached Exhibit A. RUHS will budget these costs in FY 23/24 and will reimburse Facilities Management Real Estate for all associated Lease costs.

Contract History and Price Reasonableness

The existing Lease has been in place since 10/18/2022.

Lease & Amendments:

Date and M.O.

Lease

10/18/2022, M.O. 3.17

ATTACHMENTS:

- Notice of Exemption
- MT#21026 Aerial
- First Amendment to Lease
- Exhibit A


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

MH:ap/03092023/BA002/30.910

Veronica Santillan
Veronica Santillan, Principal Management Analyst 7/24/2023

Aaron Gettis
Aaron Gettis, Deputy County Counsel 7/20/2023

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

FILED / POSTED		
County of Riverside Peter Aldana Assessor-County Clerk-Recorder		
E-202300797 08/02/2023 03:39 PM Fee: \$ 50.00 Page 1 of 2		
Removed:	By:	Deputy
		

NOTICE OF EXEMPTION

March 2, 2023

Project Name: Approval of First Amendment to Lease with Ramsey Street Building for the Riverside University Health System Community Health Clinic (RUHS-CHC) at 3055 West Ramsey Street, Banning

Project Number: FM042130000200

Project Location: 3055 West Ramsey Street, Suite A and B, Banning, California 92220, Assessor's Parcel Number (APN) 538-181-012

Description of Project: RUHS-CHC and Ramsey Street Building, a joint venture (Lessor), entered into a lease agreement on October 18, 2022, Minute Order #3.17 (Lease) for the purpose of providing office space for RUHS-CHC located at 3055 West Ramsey Street, Banning, California. This County facility has been in place since 1986 but given the number of years under the pre-existing lease document, the parties executed the new five-year Lease in 2022 to bring the terms up to date.

A First Amendment to the Lease is being sought, which entails the completion of tenant improvements consisting of replacing flooring throughout, demo wall cabinets, drywall repair, electrical, plumbing, and painting throughout. Lessor shall complete the work and County shall reimburse Lessor. The First Amendment to the Lease Agreement is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is for the use of an existing building and no expansion of the existing facility will occur. The operation of the facility will continue to provide community health 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), "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

Reasons Why Project is Exempt: The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the First Amendment to the Lease Agreement, permitting use of an existing facility.

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- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site’s use. The project, as proposed, is limited to the completion of minor interior improvements to allow for the continued use of the existing RUHS-CHC facility. 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 First Amendment to the Lease Agreement is limited to interior improvements to an existing facility which will not expand the footprint of the building or increase the capacity or intensity of use of the site. 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: 3-2-2023
Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management

1 **FIRST AMENDMENT TO LEASE**

2 **3055 West Ramsey Street, Banning, CA 92220**

3
4 This **FIRST AMENDMENT TO LEASE** ("First Amendment") dated as of
5 August 1, 2023 is entered by and between **RAMSEY STREET BUILDING**, a
6 Joint Venture, comprised of Frank S. Livacich and Gaynell G. Livacich, as
7 Trustees of the Family Trust of Frank S. Livacich and Gaynell G. Livacich, Linda
8 J. Daltrey, as Successor Trustee of the George A. Arzoo and Jean E. Arzoo Trust,
9 Alison Bell Rainey and James C. Rainey, as Trustees of the James & Alison Bell
10 Rainey Living Trust 2006, Alexa Bell Foster and Stephen F. Foster, as Trustees of
11 the Stephen F. Foster and Alexa Bell Foster Family Trust, Carol A. Stratford, an
12 individual, and Janet S. Davis, an Individual ("Lessor"), and the **COUNTY OF**
13 **RIVERSIDE**, a political subdivision of the State of California ("County"), sometimes
14 collectively referred to as the "Parties".

15 **1. Recitals.**

16 a. Lessor and County have entered into that certain Lease, dated
17 October 18, 2022, ("Original Lease") pursuant to which Lessor has agreed to lease to
18 County and County has agreed to lease from Lessor that certain building located at
19 3055 West Ramsey Street, in the City of Banning, State of California, as more
20 particularly shown in the Original Lease (the "Original Premises").

21 b. The Original Lease, as heretofore, currently, or hereafter
22 amended, shall hereafter be referred to as the "Lease".

23 c. County and Lessor desire to further amend the Lease to complete
24 tenant improvements and update the addresses for both parties under the Notice
25 section.

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

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1 **2. Alterations and Additions.** Section 10 of the Lease is hereby amended
2 to add subsection 10.1.12 as follows:

3 **10.1.12 Additional Improvements by Lessor.** Lessor at its
4 expense, and subject to reimbursement from County, shall construct those certain
5 leasehold improvements defined per the attached Exhibit "A" attached hereto
6 commencing promptly upon County Board of Supervisors' approval. Work to be done
7 after business hours and on weekends as agreed by County.

8 Leasehold Improvement cost per the attached Exhibit "B" shall not
9 exceed \$222,672.56 plus a 10% (\$22,267.26) County Contingency for County
10 requested Change Orders for a total project cost of \$244,939.82. Lessor shall provide
11 an itemized statement of the actual cost of the tenant improvements upon completion.
12 County will reimburse Lessor within thirty (30) days of receipt of itemized statement, or
13 as soon thereafter as a warrant can be issued.

14 **3. Notices.** Section 18.18 of the Lease is hereby amended by the following:

15 County's Notification Address:

16 County of Riverside

17 Facilities Management – Real Estate Division

18 3450 14th Street, Suite 200

19 Riverside, California 92501

20 ATTN: Deputy Director of Real Estate

21 (951) 955-4820

22 Additional Notification/Inquiries: FM-leasing@rivco.org

23 Lessor's Notification Address:

24 W.D. Bell, Inc.

25 5055 Canyon Crest Drive

26 Riverside, CA 92507

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

3
4 **COUNTY:**
5 County of Riverside, a political
6 subdivision of the State of California

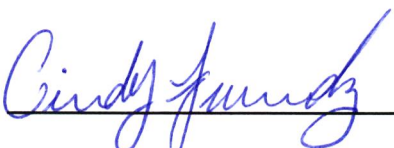
LESSOR:
RAMSEY STREET BUILDING, a
joint venture

7
8 By: 
9 Kevin Jeffries, Chair
Board of Supervisors

By: 
Alison Rainey, Managing Partner

10 **ATTEST:**
11 Kimberly Rector
12 Clerk of the Board

By: _____
Alexa Foster, Managing Partner

13
14 By: 
15 Deputy

16
17 **APPROVED AS TO FORM:**
18 Minh C. Tran
County Counsel

19
20 By: 
21 Ryan Yabko (for)
Deputy County Counsel

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24 MH:ap/03092023/BA002/30.910

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IN WITNESS WHEREOF, the parties have executed this First Amendment to Lease as of the date first written above.

COUNTY:
County of Riverside, a political subdivision of the State of California

LESSOR:
RAMSEY STREET BUILDING, a joint venture

By: _____
Kevin Jeffries, Chair
Board of Supervisors

By: _____
Alison Rainey, Managing Partner

ATTEST:
Kimberly Rector
Clerk of the Board

By: 
Alexa Foster, Managing Partner

By: _____
Deputy

APPROVED AS TO FORM:
Minh C. Tran
County Counsel

By: _____
Ryan Yabko
Deputy County Counsel

MH:ap/03092023/BA002/30.910

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Banning WIC – 10/18/2022 TIs

1 – Add wall 2 - Add Door (Standard Lock Set) 3 – Add LVT 4 – New Paint 5 – Add Light Switch/Air Duct 6 – Balance Air/Relocate or Add T-Stat 7 – Review Electrical for Dedicated Circuit 8 – View Port Window

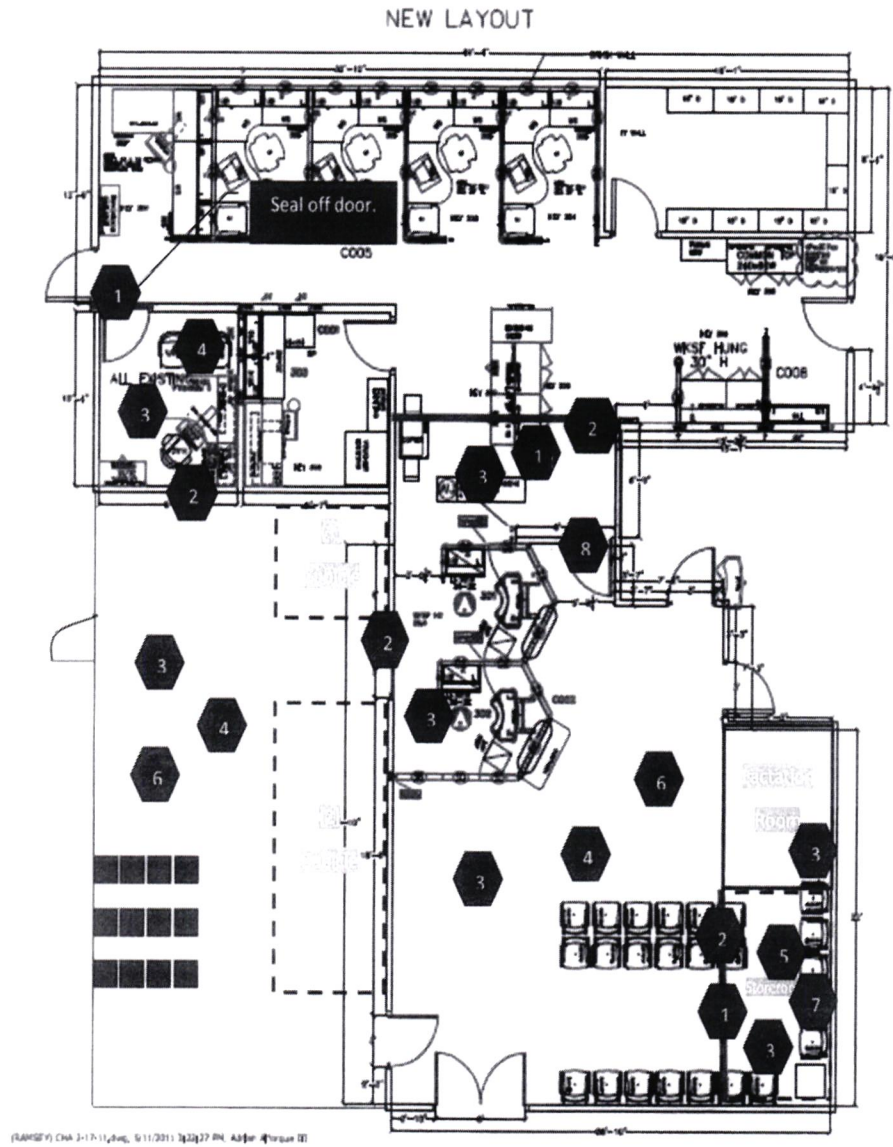
Bullet Point TI List

- Add (3) new doors. Match existing door finish and lever metal finish. (Standard locksets to match Master key.)
 - o <2> Add a door behind the greeter/reception station.
 - Lever with key lock – match existing door hardware finishes.
 - o <2> Add a door to the new storeroom. Located in the lobby up against the existing lactation room.
 - Lever with key lock – match existing door hardware finishes.
 - o <2> Add a door to facilitate egress from the back office to the restrooms.
 - Lever with key lock – match existing door hardware finishes.
- Relocate an existing door in the WIC private office to the opposite wall shared with the WIC training room.
 - o <1> Wall off the previous door location.
 - o <2> Relocate existing door to face WIC training room.
- Build a new wall for the storeroom.
 - o <1> Extend from the lactation room to the window mullion.
 - Add plywood to the inside of the window to preserve asset security.
 - o <5> Add a supply and return.
 - o <5> Add one A/B light switch.
- Build a wall to separate the Care Clinic area from WIC.
 - o <1> Add wall.
- Add LVT to match Care Clinic style/color.
 - o <3> Add LVT to WIC private office with new cove base.
 - o <3> Add LVT to Training Room.
 - o <3> Add LVT to Lobby and greeter area.
 - o <3> Add LVT to new storeroom/lactation room/height & weight area.
- Balance the air in the reduced footprint that WIC will occupy. Review T-Stat locations for WIC and Care Clinic areas.
 - o <6> With the addition of several walls make sure the air is balanced properly through the suite.
- Add a minimum of one electrical dedicated circuit in the new storeroom.
 - o <7> Keep the existing electrical plug. Confirm can support refrigerator.
- <4> New paint throughout WIC suite. Minimum (2) coats. (Match Care Clinic paint scheme)
 - o Include door frames if they have been painted prior.
 - o WIC will provide a follow-up diagram that documents the accent walls.
- <8> View port window to monitor for children on the other side of the door.
 - o 8”W x 24”H, Installed 3” above combo lever lock. Tempered glass.

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EXHIBIT "A"

Banning WIC - 10/18/2022 TIs



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January 30th, 2023

Re: 3055 W. Ramsey Street, Banning, CA 92220. General Clinic Improvements

Included in this letter is a description of the work the tenant is requesting.

General Tenant Improvements

Project 1: Renovation of the Nursing Station

- Demolition of all nursing station cabinets – Removal of all bottom cabinets to make room for desks.
- Addition of sufficient electrical and data drops/whips to accommodate six office staff members.
- General repainting of the walls

Renovation of Room 11 (Marked room 41) for use as an Exam room

- Add sink unit installation.
- Add cabinets with paint and hardware.
- General repainting/repair of the walls.
- HVAC reconfiguration as necessary.
- Do not remove back wall and dry wall back room opening; Opening to small room stays.

Renovation of Break Room (Room 16) for use as an Exam room.

- General repainting of the walls

Renovation of Conference Room into a new Breakroom.

- Add sink and upper and lower cabinets.
- General repainting of the walls.

Flooring throughout clinic

- Sedona 00710

Painting throughout clinic

- House color SW1095

EXHIBIT "B"

Ramsey Street Building
 Tenant Improvements #436
 RUHS
 3055 Ramsey Street
 Banning, CA 92220

	<u>WIC</u>	<u>CLINIC</u>
Demo wall cabinets		\$2,500.00
Blockout openings		\$300.00
Plywood window	\$120.00	
Add 3 doors	\$2,300.00	
Door locks	\$600.00	
Frame	\$1,500.00	\$800.00
Plumbing		\$5,500.00
Sinks		\$600.00
cabinets		\$13,500.00
Reconfigure A/C	\$1,500.00	
Dump Fee/Dump Trailer	\$500.00	\$1,200.00
Paint	\$10,700.00	\$3,700.00
Drywall Repairs		\$500.00
Drywall	\$3,500.00	\$2,200.00
Flooring	\$38,000.00	\$73,000.00
Electrical	\$3,700.00	\$2,200.00
Clean	\$600.00	\$500.00
Repair Tbar		<u>\$1,600.00</u>
Sub Total	<u>\$63,020.00</u>	<u>\$108,100.00</u>
Contingency 3%	\$1,890.60	\$3,243.00
OverHead	\$3,151.00	\$5,405.00
Supervision	\$3,151.00	\$5,405.00
Profit	<u>\$6,302.00</u>	<u>\$10,810.00</u>
TOTAL	<u>\$77,514.60</u>	<u>\$132,963.00</u>

*Clinic Flooring will be reduced by \$5,000.00 if no vinyl under flooring

** Night and weekend work included

*** County to R & R cubicles/desks, furniture, computers

****Was told lifts for everything wont work on vinyl

*****Does not include window in room 10 to be built into wall

WIC	\$77,514.60
CLINIC	<u>\$132,963.00</u>
	<u>\$210,477.60</u>

Repair cost for replacement of flooring for areas in Clinic to be paid by Ramsey Street Building

(\$8,048.00)

\$202,429.60

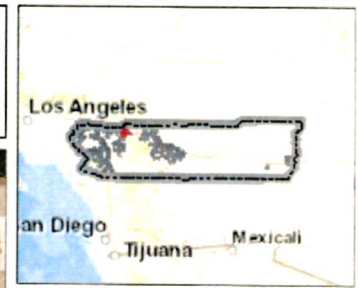
Administrative Cost 10%

\$20,242.96

TOTAL OF IMPROVEMENTS

\$222,672.56

Riverside University Health System
3055 West Ramsey Street, Suites A and B, Banning, CA 92220



Legend

Parcels

Notes

District 5
Leased area outlined in blue
APN 538-181-012



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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