

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



**ITEM: 3.23  
(ID # 20287)**

**MEETING DATE:**  
Tuesday, August 29, 2023

**FROM :** FACILITIES MANAGEMENT:

**SUBJECT:** FACILITIES MANAGEMENT- REAL ESTATE (FM-RE) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM - BEHAVIORAL HEALTH (RUHS - Behavioral Health): Ratify and Approve Revenue Lease with Telecare Corporation, a California Corporation, 47-915 Oasis Street, Indio, One Year, CEQA Exempt pursuant to State CEQA Guidelines Sections 15301 and 15061(b)(3); District 4. [\$0] (Clerk 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, Class 1 - Existing Facilities Exemption, and Section 15061 (b)(3), "Common Sense" Exemption;
2. Ratify and approve the attached Revenue Lease Agreement with Telecare Corporation 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.

**ACTION:**

  
Rose Salgado, Director of Facilities Management 8/26/2023

  
Matthew Chang, Director 8/7/2023

**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, Perez, Washington, and Gutierrez  
Nays: None  
Absent: None  
Date: August 29, 2023  
xc: FM-RE, RUHS-BH, Recorder

Kimberly A. Rector  
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: N/A</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: 22/23</b>	

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

**BACKGROUND:**

**Summary**

Riverside University Health System – Behavioral Health (RUHS-BH) has operated a residential treatment program in the county-owned building located at 47-915 Oasis Street, Indio, since 1997. RUHS-BH as lessor has contracted with Telecare Corporation as lessee to provide services in this facility for adults experiencing emotional and/or behavioral issues. This Lease shall be for a period of one year commencing July 1, 2022, and terminating June 30, 2023, with an option to renew up to an additional four (4) one-year periods, by mutual agreement. Telecare is already occupying the building and the RUHS-BH now seeks to ratify the Revenue Lease for the past term and approve the Revenue Lease to govern up to four additional years.

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

Lessee                      Telecare Corporation  
                                     1080 Marina Village Parkway, Suite 100  
                                     Alameda, California 94501

Premises Location:    47-915 Oasis Avenue  
                                     Indio, CA 92201

Size:                            15,097 sq. ft.

Term:                            One year, commencing July 1, 2022, through June 30, 2023

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

Rent:

Year:	Monthly Rate:	3% annual increase		Annually
		Monthly:	Annually:	
1	\$41,752.72	\$1,252.58	\$15,030.98	\$501,032.69
2	\$43,005.31	\$1,290.16	\$15,481.91	\$516,063.67
3	\$44,295.47	\$1,328.86	\$15,946.37	\$531,545.58
4	\$45,624.33	\$1,368.73	\$16,424.76	\$547,491.95
5	\$46,993.06			\$563,916.71

Utilities: County shall provide and pay for all utilities. Lessee shall provide and pay for all telephone services.

Maintenance: County shall provide and pay for all maintenance services

Custodial: Lessee shall provide and pay for custodial and housekeeping services

The attached Revenue Lease Agreement has been reviewed and approved by County Counsel as to form.

**Impact on Residents and Business**

This facility will continue to have a positive impact on residents and local businesses since this facility will provide a variety of support and assistance services related to residential treatment program which includes services to adults. The continued occupancy of this building will provide a positive economic impact to local businesses who will be frequented by employees of this facility.

**Additional Fiscal Information**

Through the Revenue Lease, the RUHS-Behavioral Health will receive rent revenue from Lessee for use of the facility. The rent will be applied to the actual operating cost of the facility. Thus, no net county will be incurred as a result of this transaction.

**Contract History and Price Reasonableness**

This is a new one-year term.

**ATTACHMENTS:**

- Aerial MT #20287
- Revenue Lease


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

- Notice of Exemption

MH:il/04132023/IN111/30.921

*Veronica Santillan*  
Veronica Santillan, Principal Management Analyst 8/21/2023

County of Riverside  
Facilities Management  
3450 14<sup>th</sup> St, 2<sup>nd</sup> Floor, Riverside, CA

FOR COUNTY CLERK USE ONLY		
<b>FILED / POSTED</b>		
County of Riverside Peter Aldana Assessor-County Clerk-Recorder		
E-202300907 08/29/2023 01:11 PM Fee: \$ 50.00 Page 1 of 2		
Removed:	By:	Deputy
		

## NOTICE OF EXEMPTION

May 4, 2023

**Project Name:** Approval of Revenue Lease Agreement with Telecare Corporation for the Riverside University Health System Department of Behavioral Health (RUHS-BH) at 47-915 Oasis Street, Indio

**Project Number:** FM047341011100

**Project Location:** 47-915 Oasis Street, north of Avenue 48, Indio, California 92201, Assessor's Parcel Number (APN) 614-150-033

**Description of Project:** Riverside University Health System – Behavioral Health (RUHS-BH) has operated a residential treatment program in the county-owned building located at 47-915 Oasis Street, Indio, since 1997. RUHS-BH has contracted with Telecare Corporation to provide services in this facility to adults experiencing emotional and/or behavioral issues. This Lease shall be for a period of one year commencing July 1, 2022, and terminating June 30, 2023, with an option to renew up to an additional four, one-year periods, by mutual agreement and subject to availability of funds. The Revenue 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 behavioral health. No additional direct or indirect physical environmental impacts are anticipated.

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

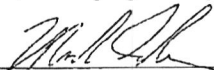
**Name of Person or Agency Carrying Out Project:** Riverside County Facilities Management

**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 Revenue Lease Agreement, permitting use of an existing facility.

- **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 use of an existing RUHS-BH facility by Telecare. 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 Revenue Lease Agreement is an administrative action to allow for the use of the existing space at 47-915 Oasis Road. 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: 5-4-2023  
Mike Sullivan, Senior Environmental Planner  
County of Riverside, Facilities Management

1 **REVENUE LEASE**

2 County of Riverside and Telecare Corporation

3 47-915 Oasis Street, Indio, California

4  
5 This Revenue Lease ("Lease") is entered into as of the 29<sup>th</sup> day of  
6 August, 2023 by and between the **COUNTY OF RIVERSIDE** ("Lessor" or  
7 "County"), and Telecare Corporation, a California corporation, herein called Lessee  
8 ("Lessee") for property located at 47-915 Oasis Street, Indio, California.

9 In consideration of mutual covenants and other good and valuable  
10 consideration, the parties do hereby agree as follows:

11 **1. Description.** The leased premises consist of approximately fifteen  
12 thousand ninety-seven (15,097) square feet located at 47-915 Oasis Street, Indio,  
13 California, and consist of a building and grounds as more particularly shown on Exhibit  
14 "A", attached hereto, and by this reference made a part of the lease. The Crisis  
15 Stabilization Unit (CSU) shall occupy approximately 6,871 square feet, the Psychiatric  
16 Health Facility (PHF) shall occupy approximately 7,842 square feet and 384 square  
17 feet shall be occupied by both CSU and PHF.

18 **2. Use.**

19 (a) The premises are leased hereby for the purpose of providing  
20 services in support of Riverside University Health System – Behavioral Health  
21 residential treatment program as it relates to adults who are experiencing serious  
22 emotional and/or behavioral problems.

23 (b) The leased premises shall not be used for any other purpose  
24 without first obtaining the written consent of County, which consent shall not be  
25 unreasonably withheld.

26 (c) Lessee shall have the exclusive use of the leased premises.

27 **3. Term.** This Lease shall be for a period of one year (1) year, effective as  
28 of July 1, 2022 and terminating June 30, 2023. The Lease may thereafter be renewed

1 annually, by a mutual agreement of both Parties, up to an additional four (4) one-year  
2 periods, subject to availability of funds.

3 **4. Operating Cost.**

4 (a) Lessee shall pay the following sums per month to County as rent  
5 for the leased premises, payable, in advance, on the first day of each month. RUHS-  
6 Behavioral Health shall apply the rents to the actual operating cost of the facility:

7

Year:	Monthly Rate:	3% annual increase		Annually
		Monthly:	Annually:	
1	\$41,752.72	\$1,252.58	\$15,030.98	\$501,032.69
2	\$43,005.31	\$1,290.16	\$15,481.91	\$516,063.67
3	\$44,295.47	\$1,328.86	\$15,946.37	\$531,545.58
4	\$45,624.33	\$1,368.73	\$16,424.76	\$547,491.95
5	\$46,993.06			\$563,916.71

15  
16 RUHS-Behavioral Health reserves the right to revise the lease rate when substantial,  
17 unexpected capital expense(s) occur(s).

18 **5. On-Site Improvements by Lessee.**

19 (a) Any alterations, improvements or installation of fixtures to be  
20 undertaken by Lessee shall have the prior written consent of County after Lessee has  
21 submitted proposed plans for such alterations, improvements or fixtures to County in  
22 writing.

23 (b) All alterations and improvements to be made, and fixtures  
24 installed, or caused to be made and installed, by Lessee shall become the property of  
25 County with the exception of trade fixtures as such term is used in section 1019 of the  
26 California Civil Code. At or prior to the expiration of this Lease, Lessee may remove  
27 such trade fixtures; provided, however, that such removal does not cause injury or  
28



1 damage to the leased premises, or in the event it does, Lessee shall restore the  
2 premises to their original shape and condition as nearly as practicable. In the event  
3 such trade fixtures are not removed, County may, at its election, either: (1) remove and  
4 store such fixtures and restore the premises for the account of Lessee, and in such  
5 event, Lessee shall within thirty (30) days after billing and accounting therefore  
6 reimburse County for the costs so incurred, or (2) take and hold such fixtures as its  
7 sole property.

8       **6. Signs.** Lessee shall not erect, maintain or display any signs or other  
9 forms of advertising upon the leased premises without first obtaining the written  
10 approval of County, which shall not be unreasonably withheld.

11       **7. Equipment and Furnishings.**

12           (a) County shall provide Lessee with equipment and furnishings as set  
13 forth in Exhibit "B," attached hereto and by this reference made a part of this Lease and  
14 said equipment and furnishings shall remain within the leased premises. All such  
15 equipment and furnishings shall be labeled with a Riverside University Health System  
16 (RUHS) – Behavioral Health Tag Number.

17           (b) An inventory of equipment and furnishings shall be updated by  
18 Lessee quarterly as necessary to add or delete inventory items as required through the  
19 RUHS – Behavioral Health contract for the provision of services with Telecare  
20 Corporation at 47-915 Oasis Street, Indio, California. Any such revised exhibits shall be  
21 forwarded to RUHS-Behavioral Health and attached to the contract for the provision of  
22 services.

23           (c) Lessee, at its expense, shall be responsible for maintaining said  
24 equipment and furnishings in good working condition and repair if the value is under  
25 One Thousand Dollars (\$1,000.00). Such equipment and furnishings shall remain the  
26 property of the County, including all title and legal ownership rights.

27           (d) Equipment or furnishings with value in excess of One Thousand  
28 Dollars (\$1,000.00) replaced by the County and deemed integral to the provision of

1 services will remain the property of the County, including all title and legal ownership  
2 rights.

3 (e) Any new items added to the inventory quarterly shall only be  
4 purchased with the expressed written approval of the RUHS-Behavioral Health  
5 Manager and must be an item essential or integral to the provision of services. New  
6 equipment and furnishings, essential or integral to the provision of services, shall be  
7 purchased utilizing purchasing agency procedures requiring competitive bids. Items  
8 valued less than One Thousand Dollars (\$1,000) shall be purchased by the Lessee.  
9 Items valued One Thousand Dollars (\$1,000) or more, shall be purchased by either the  
10 Lessee or County upon mutual agreement. All such new equipment and furnishings  
11 shall be labeled with a RUHS – Behavioral Health Tag Number and remain the  
12 property of the County including all title and legal ownership rights.

13 (f) Repaired, replaced or new essential or integral equipment and  
14 furnishings purchased by Lessee and approved by RUHS-Behavioral Health Manager  
15 shall be deemed and actual claimed program cost when filing annual cost reports as  
16 required under the contract for the provision of services. However, allowable and non-  
17 allowable cost information requirements can be found in the Center for Medicare and  
18 Medicaid Services (CMS) Publication 15, provider Reimbursement Manual (PRM)  
19 Parts 1 and II. It shall be Lessee's responsibility to ensure compliance with these  
20 requirements.

21 (g) The County shall dispose of any equipment and furnishings  
22 deemed by RUHS-Behavioral Health Administrator, in their sole and absolute  
23 discretion, to be beyond economical repair.

24 **8. Security.** Lessee shall assume responsibility for the closed-circuit  
25 cameras and video/equipment used in the surveillance of the leased premises, if any.

26 **9. Utilities.**

27 (a) County shall provide and pay for all utilities.

28 (b) Lessee shall provide and pay for all telephone services.

1           **10. Maintenance.**

2           (a) County shall be responsible for all interior maintenance of the  
3 leased premises, including, but not limited to, weekly changing of the air conditioning  
4 filters.

5           (b) County shall be responsible for maintaining the exterior and  
6 grounds of the leased premises, responsibilities include lawn mowing, weeding,  
7 trimming of trees and shrubbery.

8           (c) County shall be responsible for providing monitoring and  
9 maintenance of the fire alarm system, fire extinguishers, and the fire sprinkler system,  
10 if applicable.

11           (d) County shall maintain the mechanical room and other major  
12 equipment connected to the Premises. Lessee shall provide an escort to the County  
13 maintenance person or persons for this service.

14           (e) In the event any damage or injury to the leased premises is  
15 caused by the negligent acts of Lessee, its officers, employees, clients, agents, guests,  
16 invitees, subcontractors or independent contractors, any repairs made, or caused to be  
17 made by County as may be necessary to restore the leased premises as a result of  
18 such damage or injury shall be paid forthwith by Lessee to County upon a billing and  
19 accounting thereof, in writing, by County to Lessee.

20           **11. Custodial/Housekeeping Services.** Lessee shall provide, or cause to  
21 be provided, and pay for all custodial and housekeeping services in connection with the  
22 leased premises.

23           **12. Inspection of Premises.** County, through its duly authorized agents,  
24 shall have the right to enter the leased premises for the purpose of inspecting,  
25 monitoring, and evaluating the obligations of Lessee hereunder and for the purpose of  
26 doing any and all things which it is obligated and has a right to do under this Lease.

27           **13. CASp Disclosure.** To the extent California Civil Code section 1938 may  
28 apply to the premises, Lessor represents that the premises have not undergone

1 inspection by a Certified Access Specialist (CASp). A Certified Access Specialist  
2 (CASp) can inspect the subject premises and determine whether the subject premises  
3 comply with all of the applicable construction-related accessibility standards under  
4 state law. Although state law does not require a CASp inspection of the subject  
5 premises, the commercial property owner or lessor may not prohibit the lessee or  
6 tenant from obtaining a CASp inspection of the subject premises for the occupancy or  
7 potential occupancy of the lessee or tenant, if requested by the lessee or tenant. The  
8 parties shall mutually agree on the arrangements for the time and manner of the CASp  
9 inspection, the payment of the fee for the CASp inspection, and the cost of making any  
10 repairs necessary to correct violations of construction-related accessibility standards  
11 within the premises. Lessee shall be responsible for compliance with government  
12 regulations as provided in Section 15.

13 **14. Quiet Enjoyment.** Lessee shall have, hold and quietly enjoy the use of  
14 the leased premises so long as it shall fully and faithfully perform the terms and  
15 conditions that it is required to do under this Lease.

16 **15. Compliance with Government Regulations.** Lessee shall, at Lessee's  
17 sole cost and expense, comply with the requirements of all local, state and federal  
18 statutes, regulations, rules, ordinances and orders now in force or which may be  
19 hereafter in force, pertaining to the leased premises. Any final judgment, decree or  
20 order of any court of competent jurisdiction, or the admission of Lessee in any action or  
21 proceedings against Lessee that Lessee has violated any such statutes, regulations,  
22 rules, ordinances or orders in the use of the leased premises, shall be conclusive of  
23 that fact as between County and Lessee.

24 **16. Nondiscrimination.** Lessee herein covenants by and for himself or  
25 herself, his or her heirs, executors, administrator, and assigns, and all persons claiming  
26 under or through them, that this Lease is made and accepted upon and subject to the  
27 following conditions: That there shall be no discrimination against or segregation of any  
28 person or group of persons on account of any basis listed in section 12955 of the

1 Government Code, and also defined in sections 12926 and 12926.1 in the leasing,  
2 subleasing, transferring, use, occupancy, tenure or enjoyment of the Property herein  
3 leased, nor shall the Lessee himself or herself, or any persons claiming under or  
4 through him or her, establish or permit any such practice or practices of discrimination  
5 or segregation with reference to the selection, location, number, use or occupancy of  
6 tenants, lessees, subtenants, subleases or vendees in the Property herein conveyed.  
7 The foregoing covenants shall run with the land.

8 **17. Default.**

9 (a) Lessee shall be in default if the Premises is used for any purpose other  
10 than that authorized in the Lease, fails to maintain the Premises or the improvements  
11 in the manner provided for in the Lease, fails to pay any installment of rent or other  
12 sum when due as provided for in the Lease, fails to comply with or perform any other  
13 covenant, condition, provision or restriction provided for in the Lease, abandons the  
14 Premises, allows the Premises to be attached, levied upon, or seized under legal  
15 process; or, if the Lessee files or commits an act of bankruptcy, has a receiver or  
16 liquidator appointed to take possession of the Premises, or commits or permits waste  
17 on the Premises (collectively referred to as a "Default"), then the Lessee shall be  
18 deemed in default under the terms of the Lease.

19 (b) In case of Default, County shall provide a thirty (30) day written notice to  
20 Lessee to remedy any and all defaults. Upon the failure of Lessee to promptly remedy  
21 such Default, County shall have the right to terminate this Lease and retake  
22 possession of the Property together with all additions, alterations, and improvements  
23 thereto. County shall also retain all rights to seek any and all remedies at law or in  
24 equity.

25 **18. Termination by County.** Notwithstanding the provisions of Default,  
26 County shall have the right to immediately terminate this Lease for the following:

27 (a) In the event a petition is filled for voluntary or involuntary  
28 bankruptcy for the adjudication of Lessee as debtors.

1 (b) In the event that Lessee makes a general assignment, or Lessee's  
2 interest hereunder is assigned involuntarily or by operation of law, for the benefit of  
3 creditors.

4 (c) In the event of abandonment of the leased premises by Lessee.

5 (d) In the event Lessee fails or refuses to perform, keep or observe  
6 any of Lessee's duties or obligations hereunder, provided, however, that Lessee shall  
7 have thirty (30) days in which to correct Lessee's breach or default after written notice  
8 thereof has been served on Lessee by County.

9 (e) In the event Lessee's license(s) with the State of California to  
10 provide the services set forth in Paragraph 2(a) herein are/is terminated or expires.

11 (f) Upon thirty (30) days written notice served upon the Lessee, if  
12 sufficient funds are not available for continuance of the service.

13 (g) Without cause upon sixty (60) days written notice served upon the  
14 Lessee.

15 (h) County may terminate this lease immediately if, in the sole opinion  
16 of the Director of RUHS-Behavioral Health, Lessee fails to provide for the health and  
17 safety of patients in this facility under the Service Contract between RUHS-Behavioral  
18 Health and Lessee. County may proceed with services in any manner deemed property  
19 to County.

20 **19. Termination by Lessee.** Lessee shall have the right to terminate this  
21 lease:

22 (a) In the event County fails to perform, keep or observe any of its  
23 duties or obligations hereunder; provided, however, that County shall have thirty (30)  
24 days in which to correct its breach or default after written notice thereof has been  
25 served on it by Lessee; provided, further, however, that in the event such breach or  
26 default is not corrected, Lessee may elect to terminate this lease in its entirety or as to  
27 any portion of the premises affected thereby, and such election shall be given by an  
28 additional fifteen (15) days written notice to County.

1 (b) Without cause upon sixty (60) days written notice served upon the  
2 County.

3 **20. Insurance.** Without limiting or diminishing the Lessee's obligation to  
4 indemnify or hold the County harmless, Lessee shall procure and maintain or cause to  
5 be maintained, at its sole cost and expense, the following insurance coverages during  
6 the term of this Agreement. As respects to the insurance section only, the County  
7 herein refers to the County of Riverside, its Agencies, Districts, Special Districts, and  
8 Departments, their respective directors, officers, Board of Supervisors, employees,  
9 elected or appointed officials, agents or representatives as Additional Insureds.

10 A. Workers' Compensation:

11 If the Lessee has employees as defined by the State of California, the Lessee shall  
12 maintain statutory Workers' Compensation Insurance (Coverage A) as prescribed by  
13 the laws of the State of California. Policy shall include Employers' Liability (Coverage  
14 B) including Occupational Disease with limits not less than \$1,000,000 per person per  
15 accident. The policy shall be endorsed to waive subrogation in favor of The County of  
16 Riverside.

17 B. Commercial General Liability:

18 Commercial General Liability insurance coverage, including but not limited to, premises  
19 liability, unmodified contractual liability, products and completed operations liability,  
20 personal and advertising injury, and cross liability coverage, covering claims which may  
21 arise from or out of Lessee's performance of its obligations hereunder. Policy shall  
22 name the County as Additional Insured. Policy's limit of liability shall not be less than  
23 \$2,000,000 per occurrence combined single limit. If such insurance contains a general  
24 aggregate limit, it shall apply separately to this agreement or be no less than two (2)  
25 times the occurrence limit.

26 C. Vehicle Liability:  
27  
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1 If vehicles or mobile equipment are used in the performance of the obligations under  
2 this Agreement, then Lessee shall maintain liability insurance for all owned, non-owned  
3 or hired vehicles so used in an amount not less than \$1,000,000 per occurrence  
4 combined single limit. If such insurance contains a general aggregate limit, it shall  
5 apply separately to this agreement or be no less than two (2) times the occurrence  
6 limit. Policy shall name the County as Additional Insureds.

7 minimum limits of insurance and coverage shall be available to the County.

8 D. General Insurance Provisions - All lines:

9 1) Any insurance carrier providing insurance coverage hereunder shall be  
10 admitted to the State of California and have an A M BEST rating of not less than A: VIII  
11 (A:8) unless such requirements are waived, in writing, by the County Risk Manager. If  
12 the County's Risk Manager waives a requirement for a particular insurer such waiver is  
13 only valid for that specific insurer and only for one policy term.

14 2) The Licensee must declare its insurance self-insured retention for each  
15 coverage required herein. If any such self-insured retention exceed \$350,000 per  
16 occurrence each such retention shall have the prior written consent of the County Risk  
17 Manager before the commencement of operations under this Agreement. Upon  
18 notification of self-insured retention unacceptable to the County, and at the election of  
19 the County's Risk Manager, Lessee's carriers shall either; 1) reduce or eliminate such  
20 self-insured retention as respects this Agreement with the County, or 2) procure a bond  
21 which guarantees payment of losses and related investigations, claims administration,  
22 and defense costs and expenses.

23 3) Lessee shall cause Lessee's insurance carrier(s) to furnish the County of  
24 Riverside with either 1) a properly executed original Certificate(s) of Insurance and  
25 certified original copies of Endorsements effecting coverage as required herein, and 2)  
26 if requested to do so orally or in writing by the County Risk Manager, provide original  
27 Certified copies of policies including all Endorsements and all attachments thereto,  
28 showing such insurance is in full force and effect. Further, said Certificate(s) and



1 policies of insurance shall contain the covenant of the insurance carrier(s) that a  
2 minimum of thirty (30) days written notice shall be given to the County of Riverside  
3 prior to any material modification, cancellation, expiration or reduction in coverage of  
4 such insurance. If Lessee insurance carrier(s) policies does not meet the minimum  
5 notice requirement found herein, Lessee shall cause Lessee's insurance carrier(s) to  
6 furnish a 30 day Notice of Cancellation Endorsement.

7 4) In the event of a material modification, cancellation, expiration, or  
8 reduction in coverage, this Agreement shall terminate forthwith, unless the County of  
9 Riverside receives, prior to such effective date, another properly executed original  
10 Certificate of Insurance and original copies of endorsements or certified original  
11 policies, including all endorsements and attachments thereto evidencing coverage's set  
12 forth herein and the insurance required herein is in full force and effect. Lessee shall  
13 not commence operations until the County has been furnished original Certificate (s) of  
14 Insurance and certified original copies of endorsements and if requested, certified  
15 original policies of insurance including all endorsements and any and all other  
16 attachments as required in this Section. An individual authorized by the insurance  
17 carrier to do so on its behalf shall sign the original endorsements for each policy and  
18 the Certificate of Insurance.

19 5) It is understood and agreed to by the parties hereto that the Lessee's  
20 insurance shall be construed as primary insurance, and the County's insurance and/or  
21 deductibles and/or self-insured retentions or self-insured programs shall not be  
22 construed as contributory.

23 6) If, during the term of this Agreement or any extension thereof, there is a  
24 material change in the scope of services; or, there is a material change in the  
25 equipment to be used in the performance of the scope of work; or, the term of this  
26 Agreement, including any extensions thereof, exceeds five (5) years; the County  
27 reserves the right to adjust the types of insurance and the monetary limits of liability  
28 required under this Agreement, if in the County Risk Management's reasonable

1 judgment, the amount or type of insurance carried by the Lessee has become  
2 inadequate.

3 7) Lessee shall pass down the insurance obligations contained herein to all  
4 tiers of sub(Add correct terminology)s working under this Agreement.

5 8) The insurance requirements contained in this Agreement may be met with  
6 a program(s) of self-insurance acceptable to the County.

7 9) Lessee agrees to notify County of any claim by a third party or any incident  
8 or event that may give rise to a claim arising from the performance of this Agreement.

9 **21. Hold Harmless.** Lessee shall indemnify and hold harmless the County  
10 of Riverside, its Agencies, Districts, Special Districts and Departments, their respective  
11 directors, officers, Board of Supervisors, elected and appointed officials, employees,  
12 agents and representatives (individually and collectively hereinafter referred to as  
13 Indemnitees) from any liability whatsoever, based or asserted upon any services of  
14 Lessee, its officers, employees, sublessee's, agents or representatives arising out of or  
15 in any way relating to this Agreement, including but not limited to property damage,  
16 bodily injury, or death or any other element of any kind or nature whatsoever arising  
17 from the performance of Lessee, its officers, employees, sublessees, agents or  
18 representatives Indemnitors from this Agreement. Lessee shall defend, at its sole  
19 expense, all costs and fees including, but not limited, to attorney fees, cost of  
20 investigation, defense and settlements or awards, the Indemnitees in any claim or  
21 action based upon such alleged acts or omissions.

22 With respect to any action or claim subject to indemnification herein by Lessee, Lessee  
23 shall, at their sole cost, have the right to use counsel of their own choice and shall have  
24 the right to adjust, settle, or compromise any such action or claim without the prior  
25 consent of COUNTY; provided, however, that any such adjustment, settlement or  
26 compromise in no manner whatsoever limits or circumscribes Lessee's indemnification  
27 to Indemnitees as set forth herein.  
28

1 Lessee's obligation hereunder shall be satisfied when Lessee's has provided to  
2 COUNTY the appropriate form of dismissal relieving COUNTY from any liability for the  
3 action or claim involved.

4 The specified insurance limits required in this Agreement shall in no way limit or  
5 circumscribe Lessee's obligations to indemnify and hold harmless the Indemnitees  
6 herein from third party claims.

7 In the event there is conflict between this clause and California Civil Code  
8 Section 2782, this clause shall be interpreted to comply with Civil Code 2782. Such  
9 interpretation shall not relieve the Lessee's from indemnifying the Indemnitees to the  
10 fullest extent allowed by law.

11 **22. Assignment.** Lessee cannot assign, sublet, mortgage, hypothecate or  
12 otherwise transfer in any manner any of its rights, duties or obligations hereunder to  
13 any person or entity without the prior written consent of County being first obtained,  
14 which consent shall be in the absolute discretion of County. In the event of any such  
15 transfer, as provided in this Section, Lessee expressly understands and agrees that it  
16 shall remain liable with respect to any and all of the obligations and duties contained in  
17 this Lease.

18 **23. Indemnification.** Unless due to the active negligence of the County,  
19 Lessee shall indemnify and hold harmless the County of Riverside, its agencies,  
20 districts, special districts and departments, their respective directors, officers, Board of  
21 Supervisors, elected and appointed officials, employees, agents and representatives  
22 ("County Parties") from any liability whatsoever, based or asserted upon any act or  
23 omission of Lessee, its officers, employees, subcontractors, agents or representatives  
24 arising out of or in any way relating to or in any way connected with the leased  
25 premises or this Lease, including but not limited to property damage, bodily injury, or  
26 death or any other element of any kind or nature whatsoever. Lessee shall defend, at  
27 its sole expense, all costs and fees including, but not limited, to attorney fees, cost of  
28

1 investigation, defense and settlements or awards, County Parties in any claim or action  
2 based upon such alleged acts or omissions.

3 With respect to any action or claim subject to indemnification herein by Lessee,  
4 Lessee shall, at their sole cost, have the right to use counsel of their own choice and  
5 shall have the right to adjust, settle, or compromise any such action or claim without  
6 the prior consent of County; provided, however, that any such adjustment, settlement  
7 or compromise in no manner whatsoever limits or circumscribes Lessee's  
8 indemnification to County as set forth herein.

9 Lessee's obligation hereunder shall be satisfied when Lessee has provided to  
10 County the appropriate form of dismissal relieving County from any liability for the  
11 action or claim involved.

12 The specified insurance limits required in this Agreement shall in no way limit or  
13 circumscribe Lessee's obligations to indemnify and hold harmless the County herein  
14 from third party claims.

15 In the event there is conflict between this clause and California Civil Code  
16 section 2782, this clause shall be interpreted to comply with Civil Code 2782. Such  
17 interpretation shall not relieve the Lessee from indemnifying the County to the fullest  
18 extent allowed by law.

19 Survival of Indemnification. The paragraphs of this Section shall survive the  
20 expiration or earlier termination of this Lease until all claims against County Parties  
21 involving any of the indemnified matters are fully, finally, and absolutely barred by the  
22 applicable statutes of limitations.

23 **24. Toxic Materials.** During the term of the Lease and any extensions  
24 thereof, Lessee shall not violate any federal, state or local law, ordinance or regulation,  
25 relating to industrial hygiene or to the environmental condition on, under or about the  
26 leased premises, including, but not limited to, soil and groundwater conditions.  
27 Further, Lessee, its successors, assigns and sublessees, shall not use, generate,  
28 manufacture, produce, store or dispose of on, under or about the leased premises or

1 transport to or from the leased premises any flammable explosives, asbestos,  
2 radioactive materials, hazardous wastes, toxic substances or related injurious  
3 materials, whether injurious by themselves or in combination with other materials  
4 (collectively, "hazardous substances," "hazardous materials" or "toxic substances") in  
5 the Comprehensive Environmental Response, Compensation and Liability Act of 1980,  
6 as amended, 42 U.S.C. section 9601, et seq; the Hazardous Materials Transportation  
7 Act, 49 U.S.C. section 1801, et seq; the Resource Conservation and Recovery Act, 42  
8 U.S.C. section 6901, et seq; and those substances defined as "Hazardous Wastes" in  
9 section 25117 of the California Health and Safety Code or as "Hazardous Substances"  
10 in section 25316 of the California Health and Safety Code; and in the regulations  
11 adopted in publications promulgated pursuant to said laws.

12       **25. Free From Liens.** Lessee shall pay, when due, all sums of money that  
13 may become due for any labor, services, material, supplies, or equipment, alleged to  
14 have been furnished or to be furnished to Lessee, in, upon, or about the leased  
15 premises, and which may be secured by a mechanics', materialman's or other lien  
16 against the leased premises or County's interest therein, and will cause each such lien  
17 to be fully discharged and released at the time the performance of any obligation  
18 secured by such lien matures or becomes due; provided, however, that if Lessee  
19 desires to contest any such lien, it may do so, but notwithstanding any such contest, if  
20 such lien shall be reduced to final enforcement thereof is not promptly stayed, or if so  
21 stayed, and said stay thereafter expires, then and in such event, Lessee shall forthwith  
22 pay and discharge said judgment.

23       **26. Employees and Agents of Lessee.** It is understood and agreed that all  
24 persons hired or engaged by Lessee shall be considered to be employees or agents  
25 only of Lessee and not of County.

26       **27. Binding of Successors.** Lessee, its assigns and successors in interest,  
27 shall be bound by all the terms and conditions contained in this Lease, and all the  
28 parties thereto shall be jointly and severally liable hereunder.

1           **28. Waiver of Performance.** No waiver by County at any time of any of the  
2 terms and conditions of this Lease shall be deemed or construed as a waiver at any  
3 time thereafter of the same or of any other terms or conditions contained herein or of  
4 the strict and timely performance of such terms and conditions.

5           **29. Severability.** The invalidity of any provision in this Lease as determined  
6 by a court of competent jurisdiction shall in no way affect the validity of any other  
7 provision hereof.

8           **30. Governing Law; Venue.** This Agreement shall be governed by and  
9 construed in accordance with the laws of the State of California. The County and  
10 Lessee agree that this Agreement has been entered into at Riverside, California, and  
11 that any legal action related to the interpretation or performance of the Agreement shall  
12 be filed in the Superior Court for the State of California in Riverside, and the parties  
13 hereby waive all provisions of law providing for a change of venue in such proceedings  
14 to any other county.

15           **31. Notices.** Any notice shall be addressed to the respective parties as set  
16 forth below:

17  
18           County:  
19 Real Estate Division  
20 Facilities Management  
21 3450 14<sup>th</sup> Street, Suite 200  
22 Riverside, California 92501  
23 Other Inquiries: [FM-Leasing@rivco.org](mailto:FM-Leasing@rivco.org)  
24 951-955-4820

17  
18           Lessee:  
19 Telecare Corporation  
20 1080 Marina Village Parkway, Suite 100  
21 Alameda, CA 94501  
22 Attn: Chief Financial Officer  
23 Copy: VP of Facility and Real  
24 Estate Services

23 Information Copy To:  
24 County of Riverside  
25 RUHS-Behavioral Health  
26 Post Office Box 7549  
27 Riverside, CA 92513-7549

26 or to such other addresses as from time to time shall be designated by the respective  
27 parties.

28

1           **32. Amendments.** This Lease shall not be modified unless mutually agreed  
2 upon in writing by the County and the Lessee and shall be incorporated in executed  
3 amendments to this Lease.

4           **33. No Third Party Beneficiaries.** This Lease is made and entered into for  
5 the sole protection and benefit of the parties hereto. No other person or entity shall  
6 have any right of action based upon the provisions of this Lease.

7           **34. Permits, Licenses and Taxes.** Lessee shall secure and maintain, at its  
8 expense, all necessary permits and licenses as it may be required to obtain and/or  
9 hold, and Lessee shall pay for all fees and taxes levied or required by any authorized  
10 public entity.

11           **35. County's Representative.** County hereby appoints the Director of  
12 Facilities Management as its authorized representatives to administer this Lease.

13           **36. Agent for Service of Process.** It is expressly understood and agreed  
14 that in the event Lessee is not a resident of the State of California or it is an association  
15 or partnership without a member or partner resident of the State of California, or it is a  
16 foreign corporation, then in any such event, Lessee shall file with the Director of  
17 Facilities Management, upon its execution hereof, a designation of a natural person  
18 residing in the State of California, giving his or her name, residence and business  
19 addresses, as its agent for the purpose of services of process in any court action  
20 arising out of or based upon this Lease, and the delivery to such agent of a copy of any  
21 process in any such action shall constitute valid service upon Lessee. It is further  
22 expressly understood and agreed that if for any reason service of such process upon  
23 such agent is not feasible, then, in such event, Lessee may be personally served with  
24 such process out of the State and that such service shall constitute valid service upon  
25 Lessee. It is further expressly understood and agreed that Lessee is amenable to the  
26 process so served, submits to the jurisdiction of the court so obtained and waives any  
27 and all objections and protests thereto.

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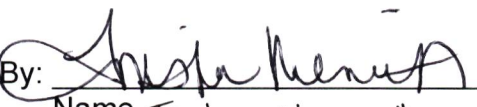
**39. Approval.** Anything to the contrary notwithstanding, this Lease shall not be binding or effective until its approval and execution by the Chairman of the Riverside County Board of Supervisors.

IN WITNESS WHEREOF, COUNTY and LESSEE have executed this Lease on this day 29 of August, 2023.

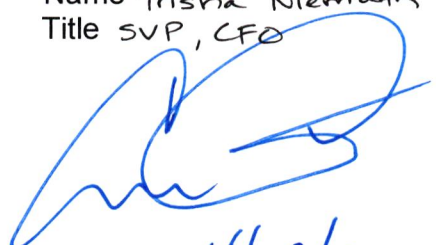
COUNTY:  
County of Riverside, a  
Political subdivision of the State of  
California

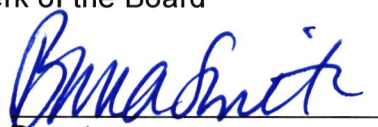
LESSEE:  
Telecare Corporation

By:   
Kevin Jeffries, Chair  
Board of Supervisors

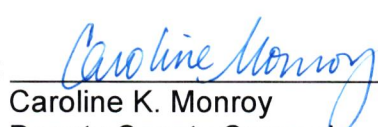
By:   
Name Trisha Niemuth  
Title SVP, CFO

ATTEST:  
Kimberly Rector  
Clerk of the Board

  
4/19/23

By:   
Deputy

APPROVED AS TO FORM:  
Minh C. Tran  
County Counsel

By:   
Caroline K. Monroy  
Deputy County Counsel

MH:ii/04132023/IN111/30.921

AUG 29 2023 3.23



EXHIBIT "B"

Telecare Inventory List-January 2023

Updated 1/11/2023

Item #	Tag #	Description of Item	Manufacturer	Model Number	Serial Number	QTY	Location	Comments
7	014336	Refrigerator	Haier			1	Room A-35	O/A & Training
9	015201	Office Chair, gray				1	Room A-35	O/A & Training
10	015202	Office Chair, brown				1	Room A-35	O/A & Training
11	014465	2-Drawer Large File Cabinet	Meridian			1	Room A-35	O/A & Training
12	015200	2-Drawer Large File Cabinet	HON			1	Room A-35	O/A & Training
13	014265	2-Drawer Large File Cabinet				1	Room A-35	O/A & Training
14		Workstations with overhead cabinet and lighting panel	Knoll Group			2	Room A-35	O/A & Training
18	014484	Refrigerator				1	Room A-36	Medical Director
19		Workstations with overhead cabinet and lighting panel	Knoll Group			1	Room A-36	Medical Director
21	014486	2-Drawer Large File Cabinet				1	Room A-36	Medical Director
22	014077	file cabinet				1	Room A-36	Medical Director
23	010649	Office Chair, gray	Haier			1	Room A-36	Medical Director
27	015193	Refrigerator				1	Room A-37	Director Soc. Ser
28		Workstations with overhead cabinet and lighting panel	Knoll Group			1	Room A-37	Director Soc. Ser
30	015196	Office Chair, red				1	Room A-37	Director Soc. Ser
31	014490	Large shelf unit				1	Room A-37	Director Soc. Ser
32	015212	Office Chair, red				1	Room A-38	Social Workers
33	015211	Office Chair, black				1	Room A-38	Social Workers
34	015210	Office Chair, red				1	Room A-38	Social Workers
35	4603	Fax Machine	Cannon			1	Room A-38	Social Workers

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Item #	Tag #	Description of Item	Manufacturer	Model Number	Serial Number	QTY	Location	Comments
45	014469	Workstations with overhead cabinet and lighting panel	Knoll Group			2	Room A-38	Social Workers
46	014469	2 drawer file cabinet	Meridian			1	Room A-39	Director, Nursing
47	011503	2 drawer file cabinet	Meridian			1	Room A-39	Director, Nursing
51	015223	Workstations with overhead cabinet and lighting panel	Knoll Group			1	Room A-39	Director, Nursing
52	014451	Color Laser Printer	Dell	1320c		1	Room A-39	Director, Nursing
53	014451	Office chair, black				1	Room A-39	Director, Nursing
54	015220	Stacking Chair, red				1	Room A-39	Director, Nursing
55	015220	Refrigerator	Magic Chef			1	Room A-39	Director, Nursing
56	01523	4 drawer file cabinet	Meridian			1	Room A-39	Director, Nursing
63	014333	4-Drawer File Cabinet	Office Depot			1	Room D-06	Business Office
64	4601	Workstations with overhead cabinet and lighting panel	Knoll Group			2	Room D-06	Business Office
65	014335	Small Shelf Unit	HON			1	Room D-06	Business Office
66	011525	5-Drawer File Cabinet	Meridian			1	Room D-06	Business Office
67	015226	Large shelf unit				1	Room D-06	Business Office
72	005101	Safe	Sentry	S3417		1	Room D-06	Business Office

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Item #	Tag #	Description of Item	Manufacturer	Model Number	Serial Number	QTY	Location	Comments
73	015230	Refrigerator	Kenmore			1	Room D-06	Business Office
74	014337	Work stations with overhead cabinet and lighting panel	Kenmore			1	Room D-06	Business Office
82		Work stations with overhead cabinet and lighting panel	Knoll Group			2	Room D-27	County Office
83	014331	5-Drawer File Cabinet	Meridian			1	Room D-27	County Office
84	015232	5-Drawer File Cabinet	Meridian			1	Room D-27	County Office
85	014270	Large metal cabinet with doors	Meridian			1	Room D-27	County Office
89		Work stations with overhead cabinet and lighting panel	Knoll Group			1	Room - E28	Administrator
90	014524	5-Drawer File Cabinet	Meridian			1	Room - E28	Administrator
91	015234	3-Drawer File Cabinet	HON			1	Room - E28	Administrator
92	014251	Refrigerator	Canon			1	Room - E28	Administrator
93	014250	Shredder	GBC			1	Room - E28	Administrator
99		Work stations with overhead cabinet and lighting panel	Knoll Group			1	Room - A36	Medical Director
100	014472	5-drawer filing cabinet	M&M			1	Room - A36	Medical Director
101	014474	2-drawer filing cabinet	M&M			1	Room - A36	Medical Director
102	014475	2-drawer filing cabinet	M&M			1	Room - A36	Medical Director
103	014473	5-drawer filing cabinet	HON			1	Room - A36	Medical Director
104		Refrigerator	Kenmore			1	Room - A36	Medical Director
106	014478	Food Cart	Kenmore			1	Room - D13	Kitchen
107	001526	Food Cart	Kenmore			1	Room - D13	Kitchen
108	000115	Dishwasher	Jackson	Tempstar	12F273356	1	Room - D13	Kitchen
109	016233	Storage Racks	Jackson	Tempstar	12F273356	1	Room - D13	Kitchen
110		Storage Racks	Jackson	Tempstar	12F273356	9	Room - D13	Kitchen

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Item #	Tag #	Description of Item	Manufacturer	Model Number	Serial Number	QTY	Location	Comments
111	016355	Refrigerator	Air-Tac			1	Room - D13	Kitchen
112	016232	Freezer	TRUE	T-49F	7294806	1	Room - D13	Kitchen
113	016231	Freezer	TRUE	T-23F	7369303	1	Room - D13	Kitchen
114	01496	Ice maker	Hoshizaki			1	Room - D13	Kitchen
115	005103	Microwave	Parasonic			1	Room - D13	Kitchen
116	009376	Mixer "2007"	Hobart Legacy			1	Room - D13	Kitchen
117	01495	Mix In Refrigerator	Pacific			1	Room - D13	Kitchen
119	015058	Oven	Southbend			1	Room - D13	Kitchen
120	016230	Refrigerator	TRUE	T-23	7358318	1	Room - D13	Kitchen
121	013413	Refrigerator, 3-door	Trausau			1	Room - D13	Kitchen
122	01498	Steamtable	Wells			1	Room - D13	Kitchen
123	021372	Utility cart	Rubbermaid			1	Room - D13	Kitchen
124	9302	Freezer	Hoshizaki			1	Room - D13	Kitchen
125	010381	Oven	Hobart			1	Room - D13	Kitchen
126	010302	Oven	Hobart			1	Room - D13	Kitchen
127	005712	Steamer - Oven	Market Forge			1	Room - D13	Kitchen
128	013411	Stove	Southbend			1	Room - D13	Kitchen
129	016228	Ice maker	Hoshizaki			1	Room - D13	Kitchen
130	012779	Refrigerator	Whitpool			1	Room - D13	Dining Room
131	013415	Toaster	Wells			1	Room - D13	Kitchen
132	013416	Conveyor Toaster	Hatico			1	Room - D13	Kitchen
133	017789	Cart - Cold foods				1	Room - D13	Kitchen
134		Stackable Chairs				19	Room - D12	Dining Room
135		Round Table				2	Room - D12	Dining Room
136		Round Table				3	Room D-4	Staff Lounge
137	4609	Square Table				1	Room D-4	Staff Lounge
138		Stackable Chairs				16	Room D-4	Staff Lounge
139	4510	Refrigerator	Maytag			1	Room D-4	Staff Lounge
141	4610	Microwave				1	Room D-4	Staff Lounge
142	016357	Barbecue Grill	Gilico	GC500-LP	1479	1	Room D-4	Staff Lounge
143	013425	Large Trash Barrel, 32 gal w/dolly				1	Courtyard	Courtyard
144		Large Trash Barrel, 32 gal w/dolly				1	Room D-12	Dining Room
145		Stackable Chairs				19	Room D-4	Staff Lounge
146	014299	Folding Tables, 8' x 8'				1	Room D-19	Education Room
147	014297	Folding Tables, 8' x 8'				1	Room D-19	Education Room

RCDMH								
Item #	Tag #	Description of Item	Manufacturer	Model Number	Serial Number	QTY	Location	Comments
148	014298	Folding Tables, 8" x 8'				1	Room D-19	Education Room
149	011772	Television	Panasonic			1	Room D-19	Education Room
150	011771	Television, Plasma	Panasonic			1	Room D-19	Education Room
151	016432	BluRay	Vizio		0000EWAMM00279	1	Room D-19	Education Room
152	014482	Easel w/"paper board"	Mobile			1	Room D-19	Education Room
153	014481	Video Cart				1	Room D-19	Education Room
154	4602	Refrigerator	Black			1	D-22	Conference Room
155	011640	Conference Table, tan, formica				1	Room D-22	Conference Room
156		Conference Room Chairs				11	Room D-22	Conference Room
157	014304	Credenza				1	Room D-22	Conference Room
158	014305	Dry eraser board				1	Room D-22	Conference Room
159	014452	Projection Screen				1	Room D-22	Conference Room
160	011635	Night Stand, Beige Single Drawer				1	Patient Room A-15	PHF
161	011636	Wardrobe Closet, Beige				1	Patient Room A-15	PHF
162	011366	Metal Bed Frame w/o Drawers				1	Patient Room A-15	PHF
163	014120	Night Stand, Beige Single Drawer				1	Patient Room A-15	PHF
164	011351	Metal Bed Frame w/o Drawers				1	Patient Room A-15	PHF
165	011635	Wardrobe Closet, Beige				1	Patient Room A-15	PHF
166	011620	Night Stand, Beige Single Drawer				1	Patient Room A-14	PHF
167	011631	Wardrobe Closet, Beige				1	Patient Room A-14	PHF
168	011352	Metal Bed Frame w/o Drawers				1	Patient Room A-14	PHF
169	014123	Night Stand, Beige Single Drawer				1	Patient Room A-14	PHF
170	011632	Wardrobe Closet, Beige				1	Patient Room A-14	PHF
171	011343	Metal Bed Frame w/o Drawers				1	Patient Room A-14	PHF
172	014121	Night Stand, Beige Single Drawer				1	Patient Room A-13	PHF
173	011618	Wardrobe Closet, Beige				1	Patient Room A-13	PHF
174	011909	Metal Bed Frame w/o Drawers				1	Patient Room A-13	PHF
175	014122	Night Stand, Beige Single Drawer				1	Patient Room A-13	PHF
176	011910	Wardrobe Closet, Beige				1	Patient Room A-13	PHF
177	011617	Metal Bed Frame w/o Drawers				1	Patient Room A-13	PHF
178	011611	Night Stand, Beige Single Drawer				1	Patient Room A-12	PHF
179	011614	Wardrobe Closet, Beige				1	Patient Room A-12	PHF
180	011907	Metal Bed Frame w/o Drawers				1	Patient Room A-12	PHF
181	011610	Night Stand, Beige Single Drawer				1	Patient Room A-12	PHF
182	011613	Wardrobe Closet, Beige				1	Patient Room A-12	PHF
183	011908	Metal Bed Frame w/o Drawers				1	Patient Room A-12	PHF
184	011609	Night Stand, Beige Single Drawer				1	Patient Room A-12	PHF

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Item #	Tag #	Description of Item	Manufacturer	Model Number	Serial Number	QTY	Location	Comments
185	011312	Wardrobe Closet, Beige				1	Patient Room A-12	PHF
186	011906	Metal Bed Frame w/o Drawers				1	Patient Room A-12	PHF
187	011605	Night Stand, Beige Single Drawer				1	Patient Room A-10	PHF
188	011607	Wardrobe Closet, Beige				1	Patient Room A-10	PHF
189	011904	Metal Bed Frame w/o Drawers				1	Patient Room A-10	PHF
190	014128	Night Stand, Beige Single Drawer				1	Patient Room A-10	PHF
191	011608	Wardrobe Closet, Beige				1	Patient Room A-10	PHF
192	011903	Metal Bed Frame w/o Drawers				1	Patient Room A-10	PHF
193	011601	Night Stand, Beige Single Drawer				1	Patient Room A-09	PHF
194	011603	Wardrobe Closet, Beige				1	Patient Room A-09	PHF
195	011905	Metal Bed Frame w/o Drawers				1	Patient Room A-09	PHF
196	011602	Night Stand, Beige Single Drawer				1	Patient Room A-09	PHF
197	011902	Wardrobe Closet, Beige				1	Patient Room A-09	PHF
198	011604	Metal Bed Frame w/o Drawers				1	Patient Room A-09	PHF
199	011599	Night Stand, Beige Single Drawer				1	Patient Room A-08	PHF
200	014129	Wardrobe Closet, Beige				1	Patient Room A-08	PHF
201	011946	Metal Bed Frame w/o Drawers				1	Patient Room A-08	PHF
202	011600	Night Stand, Beige Single Drawer				1	Patient Room A-08	PHF
203	014130	Wardrobe Closet, Beige				1	Patient Room A-08	PHF
204	011945	Metal Bed Frame w/o Drawers				1	Patient Room A-08	PHF
205	011597	Night Stand, Beige Single Drawer				1	Patient Room A-08	PHF
206	014131	Wardrobe Closet, Beige				1	Patient Room A-07	PHF
207	011353	Metal Bed Frame w/o Drawers				1	Patient Room A-07	PHF
208	014132	Metal Bed Frame w/o Drawers				1	Patient Room A-07	PHF
209	010392	Metal Bed Frame w/o Drawers				1	Patient Room A-16	PHF
210	011626	Round Tables, Black w/metal				2	Day Room	PHF
211	014127	Round Tables, Black w/metal				1	Day Room	PHF
212	014135	Round Tables, Black w/metal				1	Day Room	PHF
213		Plastic, Molded Chairs				1	Day Room	PHF
214	013378	Table, folding				20	Day Room	PHF
215	013379	Table, folding				1	Group Room A-11	PHF
216		Chairs, Metal Frame				1	Group Room A-11	PHF
217	011512	File Cabinet, 5-drawer				6	Group Room A-11	PHF
218	013381	Metal Storage Cabinet	Sandusky			2	Group Room A-11	PHF
219	013382	Metal Storage Cabinet	Tennisco			1	Group Room A-11	PHF
220	013383	Metal Storage Cabinet	Tennisco			1	Group Room A-11	PHF
221		Chairs, Wooden with Vinyl Covering				13	Day Room	PHF
222	013764	Med-Cart				1	Nurse's Station	PHF



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Item #	Tag #	Description of Item	Manufacturer	Model Number	Serial Number	QTY	Location	Comments
223	4604	Refrigerator	Viessmann	HMDR1030WE		1	Nurse's Station	PHF
224	013343	Coffee Maker	Hamilton Beach			1	Nurse's Station	PHF
225	016426	Scale				1	Nurse's Station	PHF
226	014150	Emergency Cart				1	Nurse's Station	PHF
227	013347	Oxygen O2 Concentrator			Do not Have this on Unit	1	Nurse's Station	PHF
228	016358	Personal Belongings Safe	Eclipse	SE222FS		1	Nurse's Station	PHF
229	021346	Security Monitor/Quad w/cameras	Sakai	SE222FS		1	Nurse's Station	PHF
230	021332	Security Monitor/Quad w/cameras	Sakai	SE222FS		1	Nurse's Station	PHF
231	005069	Security System	Robot			1	Nurse's Station	PHF
232	016339	File Cabinet, 2-drawer	Staples			1	Nurse's Station	PHF
233	013349	3 hole punch				1	Nurse's Station	PHF
234	4605	Refrigerator	HP	2140	CN26M8N00H	1	Nurse's Station	PHF
235	021336	Fax Machine	HP			1	Nurse's Station	PHF
236	016368	Address-o-graph	DataCard			1	Nurse's Station	PHF
237	016365	Cart with wheels				1	Nurse's Station	PHF
239	016367	File Cabinet, 2-drawer				1	Nurse's Station	PHF
241	4608	Desktop Computer - Monitor			CN-066906-C17804-576-137	1	Nurse's Station	PHF
243	13087	Desktop Computer	HP			1	Nurse's Station	PHF
343	43001	Printer	HP			1	Nurse's Station	PHF
246	013767	Chart Rack				1	Nurse's Station	PHF
247	013766	Refrigerator	Magic Chef			1	Nurse's Station	PHF
248	011824	Lockers, 15 Willocks				1	Nurse's Station	PHF
249	011375	Lockers, 15 Willocks				1	Nurse's Station	PHF
250	4611	Washer	GE	GTWN2800D	ZA117413G	1	Day Room	PHF
251	4612	Dryer	MAAYTAG	MEDC200XV3	M33434720	1	Day Room	PHF
252	014242	Television, Ceiling mounted	Parasonic	TC-P50X5	ME20730432	1	Day Room	PHF
253	4606	Wheechair				1	Day Room	PHF
		Specimin Fridge				1	A-27	PHF
	4607	Med Destruction Safe				1	A-27	PHF
254	014243	Wheechair				1	Day Room	PHF
255	016252	Television, cart mounted	RCA	LED32B0RQD	Z207-LD32B30-A114251	1	Day Room	PHF
256	016374	TV Cart, metal				1	Nurse's Station	PHF

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Item #	Tag #	Description of Item	Manufacturer	Model Number	Serial Number	QTY	Location	Comments
264	016387	Address-o-graph				1	Nurse's Station	CSU
265	014107	File cabinet, black, 2-drawer	United			1	Nurse's Station	CSU
266	016385	Narcotics Cabinet				1	Nurse's Station	CSU
267	016229	Refrigerator	Magic Chef	MCBR445W1	111MCBR445W10696	1	Nurse's Station	CSU
268	009365	Floor Safe	AAB Safe			1	Nurse's Station	CSU
269	016423	Printer, photo	Canon	IP3600	HL Y443273	1	Nurse's Station	CSU
270	016269	Security Monitor/Quad w/cameras	SEIKI	SE222FS	2230M-8252-S01260	1	Nurse's Station	CSU
271	016269	Security Monitor/Quad w/cameras	SEIKI	SE222FS	2230M-8252-S04245	1	Nurse's Station	CSU
272	021373	Security Monitor/Quad w/cameras	SEIKI	SE222FS	2230M-8252-S04246	1	Nurse's Station	CSU
	8443	Desktop Computer	HP	KR807JT#ABA	2UA938QP9R	1	Nurse's Station	CSU
278	31710	Desktop Computer - Monitor				1	Nurse's Station	CSU
	D41083	Printer	HP	6940	MY7AIBS2CP	1	Nurse's Station	CSU
280	4614	Refrigerator	LG			1	Nurse's Station	CSU
281	014115	Chart Cart	Mr. Coffee			1	Nurse's Station	CSU
282	016235	Coffee Pot	HP	1510	MY55CB22RK	1	Nurse's Station	CSU
95	015236	Printer				1	Nurse's Station	CSU
284		Black chair				3	Nurse's Station	CSU
285		Red chair				2	Nurse's Station	CSU
286	014088	Address-o-graph	DataCard			1	Nurse's Station	CSU
287	016386	VCR/DVD	Toshiba			1	Nurse's Station	CSU
288	016390	Cabinet, large, metal	Toshiba			1	Nurse's Station	CSU
289	016391	Cabinet, small, metal				1	Room E-20	CSU
290	009318	Lockers, 12 w/locks				1	Room E-20	CSU
291	011934	Metal Bed Frame w/o Drawers				1	Patient Room E-23	CSU
292	011932	Metal Bed Frame w/o Drawers				1	Patient Room E-23	CSU
293	011933	Metal Bed Frame w/o Drawers				1	Patient Room E-23	CSU
294	011935	Metal Bed Frame w/o Drawers				1	Patient Room E-22	CSU
295	011936	Metal Bed Frame w/o Drawers				1	Patient Room E-22	CSU
296	011937	Metal Bed Frame w/o Drawers				1	Patient Room E-22	CSU
297	011938	Metal Bed Frame w/o Drawers				1	Patient Room E-10	CSU
298	013793	Metal Bed Frame w/o Drawers				1	Patient Room E-12	CSU
299		2-bin Laundry Basket			13786	1	Day Room	CSU

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Item #	Tag #	Description of Item	Manufacturer	Model Number	Serial Number	QTY	Location	Comments
300		Chairs, Wooden with Vinyl Covering				5	Day Room	CSU
301		Recliners, with Vinyl Covering		Blue		3	Day Room	CSU
		Recliners, with Vinyl Covering		Blue		2	Day Room	CSU
		Recliners, with Vinyl Covering		Blue		3	Day Room	CSU
		Recliners, with Vinyl Covering		Blue		3	Day Room	CSU
302		Plastic, Molded Chairs				10	Day Room	CSU
303		Couch, Wooden with Vinyl Covering				1	Day Room	CSU
304		Washer	Maytag	MWWC350AW1	C32230445	1	Day Room	CSU
305		Dryer	Maytag			1	Day Room	CSU
306	011819	Lockers, 15 w/locks	Viajo			1	Day Room	CSU
307		Television, Ceiling mounted				1	Day Room	CSU
308		Scale	Deleco	16388		1	Room E-05	CSU
309	4613	Desk				1	Room E-05	CSU
310		Chairs				2	Room E-05	CSU
311	009366	Microwave				1	Room E-05	CSU
312		Chairs				1	Room E-29	CSU
317		Workstations with overhead cabinet and 2 lighting panels	Knoll Group			1	Room E-29	CSU
318		Plastic, Molded Chairs				1	Room E-29	CSU
319	016399	File Cabinet, 5-drawer	RCA	19LA30RQD		1	Room E-05	CSU
320	16225	TVDVD				1	Room E-04	CSU
321		Round Table		12765		1	Room E-04	CSU
322		Plastic, Molded Chairs				1	Room E-04	CSU
324		Chairs, Wooden with Vinyl Covering				2	Room E-04	CSU
334	014266	4 drawer file	HON			1	Room D-30	Medical Records
335	014281	Refrigerator	Hairer			1	Room D-30	Medical Records
336	014267	2 drawer file	Staples			1	Room D-30	Medical Records

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Item #	Tag #	Description of Item	Manufacturer	Model Number	Serial Number	QTY	Location	Comments
337	014282	Refrigerator	Haier			1	Room D-30	Medical Records
338	014264	3-Drawer File Cabinet, black	TRAC	1638		1	Room D-30	Medical Records
339	014455	Stamp	Dell	2335dn		1	Room D-30	Medical Records
340	016227	Fax	Carstens		N-O1NCHG-72211-21A-016	1	Room D-30	Medical Records
345	014274	Wire cart	Carstens			1	Room D-30	Medical Records
346	014273	Wire cart	Carstens			1	Room D-30	Medical Records
347	016402	Wire cart	NSF			1	Room D-30	Medical Records
348	014276	Shelving	Carstens			3	Room D-30	Medical Records
349	016401	Metal Chart Carts	Carstens			1	Room D-30	Medical Records
350	016407	Metal Chart Carts	Carstens			1	Room D-30	Medical Records
351		Tables, wood grain tops				3	Room D-30	Medical Records
352		Workstations with overhead cabinet and 2 lighting panels				6	Room D-30	Medical Records
353		Chairs, gray	Knoll Group	11646		3	Room D-30	Medical Records
354		Chairs, red				1	Room D-30	Medical Records
355		Chairs, black				2	Room D-30	Medical Records
356	016397	2-drawer filing cabinet		15200		1	Room D-30	Medical Records
357	016399	2-Drawer, wood cabinet				1	Room D-30	Medical Records
358	016408	Metal Cart	Satco			1	Room D-30	Medical Records
360	016409	Hand truck	Sandusky			1	Room D-30	Medical Records
361	016403	Metal Storage Cabinet	Sandusky			1	Room D-30	Medical Records
362	016404	Metal Storage Cabinet	Sandusky			1	Room D-30	Medical Records
363	014277	Shelving	Sateco			1	Room D-30	Medical Records
367		Workstation	Knoll Group			1	Room E-4	CSU Admissions
368	016415	Printer	Dell	3130cn		1	Room E-4	CSU Admissions
369	013440	File Cabinet, 2-drawer	Staples			1	Room E-4	CSU Admissions
370	011501	File Cabinet, 2-drawer, lateral	HON			1	Room E-4	CSU Admissions
371	016411	Refrigerator	Magic Chef			1	Room E-4	CSU Admissions
372	016412	Coffee Pot	Mfr. Coffee			1	Room E-4	CSU Admissions
373		Chair				1	Room E-4	CSU Admissions

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Item #	Tag #	Description of Item	Manufacturer	Model Number	Serial Number	QTY	Location	Comments
374	13436	Chairs, Wooden with Vinyl Covering	Pharis Inc., SN	1F216100DR	2F216100KR	7	Room E-1	Waiting Room
	13431	Chairs, Wooden with Vinyl Covering	Pharis Inc., SN	1F216100DR	2F216100KR		Room E-1	Waiting Room
	11423	Chairs, Wooden with Vinyl Covering	Pharis Inc., SN	1F216100DR	2F216100KR		Room E-1	Waiting Room
	13433	Chairs, Wooden with Vinyl Covering	Pharis Inc., SN	1F216100DR	2F216100KR		Room E-1	Waiting Room
	13435	Chairs, Wooden with Vinyl Covering	Pharis Inc., SN	1F216100DR	2F216100KR		Room E-1	Waiting Room
	13695	Chairs, Wooden with Vinyl Covering	Pharis Inc., SN	1F216100DR	2F216100KR		Room E-1	Waiting Room
	13432	Chairs, Wooden with Vinyl Covering	Pharis Inc., SN	1F216100DR	2F216100KR		Room E-1	Waiting Room
	11456	Chairs, Wooden with Vinyl Covering	Pharis Inc., SN	1F216100DR	2F216100KR		Room D-12	Kitchen/Storage Area
	11442	Chairs, Wooden with Vinyl Covering	Pharis Inc., SN	1F216100DR	2F216100KR		Room D-12	Kitchen/Storage Area
375	013760	Table, Wood	Bob Barker			1	Room E-1	Waiting Room
376	014338	Lockers, 4 wkkey	Tennisco			1	Room E-1	Waiting Room
377	014338	Metal Cabinet, gray, 2-door	Tennisco			1	Room D-22	General Storage
378	011820	Lockers, 1 set of 25		Series 100		1	Room D-22	General Storage
379	014339	Podium	NSS	Wrangler 2016		1	Room D-22	General Storage
380	010360	Auto Scrubber				1	Room D-22	General Storage
359	014272	Shelving, wood (Metal)				1	Room D-30	Medical Records
381	010369	Burnisher	Advance	20 Plus		1	Room D-22	General Storage
382	014340	Burnisher	Koblenz	1.5 amp h.s.		1	Room D-22	General Storage
383	016420	Ladder, 12-foot	Werner			1	Room D-22	General Storage
384	014324	Geriatric chair				1	Room D-22	General Storage
387	016416	Floor Blower	Registry	TC2100		1	Room D-22	General Storage
388	016417	Floor Blower	Registry	TC2100		1	Room D-22	General Storage
389	014326	Banquet table, wood grain, folding				1	Room D-22	General Storage
390	014326	Banquet table, wood grain, folding				1	Room D-22	General Storage
391	014328	Catering table, white, 6-feet				1	Room D-22	General Storage
392	014329	Catering table, white, 6-feet				1	Room D-22	General Storage
393	014330	Catering table, white, 6-feet				1	Room D-22	General Storage
394	016418	Wet/Dry Vacuum	Ridgid	WD12500		1	Room D-22	General Storage
395	014312	Metal Cabinet, tan, 2-door	Tennisco			1	Room D-22	General Storage
396	014311	Metal Cabinet, tan, 2-door	Tennisco			1	Room D-22	General Storage
397	011898	Portable Air Conditioner w/flex tubing				1	Room D-22	General Storage
398	011899	Portable Air Conditioner w/flex tubing				1	Room D-22	General Storage
399	014195	Chordless Hand Drill	DeWalt			1	Room D-22	General Storage
400	014196	Zip Saw	RYOBI			1	Room D-22	General Storage
401	014197	Dual Saw				1	Room D-22	General Storage
402	016421	Hydro Surge	Homelite	BMN2750554		1	Room D-22	General Storage
403	016422	Vintage Popcorn Cart	Nostaljia			1	Room D-22	General Storage
404	016424	Fax	HP	2140	CN08CBN01T	1	Room D-30	General Storage
405	016430	Lifeline AED	Defibtech		101214796	1	Room D-19	Medical Records
406	016431	Trainer AED	Defibtech		103003310	1	Room D-19	Education Room
407	016433	Blender	Hamilton Beach		D3201BL	1	Room - D13	Kitchen
408	016437	Blue Sleeper Chair	Copperfield	Solo Blue		1	Room E-04	CSU Admissions
409	016438	Blue Sleeper Chair	Copperfield	Solo Blue		1	Room E-04	CSU Admissions
410	016221	Microwave	Sharp	R-4231WC	201111E*11	1	Room E-04	CSU Admissions
						1	Hallway	PHF

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411	016255	Vacuum, upright	Panasonic	MC-UG471	TB4301232	1	General Storage
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Item #	Tag #	Description of Item	Manufacturer	Model Number	Serial Number	QTY	Location	Comments
414		Recliners, with Vinyl Covering		Blue		2	E unit	
14881		Meal Delivery Cart	Cambro	MDC1520T16		1	Kitchen	GSU day room
14882		Meal Delivery Cart	Cambro	MDC1520T16		1	Kitchen	
		Non-skid delivery trays	Cambro			48	Kitchen	
		Heat keeper base for plates cranberry	Cambro			48	Kitchen	
		Insulated dome covers cranberry	Cambro			48	Kitchen	
		Insulated bowls cranberry	Cambro			48	Kitchen	

# Riverside University Health System - Behavioral Health

47-915 Oasis Street, Indio



## Legend

World Street Map



**\*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

TELECARE CORPORATION  
Leased area outlined in blue  
District 4