

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



**ITEM: 3.24  
(ID # 22766)**

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

**FROM :** FACILITIES MANAGEMENT:

**SUBJECT:** FACILITIES MANAGEMENT-REAL ESTATE (FM-RE) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM-BEHAVIORAL HEALTH: Approval of Second Amendment to Lease - Riverside University Health System - Behavioral Health, Temecula, 10 Year Lease Extension, California Environmental Quality Act Exempt pursuant to State CEQA Guidelines Sections 15301 and 15061(b)(3); District 3 [Total Cost \$6,208,365 - Federal 40%, State 60% - 100% RUHS-BH General Fund 10000] (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. Approve the attached Second Amendment to Lease Agreement with Stewart Group Temecula, LLC, and authorize the Chairman of the Board to execute the same on behalf of the County;
3. Authorize the Director of Facilities Management, or designee, to execute any other documents and administer all actions necessary to complete this transaction; and
4. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within five (5) business days of approval by the Board.

**ACTION:Policy, CIP**

  
Rose Salgado, Director of Facilities Management 8/15/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, 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**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
<b>COST</b>	\$474,578	\$569,493	\$6,208,365	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Federal 40%, State 60% - 100% RUHS-BH General Fund 10000			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 23/24 -33/34	

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

**BACKGROUND:**

**Summary**

The County of Riverside has been under lease at 40925 County Center Drive, Suite 100, 110, 140 and 200, Temecula since December 10, 2013, for use by Riverside University Health System – Behavioral Health (RUHS-BH). The facility is used to provide services to adult individuals suffering from severe mental health issues. These RUHS-BH services include crisis intervention, psychiatric assessment, recovery management, medical services, and dual-diagnosis treatment.

The facility continues to meet RUHS-BH program requirements, and this proposed Second Amendment to Lease (Amendment) between the County and Stewart Group Temecula, LLC, a California limited liability company (Lessor) will extend the term ten (10) years, amend the rental amount, modify County’s Right to Early Termination, and include tenant improvements to be paid by Lessor. Commencing September 1, 2023, rent will stay at the current rate of \$1.95 per square foot through fiscal year 2024/25. Scheduled rent for remaining years will increase approximately 2.5% annually.

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

The Amendment is summarized as follows:

**Lessor:** Stewart Group Temecula, LLC  
2612 26th Street  
Santa Monica, California 90405-2822

**Location:** 40925 County Center Drive, Suites 100, 110, 140 and 200, Temecula, California

**Term:** Commencing September 1, 2023, expiring August 31, 2033

**Option to Terminate:** Option to Terminate after August 31, 2028, with one-hundred eighty (180) days advance notice to Lessor and three (3) months’ rent as a penalty.

**Size:** 21,941 sq. ft.

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

Rent:	Current	New
	\$1.95 per sq. ft.	\$1.95 per sq. ft.
	\$42,747.32 per month	\$42,747.32 per month
	\$512,967.84 per year	\$512,967.84 per year

2.5% annual increase commencing September 1, 2025

Utilities: County pays for telephone, gas and electrical services, Landlord pays for all other services.

Custodial: Provided by Lessor

Maintenance: Provided by Lessor

Tenant Improvements: At Lessor's sole cost and expense, tenant improvements shall include patch and paint throughout, flooring throughout, one hydration station and glass partition in downstairs reception area. Additionally, Lessor agrees to provide the sum of \$109,705.00 for any requested tenant improvements after sixty-one months at Lessor's sole cost and expense.

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

**Impact on Citizens and Businesses**

The healthcare services and programs offered at this facility will provide a positive benefit to the citizens of this region of the County. Businesses in the area will also benefit from the added activity and the positive economic impact that County occupancy and long-term jobs provide to the region.

**SUPPLEMENTAL:**

**Additional Fiscal Information:**

See attached Exhibit A, B, and C.

All the associated costs for this Amendment will be budgeted in FY 23/24 through 33/34 remitted from the RUHS-Behavioral Health budget. RUHS-Behavioral Health will reimburse Facilities Management-Real Estate Division (FM-RE) for all associated lease costs on a monthly basis.

**Contract History and Price Reasonableness:**

This Lease has been in place since December 2013.

**Lease & Amendments**

Lease

First Amendment

**Date an M.O.**

December 10, 2013 (M.O. 3.17)

January 17, 2017 (M.O. 3.13)

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

Attachments:


- Second Amendment
- Exhibits A, B & C
- Notice of Exemption
- Aerial Map

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

*Aaron Gettis*  
Aaron Gettis, Deputy County Counsel 8/16/2023



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

FOR COUNTY CLERK USE ONLY		
FILED / POSTED		
County of Riverside Peter Aldana Assessor-County Clerk-Recorder		
E-202300908 08/29/2023 01:19 PM Fee: \$ 50.00 Page 1 of 2		
Removed:	By:	Deputy
		

## NOTICE OF EXEMPTION

May 8, 2023

**Project Name:** Approval of Second Amendment with Stewart Group, LLC for Riverside University Health System Department of Behavioral Health (RUHS-BH), 40925 County Center Drive, Temecula

**Project Number:** FM042670003600

**Project Location:** 40925 County Center Drive, Suites 100, 110, 140, and 200, east of Ynez Road, Temecula, California, 92591, Assessor's Parcel Number (APN) 910-110-087

**Description of Project:** The County of Riverside (County) has been leasing office space located at 40925 County Center Drive, Temecula, since December 10, 2013, pursuant to that certain Lease between the County and Stewart Group, LLC. Suites 100, 110, 140, and 200 of the facility are currently occupied by RUHS-BH and the Lease was amended once previously for tenant improvements. The facility provides services to adult individuals suffering from severe mental health issues, providing crisis intervention, psychiatric assessment, recovery management, medical services and dual-diagnosis treatment. The facility continues to meet the needs of RUHS-BH and the Department is seeking a Second Amendment to the Lease Agreement to extend the term of the Lease, modify the rent and early termination language, and incorporate additional tenant improvements. The Second Amendment to the Lease Agreement, which will terminate on August 31, 2033 is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the letting of property involving existing facilities; no expansion of the existing facility will occur. The operation of the facility will continue to provide behavioral health services. No additional direct or indirect physical environmental impacts are anticipated.

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

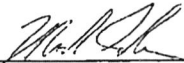
**Name of Person or Agency Carrying Out Project:** Riverside County Facilities Management

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

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

- **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 tenant improvements and an extension of term. 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 proposed Second Amendment to the Lease Agreement will not result in any direct or indirect physical environmental impacts. The Project includes an extension of term and minor interior modifications to keep the facility operating efficiently. The tenant improvements would not alter the building footprint, would be limited to the use of existing space, and would not exceed the planned capacity or intensity of use for the office building. 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: 5-8-2023  
Mike Sullivan, Senior Environmental Planner  
County of Riverside, Facilities Management

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**SECOND AMENDMENT TO LEASE**  
**40925 County Center Drive, Suites 100, 110, 140 and 200**  
**Temecula, California**

This **SECOND AMENDMENT TO LEASE** ("Second Amendment") dated as of August 29, 2023, is entered by and between the **COUNTY OF RIVERSIDE**, a political subdivision of the State of California, as ("County"), and **STEWART GROUP TEMECULA, LLC**, a California limited liability company, successor-in-interest to Stewart Group, LLC ("Lessor"), sometimes collectively referred to as the "Parties".

**RECITALS**

1. **STEWART GROUP, LLC**, as lessor, and County entered into that certain Lease dated December 10, 2013 ("Original Lease") whereby **STEWART GROUP, LLC** agreed to lease to County and County agreed to lease from **STEWART GROUP, LLC** that certain building located at 40925 County Center Dive, Suites 100, 110, 140 and 200, Temecula, California ("the Building"), as more particularly described in the Lease ("the Original Premises").

2. The Original Lease has been amended by that certain First Amendment to Lease dated January 17, 2017, by and between Stewart Group, LLC, and County ("First Amendment"), whereby the Parties amended the Original Lease to amend the Rent, extend the term, increase square footage, and complete improvements to the Expansion Space.

3. County and Lessor desire to amend the Original Lease with this Second Amendment to extend the term, amend the rental amount, modify County's Right to Early Termination, Tenant Improvements and update the Notice section.

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

1. **Term.** Section 4.1 of the Lease is amended by the following: The term of the Lease shall be extended for a period of ten (10) years commencing September 1, 2023 and expiring August 31, 2033 (the "Extension Term").

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1           **2. Rent.** Sections 5(a) and (b), as referenced in the First Amendment, are  
2 hereby deleted in their entirety. Section 5.1 of the Lease is hereby deleted in its entirety  
3 and replaced by the following: County shall pay to the Lessor the monthly sum as rent  
4 for the Leased Premises during the Extension Term as indicated below:

<u>Amount</u>	<u>Year</u>
\$42,747.32	September 1, 2023 through August 31, 2024
\$42,747.32	September 1, 2024 through August 31, 2025
\$43,816.00	September 1, 2025 through August 31, 2026
\$44,911.40	September 1, 2026 through August 31, 2027
\$46,034.19	September 1, 2027 through August 31, 2028
\$47,185.04	September 1, 2028 through August 31, 2029
\$48,364.67	September 1, 2029 through August 31, 2030
\$49,573.78	September 1, 2030 through August 31, 2031
\$50,813.12	September 1, 2031 through August 31, 2032
\$52,083.45	September 1, 2032 through August 31, 2033

14 Said monthly sums shall be payable, in advance, on the first day of the month or as soon  
15 thereafter as a warrant can be issued in the normal course of County's business;  
16 provided, however, in the event rent is owing for any period during the term hereof which  
17 is for less than one (1) full calendar month is owing said rent shall be pro-rated based  
18 upon the actual number of days of said month.

19           **3. Percentage Increase.** Section 5.2 of the Lease is hereby deleted in its  
20 entirety.

21           **4. County's Right to Early Termination.** Section 6.4 of the Lease is  
22 amended by adding the following: The County shall have the option to terminate the  
23 Lease, without cause, after August 31, 2028, with one-hundred eighty (180) days  
24 advance written notice to Lessor and shall pay three (3) months of the rent as set forth  
25 in Section 5.1 as a penalty.

26           **5. Improvements by Lessor.** Section 11.1 of the Lease shall be amended  
27 to add Subsection 11.1.15 as follows: Lessor, at Lessor's sole cost and expense, shall  
28 construct certain tenant improvements, as set forth in Exhibit A-2. Lessor agrees to set



1 forth the sum of One Hundred Nine Thousand, Seven Hundred Five Dollars (\$109,705)  
2 to be used at County's request for Tenant Improvements after sixty-one (61) months of  
3 the Extension Term.

4 County's responsibility for hard-walled offices shall include packing and moving  
5 files, removal of personal property, file cabinets, chairs, computers, other electronics,  
6 workstations and telephones. Desk furniture shall be dismantled and either removed or  
7 relocated within the hard-walled offices for further movement by carpet vendor. County's  
8 responsibility for cubicles shall include packing, moving freestanding pedestal files,  
9 chairs, personal property, and lifting any wiring off the floor for clear access. Computers  
and telephones to remain on cubical surfaces.

10 **6. Custodial Services Requirements For Leased Facilities.** Section E of  
11 Exhibit E shall be amended as follows: Section E.1.c shall be moved to become Section  
12 F.1.b such that the carpet cleaning shall become an annual task.

13 **7. Notice.** Section 19.18 of the Lease shall be amended by replacing the  
14 notification addresses set forth therein as follows:

15 **County's Notification Address:**

16 County of Riverside  
17 Facilities Management  
18 Real Estate Division  
19 3450 14<sup>th</sup> Street, Suite 200  
20 Riverside, CA 92501  
21 Attn: Deputy Director of Real Estate  
22 FM-Leasing@Rivco.org  
23 Telephone: (951) 955-4820

24 **Lessor's Notification Address:**

25 STEWART GROUP TEMECULA, LLC  
26 2612 26<sup>TH</sup> St.  
27 Santa Monica, CA 90405

1           **7. Capitalized Terms. SECOND AMENDMENT TO PREVAIL.** The  
2 provisions of this Second Amendment shall prevail over any inconsistency or conflicting  
3 provisions of the Lease, as heretofore amended, and shall supplement the remaining  
4 provisions thereof.

5           **8. Miscellaneous.** Except as amended or modified herein, all the terms of the  
6 Lease shall remain in full force and effect and shall apply with the same force and effect.  
7 If any provisions of this Second Amendment or the Lease shall be determined to be  
8 illegal or unenforceable, such determination shall not affect any other provision of the  
9 Lease and all such other provisions shall remain in full force and effect. The language  
10 in all parts of the Lease shall be construed according to its normal and usual meaning  
11 and not strictly for or against either Lessor or Lessee. Neither this Second Amendment,  
12 nor the Lease, nor any notice nor memorandum regarding the terms hereof, shall be  
13 recorded by Lessee.

14           **9. Effective Date.** This Second Amendment shall not be binding or  
15 consummated until its approval by the Riverside County Board of Supervisors and fully  
16 executed by the Parties.


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(SIGNATURE ON NEXT PAGE)

1           **In Witness Whereof**, the Parties have executed this Second Amendment as of  
2 the date first written above.

3 Dated: 8/29/23  
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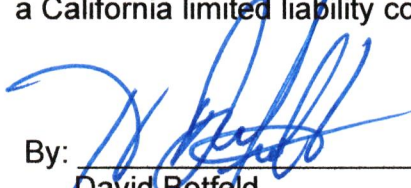
5  
6 COUNTY:

7 COUNTY OF RIVERSIDE,  
8 a political subdivision of the State of  
9 California


10 By:   
11 Kevin Jeffries, Chair  
12 Board of Supervisors

LESSOR:

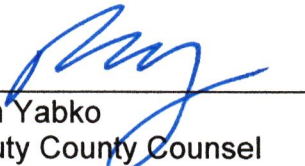
THE STEWART GROUP TEMECULA, LLC,  
a California limited liability company

By:   
David Botfeld  
Its: LLC Member

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14 ATTEST:  
15 Kimberly Rector  
16 Clerk of the Board

17 By:   
Deputy

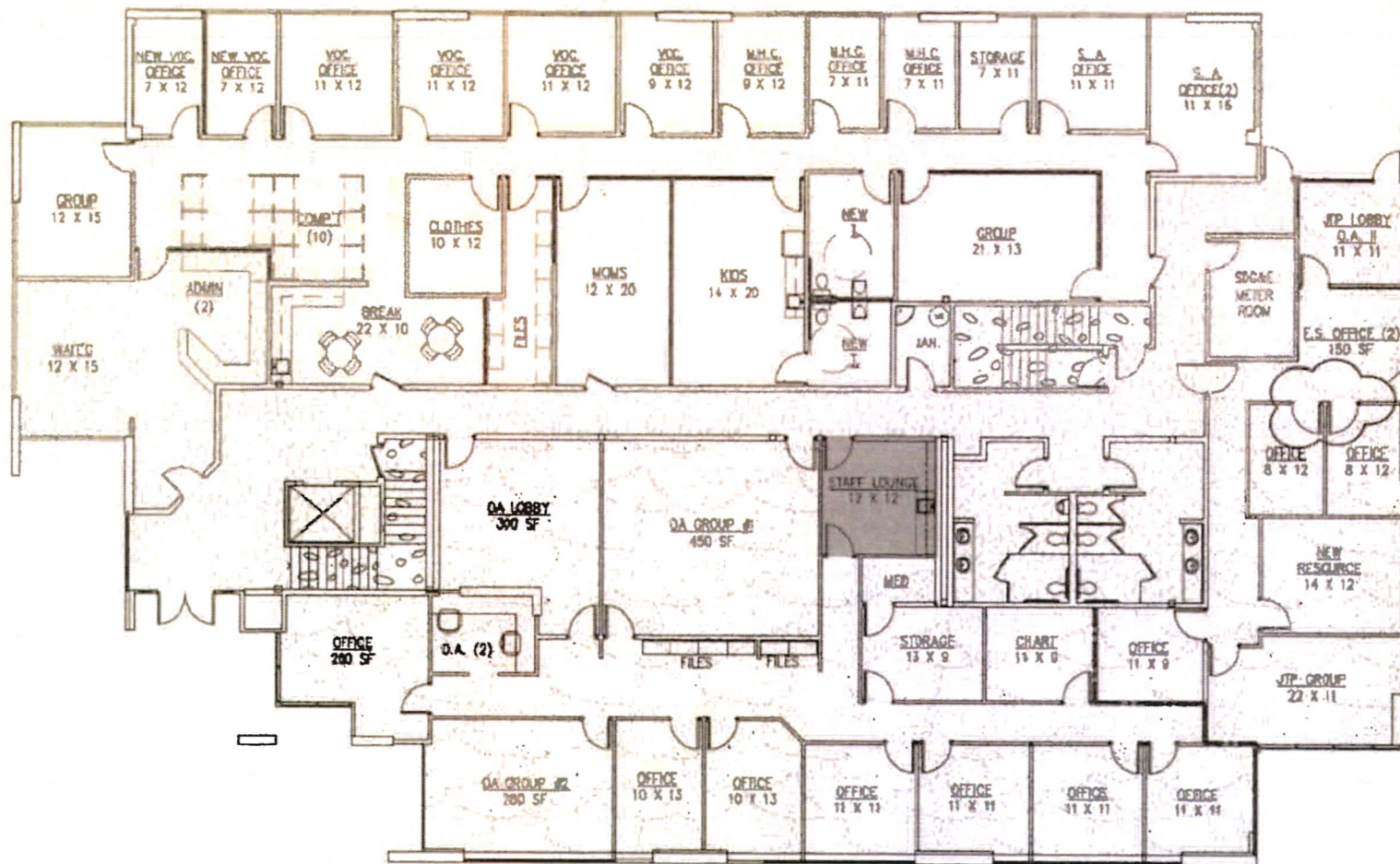
18  
19 APPROVED AS TO FORM:  
20 Minh C. Tran  
21 COUNTY COUNSEL








22 By:   
23 Ryan Yabko  
24 Deputy County Counsel

25  
26 JG:sc/03132023TM036/30.911  
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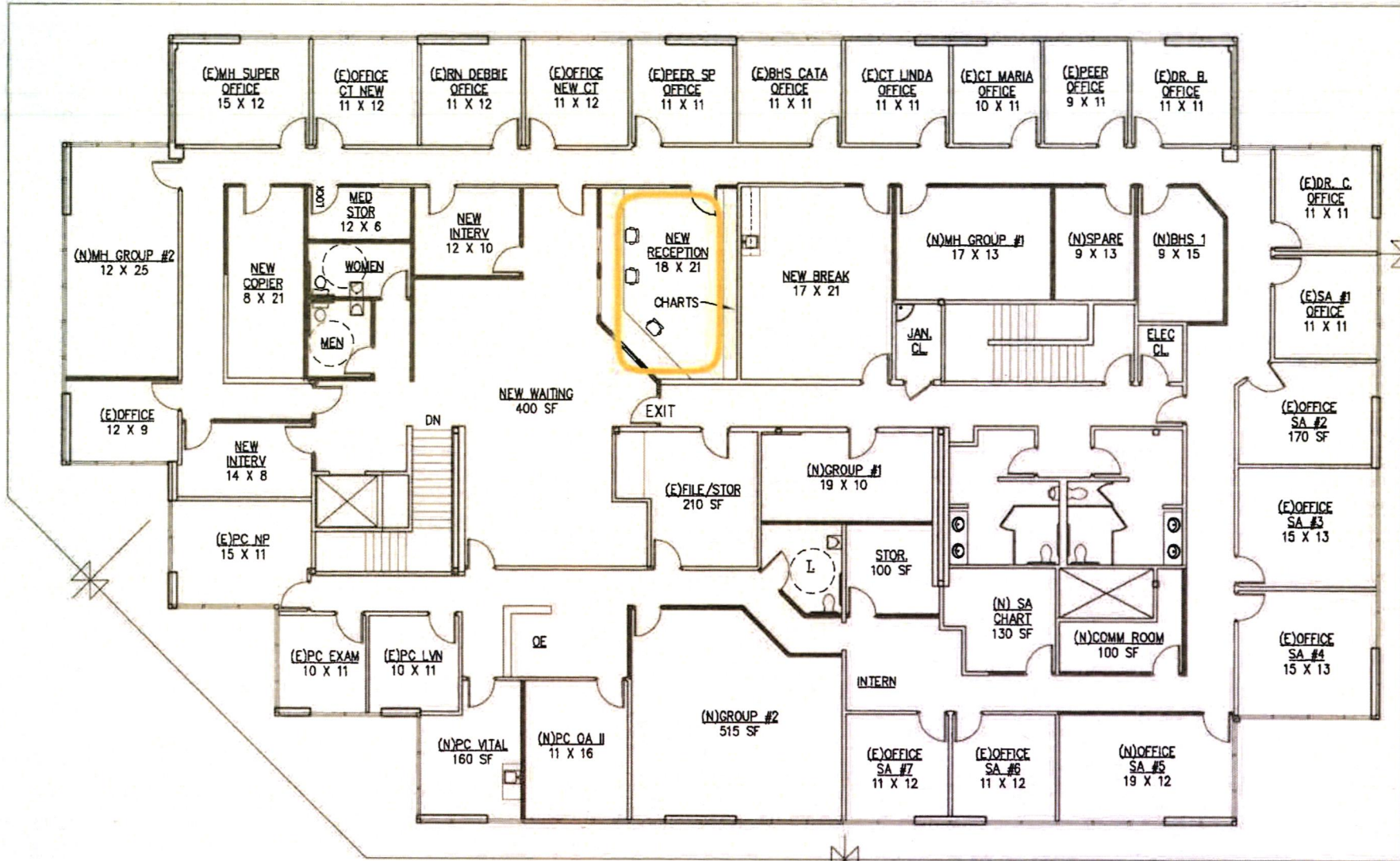


- |   |   |   |                                |
|---|---|---|--------------------------------|
|  | Flooring to remain  |  | LVT to match existing          |
|  | Nothing to be done  |  | Breakroom as close as possible |
|  | Broadloom Carpet to be installed in mutually agreeable color. |  | Clean Carpet                   |
|   |   |  | Waxed                          |

\*Patch and Paint throughout Premises as necessary.  
Do major touch up on walls as necessary if color does not match walls to be painted corner to corner. Personal items to be removed prior to painting and replaced by Tenant. Texture walls in repaired areas as necessary. Repaint existing colors only. No color change, will color match if no formula available.



MH ADULT SERVICES



Water bottle hydration station will be added to current location of drinking fountain.  
Patch and paint throughout. New carpet behind reception area. Reception area is circled in yellow.

INTEGRATED HEALTH

SUBSTANCE ABUSE

SECOND FLOOR - SPACE STUDY PLAN "B"

1/16" = 1'-0"



13MAY13

**HIGHLANDS 1 OFFICE**  
40925 COUNTY CENTER DRIVE  
TEMECULA, CALIFORNIA

WESTMAR  
PROPERTY  
MANAGEMENT

COUNTY OF RIVERSIDE

STEPHEN G BROWN  
PLANNING+DESIGN

# Exhibit A

**FY 2023/24**  
**RUHS-Behavioral Health**  
**40925 County Center Drive, Temecula**

**ESTIMATED AMOUNTS**

**Total Square Footage to be Leased:**

Current Office:	21,941 SQFT	
Approximate Cost per SQFT(Jul - Aug)	\$ -	
Approximate Cost per SQFT(Sept - Jun)	\$ 1.95	
Lease Cost per Month(Jul - Aug)	\$ -	
Lease Cost per Month(Sept - Jun)	\$ 42,747.32	
Total Lease Cost(Jul - Aug)		\$ -
Total Lease Cost(Sept - Jun)		\$ 427,473.20
<b>Total Estimated Lease Cost for FY 2023/24</b>		<b>\$ 427,473.20</b>

**Estimated Additional Costs:**

Utility Cost per SQFT	\$ 0.12	
Estimated Utility Costs per Month	\$ 2,632.92	
Total Estimated Utility Cost(Jul - Jun)		\$ 26,329.20
<b>Total Estimated Utility Cost for FY 2023/24</b>		<b>\$ 26,329.20</b>
FM Lease Management Fee as of 7/1/2023	4.86%	\$ 20,775.20
<b>TOTAL ESTIMATED COST FOR FY 2023/24</b>		<b>\$ 474,577.60</b>
<b>TOTAL COUNTY COST</b>	<b>0%</b>	<b>\$ -</b>

# Exhibit B

**FY 2024/25**  
**RUHS-Behavioral Health**  
**40925 County Center Drive, Temecula**

**ESTIMATED AMOUNTS**

**Total Square Footage to be Leased:**

Current Office:	21,941	SQFT	
Approximate Cost per SQFT(Jul - Aug)	\$ 1.95		
Approximate Cost per SQFT(Sept - Jun)	\$ 1.95		
Lease Cost per Month(Jul - Aug)		\$ 42,747.32	
Lease Cost per Month(Sept - Jun)		\$ 42,747.32	
Total Lease Cost(Jul - Aug)		\$	85,494.64
Total Lease Cost(Sept - Jun)		\$	427,473.20
<b>Total Estimated Lease Cost for FY 2024/25</b>		<b>\$</b>	<b>512,967.84</b>

**Estimated Additional Costs:**

Utility Cost per SQFT	\$ 0.12		
Estimated Utility Costs per Month		\$ 2,632.92	
Total Estimated Utility Cost(Jul - Jun)		\$	31,595.04
<b>Total Estimated Utility Cost for FY 2024/25</b>		<b>\$</b>	<b>31,595.04</b>
FM Lease Management Fee as of 7/1/2023	4.86%	\$	24,930.24
<b>TOTAL ESTIMATED COST FOR FY 2024/25</b>		<b>\$</b>	<b>569,493.12</b>
<b>TOTAL COUNTY COST</b>	<b>0%</b>	<b>\$</b>	<b>-</b>



## Exhibit C

**FY 2025/26 to 2033/34  
RUHS-Behavioral Health  
40925 County Center Drive, Temecula**

**ESTIMATED AMOUNTS**

**Total Square Footage to be Leased:**

Current Office:

21,941 SQFT

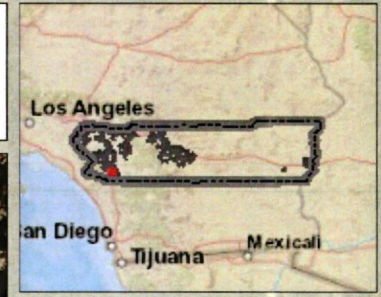
	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
Approximate Cost per SQFT(Jul - Aug)	\$ 1.95	\$ 2.00	\$ 2.05	\$ 2.10	\$ 2.15	\$ 2.20	\$ 2.26	\$ 2.32	\$ 2.37
Approximate Cost per SQFT(Sept - Jun)	\$ 2.00	\$ 2.05	\$ 2.10	\$ 2.15	\$ 2.20	\$ 2.26	\$ 2.32	\$ 2.37	\$ -
Lease Cost per Month(Jul - Aug)	\$ 42,747.32	\$ 43,816.00	\$ 44,911.40	\$ 46,034.19	\$ 47,185.04	\$ 48,364.67	\$ 49,573.78	\$ 50,813.12	\$ 52,083.45
Lease Cost per Month(Sept - Jun)	\$ 43,816.00	\$ 44,911.40	\$ 46,034.19	\$ 47,185.04	\$ 48,364.67	\$ 49,573.78	\$ 50,813.12	\$ 52,083.45	\$ -
Total Lease Cost(Jul - Aug)	\$ 85,494.64	\$ 87,632.00	\$ 89,822.80	\$ 92,068.38	\$ 94,370.08	\$ 96,729.34	\$ 99,147.56	\$ 101,626.24	\$ 104,166.90
Total Lease Cost(Sept - Jun)	\$ 438,160.00	\$ 449,114.00	\$ 460,341.90	\$ 471,850.40	\$ 483,646.70	\$ 495,737.80	\$ 508,131.20	\$ 520,834.50	\$ -
<b>Total Estimated Lease Cost for FY 2025/26 to 2033/34</b>	<b>\$ 523,654.64</b>	<b>\$ 536,746.00</b>	<b>\$ 550,164.70</b>	<b>\$ 563,918.78</b>	<b>\$ 578,016.78</b>	<b>\$ 592,467.14</b>	<b>\$ 607,278.76</b>	<b>\$ 622,460.74</b>	<b>\$ 104,166.90</b>
<b><u>Estimated Additional Costs:</u></b>									
Utility Cost per SQFT	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12
Estimated Utility Costs per Month	\$ 2,632.92	\$ 2,632.92	\$ 2,632.92	\$ 2,632.92	\$ 2,632.92	\$ 2,632.92	\$ 2,632.92	\$ 2,632.92	\$ 2,632.92
<b>Total Estimated Utility Cost for FY 2025/26 to 2033/34</b>	<b>\$ 31,595.04</b>	<b>\$ 31,595.04</b>	<b>\$ 31,595.04</b>	<b>\$ 31,595.04</b>	<b>\$ 31,595.04</b>	<b>\$ 31,595.04</b>	<b>\$ 31,595.04</b>	<b>\$ 31,595.04</b>	<b>\$ 5,265.84</b>
FM Lease Management Fee as of 7/1/2023 4.86%	\$ 25,449.62	\$ 26,085.86	\$ 26,738.00	\$ 27,406.45	\$ 28,091.62	\$ 28,793.90	\$ 29,513.75	\$ 30,251.59	\$ 5,062.51
<b>TOTAL ESTIMATED COST FOR FY 2025/26 to 2033/34</b>	<b>\$ 580,699.30</b>	<b>\$ 594,426.90</b>	<b>\$ 608,497.74</b>	<b>\$ 622,920.27</b>	<b>\$ 637,703.44</b>	<b>\$ 652,856.08</b>	<b>\$ 668,387.55</b>	<b>\$ 684,307.37</b>	<b>\$ 114,495.25</b>

F11 Total Cost \$ 6,208,364.61  
 F11 Total County Cost 0% \$ -



# Riverside University Health System - Behavioral Health

40925 County Center Drive, Suite 100, 110, 140, 200, Temecula



- Legend**
- Parcel APNs
  - Parcels
  - County Centerline Names
  - County Centerlines
  - Blueline Streams



**\*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.

**Notes**  
APN: 910110085  
District 3  
Location outlined in black



REPORT PRINTED ON... 8/11/2023 9:46:50 AM

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MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**3.21**  
(MT21391)

On motion of Supervisor Spiegel, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from Facilities Management regarding the Approval of Second Amendment to Lease - Riverside University Health System - Behavioral Health, Temecula, 10 Year Lease Extension, California Environmental Quality Act Exempt pursuant to State CEQA Guidelines Sections 15301 and 15061(b)(3); District 3 is continued to Tuesday, August 29, 2023, at 9:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Perez, Washington, and Gutierrez  
Nays: None  
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on August 1, 2023, of Supervisors Minutes.

(seal)

WITNESS my hand and the seal of the Board of Supervisors  
Dated: August 1, 2023  
Kimberly A. Rector, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

By: *Kimberly A. Rector* Deputy

AGENDA NO.  
**3.21**

xc: FM, RUHS-BH, COB