

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



ITEM: 3.17  
(ID # 23894)

MEETING DATE:  
Tuesday, April 02, 2024

FROM : FACILITIES MANAGEMENT:

**SUBJECT:** FACILITIES MANAGEMENT - REAL - ESTATE (FM-RE) AND RUHS - DEPARTMENT OF PUBLIC HEALTH/WIC: Ratification and approval of Fifth Amendment to Lease with Heacock Business Center, LLC for the real property located at 13800 Heacock Street, Moreno Valley, One Year Extension, California Environmental Quality Act Exempt, pursuant to State CEQA Guidelines Sections 15301 and 15061(b)(3); District 5. [Total Cost \$145,818 - 100% Federal Department Budget - General Fund 10000] (Clerk to File the Notice of Exemption)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption, and Section 15061(b)(3), "Common Sense" Exemption;

Continued on Page 2

**ACTION:Policy**

  
Kim Saruwatari, Director of Public Health 3/6/2024

  
Vincent Yzaguirre 3/12/2024

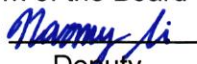
  
Rose Salgado, Director of Facilities Management 3/14/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: April 2, 2024  
xc: FM-RE, RUHS-WIC, Recorder/State Clearinghouse

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

**RECOMMENDED MOTION:** That the Board of Supervisors:

2. Ratify and approve the Fifth Amendment to Lease with Heacock Business Center LLC, and authorize the Chair 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 and the State Clearinghouse within five (5) business days of approval by the Board.

<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>	\$36,459	\$109,359	\$145,818	\$
<b>NET COUNTY COST</b>	\$	\$	\$	\$
<b>SOURCE OF FUNDS:</b> Federal 100% (WIC) – General Fund 10000			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	23/24-24/25

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

**BACKGROUND:**

**Summary**

Since November 7, 2007, Riverside University Health System - Public Health (RUHS-Public Health) has been under a lease for its Women Infants and Childrens Program at 13800 Heacock Street, Suite 125, Building D in Moreno Valley. This Fifth Amendment to Lease (Amendment), will extend the term for one-year effective April 1, 2024, through March 31, 2025, while future occupancy requirements are considered.

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

The Amendment is summarized below:

Location: 13800 Heacock Street, Suite D125  
Moreno Valley, CA 92553

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

Lessor: Heacock Business Center, LLC  
225 W. Hospitality Lane, Suite 315  
San Bernardino, CA 92408

Size: 5,717 Square Feet

Rent: Current: \$1.86 per Sq. Ft.  
\$10,617.11 per Month  
\$127,405.32 per Year

New: \$1.91 per Sq. Ft.  
\$10,935.63 per Month  
\$131,227.56 per Year

Term: One year commencing April 1, 2024, through March 31, 2025

Utilities: County pays electricity and Lessor pays for gas, water, refuse collection, and sewer services

Maintenance: Lessor

Custodial: Lessor

**Impact on Citizens and Businesses**

This RUHS – Public Health WIC Facility will continue to serve residents in the region.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

All associated costs for this Amendment will be budgeted in FY23/24 through FY24/25 and will reimburse FM-RE for all associated costs monthly.

**Contract History and Price Reasonableness**

The lease has been amended four times previously for rent adjustments, extensions to the term, and tenant improvements.

Lease & Amendments

Lease

First Amendment

Second Amendment

Third Amendment

Fourth Amendment

Date and M.O.

November 7, 2007

July 29, 2008 (M.O. 3.68)

May 24, 2011 (M.O. 3.30)

May 2, 2017 (M.O. 3.17)

November 5, 2019 (M.O. 3.37)

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

**ATTACHMENTS:**

- Fifth Amendment
- Exhibits A & B
- Notice of Exemption
- Aerial

MH:sc/1302024/MV012/30.XXX


*Veronica Santillan*  
Veronica Santillan, Principal Management Analyst 3/26/2024

*Aaron Gettis*  
Aaron Gettis, Chief of Deputy County Counsel 3/21/2024

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

**FILED / POSTED**  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder  
E-202400372  
04/03/2024 09:42 AM Fee: \$ 50.00  
Page 1 of 2

Removed: \_\_\_\_\_ By: \_\_\_\_\_ Deputy \_\_\_\_\_



**NOTICE OF EXEMPTION**

January 9, 2024

**Project Name:** Approval of Fifth Amendment to the Lease Agreement with Heacock Business Center, LLC, and the Riverside University Health System-Department of Public Health/Women, Infants, and Children (RUHS-PH/WIC), Moreno Valle

**Project Number:** FM042462001200

**Project Location:** 13800 Heacock Street, Suite D215, north of Alessandro Boulevard, Moreno Valley, California 92553, Assessor's Parcel Number (APN) 482-180-075

**Description of Project:** RUHS-PH has operated its WIC program at 13800 Heacock Street, Building D, Suite 125 since November 7, 2007. The Department is now seeking a Fifth Amendment which will extend the term of the Lease Agreement for one year, effective April 1, 2024 through March 31, 2025. The Fifth Amendment to the Lease Agreement is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is limited to the extension of term for a Lease of an existing building and no expansion of the existing facility will occur. The operation of the facility will continue to provide public health services. No additional direct or indirect physical environmental impacts are anticipated.

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

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

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

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





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**FIFTH AMENDMENT TO LEASE**

**13800 Heacock Street, Suite 125, Building D, Moreno Valley**

This **FIFTH AMENDMENT TO LEASE** ("Fifth Amendment") dated as of April 02, 2024 is entered by and between the **COUNTY OF RIVERSIDE**, a political subdivision of the State of California, ("County"), as Lessee, and **HEACOCK BUSINESS CENTER, LLC**, a California Limited Liability Company ("Lessor"), hereinafter collectively referred to as the "Parties" or individually as a "Party."

**RECITALS:**

A. Lessor and County entered into that certain Lease dated November 7, 2007, (the "Original Lease"), pursuant to which Lessor has agreed to lease to County, and County has agreed to lease from Lessor, that certain building located at 13800 Heacock Street, Moreno Valley, California, (the "Building"), as more particularly described in the Original Lease (the "Premises").

B. The Original Lease has been amended by;

i. That certain First Amendment to Lease dated July 29, 2008, by and between the County of Riverside and Heacock Business Center, LLC, (the "First Amendment"), whereby the Parties agreed to increase the square footage, extend the term, modify the rent and annual escalator, perform certain improvements to the leased space, update the custodial services hours of operations, and modify the options to renew and options to terminate Lease.

ii. That certain Second Amendment to Lease dated May 24, 2011, by and between the County of Riverside and Heacock Business Center, LLC, (the "Second Amendment"), whereby parties agreed to extend the term, modify the rent and annual escalator, perform certain tenant improvements, and change the custodial services provider.

iii. That certain Third Amendment to Lease dated May 2, 2017 by and between the County of Riverside and Heacock Business Center, LLC, (the

APR 02 2024 3.17

1 "Third Amendment"), whereby the parties agreed to extend the term, modify the rent,  
2 perform certain tenant improvements, confirmed the square footage, and modified the  
3 custodial responsibilities.

4 iv. That certain Fourth Amendment to Lease dated  
5 November 5, 2019, by and between the County of Riverside and Heacock Business  
6 Center, LLC, (the "Fourth Amendment"), whereby the parties agreed to extend the  
7 term, modify the rent, and perform certain tenant improvements.

8 C. The Original lease together with the Amendments are collectively  
9 referred to hereinafter as the "Lease".

10 D. County and Lessor desire to amend the Lease to extend the lease  
11 term, modify the rental amounts, and update the address for both parties under  
12 Notices.

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

15 1. **TERM:** Section 3 (a) of the Lease is hereby amended to read as follows:  
16 The term of this Lease shall be extended for (1) one year, commencing April 1, 2024,  
17 and expiring March 31, 2025 ("Extended Term").

18 2. **RENT:** Section 4 of the Lease is hereby amended to read as follows:  
19 County shall pay the sum of ten thousand nine hundred thirty-five and  
20 sixty-three cents (\$10,935.63) per month to Lessor as rent for the Leased Premises,  
21 payable in advance, on the first day of the month or as soon thereafter as a warrant  
22 can be issued in the normal course of County's business.

23 3. **NOTICES.** Section 10 of the Lease is hereby amended to read as  
24 follows:

25 County's Notification Address:  
26 Facilities Management – Real Estate Division  
27 3450 14<sup>th</sup> Street, Suite 200  
28 Riverside, CA 92501



1 Lessor's Notification Address:

2 Heacock Business Center, LLC  
3 225 W. Hospitality Lane, Suite 315  
4 San Bernardino, CA 92408

5 **4. FIFTH AMENDMENT TO PREVAIL.** The provisions of this Fifth  
6 Amendment shall prevail over any inconsistency or conflicting provisions of the Lease,  
7 as heretofore amended, and shall supplement the remaining provisions thereof.

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

21 **6. CAPITALIZED TERMS.** Fifth Amendment to prevail. Unless defined  
22 herein or the context requires otherwise, all capitalized terms herein shall have the  
23 meaning defined in the Lease, as heretofore amended. The provisions of this Fifth  
24 Amendment shall prevail over any inconsistency or conflicting provisions of the Lease,  
25 as heretofore amended, and shall supplement the remaining provisions thereof.

26 **7. EFFECTIVE DATE.** This Fifth Amendment to Lease shall not be binding  
27 or consummated until its approval by the Riverside County Board of Supervisors and  
28 fully executed by all Parties.

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**In Witness Whereof**, the Parties have executed this Fifth Amendment as of the

date first written above.

Dated: 4/02/2024


**COUNTY:**

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

**LESSOR:**

HEACOCK BUSINESS CENTER, LLC

By:   
Chuck Washington, Chair  
Board of Supervisors

By:   
Donald Lam, Managing Member

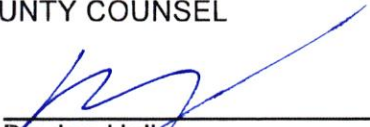
**ATTEST:**

Kimberly A. Rector  
Clerk of the Board

By:   
Deputy

**APPROVED AS TO FORM:**

Minh C. Tran  
COUNTY COUNSEL

By:   
Braden Holly,  
Deputy County Counsel

MH;il/02022024/ MV012/40.033

APR 02 2024 3.17

# Exhibit A

**FY 2023/24**

**Public Health WIC (MV012)**

**13800 Heacock Street, Suite D-125, Moreno Valley, CA 92553**

## ***ESTIMATED AMOUNTS***

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

Current Office:	5,717	SQFT	
Approximate Cost per SQFT (Jul-Mar)	\$	-	
Approximate Cost per SQFT (Apr-Jun)	\$	1.91	
Lease Cost per Month (Jul-Mar)	\$	-	
Lease Cost per Month (Apr-Jun)	\$	10,935.63	
Total Lease Cost (Jul-Mar)	\$	-	
Total Lease Cost (Apr-Jun)	\$	32,806.89	
<b>Total Estimated Lease Cost for FY 2023/24</b>	<b>\$</b>	<b>32,806.89</b>	

### **Estimated Additional Costs:**

Utility Cost per SQFT			
Estimated Utility Costs per Month	0.12	\$ 686.04	
Total Estimated Utility Cost (Jul-Mar)		\$	-
Total Estimated Utility Cost (Apr-Jun)		\$	2,058.12
<b>Total Estimated Utility Cost for FY 2023/24</b>		<b>\$</b>	<b>2,058.12</b>
FM Lease Management Fee as of 07/01/2023	4.86%	\$	1,594.41
<b>TOTAL ESTIMATED COST FOR FY 2023/24</b>		<b>\$</b>	<b>36,459.42</b>
<b>TOTAL COUNTY COST</b>	<b>0%</b>	<b>\$</b>	<b>-</b>

# Exhibit B

**FY 2024/25**

**Public Health WIC (MV012)**

**13800 Heacock Street, Suite D-125, Moreno Valley, CA 92553**

## ***ESTIMATED AMOUNTS***

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

Current Office:	5,717	SQFT		
Approximate Cost per SQFT (Jul-Mar)	\$	1.91		
Approximate Cost per SQFT (Apr-Jun)	\$	-		
Lease Cost per Month (Jul-Mar)		\$	10,935.63	
Lease Cost per Month (Apr-Jun)		\$	-	
Total Lease Cost (Jul-Mar)			\$	98,420.67
Total Lease Cost (Apr-Jun)			\$	-
<b>Total Estimated Lease Cost for FY 2024/25</b>			<b>\$</b>	<b>98,420.67</b>

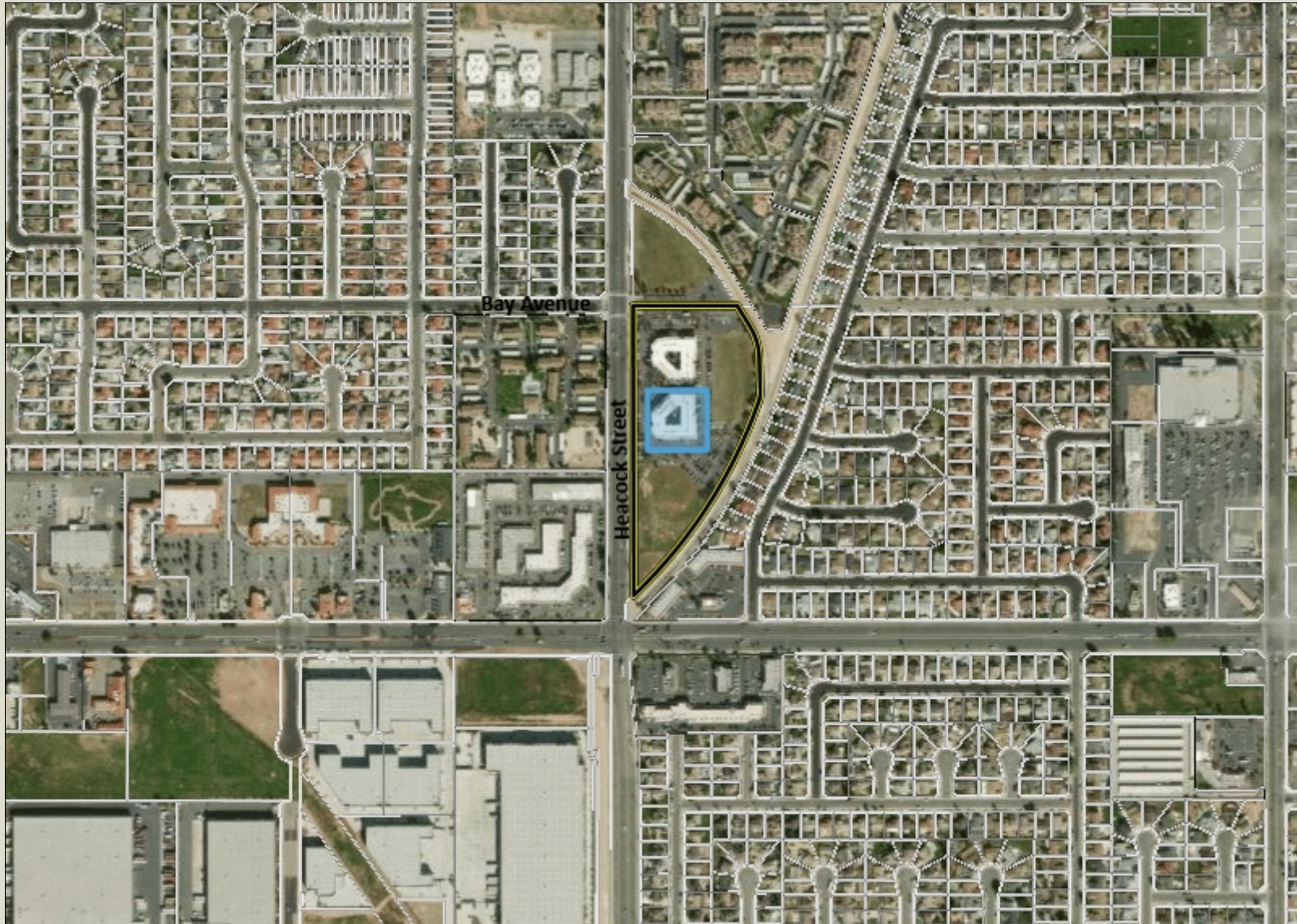
### **Estimated Additional Costs:**

Utility Cost per SQFT				
Estimated Utility Costs per Month	0.12	\$	686.04	
Total Estimated Utility Cost (Jul-Mar)			\$	6,174.36
Total Estimated Utility Cost (Apr-Jun)			\$	-
<b>Total Estimated Utility Cost for FY 2024/25</b>			<b>\$</b>	<b>6,174.36</b>
FM Lease Management Fee as of 07/01/2024	4.84%		\$	4,763.56
<b>TOTAL ESTIMATED COST FOR FY 2024/25</b>			<b>\$</b>	<b>109,358.59</b>
<b>TOTAL COUNTY COST</b>	<b>0%</b>		<b>\$</b>	<b>-</b>




# RUHS - Public Health WIC

13800 Heacock, Suite D125, Moreno Valley, CA 92553



### Legend

 Parcels, County



**\*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

Leased area outlined in blue.  
APN 482-180-075  
District 5

0 752 1,505 Feet

REPORT PRINTED ON... 1/8/2024 12:49:49 PM

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