

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



**ITEM: 3.10
(ID # 27246)**

MEETING DATE:

Tuesday, April 08, 2025

FROM : FACILITIES MANAGEMENT AND RUHS

SUBJECT: FACILITIES MANAGEMENT – REAL ESTATE (FM-RE) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM - BEHAVIORAL HEALTH: Approval of Second Amendment to Lease with Pierce Group - Calle Tampico LLC, RUHS-BH, La Quinta, Three-Year Lease Extension, California Environmental Quality Act Exempt per State CEQA Guidelines sections 15301 and 15061(b)(3), District 4. [Total Cost: \$1,227,461 - RUHS-BH Department Fund 10000 - Federal 40%, State 60%] (Clerk of the Board to file Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Existing Facilities Exemption and Section 15061(b)(3), "Common Sense" exemption;
2. Approve the attached Second Amendment to extend Lease with Pierce Group – Calle Tampico, LLC, an Idaho limited liability company, 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;
4. Authorize the Director of Facilities Management, or designee, to exercise any Options pursuant to Section 6 of the Lease; and
5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk and State Clearinghouse within five (5) working days from Board approval.

ACTION:Policy, CIP


Vincent Yzaguirre 3/26/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: April 8, 2025
xc: FM, RUHS, State Clearinghouse, 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
COST	\$18,869	\$400,027	\$1,227,461	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: RUHS-BH Department Fund 10000 - Federal 40%, State 60%			Budget Adjustment: No	
			For Fiscal Year: 24/25-27/28	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside (County) entered into a lease agreement with the predecessor-in-interest of Pierce Group – Calle Tampico LLC, an Idaho limited liability company (Lessor), at 78-140 Calle Tampico, La Quinta, CA on December 13, 2016, for use by Riverside University Health System – Behavioral Health (RUHS-BH) Transitional Age Youth (TAY) program (Lease). The location continues to meet the needs of RUHS-BH, and this proposed second amendment to Lease between the County and Lessor will extend the term three years with an annual 2.5% rent increase and modify County’s Right to Early Termination (Second Amendment).

Pursuant to the California Environmental Quality Act (CEQA), the Second Amendment was reviewed and determined to be exempt from CEQA under State CEQA Guidelines Section 15301, Existing Facilities Exemption, and Section 15061(b)(3), “Common Sense” exemption. The proposed project, the Second Amendment, is an extension of a lease involving existing facilities and no expansion of an existing use will occur.

The Second Amendment is summarized as follows:

Lessor:	Pierce Group – Calle Tampico, LLC 78060 Calle Estado La Quinta, CA 92253	
Location:	78-140 Calle Tampico La Quinta, CA 92253	
Term:	Three (3) years, commencing June 14, 2025, and expiring June 13, 2028.	
Size:	Approximately 13,719 sq. ft.	
Rent:	<u>Current:</u> \$2.15 per sq. ft. \$29,454.37 per month \$353,452.44 per year	<u>New:</u> \$2.20 per sq. ft. \$30,190.73 per month \$362,288.76 per year
Rent Adjustment:	Two and one-half percent (2.5%) annually, commencing June 14, 2026.	

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

Option to Terminate: Option to Terminate Lease after June 14, 2025, with ninety (90) days advance written notice to Lessor.

Utilities: Lessor to provide.

Custodial: Lessor to provide.

Maintenance: Lessor to provide.

Impact on Citizens and Businesses

This facility will continue to provide health services and a positive impact on residents and local business. The facility provides peer services, clinical assessment services, individual and group therapy, and medication management to clients ages 16-25.

Additional Fiscal Information

All the associated costs for this Second Amendment will be budgeted in FY 2024/25 through 2027/28 through the RUHS-Behavioral Health budget. RUHS-Behavior Health will reimburse FM-RE for all associated lease costs on a monthly basis.

Contract History

The Original Lease Agreement was entered into between the County and the Lessor on December 13, 2016, and commenced June 14, 2017. The Lease was amended by the First Amendment dated December 13, 2022, to extend the term three (3) years, amend the rental amount and yearly percentage increase, modify the County's Right to Early Termination, and update the Notice section.

ATTACHMENTS:

- Second Amendment to Lease
- Notice of Exemption
- Financial Exhibit
- Aerial Map

LQ007/FM042430000700


Evangelina Gregorio EO, Principal Mgmt Analyst

3/27/2025

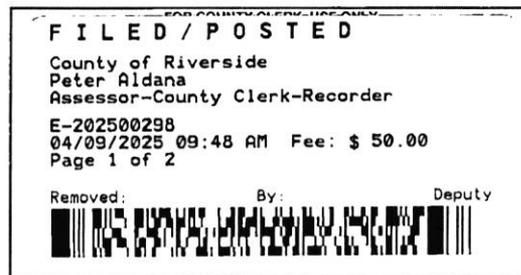

Ryan Yabko

3/27/2025


Aaron Gettis, Chief of Deputy County Counsel

3/27/2025

County of Riverside
Facilities Management-PMO
3450 14th Street, 2nd Floor, Riverside, CA



NOTICE OF EXEMPTION

February 24, 2025

Project Name: Approval of Second Amendment to Lease Agreement, Riverside University Health System Department of Behavioral Health (RUHS-BH), Calle Tampico, La Quinta

Project Number: FM042430000700

Project Location: 78-140 Calle Tampico, Suite 200, west of Washington Street, La Quinta, California 92253, Assessor's Parcel Number (APN) 770-020-023

Description of Project: The County of Riverside, a political subdivision of the State of California, (County), entered into a lease agreement with Pierce Group – Calle Tampico LLC, an Idaho limited liability company, (Lessor), at 78140 Calle Tampico, La Quinta, CA on December 13, 2016, for use by Riverside University Health System – Behavioral Health's (RUHS-BH) TAY program. RUHS-BH will continue to occupy the facility, and this proposed Second Amendment to Lease between the County and Lessor will extend the term, amend the rental amount and yearly percentage increase, and modify County's Right to Early Termination. The Second Amendment to the Lease Agreement with Pierce Group – Calle Tampico, LLC, is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the extension of term involving existing facilities; no expansion of the existing facility will occur. The operation of the facility will continue to provide public behavioral health services. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County

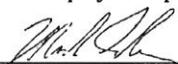
Name of Person or Agency Carrying Out Project: Riverside County Facilities Management

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 extension of term, rental adjustment, and modifications to the Right to Early Termination and Notice sections of the existing Lease regarding behavioral health services for RUHS-BH. 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 three-year extension of the Lease Agreement and minor administrative contractual modifications to the Lease will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. No impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Therefore, the County of Riverside Facilities Management hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  Date: 2-24-2025
 Mike Sullivan
 County of Riverside, Facilities Management



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 25-104882

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202500298
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		\$50.00
Total		\$50.00
Tender (On Account)		\$50.00
Account#	CEQARIVCOFM	
Account Name	CEQARIVCOFM - RIVERSIDE COUNTY FACILITIES MANAGEMENT	
Balance	\$7,185.75	

4/9/25, 9:48 AM PST
Gateway Public Service

Document Root (Read-Only)

Selected Document

2025040511 - NOE - Approval of Second Amendment to Lease Agreement, Riverside University Health System Department of Behavioral Health (RUHS-BH), Calle Tampico, La Quinta

Riverside County
Created - 4/9/2025 | Submitted - 4/9/2025 | Posted - 4/9/2025 | Received - 4/9/2025 | Published - 4/9/2025
Whitney N Mayo

Document Details

Public Agency

Riverside County

Document Type

Notice of Exemption

Document Status

Published

Title

Approval of Second Amendment to Lease Agreement, Riverside University Health System Department of Behavioral Health (RUHS-BH), Calle Tampico, La Quinta

Document Description

Project Number: FM042430000700

The County of Riverside, a political subdivision of the State of California, (County), entered into lease agreement with Pierce Group – Calle Tampico LLC, an Idaho limited liability company, (Lessor), at 78140 Calle Tampico, La Quinta, CA on December 13, 2016, for use by Riverside University Health System – Behavioral Health’s (RUHS-BH) TAY program. RUHS-BH will continue to occupy the facility, and this proposed Second Amendment to Lease between the County and Lessor will extend the term, amend the rental amount and yearly percentage increase, and modify County’s Right to Early Termination. The Second Amendment to the Lease Agreement with Pierce Group – Calle Tampico, LLC, is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the extension of term involving existing facilities; no expansion of the existing facility will occur. The operation of the facility will continue to provide public behavioral health services. No additional direct or indirect physical environmental impacts are anticipated.

Attachments (Upload Project Documents)

NOE - Approval of Second Amendment to Lease Agreement - RUHS-BH La Quinta.pdf

Contacts

Riverside County Facilities Mgmt - *Mike Sullivan*
3450 14th Street 2nd Floor
Riverside, CA 92501
Phone: (951) 955-8009
MSullivan@rivco.org

Regions

Southern California

Counties

Riverside

Cities

La Quinta

Location Details

Parcel Number - 770-020-023

Other Location Info

78-140 Calle Tampico, Suite 200, west of Washington Street, La Quinta, California 92253, Assessor's Parcel Number (APN) 770-020-023

Notice of Exemption

Exempt Status

Categorical Exemption

Type, Section Number or Code Number

15301

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. 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 extension of term, rental adjustment, and modifications to the Right to Early Termination and Notice sections of the existing Lease regarding behavioral health services for RUHS-BH. 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. 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.

Exempt Status

Other

Type, Section Number or Code Number

15061(b)(3)

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. 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 three-year extension of the Lease Agreement and minor administrative contractual modifications to the Lease will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. No impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis. Therefore, the County of Riverside Facilities Management hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

County Clerk(s)

Riverside

Signature

Title

Date

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SECOND AMENDMENT TO LEASE
78-140 Calle Tampico, Suite 200
La Quinta, California

This **SECOND AMENDMENT TO LEASE** ("Second Amendment") dated as of APR 08 2025, 2025 is entered by and between **PIERCE GROUP – CALLE TAMPICO LLC**, an Idaho limited liability company ("Lessor"), successor in interest to **EMERALD LA QUINTA, LLC**, and the **COUNTY OF RIVERSIDE**, a political subdivision of the State of California ("County"), sometimes collectively referred to as the "Parties".

RECITALS

a. **EMERALD LA QUINTA, LLC**, as lessor, and County entered into that certain Lease dated December 13, 2016 ("Original Lease") whereby **EMERALD LA QUINTA, LLC** agreed to lease to County and County has agreed to lease from Lessor that certain building located at 78140 Calle Tampico, La Quinta, California ("the Building"), as more particularly described in the Lease ("the Original Premises").

b. County and Lessor entered that certain First Amendment dated December 13, 2022, to extend the term period, amend the rental amount and yearly percentage increase, modify the County's Right to Early Termination and update the Notice section.

c. The Parties now desire to amend the Original Lease with this Second Amendment to extend the term, amend the rental amount and yearly percentage increase, and modify the County's Right to Early Termination.

d. The Original Lease, the First Amendment, and this Second Amendment are collectively referred to as the "Lease."

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

1 **1. Term.** Section 4.1 of the Lease is amended by the following: The term
2 of the Lease shall be extended for a period of three (3) years commencing June 14,
3 2025, and expiring June 13, 2028 (the "Extension Term").

4 **2. Rent.** Section 5.1 of the Lease is hereby amended by the following:
5 County shall pay the sum of Thirty Thousand One Hundred Ninety Dollars and
6 Seventy-Three Cents (\$30,190.73) to Lessor as rent for the Leased Premises, payable,
7 in advance, on the first day of the month or as soon thereafter as a warrant can be
8 issued in normal course of County's business.

9 **3. Percentage Increase.** Section 5.2 of Lease is hereby amended by the
10 following: Notwithstanding the provisions of Section 5.1 herein, the monthly rent shall
11 be increased on each anniversary of this Lease by an amount equal to two- and one-
12 half percent (2.5%) of such monthly rental.

13 **4. County's Right to Early Termination.** Section 6.4 of the Lease is
14 amended by the following: The County shall have the option to terminate the Lease
15 after June 14, 2025, with ninety (90) days advance written notice to Lessor.

16 **5. Capitalized Terms.** SECOND AMENDMENT TO PREVAIL. Unless
17 defined herein or the context requires otherwise, all capitalized terms herein shall have
18 the meaning defined in the Lease, as heretofore amended. The provisions of this
19 Second Amendment shall prevail over any inconsistency or conflicting provisions of the
20 Lease, as heretofore amended, and shall supplement the remaining provisions thereof.

21 **6. Miscellaneous.** Except as amended or modified herein, all the terms of
22 the Lease shall remain in full force and effect and shall apply with the same force and
23 effect. If any provisions of this Second Amendment or the Lease shall be determined
24 to be illegal or unenforceable, such determination shall not affect any other provision of
25 the Lease and all such other provisions shall remain in full force and effect. The
26 language in all parts of the Lease shall be construed according to its normal and usual
27 meaning and not strictly for or against either Lessor or Lessee. Neither this Second
28

1 Amendment, nor the Lease, nor any notice nor memorandum regarding the terms
2 hereof, shall be recorded by Lessee.

3 **7. Effective Date.** This Second Amendment shall not be binding or
4 consummated until its approval by the Riverside County Board of Supervisors and fully
5 executed by the Parties.

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

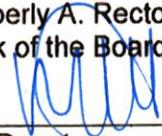
Dated: APR 08 2025

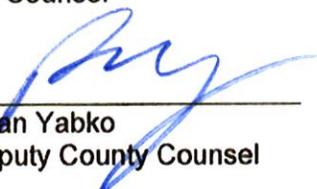
COUNTY:
County of Riverside, a political subdivision of the State of California

LESSOR:
Pierce Group – Calle Tampico LLC, an Idaho limited liability company

By: 
V. Manuel Perez, Chair
Board of Supervisors

By: 
Barry Miller
Its: LLC Member

ATTEST:
Kimberly A. Rector
Clerk of the Board
By: 
Deputy

Approved as to Form:
Minh C. Tran
County Counsel
By: 
Ryan Yabko
Deputy County Counsel

PC:il/02182025/LQ007/40.230

Exhibit A

FY 2024/25

RUHS - Behavioral Health, TAY
78140 Calle Tampico, La Quinta, CA

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	13,719	SQFT	
Approximate Cost per SQFT (Jul-May)	\$	-	
Approximate Cost per SQFT (Jun 01-13)	\$	-	
Approximate Cost per SQFT (Jun 14-30)	\$	2.20	
Lease Cost per Month (Jul-May)	\$	-	
Lease Cost per Month (Jun 01-13)	\$	-	
Lease Cost per Month (Jun 14-30)	\$	30,190.73	
Total Lease Cost (Jul-May)	\$	-	
Total Lease Cost (Jun 01-13)	\$	-	
Total Lease Cost (Jun 14-30)	\$	17,108.08	
Total Estimated Lease Cost for FY 2024/25	\$	17,108.08	

Estimated Additional Costs:

Utility Cost per SQFT	\$	0.12	
Estimated Utility Costs per Month	\$	1,646.28	
Total Estimated Utility Cost (Jul-May)	\$	18,109.08	\$ -
Total Estimated Utility Cost (Jun 01-13)	\$	713.39	\$ -
Total Estimated Utility Cost (Jun 14-30)	\$	932.89	\$ 932.89
Total Estimated Utility Cost for FY 2024/25	\$	932.89	
FM Lease Management Fee as of 7/1/2024	4.84%	\$	828.03
TOTAL ESTIMATED COST FOR FY 2024/25		\$	18,869.00

Exhibit B

FY 2025/26
RUHS - Behavioral Health, TAY
78140 Calle Tampico

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	13,719	SQFT	
Approximate Cost per SQFT (Jul-May)	\$	2.20	
Approximate Cost per SQFT (Jun 01-13)	\$	2.20	
Approximate Cost per SQFT (Jun 14-30)	\$	2.26	
Lease Cost per Month (Jul-May)			\$ 30,190.73
Lease Cost per Month (Jun 01-13)			\$ 30,190.73
Lease Cost per Month (Jun 14-30)			\$ 30,945.50
Total Lease Cost (Jul-May)			\$ 332,098.02
Total Lease Cost (Jun 01-13)			\$ 13,082.65
Total Lease Cost (Jun 14-30)			\$ 17,535.78
Total Estimated Lease Cost for FY 2025/26			\$ 362,716.45

Estimated Additional Costs:

Utility Cost per SQFT	\$	0.12	
Estimated Utility Costs per Month			\$ 1,646.28
Total Estimated Utility Cost (Jul-Jun)			\$ 19,755.36
Total Estimated Utility Cost for FY 2025/26			\$ 19,755.36
FM Lease Management Fee as of 7/1/2024	4.84%		\$ 17,555.48
TOTAL ESTIMATED COST FOR FY 2025/26			\$ 400,027.29

Exhibit C

**FY 2026/27 to 2027/28
RUHS - Behavioral Health, TAY
78140 Calle Tampico**

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office: 13,719 SQFT

	FY 2026/27	FY 2027/28
Approximate Cost per SQFT (Jul-May)	\$ 2.26	\$ 2.32
Approximate Cost per SQFT (Jun 01-13)	\$ 2.26	\$ 2.32
Approximate Cost per SQFT (Jun 14-30)	\$ 2.32	\$ -
Lease Cost per Month (Jul-May)	\$ 30,945.50	\$ 31,719.13
Lease Cost per Month (Jun 01-13)	\$ 30,945.50	\$ 31,719.13
Lease Cost per Month (Jun 14-30)	\$ 31,719.13	\$ -
Total Lease Cost (Jul-May)	\$ 340,400.47	\$ 348,910.48
Total Lease Cost (Jun 01-13)	\$ 13,409.72	\$ 13,744.96
Total Lease Cost (Jun 14-30)	\$ 17,974.18	\$ -
Total Estimated Lease Cost for FY 2026/27 to 2027/28	\$ 371,784.36	\$ 362,655.44
<u>Estimated Additional Costs:</u>		
Utility Cost per SQFT	\$ 0.12	\$ 0.12
Estimated Utility Costs per Month	\$ 1,646.28	\$ 1,646.28
Total Estimated Utility Cost for FY 2026/27 to 2027/28	\$ 19,755.36	\$ 18,822.47
FM Lease Management Fee as of 7/1/2024	4.84%	\$ 17,994.36
		\$ 17,552.52
TOTAL ESTIMATED COST FOR FY 2026/27 to 2027/28	\$ 409,534.09	\$ 399,030.43
F11 Total Cost	\$ 1,227,460.81	

Riverside University Health System - Behavioral Health

78140 Calle Tampico, La Quinta, CA 92253



Legend

County Centerline Names



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

District 4
APN: 770-020-023
Premises highlighted in red

0 188 376 Feet

REPORT PRINTED ON... 2/21/2025 2:21:35 PM

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