

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



**ITEM: 3.14
(ID # 27380)**

MEETING DATE:
Tuesday, April 15, 2025

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT - REAL ESTATE (FM-RE) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM (RUHS): Ratification and Approval of the Notice to Terminate the Lease at 3055 W Ramsey, RUHS, Banning, California Environmental Quality Act Exempt pursuant to State CEQA Guidelines Section 15301 and 15061(b)(3), District 5. [\$0] (Clerk of the Board to File Notice of Exemption with County Clerk and State Clearinghouse)

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 Option to Terminate Letter with Ramsey Street Building, a joint venture, and authorize the Chair of the Board to execute the same on behalf of the County;

Continued on Page 2

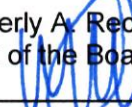
ACTION:Policy


Vincent Yzaguirre 3/31/2025

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: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: April 15, 2025
xc: FM-RE, RUHS, 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:

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 State Clearinghouse within 5 (five) business days of approval by the Board.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$0	\$0	\$0	
NET COUNTY COST	\$0	\$0	\$0	
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year: 24/25	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside (County) has been a tenant under the lease at 3055 W. Ramsey St, Banning, CA 92860 (Premises) since 1986 for use by the Riverside University Health System (RUHS) Community Health Center (CHC) and Womens Infants and Childrens (WIC) Division of RUHS-Public Health. The 8,000 square foot facility was deemed no longer suitable for current space requirements in serving the community and a Request for Proposal was completed resulting in a new lease being approved by the Board of Supervisors on December 10, 2024, for a larger facility within the City of Banning. The new 15,000 square foot facility is estimated to be completed in June and is located at 940 E. Williams Street in Banning and will allow RUHS to provide enhanced services to this growing region of the County.

The existing lease includes an Option to Terminate with one hundred and eighty (180) days notice. Due to the expedited construction timeline being achieved by the new Lessor, County Facilities Management exercised the termination option to ensure schedules aligned to prevent overpayment at the current location. This Form 11 is being presented for ratification and approval of the termination letter delivered on February 28, 2025. Through this action, rent will be paid through the termination date with no additional funds required.

Pursuant to the California Environmental Quality Act (CEQA), the Option to Terminate Lease was reviewed and determined to be 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 is the extension of letting property involving existing facilities.

Impact on Residents and Businesses

RUHS will continue to provide medical and health care services that will benefit the residents of the Banning community at a new location and be located near public transport

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

for ease of access and use. Residents and businesses will benefit from the upgraded facility and the positive economic impact that it will provide.

ATTACHMENTS:

- Termination Letter
- Notice of Exemption
- Aerial Image

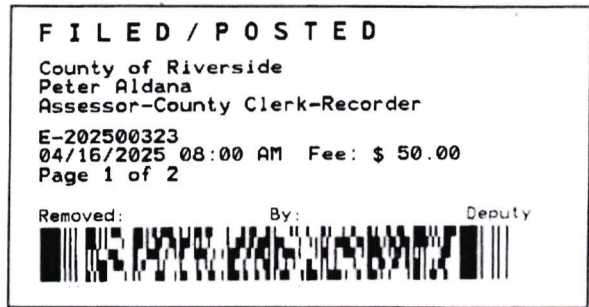
BA002/FM042130000200


Evangelina Gregorio EO, Principal Mgmt Analyst 4/3/2025


Stephanie Nelson 4/2/2025


Aaron Gettis, Chief of Deputy County Counsel 4/2/2025

County of Riverside
Facilities Management
3450 14th Street, Riverside, CA



NOTICE OF EXEMPTION

March 17, 2025

Project Name: Approval of Notice to Terminate Lease Agreement at 3055 West Ramsey Street, Riverside University Health System (RUHS), Banning

Project Number: FM042130000200

Project Location: 3055 West Ramsey Street, west of Morongo Avenue, Banning, California 92860, Assessor's Parcel Number (APN) 538-181-012

Description of Project: The County of Riverside has been a tenant under the lease at 3055 West Ramsey Street, Banning, CA 92860 (Premises) dating back to 1986 and executed a more recent lease agreement with the Lessor, Ramsey Street Building, dated October 18, 2022, for use by the RUHS Community Health Center (CHC). The Premises no longer meets the space requirement needs of RUHS CHC in serving the community. As such, RUHS CHC will relocate to a larger office solution within city limits. County has exercised its termination option and is looking to ratify and approve the termination letter served with one hundred and eighty (180) days' notice as of February 28, 2025 to the Lessor. The termination of the Lease Agreement is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the termination of a lease involving an existing facility; no expansion of the existing facility will occur. 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 termination of 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 termination of the existing Lease regarding behavioral health services for RUHS-BH. The indirect effects of the termination would result in a new tenant in the existing building space and RUHS-BH would locate alternative vacant existing building space in the City of Banning. 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 termination of the Lease Agreement will not result in any direct or indirect physical environmental impacts. RUHS-BH would occupy existing office space in a different building within the City of Banning and the use and operation of the vacated and soon to be occupied spaces will be substantially similar to the existing uses and will not create any new environmental impacts to the surrounding area. No impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

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

Signed:  Date: 3-17-2025
Mike Sullivan
County of Riverside, Facilities Management



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
 25-112269
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY RIVERSIDE COUNTY FACILITIES MGMT	LEAD AGENCY EMAIL MSULLIVAN@RIVCO.ORG	DATE 04/16/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202500323

PROJECT TITLE

APPROVAL OF NOTICE TO TERMINATE LEASE AGREEMENT AT 3055 WEST RAMSEY STREET,
 RIVERSIDE UNIVERSITY HEALTH SYSTEM (RUHS), BANNING

PROJECT APPLICANT NAME RIVERSIDE COUNTY FACILITIES MGMT	PROJECT APPLICANT EMAIL MSULLIVAN@RIVCO.ORG	PHONE NUMBER (951) 955-4820
PROJECT APPLICANT ADDRESS 3450 14TH STREET,	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,123.50 \$ _____
 Mitigated/Negative Declaration (MND)(ND) \$2,968.75 \$ _____
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,401.75 \$ _____

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
 County documentary handling fee \$ _____ \$50.00
 Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other
 TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE <i>X Isabel Tejada</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Isabel Tejada
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Document Root (Read-Only)

Selected Document

2025040876 - NOE - Approval of Notice to Terminate Lease Agreement at 3055 West Ramsey Street, Riverside University Health System (RUHS), Banning

Riverside County

Created - 4/17/2025 | Submitted - 4/17/2025 | Posted - 4/17/2025 | Received - 4/17/2025 | Published - 4/17/2025

Whitney N Mayo

Document Details

Public Agency

Riverside County

Document Type

Notice of Exemption

Document Status

Published

Title

Approval of Notice to Terminate Lease Agreement at 3055 West Ramsey Street, Riverside University Health System (RUHS), Banning

Document Description

The County of Riverside has been a tenant under the lease at 3055 West Ramsey Street, Banning, CA 92860 (Premises) dating back to 1986 and executed a more recent lease agreement with the Lessor, Ramsey Street Building, dated October 18, 2022, for use by the RUHS Community Health Center (CHC). The Premises no longer meets the space requirement needs of RUHS CHC in serving the community. As such, RUHS CHC will relocate to a larger office solution within city limits. County has exercised its termination option and is looking to ratify and approve the termination letter served with one hundred and eighty (180) days' notice as of February 28, 2025 to the Lessor. The termination of the Lease Agreement is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the termination of a lease involving an existing facility; no expansion of the existing facility will occur. No additional direct or indirect physical environmental impacts are anticipated.

Attachments (Upload Project Documents)

3.14 NOE - Approval of Notice to Terminate Lease Agreement RECORDED.pdf

Contacts

County of Riverside Facilities Management - *Mike Sullivan*

3450 14th Street

Riverside, CA 92501

Phone : (951) 955-4820

msullivan@rivco.org

Regions

Southern California

Counties

Riverside

Cities

Riverside

Location Details

Parcel Number - 538-181-012

Other Location Info

3055 West Ramsey Street, west of Morongo Avenue, Banning, California 92860, Assessor's Parcel Number (APN) 538-181-012

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 termination of 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 termination of the existing Lease regarding behavioral health services for RUHS-BH. The indirect effects of the termination would result in a new tenant in the existing building space and RUHS-BH would locate alternative vacant existing building space in the City of Banning. 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 termination of 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 termination of the Lease Agreement will not result in any direct or indirect physical environmental impacts. RUHS-BH would occupy existing office space in a different building within the City of Banning and the use and operation of the vacated and soon to be occupied spaces will be substantially similar to the existing uses 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.



Vincent Yzaguirre
Director of Facilities Management

February 28, 2025

Sent via email and certified mail

Ms. Alexa Foster
W.D. Bell, Inc.
5055 Canyon Crest Drive
Riverside, CA 92507

RE: County of Riverside - Exercising Early Termination of Lease 3055 W. Ramsey St., Banning, California

Dear Ms. Foster:

This letter serves as formal notice that pursuant to Section 6.2 of the lease dated October 18, 2022 (Lease), the County of Riverside (County) is exercising its Early Termination Option.

Per Section 6.2 of the Lease, the County will provide advance one hundred eighty days (180) notice. The expected date of termination per this Notice shall be August 31, 2025. Rent shall be paid through the termination date.

On behalf of the County of Riverside, including Facilities Management Real Estate Division and Riverside University Health System, we wish to extend our appreciation and thanks to the building ownership for the successful landlord tenant relationship these many years.

Sincerely,

Heidi Rigler

Heidi Rigler
Sup. Real Property Agent
Facilities Management - Real Estate Division

V. MANUEL PEREZ
CHAIR, BOARD OF SUPERVISORS

ATTEST:
KIMBERLY A. RECTOR, Clerk

By 
DEPUTY

File Copy BA002

Facilities Management
3450 14th Street, Suite 200
Riverside CA 92501
Main Line: 951.955.3345 Fax: 951.955.4828
Facilities Emergency 24-Hour Line: 951.955.4850

APR 15 2025 3.14

Project Management Office
Maintenance & Custodial
Real Estate & Parking
Energy Efficiency
Administration

Riverside University Health System - Community Health Center

3055 W. Ramsey, Banning, CA 92220



Legend

- County Boundary
- City Boundaries
- 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 5
APN: 538-181-012
Premises shaded in red

0 94 188 Feet

REPORT PRINTED ON... 3/11/2025 2:50:26 PM

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