

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



ITEM: 3.15
(ID # 27060)

MEETING DATE:
Tuesday, April 15, 2025

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT - REAL ESTATE (FM-RE) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM - BEHAVIORAL HEALTH (RUHS-BH): Approval of First Amendment to Lease between the County of Riverside and City of Riverside in Riverside, Lease Extension, District 1. California Environmental Quality Act exempt per State CEQA Guidelines Sections 15301 and 15061(b)(3), District 1. [Total Cost: \$3,228,129 - 100% RUHS-BH Dept. Budget Fund 10000] (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(b)(3), Existing Facilities exemption, and Section 15061(b)(3), Common Sense exemption;
2. Approve the attached First Amendment to Lease with the City of Riverside and authorize the Chair of the Board to execute the same on behalf of the County; and
3. Direct the Clerk of the Board to file the attached Notice of Exemption with the County Clerk and the State Clearinghouse for filing within five (5) working days of approval by the Board.

ACTION:Policy, CIP

Vincent Yzaguirre
Vincent Yzaguirre

3/4/2025

Matthew Chang
Matthew Chang, Director

3/27/2025

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-BH, Recorder, State Clearinghouse

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	\$ 2,969,522	\$ 0	\$ 3,228,129	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: 100% RUHS-BH Dept. Budget Fund 10000			Budget Adjustment: No	
			For Fiscal Year: 2024/25–2054/55	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside (County/Tenant) has been under lease with the City of Riverside (City/Lessor) since September 2006 for use of a facility by Riverside University Health System – Behavioral Health’s (RUHS-BH) Safehaven Permanent Housing Program (Safehaven Program).

Facilities Management - Real Estate Division (FM-RE) negotiated new terms with the City to remain under lease at the current City-owned location and a new 10-year lease (Lease) was approved by the board on November 16, 2021, Minute Order (M.O. 3.4). The Lease provided provisions for an expansion of the Premises from 4,680 square feet to 8,760 square feet and increased residence rooms from 13 to 33. Included in the Lease is \$2,338,176 to be paid by RUHS-BH to fund the tenant improvements, to be performed by the City.

Upon completion of design and bidding, it was discovered that the approved funding would be insufficient for the proposed project and a new estimated total project budget of \$5,053,151 would be necessary to complete the project. In exchange for this proposed additional commitment, the Lease term will be extended to thirty (30) years commencing upon completion of the Tenant Improvements. These terms are memorialized in the proposed First Amendment.

The Lease rent is \$1.00 per year and the County will be responsible during the term for providing and paying for all interior and exterior maintenance and custodial services.

Lessor: City of Riverside
3900 Main Street
Riverside, CA92522

Location: 2800 Hulen Place
Riverside, CA 92507

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

Size: 8,760 square feet

Term: Thirty years, commencing upon completion of improvements

Lease extensions: Two, 5-year extensions upon mutual written agreement

Utilities: Paid by County

Custodial: Paid by County

Interior/Exterior
Maintenance: Paid by County

Tenant
Improvements: Provided by City and reimbursed by County
Budgeted not to exceed \$5,053,151.00 total.

RCIT: \$272,418.15

Pursuant to the California Environmental Quality Act (CEQA), the Lease was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15301 Class 1-Existing Facilities exemption and Section 15061(b)(3) Common Sense exemption. The proposed project involves tenant improvements of currently occupied areas and expansion space.

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

Impact on Residents and Businesses

The Safehaven Program provides temporary housing and mental health treatment in order to address and resolve chronic homelessness and mental health disorders. The impact on residents and businesses will be positive as this program seeks to address these current and real issues.

Additional Fiscal Information

See attached Exhibit A, B, and C. RUHS-BH has budgeted these costs for FY2024/25 and will reimburse FM-RE for all associated rent and tenant improvement costs related to the Lease. The original project estimate included \$1 million in American Rescue Plan Act (ARPA) funds for the tenant improvements. The ARPA funds were granted to RUHS-BH from the Department of Housing and Workforce Solutions, which was obligated on September 10, 2024. ARPA funds will only be used for the tenant improvement costs as originally intended.

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

Contract History and Price Reasonableness

The cost for the building improvements are in line with current construction costs.

Original Lease: November 16, 2021 (M.O. 3.4)

Attachments:

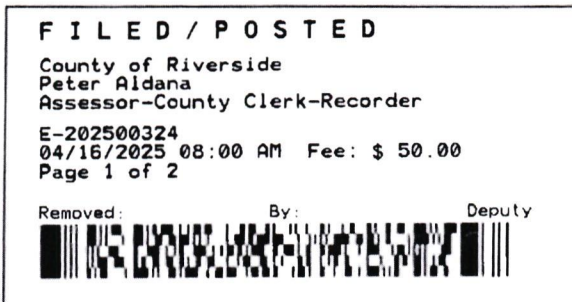
- First Amendment to Lease
- Exhibits A, B and C
- Aerial
- Notice of Exemption

HR:dr/07122021/RV351


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


Aaron Gettis, Chief of Deputy County Counsel 3/31/2025

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



NOTICE OF EXEMPTION

February 20, 2025

Project Name: County of Riverside, Riverside University Health System Department of Behavioral Health (RUHS-BH) Safehaven Lease Amendment with City of Riverside

Project Number: FM042611035100

Project Location: 2800 Hulen Place, north of Massachusetts Avenue, Riverside, CA 92507; Assessor's Parcel Number (APN) 210-130-025

Description of Project: The County of Riverside (County) has been under lease with the City of Riverside (City) since September 2006 for use of a facility by the RUHS-BH Safehaven Permanent Housing Program (Safehaven Program). The facility is 4,680 square-feet and continues to meet RUHS-BH's program location requirements. However, the size and worn condition of the premises after 15 years occupancy requires improvements to continue and adequately provide the necessary services to the community.

Facilities Management - Real Estate Division (FM-RE) negotiated new terms with the City of Riverside to remain under lease at the current City-owned location and new 10-year lease was approved by the board on November 16, 2021 Minute Order (M.O.) 3.4. The new lease at the time provided provisions for an expansion of the Premises from 4,680 square feet to 8,760 square feet and increase residence rooms from 13 to 33. Included in the lease was a County contribution of \$2,338,176 to fund design and tenant improvements, performed by City of Riverside, the Lessor.

Upon completion of design and bidding, it was discovered that the approved funding would be insufficient for the proposed project and a new estimated project budget of \$5,000,000 would be needed. In exchange for this proposed additional commitment, the lease term will be extended to thirty years total commencing upon completion of the tenant improvements. The Amendment of the Lease Agreement with the City of Riverside is identified as the proposed project under the California Environmental Quality Act (CEQA). The proposed project would involve a lease for an existing facility with interior tenant improvements. No substantial increase in capacity or physical expansion beyond what was previously planned for the existing building would occur. No significant physical changes would occur as a result of the Amendment to the Lease Agreement.

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.



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:
 25-112276
 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-202500324	

PROJECT TITLE

COUNTY OF RIVERSIDE, RIVERSIDE UNIVERSITY HEALTH SYSTEM DEPARTMENT OF BEHAVIORAL HEALTH (RUHS-BH) SAFEHAVEN LEASE AMENDMENT WITH CITY OF RIVERSIDE

PROJECT APPLICANT NAME RIVERSIDE COUNTY FACILITES 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

2025040877 - NOE - County of Riverside, Riverside University Health System Department of Behavioral Health (RUHS-BH) Safehaven Lease Amendment with City of Riverside

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

County of Riverside, Riverside University Health System Department of Behavioral Health (RUHS-BH) Safehaven Lease Amendment with City of Riverside

Document Description

The County of Riverside (County) has been under lease with the City of Riverside (City) since September 2006 for use of a facility by the RUHS-BH Safehaven Permanent Housing Program (Safehaven Program). The facility is 4,680 square-feet and continues to meet RUHS-BH's program location requirements. However, the size and worn condition of the premises after 15 years occupancy requires improvements to continue and adequately provide the necessary services to the community.

Facilities Management - Real Estate Division (FM-RE) negotiated new terms with the City of Riverside to remain under lease at the current City-owned location and new 10-year lease was approved by the board on November 16, 2021 Minute Order (M.O.)

3.4. The new lease at the time provided provisions for an expansion of the Premises from 4,680 square feet to 8,760 square feet and increase residence rooms from 13 to 33. Included in the lease was a County contribution of \$2,338,176 to fund design and tenant improvements, performed by City of Riverside, the Lessor.

Upon completion of design and bidding, it was discovered that the approved funding would be insufficient for the proposed project and a new estimated project budget of \$5,000,000 would be needed. In exchange for this proposed additional commitment, the lease term will be extended to thirty years total commencing upon completion of the tenant improvements. The Amendment of the Lease Agreement with the City of Riverside is identified as the proposed project under the California Environmental Quality Act (CEQA). The proposed project would involve a lease for an existing facility with interior tenant improvements. No substantial increase in capacity or physical expansion beyond what was previously planned for the existing building would occur. No significant physical changes would occur as a result of the Amendment to the Lease Agreement.

Attachments (Upload Project Documents)

3.15 NOE - Safehaven Lease Amendment 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 - 210-130-025

Other Location Info

2800 Hulen Place, north of Massachusetts Avenue, Riverside, CA 92507; Assessor's Parcel Number (APN) 210-130-025

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 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 is limited to the extension of the Lease Term. The extension of term would not result in a significant increase in capacity beyond the former industrial use of the facility. Therefore, the project is exempt as it meets the scope and intent of the Categorical 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 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 Amendment to the Lease Agreement 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.

FIRST AMENDMENT TO LEASE AGREEMENT

COUNTY OF RIVERSIDE

THIS FIRST AMENDMENT TO LEASE AGREEMENT ("First Amendment") is made and entered into this 28th day of May, 2025, by and between the CITY OF RIVERSIDE, a California charter city and municipal corporation ("Lessor"), and the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Lessee"), with respect to the following facts:

RECITALS

WHEREAS, on or about November 16, 2021, Lessor and Lessee entered into that certain Lease Agreement ("Agreement"), wherein the Lessor leased to Lessee that certain real property, commonly known by the street address of 2800 Hulen Place, in the City of Riverside, County of Riverside, State of California, 92507, as identified by Assessor's Parcel No. 210-130-025, consisting of approximately 8,760 square feet of leasable space ("Premises"), for use as a behavioral health services facility ("Program"); and

WHEREAS, the Lessor and Lessee desire to extend the Agreement for a term of three hundred sixty (360) months.

WHEREAS, the Lessor and Lessee desire to amend the Agreement to increase the Lessee's building improvement contribution amount to Five Million Fifty-Three Thousand One Hundred Fifty-One Dollars (\$5,053,151). Lessee's original contribution was Two Million Three Hundred Thirty-Eight Thousand One Hundred Seventy-Six Dollars (\$2,338,176) and will now contribute an additional Two Million Seven Hundred Fourteen Thousand Nine Hundred Seventy-Five Dollars (\$2,714,975).

WHEREAS, the Lessor and Lessee desire to amend the Agreement to include additional language requiring the Lessee to reimburse the Lessor for maintenance costs, including but not limited to, pest control and fire suppression.

WHEREAS, the Lessor and Lessee desire to amend the Agreement to grant a local prioritization preference to the order in which applicants are selected from the programming waiting list.

NOW, THEREFORE, in consideration of the foregoing recitals which are incorporated herein by this reference, Lessor and Lessee agree as follows:

1. Section 1.3.1, "Commencement" is hereby amended in its entirety to read as follows:

This Lease shall be effective upon the date of its full execution by the Parties hereto. The Term of this Lease shall be for a period of three hundred sixty (360) months ("Initial Term") commencing on the earlier of (a) the date Lessee staff occupies the Premises, or (b) the date on

which Lessee accepts the Premises for occupancy, which shall occur only after Lessor delivers to Lessee a copy of the Certificate of Occupancy executed by the appropriate governing authority and provided that Lessee, in its' sole discretion, is satisfied that all Lessor Improvements have been completed in accordance with the Improvement Plan, excepting minor punch list items (hereafter "Commencement Date"). The Original Term shall expire at midnight on the day following the last day of the three hundred sixtieth (360) month term ("Expiration Date").

2. Section 1.4, "Rent", is hereby amended in its entirety to read as follows:

As consideration for rent of the Property, Lessee shall be required to provide the programming services set forth below in Paragraph 1.6, and to contribute an amount not to exceed Five Million Fifty-Three Thousand One Hundred Fifty-One Dollars (\$5,053,151) for building improvements as set forth in Paragraph 5.1. and to pay to Lessor the sum of One Dollar (\$1.00) per year during the Term of this Lease.

3. Section 5.1, subsection (a), "Premises", is hereby amended in its entirety to read as follows:

Lessee shall, at Lessee's sole cost and expense and at all times, keep in good order, condition, and repair the structural integrity of the Premises, interiorly and exteriorly, including all improvements, fixtures, walls, ceilings, floors, windows, doors, plate glass, skylights, signage, and equipment situated on or used in connection with the Premises, as well as HVAC and any other interior or exterior which exclusively serves the Premises. Lessee's obligation shall include restorations, or replacements when necessary to keep the Premises and all improvements thereon or a part thereof in good order, condition, and state of repair. Lessee shall reimburse the Lessor for maintenance costs, including but not limited to, pest control and fire suppression.

4. Section 5.1, subsection (b), "Lessor Improvement Costs", is hereby amended in its entirety to read as follows:

Lessee shall be financially responsible for the Lessor Improvements and shall provide funds not to exceed Five Million Fifty-Three Thousand One Hundred Fifty-One Dollars (\$5,053,151) for the work set forth in the Construction Plan, Preliminary Drawings, and Working Drawings (collectively the "**Improvement Plan**"), including any predevelopment costs associated therewith. Lessee shall pay the Lessor for the Lessor Improvements in accordance with a mutually agreeable schedule, not more often than biweekly, as Lessor initiates the work referenced in the Improvement Plan. Notwithstanding the foregoing, upon the Effective Date of this Lease, Lessor will request, in writing, and Lessee shall advance an upfront payment of Two Hundred Fifty Thousand Dollars (\$250,000) to Lessor for Lessor Improvements within forty-five (45) days of such request, and such amount count toward the Lessee's obligation set forth herein. Lessor acknowledges that Lessee has already advanced the aforementioned Two Hundred Fifty Thousand Dollars (\$250,000).

5. Section 5.1, subsection (d), "Programming", is hereby amended in its entirety to read as follows:

Lessee shall, at all times, operate the Premises as a behavioral health services facility, in accordance with the Programming Plan, and meet the performance standards set forth therein. And to the extent possible as permitted by Coordinated Entry System referral process, Lessee shall also give first prioritization to individuals who currently live within the city limits; then second prioritization to individuals who work within city limits; and then third prioritization to individuals with close family ties (parent, child, sibling(s)). Prioritization shall affect only the order in which applicants are selected from the waiting list. They do not make anyone eligible who is not otherwise eligible, and they do not change the Lessee's right to adopt and enforce client-screening criteria.

6. Section 11.4(a) of the Lease "Notices" shall be updated to reflect that Lessees' address for the purpose of notification is as follows:

County of Riverside
Facilities Management
Real Estate Division
3450 14th Street, Suite 200
Riverside, CA 92501
Attn: Deputy Director of Real Estate
Tel: (951) 955-4820

7. Exhibit "B" is hereby amended and replaced in its entirety with Exhibit "B-1", attached hereto and incorporated herein by reference.

8. All other terms and conditions of the Agreement between the parties, which are not inconsistent with the terms of this First Amendment, shall remain in full force and effect as if fully set forth herein.

[SIGNATURES ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, the Lessor and Lessee hereto have caused this First Amendment to Lease Agreement to be duly executed the day and year first above written.


LESSOR

CITY OF RIVERSIDE, a
California charter city and municipal
corporation

By: 
For Mike Futrell
City Manager

LESSEE

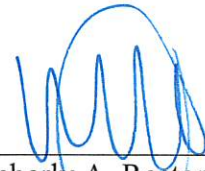
COUNTY OF RIVERSIDE, a political
subdivision of the State of California

By: 
V. Manuel Perez, Chair
Board of Supervisors

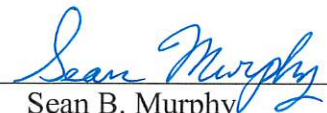
ATTEST:

By: 
for Donesia Gause
City Clerk

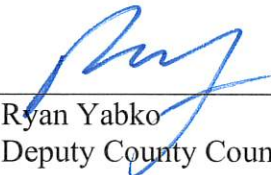
ATTEST:

By: 
Kimberly A. Rector
Clerk of the Board

APPROVED AS TO FORM:

By: 
Sean B. Murphy
Deputy City Attorney

APPROVED AS TO FORM:

By: 
Ryan Yabko
Deputy County Counsel

CA #19-1458.2 SBM/jv 3/3/25
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CERTIFIED AS TO FUNDS AVAILABILITY

By: 
ASSISTANT CHIEF FINANCIAL OFFICER

EXHIBIT "B-1"

PROGRAMMING PLAN
(Attached)

Exhibit B-1

Programming Plan

1. **General.** Lessee shall operate a permanent supportive housing program consisting of 33 individual units (“Program”), housing primarily chronically homeless adults. The Program shall both house and service clients. The bulk of the housing is permanent as defined by Housing and Urban Development (HUD) Continuum of Care (CoC) regulations. However, all efforts shall be made to assist clients in transitioning to other forms of less resource intensive housing consistent with HUD and local CoC “moving on” initiatives.
2. **Purpose.** The purpose of the Program is to provide a safe and stable environment to meet the housing and services needs of clients. This shall include both the residential component of the program as well as drop-in center services that include screening/referral to social & healthcare services, showers, laundry, and refreshments.
3. **Hours of Operation.** Program will operate 7 days a week, 24 hours a day; drop-in center hours may vary.
4. **Daily Programming.** Per HUD CoC regulations residents must participate in housing case management services, but as a low-barrier, Housing First program participation in disability related services cannot be mandated. However, optional daily programming shall include scheduled activities, optional treatment groups for education, recovery, and support. Staff will also link participants to full service partnership services including intensive case management, individual therapy, group therapy, substance use treatment services, and medication support services, including appointments, medication reconciliation, and pharmacy refills.
5. **Staff.** All Program staff shall be trained in Nonviolent Crisis Intervention training (or equivalent) to assist clients during crisis, and be available, on-site, at all times for support and supervision.
6. **Requested Assessments.** At the request of Lessor, Lessee shall perform assessments of homeless adults who are seeking services, regardless of whether or not that particular individual formally enters the Program.
7. **Reports.** Lessee shall provide reports to Lessor upon request to the RUHS-BH Deputy over Housing or his or her designee with details as to how many clients received services in the preceding months, the nature of the services received, and how many individuals, if any, were turned away from the Program and the reasons as to why those individuals were denied Program services.
8. **Local Prioritization.** To the extent possible as permitted by Coordinated Entry System referral process, Lessee shall also give first prioritization to individuals who currently live within the city limits; then second prioritization to individuals who work within city limits; and then third prioritization to individuals with close family ties (parent, child,

sibling(s)). Prioritization shall affect only the order in which applicants are selected from the waiting list. They do not make anyone eligible who is not otherwise eligible, and they do not change the Lessee's right to adopt and enforce client-screening criteria.

Exhibit A

FY 2024/25
RUHS - Behavioral Health
2800 Hulen Place, Riverside, Ca

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Premises:	8,760 SQFT		
Lease Cost per Year (Jul-Dec)		\$	-
Lease Cost per Year (Jan-Jun)		\$	0.50
Total Lease Cost (Jul-Dec)		\$	-
Total Lease Cost (Jan-Jun)		\$	0.50
Total Estimated Lease Cost for FY 2024/25		\$	0.50

Estimated Additional Costs:

Utility Cost per SQFT	\$	0.12	
Estimated Utility Costs per Month		\$	1,051.20
Total Estimated Utility Cost (Jul-Dec)		\$	-
Total Estimated Utility Cost (Jan-Jun)		\$	6,307.20
		\$	6,307.20

Tenant Improvement:

Previously Approved Tenant Improvement Cost	\$	2,338,176.00	
Additional Tenant Improvement Cost	\$	2,714,975.00	
Total Estimated Tenant Improvement Cost for FY 2024/25		\$	5,053,151.00

RCIT: **\$ 272,418.15**

FM Lease Management Fee as of 07/01/2024 4.84% **\$ 244,572.51**

TOTAL ESTIMATED COST FOR FY 2024/25 **\$ 5,576,449.36**

Previously Approved Amount **\$ 2,606,927.75**

NEW TOTAL ESTIMATED COST FOR FY 2024/25 **\$ 2,969,521.61**

Exhibit B

FY 2025/26
RUHS - Behavioral Health
2800 Hulen Place, Riverside, Ca

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Premises:	8,760	SQFT		
Lease Cost per Year (Jul-Dec)		\$	0.50	
Lease Cost per Year (Jan-Jun)		\$	0.50	
Total Lease Cost (Jul-Dec)			\$	0.50
Total Lease Cost (Jan-Jun)			\$	0.50
Total Estimated Lease Cost for FY 2025/26			\$	1.00
<u>Estimated Additional Costs:</u>				
Utility Cost per SQFT	\$	0.12		
Estimated Utility Costs per Month		\$	1,051.20	
Total Estimated Utility Cost (Jul-Jun)			\$	12,614.40
			\$	12,614.40
TOTAL ESTIMATED COST FOR FY 2025/26			\$	12,615.40
Previously Approved Amount			\$	12,615.40
NEW TOTAL ESTIMATED COST FOR FY 2025/26			\$	-

Exhibit C

**FY 2026/27 to FY 2054/55
RUHS - Behavioral Health
2800 Hulen Place, Riverside, Ca**

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office: 8,760 SQFT

	FY 2026/27 - FY 2054/55	
Lease Cost per Year (Jul-Dec)	\$	0.50
Lease Cost per Year (Jan-Jun)	\$	0.50
Total Lease Cost (Jul-Dec)	\$	0.50
Total Lease Cost (Jan-Jun)	\$	0.50
Total Estimated Lease Cost for FY 2026/27 to FY 2054/55	\$	28.50

Estimated Additional Costs:

Utility Cost per SQFT	\$	0.12
Estimated Utility Costs per Month	\$	1,051.20
Total Estimated Utility Cost	\$	359,510.40

TOTAL ESTMATED COST FOR FY 2026/27 TO FY 2054/55 \$ 359,538.90

Previously Approved Amount \$ 100,931.20

NEW TOTAL ESTIMATED COST FOR FY 2026/27 TO FY 2031/32 **\$ 258,607.70**

F11 Total Cost **\$ 3,228,129.31**

RUHS - Behavioral Health

2800 Hulen Place, Riverside



Legend



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 1
APN 210-130-025

0 188 376 Feet

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