

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



ITEM: 3.16
(ID # 27874)

MEETING DATE:

Tuesday, May 20, 2025

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT – REAL ESTATE (FM-RE) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM - BEHAVIORAL HEALTH: Approval of License Agreement with MFI Recovery Center, RUHS-BH, Riverside, One-Year License, California Environmental Quality Act Exempt per State CEQA Guidelines sections 15301 and 15061(b)(3), District 1. [\$0] (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 License with MFI Recovery Center, a California non-profit corporation, and authorize the Chair of the Board to execute the same on behalf of the County;

Continued on page 2

ACTION:Policy

Matthew Chang
Matthew Chang, Director

5/8/2025

Vincent Yzaguirre
Vincent Yzaguirre

5/8/2025

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: May 20, 2025
xc: FM, RUHS-BH, State Clearinghouse, Recorder

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;
4. Authorize the Director of Facilities Management, or designee, to enter into amendments which memorialize any extension(s) pursuant to Section 3 of the License; and
5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk and State Clearinghouse within 5 days of approval by the Board.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$0	\$0	\$0	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: Revenue Lease			Budget Adjustment: No	
			For Fiscal Year: 2024/25- 2025/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside (County) is the owner of record of that certain building located at 3021 Franklin Ave., Riverside, CA 92503 (Premises). The Premises has recently undergone renovations and will be utilized by Riverside University Health System - Behavioral Health (RUHS-BH) to operate an Adult Residential Facility (ARF). RUHS-BH has contracted with MFI Recovery Center (Licensee) to provide services in this facility to adults experiencing emotional and/or behavioral complications (License). The County will receive a monthly rent from Licensee for operations on the Premises in the amount of \$138,304.83.

Pursuant to the California Environmental Quality Act (CEQA), the License 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 License, is the continuation of the licensing of real property involving existing facilities with no significant physical changes and no expansion of an existing use will occur.

This License is summarized below:

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

Licensee: MFI Recovery Center
5870 Arlington Avenue
Riverside, CA 92504

Premises Address: 3021 Franklin Ave., Riverside, CA, 92503

Size: Approximately 37,930 sq. ft.

Rent: \$138,304.83 monthly

Annual Increase: None during the initial term

Term: Commencement upon receipt of MFI operating license from
California Department of Social Services and expiring June 30,
2026

Renewal: The parties may renew the agreement up to an additional three
(3) one (1) year terms. The Rent shall be increased three
percent (3%) annually commencing July 1, 2026.

Custodial: Licensee to provide

Utilities: County to provide

Maintenance: County to provide

Impact on Citizens and Businesses

This facility will provide a variety of support and assistance services related to residential treatment programs for a vital service to adults dealing with emotional and/or behavioral complications.

Additional Fiscal Information

During the life of this License, RUHS-BH will receive rental revenue from the Licensee for use of the facility. The rent will be applied to the actual operating cost of the facility. Thus, no net county cost will be incurred as a result of this transaction. The rent will be increased annually by 3% upon mutual agreement of extending the License, up to an additional three (3) one-year periods, subject to availability of funds and commence July 1, 2026.

Contract History and Price Reasonableness

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

The Premises are licensed to Licensee in consideration of Licensee providing a 24/7 licensed adult residential treatment service on the Premises. Licensee shall make monthly payments, payable to County of Riverside, in the amount of \$138,304.83. The County shall apply the monthly payments to the actual operating costs of the Premises.

Attachments:

- License Agreement
- Notice of Exemption
- Aerial Image

RV668/FM047611066800

Evangelina Gregorio EO
Evangelina Gregorio EO, Principal Mgmt Analyst

5/12/2025

Ryan Yabko
Ryan Yabko

5/9/2025

Aaron Gettis
Aaron Gettis, Chief of Deputy County Counsel

5/9/2025



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

Receipt: 25-153885

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202500434
	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	\$3,119.00	
Comment	SST3508S2703	



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:

25-153885

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

LEAD AGENCY EMAIL

DATE

RIVERSIDE COUNTY FACILITIES MGMT

MSULLIVAN@RIVCO.ORG

05/21/2025

COUNTY/STATE AGENCY OF FILING

DOCUMENT NUMBER

RIVERSIDE

E-202500434

PROJECT TITLE

APPROVAL OF LICENSE AGREEMENT WITH MFI RECOVERY CENTER, RIVERSIDE UNIVERSITY
HEALTH SYSTEM DEPARTMENT OF BEHAVIORAL HEALTH (RUHS-BH), RIVERSIDE

PROJECT APPLICANT NAME

PROJECT APPLICANT EMAIL

PHONE NUMBER

RIVERSIDE COUNTY FACILITIES MGMT

MSULLIVAN@RIVCO.ORG

(951) 955-4850

PROJECT APPLICANT ADDRESS

CITY

STATE

ZIP CODE

3450 14TH STREET, 2ND FLOOR

RIVERSIDE

CA

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

AGENCY OF FILING PRINTED NAME AND TITLE

X *I Syeda*

Deputy Isabel Tejada

County of Riverside
Facilities Management
3450 14th St, 2nd Floor, Riverside, CA

FILED / POSTED		
County of Riverside Peter Aldana Assessor-County Clerk-Recorder		
E-202500434 05/21/2025 02:14 PM Fee: \$ 50.00 Page 1 of 2		
Removed:	By:	Deputy
		

NOTICE OF EXEMPTION

May 6, 2025

Project Name: Approval of License Agreement with MFI Recovery Center, Riverside University Health System Department of Behavioral Health (RUHS-BH), Riverside

Project Number: FM047611066800

Project Location: 3021 Franklin Avenue, north of Third Street, Riverside, California 92507 Assessor's Parcel Number (APN) 210-201-014

Description of Project: The County of Riverside (County) has a County-owned building located at 3021 Franklin Avenue, Riverside, CA, 92507 (Premises) for use by RUHS-BH. RUHS-BH has recently opened an adult residential facility (ARF). RUHS-BH has contracted with MFI Recovery Center (Licensee), to provide services in this facility to adults experiencing emotional and/or behavioral problems. The License Agreement with the MFI Recovery Center is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is limited to the operation of the facility and no expansion of the existing facilities will occur. The operation of the facility will continue to provide behavioral health services. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County

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

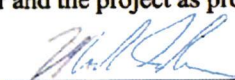
Exempt Status: State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

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 License 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 a license agreement which would provide an operator for the existing facility. The project consists of operational activities and would not increase or expand the use of the sites; and the use is limited to the continued use of the sites 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 License Agreement would establish funding for the operator to manage the facility in providing public behavioral health services. No change will occur to the ongoing use of the facility and no new environmental impacts to the surrounding area would occur. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

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

Signed: _____



Date: 5-6-2025

Mike Sullivan
County of Riverside, Facilities Management

Document Root (Read-Only)

Selected Document

2025050984 - NOE - Approval of License Agreement with MFI Recovery Center, Riverside University Health System Department of Behavioral Health (RUHS-BH), Riverside

Riverside County
Created - 5/22/2025 | Submitted - 5/22/2025 | Posted - 5/22/2025 | Received - 5/22/2025 | Published - 5/22/2025
Whitney N Mayo

Document Details

Public Agency

Riverside County

Document Type

Notice of Exemption

Document Status

Published

Title

Approval of License Agreement with MFI Recovery Center, Riverside University Health System Department of Behavioral Health (RUHS-BH), Riverside

Document Description

The County of Riverside (County) has a County-owned building located at 3021 Franklin Avenue, Riverside, CA, 92507 (Premises) for use by RUHS-BH. RUHS-BH has recently opened an adult residential facility (ARF). RUHS-BH has contracted with MFI Recovery Center (Licensee), to provide services in this facility to adults experiencing emotional and/or behavioral problems. The License Agreement with the MFI Recovery Center is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is limited to the operation of the facility and no expansion of the existing facilities will occur. The operation of the facility will continue to provide behavioral health services. No additional direct or indirect physical environmental impacts are anticipated.

Attachments (Upload Project Documents)

3.16 NOE - Approval of License Agreement MFI Recovery Center, RUHS-BH.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** - 210-201-014**Other Location Info**

3021 Franklin Avenue, north of Third Street, Riverside, California 92507 Assessor's Parcel Number (APN) 210-201-014

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 License 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 a license agreement which would provide an operator for the existing facility. The project consists of operational activities and would not increase or expand the use of the sites; and the use is limited to the continued use of the sites 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 License 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 License Agreement would establish funding for the operator to manage the facility in providing public behavioral health services. No change will occur to the ongoing use of the facility and no new environmental impacts to the surrounding area 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.

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 a license agreement which would provide an operator for the existing facility. The project consists of operational activities and would not increase or expand the use of the sites; and the use is limited to the continued use of the sites 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.

1 **LICENSE**

2 (County of Riverside and MFI Recovery Center
3 3021 Franklin Ave., Riverside, California, 92503)
4

5 **COUNTY OF RIVERSIDE**, a political subdivision of the State of California, herein
6 called ("County"), as Licensor, hereby grants to MFI Recovery Center, a California non-
7 profit corporation, herein called Licensee, a license to use the property herein, as
8 described below upon the following terms and conditions:

9 **1. Purpose and Scope.**

10 (a) County hereby authorizes Licensee to occupy the premises within
11 that certain building located at 3021 Franklin Ave., Riverside, California as shown on the
12 attached Exhibit "A", attached hereto and incorporated herein ("Premises").

13 (b) It is expressly understood and agreed to by the parties hereto that
14 by authorizing occupancy at the location described in Section 1(a) herein for the sole
15 purpose of serving as the Adult Residential Facility ("ARF"). No estate or interest in real
16 property is being conveyed to Licensee by County and that the right of use acquired is
17 only an exclusive, revocable, and unassignable permission and privilege to occupy in
18 accordance with the provisions of this License.

19 **2. Description.** The Premises licensed hereby consists of approximately
20 37,930 square feet in that certain building located at 3021 Franklin Ave., Riverside,
21 California.

22 **3. Term.**

23 (a) The term of this License shall be effective upon Licensee's receipt
24 of its license to operate from the California Department of Social Services and
25 terminating June 30, 2026. The License may thereafter be renewed annually, by a mutual
26 agreement of both Parties, up to an additional three (3) one-year periods, subject to
27 availability of funds.
28

(b) Any holding over by Licensee after the expiration of said term or any extension thereof shall be deemed a month-to-month tenancy upon the same terms and conditions of this License.

4. Consideration.

(a) Licensee, upon receipt of license to operate, shall pay the following sums per month to County as rent for the licensed premises, payable, in advance, on the first day of each month. RUHS-BH shall apply the rents to the actual operating cost of the facility:

Term:	Monthly Rate:	3% annual increase		Annually
		Monthly:	Annually:	
Commences	\$138,304.83	\$4,149.14	\$49,789.74	\$1,659,657.93
July 1, 2026	\$142,453.97	\$4,273.62	\$51,283.43	\$1,709,447.67
July 1, 2027	\$146,727.59	\$4,401.83	\$52,821.93	\$1,760,731.10
July 1, 2028	\$151,129.42	\$4,533.88		\$1,813,553.03

RUHS-BH reserves the right to revise the rate when substantial, unexpected capital expense(s) occur(s).

(b) Licensee will pay any and all charges attributable to Licensee on a monthly basis, payable on the first day of the month and sent to:

COUNTY OF RIVERSIDE

Riverside University Health System – Behavioral Health

4095 County Circle Drive

Riverside, California 92503

5. Licensee's Hours of Operation/Access:

24 hours a day, 7 days a week, 365 days a year (24/7)

6. Maintenance.

1 (a) County shall provide all necessary maintenance and repairs to
2 Premises and appurtenant equipment and fixtures placed on Premises.

3 (b) Licensee or Licensee's clients, invitees, and employees shall be
4 responsible for any damage to County-owned property and Premises, including, but not
5 limited to, water, plumbing, electrical and fire that are due to Licensee's neglect including
6 appurtenant equipment and fixtures.

7 **7. Custodial.** Licensee shall be responsible for custodial services.

8 **8. Utilities.** County shall provide all utilities in connection with the operation
9 of the Premises, including, but limited to, water, refuse, sewer, gas and electrical
10 services.

11 **9. Signs.** Licensee shall not erect, maintain or display any signs or other
12 forms of advertising on the Premises without first obtaining the written approval of the
13 County.

14 **10. Equipment and Furnishings.**

15 (a) County shall provide Licensee with equipment and furnishings as
16 set forth in Exhibit "B," attached hereto and by this reference made a part of this
17 License, and said equipment and furnishings shall remain within the licensed premises.
18 All such equipment and furnishings shall be labeled with a Riverside University Health
19 System (RUHS) – Behavioral Health Tag Number.

20 (b) An inventory of equipment and furnishings shall be updated by
21 Licensee quarterly as necessary to add or delete inventory items as required through the
22 RUHS – Behavioral Health contract for the provision of services with MFI Recovery
23 Center at 3021 Franklin Ave., Riverside, California. Any such revised exhibits shall be
24 forwarded to RUHS-Behavioral Health and attached to the contract for the provision of
25 services.

26 (c) Licensee, at its expense, shall be responsible for maintaining said
27 equipment and furnishings in good working condition and repair if the value is under One
28

1 Thousand Dollars (\$1,000.00). Such equipment and furnishings shall remain the
2 property of the County, including all title and legal ownership rights.

3 (d) Equipment or furnishings with value in excess of One Thousand
4 Dollars (\$1,000.00) replaced by the County and deemed integral to the provision of
5 services will remain the property of the County, including all title and legal ownership
6 rights.

7 (e) Any new items added to the inventory quarterly shall only be
8 purchased with the expressed written approval of the RUHS-Behavioral Health Manager
9 and must be an item essential or integral to the provision of services. New equipment
10 and furnishings, essential or integral to the provision of services, shall be purchased by
11 Licensee utilizing purchasing agency procedures requiring competitive bids. Items
12 valued less than One Thousand Dollars (\$1,000) shall be purchased by the Licensee.
13 Items valued One Thousand Dollars (\$1,000) or more, shall be purchased by either the
14 Licensee or County upon mutual agreement. Licensee will be responsible for submitting
15 purchase requests over \$1,000 to RUHS-BH Facilities for determination of who will
16 purchase the item(s). All such new equipment and furnishings shall be labeled with a
17 RUHS – Behavioral Health Tag Number and remain the property of the County
18 including all title and legal ownership rights.

19 (f) Repaired, replaced or new essential or integral equipment and
20 furnishings purchased by Licensee and approved by RUHS-Behavioral Health Manager
21 shall be deemed actual claimed program cost when filing annual cost reports as
22 required under the contract for the provision of services. However, allowable and non-
23 allowable cost information requirements can be found in the Center for Medicare and
24 Medicaid Services (CMS) Publication 15, provider Reimbursement Manual (PRM) Parts
25 1 and II. It shall be Licensee's responsibility to ensure compliance with these
26 requirements.

27 (g) The County shall dispose of any equipment and furnishings deemed
28 by RUHS-Behavioral Health Administrator to be beyond economical repair.

1
2 **11. Inspection of Premises.** County, through its duly authorized agents, shall
3 have the right to enter the Premises for the purpose of inspecting, monitoring, and
4 evaluating the obligations of Licensee hereunder and for the purpose of doing any and
5 all things which it is obligated and has a right to do under this License.

6 **12. Ingress and Egress.** Licensee shall be permitted ingress and egress to
7 and from the Premises only through such doors and routes as are designated by County.

8 **13. Compliance with Government Regulation.** Licensee shall comply with
9 the requirements of all local, state and federal statutes, regulations, rules, ordinances and
10 orders now in force or which may be hereafter in force, pertaining to its operation.
11 Licensee is to secure, at no cost to the County, all necessary licenses, permits, as
12 required by law. The final judgment, decree or order of a court of competent jurisdiction,
13 or the admission of Licensee in any action or proceedings against Licensee, whether
14 Licensee be a party thereto or not, that Licensee has violated any such statutes,
15 regulations, rules, ordinances or orders, in the use of the licensed Premises, shall be
16 conclusive of that fact as between County and Licensee.

17 **14. Termination of License.**

18 (a) County shall have the right to immediately terminate this License for
19 the following:

20 (1) In the event Licensee fails to perform any of its duties or
21 obligations hereunder.

22 (2) In the event Licensee conducts any activity within the
23 "Premises" not authorized by this License.

24 (3) In the event a petition is filed for voluntary or involuntary
25 bankruptcy for the adjudication of Licensee as debtors.

26 (4) In the event that Licensee makes a general assignment of
27 Licensee's interest hereunder, or Licensee's interest hereunder is assigned involuntarily
28 or by operation of law, for the benefit of creditors.

1 (5) In the event of abandonment of the Premises by Licensee.

2 (b) Either party to this License may terminate the License without cause
3 by giving the other party sixty (60) days' written notice.

4 **15. Insurance.** Without limiting or diminishing the LICENSEE'S obligation to
5 indemnify or hold the COUNTY harmless, LICENSEE shall procure and maintain or
6 cause to be maintained, at its sole cost and expense, the following insurance coverages
7 during the term of this Agreement. As respects to the insurance section only, the
8 COUNTY herein refers to the County of Riverside, its Agencies, Districts, Special
9 Districts, and Departments, their respective directors, officers, Board of Supervisors,
10 employees, elected or appointed officials, agents or representatives as Additional
11 Insureds.

12 A. Workers' Compensation:

13 If the LICENSEE has employees as defined by the State of California, the LICENSEE
14 shall maintain statutory Workers' Compensation Insurance (Coverage A) as prescribed
15 by the laws of the State of California. Policy shall include Employers' Liability (Coverage
16 B) including Occupational Disease with limits not less than \$1,000,000 per person per
17 accident. The policy shall be endorsed to waive subrogation in favor of The County of
18 Riverside.

19 B. Commercial General Liability:

20 Commercial General Liability insurance coverage, including but not limited to, premises
21 liability, unmodified contractual liability, products and completed operations liability,
22 personal and advertising injury, and cross liability coverage, covering claims which may
23 arise from or out of LICENSEE'S performance of its obligations hereunder. Policy shall
24 name the COUNTY as Additional Insured. Policy's limit of liability shall not be less than
25 \$2,000,000 per occurrence combined single limit. If such insurance contains a general
26 aggregate limit, it shall apply separately to this agreement or be no less than two (2)
27 times the occurrence limit.

28 C. Vehicle Liability:

1 If vehicles or mobile equipment are used in the performance of the obligations under this
2 Agreement, then LICENSEE shall maintain liability insurance for all owned, non-owned
3 or hired vehicles so used in an amount not less than \$1,000,000 per occurrence
4 combined single limit. If such insurance contains a general aggregate limit, it shall apply
5 separately to this agreement or be no less than two (2) times the occurrence limit. Policy
6 shall name the COUNTY as Additional Insureds.

7 D. General Insurance Provisions - All lines:

8 1) Any insurance carrier providing insurance coverage hereunder shall be
9 admitted to the State of California and have an A M BEST rating of not less than A: VIII
10 (A:8) unless such requirements are waived, in writing, by the County Risk Manager. If
11 the County's Risk Manager waives a requirement for a particular insurer such waiver is
12 only valid for that specific insurer and only for one policy term.

13 2) The LICENSEE must declare its insurance self-insured retention for each
14 coverage required herein. If any such self-insured retention exceeds \$500,000 per
15 occurrence each such retention shall have the prior written consent of the County Risk
16 Manager before the commencement of operations under this Agreement. Upon
17 notification of self-insured retention unacceptable to the COUNTY, and at the election of
18 the County's Risk Manager, LICENSEE'S carriers shall either; 1) reduce or eliminate
19 such self-insured retention as respects this Agreement with the COUNTY, or 2) procure
20 a bond which guarantees payment of losses and related investigations, claims
21 administration, and defense costs and expenses.

22 3) LICENSEE shall cause LICENSEE'S insurance carrier(s) to furnish the
23 County of Riverside with either 1) a properly executed original Certificate(s) of Insurance
24 and certified original copies of Endorsements effecting coverage as required herein, and
25 2) if requested to do so orally or in writing by the County Risk Manager, provide original
26 Certified copies of policies including all Endorsements and all attachments thereto,
27 showing such insurance is in full force and effect. Further, said Certificate(s) and policies
28 of insurance shall contain the covenant of the insurance carrier(s) that a minimum of

1 thirty (30) days written notice shall be given to the County of Riverside prior to any
2 material modification, cancellation, expiration or reduction in coverage of such insurance.
3 If LICENSEE insurance carrier(s) policies does not meet the minimum notice
4 requirement found herein, LICENSEE shall cause LICENSEE'S insurance carrier(s) to
5 furnish a 30 day Notice of Cancellation Endorsement.

6 4) In the event of a material modification, cancellation, expiration, or reduction
7 in coverage, this Agreement shall terminate forthwith, unless the County of Riverside
8 receives, prior to such effective date, another properly executed original Certificate of
9 Insurance and original copies of endorsements or certified original policies, including all
10 endorsements and attachments thereto evidencing coverage's set forth herein and the
11 insurance required herein is in full force and effect. LICENSEE shall not commence
12 operations until the COUNTY has been furnished original Certificate (s) of Insurance and
13 certified original copies of endorsements and if requested, certified original policies of
14 insurance including all endorsements and any and all other attachments as required in
15 this Section. An individual authorized by the insurance carrier to do so on its behalf shall
16 sign the original endorsements for each policy and the Certificate of Insurance.

17 5) It is understood and agreed to by the parties hereto that the LICENSEE'S
18 insurance shall be construed as primary insurance, and the COUNTY'S insurance and/or
19 deductibles and/or self-insured retention's or self-insured programs shall not be
20 construed as contributory.

21 6) If, during the term of this Agreement or any extension thereof, there is a
22 material change in the scope of services; or, there is a material change in the equipment
23 to be used in the performance of the scope of work; or, the term of this Agreement,
24 including any extensions thereof, exceeds five (5) years; the COUNTY reserves the right
25 to adjust the types of insurance and the monetary limits of liability required under this
26 Agreement, if in the County Risk Management's reasonable judgment, the amount or
27 type of insurance carried by the LICENSEE has become inadequate.

1 7) LICENSEE shall pass down the insurance obligations contained herein to
2 all tiers of sub-Licensees working under this Agreement.

3 8) The insurance requirements contained in this Agreement may be met with
4 a program(s) of self-insurance acceptable to the COUNTY.

5 9) LICENSEE agrees to notify COUNTY of any claim by a third party or any
6 incident or event that may give rise to a claim arising from the performance of this
7 Agreement.

8 **16. Hold Harmless.**

9 LICENSEE shall indemnify and hold harmless the County of Riverside, its
10 Agencies, Districts, Special Districts and Departments, their respective directors,
11 officers, Board of Supervisors, elected and appointed officials, employees, agents and
12 representatives (individually and collectively hereinafter referred to as Indemnitees) from
13 any liability whatsoever, based or asserted upon any services of LICENSEE, its officers,
14 employees, sub-Licensees, agents or representatives arising out of or in any way relating
15 to this Agreement, including but not limited to property damage, bodily injury, or death or
16 any other element of any kind or nature whatsoever arising from the performance of
17 LICENSEE), its officers, employees, sub-Licensees, agents or representatives
18 Indemnitors from this Agreement. LICENSEE shall defend, at its sole expense, all costs
19 and fees including, but not limited, to attorney fees, cost of investigation, defense and
20 settlements or awards, the Indemnitees in any claim or action based upon such alleged
21 acts or omissions.

22 With respect to any action or claim subject to indemnification herein by
23 LICENSEE, LICENSEE shall, at their sole cost, have the right to use counsel of their
24 own choice and shall have the right to adjust, settle, or compromise any such action or
25 claim without the prior consent of COUNTY; provided, however, that any such
26 adjustment, settlement or compromise in no manner whatsoever limits or circumscribes
27 LICENSEE'S indemnification to Indemnitees as set forth herein.

1 LICENSEE'S obligation hereunder shall be satisfied when LICENSEE has
2 provided to COUNTY the appropriate form of dismissal relieving COUNTY from any
3 liability for the action or claim involved.

4 The specified insurance limits required in this Agreement shall in no way limit or
5 circumscribe LICENSEE'S obligations to indemnify and hold harmless the Indemnitees
6 herein from third party claims.

7 In the event there is conflict between this clause and California Civil Code Section
8 2782, this clause shall be interpreted to comply with Civil Code Section 2782. Such
9 interpretation shall not relieve the LICENSEE from indemnifying the Indemnitees to the
10 fullest extent allowed by law.

11 **17. Assignment.** Licensee cannot assign, sublet, mortgage, hypothecate or
12 otherwise transfer in any manner any of its rights, duties, or obligations hereunder to any
13 person or entity without the written consent of County being first obtained, which consent
14 shall be in the absolute discretion of County. In the event of any such transfer, as
15 provided in this Section, Licensee expressly understands and agrees that it shall remain
16 liable with respect to any and all of the obligations and duties contained in this License.

17 **18. Toxic Materials.** During the term of the License and any extensions
18 thereof, Licensee shall not violate any federal, state, or local law, ordinance or regulation,
19 relating to industrial hygiene or to the environmental condition on, under or about the
20 licensed Premises, including, but not limited to, soil and groundwater conditions.

21 Further, Licensee and its successors, assigns and sub-licensees, shall not use,
22 generate, manufacture, produce, store or dispose of on, under or about the Premises, or
23 transport to or from the licensed Premises, any flammable explosives, asbestos,
24 radioactive materials, hazardous wastes, toxic substances or related injurious materials,
25 whether injurious by themselves or in combination with other materials (collectively,
26 hazardous substances, hazardous materials, or toxic substances) in the Comprehensive
27 Environmental Response, Compensation and Liability Act of 1980, as amended, 42
28 U.S.C. Section 9601, et seq; the Hazardous Materials Transportation Act, 49 U.S.C.

1 Section 1801, et seq; the Resource Conservation and Recovery Act, 42 U.S.C. Section
2 6901, et seq; and those substances defined as Hazardous Wastes in Section 25117 of
3 the California Health and Safety Code or as Hazardous Substances in Section 25316 of
4 the California Health and Safety Code; and in the regulations adopted in publications
5 promulgated pursuant to said laws.

6 **19. Free From Liens.** Licensee shall pay, when due, all sums of money that
7 may become due for any labor, services, material, supplies, or equipment, alleged to
8 have been furnished or to be furnished to Licensee, in, upon or about the licensed
9 Premises, and which may be secured by a mechanic's, materialman's or other lien
10 against the Premises or County's interest therein, and will cause each such lien to be
11 fully discharged and released at the time the performance of any obligation secured by
12 such lien matures or becomes due; provided, however, that if Licensee desires to contest
13 any such lien, it may do so, but notwithstanding any such contest, if such lien shall be
14 reduced to final enforcement thereof is not promptly stayed, or if so stayed, and said stay
15 thereafter expires, then and in such event, Licensee shall forthwith pay and discharge
16 said judgment.

17 **20. Employees and Agents of Licensee.** It is understood and agreed that all
18 persons hired or engaged by Licensee shall be considered to be employees or agents
19 only of Licensee and not of County.

20 **21. Binding on Successors.** Licensee, its assigns and successors in interest,
21 shall be bound by all the terms and conditions contained in this License, and all the
22 parties thereto shall be jointly and severally liable hereunder.

23 **22. Waiver of Performance.** No waiver by County at any time of any of the
24 terms and conditions of this License shall be deemed or construed as a waiver at any
25 time thereafter of the same or of any other terms or conditions contained herein or of the
26 strict and timely performance of such terms and conditions.

1 **22. Severability.** The invalidity of any provision in this License as
2 determined by a court of competent jurisdiction shall in no way affect the validity of any
3 other provision hereof.

4 **24. Venue.** Any action at law or in equity brought by either of the parties hereto
5 for the purpose of enforcing a right or rights provided for by this License shall be tried in
6 a court of competent jurisdiction in the County of Riverside, State of California, and the
7 parties hereby waive all provisions of law providing for a change of venue in such
8 proceedings to any other county.

9 **25. Notices.** Any notice required or desired to be served by either party upon
10 the other shall be addressed to the respective parties as set forth below:

11 COUNTY:

12 County of Riverside
13 Facilities Management
14 3450 14th St., Suite 200
15 Riverside, California 92501
16 Attn: Dep. Director of Real Estate
17 Telephone: (951) 955-4820

LICENSEE:

 MFI Recovery
 5870 Arlington Ave.
 Riverside, CA 92504

18 or to such other addresses as from time to time shall be designated by the respective
19 parties.

20 **26. Permits, Licenses and Taxes.** Licensee shall secure and maintain, at its
21 expense, all necessary permits and licenses as it may be required to obtain and/or hold,
22 and Licensee shall pay for all fees and taxes levied or required by any authorized public
23 entity. Licensee recognizes and understands that this License may create a possessory
24 interest subject to property taxation and that Licensee may be subject to the payment of
25 property taxes levied on such interest.

26 **27. Section Headings.** The Section headings herein are for the convenience
27 of the parties only, and shall not be deemed to govern, limit, modify or in any manner
28 affect the scope, meaning or intent of the provisions or language of this License.

28. County's Representative. County hereby appoints the Director of
Facilities Management as its authorized representative to administer this License.

1 **29. Agent for Service of Process.** It is expressly understood and agreed that
2 in the event Licensee is not a resident of the State of California or it is an association or
3 partnership without a member or partner resident of the State of California, or it is a
4 foreign corporation, then in any such event, Licensee shall file with the Director of
5 Facilities Management, upon its execution hereof, a designation of a natural person
6 residing in the State of California, giving his or her name, residence and business
7 addresses, as its agent for the purpose of services of process in any court action arising
8 out of or based upon this License, and the delivery to such agent of a copy of any process
9 in any such action shall constitute valid service upon Licensee. It is further expressly
10 understood and agreed that if for any reason service of such process upon such agent
11 is not feasible, then in such event Licensee may be personally served with such process
12 out of this County and that such service shall constitute valid service upon Licensee. It
13 is further expressly understood and agreed that Licensee is amenable to the process so
14 served, submits to the jurisdiction of the court so obtained and waives any and all
15 objections and protests thereto.

16 **30. Licenses and Permits.** In accordance with the provisions of Chapter 9 of
17 Division 3 of the business and Professions code concerning the licensing of Contractors,
18 all Contractors shall be licensed, if required, in accordance with the laws of this State
19 and any Contractor not so licensed is subject to the penalties imposed by such laws.
20 The Licensee warrants that it has all necessary permits, approvals, certificates, waivers,
21 and exemptions necessary for the provision of services hereunder and required by the
22 laws and regulations of the United States, State of California, the County of Riverside
23 and all other appropriate governmental agencies and shall maintain these throughout
24 the term of this License.

25 **31. Confidentiality.** The Licensee shall maintain the confidentiality of all
26 information and records pertaining to privacy and confidentiality and comply with all other
27 statutory laws and regulations relating to privacy and confidentiality.
28

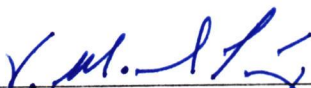
32. Entire License. This License is intended by the parties hereto as a final expression of their understanding with respect to the subject matter hereof and as a complete and exclusive statement of the terms and conditions thereof and supersedes any and all prior and contemporaneous license, agreements, and understandings, oral or written, in connection therewith. The License may be changed or modified only upon the written consent of the parties hereto.

33. Language for Use of Electronic (Digital) Signatures. This Agreement may be executed in any number of counterparts, each of which will be an original, but all of which together will constitute one instrument. Each party of this Agreement agrees to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act ("CUETA") Cal. Civ. Code §§ 1633.1 to 1633.17), for executing this Agreement. The parties further agree that the electronic signatures of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means an electronic sound, symbol, or process attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the electronic record pursuant to the CUETA as amended from time to time. The CUETA authorizes use of an electronic signature for transactions and contracts among parties in California, including a government agency. Digital signature means an electronic identifier, created by computer, intended by the party using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied upon by the parties. For purposes of this section, a digital signature is a type of "electronic signature" as defined in subdivision (i) of Section 1633.2 of the Civil Code.


Signatures on the following page

1 **34. Approval.** This License shall not be binding or consummated until its
2 approval by the Riverside County Board of Supervisors.

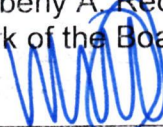
3
4 **LICENSOR:**
5 COUNTY OF RIVERSIDE, a political
6 subdivision of the State of California

7 By: 
8 V. Manuel Perez, Chair
9 Board of Supervisors

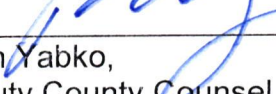
LICENSEE:
MFI Recovery Center, a
California non-profit corporation

By: 
Jossye Cook,
Chief Operating Officer

10
11 **ATTEST:**
12 Kimberly A. Rector,
13 Clerk of the Board

14 By: 
15 Deputy

16
17 **APPROVED AS TO FORM:**
18 Minh C. Tran,
19 County Counsel

20 By: 
21 Ryan Yabko,
22 Deputy County Counsel

23
24
25
26
27 HR:ii/05012025/RV668/40.262 |

28
MAY 20 2025 3.16

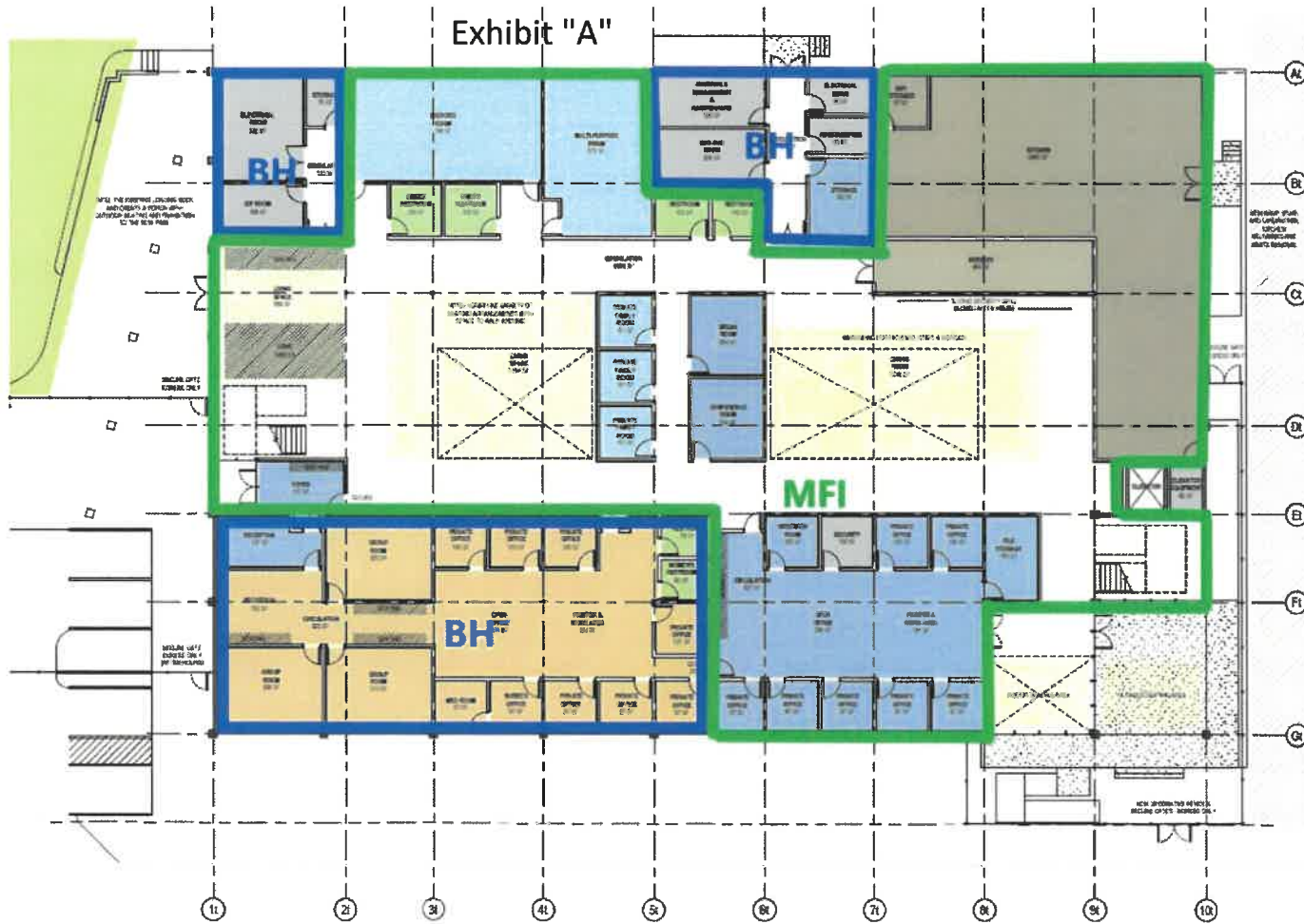


Exhibit "A"

County of
Riverside
5821 Franklin Avenue, Riverside, CA 92507

Gensler
1800 Tenth Avenue, Suite 100
San Francisco, CA 94103
Tel: 415.774.1000
Fax: 415.774.1001

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

Project Name
Franklin Adult Residential Facility
Project Number
05-4882-000
Description
CONSTRUCTION PLAN - LEVEL 01

Scale
1/8" = 1'-0"

A1.101



**County of
Riverside**
5051 Pavilion Center, Riverside, CA 92505

Gensler
390 South Main Street
Los Angeles, CA 90071
Tel: +1 213.229.3841
Fax: +1 213.229.3891
USA

Architect
A WORLDWIDE DESIGN

Scale: 1/8" = 1'-0"

**NOT FOR
CONSTRUCTION**

Project Name:
Franklin Adult Residential
Facility
Project Number:
05 4692.000

Exhibit "B"

Asset Tag Color	Asset Tag Number	Area	Furniture	Number
Green	53001	Living area floor 1	1 seater soft seating	1
Green	53002	Living area floor 1	1 seater soft seating	1
Green	53003	Living area floor 1	Round end table	1
Green	53004	Living area floor 1	1 seater soft seating	1
Green	53005	Living area floor 1	1 seater soft seating	1
Green	53006	Living area floor 1	Round end table	1
Green	53007	Living area floor 1	1 seater soft seating	1
Green	53008	Living area floor 1	3 seater soft seating	1
Green	53009	Living area floor 1	Round coffee table	1
Green	53010	Living area floor 1	1 seater soft seating	1
Green	53011	Living area floor 1	Round end table	1
Green	53012	Living area floor 1	1 seater soft seating	1
Green	53013	Living area floor 1	1 seater soft seating	1
Green	53014	Living area floor 1	1 seater soft seating	1
Green	53015	Living area floor 1	1 seater soft seating	1
Green	53016	Living area floor 1	Round coffee table	1
Green	53017	Living area floor 1	1 seater soft seating	1
Green	53018	Living area floor 1	1 seater soft seating	1
Green	53019	Living area floor 1	Round coffee table	1
Green	53020	Living area floor 1	1 seater soft seating	1
Green	53021	Living area floor 1	1 seater soft seating	1
Green	53022	Living area floor 1	Large rectangular table	1
Green	53023	Living area floor 1	1 seater soft seating	1
Green	53024	Living area floor 1	3 seater soft seating	1
Green	53025	Living area floor 1	Round coffee table	1
Green	53026	Living area floor 1	1 seater soft seating	1
Green	53027	Living area floor 1	1 seater soft seating	1
Green	53028	Living area floor 1	3 seater soft seating	1
Green	53029	Living area floor 1	1 seater soft seating	1
Green	53030	Living area floor 1	Round coffee table	1
Green	53031	Living area floor 1	Television	1
		Living area floor 1	Chairs	6
		Cafeteria	Chairs	48
		Cafeteria	Tables	16
		Break room	Chairs	6
		Break room	Tables	3
Green	53032	Break room	Refrigerator	1
Green	53033	Break room	Coffee machine	1
Green	53034	Break room	Microwave	1
Green	53035	Break room	Microwave	1
Green	53036	Cafeteria	Beverage refrigerator	1
Green	53037	Cafeteria	Television	1
Green	53038	Kitchen	Cook and hold ovens	1

Green	53039	Kitchen	Cook and hold ovens	1
Green	53040	Kitchen	Refrigerator	1
Green	53041	Kitchen	Commercial coffee machi	1
Green	53042	Kitchen	Juice machine	1
Green	53043	Kitchen	Ice machine	1
		Kitchen	Kitchen racks	17
		Kitchen	Stainless steel kitchen tab	3
Green	53044	Kitchen	Mixer	1
		Kitchen	Wooden top table	1
		Kitchen	Tray racks	3
Green	53045	Kitchen	Cook and hold ovens	1
Green	53046	Kitchen	Cook and hold ovens	1
Green	53047	Kitchen	Cook and hold ovens	1
Green	53048	Kitchen	Refrigerator	1
Green	53049	Kitchen	Refrigerator	1
Green	53050	Kitchen	Oven	1
Green	53051	Kitchen	Oven	1
Green	53052	Kitchen	Tilt skillet	1
Green	53053	Kitchen	Commercial griddle	1
Green	53054	Kitchen	Stove	1
Green	53055	Kitchen	Sandwich/salad prep table	1
Green	53056	Kitchen	Meat slicer	1
Green	53057	Kitchen	Dishwasher	1
Green	53058	Conference room 102K	Conference room table	1
Green	53059	Conference room 102K	Television	1
Green	53060	Conference room 102K	Conference room chair	1
Green	53061	Conference room 102K	Conference room chair	1
Green	53062	Conference room 102K	Conference room chair	1
Green	53063	Conference room 102K	Conference room chair	1
Green	53064	Conference room 102K	Conference room chair	1
Green	53065	Conference room 102K	Conference room chair	1
Green	53066	Family room 121A	2 seater soft seating	1
Green	53067	Family room 121A	Square end table	1
Green	53068	Family room 121A	Round end table	1
Green	53069	Family room 121A	1 seater soft seating	1
Green	53070	Family room 121B	2 seater soft seating	1
Green	53071	Family room 121B	Square end table	1
Green	53072	Family room 121B	1 seater soft seating	1
Green	53073	Family room 121B	Round end table	1
Green	53074	Family room 121C	2 seater soft seating	1
Green	53075	Family room 121C	Square end table	1
Green	53076	Family room 121C	1 seater soft seating	1
Green	53077	Family room 121C	Round end table	1
Green	53078	Gym	Exercise bike machine	1
Green	53079	Gym	Exercise bike machine	1
Green	53080	Gym	Treadmill	1
Green	53081	Gym	Treadmill	1

Green	53082	Gym	Treadmill	1
Green	53083	Gym	Exercise bike machine	1
		Multipurpose room	Chairs	24
		Multipurpose room	Conference room table	6
Green	53084	Multipurpose room	Television	1
Green	53085	Living room 2nd floor	1 seater soft seating	1
Green	53086	Living room 2nd floor	1 seater soft seating	1
Green	53087	Living room 2nd floor	1 seater soft seating	1
Green	53088	Living room 2nd floor	Square end table	1
Green	53089	Living room 2nd floor	2 seater soft seating	1
Green	53090	Living room 2nd floor	Square end table	1
Green	53091	Living room 2nd floor	1 seater soft seating	1
Green	53092	Living room 2nd floor	1 seater soft seating	1
Green	53093	Hallway	1 seater soft seating	1
Green	53094	Living room 2nd floor	1 seater soft seating	1
Green	53095	Living room 2nd floor	Round coffee table	1
Green	53096	Living room 2nd floor	Television	1
Green	53097	Exam room 262A	Exam table	1
Green	53098	Exam room 262A	Desk	1
Green	53099	Exam room 262A	Pedestal	1
		Exam room 262A	Chairs	2
Green	53100	Hallway	Round end table	1
Blue	52691	Hallway	1 seater soft seating	1
		Bedroom 258	Bed	2
		Bedroom 258	Armoire	2
		Bedroom 258	Dresser	2
		Bedroom 258	Chairs	2
		Bedroom 256	Bed	2
		Bedroom 258	Armoire	2
		Bedroom 258	Dresser	2
		Bedroom 258	Chairs	2
		Bedroom 254	Bed	2
		Bedroom 258	Armoire	2
		Bedroom 258	Dresser	2
		Bedroom 258	Chairs	2
		Bedroom 250	Bed	2
		Bedroom 250	Armoire	2
		Bedroom 250	Dresser	2
		Bedroom 250	Chairs	2
		Bedroom 245	Bed	2
		Bedroom 245	Armoire	2
		Bedroom 245	Dresser	2
		Bedroom 245	Chairs	2
		Bedroom 248	Bed	2
		Bedroom 248	Armoire	2
		Bedroom 248	Dresser	2
		Bedroom 248	Chairs	2

		Bedroom 243	Bed	2
		Bedroom 243	Armoire	2
		Bedroom 243	Dresser	2
		Bedroom 243	Chairs	2
		Bedroom 246	Bed	2
		Bedroom 246	Armoire	2
		Bedroom 246	Dresser	2
		Bedroom 246	Chairs	2
		Bedroom 241	Bed	2
		Bedroom 241	Armoire	2
		Bedroom 241	Dresser	2
		Bedroom 241	Chairs	2
		Bedroom 244	Bed	2
		Bedroom 244	Armoire	2
		Bedroom 244	Dresser	2
		Bedroom 244	Chairs	2
Blue	52693	Meditation room 239B	Round end table	1
Blue	52694	Meditation room 239B	2 seater soft seating	1
Blue	52695	Meditation room 239C	2 seater soft seating	1
Blue	52696	Central living room 2nd	2 seater soft seating	1
Blue	52697	Central living room 2nd	Square end table	1
Blue	52698	Central living room 2nd	1 seater soft seating	1
Blue	52699	Central living room 2nd	1 seater soft seating	1
Blue	52700	Central living room 2nd	Square end table	1
Blue	52701	Central living room 2nd	3 seater soft seating	1
Blue	52702	Central living room 2nd	Round coffee table	1
Blue	52703	Central living room 2nd	Round coffee table	1
Blue	52704	Central living room 2nd	3 seater soft seating	1
Blue	52705	Central living room 2nd	Square end table	1
Blue	52706	Central living room 2nd	Round coffee table	1
Blue	52707	Central living room 2nd	1 seater soft seating	1
Blue	52708	Central living room 2nd	1 seater soft seating	1
Blue	52709	Central living room 2nd	Round coffee table	1
Blue	52710	Central living room 2nd	Square end table	1
Blue	52711	Central living room 2nd	3 seater soft seating	1
Blue	52712	Office 211	Desk	1
Blue	52713	Office 211	Pedestal	1
Blue	52714	Office 211	Desk	1
Blue	52715	Office 211	Pedestal	1
Blue	52716	Office 211	Desk	1
Blue	52717	Office 211	Pedestal	1
		Office 233	Chairs	3
		Quiet room 209B	Chair	1
		Quiet room 209A	Chair	1
		Bedroom 215	Bed	2
		Bedroom 215	Armoire	2
		Bedroom 215	Dresser	2

		Bedroom 215	Chairs	2
		Bedroom 218	Bed	2
		Bedroom 218	Armoire	2
		Bedroom 218	Dresser	2
		Bedroom 218	Chairs	2
		Bedroom 217	Bed	2
		Bedroom 217	Armoire	2
		Bedroom 217	Dresser	2
		Bedroom 217	Chairs	2
		Bedroom 220	Bed	2
		Bedroom 220	Armoire	2
		Bedroom 220	Dresser	2
		Bedroom 220	Chairs	2
		Bedroom 219	Bed	2
		Bedroom 219	Armoire	2
		Bedroom 219	Dresser	2
		Bedroom 219	Chairs	2
		Bedroom 222	Bed	2
		Bedroom 222	Armoire	2
		Bedroom 222	Dresser	2
		Bedroom 222	Chairs	2
		Bedroom 221	Bed	2
		Bedroom 221	Armoire	2
		Bedroom 221	Dresser	2
		Bedroom 221	Chairs	2
		Bedroom 224	Bed	2
		Bedroom 224	Armoire	2
		Bedroom 224	Dresser	2
		Bedroom 224	Chairs	2
Blue	52718	Back hallway sitting area	1 seater soft seating	1
Blue	52719	Back hallway sitting area	1 seater soft seating	1
Blue	52720	Back hallway sitting area	1 seater soft seating	1
Blue	52721	Back hallway sitting area	1 seater soft seating	1
		Bedroom 214	Bed	2
		Bedroom 214	Armoire	2
		Bedroom 214	Dresser	2
		Bedroom 214	Chairs	2
		Bedroom 212	Bed	2
		Bedroom 212	Armoire	2
		Bedroom 212	Dresser	2
		Bedroom 212	Chairs	2
		Bedroom 207	Bed	2
		Bedroom 207	Armoire	2
		Bedroom 207	Dresser	2
		Bedroom 207	Chairs	2
		Bedroom 210	Bed	2
		Bedroom 210	Armoire	2

		Bedroom 210	Dresser	2
		Bedroom 210	Chairs	2
		Bedroom 205	Bed	2
		Bedroom 205	Armoire	2
		Bedroom 205	Dresser	2
		Bedroom 205	Chairs	2
		Bedroom 208	Bed	2
		Bedroom 208	Armoire	2
		Bedroom 208	Dresser	2
		Bedroom 208	Chairs	2
		Bedroom 203	Bed	2
		Bedroom 203	Armoire	2
		Bedroom 203	Dresser	2
		Bedroom 203	Chairs	2
		Bedroom 206	Bed	2
		Bedroom 206	Armoire	2
		Bedroom 206	Dresser	2
		Bedroom 206	Chairs	2
		Bedroom 204	Bed	2
		Bedroom 204	Armoire	2
		Bedroom 204	Dresser	2
		Bedroom 204	Chairs	2
		Bedroom 202	Bed	2
		Bedroom 202	Armoire	2
		Bedroom 202	Dresser	2
		Bedroom 202	Chairs	2
		Bedroom 200	Bed	2
		Bedroom 200	Armoire	2
		Bedroom 200	Dresser	2
		Bedroom 200	Chairs	2
Blue	52722	Front hallway sitting ar	1 seater soft seating	1
Blue	52723	Front hallway sitting ar	1 seater soft seating	1
Blue	52724	Front hallway sitting ar	Round coffee table	1
Blue	52725	Front hallway sitting ar	2 seater soft seating	1
Blue	52726	Patio	Silver patio chair	1
Blue	52727	Patio	Silver square patio table	1
Blue	52728	Patio	Silver patio chair	1
Blue	52729	Patio	Silver patio chair	1
Blue	52730	Patio	Silver patio chair	1
Blue	52731	Patio	Silver patio chair	1
Blue	52732	Patio	Silver patio chair	1
Blue	52733	Patio	Silver patio chair	1
Blue	52734	Patio	Silver patio chair	1
Blue	52735	Patio	Silver patio chair	1
Blue	52736	Patio	Silver patio chair	1
Blue	52737	Patio	Silver patio chair	1
Blue	52738	Patio	Silver patio chair	1

Blue	52739	Patio	Silver rectangular patio table	1
		Picnic Area	Picnic tables	4
		Picnic Area	Picnic benches	8
Blue	52741	Picnic Area	Grill	1
		Basketball court	Picnic benches	2
Blue	52742	Interview room 102J	Desk	1
Blue	52743	Interview room 102J	Pedestal	1
		Interview room 102J	Work chair	1
		Interview room 102J	Guest chair	1
Blue	52744	Office 102 H	L-shaped Desk	1
Blue	52745	Office 102 H	Pedestal	1
		Office 102 H	Work chair	1
		Office 102 H	Guest chair	1
Blue	52746	Office 102G	L-shaped Desk	1
Blue	52747	Office 102G	Pedestal	1
		Office 102G	Work chair	1
		Office 102G	Guest chair	1
Blue	52748	Office 102F	L-shaped Desk	1
Blue	52749	Office 102F	Pedestal	1
		Office 102F	Work chair	1
		Office 102F	Guest chair	1
Blue	52750	Office 102D	L-shaped Desk	1
Blue	52751	Office 102D	Pedestal	1
		Office 102D	Work chair	1
		Office 102D	Guest chair	1
Blue	52752	Office 102C	L-shaped Desk	1
Blue	52753	Office 102C	Pedestal	1
		Office 102C	Work chair	1
		Office 102C	Guest chair	1
Blue	52754	Office 102B	L-shaped Desk	1
Blue	52755	Office 102B	Pedestal	1
		Office 102B	Work chair	1
		Office 102B	Guest chair	1
Blue	52756	Office 102A	Round table	1
Blue	52757	Office 102A	L-shaped Desk	1
Blue	52758	Office 102A	Pedestal	1
		Office 102A	Work chair	1
		Office 102A	Guest chairs	4
		Cubicle Area	Cubicles	6
		Cubicle Area	Chairs	6
Blue	52759	Laundry room	Washer	1
Blue	52760	Laundry room	Dryer	1
Blue	52761	Laundry room	Washer	1
Blue	52762	Laundry room	Dryer	1
Blue	52763	Laundry room	Washer/Dryer	1
Blue	52764	Laundry room	Washer/Dryer	1
Blue	52765	Laundry room	Washer/Dryer	1

Blue	52766	Laundry room	Washer/Dryer	1
Blue	52767	Laundry room	Washer/Dryer	1
Blue	52768	Laundry room	Washer/Dryer	1
Blue	52769	Laundry room	Square table	1
Blue	52770	Laundry room	Square table	1
Blue	52771	Laundry room	Square table	1
Blue	52772	Laundry room	1 seater soft seating	1
Blue	52773	Laundry room	1 seater soft seating	1
Blue	52774	Laundry room	1 seater soft seating	1
Blue	52775	Laundry room	Round coffee table	1
Blue	52776	Laundry room	Square end table	1
Blue	52777	Laundry room	Square end table	1
Blue	52778	Laundry room	2 seater soft seating	1
Blue	52779	Laundry room	1 seater soft seating	1
Blue	52780	Laundry room	1 seater soft seating	1
Blue	52781	Laundry room	1 seater soft seating	1
Blue	52782	Laundry room	Television	1
Blue	52783	Hallway	1 seater soft seating	1
Blue	52784	Hallway	Round end table	1
Blue	52785	Hallway	1 seater soft seating	1
		Bedroom 226	Bed	2
		Bedroom 226	Armoire	2
		Bedroom 226	Dresser	2
		Bedroom 226	Chairs	2
		Bedroom 228	Bed	2
		Bedroom 228	Armoire	2
		Bedroom 228	Dresser	2
		Bedroom 228	Chairs	2
		Bedroom 230	Bed	2
		Bedroom 230	Armoire	2
		Bedroom 230	Dresser	2
		Bedroom 230	Chairs	2
		Bedroom 232	Bed	2
		Bedroom 232	Armoire	2
		Bedroom 232	Dresser	2
		Bedroom 232	Chairs	2
		Bedroom 229	Bed	2
		Bedroom 229	Armoire	2
		Bedroom 229	Dresser	2
		Bedroom 229	Chairs	2
		Bedroom 234	Bed	2
		Bedroom 234	Armoire	2
		Bedroom 234	Dresser	2
		Bedroom 234	Chairs	2
		Bedroom 231	Bed	2
		Bedroom 231	Armoire	2
		Bedroom 231	Dresser	2

		Bedroom 231	Chairs	2
		Bedroom 236	Bed	2
		Bedroom 236	Armoire	2
		Bedroom 236	Dresser	2
		Bedroom 236	Chairs	2
		Bedroom 233	Bed	2
		Bedroom 233	Armoire	2
		Bedroom 233	Dresser	2
		Bedroom 233	Chairs	2
		Bedroom 238	Bed	2
		Bedroom 238	Armoire	2
		Bedroom 238	Dresser	2
		Bedroom 238	Chairs	2
		Bedroom 235	Bed	2
		Bedroom 235	Armoire	2
		Bedroom 235	Dresser	2
		Bedroom 235	Chairs	2
		Bedroom 240	Bed	2
		Bedroom 240	Armoire	2
		Bedroom 240	Dresser	2
		Bedroom 240	Chairs	2

Riverside University Health System - Behavioral Health

3021 Franklin Ave., Riverside, CA 92503



Legend

- County Boundary
- City Boundaries
- County Centerline Names



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Notes

APN: 210-201-014
District 1
Premises shaded in red

0 131 262 Feet

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