

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



ITEM: 3.17
(ID # 27499)

MEETING DATE:
Tuesday, May 20, 2025

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT - REAL ESTATE (FM-RE) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM - PUBLIC HEALTH/WIC (RUHS-PH/WIC): Ratification and approval of Sixth Amendment to Lease with Heacock Business Center, LLC, Moreno Valley, Five-Year Lease Extension and Tenant Improvements, California Environmental Quality Act Exempt, pursuant to State CEQA Guidelines Sections 15301 and 15061(b)(3); District 5. [Total Cost: \$896,521 - Federal 100% RUHS-PH/WIC Department 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, Class 1 - Existing Facilities Exemption, and Section 15061(b)(3), "Common Sense" Exemption;
2. Ratify and approve the Sixth Amendment to Lease with Heacock Business Center LLC, a California limited liability company, and authorize the Chair of the Board to execute the same on behalf of the County;

Continued on page 2

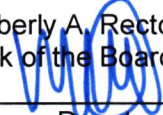
ACTION:Policy

 
Kim Saruwatari, Director of Public Health 5/6/2025 Vincent Yzaguirre 5/7/2025

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: RUHS-PH, FM, Recorder, State Clearinghouse

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

3. Authorize the Director of Facilities Management, or designee, to execute any other documents and administer all actions necessary to complete this transaction; and
4. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk and the State Clearinghouse within five (5) working days of approval by the Board.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$42,336	\$170,552	\$896,521	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: Federal 100% (RUHS-PH/WIC Dept-Budget) Fund 10000			Budget Adjustment: No	
			For Fiscal Year: FY 2024/25-29/30	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Since November 7, 2007, Riverside University Health System - Public Health (RUHS-Public Health) has been under a lease for its Women Infants and Children (WIC) Program at 13800 Heacock Street, Suite 125, Building D, Moreno Valley, CA 92553. The facility continues to meet the needs of the department providing services to the community. This Sixth Amendment to Lease (Sixth Amendment) will extend the term for five (5) years effective April 1, 2025, through March 31, 2030.

Through this Sixth Amendment, RUHS-Public Health WIC has requested interior improvements at Lessor's expense which will be provided and include the replacement of vertical blinds with roller shades, new paint and flooring throughout the facility, minor modifications to the space layout, restroom and breakroom upgrades, relocation of fire extinguisher and light switch in lobby, air balance throughout the space, and electrical work.

Pursuant to the California Environmental Quality Act (CEQA), this Sixth Amendment was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15301, Class 1 – Existing Facilities Exemption and Section 15061(b)(3), "Common Sense" Exemption. The proposed project, the Sixth Amendment, is the continuation of the letting of property involving existing facilities with no significant physical changes, and no expansion of existing use occurring.

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

The Sixth Amendment is summarized below:

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

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

Size: 5,717 Square Feet

Rent:	<u>Current:</u>	<u>New:</u>
	\$ 1.91 Per Sq. Ft.	\$ 2.24 Per Sq. Ft.
	\$ 10,935.63 Per Month	\$ 12,806.08 Per Month
	\$131,227.56 Per Year	\$153,672.96 Per Year

Rent Adjustment: Three percent (3%) annual increase commencing April 1, 2026.

Term: Five (5) Years commencing April 1, 2025, through March 31, 2030.

Utilities: County pays electric. Lessor pays for all other services.

Maintenance: Provided by Lessor.

Custodial: Provided by Lessor

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

Additional Fiscal Information

See attached Exhibits A, B, & C. Current lease costs addressed.

RUHS-Public Health WIC will budget these costs in FY 24/25 through FY 29/30 and will reimburse Facilities Management – Real Estate (FM-RE) for all associated lease costs.

Contract History and Price Reasonableness

The lease rate is competitive based upon the current market. This Lease has been in place since November 7, 2007:

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

Lease & Amendments

Lease

First Amendment

Second Amendment

Third Amendment

Fourth Amendment

Fifth Amendment

Date and M.O.

November 7, 2007 (FM)

July 29, 2008 (M.O. 3.68)

May 24, 2011 (M.O. 3.30)

May 2, 2017 (M.O. 3.17)

November 5, 2019 (M.O. 3.37)

April 2, 2024 (M.O. 3.17)

ATTACHMENTS:

- Sixth Amendment to Lease
- Exhibits A, B, & C
- Notice of Exemption
- Aerial

MV012/FM042462001200


Aaron Gettis, Chief of Deputy County Counsel

5/8/2025



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

Receipt: 25-153951

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202500435
	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	\$3,169.00	
Comment	SST3508S2704	



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:

25-153951

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-202500435

PROJECT TITLE

APPROVAL OF SIXTH AMENDMENT TO THE LEASE AGREEMENT WITH HEACOCK BUSINESS
CENTER, LLC, AND THE RIVERSIDE UNIVERSITY HEALTH SYSTEM-DEPARTMENT OF PUBLIC

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 Tejeda*

Deputy **Isabel Tejeda**

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

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202500435
05/21/2025 02:52 PM Fee: \$ 50.00
Page 1 of 2

Removed: By: Deputy


NOTICE OF EXEMPTION

March 18, 2025

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

Project Number: FM042462001200

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

Description of Project: Since November 7, 2007, (RUHS-PH/WIC) has been under a lease at 13800 Heacock Street, Suite 125, Building D, Moreno Valley, CA 92553. This Sixth Amendment to Lease (Sixth Amendment) will extend the term for five years effective April 1, 2025, through March 31, 2030. The facility continues to meet the needs of the department and currently serves the needs of the community.

Through this Sixth Amendment, RUHS-Public Health WIC has requested interior improvements at Lessor's expense: replace vertical blinds with roller shades new paint and flooring throughout the facility, minor modifications to the space layout, restroom and breakroom upgrades, relocation of fire extinguisher and light switch in lobby, air balance thought out the space, and electrical work. The Sixth Amendment to the Lease Agreement is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is limited to the extension of term for a Lease of an existing building, with minor interior improvements, and no expansion of the existing facility will occur. The operation of the facility will continue to provide public health services. No additional direct or indirect physical environmental impacts are anticipated.


Name of Public Agency Approving Project: Riverside County

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

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

- **Reasons Why Project is Exempt:** The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with Sixth Amendment to the Lease Agreement.
- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, is limited to the extension of term for an existing lease and minor interior improvements including replacing the vertical blinds with roller shades new painting and flooring throughout the facility, altering the space layout, upgrading the restroom and breakroom, and relocating fire extinguisher and light switch in lobby, air balancing throughout the space, and conducting associated electrical work. The project would not increase or expand the use of the site; and the use is limited to the continued use of the existing facility 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 Sixth Amendment to the Lease Agreement is an administrative action to extend the term of the Lease and provide minor tenant improvements. 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: 3-18-2025
Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management

Document Root (Read-Only)

Selected Document

2025050985 - NOE - Approval of Sixth Amendment to the Lease Agreement with Heacock Business Center, LLC, and the Riverside University Health System-Department of Public Health/Wom

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 Sixth Amendment to the Lease Agreement with Heacock Business Center, LLC, and the Riverside University Health System-Department of Public Health/Wom

Document Description

Since November 7, 2007, (RUHS-PH/WIC) has been under a lease at 13800 Heacock Street, Suite 125, Building D, Moreno Valley, CA 92553. This Sixth Amendment to Lease (Sixth Amendment) will extend the term for five years effective April 1, 2025, through March 31, 2030. The facility continues to meet the needs of the department and currently serves the needs of the community. Through this Sixth Amendment, RUHS-Public Health WIC has requested interior improvements at Lessor's expense: replace vertical blinds with roller shades new paint and flooring throughout the facility, minor modifications to the space layout, restroom and breakroom upgrades, relocation of fire extinguisher and light switch in lobby, air balance thought out the space, and electrical work. The Sixth Amendment to the Lease Agreement is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is limited to the extension of term for a Lease of an existing building, with minor interior improvements, and no expansion of the existing facility will occur. The operation of the facility will continue to provide public health services. No additional direct or indirect physical environmental impacts are anticipated.

Attachments (Upload Project Documents)

3.17 NOE - Approval of Sixth Amendment to the Lease Agreement Heacock Business Center, LLC, RUHS-PH; WIC.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

Moreno Valley

Location Details**Parcel Number - 482-180-075****Other Location Info**

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

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 Sixth Amendment to the Lease Agreement. This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, is limited to the extension of term for an existing lease and minor interior improvements including replacing the vertical blinds with roller shades, new painting and flooring throughout the facility, altering the space layout, upgrading the restroom and breakroom, and relocating fire extinguisher and light switch in lobby, air balancing throughout the space, and conducting associated electrical work. The project would not increase or expand the use of the site; and the use is limited to the continued use of the existing facility 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 Sixth 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 Sixth Amendment to the Lease Agreement is an administrative action to extend the term of the Lease and provide minor tenant improvements. 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.

DS
CC**SIXTH AMENDMENT TO LEASE****13800 Heacock Street, Suite 125, Building D, Moreno Valley, California**

This **SIXTH AMENDMENT TO LEASE** ("Sixth Amendment"), dated as of MAY 20 2025, 2025, is entered by and between the **COUNTY OF RIVERSIDE**, a political subdivision of the State of California ("County"), and **HEACOCK BUSINESS CENTER, LLC**, a California limited liability company ("Lessor"), sometimes collectively referred to as the "Parties".

RECITALS

A. Heacock Business Center, LLC, a California limited liability company, and County entered into that certain lease dated November 7, 2007 (the "Original Lease"), pursuant to which County leased a portion of that certain building located at 13800 Heacock Street, Suite 125, Building D, Moreno Valley, California, (the "Building"), as more particularly described in the Original Lease.

B. The Original Lease has been amended by:

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

ii. That certain Second Amendment to Lease dated May 24, 2011, by and between County of Riverside and Lessor ("Second Amendment"), whereby the Parties agreed to extend term, update the rent and annual escalator, construct tenant improvements, and change the custodial provider.

iii. That certain Third Amendment to Lease dated May 2, 2017 by and between the County of Riverside and Lessor ("Third Amendment"), whereby the Parties agreed to extend the term, update the rent, construct tenant improvements, confirmed square footage, and modify the custodial responsibilities.

MAY 20 2025 3.17

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iv. That certain Fourth Amendment to Lease dated November 5, 2019, by and between County and Lessor ("Fourth Amendment"), whereby the Parties agreed to extend the term, update the rent, and construct tenant improvements.

v. That certain Fifth Amendment to Lease dated April 2, 2024, by and between County and Lessor ("Fifth Amendment"), whereby the Parties agreed to extend the term, update the rent, and the information in the Notice section.

C. The Original Lease together with the First, Second, Third, Fourth, Fifth, and this Sixth Amendment are collectively referred to hereinafter as the "Lease".

D. The Parties now desire to amend the Lease to extend the Lease term for five years (5) years, update the rent amount, construct improvements to the premises, update the option to terminate, update Exhibit E, Custodial Services Requirements for Leased Facilities, and add the Certified Access Specialist language.

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

1. Term. Section 3(a) of the Lease is hereby amended as follows:

The term of this Lease shall be extended for a period of five (5) years effective April 1, 2025 and expiring on March 31, 2030.

2. Rent. Section 4 of the Lease is hereby deleted in its entirety and replaced with the following:

County shall pay to Lessor the monthly sums as rent for the leased premises during the term of this Lease as follow:

<u>Rent:</u>	<u>Year:</u>
\$12,806.08	4/1/2025 to 3/31/2026
\$13,190.26	4/1/2026 to 3/31/2027
\$13,585.97	4/1/2027 to 3/31/2028
\$13,993.55	4/1/2028 to 3/31/2029
\$14,413.36	4/1/2029 to 3/31/2030

1 **3. Improvements by Lessor.** Lessor, at its sole cost and expense, shall
2 construct certain tenant improvements, as set forth in Exhibit "A", attached hereto. Lessor
3 shall provide a construction schedule and coordinate with Public Health and contracted
4 vendors so the improvements can be performed after normal hours, or when clinic is not
5 scheduled to be open.

6 **4. Option to Terminate.** Section 7 of the First Amendment Lease is hereby
7 deleted in its entirety and the following is hereby added to the Lease as Section 3(c):

8 The County may terminate this Lease at any time after April 1, 2029, by providing
9 the Lessor with at least ninety (90) days' prior written notice. County shall pay to Lessor
10 the unamortized costs of Improvements by Lessor within ninety (90) days of notice.

11 **5. Custodial Services.** Exhibit B of the Lease shall be deleted in its entirety
12 and replaced with a revised Exhibit B, attached hereto and incorporated herein by
13 reference.

14 **6. Certified Access Specialist.** A Certified Access Specialist (CASp) can
15 inspect the subject premises and determine whether the subject premises comply with
16 all of the applicable construction-related accessibility standards under state law.
17 Although state law does not require a CASp inspection of the subject premises, the
18 commercial property owner or lessor may not prohibit the lessee or tenant from obtaining
19 a CASp inspection of the subject premises for the occupancy or potential occupancy of
20 the lessee or tenant, if requested by the lessee or tenant. The parties shall mutually
21 agree on the arrangements for the time and manner of the CASp inspection, the payment
22 of the fee for the CASp inspection, and the cost of making any repairs necessary to
23 correct violations of construction-related accessibility standards within the Premises.

24 **7. Sixth Amendment to Prevail.** The provisions of this Sixth Amendment
25 shall prevail over any inconsistency of conflicting provisions of the Lease, as heretofore
26 amended, and shall supplement the remaining provisions thereof. Unless defined herein
27 or the context requires otherwise, all capitalized terms herein shall have the meaning
28 defined in the Lease, as heretofore amended.

9. Effective Date. This Sixth Amendment to Lease shall not be binding or consummated until its approval by the Riverside County Board of Supervisors and fully executed by the Parties.


DL^{DS}

1 IN WITNESS WHEREOF, the Parties have executed this Sixth Amendment as of the
2 date first written above.

3
4 Dated: MAY 20 2025

5
6
7 **LESSEE:**
8 COUNTY OF RIVERSIDE, a political
subdivision of the State of California

LESSOR:
HEACOCK BUSINESS CENTER, LLC, a
California limited liability company

9
10 By: 
11 V. Manuel Perez, Chair
12 Board of Supervisors

DocuSigned by:
By: Donald Lam
Donald Lam, Managing Member

13
14 ATTEST:
15 Kimberly A. Rector
16 Clerk of the Board

17 By: 
Deputy

18
19 APPROVED AS TO FORM:
20 Minh C. Tran
County Counsel

21 By: 
22 Ryan Yabko
23 Deputy County Counsel

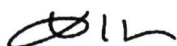
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MAY 20 2025 3.17

**WIC Tenant Improvement
 13800 Heacock St Suite D125
 Estimate 2/19/2025**

Description	Estimate
LVP installation	\$4,580.55
Vinyl Base installation	\$796.48
Trash Supplement	\$200.00
Removal of existing VCT	\$1,615.50
Flooring sealer	\$5,654.25
Floor preparation	\$650.00
LVP materials 3393 sqft	\$4,003.74
16 gallons of glue	\$2,424.80
73 sy vinyl for restrooms	\$3,285.00
Vinyl installation restrooms	\$1,350.50
Welding Labor	\$490.00
6" Cove up base with Metal	\$1,168.00
Trash Supplement restrooms	\$50.00
Special Glue restrooms	\$250.00
Welding Rod Materials	\$200.00
Removal of Existing VCT restroom	\$450.00
Sealer for restrooms	\$787.50
Floor preparation restrooms	\$200.00
Roller Shades parts and labor	\$17,864.77
Paint suite 1 color, additional accent wall color included	\$4,859.45
Hydration station parts and labor	\$2,500.00
Sink and Cabinets in breakroom	\$1,500.00
Mirror and counter replacement, mens restroom	\$1,200.00
Wall Paneling in restroom	\$500.00
Replace and hardwide paper towel & soap dispensers	\$1,800.00
Air balance test	\$1,200.00
General Construction TI estimate*	\$7,000.00
Total Estimate	\$66,581

* TI estimate includes adding a door, reviewing integrity of hot water heaters, glass door and wall between WIC and ECM, relocating BF room to lobby and electrical, relocating fire extinguisher and light switch in lobby, relocating TV and electrical, removing medical curtain rod track in breakroom, pass through cover up and ledge removal in print room, adding 1 outlet and 2 circuits in classroom, wall off doorway and wall demo.




Mar 25, 2025

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Moreno Valley TI's (12/9/2024)

1. Replace vertical blinds with roller shades (All Windows)
2. Paint refresh, primer coat and two coats of selected paint. Paint door jams if applicable. Accent walls will be added in various areas of the clinic. Paint TBD
3. Replace baseboards (4"H)
4. LVT flooring throughout the suite (Except private offices with existing carpet tile.) - Vendor removes existing flooring add a moisture barrier and install new flooring. Lift furniture in place. (Yellow Highlight) Can provide LVT color/style or pick from landlord choices. Replace flooring in the all restrooms with sheet vinyl. Landlord provide color choices.
5. Add a door.
6. Review the integrity of all portable hot water heaters on the premises.
7. Glass door and wall between WIC and ECM team
8. Relocate BF room to main lobby. Require electrical connection for wall whip.
9. Hydration station in lobby or hallway Elkay EZH2O In-Wall Filling Station Filtered 8 GPH Stainless Model LZWS8PK.
10. Update sink area in employees' breakroom
11. Replace cabinets in employees' breakroom
12. Public restrooms need new paneling, especially around paper towel dispensers – (FRP 1 panel in public restrooms and deep clean panels that will not be replaced.)
13. New Mirror and countertop in Men's public restroom. Try to match existing color.
14. Relocate the fire extinguisher and light switch in lobby
15. Relocate current TV in between public restrooms (need electrical) 65" AFF and J-Box Data/Coax provided by RCIT
16. Remove medical room curtain rod track in breakroom
17. Pass through covered up and remove ledge in Print room
18. Add 1 outlet in the classroom and we need (2) circuits to support modular furniture in the auxiliary lobby.
19. Air balance throughout suite
20. Hardwire in restrooms (paper towel holder, and soap dispenser)
21. Wall off door.
22. Demo wall.

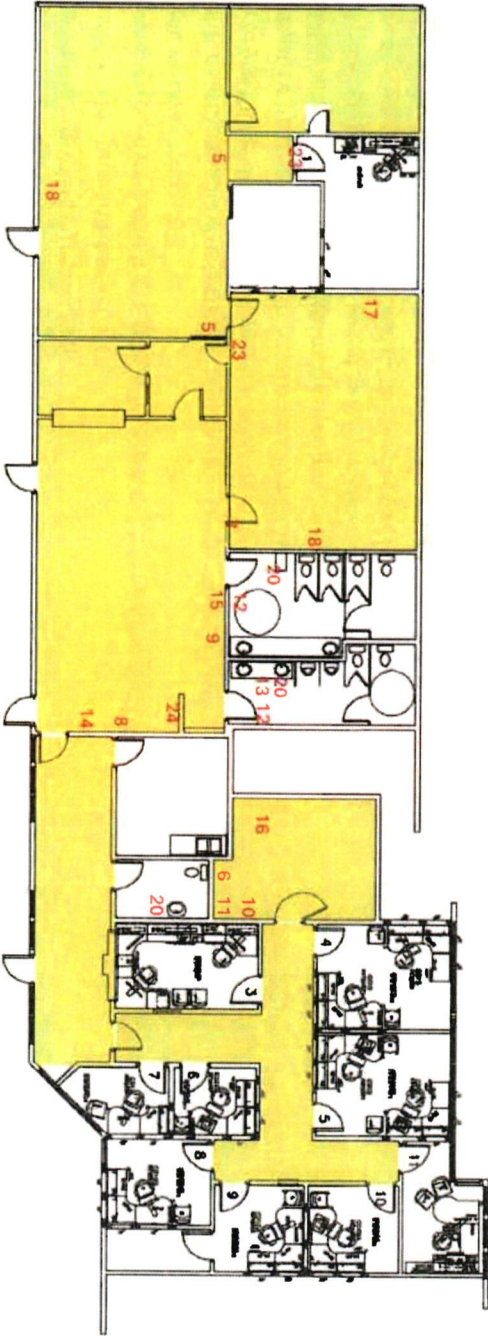
GH 12/9/2024



Acct. Mgr. GARY MEIER	Client / Project MORENO VALLEY WIC	Quote# 44629
Designer S. GUTIERREZ		Date: 6-17-08



RECON



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EXHIBIT "A"

Exhibit A

FY 2024/25

RUHS Public Health WIC

13800 Heacock Street, Suite D125, Building D, Moreno Valley

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office: 5,717 SQFT

Approximate Cost per SQFT (Apr-Jun) \$ 2.24

Lease Cost per Month (Apr-Jun) \$ 12,806.08

Total Lease Cost (Apr-Jun)	\$ 38,418.24
Total Estimated Lease Cost for FY 2024/25	\$ 38,418.24

Estimated Additional Costs:

Utility Cost per SQFT	\$ 0.12	
Estimated Utility Costs per Month		\$ 686.04

Total Estimated Utility Cost (Apr-Jun)	\$ 2,058.12
	\$ 2,058.12

FM Lease Management Fee as of 07/01/2024	4.84%	\$ 1,859.44
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TOTAL ESTIMATED COST FOR FY 2024/25	\$ 42,335.80
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Exhibit B

FY 2025/26

RUHS Public Health WIC

13800 Heacock Street, Suite D125, Building D, Moreno Valley

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	5,717	SQFT	
Approximate Cost per SQFT (Jul-Mar)	\$	2.24	
Approximate Cost per SQFT (Apr-Jun)	\$	2.31	
Lease Cost per Month (Jul-Mar)			\$ 12,806.08
Lease Cost per Month (Apr-Jun)			\$ 13,190.26
Total Lease Cost (Jul-Mar)			\$ 115,254.72
Total Lease Cost (Apr-Jun)			\$ 39,570.79
Total Estimated Lease Cost for FY 2025/26			<u>\$ 154,825.51</u>

Estimated Additional Costs:

Utility Cost per SQFT	\$	0.12	
Estimated Utility Costs per Month			\$ 686.04
Total Estimated Utility Cost (Jul-Mar)			\$ 6,174.36
Total Estimated Utility Cost (Apr-Jun)			\$ 2,058.12
			<u>\$ 8,232.48</u>
FM Lease Management Fee as of 07/01/2024	4.84%		\$ 7,493.55
TOTAL ESTIMATED COST FOR FY 2025/26			<u><u>\$ 170,551.54</u></u>

Exhibit C

FY 2026/27 - 2029/30

RUHS Public Health WIC

13800 Heacock Street, Suite D125, Building D, Moreno Valley

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office: 5,717 SQFT

	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Approximate Cost per SQFT (Jul-Mar)	\$ 2.31	\$ 2.38	\$ 2.45	\$ 2.52
Approximate Cost per SQFT (Apr-Jun)	\$ 2.38	\$ 2.45	\$ 2.52	
Lease Cost per Month (Jul-Mar)	\$ 13,190.26	\$ 13,585.97	\$ 13,993.55	\$ 14,413.36
Lease Cost per Month (Apr-Jun)	\$ 13,585.97	\$ 13,993.55	\$ 14,413.36	
Total Lease Cost (Jul-Mar)	\$ 118,712.36	\$ 122,273.73	\$ 125,941.94	\$ 129,720.20
Total Lease Cost (Apr-Jun)	\$ 40,757.91	\$ 41,980.65	\$ 43,240.07	
Total Estimated Lease Cost for FY 2026/27 - 2029/30	\$ 159,470.27	\$ 164,254.38	\$ 169,182.01	\$ 129,720.20

Estimated Additional Costs:

Utility Cost per SQFT	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12
Estimated Utility Costs per Month	\$ 686.04	\$ 686.04	\$ 686.04	\$ 686.04
Total Estimated Utility Cost	\$ 8,232.48	\$ 8,232.48	\$ 8,232.48	\$ 6,174.36
FM Lease Management Fee as of 7/1/2024 4.84%	\$ 7,718.36	\$ 7,949.91	\$ 8,188.41	\$ 6,278.46
TOTAL ESTIMATED COST FOR FY 2026/27 - 2029/30	\$ 175,421.11	\$ 180,436.77	\$ 185,602.90	\$ 142,173.02

F11 Total Cost \$ 896,521.15

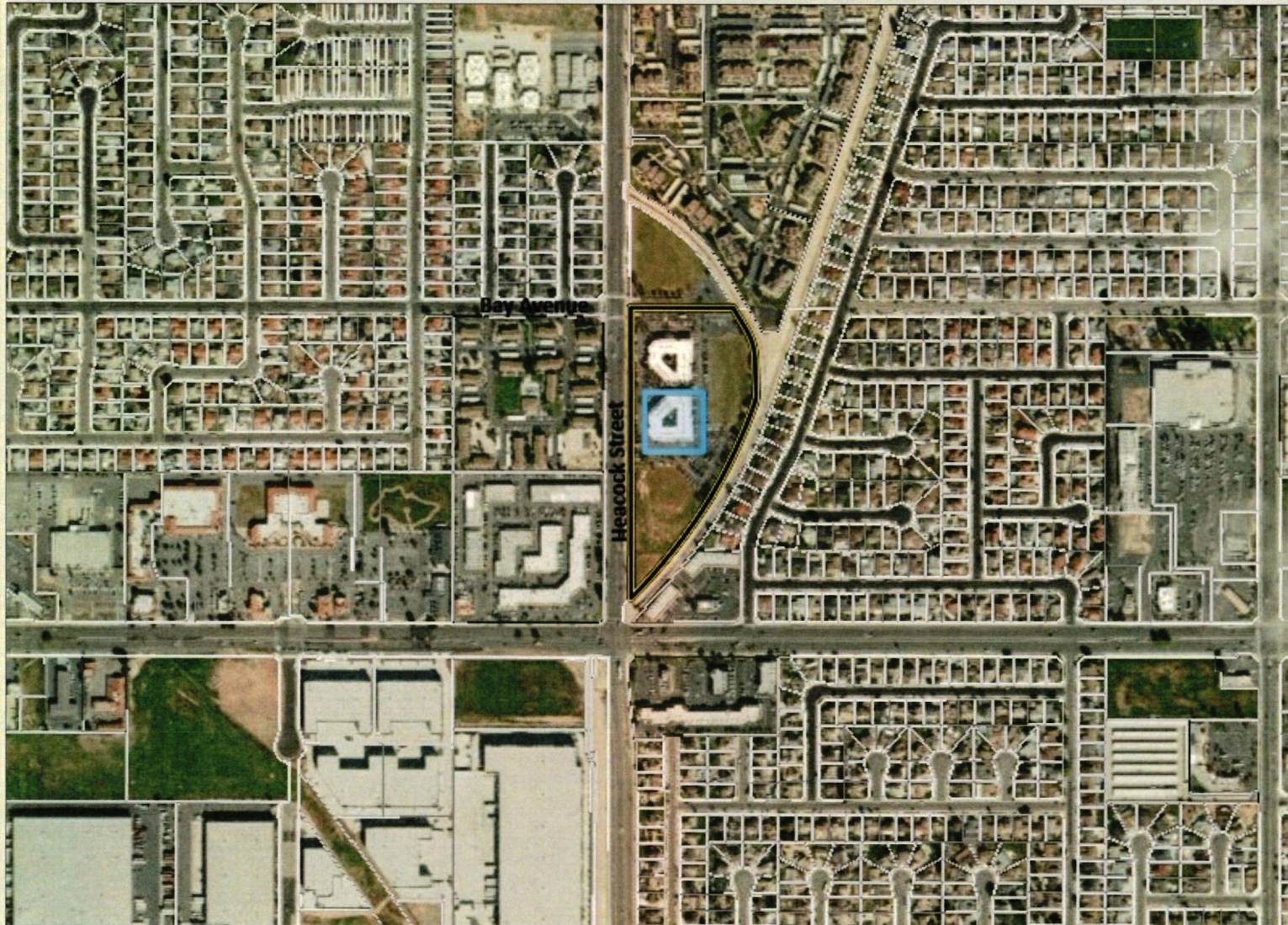
Riverside University Health System - Public Health WIC

13800 Heacock, Suite D125, Moreno Valley, CA 92553



Legend

☐ Parcels, County



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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Notes

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