

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



ITEM: 3.18
(ID # 27486)

MEETING DATE:
Tuesday, July 01, 2025

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT – REAL ESTATE (FM-RE) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM - BEHAVIORAL HEALTH: Approval of Third Amendment to Lease with the Perris Elementary School District, RUHS-BH, Perris, Three-Year Lease Extension, California Environmental Quality Act Exempt per State CEQA Guidelines sections 15301 and 15061(b)(3), District 1. [Total Cost: \$61,322 - 40% Federal, 60% State (RUHS-BH Department Budget) Fund 10000] (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 Third Amendment to Lease with the Perris Elementary School District, and authorize the Chair of the Board to execute the same on behalf of the County;
3. Authorize the Director of Facilities Management, or designee, to execute any other documents and administer all actions necessary to complete this transaction; and
4. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk and State Clearinghouse within five (5) business days of approval by the board.

ACTION:Policy



Vincent Yzaguirre 6/13/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Medina 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: July 1, 2025
xc: FM-RE, RUHS-BH, Recorder, State Clearinghouse

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$20,021	\$20,436	\$61,322	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: 40% Federal, 60% State (RUHS-BH Department Budget) Fund 10000			Budget Adjustment: No	
			For Fiscal Year: 2025/26 – 2027/28	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside (County) has occupied 2221 South A Street, Suite 108, Perris, CA since 2003, for use by Riverside University Health System – Behavioral Health (RUHS-BH) under a lease (Lease). The location continues to meet the needs of RUHS-BH, and this proposed Third Amendment to Lease (Third Amendment) between the County and Lessor will continue the County’s tenancy for three additional years until June 30, 2028.

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

The Third Amendment is summarized as follows:

Lessor:	Perris Elementary School District 143 E. 1 st St. Perris, CA 92570	
Location:	2221 S. A Street Suite 108 Perris, CA 92570	
Term:	Three (3) years, commencing July 1, 2025, and expiring June 30, 2028.	
Size:	Approximately 960 sq. ft.	
Rent:	<u>Current:</u> \$1.00 per sq. ft. \$960.00 per month \$11,520.00 annually	<u>New:</u> \$1.15 per sq. ft. \$1,100.00 per month \$13,200.00 annually
Annual Increase:	Three percent (3%) annually commencing on July 1, 2026.	

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

Option to Terminate: County will have the right to terminate for any reason after one (1) year from commencement with ninety (90) days advance written notice.

Custodial:	<u>Current:</u>	<u>New:</u>
	\$0.33 per sq. ft.	\$0.42 per sq. ft.
	\$315.00 per month	\$400.00 per month
	\$3,780.00 annually	\$4,800.00 annually

Utilities: County shall provide all telephone services in connection to leased premises. Lessor to provide or cause to be provided all other utilities.

Maintenance: Lessor to provide.

Impact on Citizens and Businesses

This facility provides important behavioral health services for the residents and community surrounding this region of the County. The continued occupancy of this facility will provide a positive economic impact to this area's residents and businesses.

Additional Fiscal Information

See attached Exhibits A, B, and C. All the associated costs for this Third Amendment will be budgeted in FY 2025/26 through FY 2027/28 through the RUHS-BH budget. RUHS-BH will reimburse FM-RE for all associated lease costs monthly.

Contract History and Price Justification

The County has maintained a lease at this location since 2003. The Original M.O.U. has since been replaced by that new lease dated April 9, 2019 (M.O. 3.5), amended by that First Amendment dated October 6, 2020 (M.O. 3.5) and Second Amendment dated March 14, 2023 (M.O. 3.4). Collectively, the rent of this Lease has remained in place since 2003 with no escalation. The Lessor has requested the escalation as pass through costs due to their current economic circumstances.

ATTACHMENTS:

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

PR026/FM042552002600

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

Evangelina Gregorio EO
Evangelina Gregorio EO, Principal Mgmt Analyst

6/20/2025

Ryan Yabko
Ryan Yabko

6/18/2025

Aaron Gettis
Aaron Gettis, Chief of Deputy County Counsel

6/19/2025



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

Receipt: 25-202039

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202500592
	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	\$4,019.00	
Comment	SST3542S236	



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:
 25-202039
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF RIVERSIDE FACILITIES	LEAD AGENCY EMAIL MSULLIVAN@RIVCO.ORG	DATE 07/01/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202500592

PROJECT TITLE

APPROVAL OF THIRD AMENDMENT TO THE LEASE AGREEMENT, RIVERSIDE UNIVERSITY HEALTH SYSTEM BEHAVIORAL HEALTH (RUHS-BH), 2221 SOUTH A STREET, PERRIS

PROJECT APPLICANT NAME COUNTY OF RIVERSIDE FACILITIES	PROJECT APPLICANT EMAIL MSULLIVAN@RIVCO.ORG	PHONE NUMBER (951) 955-4820
PROJECT APPLICANT ADDRESS 3450 14TH STREET, 2ND FLOOR	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- | | | |
|---|------------|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,123.50 | \$ _____ |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ _____ |
| <input type="checkbox"/> 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)


- | | | |
|---|----------|------------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ _____ |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ _____ \$50.00 |
| <input type="checkbox"/> Other | | \$ _____ |

PAYMENT METHOD:

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

SIGNATURE X <i>I Tejada</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Isabel Tejada
--------------------------------	---

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

FILED / POSTED		
County of Riverside Peter Aldana Assessor-County Clerk-Recorder		
E-202500592 07/01/2025 04:48 PM Fee: \$ 50.00 Page 1 of 2		
Removed:	By:	Deputy
		

NOTICE OF EXEMPTION

May 22, 2025

Project Name: Approval of Third Amendment to the Lease Agreement, Riverside University Health System Behavioral Health (RUHS-BH), 2221 South A Street, Perris

Project Number: FM042552002600

Project Location: 2221 South A Street, Suite 108, north of Mapes Drive, Perris, California 92570, Assessor's Parcel Number (APN) 330-060-002

Description of Project: The County of Riverside has been a tenant at 2221 South A Street, Suite 108, Perris, CA since 2003, for use by RUHS-BH. The location continues to meet the needs of RUHS-BH, and a Third Amendment between the County and Lessor will continue the County's tenancy for three additional years until June 30, 2028. The approval of the Third Amendment to the Lease Agreement with Perris Elementary School District, is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the extension of term involving existing facilities; no expansion of the existing facility will occur. The operation of the facility will continue to provide public health services. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County

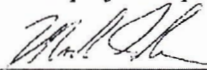
Name of Person or Agency Carrying Out Project: Riverside County Facilities Management

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

Reasons Why Project is Exempt: The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the extension of the Lease Agreement.

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site’s use. The project, as proposed, is limited to the extension of term of the existing Lease regarding health services for RUHS-BH. The project would not substantially increase or expand the use of the site; use is limited to the continued use of the site in a similar capacity; therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The proposed extension of the Lease Agreement will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. No impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

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

Signed:  Date: 5-22-2025
Mike Sullivan
County of Riverside, Facilities Management

Document Root (Read-Only)

Selected Document

2025070096 - NOE - Approval of Third Amendment to the Lease Agreement, Riverside University Health System Behavioral Health (RUHS-BH), 2221 South A Street, Perris

Riverside County
Created - 7/2/2025 | Submitted - 7/2/2025 | Posted - 7/2/2025 | Received - 7/2/2025 | Published - 7/2/2025
Whitney N Mayo

Document Details

Public Agency

Riverside County

Document Type

Notice of Exemption

Document Status

Published

Title

Approval of Third Amendment to the Lease Agreement, Riverside University Health System Behavioral Health (RUHS-BH), 2221 South A Street, Perris

Document Description

The County of Riverside has been a tenant at 2221 South A Street, Suite 108, Perris, CA since 2003, for use by RUHS-BH. The location continues to meet the needs of RUHS-BH, and a Third Amendment between the County and Lessor will continue the County's tenancy for three additional years until June 30, 2028. The approval of the Third Amendment to the Lease Agreement with Perris Elementary School District, is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the extension of term involving existing facilities; no expansion of the existing facility will occur. The operation of the facility will continue to provide public health services. No additional direct or indirect physical environmental impacts are anticipated.

Attachments (Upload Project Documents)

3.18 - NOE - Third Amendment to Lease Agreement, RUHS-BH, Perris.pdf

Contacts

County of Riverside Facilities Management - *Mike Sullivan*

3450 14th Street 2nd Floor
Riverside, CA 92501
Phone : (951) 955-4820
msullivan@rivco.org

Regions

Southern California

Counties

Riverside

Cities

Perris

Location Details

Parcel Number - 330-060-002

Other Location Info

2221 South A Street, Suite 108, north of Mapes Drive, Perris, California 92570, Assessor's Parcel Number (APN) 330-060-002

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 extension of the Lease Agreement. This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, is limited to the extension of term of the existing Lease regarding health services for RUHS-BH. The project would not substantially increase or expand the use of the site; use is limited to the continued use of the site in a similar capacity; therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines. Therefore, the County of Riverside Facilities Management hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Exempt Status

Other

Type, Section Number or Code Number

15061(b)(3)

Reasons why project is exempt

The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the extension of the Lease Agreement. In accordance with CEQA, the use of the Common Sense Exemption is based on the "general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment." State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." Ibid. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The proposed extension of the Lease Agreement will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. No impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis. Therefore, the County of Riverside Facilities Management hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

County Clerk(s)

Riverside

SCH Number 2025070096

From Thomas Hubbard <THOMAS.HUBBARD@lci.ca.gov>

Date Wed 7/2/2025 9:49 AM

To Mayo, Whitney <WMayo@Rivco.org>

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To view your submission, use the following link.

<https://ceqasubmit.lci.ca.gov/Document/Index/319602/1>

Please contact the SCH with any questions at state.clearinghouse@lci.ca.gov.

Thank you,



Thomas Hubbard | *he/him*

Jr. CEQA Analyst

Governor's Office of Land Use and Climate Innovation

Formerly known as the Governor's Office of Planning and Research

Thomas.Hubbard@lci.ca.gov

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THIRD AMENDMENT TO LEASE
2221 South "A" Street, Suite 108, Perris, CA 92570

This **THIRD AMENDMENT TO LEASE** ("Third Amendment") dated as of JUL 01, 2025 is entered by and between **PERRIS ELEMENTARY SCHOOL DISTRICT** ("Lessor"), and the **COUNTY OF RIVERSIDE**, a political subdivision of the State of California ("County"), sometimes collectively referred to as the "Parties".

RECITALS

A. County and Lessor have entered into a lease dated April 9, 2019 (the "Original Lease"), pursuant to which County has agreed to lease from Lessor and Lessor has agreed to lease to County that certain building located at 2221 South "A" Street, Suite 108, Perris, California, also identified as Assessor's Parcel Number 330-060-002 ("Leased Premises"), as more particularly shown on Exhibit "A" of the Lease.

B. The Original Lease has been amended by:

i. That certain First Amendment to Lease dated October 6, 2020, whereby the Parties amended the Original Lease to extend the term period and amend the rent and notice sections (the "First Amendment").

ii. That certain Second Amendment to Lease dated March 14, 2023, whereby the Parties amended the Original Lease to extend the term period, amend the rent section and add options to extend the term ("Second Amendment").

C. The Original Lease, together with the First, Second, and this Third Amendment, shall hereafter be referred to as the "Lease".

D. The Parties now desire to further amend the Lease by extending the current term, increasing the monthly rent and custodial fees during the Extended Term, as defined herein, deleting the options to extend, and amending the County's right to early termination.

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

3 1. **Term.** Section 3(a) of the Lease is amended by the following:

4 (a) The term of the Lease shall be extended for a period of three (3)
5 years commencing July 1, 2025, and expiring June 30, 2028 (the "Extended Term").

6 2. **Options.** Section 3(d) is hereby deleted in its entirety.

7 3. **Rent.** Section 4 of the Lease is hereby amended by the following:

8 (a) County shall pay the sum of One Thousand, One Hundred Dollars
9 (\$1,100.00) to Lessor as rent for the leased premises, payable, in advance, on the first
10 day of the month or as soon thereafter as a warrant can be issued in normal course of
11 County's business.

12 (b) Pursuant to the provisions of Section 4(a) herein, the monthly rent
13 shall be increased on each anniversary of this Lease by an amount equal to three
14 percent (3%).

15 4. **Custodial.** Section 5(a) of the Lease is hereby amended to increase the
16 custodial fees from Three Hundred, Fifteen Dollars (\$315.00) to Four Hundred Dollars
17 (\$400.00) per month.

18 5. **Options to Terminate.** Section 12 of the Lease is amended by the
19 following:

20 The Parties hereto recognize and understand that the rent consideration
21 hereunder originates from County, State and/or Federal sources, and therefore County
22 shall have the right to terminate this Lease (a) if such funding is reduced or otherwise
23 becomes unavailable, based on County's annual fiscal budget, (b) if any law, rule or
24 regulation precludes, prohibits or materially adversely impairs County's ability to use
25 the Leased Premises for the use permitted herein, or (c) for any reason after one (1)
26 year from commencement of the Extended Term per Section 1 of this Third
27 Amendment with ninety (90) days advance written notice.

28

1 6. **Capitalized Terms.** THIRD AMENDMENT TO PREVAIL. Unless defined
2 herein or the context requires otherwise, all capitalized terms herein shall have the
3 meaning defined in the Lease, as heretofore amended. The provisions of this Third
4 Amendment shall prevail over any inconsistency or conflicting provisions of the Lease,
5 as heretofore amended, and shall supplement the remaining provisions thereof.

6 7. **Miscellaneous.** Except as amended or modified herein, all the terms of
7 the Lease shall remain in full force and effect and shall apply with the same force and
8 effect. If any provisions of this Third Amendment or the Lease shall be determined to
9 be illegal or unenforceable, such determination shall not affect any other provision of
10 the Lease and all such other provisions shall remain in full force and effect. The
11 language in all parts of the Lease shall be construed according to its normal and usual
12 meaning and not strictly for or against either Lessor or Lessee. Neither this Third
13 Amendment, nor the Lease, nor any notice nor memorandum regarding the terms
14 hereof, shall be recorded by Lessee.

15 8. **Effective Date.** This Third Amendment shall not be binding or
16 consummated until its approval by the Riverside County Board of Supervisors and fully
17 executed by the Parties.

18 9. **Language for Use of Electronic (Digital) Signatures.** This Third
19 Amendment may be executed in any number of counterparts, each of which will be an
20 original, but all of which together will constitute one instrument. Each party of this Third
21 Amendment agrees to the use of electronic signatures, such as digital signatures that
22 meet the requirements of the California Uniform Electronic Transactions Act
23 (“CUETA”) Cal. Civ. Code §§ 1633.1 to 1633.17), for executing this Third Amendment.
24 The parties further agree that the electronic signatures of the parties included in this
25 Third Amendment are intended to authenticate this writing and to have the same force
26 and effect as manual signatures. Electronic signature means an electronic sound,
27 symbol, or process attached to or logically associated with an electronic record and
28 executed or adopted by a person with the intent to sign the electronic record pursuant

1 to the CUETA as amended from time to time. The CUETA authorizes use of an
2 electronic signature for transactions and contracts among parties in California,
3 including a government agency. Digital signature means an electronic identifier,
4 created by computer, intended by the party using it to have the same force and effect
5 as the use of a manual signature, and shall be reasonably relied upon by the parties.
6 For purposes of this section, a digital signature is a type of "electronic signature" as
7 defined in subdivision (i) of Section 1633.2 of the Civil Code.

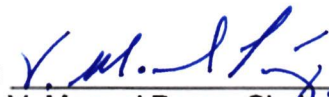
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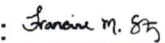
1 **In Witness Whereof**, the Parties have executed this Third Amendment as of the
2 date first written above.

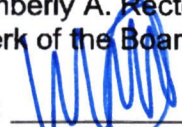
3 Dated: JUL 01 2025
4

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

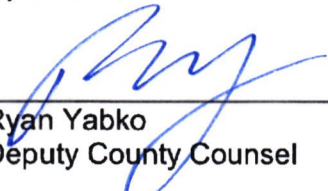
LESSOR:
Perris Elementary School District

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

By: 
Francine M. Story
Chief Business Official

12 **ATTEST:**
13 Kimberly A. Rector
14 Clerk of the Board
15 By: 
16 Deputy
17

18 Approved as to Form:
19 Minh C. Tran
20 County Counsel

21 By: 
22 Ryan Yabko
23 Deputy County Counsel
24

25 PC:il/05192025/PR026/40.271
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Exhibit A

FY 2025/26

RUHS - Behavioral Health - Rob Reiner Center
2221 South "A" Street, Suite 108, Perris, CA 92570

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	960 SQFT		
Approximate Cost per SQFT (Jul-Jun)	\$ 1.15		
Lease Cost per Month (Jul-Jun)		\$ 1,100.00	
Total Lease Cost (Jul-Jun)			\$ 13,200.00
Total Estimated Lease Cost for FY 2025/26			\$ 13,200.00

Estimated Additional Costs:

Utility Cost per SQFT	\$ 0.12		
Estimated Utility Costs per Month		\$ 115.20	
Total Estimated Utility Cost (Jul-Jun)			\$ 1,382.40
Total Estimated Utility Cost for FY 2025/26			\$ 1,382.40
Day Porter Cost per Month (Jul-Jun)		\$ 400.00	
Total Custodial Cost (Jul-Jun)			\$ 4,800.00
Total Estimated Custodial Cost for FY 2025/26			\$ 4,800.00
FM Lease Management Fee as of 07/01/2025	4.84%		\$ 638.88
TOTAL ESTIMATED COST FOR FY 2025/26			\$ 20,021.28

Exhibit B

FY 2026/27

RUHS - Behavioral Health - Rob Reiner Center
2221 South "A" Street, Suite 108, Perris, CA 92570

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	960 SQFT		
Approximate Cost per SQFT (Jul-Jun)	\$ 1.18		
Lease Cost per Month (Jul-Jun)		\$ 1,133.00	
Total Lease Cost (Jul-Jun)			\$ 13,596.00
Total Estimated Lease Cost for FY 2026/27			\$ 13,596.00

Estimated Additional Costs:

Utility Cost per SQFT	\$ 0.12		
Estimated Utility Costs per Month		\$ 115.20	
Total Estimated Utility Cost (Jul-Jun)			\$ 1,382.40
Total Estimated Utility Cost for FY 2026/27			\$ 1,382.40
Day Porter Cost per Month (Jul-Jun)		\$ 400.00	
Total Custodial Cost (Jul-Jun)			\$ 4,800.00
Total Estimated Custodial Cost for FY 2026/27			\$ 4,800.00
FM Lease Management Fee as of 07/01/2025	4.84%		\$ 658.05
TOTAL ESTIMATED COST FOR FY 2026/27			\$ 20,436.45

Exhibit C

FY 2027/28

RUHS - Behavioral Health - Rob Reiner Center
2221 South "A" Street, Suite 108, Perris, CA 92570

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	960 SQFT		
Approximate Cost per SQFT (Jul-Jun)	\$ 1.22		
Lease Cost per Month (Jul-Jun)		\$ 1,166.99	
Total Lease Cost (Jul-Jun)			\$ 14,003.88
Total Estimated Lease Cost for FY 2027/28			\$ 14,003.88

Estimated Additional Costs:

Utility Cost per SQFT	\$ 0.12		
Estimated Utility Costs per Month		\$ 115.20	
Total Estimated Utility Cost (Jul-Jun)			\$ 1,382.40
Total Estimated Utility Cost for FY 2027/28			\$ 1,382.40
Day Porter Cost per Month (Jul-Jun)		\$ 400.00	
Total Custodial Cost (Jul-Jun)			\$ 4,800.00
Total Estimated Custodial Cost for FY 2027/28			\$ 4,800.00
FM Lease Management Fee as of 07/01/2025	4.84%		\$ 677.79
TOTAL ESTIMATED COST FOR FY 2027/28			\$ 20,864.07
F11 TOTAL COST			\$ 61,321.79

Riverside University Health System - Behavioral Health

2221 S A Street, Suite 108, Perris, CA 92570



Legend

County Centerline Names



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

Notes

APN: 330-060-002
District 1
Premises shaded in red

0 188 376 Feet

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