

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



ITEM: 3.27  
(ID # 27402)

MEETING DATE:  
Tuesday, July 29, 2025

FROM : FACILITIES MANAGEMENT

**SUBJECT:** FACILITIES MANAGEMENT - REAL ESTATE (FM-RE) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM (RUHS): Ratification and Approval of the Letter to LEVC Group LLC, Exercising the Option to Extend the Lease at 2499B & 2501 E. Lakeshore Dr., Lake Elsinore, California Environmental Quality Act Exempt pursuant to State CEQA Guidelines Section 15301 and 15061(b)(3), District 2. [Total Cost: \$5,496,589 – 84.2% CHC Enterprise Fund and 15.8% Federal] (Clerk of the Board to File Notice of Exemption with County Clerk and State Clearinghouse)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1 – Existing Facilities Exemption, and Section 15061(b)(3), “Common Sense” Exemption;
2. Ratify and Approve the attached Option to Extend Letter with LEVC Group, LLC, a California limited liability company, and authorize the Chair of the Board to execute the same on behalf of the County;
3. Authorize the Director of Facilities Management, or their 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, CIP

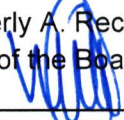
  
Vincent Yzaguirre 7/8/2025

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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 29, 2025  
xc: FM-RE, RUHS, Recorder, State Clearinghouse

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$951,520	\$1,065,285	\$5,496,589	\$0
<b>NET COUNTY COST</b>	\$0	\$0	\$0	\$0
<b>SOURCE OF FUNDS:</b> 84.2% CHC Enterprise Fund and 15.8% Federal			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 25/26-30/31	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

On December 10, 2002, the County of Riverside (County) entered into a lease with Tonto Corporation, predecessor-in-interest to LEVC Group LLC, a California limited liability company (Lessor), for the facility located at 2499B & 2501 E. Lakeshore Dr., Lake Elsinore, California 92530 (Premises). This leased facility is used by Riverside University Health System as a Community Health Center, which occupies suite 2501, and Public Health/WIC, which occupies suite 2499B.

The facility continues to meet RUHS requirements for providing health services to the residents of the Lake Elsinore community. To meet the option terms of the lease and to ensure extended occupancy for providing these essential services to the constituents of Lake Elsinore, the County served notice exercising its option to extend the Lease by providing two hundred and seventy (270) days' prior written notice to the Lessor, pursuant to Section 6 of the Third Amendment to Lease dated November 17, 2015.

Pursuant to the California Environmental Quality Act (CEQA), the Option to Extend Lease was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15301, Class 1 – Existing Facilities Exemption and Section 15061(b)(3) – “Common Sense” Exemption. The proposed project is the extension of letting property involving existing facilities. See the attached Notice of Exemption for additional detail and analysis.

The Option to Extend Lease details are summarized as follows:

**Location:** 2499B & 2501 E. Lakeshore Drive, Lake Elsinore, CA 92530

**Lessor:** LEVC Group, LLC  
2658 Del Mar Heights Road #110  
Del Mar, CA 92014

**Size:** 32,368 sq. ft.

**Term:** Five (5) years, commencing August 1, 2025, and terminating July 31, 2030

<b>Rent:</b>	<u>Current</u>	<u>New</u>
	\$2.36 per square foot	\$2.43 per square foot
	\$76,508.30 monthly	\$78,803.55 monthly

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

\$918,099.60 annually                      \$945,642.59 annually

Annual

Increase:        Three percent (3%)

Custodial:        County to provide

Utilities:         County to pay for all telephone, gas and electrical services in connection with the leased premises. Lessor to provide all other utilities.

Maintenance: Lessor to provide

**Impact on Residents and Businesses**

The continued and extended occupancy of RUHS-CHC will provide health services, as well as a positive economic and social impact to the community.

**Contract History and Price Reasonableness**

The Lease rate has been predetermined by the Third Amendment and will include an annualized escalation of three percent (3%). The Lease has been in place since December 10, 2002, amended by that First Amendment on April 27, 2004, Second Amendment on October 18, 2005, and Third Amendment on November 17, 2015.

Original Lease	December 10, 2002	Minute Order (M.O.) 3.24
First Amendment	April 27, 2004	M.O. 3.6
Second Amendment	October 18, 2005	M.O. 3.21
Third Amendment	November 17, 2015	M.O. 3.11

**ATTACHMENTS:**

- Exhibits A, B & C
- Option Letter
- Notice of Exemption
- Aerial Image

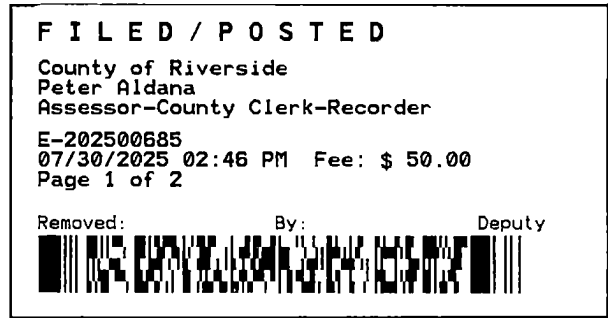
LE021/FM042431002100

  
Evangelina Gregorio EO, Principal Mgmt Analyst        7/21/2025

  
Ryan Yabko        7/9/2025

  
Aaron Gettis, Chief of Deputy County Counsel        7/15/2025

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



## NOTICE OF EXEMPTION

March 18, 2025

**Project Name:** Approval of Option to Extend Lease Agreement, Riverside University Health System Community Health Center (RUHS-CHC), 2499 and 2501 East Lakeshore Drive, Lake Elsinore

**Project Number:** FM042431002100

**Project Location:** 2499 and 2501 East Lakeshore Drive, west of Diamond Drive, Lake Elsinore, California 92530, Assessor's Parcel Numbers (APNs) 373-210-060 and 373-210-060

**Description of Project:** The County of Riverside, a political subdivision of the State of California (County), entered into a lease at 2499 and 2501 E. Lakeshore Dr., Lake Elsinore, CA 92530 (Premises) dated December 10, 2002 with LEVC Group, LLC, a limited liability company (Lessor), for use by the RUHS-CHC. The Premises continues to meet RUHS-CHC's clinic requirements for its WIC and Family Health Clinic for Ambulatory Care services. To continue to provide these services to the constituents of Lake Elsinore, the County served notice of its Option to Extend the lease by providing two hundred and seventy (270) days' notice to the Lessor as of November 3, 2024 pursuant to Section 6 of the third amendment dated November 17, 2015. The approval of the option to extend the Lease Agreement LEVC Group, LLC, 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 option to extend 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-CHC. 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: 3-18-2025

Mike Sullivan  
County of Riverside, Facilities Management



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

RECEIPT NUMBER: 25-232001
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 07/30/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202500685

PROJECT TITLE  
 APPROVAL OF OPTION TO EXTEND LEASE AGREEMENT, RIVERSIDE UNIVERSITY HEALTH SYSTEM COMMUNITY HEALTH CENTER (RUHS-CHC), 2499 AND 2501 EAST LAKESHORE DRIVE,

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

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

<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	\$ _____
<input checked="" type="checkbox"/> Exempt from fee		
<input checked="" type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> 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	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Jessica Arevalo
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**Peter Aldana**  
**Riverside County**  
**Assessor-County Clerk-Recorder**  
2724 Gateway Drive  
Riverside, CA 92507  
(951) 486-7000  
www.rivcoacr.org

**Receipt: 25-232001**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202500685
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		\$50.00
<b>Total</b>		<b>\$50.00</b>
Tender (On Account)		\$50.00
Account#	CEQARIVCOFM	
Account Name	CEQARIVCOFM - RIVERSIDE COUNTY FACILITIES MANAGEMENT	
Balance	\$3,619.00	

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**SCH Number 2025080038**

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

**Date** Fri 8/1/2025 12:10 PM

**To** Mayo, Whitney <WMayo@Rivco.org>

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

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Please contact the SCH with any questions at [state.clearinghouse@lci.ca.gov](mailto: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](mailto:Thomas.Hubbard@lci.ca.gov)

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Rose Salgado  
*Director of Facilities Management*

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November 3, 2024

Ms. Sandy Sigal  
LEVC Group, LLC  
c.o NewMark Merrill Companies, LLC  
24025 Park Sorrento, Suite 300  
Calabasas, CA 91302

Mr. Jae Chung  
NewMark Merrill Companies, LLC  
427 College Boulevard, Suite K  
Oceanside, CA 92057

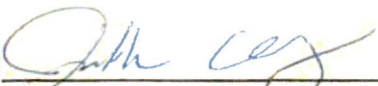
RE: Exercise of Option to Extend – Lease Agreement between County of Riverside and LEVC Group, 2499B & 2501 Lakeshore Drive, Lake Elsinore; Riverside University Health Services

Dear Ms. Sigal and Mr. Chung,

Please consider this letter formal written notice to LEVC Group, LLC (as Lessor), that pursuant to Section 6.1 of the above-referenced Original Lease agreement dated December 10, 2002, that the County of Riverside formally exercises its option to extend the term of said lease five years as stated in the Third Amendment to lease dated November 17, 2015, commencing August 1, 2025, through July 31, 2030. Pursuant to Section 6 of the Third Amendment commencing August 1, 2025, the monthly rent shall be increased 3% over the prior year.

The County of Riverside looks forward to its continued tenancy with LEVC Group, LLC.

Sincerely,

By:   
Jonathan Duey, Deputy Director  
Facilities Management – Real Estate Division

File Copy: LE021

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

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

Success means exceeding our customer's expectations.

# Exhibit A

FY 2025/26

LEVC Group, LLC

2499B & 2501 Lakeshore Dr., Lake Elsinore, CA

**ESTIMATED AMOUNTS**

**Total Square Footage to be Leased:**

Current Office:	32,368	SQFT	
Approximate Cost per SQFT (Jul)	\$	-	
Approximate Cost per SQFT (Aug-Jun)	\$	2.43	
Lease Cost per Month (Jul)	\$	-	
Lease Cost per Month (Aug-Jun)	\$	78,803.55	
Total Lease Cost (Jul)	\$	-	
Total Lease Cost (Aug-Jun)	\$		866,839.04
	\$		<u>866,839.04</u>

**Estimated Additional Costs:**

Utility Cost per SQFT	\$	0.12	
Estimated Utility Costs per Month		\$	3,884.16
Total Estimated Utility Cost (Jul)	\$		-
Total Estimated Utility Cost (Aug-Jun)	\$		42,725.76
	\$		<u>42,725.76</u>
FM Lease Management Fee as of 07/01/2025	4.84%	\$	41,955.01
		\$	<u>41,955.01</u>
<b>TOTAL ESTIMATED COST FOR FY 2025/26</b>		\$	<u><u>951,519.81</u></u>

# Exhibit B

FY 2026/27

LEVC Group, LLC

2499B & 2501 Lakeshore Dr., Lake Elsinore, CA

## ESTIMATED AMOUNTS

### Total Square Footage to be Leased:

Current Office:	32,368	SQFT		
Approximate Cost per SQFT (Jul)	\$	2.43		
Approximate Cost per SQFT (Aug-Jun)	\$	2.51		
Lease Cost per Month (Jul)			\$	78,803.55
Lease Cost per Month (Aug-Jun)			\$	81,167.66
Total Lease Cost (Jul)			\$	78,803.55
Total Lease Cost (Aug-Jun)			\$	892,844.21
			\$	<u>971,647.76</u>

### Estimated Additional Costs:

Utility Cost per SQFT	\$	0.12		
Estimated Utility Costs per Month			\$	3,884.16
Total Estimated Utility Cost (Jul-Jun)			\$	46,609.92
			\$	<u>46,609.92</u>
FM Lease Management Fee as of 07/01/2025		4.84%	\$	47,027.75
			\$	<u>47,027.75</u>
<b>TOTAL ESTIMATED COST FOR FY 2026/27</b>			\$	<u><u>1,065,285.43</u></u>

# Exhibit C

**FY 2027/28 to 2030/31**  
**LEVC Group, LLC**  
**2499B & 2501 Lakeshore Dr., Lake Elsinore, CA**

**ESTIMATED AMOUNTS**

**Total Square Footage to be Leased:**

Current Office: 32,368 SQFT

	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31
Approximate Cost per SQFT (Jul)	\$ 2.51	\$ 2.58	\$ 2.66	\$ 2.74
Approximate Cost per SQFT (Aug-Jun)	\$ 2.58	\$ 2.66	\$ 2.74	\$ -
Lease Cost per Month (Jul)	\$ 81,167.66	\$ 83,602.69	\$ 86,110.77	\$ 88,694.09
Lease Cost per Month (Aug-Jun)	\$ 83,602.69	\$ 86,110.77	\$ 88,694.09	\$ -
Total Lease Cost (Jul)	\$ 81,167.66	\$ 83,602.69	\$ 86,110.77	\$ 88,694.09
Total Lease Cost (Aug-Jun)	\$ 919,629.54	\$ 947,218.42	\$ 975,634.98	\$ -
<b>Total Estimated Lease Cost for FY 2027/28 to 2030/31</b>	<b>\$ 1,000,797.19</b>	<b>\$ 1,030,821.11</b>	<b>\$ 1,061,745.74</b>	<b>\$ 88,694.09</b>
 <b><u>Estimated Additional Costs:</u></b>				
Utility Cost per SQFT	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12
Estimated Utility Costs per Month	\$ 3,884.16	\$ 3,884.16	\$ 3,884.16	\$ 3,884.16
Total Estimated Utility Cost	<b>\$ 46,609.92</b>	<b>\$ 46,609.92</b>	<b>\$ 46,609.92</b>	<b>\$ 3,884.16</b>
FM Lease Management Fee as of 7/1/2025	4.84%	\$ 48,438.58	\$ 49,891.74	\$ 51,388.49
		\$ 4,292.79		\$ 4,292.79
<b>TOTAL ESTIMATED COST FOR FY 2027/28 to 2030/31</b>	<b>\$ 1,095,845.70</b>	<b>\$ 1,127,322.77</b>	<b>\$ 1,159,744.15</b>	<b>\$ 96,871.04</b>

**F11 Total Cost** **\$ 5,496,588.90**

# Riverside University Health System - CHC & PH

2499B & 2501 Lakeshore Dr., Lake Elsinore, CA 92530



## 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: 373-210-052; 060  
District 2  
Premises shaded in red

0 262 523 Feet

REPORT PRINTED ON... 4/10/2025 2:46:12 PM

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