

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



ITEM: 3.24
(ID # 27681)

MEETING DATE:
Monday, September 22, 2025

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT- REAL ESTATE (FM-RE): Approval of the First Amendment with Care-A-Van Transit Service, Inc., Amend the Term Dates to January 1, 2024 through December 31, 2028; California Environmental Quality Act Exempt pursuant to State CEQA Guidelines Section 15301 Class 1 - Existing Facilities Exemption and Section 15061(b)(3) "Common Sense" Exemption; District 5. [\$0] (Clerk 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, Class 1 - Existing Facilities Exemption and Section 15061(b)(3), "Common Sense" Exemption;
2. Approve the attached First Amendment to Lease between the County of Riverside, a political subdivision of the State of California, and Care-A-Van Transit Service, Inc., a California nonprofit corporation, 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 the State Clearinghouse within five (5) working days of approval by the Board.

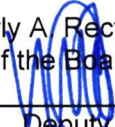
ACTION:Policy


Vincent Yzaguirre 8/28/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Washington 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: September 22, 2025
xc: FM-RE, State Clearinghouse, County Clerk

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	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Revenue Lease			Budget Adjustment: No	
			For Fiscal Year: 25/26 - 28/29	

C.E.O. RECOMMENDATION: [CEO use]

BACKGROUND:

Summary

The Hemet Service Center is a County-owned facility located at 749 N. State Street, Hemet. It is occupied by two County departments and private non-profit sector tenants. Care-A-Van Transit System, Inc. (Care-A-Van), a California non-profit, has occupied the Hemet Service Center since 2011 and offers low and no-cost essential transportation services to seniors, low-income, and persons with disabilities in the Hemet, San Jacinto, and Lake Elsinore areas.

The County of Riverside and Care-A-Van now wish to amend Section 4 of the original Lease to correct the five (5) year term dates to read: January 1, 2024, through December 31, 2028. This First Amendment to Lease (Amendment) will provide for the stated and corrected term timeline. All other terms and conditions within the Lease will remain unchanged.

Pursuant to the State California Environmental Quality Act (CEQA), the Amendment was reviewed and determined to be categorically exempt under State CEQA Guidelines Section 15301, Class 1 – Existing Facilities Exemption, and Section 10561(b)(3) “Common Sense” Exemption. The proposed project, the First Amendment to the Lease, is the letting of property where no expansion of an existing use will occur.

Impact on Residents and Businesses

The Amendment with Care-A-Van at Hemet Service Center will continue to provide a vital service to some of the most vulnerable populations in the Hemet, San Jacinto, and Lake Elsinore regions. These individuals and their families will continue to be able to attend medical appointments, participate in local community events, shop for groceries, and more— with the support of Care-A-Van’s low and no-cost transportation options.

ATTACHMENTS:

- Care-A-Van Office First Amendment to Lease
- Aerial Map
- Notice of Exemption (NOE)

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

CONTRACT HISTORY:

- One year Revenue Lease effective November 1, 2011
- Three-year Revenue Lease effective November 1, 2014
- Three-year Revenue Lease effective October 1, 2018
- Five-year Revenue Lease effective January 1, 2024

HM048/FM047310004800



Aaron Gettis, Chief of Deputy County Counsel 9/5/2025

1 **FIRST AMENDMENT TO LEASE**

2 County of Riverside and
3 Care-a-Van Transit System, Inc.
4 749 N. State St., Hemet, California 92543
5

6 This **FIRST AMENDMENT TO LEASE** ("First Amendment"), dated as of
7 SEP 22 2025, is entered by and between the **County of Riverside**, a
8 political subdivision of the State of California, ("County,") and **Care-A-Van Transit**
9 **System, Inc.**, a California non-profit corporation, ("Lessee"), sometimes collectively
10 referred to as the "Parties".

11 **RECITALS**

12 A. Care-A-Van Transit System, Inc. as Lessee, and County of Riverside as
13 Lessor have entered into that certain Lease dated January 1, 2024, (the "Original
14 Lease") pursuant to which Lessee has agreed to lease from County a portion of the
15 property located at 479 N. State St., Hemet, California ("Building" or "Premises"), as
16 more particularly described in the Original Lease.

17 B. The Parties now desire to modify the Lease, to amend the dates of the
18 Term.

19 C. The Original Lease together with this First Amendment are hereinafter
20 referred to as the Lease.

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

23 **1. Term.** Section 4 of the Lease shall be amended as follows:

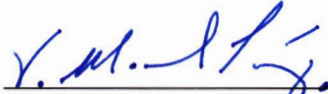
24 This Revenue Lease shall be for a period of five (5) years, effective upon
25 the date of its full execution but applied retroactively to January 1, 2024, and
26 terminating December 31, 2028.
27
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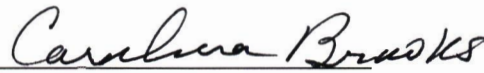
1 IN WITNESS WHEREOF, the Parties have executed this First Amendment as of the
2 date first written above.

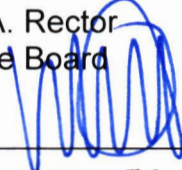
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County:
COUNTY OF RIVERSIDE, a political
subdivision of the State of California

Lessee:
Care-A-Van Transit System, Inc.,
a California non-profit corporation

By: 
V. Manuel Perez, Chair
Board of Supervisors

By: 
Carolina Brooks
Program Representative

ATTEST
Kimberly A. Rector
Clerk of the Board
By: 
DEPUTY

APPROVED AS TO FORM:
Minh C. Tran, County Counsel
By: 
Braden Holly
Deputy County Counsel



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

Receipt: 25-288432

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202500837
	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	\$7,087.75	



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: 25-288432
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 09/22/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202500837	

PROJECT TITLE
 APPROVAL OF FIRST AMENDMENT TO REVENUE LEASE AGREEMENT (FIRST AMENDMENT) WITH CARE-A-VAN, INC., AT THE HEMET SERVICE CENTER

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

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

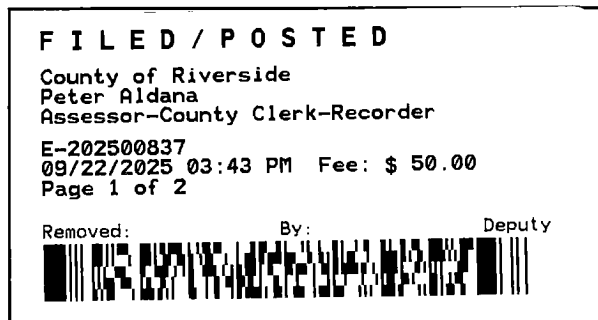
- Environmental Impact Report (EIR) \$4,123.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$2,968.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,401.75 \$ _____
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$50.00
- Other \$ _____

PAYMENT METHOD:

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

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Jessica Arevalo
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County of Riverside
Facilities Management
3450 14th Street, Riverside, CA



NOTICE OF EXEMPTION

June 20, 2025

Project Name: Approval of First Amendment to Revenue Lease Agreement (First Amendment) with Care-A-Van, Inc., at the Hemet Service Center

Project Number: FM047310004800

Project Location: 749 State Street, north of Menlo Avenue, Hemet, California 92543, Assessor's Parcel Numbers (APNs): 439-060-025, 439-060-013

Description of Project: Hemet Service Center is a County-owned facility located at 749 State Street, Hemet and is occupied by both County departments and private sector tenants. Care-A-Van, Inc. (Care-A-Van), a California non-profit, has occupied Hemet Service Center since 2011 and offers low-and no-cost essential transportation services to seniors, low income and disabled individuals in the Hemet/San Jacinto and Lake Elsinore areas. The Parties now wish to amend the Lease to correct the dates listed as the Term. The First Amendment will be for a five-year term effective upon execution, but applied retroactively to January 1, 2024 and terminating on December 31, 2028. The First Amendment is identified as the proposed project under the California Environmental Quality Act (CEQA). No expansion of an existing use will occur. The operation of the facility will continue to provide services to the public. The First Amendment is limited to modification of term and will not result in an increase in capacity or the intensity of the use of the site. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County

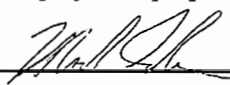
Name of Person or Agency Carrying Out Project: Riverside County Facilities Management

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 First Amendment.

- 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 revision of term for the Revenue Lease to continue services at an existing facility. The continuation of these services will result in the ongoing use, operation, and maintenance of the facility. The use of the facility would not result in any changes as a result of the occupancy and no expansion of public services would occur. 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 First Amendment 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: 6-20-2025
 Mike Sullivan,
 County of Riverside, Facilities Management

Document Root (Read-Only)

Selected Document

2025091072 - NOE - Approval of First Amendment to Revenue Lease Agreement (First Amendment) with Care-A-Van, Inc., at the Hemet Service Center

Riverside County
Created - 9/23/2025 | Submitted - 9/23/2025 | Posted - 9/23/2025 | Received - 9/23/2025 | Published - 9/23/2025
Whitney N Mayo

Document Details

Public Agency
Riverside County

Document Type
Notice of Exemption

Document Status
Published

Title
Approval of First Amendment to Revenue Lease Agreement (First Amendment) with Care-A-Van, Inc., at the Hemet Service Center

Document Description

Hemet Service Center is a County-owned facility located at 749 State Street, Hemet and is occupied by both County departments and private sector tenants. Care-A-Van, Inc. (Care-A-Van), a California non-profit, has occupied Hemet Service Center since 2011 and offers low-and no-cost essential transportation services to seniors, low income and disabled individuals in the Hemet/San Jacinto and Lake Elsinore areas The Parties now wish to amend the Lease to correct the dates listed as the Term. The First Amendment will be for a five-year term effective upon execution, but applied retroactively to January 1, 2024 and terminating on December 31, 2028. The First Amendment is identified as the proposed project under the California Environmental Quality Act (CEQA). No expansion of an existing use will occur. The operation of the facility will continue to provide services to the public. The First Amendment is limited to modification of term and will not result in an increase in capacity or the intensity of the use of the site. No additional direct or indirect physical environmental impacts are anticipated.

Attachments (Upload Project Documents)

3.24 - NOE - First Amendmnet to Lease, Hemet.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

Hemet

Location Details**Cross Streets**

749 State Street, north of Menlo Avenue

Parcel Number - 439-060-025, 439-060-013

Other Location Info

749 State Street, north of Menlo Avenue, Hemet, California 92543, Assessor's Parcel Numbers (APNs): 439-060-025, 439-060-013

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 First Amendment.

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 revision of term for the Revenue Lease to continue services at an existing facility. The continuation of these services will result in the ongoing use, operation, and maintenance of the facility. The use of the facility would not result in any changes as a result of the occupancy and no expansion of public services would occur. 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 First Amendment.

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 First Amendment 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

Signature

Title

Date

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From: Thomas Hubbard <THOMAS.HUBBARD@lci.ca.gov>
Sent: Tuesday, September 23, 2025 3:23 PM
To: Mayo, Whitney <WMayo@Rivco.org>
Subject: SCH Number 2025091072

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To view your submission, use the following link.

<https://ceqasubmit.lci.ca.gov/Document/Index/323593/1>

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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Care-A-Van, Inc.

749 State Street, Hemet, CA 92543



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

District 5
Blue dot indicates location of Lease
APN 439-060-025 and
439-060-013

0 188 376 Feet

REPORT PRINTED ON... 6/12/2025 8:43:12 AM

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