

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



**ITEM: 3.41
(ID # 28577)**

MEETING DATE:
Monday, September 22, 2025

FROM : (RUHS) RIVERSIDE UNIVERSITY HEALTH SYSTEM

SUBJECT: RIVERSIDE UNIVERSITY HEALTH SYSTEM: Approve Amendment No. 2 to the Professional Services Agreement with Trammell Crow So. Cal Healthcare Development, Inc. for pre-development and design stages for the RUHS Medical Center Campus Expansion Project; Find the proposed RUHS Medical Center Wellness Center Project meets the criteria for streamlined approval and a CEQA Exemption pursuant to Welfare and Institutions Code Section 5960.31, District 5. [Total Cost \$24,932,429, up to \$2,493,243 in Additional Compensation for the term of the Agreement for FY 2025/2026 – 2026/2027, 100 % - Hospital Enterprise Fund 40050]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Amendment No. 2 to the Professional Services Agreement with Trammell Crow So. Cal Healthcare Development, Inc. to increase the total contract aggregate amount by \$24,932,429 from \$6,297,324 to \$31,229,752 through the current termination date of February 1, 2027, and authorize the Chair of the Board to sign and execute the Amendment on behalf of the County;

Continued on Page 2


ACTION:Policy


Jennifer Cruikshank, Chief Executive Officer – Health System 9/16/2025

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: RUHS-MC, Purchasing

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:

2. Authorize the RUHS Chief Executive Officer or his or her Designees, to administer the Agreement with Trammell Crow So. Cal. Healthcare Development, Inc. in accordance with applicable Board Policies, based on the availability of fiscal funding and as approved as to form by County Counsel to: (a) sign amendments that exercise the options of the Agreement including modifications of the statement of work that stay within the intent of the Agreement, and (b) sign amendments to the compensation provisions that do not exceed the sum total of ten percent (10%) of the total aggregate cost of the agreement over the period of performance;

3. Direct the Purchasing Agent to issue Purchase Orders for goods and / or services that do not exceed the approved aggregate amount of the Agreement; and

4. Find that the RUHS Medical Center Wellness Center Project is a use by right, meets the criteria for streamlined, ministerial processing and is exempt from the California Environmental Quality Act (CEQA) pursuant to California Welfare & Institutions ("W&I") Code section 5960.31.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$24,932,429	\$0	\$ 24,932,429	\$0
NET COUNTY COST	\$0	\$0	\$ 0	\$0
SOURCE OF FUNDS: 100% - Hospital Enterprise Fund - 40050			Budget Adjustment: No	
			For Fiscal Year: 25/26 – 26/27	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On May 7, 2024, the Board approved the professional services agreement with Trammell Crow So. Cal Healthcare Development, Inc. (Trammell Crow) to provide preliminary development services in the amount of \$4,070,830 million for the Master Planning and Development of Healthcare Facilities which includes an expansion to several units of the existing Medical Center campus. On December 3, 2024, the Board approved an amendment to the agreement in the amount of \$2,226,494 million for due diligence, design and entitlement. Environmental review pursuant to the California Environmental Quality Act (CEQA) is still underway and further design of the facilities is ongoing. The next steps in design include schematic, design development and construction documents. The cost of this phase is not to exceed the total aggregate amount of \$24,932,429 million. The construction of the project is anticipated to be paid for with grants and the balance will be financed through a public, private partnership (P3) between the County and Trammell Crow. RUHS will return to the Board at a later date to request approval of various stages of the project.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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On December 3, 2024, the Board authorized RUHS to submit an application for and accept Prop 1 Behavioral Health Continuum Infrastructure Program (BHCIP) grant funds for the Wellness Center component of the project. The grant, pursuant to the Behavioral Health Infrastructure Bond Act of 2023 (AB 531) ("Act"), provides for grants to "construct, acquire, and rehabilitate real estate assets or to invest in needed infrastructure to expand the continuum of behavioral health treatment resources." Under California Welfare & Institutions ("W&I") Code section 5960.31, the Act also provides that certain projects qualify as a "use by right" and are subject to streamlined, ministerial review, meaning a qualifying project does not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval and that the qualifying project is exempt from CEQA review. Based on this information, legal counsel has determined that the Wellness Center Project meets the criteria to qualify as a use by right, is eligible for streamlined, ministerial review, and qualifies for a CEQA exemption. The Medical Center Expansion Master Plan will be reviewed under an Environmental Impact Report (EIR) and return to the Board once the EIR is complete.

Impact on Residents and Businesses

These services are a component of RUHS's system of care aimed at improving the health and safety of its patients and the growing community.

Contract History and Price Reasonableness

On May 7, 2024, Agenda Item Number 15.1, the Board of Supervisors approved a Professional Services Agreement with Trammell Crow So. Cal. Healthcare Development, Inc., effective May 7, 2024, and continued in effect ten (10) months, not to exceed the aggregate amount of \$4,070,083.

On December 3, 2024, Agenda Item Number 3.58, the Board of Supervisors approved a First Amendment to the Professional Medical Services Agreement with Trammell Crow So. Cal. Healthcare Development, Inc., effective December 3, 2024, through June 30, 2026, not to exceed the aggregate amount of \$2,226,494.

This Agreement requires Board approval as the compensation provision exceeds the Purchasing Agent's authority and \$100,000 threshold for contracting with a vendor for professional services per Purchasing Policy Manual, County Ordinance 459 and California Government Code § 25502.5.

ATTACHMENTS:

- Attachment A. Trammel Crow So. Cal Healthcare Development, Inc. Amendment
- Attachment B. CEQA Exemption


Melissa Curtis, Deputy Director of Purchasing and Fleet

9/16/2025


Jacqueline Ruiz, Principal Analyst

9/16/2025


Aaron Gettis, Chief of Deputy County Counsel

9/16/2025

**SECOND AMENDMENT TO THE PROFESSIONAL SERVICE AGREEMENT
BETWEEN
COUNTY OF RIVERSIDE
AND
TRAMMELL CROW SO. CAL. HEALTHCARE DEVELOPMENT, INC.**

This Second Amendment to the PROFESSIONAL SERVICE AGREEMENT for PRELIMINARY DEVELOPMENT SERVICES (herein referred to as “Second Amendment”) is made and entered into by and between the **County of Riverside**, a political subdivision of the State of California (herein referred to as “COUNTY”), on behalf of **Riverside University Health System** (herein referred to as “RUHS”), and Trammell Crow So. Cal. Healthcare Development, Inc., a Delaware corporation (herein referred to as “CONSULTANT”), sometimes collectively referred to as the “Parties” or individually referred to as a “Party.”

WHEREAS COUNTY and CONSULTANT entered into that certain PROFESSIONAL SERVICE AGREEMENT for PRELIMINARY DEVELOPMENT SERVICES, executed May 7, 2024 (herein referred to as “Original Agreement”); and

WHEREAS COUNTY and CONSULTANT entered into that certain FIRST AMENDMENT to the PROFESSIONAL SERVICE AGREEMENT to amend the Original Agreement to extend the Period of Performance, increase the Compensation, replace Exhibit A with Exhibit A.1 to amend and adapt CEQA/Entitlement Phase, replace Exhibit B with Exhibit B.1 to include CEQA/Entitlement Compensation and replace Exhibit C with Exhibit C.1 to include CEQA/Entitlement Schedule, executed December 3, 2024 (herein referred to as “First Amendment”); the Original Agreement, as amended by the First Amendment, is herein referred to as the “Agreement”); and

WHEREAS COUNTY and CONSULTANT now desire to amend the Agreement to extend the Period of Performance, increase Compensation, amend and supplement Exhibit A.1 with Exhibit A.2 to amend and adapt the CEQA/Entitlement Work to include the Programmatic EIR Services Work, and to include the Project Design Work, amend and supplement Exhibit B.1 with Exhibit B.2 to include the Programmatic EIR Services Fee, increase the TCC CEQA/Entitlement Consultant Fee, include the Project Design Services Fee and update the Total Project Budget, and amend Exhibit C.1 to replace the CEQA/Entitlement Schedule thereon with Exhibit C.2.

NOW, THEREFORE, in consideration of their mutual covenants set forth herein, and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree to amend the Agreement as follows:

1. **Recitals.** The recitals set forth above are true and correct and incorporated herein by this reference.
2. **Period of Performance.** “Period of Performance” of the Agreement is hereby deleted and replaced with the following.

“2. Period of Performance

2.1 This Agreement shall be effective upon signature of this Agreement by both parties (the latest date on the signature pages hereto shall be the “Effective Date”) and

continue in effect through February 1, 2027, unless terminated earlier. CONSULTANT shall commence performance upon signature of this Agreement by both parties and shall diligently and continuously perform thereafter. The Riverside County Board of Supervisors is the only authority that may obligate the County for a non-cancelable multi-year”

3. **Compensation.** “Compensation” of the Agreement is hereby deleted and replaced with the following.

“3. Compensation

3.1 The COUNTY shall pay the CONSULTANT for services performed, products provided and expenses incurred in accordance with the terms of Exhibit B, Payment Provisions. Maximum payments by COUNTY to CONSULTANT shall not exceed the aggregate amount of thirty-one million two hundred twenty-nine thousand seven hundred fifty-two (\$31,229,752). The COUNTY is not responsible for any fees or costs incurred above or beyond the contracted amount and shall have no obligation to purchase any specified amount of other services or products. Unless otherwise specifically stated in Exhibit B, COUNTY shall not be responsible for payment of any of CONSULTANTS’s expenses related to this Agreement.”

4. **Exhibit A.** “Exhibit A.1 Scope of Services” of the Agreement is hereby amended to add “Exhibit A.2 Scope of Services” attached hereto and incorporated herein.
5. **Exhibit B.** “Exhibit B.1 Payment Provisions” of the Agreement is hereby amended to add “Exhibit B.2 Payment Provisions” attached hereto and incorporated herein.
6. **Exhibit C.** “Exhibit C.1 Project Schedule” of the Agreement is hereby amended to replace the “CEQA/Entitlement Schedule” thereon with “Exhibit C.2 CEQA/Entitlement Schedule” attached hereto and incorporated herein.
7. **Miscellaneous.** All other terms and conditions of the Agreement not modified herein shall remain unchanged and in full force and effect.
8. **Effective Date.** This Second Amendment to the Agreement shall be effective upon signature of this Amendment by both parties.

[Intentionally Left Blank Signature Page Follows]

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IN WITNESS WHEREOF, the Parties hereto have caused their duly authorized representatives to execute this Second Amendment.

COUNTY OF RIVERSIDE, a political subdivision of the State of California on behalf of Riverside University Health System

TRAMMELL CROW SO. CAL. HEALTHCARE DEVELOPMENT, INC., a Delaware corporation.

By: *V. Manuel Perez*

By: *David Nazaryk*

Name: V. MANUEL PEREZ

Name: David Nazaryk

Title: CHAIR, BOARD OF SUPERVISORS

Title: Executive Vice President

Date: SEP 2 2 2025

Date: 9-16-25

ATTEST:

Kimberly Rector
Clerk of the Board

By: _____

DEPUTY
APPROVED AS TO FORM:
Minh C. Tran
County Counsel

By: *Kristine Bell-Valdez*

Name: Kristine Bell-Valdez

Title: Supervising Deputy County Counsel

Date: 9/15/25

Exhibit A.2
CEQA/Entitlement Phase and Project Design Phase Scope of Services

CEQA/Entitlement Phase – Expanded Scope: With this Second Amendment, the CEQA/Entitlement Work as described in the First Amendment for the Project is hereby expanded to include a broader, program-level analysis examining the cumulative and long-term environmental impacts of the balance of the proposed future buildings described as Medical Office Building #2-5, Inpatient Medical Care Facility #2-3, and proposed future parking structures described as Parking Structure #1-4 as outlined by the Final Master Plan below (this expanded portion of work hereinafter referred to as the “Programmatic EIR Work”). All further reference to CEQA/Entitlement Work shall hereinafter include the Programmatic EIR Work in addition to the CEQA/Entitlement Work as previously defined in the First Amendment. During the period commencing on January 1, 2025 (the “Programmatic EIR Effective Date”) and ending on September 30, 2026, CONSULTANT will expand the CEQA/Entitlement Work to include the Programmatic EIR Work to provide a framework for future environmental review of these proposed facilities on an individual basis at such time that a decision is made to proceed with a study of their specific and individual development. The Programmatic EIR Work will identify overarching mitigation strategies to address the program’s cumulative impacts. It will also include necessary initial engineering and planning studies related to Brodiaea Ave. and on-site and off-site storm drain and flood control. CONSULTANT will perform the Programmatic EIR Work for the COUNTY as outlined herein, taking all such actions as may be reasonably required to advance the Project’s environmental impact review in conjunction with and under the direction of the COUNTY’s lead applicant Michael Sullivan. CONSULTANT will take such actions as CONSULTANT reasonably deems necessary or desirable to advance the CEQA/Entitlement Work in a timely manner and generally in accordance with the entitlement schedule attached hereto as Exhibit C.2 (the “CEQA/Entitlement Schedule”), subject to delays caused by RUHS-MC or COUNTY, force majeure, CEQA and other entitlement appeals and challenges or other factors outside of CONSULTANT’s control. Neither CONSULTANT, RUHS-MC nor COUNTY make any representations, warranties or guaranties as to the viability of the Project or deliverables relating to the CEQA/Entitlement Work product or the ability to obtain necessary approvals for CEQA, EIR or entitlements.

CEQA/Entitlement Work Outside Date: The Outside Date for the Preliminary Development Services shall be extended solely for the purposes of the CEQA/Entitlement Work to the date that is 21 months following the Programmatic EIR Effective Date (September 30, 2026) (the “CEQA/Entitlement Work Outside Date”). In the event that the CEQA/Entitlement Work is not completed by the CEQA/Entitlement Work Outside Date due to force majeure, appeals or other factors or events outside of CONSULTANT’s control, the parties shall cooperate in good faith to enter into an amendment to the Agreement to further extend the CEQA/Entitlement Work Outside Date and increase the CEQA/Entitlement Services Budget and the Programmatic EIR Services Budget (as defined below), including the TCC CEQA/Entitlement Consultant Fee and the TCC Programmatic EIR Consultant Fee (as defined below).

Project Design Phase: During the period commencing on June 1, 2025 (the “Project Design Effective Date”) and ending on February 1, 2027 (the “Project Design Outside Date”), CONSULTANT has performed and will perform certain Project Design Work pursuant to design direction provided by Concept Designs approved by CONSULTANT and COUNTY for the Project (the “Project Design Phase”), and will (i) develop a schematic design set, design development set, and construction set of design drawings that advances the Concept Design drawings into a more detailed set of plans for the Project, (ii) utilize the Project Design Drawings to create a detailed preliminary estimated budget and a detailed preliminary estimated schedule for the development and construction execution of the Project at the completion of each design phase (schematic design, design development, construction documents), (iii) will progress with information and designs for Brodiaea Ave., on-site and off-site storm drain and flood control, additional Helipad, the Wellness Park, and backfill/additional parking, and (iv) coordinate the submission, review and response of the Project Design Drawings to the appropriate agencies, jurisdictions, etc. for plan check to

advance the Project Design Drawings to a permit ready status (collectively, the “Project Design Work”). The immediately preceding above items (i) and (iii) shall collectively be considered the “Project Design Drawings”. Notwithstanding anything stated in this Agreement or Exhibit to the contrary, the Project Design Outside Date does not apply to work relating to plan checks or permits as referenced in the foregoing subclause (iv) (the “Plan Check and Permit Work”), and CONSULTANT shall be entitled to continue to perform, and receive payment for, the Plan Check and Permit Work beyond the Project Design Outside Date until this Agreement is otherwise terminated by COUNTY or CONSULTANT. The Project Design Drawings may consist of the following drawings and other documents as outlined:

Schematic Design Drawings:

- **Site Plan:** A site plan illustrating the building footprint, landscaping, hardscape elements.
- **Building Elevations:** Preliminary elevations for each side of the building. This may include preliminary color and material palettes.
- **Floor Plans:** Preliminary floor plans for each level of the building including roof plans.
- **Landscape and Hardscape Plans:** Concept landscape design.
- **Building Cross Sections:** Dimensioned building cross sections showing the basic architectural, structural, and vertical space organization.
- **Wall Sections:** Wall sections with dimensions, focusing on the exterior wall.
- **Building Systems and Materials:** Preliminary selection of major building systems and major construction elements/materials.
- **Electrical system requirements:** Preliminary single line drawing.
- **Structural Framing Options:** Preliminary structural framing options with floor and roof plans denoting preliminary framing layout.
- **Plumbing Systems:** Preliminary storm drain, sewer, domestic water and reclaimed water riser information.
- **LEED Documentation:** Preliminary LEED documentation and/or scorecard to demonstrate the project's ability to achieve LEED certification (if applicable).
- **Outline Specifications:** Outline specifications that define the overall building program and MEP systems.

Design Development Drawings:

- **Refined Schematic Design Drawings:** Updated plans include, but not withstanding, site and floor plans, building elevations, building sections, initial construction details, and diagrammatic layouts of building systems.
- **Outline Specifications and/or Basis of Design:** A document describing major architectural, structural, and MEP systems with preliminary major material and finish selections.

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- **Initial Structural Package:** Advancement of the Structural SD design further defining preliminary member sizes for both the gravity and lateral frames as well as initial connection details.
- **Refined Civil and Landscape Drawings:** Advancement of the grading, utility, stormwater and landscape design concepts.

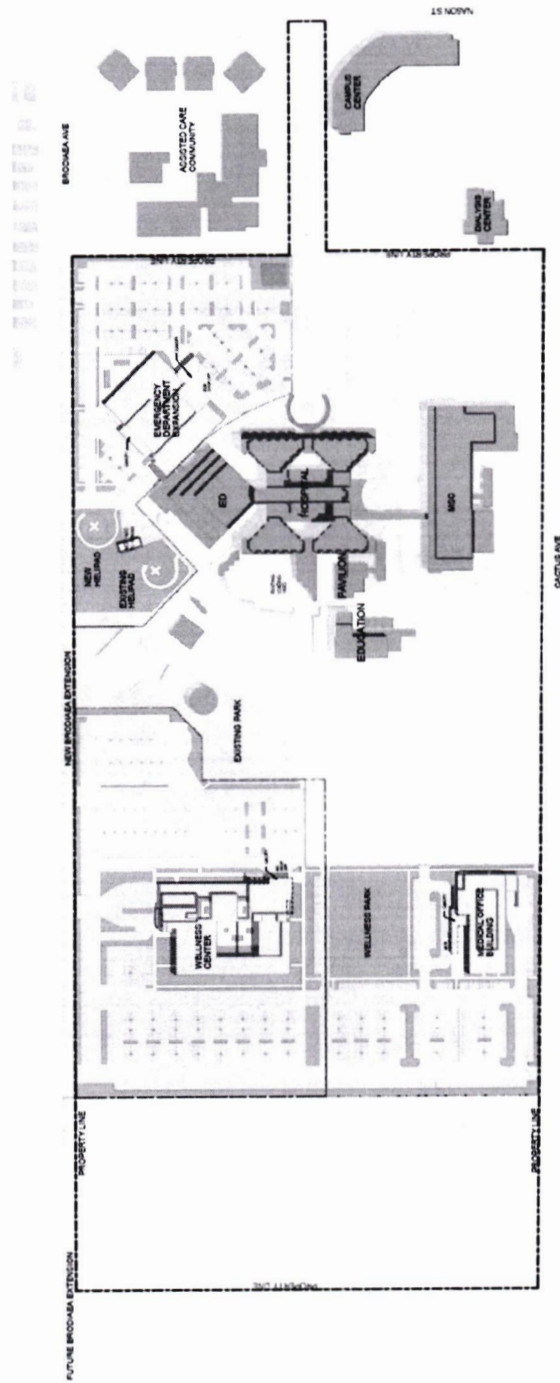
Construction Document Drawings:

- **Architectural Drawings:** Detailed and dimensioned floor plans, elevations, sections, wall sections, details, schedules (door, window, finish, etc.), and reflected ceiling plans suitable for construction.
- **Structural Drawings & Calculations:** Foundation plans, framing plans, connection details, schedules, and supporting structural calculations suitable for permitting and construction.
- **MEP Drawings & Specifications:** Detailed layouts for HVAC, plumbing, fire protection, and electrical systems, including equipment schedules, riser diagrams, control sequences, fixture locations, circuiting, and all necessary details for installation.
- **Civil & Landscape Drawings:** Site grading, utility plans (water, sewer, storm, power, telecom), erosion control plans, paving details, site lighting, landscape planting, irrigation, and hardscape plans and details.
- **Interior Design Drawings & Finish Schedules:** Drawings reflecting interior elevations, millwork, specialty features, final finish schedules specifying materials, colors, and locations.

Project Design Phase Outside Date: The Outside Date for the Preliminary Development Services shall be extended solely for the purposes of the Project Design Work to the Project Design Outside Date. In the event that the Project Design Work is not completed by the Project Design Outside Date due to force majeure, appeals or other factors or events outside of CONSULTANT's control, the parties shall cooperate in good faith to enter into an amendment to the Agreement to further extend the Project Design Outside Date and increase the Project Design Budget, including the TCC Project Design Consultant Fee (each as defined below in Exhibit B.2).

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Project Site Plan:



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Final Master Plan:

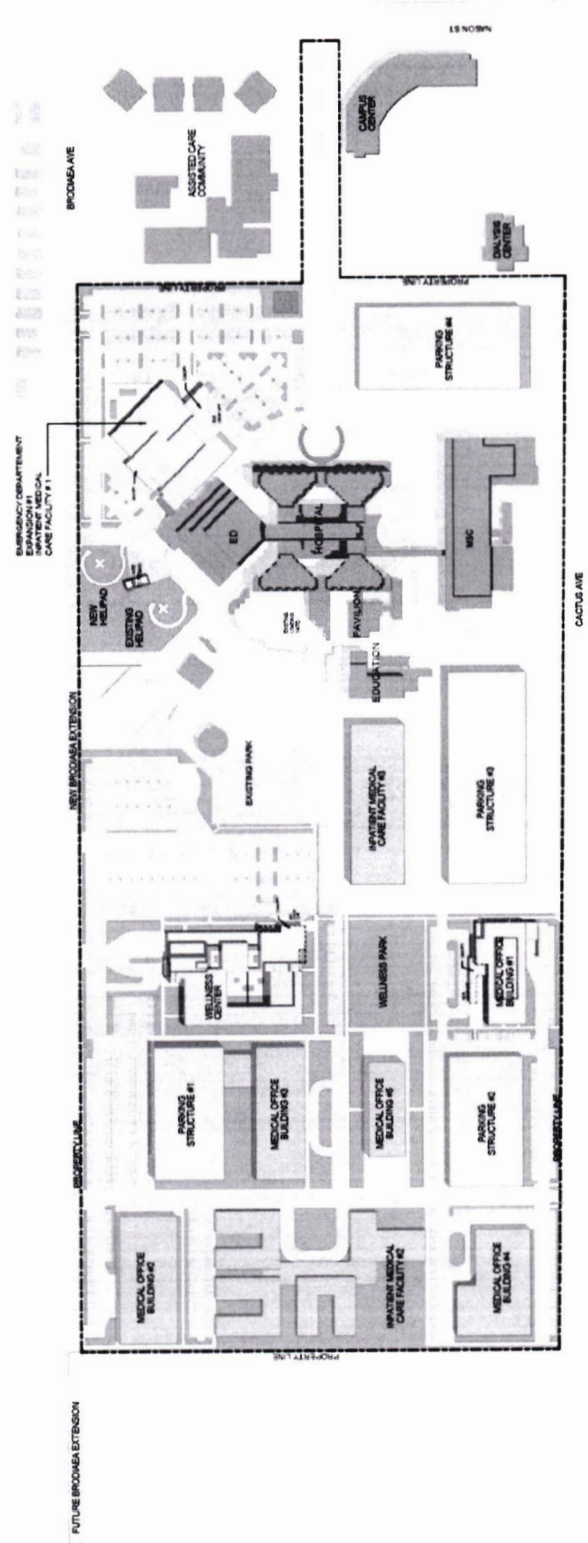


Exhibit B.2 Payment Provisions

Payment Provisions Overview

Programmatic EIR Fee: In connection with the performance by CONSULTANT of the Programmatic EIR Work as outlined above and in addition to ongoing Preliminary Development Services and the other CEQA/Entitlement Work for the Project that CONSULTANT is performing under this Agreement, CONSULTANT will earn fees and, at its discretion, incur and pay costs, expenses and other financial obligations relating to the Programmatic EIR Work (collectively, the "Programmatic EIR Services Costs") pursuant to the Agreement, and COUNTY agrees to pay such Programmatic EIR Services Costs, up to a maximum amount of \$475,945 (the "Programmatic EIR Services Fee") (for avoidance of any doubt, the Programmatic EIR Services Fee shall not be subject to the cap of the Services Fee or CEQA/Entitlement Services Fee and shall be payable to CONSULTANT in addition to the Services Fee and CEQA/Entitlement Services Fee under the Agreement). The Programmatic EIR Services Costs, set forth below in this Exhibit B.2 (the "Programmatic EIR Services Budget"), includes \$327,000 in savings carried over from the Preliminary Development Services Costs, which are available to also use in covering expenses related to the Programmatic EIR Services Costs. The line item thereon for the TCC Programmatic EIR Consultant Fee for \$168,000 represents a total, fixed consulting management fee to TCC (the "TCC Programmatic EIR Consultant Fee"). The TCC Programmatic EIR Consultant Fee shall be paid monthly in \$8,000 equal installments (representing the 21 months of performance from the Programmatic EIR Effective Date through the CEQA/Entitlement Work Outside Date) regardless of the effort expended on the Programmatic EIR or early completion (first installment payment of which shall include all accrued amounts due CONSULTANT, if any), unless COUNTY terminates the Agreement and performance of the Programmatic EIR Work and then such shall be handled as outlined in Section 5.4 of the Agreement. In the event that the CEQA/Entitlement Work is completed prior to the CEQA/Entitlement Work Outside Date, COUNTY (or RUHS-MC) shall pay CONSULTANT for any unpaid portions of the total, fixed TCC CEQA/Entitlement Consultant Fee and the TCC Programmatic EIR Consultant Fee within thirty (30) days following such completion. Except for the TCC Programmatic EIR Consultant Fee, the individual line items in the Programmatic EIR Services Budget are estimates only, and CONSULTANT shall be entitled, at its discretion, to re-allocate the budget and cost amounts between such line items within the Programmatic EIR Services Budget. Contingency within the Programmatic EIR Services Budget cannot be used to increase the TCC Programmatic EIR Consultant Fee. COUNTY shall pay the Programmatic EIR Services Fee to CONSULTANT in accordance with Section "Payment of Programmatic EIR Fee" below.

Payment of Programmatic EIR Fee: With the exception of the TCC Programmatic EIR Consultant Fee which payment is outlined above, the COUNTY (or RUHS-MC) shall pay CONSULTANT monthly for all Programmatic EIR Services Costs on a reimbursement basis, and CONSULTANT agrees to provide supporting documentation to the COUNTY with each monthly invoice. CONSULTANT agrees to provide a monthly (and cumulative) accounting of the costs and expenses incurred and paid, for each category pursuant to the Programmatic EIR Services Budget with each monthly invoice, provided that CONSULTANT may elect to invoice the COUNTY less frequently than monthly. Notwithstanding the foregoing, the TCC Programmatic EIR Consultant Fee payable to CONSULTANT shall be earned and payable at a rate of \$8,000 per month (including any partial month and any months between completion of the CEQA/Entitlement Work and the CEQA/Entitlement Work Outside Date) commencing upon the Programmatic EIR Phase Effective Date.

Increased Payment of TCC CEQA/Entitlement Consultant Fee: Because the CEQA/Entitlement Work Outside Date is being extended by three (3) months (from June 30, 2026 until September 30, 2026) pursuant to this Second Amendment, the TCC CEQA/Entitlement Consultant Fee shall be increased from \$480,000.00 to \$540,000.00, and such increased amount shall constitute additional Approved Reimbursable

Expenses, and the cap of the CEQA/Entitlement Services Fee shall be increased by \$60,000 to equal \$2,226,494.

Programmatic EIR Services Budget:

Programmatic EIR Services Budget	Total
A&E Entitlements (includes architecture, civil, and landscaping)	\$277,250
CEQA Consultant & Planner	\$176,200
Technical Studies	\$98,500
TCC Programmatic EIR Consultant Fee	\$168,000
Reimbursables	\$10,000
Contingency (10%)	\$72,995
Subtotal	\$802,945
Savings from Preliminary Development Services Costs	-\$327,000
Total	\$475,945

Project Design Services Fee: In connection with the performance by CONSULTANT of the Project Design Phase as outlined above, and in addition to ongoing Preliminary Development Services, CEQA/Entitlement Work, and Programmatic EIR Work that CONSULTANT is performing under this Agreement, CONSULTANT will earn fees and, at its discretion, incur and pay costs, expenses and other financial obligations relating to the Project Design Phase (collectively, the “Project Design Services Costs”) pursuant to the Agreement, and COUNTY agrees to pay such Project Design Services Costs, up to a maximum amount of \$24,456,484 (the “Project Design Services Fee”) (for avoidance of any doubt, the Project Design Services Fee shall not be subject to the cap of the Services Fee, CEQA/Entitlement Services Fee, or Programmatic EIR Services Fee which CONSULTANT is performing for this Project and shall be payable to CONSULTANT in addition to these fees). The budget of such Project Design Services Costs is set forth below in this Exhibit B.2 (the “Project Design Budget”). The line item thereon for the TCC Project Design Consultant Fee for \$1,294,273 represents a total, fixed consulting management fee to TCC (the “TCC Project Design Consultant Fee”). The TCC Project Design Consultant Fee shall be paid monthly in \$64,713 equal installments (representing the 20 months of estimated performance from the Project Design Effective Date through the Project Design Outside Date) regardless of the effort expended on the Project Design Phase or early completion (first installment payment of which shall include all accrued amounts due CONSULTANT, if any), unless COUNTY terminates the Agreement and performance of the Project Design Phase and then such shall be handled as outlined in Section 5.4 of the Agreement. In the event that the Project Design Work is completed prior to the Project Design Outside Date, COUNTY (or RUHS-MC) shall pay CONSULTANT for any unpaid portions of the total, fixed TCC Project Design Consultant Fee within thirty (30) days following such completion. Except for the TCC Project Design Consultant Fee, the individual line items in the Project Design Budget are estimates only, and CONSULTANT shall be entitled, at its discretion, to re-allocate the budget and cost amounts between such line items within the Project Design Budget. Contingency within the Project Design Budget cannot be used to increase the TCC Project Design Consultant Fee. COUNTY shall pay the Project Design Services Fee to CONSULTANT in accordance with Section "Payment of Project Design Services Fee" below. Payments to agencies, quasi-agencies, utilities, jurisdictions, departments, officiating bodies, similar groups, etc. for plan checks and permits of Project Design Drawings are not included in the Project Design Services Costs, the Project Design Services Fee nor are they part of the Project Design Budget. Such costs shall be borne by and such payments shall be made directly by, County or RUHS-MC to the respective governing body. Notwithstanding anything stated in this Agreement or Exhibit to contrary, TCC shall be paid an additional 2.5% fee for all such plan check or permit costs paid by the County or RUHS-MC (the “TCC Plan Check & Permit Fee”). The TCC Plan Check & Permit Fee shall be calculated as the amount which is 2.5% of the amount of the respective plan check or permit cost and shall be paid to TCC at the time such plan check or permit fee is paid by the County or RUHS-MC to the respective governing body. The TCC Plan Check

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& Permit Fee shall constitute an additional Approved Reimbursable Expenses, and shall not be subject to the Project Design Outside Date or the caps of the Services Fee, CEQA/Entitlement Services Fee, Programmatic EIR Services Fee or Project Design Services Fee.

Payment of Project Design Services Fee: With the exception of the TCC Project Design Consultant Fee and the TCC Plan Check & Permit Fee, which payments are outlined above, the COUNTY (or RUHS-MC) shall pay CONSULTANT monthly for all Project Design Services Costs on a reimbursement basis, and CONSULTANT agrees to provide supporting documentation to the COUNTY with each monthly invoice. CONSULTANT agrees to provide a monthly (and cumulative) accounting of the costs and expenses incurred and paid, for each category pursuant to the Project Design Budget with each monthly invoice, provided that CONSULTANT may elect to invoice the COUNTY less frequently than monthly. Notwithstanding the foregoing, the TCC Project Design Consultant Fee payable to CONSULTANT shall be earned and payable at a rate of \$64,713 per month (including any partial month and any months between completion of the Project Design Work and the Project Design Outside Date) commencing upon Project Design Effective Date.

Project Design Budget:

Project Design Budget	EDE	WC	MOB
Schematic Design A&E (includes architecture, civil, structural, MEP, landscaping, FF&E, LEED, etc.)	\$14,17,096	\$2,003,131	\$791,128
Schematic Design Pre-Con Services	\$50,000	\$50,000	\$25,000
Design Development A&E (includes architecture, civil, structural, MEP, landscaping, FF&E, LEED, etc.)	\$2,268,480	\$3,213,389	\$1,233,575
Design Development Pre-Con Services	\$50,000	\$50,000	\$25,000
Construction Documents A&E (includes architecture, civil, structural, MEP, landscaping, FF&E, LEED, etc.)	\$3,295,796	\$4,921,995	\$1,672,360
Construction Documents Pre-Con Services	\$50,000	\$50,000	\$25,000
TCC Project Design Consultant Fee	\$435,474	\$625,199	\$233,600
TCC Plan Check and Permit Fee	\$53,689	\$234,097	\$67,880
Reimbursables	\$16,667	\$16,667	\$16,667
Contingency (5%)	\$39,1860	\$563,224	\$209,510
Total	\$8,229,062	\$11,827,702	\$4,399,720

Total Project Budget:

Total Project Budget	Total
Preliminary Development/Due Diligence Services	\$4,070,830
CEQA/Entitlement Phase from 1st Amendment + Additional 3 months of TCC CEQA/Entitlement Consultant Fee	\$2,226,494
Programmatic EIR Services Budget	\$475,945
Project Design Budget	\$24,456,484
Total	\$31,229,752



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

Receipt: 25-287898

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202500834
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		\$50.00
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	4
	Document #	E-202500835
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		\$50.00
Total		\$100.00
Tender (On Account)		\$100.00
Account#	CEQARIVCOFM	
Account Name	CEQARIVCOFM - RIVERSIDE COUNTY FACILITIES MANAGEMENT	
Balance	\$6,987.75	



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:
 25-287898
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY RIVERSIDE COUNTY	LEAD AGENCY EMAIL MSULLIVAN@RIVCO.ORG	DATE 09/22/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202500835	

PROJECT TITLE

RUHS WELLNESS CENTER PROJECT, MORENO VALLEY

PROJECT APPLICANT NAME RIVERSIDE COUNTY FACILITIES MANAGEMENT	PROJECT APPLICANT EMAIL MSULLIVAN@RIVCO.ORG	PHONE NUMBER (951) 955-8009
PROJECT APPLICANT ADDRESS 3450 14TH STREET, THIRD 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:

- 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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**To: Office of Land Use and Climate Innovation (LCI),
State Clearinghouse Unit (SCH)**
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

**County Clerk
County of Riverside**
4080 Lemon Street
Riverside, California, 92501

**From: Riverside County
Facilities Management**
3450 14th Street, Riverside, CA 92501

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202500835
09/22/2025 12:05 PM Fee: \$ 50.00
Page 1 of 4

Removed: By: Deputy



NOTICE OF EXEMPTION

August 19, 2025

Project Name: Riverside University Health System (RUHS) Wellness Center Project, Moreno Valley

Project Applicant: RUHS

Project Number: 28577

Project Location: Adjacent to the west of 26520 Cactus Avenue, west of Nason Street, Moreno Valley, County of Riverside, California; Assessor's Parcel Numbers (APN): 486-280-025, 486-280-026, 486-280-057, 486-280-037 (Exhibit 1)

Description of Project: The Wellness Center is proposed as a separate building on existing County-owned property which currently contains the RUHS Medical Center campus. The new facility would be two floors, consisting of approximately 120,000 square feet of floor area, and would include 100 beds (75 adult and 25 child/adolescent beds in separate units) for inpatient treatment. This new facility will expand existing inpatient services for behavioral health patients, relocating services from the existing Arlington campus. The average inpatient stay would be approximately six days and there would be no long-term inpatient stays (greater than one month) at the facility. The location of the Wellness Center on the Medical Center Campus will enhance synergies and coordination of care, simplify logistics and infrastructure, and better integrate behavioral healthcare within the broader spectrum of overall community health support. As part of Wellness Center site development, parking will be constructed to the north and south of the building, with the existing parking lot to the east of the building to be reconfigured. Truck loading/unloading would occur on the north side of the building. Vehicular access to the proposed Wellness Center building site would be accommodated via driveways along existing Cactus Avenue and Nason Street and new proposed driveways along Brodiaea Avenue to the north, which will require an extension of the roadway from the east near Nason Street. In addition, the Wellness Center would include the reconfiguration and installation of storm drainage infrastructure west of the Wellness Center in a north-south direction from Alessandro Boulevard at the northern end to Cactus Avenue at the south. The Wellness Center Project would also consist of a parking area and construction staging area to the west of the Wellness Center building, and a therapeutic Wellness Park to the south that would include passive amenities such as pedestrian paths, a lawn, gardens, shade structures, and seating areas. See Exhibit 1, attached. The California Department of Health Care Services (DHCS) has awarded RUHS a \$184 million grant under the Behavioral Health Continuum Infrastructure Program (BHCIP) pursuant to the Behavioral Health Infrastructure Bond Act of 2023 (AB 531)

(Act) which provides for grants to “construct, acquire, and rehabilitate real estate assets or to invest in needed infrastructure to expand the continuum of behavioral health treatment resources.” Under California Welfare & Institutions (W&I) Code section 5960.31, the Act also provides that certain projects qualify as a “use by right” and are subject to streamlined, ministerial review, meaning a qualifying project does not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval. In addition, qualifying projects are exempt from California Environmental Quality Act (CEQA) review. All of the criteria under W&I Code 5960.31 have been met. Moreover, the project elements described above are necessary to provide independent utility for the Wellness Center to operate as a separate project and meet the distinct state policy goals in conformity with AB 531 and W&I Code 5960.31.

Name of Public Agency Approving Project: Riverside County

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

Exempt Status: Not subject to CEQA as defined in California Public Resources Code Section 21080 (a)(b)(1) and California Welfare & Institutions (W&I) Code section 5960.31.

Reasons Why Project is Exempt: The proposed project is statutorily exempt from the provisions of CEQA as it falls within the definition of a Ministerial Project under W&I Code 5960.31, identified below. Therefore, as a ministerial project, the Project is not subject to CEQA pursuant to Public Resources Code (PRC) Section 21080(b)(1) of CEQA.

- **California W&I Code Section 5960.31:** Section 5960.31 provides in applicable part:

(a) Notwithstanding any other law, *projects funded pursuant to paragraph (3) or (4) of subdivision (b) of Section 5965.04² shall be a use by right and shall be subject to the streamlined, ministerial review process and filing requirement, pursuant to subdivisions (b) and (d) of the Health and Safety Code, and not subject to a conditional use permit, discretionary permit, or to any other discretionary reviews or approvals, if it meets the criteria of paragraph (1) or (2) and complies with subdivisions (b) and (c).*

(1) *The project is a behavioral health treatment and residential setting, including, but not limited to, children’s residential crisis programs, peer respite, children’s and adult substance use disorder residential programs, recovery housing, short-term residential therapeutic program, and social rehabilitation program, and shall be located in a zone where residential, office, retail, or parking are a principally permitted use.*

(2)(A) *The project is a real estate asset, as described in Section 5960.05, except for those described in paragraph (1) ... that is funded pursuant to Section 5967.01, and shall be located in a zone where office, retail, or parking are a principally permitted use.*

(b) *Projects, as applicable, pursuant to this section shall comply with the core components of Housing First, as defined under subdivision (b) of Section 8255, and may include recovery housing....*

(c) *Projects pursuant to this section shall meet the labor standards contained in Sections 65912.130 and 65912.131 of the Government Code. [Emphasis added.]*

The RUHS Medical Center is located on County-owned land in the City of Moreno Valley. Under the Moreno Valley Zoning Map, most of the Medical Center site, including the proposed location for the Wellness Center, is zoned CC (Commercial). Office uses, retail uses, and parking uses are permitted uses in the CC zone.

The Wellness Center as a fundamental service would provide behavioral health treatment services and would house patients in a residential setting where patients would be housed at the facility for an average of six days and could also include a residential therapeutic programs and social rehabilitation programs for additional periods of up to 30 days. The amenities provided, including a wellness park, an outdoor patient courtyard, approximately 100 beds (75 adult and 25 child/adolescent beds in separate units), activity rooms, multi-purpose rooms, laundry, dining areas, all areas conducive to creating a residential setting as described in subsection (a)(1) of the qualifications. The Wellness Center would also meet the qualifications for subsection (b)(2) as the Wellness Center would be real estate asset as it is located on County-owned land, is operated by the County RUHS, and is located in a commercial (retail) zone which is the principal use on the RUHS Medical Center campus.

The Wellness Center also satisfies subdivision (b) which states that a project must “comply with the core components of Housing First, as applicable, and defined under subdivision (b) of Section 8255, and may include recovery housing. As the Wellness Center is not a residential project, these requirements are not applicable here.

Lastly, the Wellness Center satisfies the condition identified in subdivision (c) as this project would be defined as a public works project, require prevailing wage and adhere to County policies that comply with the labor standards contained in Sections 65912.130 and 65912.131 of the Government Code.

- **CEQA PRC Section 21080(b)(1) Ministerial projects not applicable to CEQA:** This Statutory exemption finds that CEQA does not apply to ministerial projects proposed to be carried out or approved by public agencies. The Wellness Center Project has been approved by the Riverside County Board of Supervisors and carried out by the County of Riverside. As discussed above the California Legislature passed AB 531 which provides for grants to “construct, acquire, and rehabilitate real estate assets or to invest in needed infrastructure to expand the continuum of behavioral health treatment resources.” Under California W&I Code section 5960.31, the Act also provides that certain projects qualify as a “use by right” and are subject to streamlined, ministerial review, meaning a qualifying project does not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval and that the qualifying project is exempt from CEQA review. As discussed above, the Wellness Center qualifies as a use by right project and is ministerial. Therefore, as a ministerial project, the Wellness Center is not subject to CEQA as defined in PRC Section 21080(b)(1).

Lead Agency

Contact Person: Michael Sullivan

Area Code/

Telephone/Extension: 951.955.8009; msullivan@rivco.org

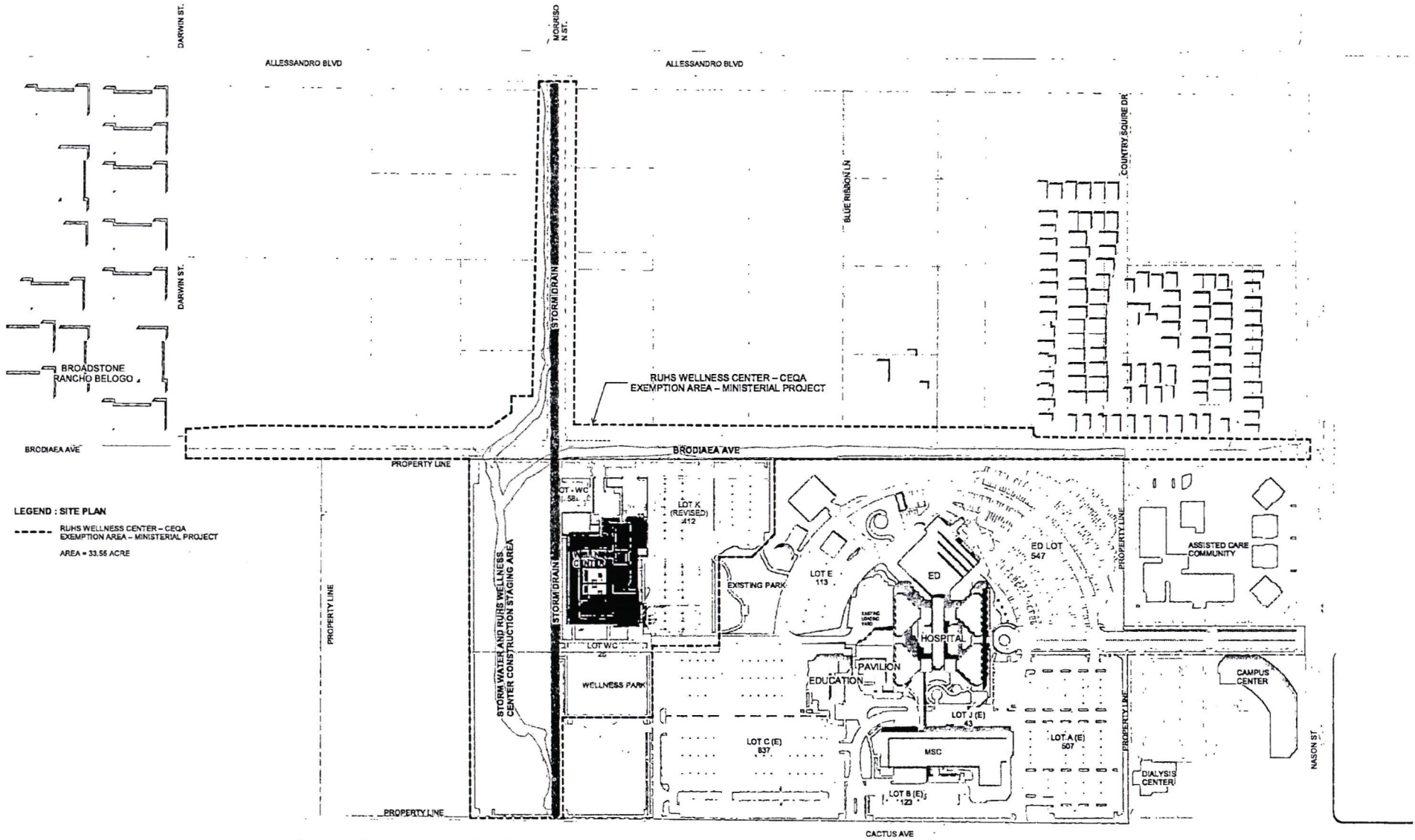
Based upon the identified exemptions above, the County of Riverside, Facilities Management hereby concludes that the project as proposed is statutorily exempt under CEQA. No further environmental analysis is warranted.

Signed:



Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management

Date: 9-22-2025



LEGEND : SITE PLAN

--- RUHS WELLNESS CENTER - CEQA EXEMPTION AREA - MINISTERIAL PROJECT
 AREA = 33.55 ACRE

1 SITE PLAN - MASTER PLAN - CEQA EXEMPTION AREA



RUHS WELLNESS CENTER – MINISTERIAL PROJECT

CEQA EXEMPTION AREA SITE PLAN

SHEET NO: G0041.0

07/10/25

