

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



ITEM: 3.24
(ID # 29571)

MEETING DATE:
Tuesday, January 13, 2026

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT - REAL ESTATE (FM-RE), Ratification and Approval of the Notice to Terminate Tenancy as to form, pertaining to 205 N. First Street, Blythe, CA 92225 Lease Agreement between the County of Riverside, as the Lessor and Palo Verde Healthcare District, as Lessee- Environmental Quality Act Exempt pursuant to State CEQA Guidelines Section 15301 and 15061(b)(3), District 4. [\$0] (Clerk of 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 Letter of Termination with Palo Verde Healthcare District, and authorize the Chair of the Board to execute the same on behalf of the County;
3. Authorize the Director of Facilities Management, or designee, to execute any other documents and administer all actions necessary to complete this transaction; and
4. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk and State Clearinghouse within 5 (five) business days of approval by the Board.


ACTION:


Vincent Yzaguirre 12/23/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, 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: January 13, 2026
xc: FM-RE, Recorder, State Clearinghouse

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$0	\$0	\$0	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: N/A			Budget Adjustment:	No
			For Fiscal Year:	2025/26

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

BACKGROUND:

Summary

On October 23, 2018, the County of Riverside (County/Landlord) and Palo Verde Healthcare District (District/Tenant) entered into that certain Revenue Lease Agreement (“Lease”) for the use of a County-owned office facility located in Blythe. The lease was set to expire on August 31, 2028, but due to financial hardship, the District requested that the Lease be terminated as soon as possible and effective by October 31, 2025.

In compliance with the approved terms of the Lease, and as a courtesy to the District, the County provided an early Letter of Termination (“Letter”) to the District. The Letter was delivered to the District on October 29, 2025, and the District effectively vacated the space by October 31, 2025. The County gained possession of the premises on October 31, 2025. This Form 11 is being presented for ratification and approval of said Letter of Termination to the District, and the Letter has been approved as to form by County Counsel.

Pursuant to the California Environmental Quality Act (CEQA), the Lease Termination was reviewed and determined to be 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 termination of a lease agreement involving existing facilities.

ATTACHMENTS:

- Termination Letter
- Notice of Exemption
- Aerial Image


 Aaron Gettis, Chief Deputy County Counsel 12/24/2025



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

Receipt: 26-10835

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202600023
	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	\$7,337.75	



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 26-10835
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 01/13/2026
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202600023	

PROJECT TITLE

PALO VERDE HEALTHCARE DISTRICT LEASE TERMINATION AT 205 NORTH FIRST STREET,
 BLYTHE

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:

- | | | |
|---|------------|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,227.50 | \$ _____ |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$3,043.75 | \$ _____ |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,437.25 | \$ _____ |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

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

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ _____ \$50.00


SIGNATURE

X *C. Sandoval*

AGENCY OF FILING PRINTED NAME AND TITLE

Deputy **Cassandra Sandoval**

County of Riverside
Facilities Management
3450 14th Street, Riverside, CA 92501

FOR COUNTY CLERK USE ONLY		
FILED / POSTED		
County of Riverside		
Peter Aldana		
Assessor-County Clerk-Recorder		
E-202500023		
01/13/2026 02:35 PM Fee: \$ 50.00		
Page 1 of 2		
Removed:	By:	Deputy
		

NOTICE OF EXEMPTION

December 4, 2025

Project Name: Palo Verde Healthcare District Lease Termination at 205 North First Street, Blythe

Project Number: FM0047134005000

Project Location: 205 North First Street, north of East Murphy Street, Blythe, California, 92225; portion of Assessor's Parcel Number (APN) 845-141-004

Description of Project: On October 23, 2018, the County of Riverside, a political subdivision of the State of California (County) and Palo Verde Healthcare District (Lessee) entered into that certain Revenue Lease agreement. The lease expires on August 31, 2028. Pursuant to Section 16 of the Revenue Lease dated October 23, 2018, and specifically Section (a), which states the County shall have the right to immediately terminate this lease in the event that a petition is filled for voluntary or involuntary bankruptcy for the adjudication of Lessee as debtors. The date of termination by this notice was effective October 31, 2025.

This Form 11 is being presented for approval of the early termination letter delivered on October 29, 2025. Through this action, rent will be paid through the termination date with no additional funds required. The termination of the Lease with Palo Verde Healthcare District is identified as the proposed project under the California Environmental Quality Act (CEQA). The proposed project would involve the continued use of the existing facility upon selection of a new occupant. No expansion of the footprint or increase in capacity of use would occur as a result of the Lease termination, which would result in the replacement of occupancy at an existing building. The operation of the facility will result in the use of an existing building and no additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County

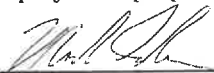
Name of Person or Agency Carrying Out Project: Riverside County Facilities Management

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 Lease termination.

- **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 termination of an existing lease. The project will not substantially increase or expand the use of the site, and would be limited to the continued use of the existing facility in a similar capacity upon selection of a new tenant; 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 Lease termination will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will continue to operate as an existing industrial 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: 12-4-2025
Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management

Document Root (Read-Only)

Selected Document

2026010329 - NOE - Palo Verde Healthcare District Lease Termination at 205 North First Street, Blythe

Riverside County
Created - 1/13/2026 | Submitted - 1/13/2026 | Posted - 1/13/2026 | Received - 1/13/2026 | Published - 1/13/2026
Whitney N Mayo

Document Details

Public Agency

Riverside County

Document Type

Notice of Exemption

Document Status

Published

Title

Palo Verde Healthcare District Lease Termination at 205 North First Street, Blythe

Document Description

On October 23, 2018, the County of Riverside, a political subdivision of the State of California (County) and Palo Verde Healthcare District (Lessee) entered into that certain Revenue Lease agreement. The lease expires on August 31, 2028. Pursuant to Section 16 of the Revenue Lease dated October 23, 2018, and specifically Section (a), which states the County shall have the right to immediately terminate this lease in the event that a petition is filled for voluntary or involuntary bankruptcy for the adjudication of Lessee as debtors. The date of termination by this notice was effective October 31, 2025.

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Attachments (Upload Project Documents)

3.24 - NOE - Palo Verde Healthcare District.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

Blythe

Location Details**Cross Streets**

205 North First Street, north of East Murphy Street, Blythe, California, 92225

Parcel Number - 845-141-004

Other Location Info

205 North First Street, north of East Murphy Street, Blythe, California, 92225; portion of Assessor's Parcel Number (APN) 845-141-004

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 Lease termination.

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 termination of an existing lease. The project will not substantially increase or expand the use of the site, and would be limited to the continued use of the existing facility in a similar capacity upon selection of a new tenant; 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 Lease termination.

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 Lease termination will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will continue to operate as an existing industrial use and will not create any new environmental impacts to the surrounding area. No impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

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

County Clerk(s)

Riverside

SCH Number 2026010329

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

Date Tue 1/13/2026 1:04 PM

To Mayo, Whitney <WMayo@Rivco.org>

Hello,

Thank you for submitting your notice through CEQA Submit. Your document has been successfully published.

To view your submission, use the following link.

<https://ceqasubmit.lci.ca.gov/Document/Index/328559/1>

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

lci.ca.gov | [Follow us on LinkedIn](#) | [Follow us on X](#)

****Note:** No reply, response, or information provided constitutes legal advice.

Confidentiality Notice: The information contained in this email and any attachments is for the exclusive use of the intended recipient(s) and may contain confidential and privileged information. It is the property of the California Governor's Office of Land Use and Climate Innovation. Unauthorized use, disclosure, or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you are not the intended recipient, please notify the sender immediately by return email and destroy all copies of the original message and any attachments.



October 29, 2025

Sent via email, personal delivery and certified mail

Sandra Anaya
Chief Executive Officer
Palo Verde Healthcare District
250 N. First Street
Blythe, CA 92225

RE: Palo Verde Healthcare District – Exercising Early Termination of Lease 205 N. First Street, Blythe, CA 92225

Dear Ms. Anaya:

This letter serves as formal notice that pursuant to Section 16(a) of the Lease dated October 23, 2018 (Lease), the County of Riverside (County) is exercising its Right to Early Termination.

Accordingly, and in compliance with the notice requirements set forth in Section 16(a) of the Lease, please consider this letter as the County's written notice of termination. The Lease shall terminate effective **October 31, 2025**.

Our office will contact you to schedule and conduct a surrender walk through before October 31, 2025. Should you have any questions, please feel free to contact our office at (951) 955-4820 or via email at jduey@rivco.org

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink that reads "Jonathan Duey".

Jonathan Duey
Deputy Director
Facilities Management, Real Estate

APPROVED AS TO FORM
Minh C. Tran, County Counsel

By: A handwritten signature in blue ink that reads "Braden Holly".
Braden Holly
Deputy County Counsel

File Copy BL050

DR:bs/10172025/BL050/40.314

Facilities Management
3450 14th 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**

Palo Verde Healthcare District

250 N. First Street, Blythe, CA 92225



Legend

- County Boundary
- City Boundaries
- County Centerline Names
- Blueline Streams
- City Areas



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: 845-141-004
District 4
Location outlined in blue

0 235 469 Feet

REPORT PRINTED ON... 12/8/2025 9:42:45 AM

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