

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



**ITEM: 3.25
(ID # 29637)**

MEETING DATE:

Tuesday, January 13, 2026

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT - REAL ESTATE (FM-RE) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM – PUBLIC HEALTH/WIC (RUHS-PH/WIC): Approval of Fourth Amendment to Lease by and between the County of Riverside and Dunbar Summit, LLC. Riverside, Five Year Lease Extension, 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 1. [Total Cost: \$714,179 - (Federal 100%) RUHS-PH Nutrition WIC Fund 10000] (Clerk of the Board to file Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 - Class 1 - Existing Facilities Exemption, and Section 15061(b)(3), "Common Sense" Exemption;
2. Approve the Fourth Amendment to the Lease between the County of Riverside and Dunbar Summit, LLC, a California limited liability company, and authorize the Chair of the Board to execute the same on behalf of the County;
3. Authorize the Director of Facilities Management, or designee, to execute any other documents and administer all actions necessary to complete this transaction;
4. Authorize the Director of Facilities Management, or designee, to exercise the Options to Extend pursuant to Section 3 of the Lease; and
5. 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 Board approval.


ACTION:Policy


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

Kimbetly 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 | \$26,287 | \$142,923 | \$714,179 | \$0 |
| NET COUNTY COST | \$0 | \$0 | \$0 | \$0 |
| SOURCE OF FUNDS: Federal 100% - RUHS-PH Nutrition WIC Fund 10000 | | | Budget Adjustment: No | |
| | | | For Fiscal Year: 25/26-30/31 | |

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Since April 9, 2022, Community Action Partnership (CAP) has occupied an office facility located at 2038 Iowa Avenue, Suite 100, in Riverside and through a lease agreement (Lease). In 2017, the Lease was amended through a Third Amendment to Lease, which increased the square footage to accommodate both CAP and Riverside University Health System – Public Health Women, Infants, and Children program (RUHS Public Health WIC) and increasing the size of the space from 15,434 square feet to the current 32,864 square feet.

CAP has since requested to vacate the premises; however, RUHS Public Health WIC has requested to remain in its existing suite to avoid the associated cost and requirements to relocate. Remaining at the current location would also eliminate the need for significant renovations at a new site, which are not feasible within existing funding.

On December 9, 2025, the Lessor consented to RUHS Public Health WIC continuing its occupancy under revised terms and conditions. The proposed Fourth Amendment reduces the leased premises from 32,864 square feet to 4,564 square feet. This Fourth Amendment to the Lease also extends the lease term for five (5) years, effective February 1, 2026, through January 31, 2031, with rent commencing May 1, 2026.

RUHS Public Health WIC has requested minor interior improvements to be completed at Lessor’s expense, including relocating the communications room and the common restrooms into the WIC leased space, and installing a new kitchenette.

Pursuant to the California Environmental Quality Act (CEQA), the Fourth Amendment was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption and Section 15061(b)(3), “Common Sense” Exemption. The proposed project, the Fourth Amendment, is the letting of property involving existing facilities, moderate tenant improvements and alterations, and no expansion of existing use will occur.

The Fourth Amendment to Lease is summarized as follows:

Location: 2038 Iowa Avenue, Suite 100, Riverside, CA 92507

Lessor: Dunbar Summit, LLC

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

Term: Five (5) years commencing February 1, 2026, and terminating January 31, 2031.

Square Footage: 32,864 4,564

| | | |
|-------|-------------------------|-------------------------|
| Rent: | Existing: | New: |
| | \$ 1.48 per square foot | \$ 2.27 per square foot |
| | \$ 48,708.42 per month | \$ 10,360.28 per month |
| | \$584,501.04 per year | \$124,323.36 per year |

Rent Adjustment: Monthly rent shall be increased three percent (3%) on each anniversary of the Lease effective February 1, 2027.

Tenant Abatement: Lessor grants to County three (3) month free rent: February, March and April 2026.

Extension Option Two (2) options to extend for three (3) years each providing ninety (90) day prior written notice, extension options shall be three (3%) percent increase.

Termination Rights: After three years of the extended term for any reason with sixty (60) days' notice.

Custodial: Provided by Lessor.

Interior/Exterior Maintenance Provided by Lessor.

Utilities: County pays for telephone and electrical services. Lessor to provide and pay for all other utilities.

The attached Fourth Amendment to Lease has been reviewed and approved by County Counsel as to legal form.

Impact on Citizens and Businesses

RUHS – Public Health WIC will continue to provide positive services to the citizens of this region of the County.

SUPPLEMENTAL:

Additional Fiscal Information

All associated costs for this Amendment will be budgeted in FY25/26 through FY30/31 and will reimburse FM-RE for all associated costs monthly.

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

Contract History and Price Reasonableness

The lease has been amended three times previously for rent adjustments, extensions to the term, and tenant improvements.

Lease & Amendments

Date and M.O.

Lease

April 9, 2002 (M.O. 3.17)

First Amendment

January 8, 2008 (M.O. 3.4)

Second Amendment

March 27, 2012 (M.O. 3.21)

Third Amendment

April 18, 2017 (M.O. 3.10)

ATTACHMENTS:

- Fourth Amendment to Lease
- Exhibits A, B, & C
- Notice of Exemption
- Aerial



Aaron Gettis, Chief Deputy County Counsel 12/30/2025

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

FOURTH AMENDMENT TO LEASE
2038 Iowa Avenue, Suite 100, Riverside, CA 92507

THIS FOURTH AMENDMENT TO LEASE (“4th Amendment”), dated as of JAN 13, 2026, is entered by and between the **COUNTY OF RIVERSIDE**, a political subdivision of the State of California, as County, and **DUNBAR SUMMIT, LLC**, a California limited liability company, as Lessor, sometimes collectively referred to as the “Parties.”

RECITALS

a. Iowa Business Park Associates, a California limited partnership (“IBPA”), and County entered into that certain Lease, dated April 9, 2002, (the “Original Lease”) pursuant to which IBPA agreed to lease to County and County agreed to lease from IBPA Suite B-100 (the “Original Premises”) in that certain building located at 2038 Iowa Avenue, Riverside, California (the “Building”), as more particularly described in the Lease.

b. The Original Lease has been amended by:

i. That certain First Amendment to Lease dated January 8, 2008 by and between County and PCCP Lincoln Summit, LLC (“PCCP”), Successor in Interest, to IBPA as Lessor under the Lease (the “1st Amendment”), whereby the Parties amended the Lease to extend the term period, and adjust the rental amounts, expand the square footage to add Suites B-103 and B-104, undertake certain improvements within such expansion space, and include an option to terminate.

ii. That certain Second Amendment to Lease dated March 27, 2012, by and between County and Lessor, successor in interest, to PCCP as Lessor under the Lease (the “2nd Amendment”), whereby the Parties amended the Lease to extend the term, and adjust the rental amounts, correct the square footage of the space from 15,239 to 15,434, and undertake certain improvements to the space.

1 iii. That certain Third Amendment to Lease dated April 18,
2 2017, by and between County and Lessor, successor in interest, to BV/CIP SBC, LLC,
3 LLC, a California limited liability company, as Lessor under the Lease (the "3rd
4 Amendment"), whereby the Parties amended the Lease to extend the term, adjust the
5 rental amounts, correct the square footage of the space from 15,434 square feet to
6 32,864 to include Suite B-100 and B-101 (the "Expansion Space"), and undertake
7 certain improvements to the space.

8 iv. On October 30, 2025, the Lessor was formally notified of
9 the County's decision to exercise the early termination right, with the lease expected to
10 end on January 31, 2026.

11 v. RUHS Public Health WIC requested to remain at their
12 current location, as doing so would prevent the need to relocate and obtain State
13 approval, a process that is both lengthy and complex. Remaining on site would also
14 eliminate the need for major renovations in a new space, which their current funding
15 does not allow.

16 vi. After being notified of the change, Lessor consented to
17 RUHS Public Health continuing to occupy the site under revised terms and conditions.

18 vii. The Parties now desire to amend the Lease to extend the
19 term period, the rental amounts, modify the square footage to further decrease the
20 leased square footage from 32,864 to 4,564 rentable square feet to exclude Suites B-
21 101, B-102, B-103, and B-104 (the "Reduction Space") and add minor improvements to
22 the space, amend the extension options, termination rights, and update Notice section
23 for both parties.

24 c. The Original Lease together with these Amendments are collectively
25 referred to as the "Lease."

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

28

1 1. **Premises.** Section 1.2 of the Original Lease is hereby amended by the
2 following:

3 a. The "Premises" is hereby amended to reduce the total rentable
4 area from approximately 32,864 square feet, previously including Suites B-100, B-101,
5 B-102, B-103, and B-104, to consist solely of Suite B-100, comprising approximately
6 4,564 square feet, as shown on Exhibit "A" attached hereto and incorporated herein by
7 reference.

8 b. Exhibit "A" of the Original Lease is hereby deleted in their entirety
9 and replaced by the revised Exhibit "A" attached hereto and incorporated herein by this
10 reference.

11 2. **Term.** Section 1.3 (a) of the Original Lease is hereby amended by the
12 following:

13 The term of the Lease shall be extended for a period of five (5) years ("Extended
14 Term") commencing February 1, 2026 and expiring January 31, 2031.

15 3. **Rent.** Section 1.4 of the Original Lease is hereby amended by the
16 following:

17 (a) Effective February 1, 2026, the monthly rent shall be \$10,360.28. The
18 monthly rent shall be increased on each anniversary of this Lease extension by an
19 amount equal to three (3%) percent of such monthly rental.

20 4. **Rent Abatement.** The Lessor grants the County a three (3) month rental
21 abatement, applicable to the rental payments due on February 1, 2026, March 1, 2026,
22 and April 1, 2026.

23 5. **Option to Extend Term.** Section 3.4 of the Original Lease is hereby
24 deleted in its entirety and replaced with the following language:

25 Lessor grants to County two (2) options to extend Lease term ("Extension
26 Option"). Each Options shall be for a period of three (3) years ("Option Term"),
27 providing Lessor written notice thereof no later than ninety (90) days prior to the
28

1 expiration of the Option Term. The Option Term rent shall be increased three (3%)
2 annually.

3 **6. Option to Terminate.** Section 3.7 of the Original Lease and Section 5 of
4 the First Amendment to Lease are hereby deleted in its entirety and replaced with the
5 following:

6 County shall have the right to terminate this Lease for any reason after three (3)
7 years of the Extended Term by providing Lessor with sixty (60) days prior written
8 notice.

9 **7. Improvements by Lessor.**

10 The Lessor, at its sole cost and expense, shall construct a kitchenette
11 within the Premises, install a dedicated communications room within the leased space,
12 and construct a wall to enclose and include the common restrooms within the leased
13 space.

14 **8. Notices.** Section 1.6 of the Lease shall be amended by the following:

15 Any notices required or desired to be served by either party upon the
16 other shall be addressed to the respective parties as set forth below:

17 County:

Lessor:

18 County of Riverside

Dunbar Summit, LLC

19 Facilities Management

17151 Newhope Street, Suite 209

20 Real Estate Division

Fountain Valley, CA 92708

21 3450 14th Street, Suite 200

Attention: Weston White

22 Riverside, California 92501

weston@dunbarinvestments.com

23 Attention: Deputy Director

Telephone: (714) 742-8575

24 FM-Leasing@rivco.org

25 Telephone: (951) 955-4820

26 or to such other addresses as from time to time shall be designated by the respective
27 parties.

28

1 9. **County's Representative.** Section 15.7 of the Lease shall be amended
2 by the following:

3 County hereby appoints the Director of Facilities Management as its
4 authorized representatives to administer this Lease.

5 10. **Language for Use of Electronic (Digital) Signatures.** This Fourth
6 Amendment may be executed in any number of counterparts, each of which will be an
7 original, but all of which together will constitute one instrument. Each party of this
8 Fourth Amendment agrees to the use of electronic signatures, such as digital
9 signatures that meet the requirements of the California Uniform Electronic Transactions
10 Act ("CUETA") Cal. Civ. Code §§ 1633.1 to 1633.17), for executing this Fourth
11 Amendment. The parties further agree that the electronic signatures of the parties
12 included in this Fourth Amendment are intended to authenticate this writing and to
13 have the same force and effect as manual signatures. Electronic signature means an
14 electronic sound, symbol, or process attached to or logically associated with an
15 electronic record and executed or adopted by a person with the intent to sign the
16 electronic record pursuant to the CUETA as amended from time to time. The CUETA
17 authorizes use of an electronic signature for transactions and contracts among parties
18 in California, including a government agency. Digital signature means an electronic
19 identifier, created by computer, intended by the party using it to have the same force
20 and effect as the use of a manual signature, and shall be reasonably relied upon by the
21 parties. For purposes of this section, a digital signature is a type of "electronic
22 signature" as defined in subdivision (i) of Section 1633.2 of the Civil Code.

23 11. **CAPITALIZED TERMS.** Fourth Amendment to Prevail. Unless defined
24 herein or the context requires otherwise, all capitalized terms herein shall have the
25 meaning defined in the Lease, as heretofore amended. The provisions of this Fourth
26 Amendment shall prevail over any inconsistency or conflicting provisions of the Lease,
27 as heretofore amended, and shall supplement the remaining provisions thereof.

28

1 IN WITNESS WHEREOF, the parties have executed this Fourth Amendment as
2 of the date first written above.

3
4 LESSEE:

5 COUNTY OF RIVERSIDE,
6 a political subdivision of the
7 State of California

LESSOR:

Dunbar Summit, LLC.
A California limited liability company

8 By: Karen S. Spiegel
9 Karen Spiegel, Chair
10 Board of Supervisors

By: Ross Mitchell
Ross Mitchell, Authorized Signatory

11 ATTEST:
12 **KIMBERLY A. RECTOR**
13 Clerk of the Board

14 By: [Signature]
15 Deputy

16
17
18 APPROVED AS TO FORM:
19 Minh C. Tran

20 By: [Signature]
21 Ryan Yabko
22 Deputy County Counsel

23
24 MH:il/12192025/RV187/40.336
25
26
27
28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

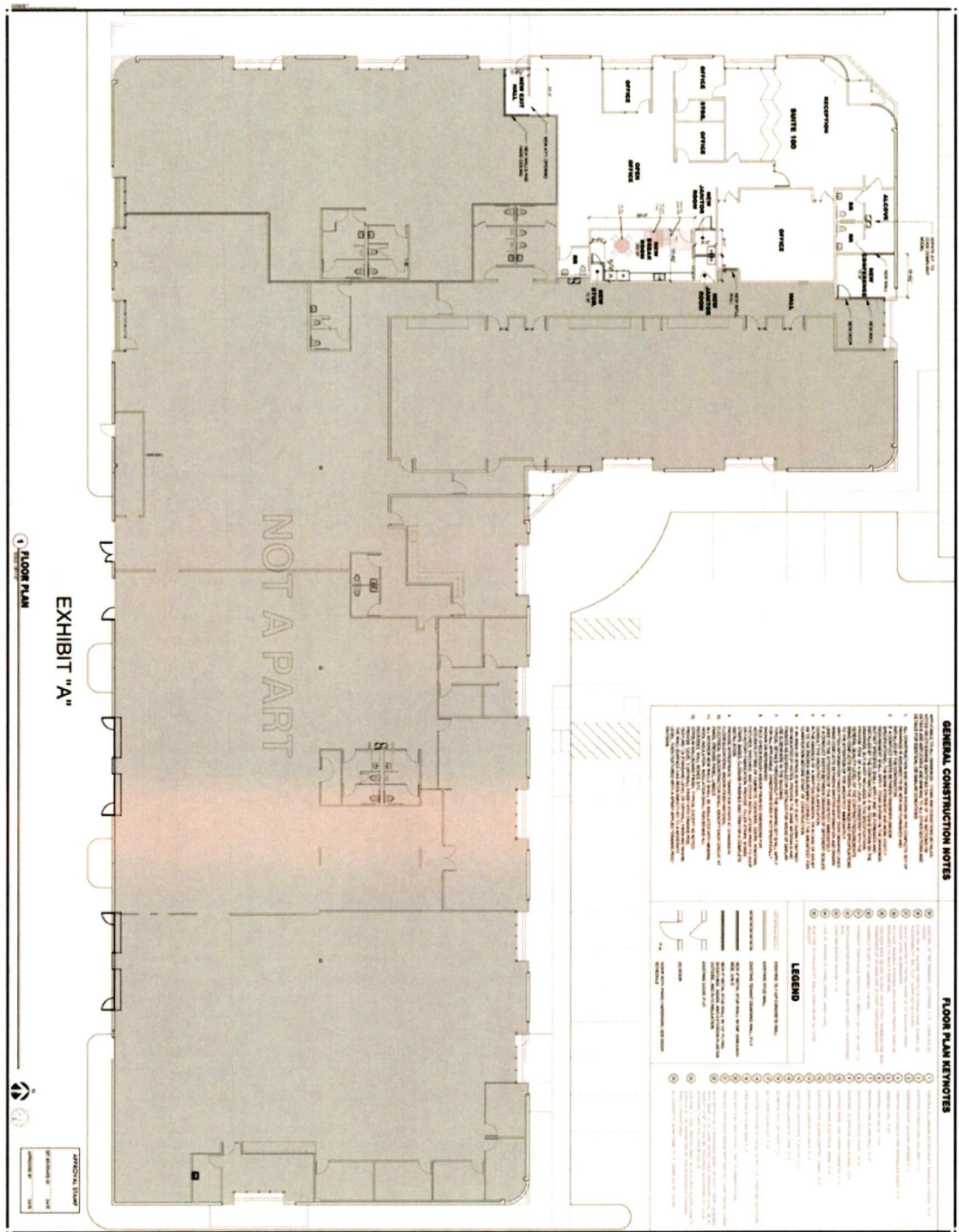


EXHIBIT "A"

FLOOR PLAN

GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS AND UTILITIES AT ALL TIMES.
5. PROTECT ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED.
6. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
7. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL CONSTRUCTION ACTIVITIES.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
10. ALL MATERIALS SHALL BE STORED PROPERLY ON-SITE.
11. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORKING ENVIRONMENT.
12. ALL UTILITIES SHALL BE PROTECTED AND NOT TO BE CUT UNLESS SPECIFICALLY NOTED.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.
14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
15. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS AND UTILITIES AT ALL TIMES.
16. PROTECT ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED.
17. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
18. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL CONSTRUCTION ACTIVITIES.
19. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
21. ALL MATERIALS SHALL BE STORED PROPERLY ON-SITE.
22. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORKING ENVIRONMENT.
23. ALL UTILITIES SHALL BE PROTECTED AND NOT TO BE CUT UNLESS SPECIFICALLY NOTED.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.
25. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
26. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS AND UTILITIES AT ALL TIMES.
27. PROTECT ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED.
28. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
29. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL CONSTRUCTION ACTIVITIES.
30. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

FLOOR PLAN KEYNOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS AND UTILITIES AT ALL TIMES.
5. PROTECT ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED.
6. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
7. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL CONSTRUCTION ACTIVITIES.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
10. ALL MATERIALS SHALL BE STORED PROPERLY ON-SITE.
11. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORKING ENVIRONMENT.
12. ALL UTILITIES SHALL BE PROTECTED AND NOT TO BE CUT UNLESS SPECIFICALLY NOTED.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.
14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
15. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS AND UTILITIES AT ALL TIMES.
16. PROTECT ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED.
17. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
18. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL CONSTRUCTION ACTIVITIES.
19. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
21. ALL MATERIALS SHALL BE STORED PROPERLY ON-SITE.
22. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORKING ENVIRONMENT.
23. ALL UTILITIES SHALL BE PROTECTED AND NOT TO BE CUT UNLESS SPECIFICALLY NOTED.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.
25. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
26. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS AND UTILITIES AT ALL TIMES.
27. PROTECT ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED.
28. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
29. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL CONSTRUCTION ACTIVITIES.
30. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.


COUNTY OF RIVERSIDE
 COUNTY ADMINISTRATOR
 3000 MAIN STREET
 RIVERSIDE, CA 92503

PROJECT:
 COUNTY OF RIVERSIDE
 3000 MAIN STREET
 RIVERSIDE, CA 92503

DATE:
 08/11/2010

DESIGNER:
 JEFFREY L. BROWN
 ARCHITECT
 1000 MAIN STREET
 RIVERSIDE, CA 92503

CONTRACTOR:
 JEFFREY L. BROWN
 ARCHITECT
 1000 MAIN STREET
 RIVERSIDE, CA 92503

APPROVAL STAMP:
 APPROVED BY: [Signature]
 DATE: 08/11/2010

NOT A PART

EXHIBIT "A"

FLOOR PLAN

A-1.0

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: |
|-----------------|----------------------|-------------------|-------------|
| COST | #REF! | \$ 142,923 | \$ 714,179 |
| NET COUNTY COST | #REF! | \$ - | \$ - |

| | | | |
|------------------------------------|--|-----------|---------------|
| Current Fiscal Year: | 7/1/2025 | through | 6/30/2031 |
| Name: | RUHS Public Health WIC | | |
| Premises: | 2038 Iowa Avenue, Suite B-100, Riverside, CA 92507 | | |
| Term: | 5 | years | |
| Effective Date | 2/1/2026 | | |
| Termination Date | 1/31/2031 | | |
| Fiscal Year Split: | (Jul - Jan) | 7 | |
| | (Feb - June) | 5 | |
| | | 12 months | |
| Size: | 32,864 | SQFT | 4,564 |
| | | | SQFT |
| Rent: | Current | | New |
| | \$ 1.48 | SQFT | \$ 2.27 |
| | \$ 32,864.00 | per month | \$ 10,360.28 |
| | \$ 394,368.00 | per year | \$ 124,323.36 |
| Rental Adjustment: | 3.00% | | |
| Estimated Additional Costs: | | | |
| Utility Cost per SQFT | \$ 0.20 | | |
| Lease Management Fee | 4.84% | | |
| Total County Cost % | 0.00% | | |



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

Receipt: 26-10876

| Product | Name | Extended |
|---------------------|--|-----------------|
| FISH | CLERK FISH AND GAME FILINGS | \$50.00 |
| | # Pages | 2 |
| | Document # | E-202600024 |
| | 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 | \$7,387.75 | |



2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

| |
|--|
| RECEIPT NUMBER: 26-10876 |
| 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-202600024 | |

PROJECT TITLE

APPROVAL OF FOURTH AMENDMENT TO LEASE AGREEMENT AT 2038 IOWA AVENUE,
RIVERSIDE UNIVERSITY HEALTH SYSTEM DEPARTMENT OF PUBLIC HEALTH (RUHS PH)

| | | |
|--|--|--------------------------------|
| 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) \$4,227.50 \$ _____
 Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ _____
 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)

- 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 *C. Sandoval*

AGENCY OF FILING PRINTED NAME AND TITLE

Deputy Cassanura Sandoval

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

| | | |
|--|-----|--------|
| FOR COUNTY CLERK USE ONLY | | |
| FILED / POSTED | | |
| County of Riverside Peter Aldana Assessor-County Clerk-Recorder | | |
| E-202500024 01/13/2026 02:48 PM Fee: \$ 50.00 Page 1 of 2 | | |
| Removed: | By: | Deputy |
|  | | |

NOTICE OF EXEMPTION

December 23, 2025

Project Name: Approval of Fourth Amendment to Lease Agreement at 2038 Iowa Avenue, Riverside University Health System Department of Public Health (RUHS PH) Community Action Partnership (CAP) and Women, Infants and Children (WIC), Riverside

Project Number: FM042611018700

Project Location: 2038 Iowa Avenue, north of Spruce Street, Suites B-100, B-101, B-102, B-103, and B-104, Riverside, California 92507, Assessor's Parcel Number (APN) 249-140-040

Description of Project: Community Action Partnership (CAP) has occupied the premises under a lease agreement since April 9, 2002. In 2017, the lease was amended through a Third Amendment to increase the square footage to accommodate both CAP and Riverside University Health System – Public Health WIC (RUHS Public Health WIC) increasing the square footage from 15,434 to 32,864.

On October 30, 2025, the Lessor was formally notified of the County's decision, at CAP's request, to exercise the lease's early termination right, with the lease scheduled to terminate on January 31, 2026.

RUHS Public Health WIC requested to remain in its existing suite to avoid relocation and the associated requirement to obtain State approval, a process that is both lengthy and complex. Remaining at the current location would also eliminate the need for significant renovations at a new site, which are not feasible within existing funding.

On December 9, 2025, the Lessor was formally notified of this change and consented to RUHS Public Health WIC continuing its occupancy under revised terms and conditions. The revised agreement reduces the leased premises from 32,864 square feet to 4,564 square feet. This Fourth Amendment to Lease extends the lease term for five (5) years, effective February 1, 2026, through January 31, 2031, with rent commencing May 1, 2026.

RUHS Public Health WIC has requested minor interior improvements to be completed at Lessor's expense, including relocating the communications room and the common restrooms into the WIC leased space, and installing a new kitchenette.

The Fourth Amendment to the Lease Agreement is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the termination of a lease involving an existing facility; no expansion of the existing facility will occur. 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

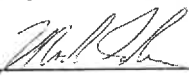
01/13/2026 Item 3.25

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 Fourth Amendment to the Lease Agreement.

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site’s use. The project, as proposed, is limited to the continuation of the existing Lease regarding public health services for RUHS-PH. The effects of the Fourth Amendment would result in a reduction of space lease, a five-year extension, and minor interior tenant improvements including the relocation of the communications room and common restrooms into the leased space and installation of a new kitchenette. The project would not substantially increase or expand the use of the site; use is limited to the continued use of the site in a similar capacity; therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The proposed Fourth Amendment to the Lease Agreement will not result in any direct or indirect physical environmental impacts. RUHS-PH would consolidate into a reduced lease space in the existing building and the use and operation of the space 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: 12-23-2025
Mike Sullivan
County of Riverside, Facilities Management

Document Root (Read-Only)

Selected Document

2026010331 - NOE - Approval of Fourth Amendment to Lease Agreement at 2038 Iowa Avenue, Riverside University Health System Department of Public Health (RUHS PH) Community Action P

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

Approval of Fourth Amendment to Lease Agreement at 2038 Iowa Avenue, Riverside University Health System Department of Public Health (RUHS PH) Community Action P

Document Description

Community Action Partnership (CAP) has occupied the premises under a lease agreement since April 9, 2002. In 2017, the lease was amended through a Third Amendment to increase the square footage to accommodate both CAP and Riverside University Health System – Public Health WIC (RUHS Public Health WIC) increasing the square footage from 15,434 to 32,864.

On October 30, 2025, the Lessor was formally notified of the County's decision, at CAP's request, to exercise the lease's early termination right, with the lease scheduled to terminate on January 31, 2026.

RUHS Public Health WIC requested to remain in its existing suite to avoid relocation and the associated requirement to obtain State approval, a process that is both lengthy and complex. Remaining at the current location would also eliminate the need for significant renovations at a new site, which are not feasible within existing funding.

On December 9, 2025, the Lessor was formally notified of this change and consented to RUHS Public Health WIC continuing its occupancy under revised terms and conditions. The revised agreement reduces the leased premises from 32,864 square feet to 4,564 square feet.

This Fourth Amendment to Lease extends the lease term for five (5) years, effective February 1, 2026, through January 31, 2031, with rent commencing May 1, 2026.

RUHS Public Health WIC has requested minor interior improvements to be completed at Lessor's expense, including relocating the communications room and the common restrooms into the WIC leased space, and installing a new kitchenette.

The Fourth Amendment to the Lease Agreement is defined as the proposed project under the California Environmental Quality Act (CEQA).

The project is the termination of a lease involving an existing facility; no expansion of the existing facility will occur. No additional direct or indirect physical environmental impacts are anticipated.

Attachments (Upload Project Documents)

3.25 - NOE - Fourth Amendment to Lease, Riverside.pdf

Contacts

Riverside County Facilities Management - *Mike Sullivan*

3450 14th Street,
Riverside, CA 92501
Phone : (951) 955-8009
msullivan@rivco.org

Regions

Southern California

Counties

Riverside

Cities

Riverside

Location Details**Cross Streets**

2038 Iowa Avenue, north of Spruce Street, Suites B-100, B-101, B-102, B-103, and B-104, Riversid

Parcel Number - 249-140-040

Other Location Info

2038 Iowa Avenue, north of Spruce Street, Suites B-100, B-101, B-102, B-103, and B-104, Riverside, California 92507, Assessor's Parcel Number (APN) 249-140-040

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 Fourth Amendment to the Lease Agreement. This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, is limited to the continuation of the existing Lease regarding public health services for RUHS-PH. The effects of the Fourth Amendment would result in a reduction of space lease, a five-year extension, and minor interior tenant improvements including the relocation of the communications room and common restrooms into the leased space and installation of a new kitchenette. The project would not substantially increase or expand the use of the site; use is limited to the continued use of the site in a similar capacity; therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines. Therefore, the County of Riverside Facilities Management hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Exempt Status

Other

Type, Section Number or Code Number

15061(b)(3)

Reasons why project is exempt

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.

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 Fourth Amendment to the Lease Agreement will not result in any direct or indirect physical environmental impacts. RUHS-PH would consolidate into a reduced lease space in the existing building and the use and operation of the space 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.

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 Fourth Amendment to the Lease Agreement.

County Clerk(s)

Riverside

SCH Number 2026010331

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

Date Tue 1/13/2026 3:02 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://cegasubmit.lci.ca.gov/Document/Index/328566/1>

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.

Exhibit B

FY 2025/26

RUHS Public Health WIC

2038 Iowa Avenue Suite B-100, Riverside, CA 92507

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

| | | | |
|---|-----------|------------------|--|
| Current Office: | 4,564 | SQFT | |
| Approximate Cost per SQFT (Jul-Jan) | \$ | - | |
| Approximate Cost per SQFT (Feb -Jun) | \$ | 2.27 | |
| Lease Cost per Month (Jul-Jan) | \$ | - | |
| Lease Cost per Month (Feb-Jun) | \$ | 10,360.28 | |
| Total Lease Cost (Jul-Jan) | \$ | - | |
| Total Lease Cost (Feb -Jun) (no rent Feb, Mar, Apr, 2026) | \$ | 20,720.56 | |
| Total Estimated Lease Cost for FY 2025/26 | \$ | 20,720.56 | |

Estimated Additional Costs:

| | | | |
|--|-------|---------------------|--|
| Utility Cost per SQFT | \$ | 0.20 | |
| Estimated Utility Costs per Month | | \$ 912.80 | |
| Total Estimated Utility Cost (Jul-Jan) | \$ | - | |
| Total Estimated Utility Cost (Feb-Jun) | \$ | 4,564.00 | |
| | \$ | 4,564.00 | |
| FM Lease Management Fee as of 07/01/2025 | 4.84% | \$ 1,002.88 | |
| TOTAL ESTIMATED COST FOR FY 2025/26 | | \$ 26,287.44 | |

Exhibit B

FY 2026/27

RUHS Public Health WIC

2038 Iowa Avenue Suite B-100, Riverside, CA 92507

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

| | | | |
|--|-------|------|----------------------|
| Current Office: | 4,564 | SQFT | |
| Approximate Cost per SQFT (Jul-Jan) | \$ | 2.27 | |
| Approximate Cost per SQFT (Feb -Jun) | \$ | 2.34 | |
| Lease Cost per Month (Jul-Jan) | | | \$ 10,360.28 |
| Lease Cost per Month (Feb-Jun) | | | \$ 10,671.09 |
| Total Lease Cost (Jul-Jan) | | | \$ 72,521.96 |
| Total Lease Cost (Feb -Jun) | | | \$ 53,355.44 |
| Total Estimated Lease Cost for FY 2026/27 | | | \$ 125,877.40 |

Estimated Additional Costs:

| | | | |
|--|-------|------|----------------------|
| Utility Cost per SQFT | \$ | 0.20 | |
| Estimated Utility Costs per Month | | | \$ 912.80 |
| Total Estimated Utility Cost (Jul-Jan) | | | \$ 6,389.60 |
| Total Estimated Utility Cost (Feb-Jun) | | | \$ 4,564.00 |
| | | | \$ 10,953.60 |
| FM Lease Management Fee as of 07/01/2025 | 4.84% | | \$ 6,092.47 |
| TOTAL ESTIMATED COST FOR FY 2026/27 | | | \$ 142,923.47 |

Exhibit C

FY 2027/28 - 2030/31

RUHS Public Health WIC

2038 Iowa Avenue Suite B-100, Riverside, CA 92507

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office: 4,564 SQFT

| | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 |
|--|----------------------|----------------------|----------------------|---------------------|
| Approximate Cost per SQFT (Jul-Jan) | \$ 2.34 | \$ 2.41 | \$ 2.48 | \$ 2.55 |
| Approximate Cost per SQFT (Feb-Jun) | \$ 2.41 | \$ 2.48 | \$ 2.55 | |
| Lease Cost per Month (Jul-Jan) | \$ 10,671.09 | \$ 10,991.22 | \$ 11,320.96 | \$ 11,660.59 |
| Lease Cost per Month (Feb-Jun) | \$ 10,991.22 | \$ 11,320.96 | \$ 11,660.59 | |
| Total Lease Cost (Jul-Jan) | \$ 74,697.62 | \$ 76,938.55 | \$ 79,246.70 | \$ 81,624.10 |
| Total Lease Cost (Feb-Jun) | \$ 54,956.11 | \$ 56,604.79 | \$ 58,302.93 | |
| Total Estimated Lease Cost for FY 2027/28 - 2030/31 | \$ 129,653.72 | \$ 133,543.34 | \$ 137,549.64 | \$ 81,624.10 |

Estimated Additional Costs:

| | | | | |
|---|----------------------|----------------------|----------------------|---------------------|
| Utility Cost per SQFT | \$ 0.20 | \$ 0.20 | \$ 0.20 | \$ 0.20 |
| Estimated Utility Costs per Month | \$ 912.80 | \$ 912.80 | \$ 912.80 | \$ 912.80 |
| Total Estimated Utility Cost | \$ 10,953.60 | \$ 10,953.60 | \$ 10,953.60 | \$ 6,389.60 |
| FM Lease Management Fee as of 7/1/2025 4.84% | \$ 6,275.24 | \$ 6,463.50 | \$ 6,657.40 | \$ 3,950.61 |
| TOTAL ESTIMATED COST FOR FY 2027/28 - 2030/31 | \$ 146,882.56 | \$ 150,960.43 | \$ 155,160.64 | \$ 91,964.31 |

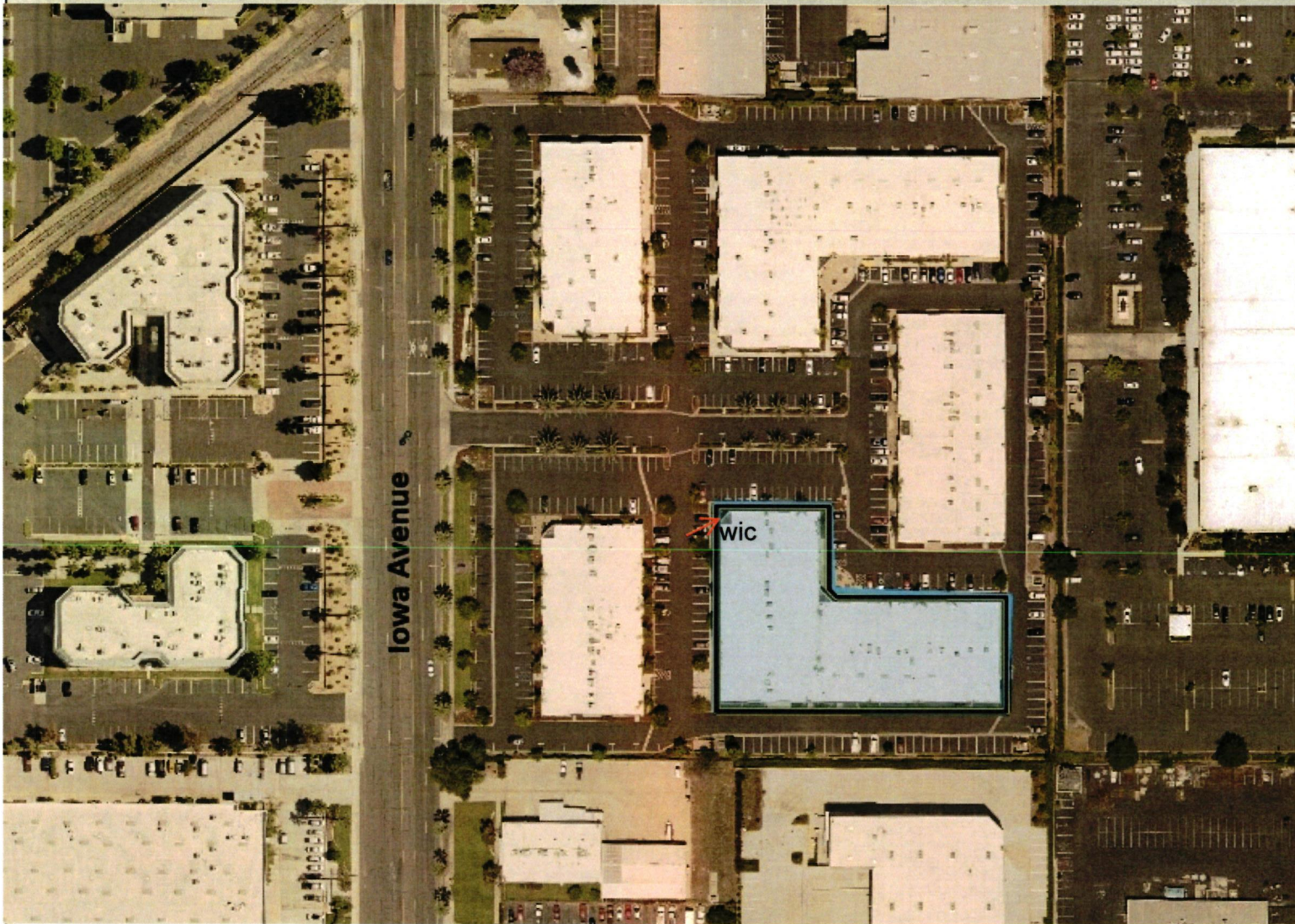
F11 Total Cost **\$ 714,178.85**

RUSH Public Health WIC

2038 Iowa Avenue, Riverside, CA 92507



Legend



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 1
APN 249-140-040
Leased space outlined in blue

0 188 376 Feet

REPORT PRINTED ON... 10/7/2025 3:59:45 PM

© Riverside County GIS