

**MEMORANDUM  
DEPARTMENT OF FACILITY SERVICES  
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **APRIL 18, 2006**

From: ~~ID~~ <sup>MB</sup> **JAMES DURFEE / MARY DIETRICH**

Subject: **LEASE AGREEMENT - AUBURN AIRPORT HANGAR #46**

**ACTION REQUESTED / RECOMMENDATION:** Approve a lease agreement between the County of Placer and Hall Investment Trust for Hangar #46 within Building "B" at the Auburn Airport located in Auburn, CA, and authorize the Chairman to execute this agreement on behalf of your Board.

**BACKGROUND:** On January 13, 1996, the County began a month-to-month lease of 2,025 square feet in Building "B" at the Auburn Airport for storage of the Placer County Sheriff's helicopter and supporting aviation equipment. On February 7, 2006, our landlord, Jimmy W. and Susan A. Cathey, executed a transfer and assignment of this agreement to Hall Investment Trust, who utilized provisions of the month-to-month agreement to raise the rent. The Sheriff's Department subsequently requested that Facility Services negotiate a new agreement to perpetuate their occupancy of this hangar, and to secure a term-lease that fixes the monthly rental rate.

In response, Property Management negotiated a new market-rate agreement with Hall Investment Trust that provides for a one-year initial term, and five one-year options that may be exercised at the County's discretion. This new agreement will commence on May 1, 2006, with rent beginning at \$1,000 per month. In addition to rent, the County is also responsible for payment of common area maintenance costs that are currently calculated at \$250 per month. In the event the County exercises any of the option extensions, the rent will increase by 3%. To address the two months of increased rent under the old agreement, this agreement includes a one-time retroactive rent payment of \$800. To continue the occupancy of this facility, your Board must authorize your Chairman to execute this lease. A copy is available for review at the Clerk of the Board's office.

**ENVIRONMENTAL CLEARANCE:** The lease of this facility is Categorically Exempt from review pursuant to Section 15301 of the California Environmental Quality Act. This Section provides for activities, including leasing of existing facilities, when there is no expansion of use beyond that previously existing.

**FISCAL IMPACT:** The total rent under the prior agreement with the Catheys was \$850 per month. This new agreement increases the total rent to \$1,250 per month. Funding for this rent, including the increase, is available in the Sheriff's 2005/2006 Budget.

JD:MD:MR:mm

AVAILABLE FOR REVIEW AT THE CLERK OF THE BOARD'S OFFICE – SUBLEASE AGREEMENT

cc: COUNTY EXECUTIVE OFFICE  
SHERIFF'S DEPARTMENT

T/F/BSMEMO2006/PCSO HANGER #46.DOC

43

