

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

To: **BOARD OF SUPERVISORS**

Date: **MARCH 8, 2011**

From: **JD JAMES DURFEE / MARK RIDEOUT**

Subject: **DUTCH FLAT FIRE STATION – LEASE AGREEMENT** 

ACTION REQUESTED / RECOMMENDATION: Approve a Lease Agreement between the County of Placer and the Placer Union High School District for the Dutch Flat Fire Station located at 980 Sacramento Street in Dutch Flat, CA; and authorize the Chairman to execute this Lease Agreement on behalf of your Board.

BACKGROUND: Since 1957, the Dutch Flat community has provided volunteer fire protection services from the building located at 980 Sacramento Street in Dutch Flat. This 1,400 square foot building was originally constructed by Placer Union High School District (PUHSD) students; and, a verbal agreement between the County of Placer and PUHSD has permitted this use at no cost. To continue the provision of fire protection services from this location in Dutch Flat, the Office of Emergency Services requested that Property Management formalize the County's use of this building.

Staff recently negotiated a Lease Agreement with PUHSD, which provides for a ten-year Initial Term, and four five-year options that exercise automatically. Rent for this facility will commence at \$1 annually, and the \$10 total Initial Term rent shall be paid prior to lease commencement. PUHSD may adjust the rent during any option term, by providing 180-days prior written notice. Due to the age of the building and the manner in which it was constructed, the County and PUHSD agree that this structure is obsolete in terms of current building codes. While the County shall be responsible for all maintenance and utility expenses, the County's continued occupancy is subject to the building's suitability. The Lease Agreement obligates neither party to make repairs or modifications that improve the structure beyond its current condition, and it includes provisions that either party may terminate the lease on 90-days prior written notice.

In order to continue the provision of fire protection services from this location, your Board must authorize the Chairman to execute this Lease Agreement. A copy of this Lease Agreement 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: Prior to commencement of this Lease Agreement, the County shall pay \$10 to PUHSD for the Initial Term rent. Funding for this expense is included in the CEO-Office of Emergency Services 2010/2011 Final Budget.

JD:MR:LM:NT:DB

AVAILABLE FOR REVIEW AT THE CLERK OF THE BOARD'S OFFICE: LEASE AGREEMENT

cc: COUNTY EXECUTIVE OFFICE
OFFICE OF EMERGENCY SERVICES

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