

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

To: **BOARD OF SUPERVISORS**

Date: **MAY 9, 2006**

From: ~~JD~~ **JAMES DURFEE / MARY DIETRICH** *MD*

Subject: **LEASE AMENDMENT – LOOMIS SHERIFF PARKING LOT**

**ACTION REQUESTED / RECOMMENDATION:** Authorize Facility Services to complete an amendment to the Lease Agreement between the County of Placer and Helen L. Stiles for a parking lot in Loomis, CA; and delegate authority to the Director of Facility Services to execute the Lease Amendment on behalf of your Board following its review and approval by County Counsel.

**BACKGROUND:** Currently the County leases space in the Horseshoe Bar Plaza building for the Sheriff's substation that provides law enforcement service to the western portion of Placer County. In the previous action, your Board approved construction of tenant improvements to this facility and extended the County's occupancy in the building for ten additional years, plus two five-year option extensions. In conjunction with this substation facility, the County leases the subject adjacent property, as a site to provide additional overflow parking. This parking site Lease Agreement will expire in approximately six months.

In anticipation that there will be a continued need for overflow parking, Property Management entered into negotiations with the Landlord, Ms. Stiles. Staff successfully negotiated to extend the initial term of this Lease Agreement by nine-years and five months, plus ten one-year options thereafter. These terms will allow the County to closely match the exercise of building lease options, with this lease for additional parking. In order to complete this Lease Amendment, staff requests that your Board authorize staff to complete the Lease Amendment and allow the Director of Facility Services to execute this Lease Amendment following its approval by County Counsel.

**ENVIRONMENTAL CLEARANCE:** The lease of this parking site has been determined to be Categorically Exempt from CEQA pursuant to Section 15301, Existing Facilities, which provides for leasing of existing facilities when no expansion of use will occur.

**FISCAL IMPACT:** The current rental rate of \$600.00 per month will increase by \$50.00 upon each anniversary of the Lease Agreement, throughout the initial term and any exercised options thereof. Funding for this rent is available in the Sheriff's Budget.

JD:MD:MR:mm

cc: COUNTY EXECUTIVE OFFICE  
SHERIFF'S DEPARTMENT

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