



**MEMORANDUM
FACILITIES MANAGEMENT
REAL ESTATE SERVICES DIVISION
County of Placer**

TO: Honorable Board of Supervisors **DATE:** April 19, 2022
FROM: Steve Newsom, Director of Facilities Management
BY: Ferrin Call, Project Manager
SUBJECT: Real Estate Services Division / Lease Agreement / Weiqi Qian dba Natural
Massage / 8645 North Lake Boulevard, Kings Beach, CA

ACTION REQUESTED

Authorize the Director of Facilities Management, or designee, to execute a Lease Agreement with Weiqi Qian dba Natural Massage for Unit 4 at 8645 North Lake Boulevard, Kings Beach for a month-to-month term at \$600 per month.

BACKGROUND

Weiqi Qian dba Natural Massage (Natural Massage) was previously a tenant at the Kings Beach Center but terminated its lease, citing impacts and restrictions of COVID on business operations and revenue. Natural Massage would like to return to Unit 4 at 8645 North Lake Boulevard, Kings Beach. The unit is currently vacant.

Department of Facilities Management, Real Estate Services Division (RES) has negotiated a month-to-month lease for Natural Massage's use of Unit 4 for \$600 per month. Rent will commence six weeks after the effective date of the lease agreement to allow Natural Massage to prepare the space before receiving clients. Natural Massage currently has a \$1,350 credit with Placer County that will be applied to monthly rent.

Staff is seeking your Board's authorization for the Director of Facilities Management, or designee, to execute the Lease Agreement on file with the Clerk of the Board, and to negotiate and execute amendments as allowed pursuant to the Authority of Director provision within the proposed Lease Agreement and subject to concurrence of County Counsel and Risk Management.

ENVIRONMENTAL IMPACT

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

Rent of \$600 per month will be paid for the use of the space. The rent will be deposited into the FY 2021-22 Real Estate Services budget for the Kings Beach Center program, which will offset lease administration costs.

On file with Clerk of the Board: Lease Agreement with Weiqi Qian dba Natural Massage

