



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

TO: Honorable Board of Supervisors **DATE:** September 13, 2022
FROM: Steve Newsom, Director of Facilities Management
BY: Nicole Artim, Project Manager
SUBJECT: Real Estate Services Division / Parking Lot Use Agreement / Placer County
Office of Education / Administration Center, 145 Fulweiler Avenue, Auburn, CA

ACTION REQUESTED

Authorize the Director of Facilities Management, or designee, to execute the Parking Lot Use Agreement between the County and the Placer County Office of Education (PCOE) for 55± spaces at the northern portion of the Placer County Administration Center parking lot at 145 Fulweiler Avenue in Auburn, CA (APN 001-032-034-000) for a term of three years, with the annual rent of \$1.00.

BACKGROUND

On February 15, 2007, the County conveyed the 3.10-acre portion of real property at 360 Nevada Street, in Auburn, California to the PCOE. This conveyance was necessary to ensure PCOE's fee title to the property improved with the PCOE administration buildings and facilities. At this time, the County agreed to enter into a Parking Lot Use Agreement for PCOE's use of 55± parking spaces at the northern portion of the Placer County Administration Center parking lot at 145 Fulweiler Avenue in Auburn, CA (see Parking Lot Site Map).

The term of the existing 10-year agreement commenced in September 2012 and is due to expire on September 26, 2022. PCOE has indicated a continued need for the parking spaces. As in the current agreement, PCOE would be responsible for security and maintenance of the Parking Lot. Either party may terminate the Agreement with 30 days advance notice. The length of the term would be for three years for \$1.00 per year. Rent for the entire three-year term (\$3.00) is due and payable at the commencement of the proposed Agreement.

ENVIRONMENTAL IMPACT

Approval of this site access agreement 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

Annual rent of \$1.00 will be deposited into the Real Estate Services (CC12017). PCOE is responsible for all costs associated with the use of the parking spaces, including maintenance, security, and repairs. The staffing costs incurred to prepare and manage the Parking Lot Use Agreement are funded in the Real Estate Services Division operating FY 2022-23 Budget and future fiscal years. There is no additional impact to the General Fund for this item.

Honorable Board of Supervisors

September 13, 2022

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/ Administration Center, 145 Fulweiler Avenue, Auburn, CA

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ATTACHMENTS

Exhibit A – Parking Lot Site Map

On file with Clerk of the Board: Parking Lot Use Agreement

EXHIBIT A



