

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

To: **BOARD OF SUPERVISORS**

Date: **OCTOBER 24, 2006**

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

Subject: **AIR POLLUTION CONTROL DISTRICT LEASE AGREEMENT**

ACTION REQUESTED / RECOMMENDATION: Approve a Lease Agreement between the County of Placer and the Air Pollution Control District (APCD) for a portion of the County's Community Development Resource Center located at 3091 County Center Drive in Auburn and authorize the Chairman to execute this Agreement on behalf of your Board.

BACKGROUND: The Community Development Resource Center (CDRC) was designed to enhance public service by consolidating a variety of land-use functions including Planning, Building, Engineering and Surveying, Public Works, Environmental Health, Redevelopment and APCD. To memorialize these occupancies, the Property Management Division has prepared MOUs for the County occupants and a lease agreement for APCD which is an independent district from the County.

The Lease Agreement with APCD addresses the use of property, the payment of rent and other standard lease terms and conditions. The initial five (5) year term was effective upon occupancy. Thereafter, APCD may request an extension of the Agreement for two additional three (3) year periods, subject each time to the County's approval. A survey of other full-service office rates in the Auburn area confirmed that the proposed rental rate of \$1.88 per square foot per month is consistent with the market. This rate includes hard-cost components intended to cover the County's expense to provide building maintenance, janitorial services, utilities, and Property Management fees. The initial monthly rent of \$13,118.64 will adjust annually by the Consumer Price Index throughout the term and any extensions. In order to authorize the lease of space to APCD, your Board's approval of this Agreement is required. A copy of this Lease Agreement is available for review at the Clerk of the Board's Office.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of the California Environmental Quality Act for construction and occupancy of the CDRC.

FISCAL IMPACT: The rent from this Agreement will generate \$157,423.68 during the first year of the initial term. The rent received will offset costs associated with the County's ongoing operation and maintenance of the CDRC Building.

JD/MD:MR:mm

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

CC: COUNTY EXECUTIVE OFFICE
AIR POLLUTION CONTROL DISTRICT

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