



## Legislation Text

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**File #:** 09-1286, **Version:** 1

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Transportation Department recommending the Board authorize the Chairman to sign Lease Agreement 182-L1011 with United Outreach of El Dorado County in the amount of \$1.00 per annum for the term commencing November 1, 2009 and ending October 31, 2014, for the property identified as APN 327-130-18, located at 6940 Perks Court in Placerville, upon approval by County Counsel and Risk Management.

**FUNDING:** United Outreach of El Dorado County.

### Fiscal Impact/Change to Net County Cost: Revenue

The County will recognize revenue in the minor amount of \$1.00 per annum, for a period of five years, for a total of \$5.00. County is responsible for certain maintenance and repairs to the premises per the terms of the Lease. It should be noted that Maintenance and repair costs will be the obligation of the General Fund (Facility Maintenance budget unit) and/or Accumulative Capital Outlay (ACO) fund. It is assumed that the existing budgets can absorb the anticipated costs. If estimated costs appear to be excessive the Department of Transportation (DOT) will return to the Board for approval of such costs.

### Background:

On August 25, 2009, as the result of discussion on Item #43 (08-0395), the Board directed staff to work with United Outreach of El Dorado County for use of the County-owned property located at Perks Court in Placerville, as a Homeless Shelter and return to the Board with a lease including use limitations for that property.

### Reason for Recommendation:

Based upon the need for a Homeless Shelter in El Dorado County, Lease Agreement 182-L1011 will provide United Outreach with a residence, to house a maximum of six (6) occupants. County staff has worked diligently with United Outreach to provide a limited use lease agreement as an immediate and interim measure until such time as United Outreach can obtain a Special Use Permit to expand their programs and use of the subject property. Any changes in the use of the property would require an amendment to this lease.

The lease term shall commence on November 1, 2009 and end on October 31, 2014 with the option for three (3) additional five (5) year terms; such renewals shall be on the same terms and conditions within the initial lease agreement, unless otherwise modified by an Amendment to the lease.

In order to comply with the California Environmental Quality Act (CEQA), the DOT staff has prepared a Notice of Exemption, which will be filed with the Recorder-Clerk's office upon approval of the lease agreement by the Board.

### Action to be taken following Board approval:

1. Chairman to sign Lease Agreement 182-L1011.

2. Board Clerk to return the executed Lease Agreement to the Property Services Unit, Facilities Engineering Division of DOT, for final processing.
3. DOT staff to file the Notice of Exemption for the project, with the Recorder-Clerk's office.

Contact:

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Director of Transportation

Concurrences: County Counsel and Risk Management