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862



**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
September 12, 2006

**SUBJECT:** Lease - Department of Mental Health, Riverside, / Hartnell Properties, LLC, Lessor

**RECOMMENDED MOTION:** That the Board of Supervisors approve the attached Lease Agreement and authorize the Chairman to execute same on behalf of the County.

**BACKGROUND:** On April 25, 2006, the Board of Supervisors approved Agenda Item #3.20 authorizing the Department of Facilities Management, Real Estate Division, to locate suitable office space for the Department of Mental Health's new program, Western Children's Region Wraparound and Multi-Dimensional Family Therapy Program, under the Mental Health Services Act. Due to program expansion and implementation of this program, it is necessary to relocate staff from their current location to a new facility located at 6848 Magnolia Avenue, Riverside. (Continued on Page 2)

*See 3 minutes*  
Reviewed by  
CIP TEAM  
Departmental Concurrence

RF:LGH:dl  
10.208

Robert Field, Director  
Department of Facilities Management

|                |                               |           |                         |       |
|----------------|-------------------------------|-----------|-------------------------|-------|
| FINANCIAL DATA | Current F.Y. Total Cost:      | \$298,078 | In Current Year Budget: | Yes   |
|                | Current F.Y. Net County Cost: | \$ 0      | Budget Adjustment:      | No    |
|                | Annual Net County Cost:       | \$ 0      | For Fiscal Year:        | 06/07 |

**SOURCE OF FUNDS:** Federal 25%, State 75%

Positions To Be Deleted Per A-30

Requires 4/5 Vote

**C.E.O. RECOMMENDATION:**

**APPROVE**

FORM APPROVED  
COUNTY COUNSEL

County Executive Office Signature

SEP 29 2006

BY Gordon V. Ubo

- Policy
- Policy
- Consent
- Consent
- Dep't Recomm.:
- Per Exec. Ofc.:

Prev. Agn. Ref.: 4/25/06, 3.20

District: 2

Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3 . 20

Department of Facilities Management

Form 11: Lease - Department of Mental Health, Riverside, / Hartnell Properties,  
LLC, Lessor  
6848 Magnolia Avenue, Riverside

September 19, 2006

Page 2

**BACKGROUND:** (Continued)

The new facility meets the needs and requirements of the program.

The Lease is summarized below:

|                      |  |
|----------------------|--|
| Lessor:              | Hartnell Properties, LLC<br>500 Allview Terrace<br>Laguna Beach, California 92651  |
| Premises Location:   | 6848 Magnolia Avenue<br>Riverside, California  |
| Size:                | 5,927 square feet  |
| Term:                | Five (5) years commencing upon completion and acceptance of tenant improvements.   |
| Rent:                | \$ 1.85 per square foot<br>\$ 10,964.95 per month<br>\$ 131,579.40 per year  |
| Rent Adjustments:    | Four percent (4%) annually on each anniversary date of the lease.  |
| Custodial Services   | Provided by Lessor.  |
| Utilities:           | County pays telephone. Lessor pays all other utilities.  |
| Maintenance:         | Provided by Lessor.  |
| Improvements:        | Not to exceed \$85,710.00  |
| I.T. Costs:          | \$155,350.00   |
| Option to terminate: | For loss of funding with ninety (90) days written notice. County shall pay to Lessor two (2) months rent for each of the remaining years on the lease. |
| Parking:             | Sufficient to meet County needs.   |

(Continued on Page 3)

Department of Facilities Management  
Form 11: Lease - Department of Mental Health, Riverside, / Hartnell Properties,  
LLC, Lessor  
6848 Magnolia Avenue, Riverside

September 12, 2006

Page 3

**BACKGROUND:** (Continued)

Facilities Management has researched rental rates for competitive sites in the area and located the following comparable properties:

|                     |               |
|---------------------|---------------|
| 6700 Indiana        | \$1.80 F.S.G. |
| 1845 Chicago Avenue | \$1.95 F.S.G. |
| 10190 Indiana       | \$1.95 F.S.G. |

The attached Lease has been approved as to form by County Counsel.