

2007.04.49

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

883



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**

**SUBJECT:** Lease Agreement for Sheriff's Department, Thousand Palms

Departmental Circulation

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

**BACKGROUND:** On January 9, 2007, the Board of Supervisors approved a request from the Sheriff's Department authorizing the Department of Facilities Management to locate office space in Thousand Palms for the Sheriff's Special Investigations Bureau and Central Homicide Unit for East County Operations. Staff will relocate from the Sheriff's Palm Desert Station. Through the Request for Proposal process, suitable office space was located in the Thousand Palms Business Park at 72-248 North Shore Street, Suites 101 and 102, Thousand Palms. Estimated timeframe for occupancy is September 2007.

*Susan Loew*  
for Susan Loew  
Robert Field, Director  
Department of Facilities Management

RF:TW:pa  
10.895

FINANCIAL DATA	Current F.Y. Total Cost:	\$ -0-	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost: 07/08	\$ 584,305	For Fiscal Year:	06/07

**SOURCE OF FUNDS:** 100% General Fund- Sheriff's Department

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

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

BY: *Jennifer L. Sargent*  
Jennifer L. Sargent

FORM APPROVED  
COUNTY COUNSEL

County Executive Office Signature

MAY 29 2007

BY: *Gordon V. Woo*  
GORDON V. WOO

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

Prev. Agn. Ref.: 01/09/07, #3.35 | District: 4 | Agenda Number:

ATTACHMENTS FILED

3.26

**BACKGROUND:** (Continued)

Lessor: Thousand Palms Investments LLC  
72-248 North Shore Street, Suite 104  
Thousand Palms, CA 92776

Premises Location: Thousand Palms Business Park  
72-248 North Shore Street, Suites 101 & 102  
Thousand Palms, CA

Size: Approximately 5,087 square feet

Term: Five (5) years

Base Rent: \$ 1.97 per square foot, modified gross  
\$ 10,021.39 per month  
\$120,256.68 per year

Rental Adjustments: Four (4%) percent

Improvements: Not to exceed \$315,394.00 (\$62 per sq. ft.)

Utilities: County pays electric and water.  
Lessor pays all other utilities.

Custodial Services: Landlord provides.

Maintenance: Landlord provides.

RCIT Costs: \$151,200.00

Option to Terminate: For loss of funding with sixty (60) days' written notice

Option Penalty: Remaining payments due for improvements

Parking: Sufficient to meet County requirements

Market Data: Facilities Management has researched rental rates for competitive rates in the area and located the following:  
  
38-686 El Cerrito Rd., Palm Desert, \$2.27 modified gross  
77-933 Las Montanas Rd., Palm Desert, \$3.01 modified gross

The attached Lease Agreement has been reviewed and approved by County Counsel as to legal form.

**FINANCIAL DATA:** All associated cost for this Lease will be fully funded through the Sheriff's General Fund contribution. Lease is budgeted in Sheriff's budget for FY07/08.