



**COUNTY OF SAN MATEO**  
Inter-Departmental Correspondence  
County Manager



**Date:** May 18, 2015  
**Board Meeting Date:** June 16, 2015  
**Special Notice / Hearing:** None  
**Vote Required:** Majority

**To:** Honorable Board of Supervisors

**From:** John L. Maltbie, County Manager

**Subject:** Lease amendment with Dan and Linda Bortolotti for the Sheriff's Coastside Substation at 500 California Street, unincorporated Moss Beach, California. (Lease No. 1219)

**RECOMMENDATION:**

Adopt a resolution authorizing an amendment to the lease with Dan and Linda Bortolotti for the Sheriff's Substation at 500 California Street, Moss Beach, extending the term for an additional five years to June 30, 2020 and providing the County an option to extend for an additional three years to June 30, 2023 under the same terms and conditions.

**BACKGROUND:**

The Sheriff's Office has operated a substation at 500 California Street in Moss Beach since July of 1998. The substation is located on property owned by Dan and Linda Bortolotti and leased to the County. In 2001, as authorized by Resolution No. 64847, the First Amendment increased the area of the premises by approximately 850 square feet. The First Amendment also modified the premises to include the entire parcel, including the building, parking lot and landscaped area. In 2004, as authorized by Resolution No. 66790, the Second Amendment extended the agreement for an additional five years. In 2006, as authorized by Resolution No. 67988, the Third Amendment extended the agreement for an additional three years, with one option to extend for another three years. The Third Amendment also gave consent to the Landlord to lease a portion of the premises to Metro PCS for use as a communication facility. The lease agreement is scheduled to expire on June 30, 2015.

**DISCUSSION:**

The Fourth Lease Amendment will extend the term of the lease through June 30, 2020, and provides the County with an option to extend for an additional three-year term under the same terms and conditions. The amendment also gives the County Manager authority to exercise the 3-year option and to sign notices, approvals, and other documents in connection with the amendment and the lease.

Improvements needed to bring the facility into compliance with ADA have been identified in the County's transition plan. The Department and the County's ADA Compliance Committee are currently developing solutions to provide access to services. County Counsel has reviewed and approved the amendment and resolution as to form.

The Sheriff and the ADA Compliance Committee concur in this recommendation.

Approval of this Fourth Amendment contributes to the Shared Vision 2025 outcome of a Collaborative Community by maintaining a local presence for the Sheriff's Office to serve the public on the coast and assuring a favorable lease rate at the premises until 2023.

**PERFORMANCE MEASURE(S):**

Measure	FY 2015-16 Estimated	Avg. Asking Rate San Mateo County Q1-2015
Average Asking Rate:	\$2.05 per sq. ft.	\$3.98 per sq. ft.

The estimated rate of \$2.05 per square foot per month compares favorably with the Countywide average asking rate of \$3.98 per square foot.

**FISCAL IMPACT:**

The current lease rate is \$90,717 annually or \$1.99 per square foot monthly. Based on an estimated CPI increase of 3%, the annual rent for FY 2015-16 is \$93,438.51. The Sheriff's Office has adequate funds budgeted in the proposed 2015-16 fiscal year budget.