



Contra  
Costa  
County

To: Board of Supervisors  
From: Julia R. Bueren, Public Works Director  
Date: January 24, 2012

Subject: 3024 WILLOW PASS ROAD, CONCORD - LEASE FOR THE HEALTH SERVICES DEPARTMENT

### **RECOMMENDATION(S):**

1. APPROVE a Lease with 3052 Willow Pass Road LLC for the premises at 3024 Willow Pass Road, Concord for a ten (10) year term, plus two 5-year options, beginning on the first day of the month following County's occupancy, at a monthly rent of \$16,282 for 7,797 square feet of medical office and clinic space, as requested by the Health Services Department
2. AUTHORIZE the Director of Public Works, or designee, to EXECUTE the Lease on behalf of the County.
3. DETERMINE the project is a Class 1(a) Section 15301 Categorical Exemption under the California Environmental Quality Act (CEQA).
4. DIRECT the Department of Conservation and Development Director, or designee, to file a Notice of Exemption with the County Clerk, and DIRECT the Director of Public Works, or designee, to arrange for the payment of the handling fees to the Department of Conservation and Development and County Clerk for filing of the Notice of Exemption.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **01/24/2012** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

### **VOTE OF SUPERVISORS**

AYE: John Gioia, District I Supervisor  
Gayle B. Uilkema, District II Supervisor  
Mary N. Piepho, District III Supervisor  
Karen Mitchoff, District IV Supervisor  
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: January 24, 2012

David Twa, County Administrator and Clerk of the Board of Supervisors

By: June McHuen, Deputy

Contact: Dick Awenius (925)  
313-7250

FISCAL IMPACT:

Approval of the Lease will obligate the County to pay \$2,037,600 in rent over the ten-year term of the Lease, plus approximately \$722,030 for County's share of the cost of tenant improvements. 100% Federally Qualified Health Center Revenue.

BACKGROUND:

The Health Services Department currently operates the Concord Health Clinic in the County-owned building located at 3052 Willow Pass Road in Concord. Health Services wants to expand the clinic by leasing additional space in an adjacent building known as 3024 Willow Pass Road, Concord. This lease will add 7,797 square feet to the existing clinic, and includes an option for the County to purchase the building at a fixed price at its option.

CONSEQUENCE OF NEGATIVE ACTION:

If the Lease is not approved, health care services will not be expanded at this location, and other arrangements will have to be made to provide the additional services to the community at another location.

CHILDREN'S IMPACT STATEMENT:

None.