

ORDINANCE NO. 9414

AN ORDINANCE AMENDING SECTIONS 73.3(b), 73.6, and 73.7 (a) & (b) OF THE SAN DIEGO COUNTY ADMINISTRATIVE CODE TO INCREASE THE MONETARY LIMITS FOR COUNTY ACQUISITION LEASES AND LEASE AMENDMENTS FOR ALTERATIONS AND IMPROVEMENTS WHICH CAN BE EXECUTED BY THE DIRECTOR, DEPARTMENT OF GENERAL SERVICES

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. Section 73.3 of the San Diego County Administrative Code is hereby amended as follows:

SECTION 73.3 - PROPOSED LEASE OR PURCHASE OF REAL PROPERTY

- (b) Lease of Real Property. The lease of real property for County use shall be approved in principle by the Board of Supervisors prior to initiation of the lease negotiation process. Following such approval in principle, the Director of General Services shall attempt to locate property which most adequately meets the requirements of the County and negotiate for its lease. Except for leases of a term not to exceed three years and for a rental not to exceed seven thousand five hundred dollars (\$7,500) per month, a report for the Board of Supervisors' consideration shall be prepared by the Director of General Services, which provides a comparative analysis of the best available properties that have been located.

Section 2. Section 73.6 of the San Diego County Administrative Code is hereby amended as follows:

SECTION 73.6 - PROCEDURE FOR PURCHASE OR LEASE BY COUNTY OR ACCEPTANCE OF GIFT.

Except for leases for use by the County of a term not to exceed three years and for a rental not to exceed seven thousand five hundred dollars (\$7,500) per month, upon approval by the Board after the giving of any required notices, the Director, Department of General Services, shall complete negotiations for the lease or purchase, including such escrow arrangements as said Director determines desirable, and with the assistance of County Counsel, prepare and forward to the Board for final action an appropriate form of lease agreement or contract of purchase. If the Board accepts the offer of a gift of real property, the Clerk of the Board shall immediately notify: (1) the Director, Department of General Services, who shall there upon appraise the property for inclusion of its value in the County records and accomplish the transfer of title to the County, and (2) the Auditor. The Director, Department of General Services, may negotiate directly any lease for use by the County for a term not to exceed three years and for a rental not to exceed seven thousand five hundred dollars (\$7,500) per month. The Director, Department of General Services, shall post notice of intention to consummate such a lease in a public place for five working days prior to consummation of the lease, and shall simultaneously submit a report to the Board concerning such intention.

Section 3. Section 73.7 of the San Diego County Administrative Code is hereby amended as follows:

SECTION 73.7 - CHANGES TO EXISTING LEASES.

- (a) Termination, Extension or Renewal of Leases. Matters concerning termination, extension or renewal of leases on real property shall be submitted to the Board for approval by and with the recommendation of the Director of General Services, except leases for use by the County for a total term (i.e., the original term, plus any prior and proposed extensions or renewals thereof) not to exceed three years and for a rental not to exceed seven thousand five hundred dollars (\$7,500) per month.
- (b) Amendment of Real Property Leases for Improvements or Alterations. The Director, Department of General Services, may amend real property leases to provide for improvements or alternations, or both, so long as (1) the total cost of any such amendment does not exceed seven thousand five hundred dollars (\$7,500), (2) the amendment does not extend the term of the lease, and (3) no more than two amendments, not to exceed seven thousand five hundred dollars (\$7,500) each, are made within any 12-month period.

Section 4. This ordinance shall take effect and be in force from and after 30 days after its passage, and, before the expiration of fifteen days after its passage, a summary thereof shall be published in the San Diego Commerce, a newspaper of general circulation published in the County of San Diego.

PASSED, APPROVED AND ADOPTED this 11th day of December, 2001.