

**RESOLUTION NO. 2019-271**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
AUTHORIZING THE CITY MANAGER TO EXECUTE THE FIRST AMENDMENT OF  
THE LEASE AGREEMENT WITH TEEN CENTER USA FOR USE OF THE CITY  
FACILITY AT 8978 ELK GROVE BOULEVARD**

**WHEREAS**, the City of Elk Grove purchased the property and facility at 8978 Elk Grove Boulevard, also known as the Courthouse, in June 2005, and subsequently leased it to Teen Center USA ("Lessee"), a California nonprofit religious corporation, beginning August 1, 2006; and

**WHEREAS**, Lessee continued to lease the Courthouse facility under annual lease agreements that were regularly renewed, the most recent of which has a term ending on September 30, 2020; and

**WHEREAS**, pursuant to the terms of the current lease, Lessee is responsible for complying with relevant provisions of Title 24 of the Code of Federal Regulations, Part 570, including documenting that activities undertaken in the Courthouse facility meet the Community Development Block Grant (CDBG) national objective of primarily benefitting low-income persons; and

**WHEREAS**, pursuant to the terms of the current lease, the premises shall be used only for office purposes and for tutoring and mentoring students, and for no other purpose; and

**WHEREAS**, staff has proposed an amendment of the lease to improve the likelihood that Lessee will remain in compliance with CDBG requirements and continue to be eligible to use the building by allowing the use of the building for other activities that serve a valid public purpose, with the prior approval of the Lessee and the City; and

**WHEREAS**, the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 of Title 14 of the California Code of Regulations. CEQA Guidelines Section 15301 sets forth a categorical exemption that applies to projects characterized as the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project consists of the amendment of the lease of an existing City-owned building to Lessee.

**NOW, THEREFORE BE IT RESOLVED** that the City Council finds the amendment of the lease of the building to Teen Center USA to be exempt from CEQA pursuant to Section 15301 as set forth herein; and

**BE IT FURTHER RESOLVED** that the City Council of the City of Elk Grove hereby authorizes the City Manager to execute the First Amendment of the Lease Agreement between Teen Center USA (Lessee) and the City of Elk Grove for property located at 8978 Elk Grove Boulevard in substantially the form presented with the accompanying staff report.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 11<sup>th</sup> day of December 2019



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STEVE LY, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:



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JASON LINDGREN, CITY CLERK



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JONATHAN P. HOBBS,  
CITY ATTORNEY

**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2019-271**

**STATE OF CALIFORNIA            )**  
**COUNTY OF SACRAMENTO        )**        **ss**  
**CITY OF ELK GROVE             )**


***I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on December 11, 2019 by the following vote:***

**AYES:            COUNCILMEMBERS:        *Ly, Hume, Detrick, Nguyen, Suen***

**NOES:           COUNCILMEMBERS:        *None***

**ABSTAIN:       COUNCILMEMBERS:        *None***

**ABSENT:        COUNCILMEMBERS:        *None***

  
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**Jason Lindgren, City Clerk  
City of Elk Grove, California**