



Legislation Details (With Text)

File #: 2021-0160
Type: Consent Calendar Item **Status:** Agenda Ready
File created: 3/23/2021 **In control:** General Services
On agenda: 3/23/2021 **Final action:**
Title: New License Agreement with West County Community Services for County-leased property at 5350 Old Redwood Highway, Suite 600, Petaluma
Sponsors: General Services
Indexes:
Attachments: 1. Summary Report.pdf, 2. Att1-License Agr.pdf

Date	Ver.	Action By	Action	Result
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To: Sonoma County Board of Supervisors
Department or Agency Name(s): General Services
Staff Name and Phone Number: Caroline Judy, (707) 565-8058
Vote Requirement: Majority
Supervisory District(s): All

Title:
New License Agreement with West County Community Services for County-leased property at 5350 Old Redwood Highway, Suite 600, Petaluma

Recommended Action:

- A) Authorize the General Services Director to execute a license agreement with West County Community Services for use of office space comprised of 774 sq. ft. at 5350 Old Redwood Highway, Suite 600, Petaluma, to provide wellness and recovery support services to clients referred by the Sonoma County Department of Health Services;
- B) Authorize the General Services Director to execute future amendments and associated documents required for the operation of the aforementioned agreements, as reasonably requested by General Services staff, and in consultation with County Counsel, which are consistent with the essential terms of the original agreements and do not extend the terms of these agreements;
- C) Make findings as required by Government Code Section 26227 that the proposed license agreement with West County Community Services is necessary to meet the social, health and rehabilitation needs of the population of the County and that the County does not need the subject premises during the term of the agreement.

Executive Summary:

This item seeks Board approval to authorize the General Services Director to execute a new license agreement with West County Community Services at 5350 Old Redwood Highway, Suite 600, in Petaluma. This agreement with WCCS would help facilitate the expansion of services currently provided by the departments of Health Services and Human Services, at this 'one-stop shop' location, in south Sonoma County.

Discussion:

This Board item involves delegated authority for the execution of a proposed new license agreement (Agreement) with West County Community Services, located at 5350 Old Redwood Highway, Suite 600, in Petaluma.

New Agreement with the West County Community Services. On June 6, 2017, your Board approved execution of a lease with Cornerstone Properties SA LLC (Landlord), to provide office space for the Department of Health Services, Community Mental Health Center-Petaluma (CMHC), at 5350 Old Redwood Highway, Suite 600 in Petaluma. West County Community Services currently operates the Petaluma Peer Recovery Center (PPRC) at this location, providing services to an estimated 50 clients per year. PPRC serves behavioral health clients identified in the Mental Health Services Act Plan, including transition-age young adults, adults, older adults with serious mental illness, and consumer and family organizations. The PPRC program was previously co-located with CMHC-Petaluma at 1360 N. McDowell in Petaluma. As required by County's lease, the Landlord has provided its written consent to the proposed Agreement with West County Community Services, to sublet the space from County.

The basic terms of the proposed Agreement are as follows:

Term: Five years, commencing upon execution of the proposed Agreement. County may terminate with 90 days' notice.

Premises: Seven hundred seventy-four (774) sq. ft. of office space at 5350 Old Redwood Highway, Suite 600, Petaluma

Consideration:

In exchange for rent, WCCS will provide in-kind program services, pursuant to a service agreement with the County as described below.

Termination: Either party may terminate this Agreement, for any reason, with 90 days' notice. In addition, in the event the service agreement with County expires or terminates, the Agreement for the Premises shall automatically terminate.

County Department of Health Services - Service Agreement. West County Community Services provides services pursuant to a service agreement with County Health Services (DHS). The services provided by WCCS are provided at a reduced cost to DHS, as WCCS does not need to include facility costs when determining the cost of providing services to the County. WCCS is funded by the multiple state and local sources. During the current Covid19 pandemic, WCCS has continued to deliver services to clients.

Public Interest. Section 26227 of the Government Code allows the County to enter into the proposed agreement with West County Community Services, provided the Board makes a finding that the agreement is necessary to meet the social needs of the population of the County and the premises are not needed by the County for the term of the agreement. Staff recommends the Board find that the provision of this Agreement is in the best interest of the public in the areas of rehabilitation, social welfare, and education, providing convenient and accessible services to County's clients residing in south Sonoma County, and continuing its partnership with the Department of Health Services Community Health Center-Petaluma, and that the premises are not needed for County purposes during the term of the agreement.

Prior Board Actions:

None.

FISCAL SUMMARY

Expenditures	FY 20-21 Adopted	FY21-22 Projected	FY 22-23 Projected
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF	\$0	\$0	\$0
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	\$0	\$0	\$0

Narrative Explanation of Fiscal Impacts:

None.

Staffing Impacts:			
Position Title (Payroll Classification)	Monthly Salary Range (A-I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

None.

Attachments:

Attachment 1 - Copy of proposed License Agreement

Related Items "On File" with the Clerk of the Board:

None.