



## Legislation Details (With Text)

**File #:** 2024-0775  
**Type:** Consent Calendar Item      **Status:** Agenda Ready  
**File created:** 6/11/2024      **In control:** Agricultural Preservation And Open Space District  
**On agenda:** 7/16/2024      **Final action:**  
**Title:** Lease for Office of Sonoma County Agricultural Preservation and Open Space District  
**Sponsors:** Agricultural Preservation And Open Space District  
**Indexes:**  
**Attachments:** 1. Summary Report, 2. Lease Agreement

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

**To:** Board of Directors of the Sonoma County Agricultural Preservation and Open Space District  
**Department or Agency Name(s):** Sonoma County Agricultural Preservation and Open Space District  
**Staff Name and Phone Number:** Julie Mefferd, 707-565-7360  
**Vote Requirement:** Majority  
**Supervisory District(s):** Countywide

**Title:**  
Lease for Office of Sonoma County Agricultural Preservation and Open Space District

### Recommended Action:

Authorize the General Manager of the Sonoma County Agricultural Preservation and Open Space District to execute the Lease Agreement between Papeete, LLC and the Sonoma County Agricultural Preservation and Open Space District, for a term of five years with an option of two one-year extensions, through July 31, 2031, for a total cost not-to-exceed \$1,800,000.

### Executive Summary:

The current lease agreement for the Sonoma County Agricultural Preservation and Open Space District's office space at 747 Mendocino Avenue, in Santa Rosa, will expire on July 31, 2024. The General Manager has negotiated a new five-year lease with two one-year extensions with the building owner, Papeete, LLC.

### Discussion:

The Agricultural Preservation and Open Space District (Ag + Open Space) has been at its current facility at 747 Mendocino Ave, Santa Rosa, CA 95401 since March 26, 1996. The lease has been amended eight times, which includes upgrades and expansions in 2007, 2011, 2016 and 2020. The current office space totals 11,789 square feet. Given the age of the existing lease agreement and number of amendments, Ag + Open Space has elected to memorialize the rights and obligations of the parties on a new lease form, though the new lease terms will be similar to the existing lease terms.

The new monthly rent of \$20,174 equates to a monthly cost of \$1.71 per square foot, which is consistent with prevailing lease rates for comparable commercial office space. The rent increases 2% annually, and the

landlord is responsible for other building expenses. Ag + Open Space can terminate the lease on a discretionary basis with 270-days’ notice, offering Ag + Open Space the flexibility it may need in the event a permanent or more cost-effective location is found.

**Prior Board Actions:**

- July 12, 2022: Authorized General Manager to execute amendment to Lease. (Board Action #1)
- July 14, 2020: Authorized General Manager to execute amendment to Lease. (Board Action #2)
- August 14, 2018: Authorized General Manager to execute amendment to Lease. (Board Action #12)
- August 9, 2016: Authorized General Manager to execute amendment to Lease. (Board Action #1)
- December 13, 2011: Authorized General Manager to execute amendment to Lease.
- January 8, 2008: Authorized General Manager to execute amendment to sublease. (Board Action #1)
- February 7, 2006: Authorized General Manager to execute amendment to sublease. (Board Action #2)
- October 4, 2005: Authorized General Services Director to exercise option of Lease.
- August 21, 2001: Authorized General Manager to execute amendment to Sublease. (Board Action #1)
- February 27, 2001: Authorized Renewal of Sublease. (Board Action #1)
- March 26, 1996: Authorized President to execute subject Sublease. (Resolution 96-0358)

**FISCAL SUMMARY**

| <b>Expenditures</b>                | <b>FY 24-25<br/>Adopted</b> | <b>FY 25-26<br/>Projected</b> | <b>FY 26-27<br/>Projected</b> |
|------------------------------------|-----------------------------|-------------------------------|-------------------------------|
| Budgeted Expenses                  | \$242,500                   | \$247,000                     | \$252,000                     |
| Additional Appropriation Requested |                             |                               |                               |
| <b>Total Expenditures</b>          | <b>\$242,500</b>            | <b>\$247,000</b>              | <b>\$252,000</b>              |
| <b>Funding Sources</b>             |                             |                               |                               |
| General Fund/WA GF                 |                             |                               |                               |
| State/Federal                      |                             |                               |                               |
| Fees/Other                         | \$242,500                   | \$247,000                     | \$252,000                     |
| Use of Fund Balance                |                             |                               |                               |
| Contingencies                      |                             |                               |                               |
| <b>Total Sources</b>               | <b>\$242,500</b>            | <b>\$247,000</b>              | <b>\$252,000</b>              |

**Narrative Explanation of Fiscal Impacts:**

Ag + Open Space has adequate appropriations in the FY24-25 budget for the lease and will propose adequate appropriations for the FY25-26 and FY26-27 budgets.

**Narrative Explanation of Staffing Impacts (If Required):**

N/A

**Attachments:**

1. Lease Agreement

**Related Items “On File” with the Clerk of the Board:**

N/A