



Board Agenda Item 34.1

DATE: August 11, 2026

TO: Board of Supervisors

SUBMITTED BY: Edward Hill, Chief Operating Officer/Interim Director of General Services
Sally Gomez, County Librarian

SUBJECT: Lease Agreement with Friends of the Auberry Library

RECOMMENDED ACTION(S):

- 1. Approve and authorize the Chairman to execute a Lease Agreement with Friends of the Auberry Library for approximately 5,024 square feet of office space located at 33049 Auberry Road, Auberry, California 93602, for continued use by the Library, effective upon execution, not to exceed thirty consecutive years, which includes a fifteen-year base term and one optional fifteen-year extension (\$0);**
- 2. Authorize the Director of General Services, or their designee, to approve and execute, upon review and approval as to legal form by County Counsel, an Estoppel Certificate, and Subordination and Non-Disturbance Agreement relating to the recommended Lease Agreement, if requested by Lessor to sign such documents; and**
- 3. Authorize the Director of General Services, or their designee, to approve and execute (or accept, as applicable), upon review and approval as to legal form by County Counsel, (a) a Memorandum of Lease, and any notices, instruments, certificates, and documents, relating to the consummation of the recommended Lease Agreement, and (b) any notices and documents relating to the County's administration of the leased premises under the recommended Lease Agreement.**

There is no Net County Cost associated with the recommended actions, which will allow the Library to continue leasing approximately 5,024 square feet of library and office space with an adjacent parking lot and outdoor gathering space at 33049 Auberry Road, Auberry, California 93602 (Premises) for continued operation of the Auberry Branch Library. This item pertains to a location in District 5, but services are provided countywide.

ALTERNATIVE ACTION(S):

Your Board may direct staff to find an alternative location for the Auberry Branch Library and only authorize a Lease Agreement with Friends of the Auberry Library (FOAL) for the duration necessary to secure a new location.

Should your Board not approve the second or third recommended actions, staff would return to your Board for execution of any further documents required to lease the Premises.

FISCAL IMPACT:

There is no Net County Cost associated with the recommended actions. The recommended Lease Agreement does not include monetary rent; however, the Library is responsible for all building operating expenses, maintenance and utilities, which will be funded through Measure B library sales tax and property tax revenues. Sufficient appropriations and estimated revenues will be included in the Library Org 7511 FY 2026-27 Recommended Budget and future Recommended Budget requests for the duration of the Lease Agreement term.

DISCUSSION:

On October 8, 1996, the Board approved Agreement No. A-96-569 with the Foundation for Regional Cooperation for use of the Premises as a public library with an initial fifteen-year term and one optional fifteen-year extension, without monetary consideration for rent.

On March 25, 2010, the Foundation for Regional Cooperation executed a Grant Deed granting the parcel to the FOAL. When preparing the recommended Lease Agreement, staff became aware that there was no assignment of Agreement No. A-96-569, transferring rights or delegating obligations to FOAL as the new lessors. To remedy this situation, staff are bring the recommended Lease Agreement before your Board at the earliest possible Board date. The recommend Lease Agreement will supersede the prior A-96-569 and accurately identify FOAL as the owners of the parcel and lessors of the Premises.

FOAL is a 501(c)(3) organization that focuses on supporting the Aubery Branch Library by providing the building without monetary rent and supporting Library services and activities. The recommended Lease Agreement continues this longstanding partnership by allowing the Library to remain at its current location without monetary rent.

The recommended Lease Agreement deviates from the County's standard term length of five years; the extended term benefits the Library by securing a longer lease with no monetary rent considerations. The recommended Lease Agreement also deviates from the County's standard indemnification language as it includes additional protections for the County should FOAL use the Premises outside of operating hours.

REFERENCE MATERIAL:

BAI #49, October 8, 1996

ATTACHMENTS INCLUDED AND/OR ON FILE:

On file with Clerk - Lease Agreement with FOAL

CAO ANALYST:

Amy Ryals