

BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT

BCPUD

BOX 390

270 ELM ROAD BOLINAS CALIFORNIA 94924

415 868 1224



MEMORANDUM

| | |
|--------------|--|
| TO: | Board of BCPUD Directors |
| FROM: | Georgia Woods, General Manager |
| RE: | <i>ITEM #04: Approval of Renewal of Lease Agreement Between the BCPUD and Mickey and Don Murch.</i> |
| DATE: | February 18, 2026 |

Purpose

The purpose of this item is to present the updated Lease Agreement between BCPUD and Gospel Flat Farms (Donald and Mickey Murch) for continued agricultural use of designated portions of the BCPUD Sewer Pond Property, and to request Board approval of the lease terms.

Background

BCPUD currently leases Parcels A, B, and C (collectively, the “Leased Premises”) located on the Sewer Pond Property at 101 Mesa Road to Gospel Flat Farms for certified organic agriculture. The existing lease expires on **February 20, 2026**.

District staff worked with the Murch family to update and modernize the lease in accordance with operational, regulatory, setback, and land-use requirements. The proposed agreement:

- Establishes a **five-year term** (February 20, 2026 – February 20, 2031),
- Provides a **Lessee option for one five-year renewal**,
- Updates fencing, access, and crop-use provisions,
- Maintains all public-safety, wastewater-facility, and environmental protections,
- Specifies rent of **\$500 for the full five-year term**, payable March 1, 2026,
- Preserves BCPUD authority over any modifications, additional uses, or improvements.

The full draft Lease Agreement is included in the Board packet.

Requested Board Action

Staff respectfully requests that the Board approve the terms of the Lease Agreement with Gospel Flat Farms (Donald and Mickey Murch) and authorize the General Manager to execute the lease on behalf of the District.