



Legislation Text

File #: 24-687, Version: 1

Memorandum

Date: June 18, 2024

To: The Honorable Board of Directors,
Lake County Sanitation District

From: Scott Harter, Special Districts Administrator

Subject: Consideration and Approval of Occupancy Agreement for the Konocti Gardens, LLC Development in Clearlake.

Executive Summary: The Konocti Gardens Development project is a 102 unit low income project in the City of Clearlake. Construction is finalized and the project is seeking connection to the public sewer system. Capacity fees have been paid, the onsite infrastructure has been inspected and meets district standards. However, the hydraulic capacity analysis identified mitigation improvements needing to be completed prior to connection to the collection system. The design of those improvements is underway with construction anticipated to commence later this year. In order to facilitate occupancy of the project in a more timely manner and meet critical housing needs the Developer and the District have agreed to mitigate potential flow impacts through the use of a sewer bypass project. This will route flows from the project to a point where there is no negative impact. This will allow occupancy of the Development prior to completion of the mitigation improvements. This agreement seeks to formalize the proportionate share costs for the Development, payment of those costs, and occupancy prior to completion of the mitigation improvements.

If not budgeted, fill in the blanks below only:

Estimated Cost: _____ Amount Budgeted: _____ Additional Requested: _____ Future Annual Cost: _____

Purchasing Considerations (check all that apply):

☒ Not applicable

☐ Fully Article X. <https://library.municode.com/ca/lake_county/codes/code_of_ordinances?nodeId=COOR_CH2AD_ARTXPU_S2-38EXCOBI>- and/or Consultant Selection Policy <http://lcnet.co.lake.ca.us/Assets/Intranet/Policy/Policies+26+Procedures+Manual/Ch4_2021v2.pdf>-Compliant (*describe process undertaken in "Executive Summary"*)

☐ Section 2-38 <https://library.municode.com/ca/lake_county/codes/code_of_ordinances?nodeId=COOR_CH2AD_ARTXPU_S2-38EXCOBI> Exemption from Competitive Bidding (*rationale in "Executive Summary," attach documentation, as needed*)

☐ For Technology Purchases: Vetted and Supported by the Technology Governance Committee <<http://lcnet.co.lake.ca.us/Assets/Intranet/Intranet+Forms/Information+Technology/AdvPlan.pdf>> ("Yes," if checked)

☐ Other (*Please describe in Executive Summary*)

Consistency with Vision 2028 <<http://www.lakecountyca.gov/Government/Directory/Administration/Visioning/Vision2028.htm>>

(check all that apply):

☒ Well-being of Residents
☒ Economic Development

☐ Not applicable
☐ Public Safety
☒ Infrastructure

☐ Disaster Prevention, Preparedness, Recovery
☐ County Workforce

☐ Community Collaboration

☐ Business Process Efficiency

☐ Clear Lake

Recommended Action:

**Consideration and Approval of Occupancy Agreement for the Konocti Gardens, LLC
Development in Clearlake**