



Legislation Text

File #: 24-504, Version: 1

Memorandum

Date: May 7, 2024

To: The Honorable Board of Directors
Lake County Sanitation District

From: Scott Harter, Special Districts Administrator

Subject: Consideration of Entering Into a Land Lease Agreement Between the Lake County Sanitation District and the Lake County Rodeo Association for use of a Portion of APNs 003-046-30 and 003-046-72

Executive Summary: Last fall discussions were initiated between members of the Lake County Rodeo Association and Special Districts staff about the possibility of relocating the rodeo to a location at the Northwest Regional Wastewater Treatment Plant property. LACOSAN has approximately 1,200 acres in the north Lakeport area that the treatment plant is located on and the roughly 80-acre area being considered for a rodeo site is not currently being utilized. Prior to the Geysers Effluent Pipeline project in the early 2000s, land application of treated effluent occurred at the site. For the last 20+ years there has simply been cattle grazing on the property. Neither the application of effluent or grazing activities are happening or anticipated in the future.

Earlier this year the Rodeo Association and LACOSAN staff made a presentation to the Board regarding this possible location and arrangement and received positive feedback on bringing a lease document back for Board discussion. A lease document has been drafted and reviewed by Rodeo Association Board members, County Counsel, and the CAO, and is presented today for your consideration. This lease is envisioned as a transitional step toward a more permanent parcel creation and sale of surplus land. The lease will allow the Rodeo Association to formally start the use permit process with the Community Development Department and the studies required as part of that land use review.

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.lakecountycalifornia.gov/Government/Directory/Administration/Visioning/Vision2028.htm>>

(check all that apply):

- | | | |
|---|--|---|
| <input type="checkbox"/> Well-being of Residents | <input type="checkbox"/> Not applicable | |
| <input checked="" type="checkbox"/> Economic Development | <input type="checkbox"/> Public Safety | <input checked="" type="checkbox"/> Disaster Prevention, Preparedness, Recovery |
| <input checked="" type="checkbox"/> Community Collaboration | <input type="checkbox"/> Infrastructure | <input type="checkbox"/> County Workforce |
| | <input type="checkbox"/> Business Process Efficiency | <input type="checkbox"/> Clear Lake |

Recommended Action: Approve a Land Lease Agreement Between the Lake County Sanitation District and the Lake County Rodeo Association for use of a Portion of APNs 003-046-30 and 003-046-72 and Authorize the Chair to Sign.