

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **APRIL 27, 2010**

From: **JAMES DURFEE / MARY DIETRICH**

Subject: **LEASE AGREEMENT – APPLGATE SEWER STORAGE TANKS**

ACTION REQUESTED / RECOMMENDATION: Approve a Lease Agreement between the County of Placer and John F. Belding for the County's use of property to operate seasonal wastewater storage tanks in Applegate, CA, and authorize the Chairman to execute the Lease Agreement in the amount of \$3,200 per season on behalf of your Board.

BACKGROUND: The Applegate Sewer County Service Area (CSA-24) consists of a wastewater collection system and pond treatment facility, which currently serves 27 connections (36 equivalent dwelling units). On October 10, 2006, your Board authorized the Director of Facility Services to sign an Agreement with the Central Valley Regional Water Quality Control Board that established the terms and conditions for settlement of the Administrative Civil Liability Complaint R5-2005-0510 (ACLC). These terms included stopping the flow of sewage into the ponds from October 15 until May 15 of each year. This is accomplished by diverting sewage into two 21,000 gallon storage tanks and trucking it daily to the Sewer Maintenance District 1 collection system. Through agreements with the previous property owner, these tanks had been operated on the subject property for several years. Recently this property was purchased by Mr. Belding, who now requires a multi-year lease to secure this location.

Environmental Engineering requested that Property Management negotiate a Lease Agreement with Mr. Belding, which provides for operation of the storage tanks during an eight-month season between October 1 and May 31 of each year. An Agreement has been negotiated for a one year initial season commencing on October 1, 2009. Thereafter, the County may extend the term through four additional seasons. The rental rate will commence at \$400 per month (\$3,200 per season), and will adjust annually by the Consumer Price Index. In order to comply with the ACLC, it is requested that your Board authorize the Chairman to execute this Lease Agreement. A copy of the Lease Agreement is available for review at the Clerk of the Board's Office.

ENVIRONMENTAL CLEARANCE: Approval of this Lease Agreement is Categorically Exempt from the California Environmental Quality Act pursuant to Section 15301 "Existing Facilities" that provides for the leasing of property when no expansion of use will occur.

FISCAL IMPACT: Sufficient funding for this lease is included in the Fiscal Year 2009/2010 CSA 28, Zone 24, Applegate Sewer Budget.

JD:MD:MR:MB

AVAILABLE FOR REVIEW AT THE CLERK OF THE BOARD'S OFFICE: LEASE AGREEMENT

cc: COUNTY EXECUTIVE OFFICE
ENVIRONMENTAL ENGINEERING

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