



CITY HALL

CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

DATE: May 6, 2025
TO: City Council
FROM: Chris O'Flinn, Public Works Superintendent

RE: AUTHORIZATION TO ADVERTISE REQUEST FOR PROPOSALS (RFP) FOR GRAZING LEASE OF CITY-OWNED PROPERTY AT 2600 SOUTH MAIN STREET

RECOMMENDATION:

Staff recommends that the City Council authorize staff to issue a Request for Proposals (RFP) for the lease of approximately 220 acres of City-owned pasture land for grazing purposes.

BACKGROUND:

The City of Angels owns approximately 220 acres located at 2600 South Main Street, including a 15-acre storage reservoir, 0.25-acre pond, and other infrastructure. This land is primarily used for effluent disposal as part of the City's wastewater operations. For the past several years, the City has leased this land to local ranchers for cattle grazing. The current lease will expire in July 31, 2025.

To ensure free and open competition and in compliance with best public agency practices, staff prepared a new RFP soliciting proposals from interested parties for a new grazing lease. The RFP outlines property details, use restrictions, and requirements for protection of City facilities and compliance with State Water Quality Control Board regulations.

DISCUSSION:

Key details of the RFP include:

- Approximately 220 acres available for grazing, with treated effluent disposal areas subject to special vegetation management requirements.
- Grazing to support control of vegetation and prevent wildland fire risks.
- Lessee must comply with Regional Water Quality Control Board permits and City operational needs.
- City facilities, including sprayfields and pump houses, must remain accessible and protected.
- Potential future City activities on the property (e.g., Police Department gun range) are disclosed.
- Proposals will be evaluated based on offered price, proposer's past performance, conformance with City requirements, and availability for consultation.

City Staff will advertise this RFP in the local news paper, website, Public Purchase and two local post office locations. Proposals will be due by June 6, 2025 by 3:00 pm, City Hall 200 Monte Verda, Ste B, Angels Camp, email, Public Purchase, or by mail. Staff will return to City Council with a recommendation to award the lease following review of submitted proposals.

FISCAL IMPACT:

Lease revenue will offset City operational costs associated with property maintenance and support

wastewater treatment operations. The previous lease generated \$7,500 annually; staff anticipates an improved revenue amount based on market interest.

ENVIRONMENTAL REVIEW:

The lease of the land for continued grazing use is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) as it involves negligible or no expansion of existing use.

ATTACHMENTS:

1. Draft Request for Proposals (RFP) – Pasture for Rent

