



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

**CITY OF ANGELS
PASTURE FOR RENT - REQUEST FOR PROPOSALS (RFP)**

Proposals Due: June 20, 2025, 3:00 pm, City Hall 200 Monte Verda, Ste B, Angels Camp. In person or by mail or email coa@angelscamp.gov.

I. LOCATION

2600 South Main Street, Angels Camp, California

II. PROPERTY DESCRIPTION

Approximately 220 acres, mostly dry land, with:

- 15-acre storage reservoir
- 0.25-acre pond
- Two outbuildings
- 66 acres used for treated effluent disposal
- Three springs onsite

Lessee is responsible for maintaining and repairing all fencing surrounding the property.

III. RESTRICTIONS AND CONDITIONS

- Land is regulated by a State of California Regional Water Quality Control Board Waste Discharge Requirement permit; all permit conditions shall apply to the renter.
- City facilities must be protected and accessible to City employees and representatives.
- Facilities include two pump houses, 1,300 spray heads, valve boxes, and air relief valves.
- Effluent spills, ruptured piping, or hazardous conditions must be reported to the City immediately.
- Lessee is responsible for repairing any damage they cause, for example sprinklers, fencing, etc.; failure to do so in a timely manner may result in lease termination.
- No potable water onsite; residential use is not permitted.
- The City may conduct an annual wildland fire training on the dam face.
- A Police Department has a gun range at the abandoned stock pond; Police will have use of that area for events.
- All City Codes and Ordinances apply, including livestock control, business licensing, permitted land uses, hazardous waste, and controlled burning.

- Vegetation in sprayfield areas must be maintained to support spray operations and minimize wildfire risk.

IV. PARCELS AVAILABLE FOR RENT

Assessor Parcel Numbers: 64-07-33, 64-07-03, 64-07-60, 64-07-59, 64-03-26, 64-05-01, 64-65-41, 64-05-22, 64-05-12, 64-05-26, 64-04-05

V. SITE VISITS

Contact Chris O'Flinn, City Public Works Superintendent, at (209) 736-2412 or chrisoflinn@angelscamp.gov to schedule an inspection.

VI. SUBMISSION PROCEDURES

Proposals must be:

- Submitted in writing to: City of Angels, 200 Monte Verda, Ste B., Angels Camp, CA 95222 or by mail PO Box 667, Angels Camp, CA 95222 or by email COA@angelscamp.gov or through Public Purchase online.
- Received no later than June 20, 2025, 3:00 pm
- Sealed and clearly marked "Pasture for Rent Proposal"
- Signed by the owner/proposer or an authorized representative

VII. PREPARATION OF PROPOSALS

- A. Complete all required information on the proposal form. Incomplete proposals may be disqualified.
- B. Use ink or typewritten text. Corrections must be initialed.
- C. No corrections or modifications will be accepted after the deadline.
- D. No faxed, telephoned, or emailed proposals will be accepted.
- E. Include any exceptions to terms on the proposal form or as a marked attachment.

VIII. EVALUATION AND AWARD

Proposals will be evaluated based on:

1. Proposed rental price
2. Past performance and service to the City
3. Availability of representatives for consultation
4. Conformance to City requirements

The City reserves the right to:

- Reject any or all proposals
- Waive informalities
- Accept the proposal in the City's best interest

In the event of a tie for highest offer, the winner will be determined by random draw.

The City's decision shall be final.

