



STAFF REPORT

Meeting Type: Board of Directors

Title: First Amendment to District Lease No. 84, Ross Valley Sanitary District (RVSD) at Forbes Reservoir Site, San Rafael (APN 010-261-02)

From: Alex Anaya, Director of Engineering

Through: Ben Horenstein, General Manager

Meeting Date: December 9, 2025

TYPE OF ITEM: Action Information

RECOMMENDATION: Approve a First Amendment to District Lease No. 84 with Ross Valley Sanitary District (RVSD) at Forbes Reservoir Site, San Rafael

SUMMARY: The District currently leases a portion of the Forbes Reservoir property to the Ross Valley Sanitary District (RVSD) for use as a communications facility (Site). The lease term is set to expire on December 31, 2025, and RVSD has requested an extension.

DISCUSSION: Believed to be California's oldest sanitary district, RVSD operates and maintains approximately 200 miles of collection sewer lines and 19 pumping stations which collect, pump, and transport approximately four million gallons of wastewater per day serving several communities in Marin County including, Fairfax, San Anselmo, Ross and Larkspur. As a public utility providing an important service, RVSD has requested a waiver of the market rent for the entirety of the lease term.

Summary of Current Lease Terms

- Current Lease Term – July 1, 2025 to December 31, 2025
- Current Lease Area – 1,430-square-feet
- Initial Contract (Base) Rent – \$1 for the initial term with approval of a waiver to current market rent

Summary of Proposed Lease Amendment

- Extend the Lease term from January 1, 2026 through June 30, 2026
- Waive market rent during the extended lease term

ENVIRONMENTAL REVIEW: Staff finds that this proposed First Amendment to the Lease will have no impact on the environment given that the facilities are already existing and in place and therefore the approval is not subject to further review under the California Environmental Quality Act.

FISCAL IMPACT: None.

ATTACHMENT(S):

1. First Amendment to Lease No. 84
2. Location map

| DEPARTMENT OR DIVISION | DIVISION MANAGER | APPROVED |
|------------------------|---|--|
| Engineering |  Alex Anaya Engineering Director |  Ben Horenstein General Manager |