



**COUNTY ADMINISTRATIVE OFFICE
GENERAL SERVICES
PROPERTY MANAGEMENT**

BOARD OF SUPERVISORS

ALLEN ISHIDA
District One

PETE VANDER POEL
District Two

PHILLIP A. COX
District Three

J. STEVEN WORTHLEY
District Four

MIKE ENNIS
District Five

**COUNTY OF TULARE
AGENDA ITEM**

AGENDA DATE: September 23, 2014

| | | | | |
|---|-----|-------------------------------------|-----|-------------------------------------|
| Public Hearing Required | Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Scheduled Public Hearing w/Clerk | Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Published Notice Required | Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Advertised Published Notice | Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Meet & Confer Required | Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Electronic file(s) has been sent | Yes | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |
| Budget Transfer (Aud 308) attached | Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Personnel Resolution attached | Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s) | Yes | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |
| CONTACT PERSON: Robert Newby PHONE: 624-7240 | | | | |

SUBJECT: Termination of Leases and Quitclaim of Interests at the Teapot Dome Landfill

REQUEST(S):
That the Board of Supervisors:

1. Mutually approve the termination of the Teapot Dome Site Lease, Tulare County Agreement No. 18070 and the Teapot Dome Landfill Gas Lease, Tulare County Agreement No. 18071 with Cambrian Energy Systems;
2. Authorize the Chairman of the Board to sign the Acceptance Certificate and Consent to Record attached to the two Quitclaim Deeds for:
 - a) the Teapot Dome Site Lease; and
 - b) the Teapot Dome Landfill Gas Lease; and
3. Direct the Clerk of the Board to send both Quitclaim Deeds to the County Recorder's office for recordation.

SUMMARY:
On October 29, 1982 Tulare County entered into a Landfill Gas Lease and Operating Agreement for Conversion Systems (Tulare County Agreement No. 12795) with Cambrian Energy Systems, Inc. (Cambrian).

On December 19, 1995, the Lease signed in 1982 was Amended and Restated into two leases with Cambrian; a Restated Landfill Gas Lease (Tulare County Agreement No. 18071) and a Restated Site Lease (Tulare County Agreement No. 18070) with respect to real property known as the Teapot Dome Landfill, located in the northwest quarter of Section 18, Township 22 South, Range 27 East, Mount Diablo Base and Meridian. (Resolution No. 95-1418).

SUBJECT: Termination of Leases and Quitclaim of Interests at the Teapot Dome Landfill
DATE: September 23, 2014

Recent action by the Board to close the Woodville landfill from accepting waste resulted in Cambrian's decision to terminate its Landfill Gas and Site Leases at the Woodville landfill. Subsequently, Cambrian has decided to terminate its Landfill Gas and Site Leases at the Teapot dome landfill as well.

The County installed a gas collection system and flare at the Teapot Dome landfill to control landfill gas and has owned and operated that system since 2001.

Cambrian has never exercised its Landfill Gas or Site lease rights at the Teapot Dome landfill.

FISCAL IMPACT/FINANCING:

The County has owned and operated the landfill gas collection system and flare at the Teapot Dome landfill since its installation. There will be no net cost to the Solid Waste Enterprise Fund or the General Fund.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's five-year strategic plan includes the Quality of Life Strategic Initiative that provides for public health and the continued improvement of environmental quality. This Board action will allow the County to continue protecting public health and the environment by continuing to control the gas produced by the landfill.

ADMINISTRATIVE SIGN-OFF:

Robert Newby
Property Specialist IV

Cc: Auditor-Controller
County Counsel
County Administrative Office (2)

Attachment(s) Quitclaim Deed- Teapot Dome Site Lease
Quitclaim Deed- Teapot Dome Landfill Gas Lease

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF TULARE, STATE OF CALIFORNIA**

IN THE MATTER OF: TERMINATION OF)
LEASES AND QUITCLAIM OF INTERESTS) Resolution No. _____
AT THE TEAPOT DOME LANDFILL) Agreement No. _____

UPON MOTION OF SUPERVISOR _____, SECONDED BY
SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE
BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD _____
_____, BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: JEAN M. ROUSSEAU
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

* * * * *

1. Mutually approved the termination of the Teapot Dome Site Lease, Tulare County Agreement No. 18070 and the Teapot Dome Landfill Gas Lease, Tulare County Agreement No. 18071 with Cambrian Energy Systems;
2. Authorized the Chairman of the Board to sign the Acceptance Certificate and Consent to Record attached to the two Quitclaim Deeds for:
 - a) the Teapot Dome Site Lease; and
 - b) the Teapot Dome Landfill Gas Lease; and
3. Directed the Clerk of the Board to send both Quitclaim Deeds to the County Recorder's office for recordation.

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

County of Tulare
Resource Management Agency
5961 South Mooney Blvd
Visalia, CA 93277

APN 302-130-001 & 002

GS PM 14-34

**QUITCLAIM DEED
(Teapot Dome Restated Site Lease)**

Cambrian Energy Systems, a California limited partnership, and lessee under the Restated Site Lease signed November 22, 1995 as Tulare County Agreement as Tulare County Agreement Number 18070 hereby quitclaims and releases unto The County of Tulare, a municipal corporation, its entire interest under such Restated Site Lease and the real property described in Exhibit 1 attached hereto.

DATED: July 9, 2014

CAMBRIAN ENERGY SYSTEMS
A California limited partnership
By CAMBRIAN MANAGEMENT, INC.
Its General Partner

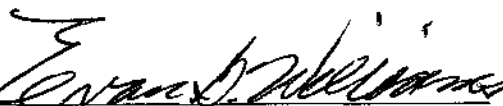
By 
Evan G. Williams, President

EXHIBIT 1- LEGAL DESCRIPTION OF TEAPOT DOME LANDFILL

That portion of the Northwest quarter of Section 18, Township 22 South, Range 27 East, M.D.B. & M., in the County of Tulare, State of California, lying northerly and westerly of the westerly right of way line of the Friar-Kern Canal.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles

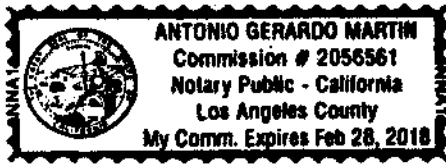
On July 9 2014 before me, ANTONIO GERARDO MARTIN A NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared EVAN G. WILLIAMS
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal Above

Signature: [Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____

Individual Individual

Partner — Limited General Partner — Limited General

Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

COUNTY OF TULARE
CERTIFICATE AND CONSENT TO RECORD
DEED OR GRANT
(GOVERNMENT CODE SECTION 27281)

Grantor(s): Cambrian Energy System, LLC

Date of Grant: 7-29-2014

Interest Granted: Quitclaim of Leasehold Interest

Road: N/A

APN: 302-130-001 & 002

Transaction: Teapot Dome Site Lease

GS- PM No.: 14-34

The Leasehold interest in real property conveyed by the attached deed or grant is hereby accepted by the County of Tulare, and the County of Tulare hereby consents to the recordation thereof.

Dated: _____, 2014

COUNTY OF TULARE

By _____
Chairman, Board of Supervisor's

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

County of Tulare
Resource Management Agency
5961 South Mooney Blvd
Visalia, CA 93277
APN 302-130-001 & 002

GS PM 14-33

**QUITCLAIM DEED
(Teapot Dome Landfill Gas Lease)**

Cambrian Energy Systems, a California limited partnership, and lessee under the Restatement of Landfill Gas Lease signed November 22, 1995 as Tulare County Agreement as Tulare County Agreement Number 18071 hereby quitclaims and releases unto The County of Tulare, a municipal corporation, its entire interest under the Restatement of Landfill Gas Lease and the real property described in Exhibit 1 attached hereto.

DATED: July 29, 2014

CAMBRIAN ENERGY SYSTEMS
A California limited partnership
By CAMBRIAN MANAGEMENT, INC.
Its General Partner


By 
Evan G. Williams, President

EXHIBIT 1- LEGAL DESCRIPTION OF TEAPOT DOME LANDFILL

That portion of the Northwest quarter of Section 18, Township 22 South, Range 27 East, M.D.B. & M., in the County of Tulare, State of California, lying northerly and westerly of the westerly right of way line of the Friar-Kern Canal.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles

On July 9, 2014 before me, ANTONIO GERARDO MARTIN A NOTARY PUBLIC
Here Insert Name and Title of the Officer

personally appeared EVAN G. WILLIAMS
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

- Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____
- Individual Individual
- Partner — Limited General Partner — Limited General
- Attorney in Fact Attorney in Fact
- Trustee Trustee
- Guardian or Conservator Guardian or Conservator
- Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

COUNTY OF TULARE
CERTIFICATE AND CONSENT TO RECORD
DEED OR GRANT
(GOVERNMENT CODE SECTION 27281)

Grantor(s): Cambrian Energy System, LLC
Date of Grant: 7-29-2014
Interest Granted: Quitclaim of Leasehold Interest
Road: N/A
APN: 302-130-001 & 002
Transaction: Teapot Dome Gas Lease
GS- PM No.: 14-33

The Leasehold interest in real property conveyed by the attached deed or grant is hereby accepted by the County of Tulare, and the County of Tulare hereby consents to the recordation thereof.

Dated: _____, 2014

COUNTY OF TULARE

By _____
Chairman, Board of Supervisor's