

**CENTRAL BASIN MUNICIPAL WATER DISTRICT****JANUARY 9, 2006 - Water Resources**

Cole, No Quorum

**JANUARY 23, 2006 - Board Meeting**

Prepared by: Van M. Jew

Submitted by: Paul E. Shoenberger

Approved by: Richard Nagel

## INFORMATION CALENDAR

RIO HONDO PUMP STATION LEASESUMMARY:

The District constructed the Rio Hondo Pump Station on a 3.97 acre parcel of land owned by and leased from the City of Whittier. The lease period is through the year 2047. The latest annual payment on the lease totaled \$134,000 (amount adjusts annually with re-appraisals and the inflation index).

The majority of the land is not being used by the District. At the time the District entered into the lease agreement in 1992, it was envisioned that three large storage tanks and appurtenant facilities would be constructed later on the leased area. At present, it is envisioned that the District's land requirement will increase slightly with the District either expanding the current pump station or constructing a new pump station in order to meet future demands including the City of Vernon demands.

It is anticipated that the District's existing and future facility needs are about one-third of the area of the current lease. If there is consideration for the District to withdraw from any portion of its lease obligation, it must obtain consent from the City.

**Phoenix Waste and Recycling Services**

Phoenix Waste and Recycling Services (Phoenix) has approached both the District and the City about leasing the unused portion of the land. Phoenix has met with the Mayor and the City Manager, both of which are favorable to allowing the District to relinquish a portion of the leased land for Phoenix to lease.

Phoenix's business profile and proposed usage of the land are as follows:

- Main business is trash hauling and the recycling of bottles, cans, aluminum, and paper;
- Regulated by the Environmental Protection Agency, the County of Los Angeles, and City of business;
- Desire to use the unused land for parking of about 40 empty trucks, employee parking (40 vehicles), and storage of empty bins;
- No storage of trash or recycled products on-site; No off-loading of trash or recycled products on-site; and
- Proposing to concrete pave the site, provide pipeline easement to the District, erect 8-foot wall for security, and landscape a frontage greenbelt.

FISCAL IMPACTS:

A relinquishment of the unused portions of the Rio Hondo Pump Station leased area would save the District about \$90,000 per year (present dollar value) through the year 2047.

ENVIRONMENTAL COMPLIANCE:

None.

COMMITTEE STATUS:

This item was not reviewed by the Water Resources Committee on January 9, 2006 due to a lack of quorum. Director Cole suggested this item be agendaized to the January 23, 2006 Board meeting as information for discussion.

RECOMMENDED MOTION:

This item is for information only.

LIST OF EXHIBITS:

None.

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