## REGULAR MEETING

## BOARD OF DIRECTORS

COUNTY SANITATION DISTRICT NO. 8

To be held in person and via teleconference per Brown Act, Section 54953(b)&(c), at the:

and

OFFICE OF THE DISTRICT

1955 Workman Mill Road Whittier, CA 90601 **CARSON CITY HALL\*** 

Council Chambers 701 East Carson Street Carson, CA 90745

For the public to join the meeting virtually, click <a href="https://us02web.zoom.us/j/8091438308">https://us02web.zoom.us/j/8091438308</a> or enter the Meeting ID 809 143 8308 into the Zoom app on your smartphone or computer. Alternatively, you may join by phone by calling (669) 900-9128 and entering the Meeting ID. The meeting is not required to be broadcast via Zoom, but as a courtesy for public attendance. You may find further information at: <a href="http://www.lacsd.org/agendas">http://www.lacsd.org/agendas</a>

## THE DISTRICT MAY TAKE ACTION ON ANY AGENDA ITEM LISTED BELOW

WEDNESDAY	September 13, 2023	At 1:30 P.M.
<b>Governing Body</b>	Director	Alternate
CARSON	DAVIS-HOLMES* (Chairperson)	DEAR
COMPTON	SHARIF	
LONG BEACH	RICHARDSON	SARO
LOS ANGELES CITY	KREKORIAN	MC OSKER
LOS ANGELES COUNTY	HAHN	MITCHELL

- 1. Public Comment
- 2. Approve Minutes of Regular Meeting Held July 12, 2023
- 3. Approve May and June 2023 Expenses in Amount of \$6,719,525

Summary: Local District expenses represent costs that are the sole responsibility of the individual District. Allocated expenses, which are generally distributed twice per year in conjunction with the receipt of the District's service charge revenue, represent the District's proportionate share of expenses made by the Joint Outfall System pursuant to the Joint Outfall Agreement. The Agreement provides for the joint administration, technical support and management of the operations, maintenance, and capital costs associated with all the shared facilities for all of the signatory Districts, along with the methodology for determining the proportionate costs for each District. A listing of Districts' payments and previously approved budgets can be found on the Districts' website at <a href="lacsd.org/financial-documents">lacsd.org/financial-documents</a>. This item is consistent with the Districts' Guiding Principle of commitment to fiscal responsibility and prudent financial stewardship.

Local District Expenses:

Operations & Maintenance

11,109

Allocated Expenses:

Joint Outfall
Total Expenses

6,708,416 \$6,719,525

- 4. Approve and Order Executed Documents as Follows:
  - (a) <u>Second Amendment to Lease Agreement</u> (Amendment) with Southern Calif. Pottery, Inc., (SCP) for Districts' Property at Joint Water Pollution Control Plant (JWPCP)

Summary: In 2010, the Districts leased approximately four acres of property at the JWPCP to SCP for use as a wholesale pottery business. The lease expires on March 31, 2024, and SCP desires to extend the term. The Districts does not have an immediate need for the property, and SCP's use is compatible with the Districts' operations. The proposed Amendment extends the term of the lease through December 31, 2026, and provides for a one-time five percent increase in rent as consideration for extending the term in addition to the annual inflation-based increases in the lease. On January 11, 2023, the Board of Directors of District No. 2 declared the property to be "exempt surplus land," pursuant to the provisions of the California Surplus Land Act, allowing the Districts to lease the property pending its use for Districts' operations. Staff has determined that approval of the Amendment is exempt or otherwise not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to California Public Resources Code Section 21084 and Title 14 of the California Code of Regulations ("CEQA Guidelines") Section 15301. As fee title holder of the JWPCP property, District No. 8 must approve the Amendment, and District No. 2, as the administrative District, must approve the action by District No. 8. This item is consistent with the Districts' Guiding Principle to maximize use of our assets and resources (recycled water, recyclables, and energy).

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## 4. Contd.

(b) Oil Well Abandonment Agreement (Agreement) with E&B Natural Resources Management Corporation (E&B) to Plug and Abandon Oil and Gas Well Site at Districts' Vacant Property Adjacent to Joint Water Pollution Control Plant (JWPCP) in Amount Not to Exceed \$285,000

<u>Summary</u>: E&B is the successor-in-interest to a lease dated October 2, 1944, for an idle oil well site known as Arthur No. 4 located on this property, which serves as a buffer for the JWPCP and is currently being remediated and prepared for the possible construction of the Pure Water Southern California (PWSC) project. The oil well infrastructure and exclusive surface use rights that E&B holds would limit the design of the PWSC project. Under the proposed Agreement, E&B will plug and abandon the well and remove all surface improvements in exchange for the Districts reimbursing E&B an amount not to exceed \$285,000. Additionally, E&B will quitclaim to the Districts its rights to conduct drilling and use the surface and subsurface of the property up to 500 feet below ground. E&B will retain its statutory liability as the operator of record of the oil well. Staff has determined that approval of the Agreement is exempt or otherwise not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to California Public Resources Code Section 21084 and Title 14 of the California Code of Regulations ("CEQA Guidelines") Section 15301. As fee title holder of the JWPCP property, District No. 8 must approve the Amendment, and District No. 2, as the administrative District, must approve the action by District No. 8. This item is consistent with the Districts' Guiding Principle of commitment to continual improvement.

Adjourn

**Status Report:** Prior to or during the meeting session, the Chief Engineer and General Manager may update the Directors

on various matters concerning the Districts that may be of current interest to the Directors.

**Public Comment:** 

Members of the public may address the Board of Directors on any item shown on the agenda or matter under the Board's authority. A "Request to Address Board of Directors" form is available. In compliance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, please contact the Secretary to the Boards' Office (562) 908-4288, extension 1100. Notification of 48 hours prior to the meeting will enable staff to make reasonable arrangements to ensure accessibility to

this meeting. (28CFR 35.101 et seq. ADA Title II).

**Document Requests:** 

Links to supporting documents are available online at the time of posting. Agendas and supporting documents or other writings that will be distributed to Board members in connection with matters subject to discussion or consideration at this meeting that are not exempt from disclosure under the Public Records Act are available for inspection following the posting of this agenda at the office of the Secretary to the Boards of Directors located at the Districts' Joint Administration Building, 1955 Workman Mill Road, Whittier, California, 90601, or at the time of the meeting at the address posted on this agenda.

DIST. 8 - 2 -**SEPTEMBER 13, 2023**