



## Carson Reclamation Authority

Monday, January 5, 2026  
701 East Carson Street  
City Hall

4:00 PM

Lula Davis-Holmes, Authority Chair

Cedric Hicks, Authority Vice Chair

Ray Aldridge, Jr., Board Member

Lillian Hopson, Board Member

Dianne Thomas, Board Member

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This Agenda and corresponding staff reports can be found on the City of Carson website at [www.ci.carson.ca.us](http://www.ci.carson.ca.us)

***“In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk’s office at 310-952-1720 at least 48 hours prior to the meeting.” (Government Code Section 54954.2)***

### PUBLIC INFORMATION

The public may address the members of the Carson Reclamation Authority on matters within the jurisdiction of the Authority during the designated public comment periods. There will be two oral communication sessions: one on items ON the agenda, and another on the matters NOT on the agenda. The Oral Communications portion of the agenda is limited to one hour, with comments from each speaker limited to 3 minutes depending on the number of speakers, unless otherwise approved by the board.

### IF YOU ARE NOT ABLE TO ATTEND THE MEETING IN-PERSON, PUBLIC COMMENTS CAN BE SUBMITTED BEFORE THE MEETING VIA:

- **Email:** [cityclerk@carsonca.gov](mailto:cityclerk@carsonca.gov) (up to 2 hours prior to the start of the meeting).
- **Written:** Delivered to the City Clerk’s Office at City Hall (up to 2 hours prior to the start of the meeting).

Emailed and written comments received by the City Clerk’s Office may not be read aloud during the meeting but will be provided to the Board and incorporated into the record.

### PUBLIC VIEWING OF THIS MEETING WILL BE AVAILABLE BY:

- **Livestream:** [www.carsonca.gov](http://www.carsonca.gov)
- **YouTube:** [www.youtube.com/@CityofCarsonCalifornia](http://www.youtube.com/@CityofCarsonCalifornia)
- **Cable TV:** Spectrum (Channel 35) and ATT (Channel 99)

### RULES OF DECORUM:

1. *No person attending a Public Meeting shall engage in disorderly or boisterous conduct, including but not limited to applause, whistling, stamping of feet, booing, or making any loud, threatening, profane, abusive, personal, impertinent, or slanderous utterance that disturbs, disrupts, or otherwise impedes the orderly conduct of the meeting.*
2. *All remarks by members of the public shall be addressed to the Mayor or the Chair and not to any other member of the public or to any single Council, Board or Commission Member unless in response to a question from that Member.*
3. *Signs, placards, banners, or other similar items shall not be permitted in the audience during a Public Meeting if the presence of such item disturbs, disrupts or otherwise impedes the orderly conduct of the meeting.*
4. *All persons attending a Public Meeting shall remain seated in the seats provided, unless addressing the body at the podium or entering or leaving the meeting.*

5. All persons attending a Public Meeting shall obey any lawful order of the Presiding Officer to enforce the Rules of Decorum.

- *Treat everyone courteously*
- *Listen to others respectfully*
- *Exercise self-control*
- *Give open-minded consideration to all viewpoints*
- *Focus on the issues and avoid personalizing debate*
- *Embrace respectful disagreement and dissent as democratic rights that are inherent components of an inclusive public process and rolls for forging sound decisions*

*Everyone is urged to take appropriate health safety precautions before entering Carson City Hall. Wearing a mask is not required but highly recommended for those who are experiencing any airborne illness symptoms.*

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## **CALL TO ORDER: CARSON RECLAMATION AUTHORITY (4:00PM)**

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## **ROLL CALL (AUTHORITY SECRETARY)**

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## **FLAG SALUTE**

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## **INVOCATION**

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## **CLOSED SESSION**

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### **1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

#### **RECOMMENDED ACTION**

— A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Authority Board to consider negotiations with Carson Goose Owner, LLC, and to give direction to its negotiator John Raymond, Executive Director, regarding that certain real property known as 20400 S. Main Street, Carson. The Authority's real property negotiator will seek direction from the Authority Board regarding the price and terms of payment for the property.

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## **REPORT ON ANY PUBLIC COMMENTS ON CLOSED SESSION ITEMS (AUTHORITY SECRETARY)**

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## **ANNOUNCEMENT OF CLOSED SESSION ITEMS (AUTHORITY COUNSEL)**

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## **RECESS INTO CLOSED SESSION**

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## **RECONVENE INTO OPEN SESSION**

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## **REPORT ON CLOSED SESSION ACTIONS (AUTHORITY COUNSEL)**

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## **ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)**

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The public may address the members of the Carson Reclamation Authority on any matters within the jurisdiction of the Carson Reclamation Authority. No action may be taken on non-agendized items except as authorized by law. Speakers are limited to no more than three minutes, speaking once.

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## **APPROVAL OF MINUTES**

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2. APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES:

DECEMBER 1, 2025 (REGULAR)

RECOMMENDED ACTION

- APPROVE the minutes as listed.

**CONSENT**

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3. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS RESOLUTION

NO. 26-01-CRJPA

RECOMMENDED ACTION

- APPROVE RESOLUTION NO. 26-01-CRJPA

4. CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION

AUTHORITY FOR MONTH ENDING NOVEMBER 30, 2025

RECOMMENDED ACTION

- RECEIVE and FILE.

5. CONSIDER AN EASEMENT AGREEMENT WITH WEST BASIN MUNICIPAL WATER DISTRICT FOR A 244 SQ. FT. SECTION OF THE SURFACE LOT OF PARCEL 2 OF PARCEL MAP NO. 70372 (CELL 2) FOR

THE PURPOSE OF INSTALLING A FLUSHING STATION FOR THE RECYCLED WATER SYSTEM BEING INSTALLED ON THE FORMER CAL COMPACT LANDFILL SITE

RECOMMENDED ACTION

- APPROVE EASEMENT AGREEMENT WITH WEST BASIN MUNICIPAL WATER DISTRICT FOR A 244 SQ. FT. SECTION OF THE SURFACE LOT OF PARCEL 2 OF PARCEL MAP NO. 70372 (CELL 2) FOR THE PURPOSE OF INSTALLING A FLUSHING STATION FOR THE RECYCLED WATER SYSTEM
- AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE EASEMENT AGREEMENT AND CAUSE IT TO BE RECORDED WITH THE LOS ANGELES COUNTY RECORDER'S OFFICE

**DISCUSSION**

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**ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)**

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**ORAL COMMUNICATIONS (AUTHORITY MEMBERS)**

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**ADJOURNMENT**

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*Date Posted: December 29, 2025*



**Carson Reclamation  
Authority**

701 East Carson Street

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## **Report to Carson Reclamation Authority**

Monday, January 5, 2026, 4:00 PM

CLOSED SESSION 1.

To: Carson Reclamation Authority  
From: John Raymond, Executive Director  
Subject: CONFERENCE WITH REAL PROPERTY NEGOTIATOR

### **I. SUMMARY**

### **II. RECOMMENDATION**

A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Authority Board to consider negotiations with Carson Goose Owner, LLC, and to give direction to its negotiator John Raymond, Executive Director, regarding that certain real property known as 20400 S. Main Street, Carson. The Authority's real property negotiator will seek direction from the Authority Board regarding the price and terms of payment for the property.

### **III. ALTERNATIVES**

### **IV. BACKGROUND**

### **V. FISCAL IMPACT**

### **VI. EXHIBITS**



# Carson Reclamation Authority

701 East Carson Street

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## Report to Carson Reclamation Authority

Monday, January 5, 2026, 4:00 PM

APPROVAL OF MINUTES 2.

To: Carson Reclamation Authority

From: Dr. Khaleah K. Bradshaw, Authority Secretary

Subject: APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES:  
DECEMBER 1, 2025 (REGULAR)

### I. **SUMMARY**

The Authority Secretary is seeking approval of the following minutes:

- Monday, December 1, 2025 (Regular)

### II. **RECOMMENDATION**

**APPROVE** the minutes as listed.

### III. **ALTERNATIVES**

None.

### IV. **BACKGROUND**

None.

### V. **FISCAL IMPACT**

None.

### VI. **EXHIBITS**

1. Minutes, December 1, 2025 (Regular)

Prepared by: Dr. Khaleah K. Bradshaw, Authority Secretary and Joy Simarago, Deputy Authority Secretary

### **Attachments**

[Minutes - CRA Reg Mtg 12-01-25.pdf](#)



**MONDAY, DECEMBER 1, 2025**  
**701 East Carson Street**  
**City Hall**  
**4:00 PM**

**CARSON RECLAMATION AUTHORITY**  
**REGULAR MEETING**

**MINUTES**

**Lula Davis-Holmes, Authority Chair**

**Cedric Hicks, Sr., Authority Vice Chair**

**Ray Aldridge, Jr., Board Member**

**Lillian Hopson, Board Member**

**Dianne Thomas, Board Member**

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**CALL TO ORDER: CARSON RECLAMATION AUTHORITY (4:00PM)**

The meeting was called to order at 4:04 P.M. by Authority Chair Lula Davis-Holmes in the Helen Kawagoe Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

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**ROLL CALL (AUTHORITY SECRETARY)**

Authority Secretary, Dr. Khaleah K. Bradshaw noted the following:

Authority Board Members Present:

Authority Chair Lula Davis-Holmes

Authority Vice Chair Cedric Hicks, Sr.

Board Member Ray Aldridge, Jr.

Board Member Lillian Hopson

Board Member Dianne Thomas

Also Present:

Danny Aleshire, Assistant Authority Counsel; and John Raymond, Executive Director

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**FLAG SALUTE**

Board Member Hopson led the Pledge of Allegiance.

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**INVOCATION**

Board Member Thomas gave the invocation.

## CLOSED SESSION

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### 1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

#### RECOMMENDED ACTION

— A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Authority Board to consider negotiations with Carson Goose Owner, LLC, and to give direction to its negotiator John Raymond, Executive Director, regarding that certain real property known as 20400 S. Main Street, Carson. The Authority's real property negotiator will seek direction from the Authority Board regarding the price and terms of payment for the property.

**ACTION: Assistant Authority Counsel Aleshire reported the Board gave authorization to negotiate and finalize a term sheet regarding financing for the development of the property. No other reportable action was taken.**

## REPORT ON ANY PUBLIC COMMENTS ON CLOSED SESSION ITEMS (AUTHORITY SECRETARY)

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None.

## ANNOUNCEMENT OF CLOSED SESSION ITEMS (AUTHORITY COUNSEL)

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Assistant Authority Counsel Aleshire announced the Closed Session item.

## RECESS INTO CLOSED SESSION

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The meeting was recessed at 4:07 P.M. by Authority Chair Davis-Holmes to Closed Session.

## RECONVENE INTO OPEN SESSION

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The meeting was reconvened at 5:15 P.M. by Authority Chair Davis-Holmes with all members previously noted present.

## REPORT ON CLOSED SESSION ACTIONS (AUTHORITY COUNSEL)

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Assistant Authority Counsel Aleshire provided the Closed Session Report.

## ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)

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None.

## APPROVAL OF MINUTES

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2. APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES:  
NOVEMBER 3, 2025 (REGULAR)- 5:16 PM

RECOMMENDED ACTION

— APPROVE the minutes as listed.

To Approve motion by Dianne Thomas seconded by Lillian Hopson resulting in 5-0-0-0-0

CONSENT

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**Executive Director John Raymond requested to remove Item No. 6 for clarity.**

To Approve motion by Dianne Thomas seconded by Cedric Hicks resulting in 5-0-0-0-0

3. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS  
RESOLUTION NO. 25-12-CRJPA- 5:17 PM

RECOMMENDED ACTION

— APPROVE RESOLUTION NO. 25-12-CRJPA

**ACTION: Item No. 3 was approved on Consent.**

4. CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION  
AUTHORITY FOR MONTH ENDING OCTOBER 31, 2025

RECOMMENDED ACTION

— RECEIVE and FILE

**ACTION: Item No. 4 was approved on Consent.**

5. CONSIDER A LOAN AGREEMENT WITH THE CITY OF CARSON IN THE AMOUNT OF \$2,000,000;  
AND, RESOLUTION NO. 25-11-CRJPA OF THE CARSON RECLAMATION AUTHORITY AMENDING  
THE FISCAL YEAR 2025-26 BUDGET IN THE AMOUNT OF \$2,000,000 TO FACILITATE THE CARSON  
RECLAMATION AUTHORITY'S OPERATION AND SUPERVISION OF THE CONSTRUCTION OF  
IMPROVEMENTS ON THE FORMER CAL-COMPACT LANDFILL (THE 157 ACRE SITE)

RECOMMENDED ACTION

— APPROVE A LOAN AGREEMENT WITH THE CITY OF CARSON IN THE AMOUNT OF  
\$2,000,000; AND

— APPROVE RESOLUTION NO. 25-11-CRJPA OF THE CARSON RECLAMATION AUTHORITY  
AMENDING THE FISCAL YEAR 2025-26 BUDGET IN THE AMOUNT OF \$2,000,000 TO  
FACILITATE THE CARSON RECLAMATION AUTHORITY'S OPERATION AND SUPERVISION  
OF THE CONSTRUCTION OF IMPROVEMENTS ON THE FORMER CAL-COMPACT LANDFILL  
(THE 157 ACRE SITE)

**ACTION: Item No. 5 was approved on Consent.**

6. CONSIDER A CONTRACTOR POLLUTION LIABILITY POLICY WITH ALLIANZ WITH AN AGGREGATE LIMIT OF \$10,000,000 AT A PREMIUM NOT TO EXCEED \$108,000, PROCURED THROUGH MARSH USA, INC., PLUS SURPLUS LINES TAXES AND STAMPING FEES; AND AUTHORIZE THE EXECUTIVE DIRECTOR TO BIND THE POLICY

**\*\* Item was Removed from Consent**

**RECOMMENDED ACTION**

— APPROVE A CONTRACTOR'S POLLUTION LIABILITY INSURANCE POLICY WITH ALLIANZ WITH AN AGGREGATE LIMIT OF \$10,000,000 AT A PREMIUM NOT TO EXCEED \$108,000 PLUS SURPLUS LINES TAXES AND STAMPING FEES AT 3.2%, PROCURED AND PAYABLE THROUGH MARSH USA, INC.

— AUTHORIZE the Executive Director of the CRA to bind the Policy.

Item No. 6 was heard after approval of the Consent items.

Executive Director Raymond requested to remove Item No. 6 to provide clarity about the policy aggregate limit. He stated the broker sent a corrected page today. In the table, it states the policy aggregate is \$5 million. He believes what the Board has in front of them is correct, but he wants to confirm the correct numbers.

Authority Chair Davis-Holmes asked if this item was time sensitive and Executive Director Raymond responded in the affirmative.

Authority Vice Chair Hicks, Sr. asked if staff can make a caveat note on the approval process as to form. If it meets the Agency Counsel's recommendation stating the correct language then it has been approved through the Council Office. Executive Director Raymond responded in the affirmative.

Assistant Authority Counsel Aleshire agreed that if it is just the amount and not the language which Executive Director Raymond confirmed.

**Approved staff recommendations upon review and approval by the Assistant Authority Counsel who agreed on motion of Lula Davis-Holmes seconded by Dianne Thomas resulting in 5-0-0-0-0.**

**DISCUSSION**

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None.

**ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)**

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None.

## **ORAL COMMUNICATIONS (AUTHORITY MEMBERS)**

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Board Member Thomas announced the following:

- Winter Fest and Toy Giveaway, Friday, December 5, 2025, at 5:00 P.M. at Veterans Park

Authority Vice Chair Hicks, Sr. announced the following:

- Wished everyone Happy Holidays
- Food Giveaway, December 19, 2025 from 9:00 A.M. to 11:00 A.M. at Anderson Park
- Annual Toy Giveaway, December 20, 2025 at Triedstone Missionary Baptist Church, 1249 Carson Street, Carson; must be a Carson resident for children ages 2 to 10

Board Member Aldridge, Jr. wished everyone a safe and Happy Holidays.

Board Member Hopson wished everyone Happy Holidays.

Authority Chair Davis-Holmes announced the following:

- Wished everyone Happy Holidays
- Commended all the organizations who assisted in giving away over 700 turkeys, gift cards, and food boxes
- Visiting seniors to deliver gift cards this week
- Wished everyone Merry Christmas
- Be safe
- Spend time with your families

## **ADJOURNMENT**

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The meeting was adjourned at 5:25 P.M. by Authority Chair Davis-Holmes.

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Lula Davis-Holmes

Authority Chair

ATTEST:

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Dr. Khaleah K. Bradshaw

Authority Secretary



**Carson Reclamation  
Authority**

701 East Carson Street

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## **Report to Carson Reclamation Authority**

Monday, January 5, 2026, 4:00 PM

CONSENT 3.

To: Carson Reclamation Authority

From:

Subject: CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS  
RESOLUTION NO. 26-01-CRJPA

### **I. SUMMARY**

RESOLUTION NO. 26-01-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF **\$473,213.05**.

### **II. RECOMMENDATION**

**APPROVE** RESOLUTION NO. 26-01-CRJPA.

### **III. ALTERNATIVES**

NONE.

### **IV. BACKGROUND**

THE CARSON RECLAMATION AUTHORITY DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The claims and demands listed in this Resolution have been reviewed for accuracy and compliance with the budget and applicable agreements and are hereby ratified in the amount hereinafter set forth:

Section 2. On January 5, 2026, the Carson Reclamation Authority ratified the said claims and demands and authorization was given to the Authority Treasurer to pay, out of the Authority funds, to each of the claimants listed above, the amount of claims appearing opposite their respective names, for the purpose stated on the respective demands, making a total of **\$473,213.05**.

Section 3. That the Authority Secretary shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED, APPROVED and ADOPTED this 5TH DAY OF JANUARY, 2026.

CARSON RECLAMATION AUTHORITY, a public body

By:

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AUTHORITY CHAIRMAN, LULA  
DAVIS-HOLMES

ATTEST:

\_\_\_\_\_  
AUTHORITY SECRETARY, DR. KHALEAH BRADSHAW

APPROVED AS TO FORM:

\_\_\_\_\_  
AUTHORITY COUNSEL, SUNNY SOLTANI

**V. FISCAL IMPACT**

CERTIFICATION

In accordance with §37202 of the California Government Code, I hereby certify that the above demands are accurate and that funds are available for payment thereof. I certify under penalty of perjury that the foregoing is true and correct.

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )  
CITY OF CARSON )

I, Dr. Khaleah K. Bradshaw, City Clerk of the City of Carson, California, hereby attest to and certify that the foregoing resolution, being Resolution No. 26-01-CRJPA, adopted by the City of Carson City Council at its meeting held on January 5, 2026, by the following vote:

AYES: AUTHORITY BOARD MEMBERS:

NOES: AUTHORITY BOARD MEMBERS:

ABSTAIN: AUTHORITY BOARD MEMBERS:

ABSENT: AUTHORITY BOARD MEMBERS:

EXECUTED THE 5TH DAY OF  
JANUARY, 2026 AT  
CARSON, CALIFORNIA:

\_\_\_\_\_  
EXECUTIVE DIRECTOR, JOHN  
RAYMOND

**VI. EXHIBITS**

1. DEMAND RESOLUTION #26-01-CRJPA

**Attachments**

[EXHIBIT NO. 1 - DEMAND RESOLUTION #26-01-CRJPA.pdf](#)

**AP CHECK RECONCILIATION REGISTER**

FOR CASH ACCOUNT: 578-99-999-999-1031-

FOR: All Except Stale

| CHECK #            | CHECK DATE | TYPE    | VENDOR NAME                      | UNCLEARED  | CLEARED | BATCH | CLEAR DATE |
|--------------------|------------|---------|----------------------------------|------------|---------|-------|------------|
| 281                | 11/21/2025 | WIRE    | 004084 RE SOLUTIONS, LLC         | 384,455.01 |         |       |            |
| 1814               | 11/26/2025 | PRINTED | 000129 SOUTHERN CALIFORNIA EDISO | 6,992.86   |         |       |            |
| 1815               | 12/04/2025 | PRINTED | 000797 ALESHIRE AND WYNDER LLP   | 11,792.43  |         |       |            |
| 1816               | 12/11/2025 | PRINTED | 000079 CALIFORNIA WATER SERVICE  | 2,630.01   |         |       |            |
| 1817               | 12/18/2025 | PRINTED | 000797 ALESHIRE AND WYNDER LLP   | 67,051.23  |         |       |            |
| 1818               | 12/18/2025 | PRINTED | 006769 U S BANK CORPORATE PAYMEN | 291.51     |         |       |            |
| 6 CHECKS           |            |         |                                  |            |         |       |            |
| CASH ACCOUNT TOTAL |            |         |                                  | 473,213.05 | .00     |       |            |

AP CHECK RECONCILIATION REGISTER

|          |             | UNCLEARED  | CLEARED |
|----------|-------------|------------|---------|
| 6 CHECKS | FINAL TOTAL | 473,213.05 | .00     |

\*\* END OF REPORT - Generated by Braulio Alatorre \*\*



# Carson Reclamation Authority

701 East Carson Street

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## Report to Carson Reclamation Authority

Monday, January 5, 2026, 4:00 PM

CONSENT 4.

To: Carson Reclamation Authority

From: Monica Cooper, Authority Treasurer

Subject: CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR MONTH ENDING NOVEMBER 30, 2025

### I. SUMMARY

Submitted to the Carson Reclamation Authority Board members is the monthly Reserves and Cash report:

Available cash as of November 30, 2025:

\$960,118.82

Balance of reserve funds as of November 30, 2025:

\$14,528,199.19

### II. RECOMMENDATION

**RECEIVE** and **FILE**.

### III. ALTERNATIVES

**TAKE** another action the Board deems appropriate

### IV. BACKGROUND

The monthly Investment and Cash report is submitted to the Carson Reclamation Authority Board to ensure the legislative body is kept abreast of the value of the reserve funds and available cash. The Treasurer attests to the Authority's assets and not the sufficiency.

### V. FISCAL IMPACT

None.

**VI. EXHIBITS**

1. Carson Reclamation Authority Reserve Holdings

Prepared by: Monica Cooper, Carson Reclamation Authority Treasurer

**Attachments**

[CRA Report November 2025](#)



**Reclamation Authority**  
**Reserve Holdings**  
**As of November 30, 2025**

| Description                                     | CUSIP/Ticker | Security Sector                  | Face Amount/Shares | Cost Value    | Market Value  | YTM @ Cost | % of Portfolio |
|---|--------------|----------------------------------|--------------------|---------------|---------------|------------|----------------|
| <b>Carson Reclamation Authority</b>             |              |                                  |                    |               |               |            |                |
| LOCAL AGENCY INVESTMENT FUND LGIP               | LAIF-9070    | Local Government Investment Pool | 181.79             | 181.79        | 181.79        | 4.096      | 0.00           |
| Carson Reclamation Authority                    |              |                                  | 181.79             | 181.79        | 181.79        | 4.096      | 0.00           |
| <b>Carson Reclamation Authority #2</b>          |              |                                  |                    |               |               |            |                |
| BNY Cash Reserve Cash                           | MM7946       | Cash                             | 14,462,950.32      | 14,462,950.32 | 14,462,950.32 | 0.000      | 99.55          |
| Carson Reclamation Authority #2                 |              |                                  | 14,462,950.32      | 14,462,950.32 | 14,462,950.32 | 0.000      | 99.55          |
| <b>Carson Reclamation Authority Remediation</b> |              |                                  |                    |               |               |            |                |
| D. Treasury Cash Management Cash                | 946933       | Cash                             | 65,067.08          | 65,067.08     | 65,067.08     | 3.790      | 0.45           |
| Carson Reclamation Authority Remediation        |              |                                  | 65,067.08          | 65,067.08     | 65,067.08     | 3.790      | 0.45           |
|   |              |                                  | 14,528,199.19      | 14,528,199.19 | 14,528,199.19 | 0.017      | 100            |



# Carson Reclamation Authority

701 East Carson Street

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## Report to Carson Reclamation Authority

Monday, January 5, 2026, 4:00 PM

CONSENT 5.

To: Carson Reclamation Authority

From: John S. Raymond, Executive Director

Subject: CONSIDER AN EASEMENT AGREEMENT WITH WEST BASIN MUNICIPAL WATER DISTRICT FOR A 244 SQ. FT. SECTION OF THE SURFACE LOT OF PARCEL 2 OF PARCEL MAP NO. 70372 (CELL 2) FOR THE PURPOSE OF INSTALLING A FLUSHING STATION FOR THE RECYCLED WATER SYSTEM BEING INSTALLED ON THE FORMER CAL COMPACT LANDFILL SITE

### I. SUMMARY

This is an Easement Agreement between the CRA and West Basin Municipal Water District that creates an easement area on Cell 2 for the installation of a flushing station necessary for the recycled water system to be able to occasionally discharge recycled water into the sewer system to maintain system quality.

### II. RECOMMENDATION

1. **APPROVE** EASEMENT AGREEMENT WITH WEST BASIN MUNICIPAL WATER DISTRICT FOR A 244 SQ. FT. SECTION OF THE SURFACE LOT OF PARCEL 2 OF PARCEL MAP NO. 70372 (CELL 2) FOR THE PURPOSE OF INSTALLING A FLUSHING STATION FOR THE RECYCLED WATER SYSTEM
2. **AUTHORIZE** THE EXECUTIVE DIRECTOR TO EXECUTE THE EASEMENT AGREEMENT AND CAUSE IT TO BE RECORDED WITH THE LOS ANGELES COUNTY RECORDER'S OFFICE

### III. ALTERNATIVES

**TAKE** another action the Board deems appropriate.

### IV. BACKGROUND

The CRA (Grantor) is the owner of certain real property located adjacent to and north of Lenardo Drive (Stadium Way) on Cell 2 of the Former Cal Compact Landfill Site, having Assessor's Parcel Number 7336-010-920 (the "Property"). The CRA and West Basin Municipal Water District ("Grantee," and collectively, "the Parties") entered into Agreement No. W3148 about September 24, 2024 ("2024 Agreement") for the Recycled Water System, The District at South Bay Project, for the construction and transfer of ownership of future recycled water facilities ("Project") on the Property. The 2024 Agreement provides that as part of the Project, Grantor will design and construct approximately 4,050 linear feet of six-inch diameter distribution pipeline and associated appurtenances to extend an existing pipeline that supplies recycled water for temporary dust control and construction uses, and the location of such pipeline and appurtenances will include the Property.

Upon completion of the Project, the CRA shall convey ownership of the existing distribution pipeline and associated appurtenances to West Basin who will operate, maintain and repair the distribution pipeline and appurtenances in good condition. For reasons related to quality control of the recycled water system, Grantee seeks the ability to access a flushing station for its system. Grantee may require recycled water to be flushed to a sewer service as needed to improve recycled water quality and reduction of odor. This activity would only occur a few times per year. The flushing station could not be located in the public right of way and needed to be located on "private property" for several reasons, primarily worker safety during its operation. It is also designed so that there is not a connection between the recycled water line and the sewer system.

Upon completion of the Project, Grantee shall be responsible for (a) maintenance of Grantee Facilities and all related equipment and improvements in good order, condition and repair, and (b) repairing any and all damage caused to the Easement Area and Property arising from Grantee's use of the Easement Area and the Easement granted to Grantee. Grantor shall be responsible for maintaining the Easement Area. And shall operate, maintain and repair the sewer cleanout and associated appurtenances, sewer service line, and sewer line.

The Grant is a non-exclusive easement of approximately 244 square feet (the "Easement") upon, across and within the Property, as more particularly described and depicted in Exhibit "A" of the Easement Agreement ("Easement Area"), together with the right of ingress and egress thereto, including the right to enter onto the Property and Easement Area as may be reasonably necessary for the operation, maintenance, repair, removal, inspection, and observation of pipelines, equipment, structures and/or appurtenances owned by Grantee (as applicable, the "Grantee Facilities").

Grantor agrees not to construct or permit the construction of any building, structures, permanent or temporary barriers, fences, or obstructions of any kind or nature that interfere with or obstruct the function or use of the Easement Area by Grantee.

## **V. FISCAL IMPACT**

The CRA is already constructing the Recycled Water System under the 2024 Agreement. The Easement itself does not add any construction or ongoing maintenance cost that wasn't already in the 2024 Agreement.

## **VI. EXHIBITS**

1. Easement Agreement

### **Attachments**

[Easement Agreement West Basin CRA \(2073444.1\) 21825](#)

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

City of Carson  
City Clerk  
701 E. Carson Street  
Carson, California 90745

APN: 7336-010-920

SPACE ABOVE THIS LINE RESERVED FOR RECORDER’S USE

**(Exempt from recording fees pursuant to Government Code Sections 6103 and 27383)**

## **EASEMENT AGREEMENT**

### **(Pipeline)**

This Easement Agreement (“**Agreement**”) is entered into this \_\_\_\_ day of \_\_\_\_\_, 2025 by and between Carson Reclamation Authority, a California joint exercise of powers authority created under the Joint Exercise of Powers Act (California Government Code Section 6500, *et seq.*) (“**Grantor**”), and West Basin Municipal Water District, a public agency (“**Grantee**”) (together, the “**Parties**”).

### **RECITALS**

**WHEREAS**, Grantor is the owner of certain real property located adjacent to and north of Stadium Way, west of the 405 Freeway and south of Del Amo Boulevard, having Assessor’s Parcel Number 7336-010-920, in the City of Carson, California (the “**Property**”); and

**WHEREAS**, the Parties entered into Agreement No. W3148 on or about September 24, 2024 (“**2024 Agreement**”) for the Recycled Water System, The District at South Bay Project, for the construction and transfer of ownership of future recycled water facilities (“**Project**”) on the Property; and

**WHEREAS**, the 2024 Agreement provides that as part of the Project, Grantor will design and construct approximately 4,050 linear feet of six-inch diameter distribution pipeline and associated appurtenances to extend an existing pipeline that supplies recycled water for temporary

dust control and construction uses, and the location of such pipeline and appurtenances will include the Property; and

**WHEREAS**, upon completion of the Project, Grantor shall convey ownership of the existing distribution pipeline and associated appurtenances to Grantee who will operate, maintain and repair the distribution pipeline and appurtenances in good condition; and

**WHEREAS**, upon completion of the Project, Grantor shall operate, maintain and repair the sewer cleanout and associated appurtenances, sewer service line, and sewer line; and

**WHEREAS**, Grantee seeks the ability to access a flushing station. Grantee's recycled water line may require recycled water to be flushed to a sewer service as needed to improve recycled water quality and reduction of odor.

**WHEREAS**, Grantee seeks an easement upon the Property for the purposes described herein and Grantor has agreed to grant such easement to Grantee.

**NOW, THEREFORE**, for a valuable consideration the receipt of which is hereby acknowledged, the Grantor and Grantee agree as follows:

**Section 1. Recitals**

The above Recitals are true and correct and are incorporated herein by this reference and made part hereof.

**Section 2. Grant of Easement**

Grantor hereby grants to Grantee a non-exclusive easement of approximately 244 square feet (the "**Easement**") upon, across and within the Property, as more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by this reference ("**Easement Area**"), together with the right of ingress and egress thereto, including the right to enter onto the Property and Easement Area as may be reasonably necessary for the operation, maintenance, repair, removal, inspection, and observation of pipelines, equipment, structures and/or appurtenances owned by Grantee (as applicable, the "**Grantee Facilities**"), subject to all matters of record and those ascertainable by an inspection or survey.

**Section 3. Maintenance of Grantee Facilities and Easement Area**

(a) At its sole cost and expense, Grantee shall be responsible for (a) maintenance of Grantee Facilities and all related equipment and improvements in good order, condition and repair, and (b) repairing any and all damage caused to the Easement Area and Property arising from Grantee's use of the Easement Area and the Easement granted to Grantee hereunder.

(b) Grantor shall be responsible for maintaining the Easement Area.

**Section 4. Non-Interference**

Grantor agrees not to construct or permit the construction of any building, structures, permanent or temporary barriers, fences, or obstructions of any kind or nature that interfere with or obstruct the function or use of the Easement Area by Grantee.

**Section 5. Term**

The rights and obligations granted herein shall remain in effect in perpetuity, subject to the terms of this Agreement and applicable law.

**Section 6. Indemnity**

Grantee agrees to indemnify, defend and hold harmless Grantor to the fullest extent permitted by law against all claims, liens, encumbrances, actions, losses, damages, expenses and/or liabilities (“**Claim**”) arising from or growing out of loss or damage to the Property and injury to or death of persons, including employees, contractors, and agents of Grantor, resulting in any manner whatsoever, directly or indirectly, by reason of the exercise of the rights under this Agreement, unless and to the extent the Claim is caused by the negligence or willful misconduct of Grantor. Grantor agrees to indemnify, defend and hold harmless Grantee against any Claim resulting from the gross negligence or willful misconduct of Grantor.

**Section 7. No Liens**

Grantee shall not permit any liens to be filed against the Property with respect to any work performed by Grantee or its contractors, employees, or agents.

**Section 8. Assignment**

Grantee may not assign the Easement or this Agreement without the prior written consent of Grantor.

**Section 9. Notice**

Any notices, requests, demands, documents approvals or disapprovals given or sent under this Agreement from one party to another shall be given to the party entitled thereto at its address set forth below or at such other address as such party may provide to the other parties in writing. Notice may be given (i) solely with respect to the specific provisions herein that allow for it, via e-mail as of the day the e-mail is sent, so long as a written letter is attached to such email notice); (ii) by personal delivery which will be deemed received on the day of delivery; (iii) by national overnight delivery service which shall be deemed received the following day; (iv) by mailing the

same by registered or certified US mail, return receipt requested which will be deemed delivered three (3) days after depositing same in the mail, addressed to the party to whom the notice is directed as set forth below:

To Grantor: Carson Reclamation Authority  
701 East Carson St.  
Carson, CA 90745  
Attn: Executive Director  
Email: jraymond@carsonca.gov

To Grantee: West Basin Municipal Water District  
\_\_\_\_\_  
\_\_\_\_\_  
Attn: \_\_\_\_\_  
Email: \_\_\_\_\_

Either party may, from time to time, change its address by giving written notice thereof in the manner outlined above.

**Section 10. Amendment or Modification**

No amendment, modification, rescission, waiver, or release of any provision of this Agreement shall be made without the express written consent of Grantee and Grantor.

**Section 11. Attorneys' Fees and Costs**

In the event of any litigation arising out of this Agreement, the party prevailing in such litigation shall be entitled to an award of reasonable attorney's fees and costs incurred in connection therewith.

**Section 12. Severability**

If any provision of this Agreement or the application of any provision hereof is declared to be illegal, invalid or unenforceable for any reason whatsoever by a court of competent jurisdiction, such invalidity shall not affect the other terms and provisions hereof, all of which shall continue in full force and effect.

**Section 13. Governing Law and Venue**

This Agreement shall be governed by, interpreted under, construed and enforced in accordance with, the laws of the State of California. This Agreement is deemed made and entered into in the County of Los Angeles, State of California, and any legal actions or proceedings arising from or related to this Agreement shall be brought in the County of Los Angeles, State of

California.

**Section 14. Further Assurances.**

The parties hereby agree, both at their own expense, to perform all such further commercially reasonable acts and execute and deliver all such further commercially reasonable agreements, instruments and other documents as the other party or parties shall reasonably request to effectuate the spirit and purpose of this Agreement.

**Section 15. Waivers**

No waiver of any breach of this Agreement, provision or failure of a condition herein contained shall be deemed a waiver of any preceding or succeeding breach or failure thereof, or of any other agreement, provision or condition contained herein, nor an extension of time for performance of any other obligation or act.

**Section 16. Rights and Remedies are Cumulative**

Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the parties are cumulative and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

**Section 17. No Representations by Grantor**

Grantor makes no representations or warranties to Grantee of any type or kind with respect to the Easement Area.

**Section 18. Recordation**

This Agreement shall be recorded with the Los Angeles County Recorder's Office.

**Section 19. Counterparts**

This Agreement may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original; and all such counterparts shall together constitute but one and the same Agreement.

[SIGNATURES FOLLOW ON NEXT PAGE]

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed as of the date first written above.

**GRANTOR:**

CARSON RECLAMATION AUTHORITY,  
a joint powers authority

By: \_\_\_\_\_

Name: John Raymond  
Title: Executive Director

**ATTEST:**

\_\_\_\_\_  
Dr. Khaleah R. Bradshaw, Secretary

APPROVED AS TO FORM:  
ALESHIRE & WYNDER, LLP

\_\_\_\_\_  
Sunny K. Soltani, Authority Counsel  
[rjl]

**GRANTEE:**

WEST BASIN MUNICIPAL WATER DISTRICT,  
a public agency

\_\_\_\_\_

**Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONSULTANT'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONSULTANT'S BUSINESS ENTITY.**





**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY**

The land referred to herein below is situated in the County of Los Angeles, State of California, and is described as follows:

That certain parcel of land situated in the City of Carson, County of Los Angeles, State of California being that portion of Parcel 2 of Parcel Map No. 70372, filed in Book 377, Pages 76 through 89 of Parcel Maps in the Office of the County Recorder of said Los Angeles County, described as follows:

A strip of land 19.50 feet wide, the centerline of which is described as follows:

**COMMENCING** at the northwesterly terminus of that certain course shown as having a bearing and distance of "North 69°18'31" West 219.32 feet" along the centerline of Stadium Way (Public Street, 105.00 feet wide) as shown on Tract No. 83481, filed in Book 1445, Pages 53 through 66 of Maps in said Office of the County Recorder;  
thence along said centerline, South 69°18'31" East 9.37 feet;  
thence leaving said centerline at right angles, North 20°41'29" East 53.00 feet to a point in the northeasterly Right-of-Way line of said Stadium Way, said point also being the **TRUE POINT OF BEGINNING**;  
thence continuing North 20°41'29" East 12.50 feet.

Said strip of land shall be lengthened or shortened southwesterly so as to terminate in said northeasterly Right-Of-Way line of Stadium Way.

**CONTAINING:** 244 Square Feet, more or less.

**SUBJECT TO** all Covenants, Rights, Rights-of-Way and Easements of Record.

**EXHIBIT "B"** attached and by this reference made a part hereof.



*Kevin R. Hills*

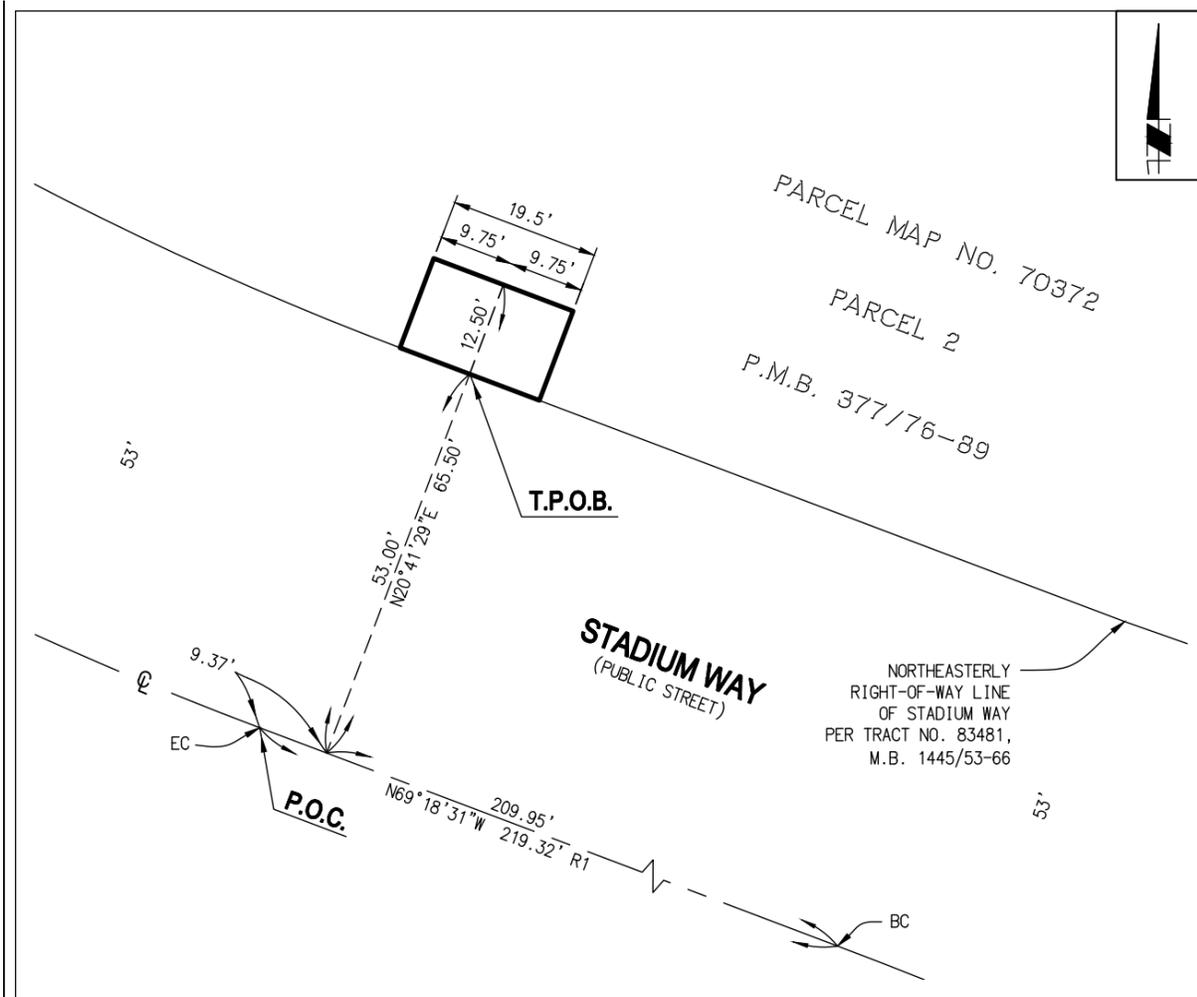
4/15/2025

Kevin R. Hills, P.L.S. 6617

Date

APN: 7336-010-920

# DEPICTION OF PROPERTY



\\SANTOCHUB\PROJECTS\DATA\193798\LOAD\MAPPING\EXHIBITS\2025-04-07-CELL 2 SEWER ESM\193798 SEWER ESM.DWG MAGDO. ANTHONY 4/15/2025 7:07 AM

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|------------------|---------------------|--|---|
| <p>4/15/2025</p> | <p>VICINITY MAP</p> | <p><b>LEGEND</b></p> <p>C/L CENTERLINE<br/>P.O.C. POINT OF COMMENCEMENT<br/>T.P.O.B. TRUE POINT OF BEGINNING</p> <p><b>REFERENCES</b></p> <p>R1 TRACT NO. 83481<br/>M.B. 1445/53-669</p> <p><b>BASIS OF BEARING:</b><br/>CENTERLINE OF STADIUM WAY BEING<br/>NORTH 69°18'31" WEST AS SHOWN ON<br/>TRACT NO. 83481, M.B. 1445/53-66</p> | <p><b>EXISTING AREA:</b></p> <p><b>PROPOSED AREA:</b><br/>±244 S.F.</p> <p><b>ZONE:</b><br/>SP-10</p> |
|------------------|---------------------|--|---|

|  |                          |                                       |                          |  |  |
|--|--------------------------|---------------------------------------|--------------------------|--|--|
| PREPARED BY:<br><b>Michael Baker International</b> |                          | <b>OWNER INFORMATION</b>              |                          | <b>EXHIBIT "B"</b>                               |  |
| CONTACT NAME:<br>Kevin R. Hills                    |                          | NAME:<br>CARSON RECLAMATION AUTHORITY |                          | SITE ADDRESS:<br>STADIUM WAY<br>CARSON, CA 90745 |  |
| ADDRESS:<br>5 Hutton Centre Drive, Ste. 500        |                          | ADDRESS:<br>701 E CARSON STREET       |                          | SCALE:<br>1"=20'<br><br>1 OF 1                   |  |
| CITY STATE ZIP:<br>Santa Ana, CA, 92707            | PHONE:<br>(949) 472-3505 | CITY STATE ZIP:<br>CARSON, CA 90745   | PHONE:<br>(310) 951-1700 |  |  |

01223.0022 2073444.1

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by that certain Easement Agreement dated \_\_\_\_\_, 2025 by the **CARSON RECLAMATION AUTHORITY**, a California joint powers authority, to the **WEST BASIN MUNICIPAL WATER DISTRICT**, a public agency (“**District**”), is hereby accepted by the undersigned officer or agent on behalf of the Board of Directors of the District pursuant to authority conferred by [Resolution No. 1-16-1024 of the Board of Directors adopted on January 20, 2016, and the Grantee consents to the recordation thereof by its duly authorized officer or agent.][CONFIRM]

Dated: \_\_\_\_\_, 2025

**WEST BASIN MUNICIPAL WATER DISTRICT**, a public agency

By: \_\_\_\_\_  
Name:  
Title: