



Long Beach Water

Exceptional Water • Exceptional Service

1800 E. Wardlow Road, Long Beach, CA 90807-4931
562.570.2300 | lbwater.org

Board of Water Commissioners
November 7, 2019 Board Meeting

Christopher J. Garner, General Manager

Subject:

Authorize the General Manager to execute a six (6) month Revocable Facilities Use Permit with an option to extend the term one (1) time for a period of six (6) months, with GenH, Incorporated, for use of 1,500 sq. ft. of space at Long Beach Water Department-owned property at St. Louis Avenue and 32nd Street, for the purpose of installing a temporary testbed to test a modular hydropower system.

Executive Summary:

GenH, Incorporated, a hydroelectric technology development company, requested access to 1,500 square feet of space at Long Beach Water Department (LBWD)-owned property at St. Louis Avenue and 32nd Street, for the purposes of installing a temporary testbed to test a modular hydropower system for non-powered dam electrification without construction, under the California Sustainable Energy Entrepreneur Development Division initiative. Refer to Exhibits A and B.

The attached schematic (Exhibit B) illustrates the testbed. If authorized by the Board of Water Commissioners, Tricons, or storage containers, will be stacked to act as an upstream reservoir and be positioned next to a lower container, which will act as the lower reservoir. The testbed is designed to be a closed-loop system to conserve the water being used during testing. Pumps will be installed to transfer the water in the lower container to the upper container. The testbed is a temporary testing structure without chemical or environmental disturbance and does not require California Environmental Quality Act exemption.

Although there are no immediate plans for development of the St. Louis Avenue and 32nd Street property, LBWD will ensure that any Revocable Facility Use Permit with GenH, Incorporated, as authorized by the Board of Water Commissioners, permits LBWD to terminate the Permit early should an opportunity for development of the site present itself, or should an emergency involving public safety, health or welfare, occur.

The St. Louis Avenue and 32nd Street property was appraised in May 2019, and the Revocable Facility Use Permit would require GenH, Incorporated, to pay the current appraised monthly rental value, and to release LBWD from liability in the event of loss of their property or that of their representatives.




Recommended Action/Fiscal Impacts:

Authorize the General Manager to execute a six (6) month Revocable Facilities Use Permit with an option to extend the term one (1) time for a period of six (6) months, with GenH, Incorporated, for use of 1,500 sq. ft. of space at Long Beach Water Department-owned property at St. Louis Avenue and 32nd Street, for the purpose of installing a temporary testbed to test a modular hydropower system.

Fiscal Impact: The total FY 20 revenue from the permit to the Water Fund will be \$1,890. The rental rate is based on the property's most recent appraisal, and the rent will be prorated should GenH, Incorporated, vacate the property early. GenH, Incorporated, will be responsible for all costs associated with the installation and testing of the testbed, including costs associated with water connection and service.



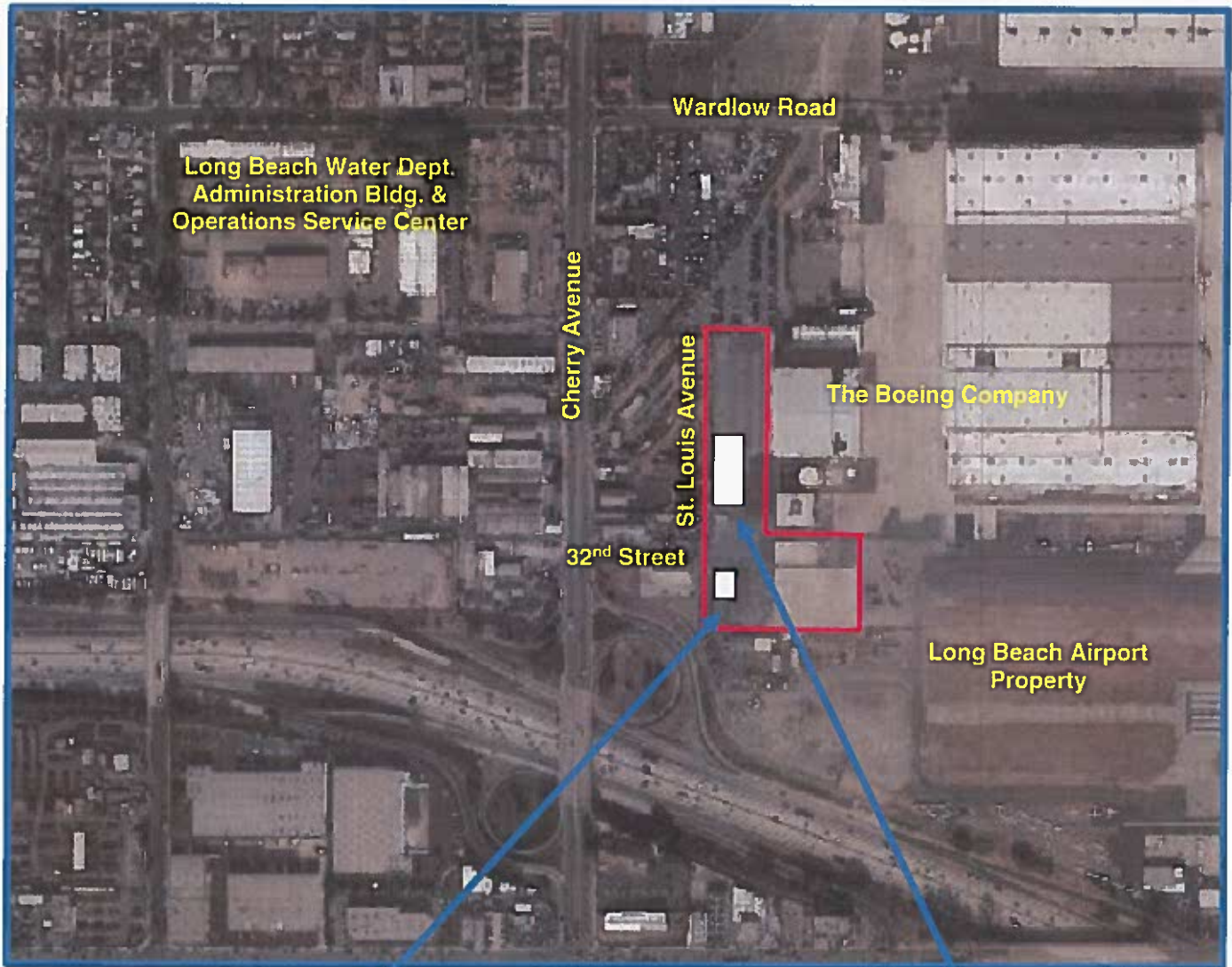
B. Anatole Falagan 10/29/19
Assistant General Manager Date



Christopher J. Garner 10/30/19
General Manager Date

Attachments

**Long Beach Water Department-owned Property
St. Louis Avenue and 32nd Street
(5.7 acres – 248,423 sq. ft.)**



**Requested RFUP
GenH, Incorporated
(1,500 sq. ft.)**

**Sully-Miller Contracting Co. RFUP
(20,000 sq. ft.)**

RFUP Requested GenH, Incorporated Testbed Schematic

Exhibit B

