



THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

Board Report

Office of Sustainability, Resilience, and Innovation

• Real Property Quarterly Report January 1, 2024 to March 31, 2024

Summary

This report provides an update on real estate activities for the period of January 1, 2024, through March 31, 2024. During this reporting period, fifteen (15) transactions were executed, including eight (8) transactions for the acquisition of real property interests for Metropolitan use, five (5) transactions for the issuance of rights to use Metropolitan land by others, and two (2) transactions for the disposition of Property and/or Property Rights by Metropolitan. These transactions include secondary compatible uses on Metropolitan property and the acquisition of property and/or property rights for construction and operational purposes.

Purpose

Metropolitan Water District Administrative Code Section 2720: General Manager's Quarterly Reports
Metropolitan Water District Administrative Code Section 8257: Quarterly Report

Attachments

Attachment 1 Fee properties, easements, leases, licenses, and permits acquired for Metropolitan use

Attachment 2 Easements, leases, licenses, and permits issued to others by Metropolitan

Attachment 3 Disposition of property and/or property rights by Metropolitan

Detailed Report

Fee Properties, Easements, Leases, Licenses and Permits acquired by Metropolitan

A one-week Entry Permit was obtained from a private owner, in Lake Forest, California, to allow Metropolitan Conveyance and Distribution (C&D) crew members to park personal and company vehicles in support of the Allen-McColloch Pipeline (AMP) Pre-Stressed Concrete Pipeline (PCCP) Urgent Repair shutdown activities. This repair will ensure future water reliability by replacing the distressed segments of the AMP Pipeline.

A one-week entry permit was acquired from a private property owner to access Metropolitan's easement on an adjacent property to conduct valve replacement at a blow-off/pump well station along the Orange County Feeder Pipeline in the city of Brea. The valve replacement will allow for the enhanced reliability of the pump well structure, which is an integral component of the treated water pipeline delivery system.

A permanent easement was obtained from the Los Angeles County Flood Control District (LACFCD) next to the Covina Pressure Control Structure. The easement is for access and the operation, maintenance, and construction of water pipelines and the operation and maintenance of appurtenant structures on the property. Back in the 1960s, LACFCD, as part of a condemnation action, was supposed to reserve a permanent easement for Metropolitan, but the easement was never granted to Metropolitan.

A six-month entry permit for access was obtained from Scuderia Development LLC in Riverside, CA, in support of the Perris Valley Pipeline Project. The temporary access area will accommodate the turning radius of construction vehicles.

A one-year Entry Permit from Los Angeles County Sanitation District No. 2 for a site occupied by Fletcher Oil & Refining Company (FORCO) to store waste and materials to be generated as part of the geotechnical boring

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investigation. This preliminary investigation is being conducted to aid in the selection of Pipe Access Sites in support of the Sepulveda Feeder PCCP Rehabilitation project. The permit was issued at no cost but a security deposit was required.

An Entry Permit across property owned by 16553 RINALDI LLC was obtained in Granada Hills, California, to access Metropolitan's permanent easement for geotechnical exploration as part of the Sepulveda Feeder PCCP Rehabilitation project. The geotechnical boring is to test for groundwater leakage on the property and assist Project Management in the selection of Pipe Access Sites in support of the project.

A License Agreement was obtained from the City of Azusa to allow parking of personal and employee vehicles on their Water Treatment Plant near the Morris Dam. Employees were shuttled from the parking location to the work sites along the Upper Feeder to perform valve maintenance and inspections during the February 2024 shutdown.

A License Agreement was obtained from the San Manuel Band of Mission Indians to allow access to maintain and monitor its facilities around the Mineral Hot Springs Lake to support the Right of Way and Infrastructure Protection Program (RWIPP) -San Bernardino. This license will provide Metropolitan with access to complete required maintenance for continuously delivering reliable water.

Easements, Leases, Licenses, and Permits issued to others by Metropolitan

Nuevo Development Company, LLC was issued a five-year license agreement to operate egg distribution and conveyor equipment on Metropolitan's land near Lake Perris. Nuevo is replacing the prior tenant that had a lease agreement with Metropolitan.

Staff processed a new, five-year license agreement with the University of California at Davis (UC Davis). The license allows UC Davis to continue accessing Metropolitan's Bay Delta Islands for research purposes entailing water conservation practices by agricultural tenants participating in the Delta Conservancy's Delta Drought Response Pilot Program. The new license replaces a research agreement that was executed in 2017.

Lease amendments were executed to extend the tenancies on Bacon Island and Bouldin Island East for an additional one-year period. Staff is continuing to assess the feasibility of rice farming and other uses at both locations and the one-year extensions are designed to synch up with the timeline for consummating new long-term leases in 2025.

Staff granted a permanent easement to Southern California Edison (SCE) near Lake Mathews for electrical equipment construction, operation, and maintenance. Simultaneously, a 7-month entry permit was issued, allowing SCE to establish a temporary work area to remove power poles and lines. Both are part of a broader project contributing to a region-wide wildfire mitigation and prevention initiative.

Ionic Productions LLC was issued a three-day filming permit at the Joseph Jensen Water Treatment Plant, facilitating the filming of scenes for the Disney/Marvel series "Callback."

Disposition of Property and/or Property Rights by Metropolitan

A portion of the Val Verde Tunnel surplus property, APN 319-12-051 (Lots 1-3), in the County of Riverside, totaling 25,003 sf was sold to a private individual. The property was originally acquired in 1933 for a tunnel and construction laydown area. The Board declared the property excess and no longer required for Metropolitan's current or foreseeable future needs. Metropolitan reserved a tunnel easement over the sold property to protect the existing pipeline facilities.

Staff granted a permanent easement to Southern California Edison (SCE) near Lake Mathews for electrical equipment construction, operation, and maintenance.

Annexations

None

**Fee Properties, Easement, Leases, Licenses and Permits acquired for Metropolitan Use
During 3rd Quarter of FY 2023/24
January 1, 2024 through March 31, 2024**

GRANTOR	AREA	TYPE	TERM	USE	EXECUTED DATE	COSTS
Scuderia Development LLC	6,900 SF	Entry Permit	6 Months	Additional temporary access areas to accommodate construction vehicles' turning radius in support of the Perris Valley Pipeline Project.	1/17/2024	\$0 ⁽²⁾
City of Azusa	43,550 SF	License Agreement	February 2 - February 16, 2024	Parking of personal/employee vehicles	1/23/2024	\$2,000
Los Angeles County Flood Control District	1,980 SF	Permanent Easement	N/A	Access and the operation, maintenance, and construction of water pipelines and the operation and maintenance of appurtenant structures	12/18/2023	N/A ⁽¹⁾
16553 Rinaldi LLC	N/A	Entry Permit	Two weeks	To allow Metropolitan access for geotechnical exploration.	10/26/2023	N/A ⁽¹⁾
Los Angeles County Sanitation District No. 2	400 sq. ft.	Entry Permit	October 2, 2023 - September 27, 2024	To allow Metropolitan to temporarily store sealed drums/barrels containing soil cuttings and solids used in the geotechnical investigation.	1/9/2024	\$5,000
San Manuel Band of Mission Indians	13,914 sq. ft.	Revocable License	1 year (March 2024 - March 2025)	To allow Metropolitan access for patroller and maintenance crew outside of our easement.	1/25/2024	N/A
Richard W. Mortimer, Jr. and Janette Caldwell-Mortimer, Trustees of The Mortimer Family Trust dated September 24, 1997	8,276 SF	Entry Permit	One week	To allow Metropolitan access for maintenance crew to conduct valve replacement at a blow-off/pump well structure along the Orange County Feeder pipeline.	3/14/2024	\$1,750
Exchange Pacific Vista Commercentre Drive LLC	TBD ⁽³⁾	Entry Permit	One week	To allow parking of personal and company vehicles during the AMP Urgent PCCP Repair shutdown to conduct emergency repairs.	3/28/2024	N/A ⁽¹⁾

⁽¹⁾ No compensation due to the mutual benefits derived by both parties.

⁽²⁾ No compensation required to the property owner at this time for the entry permit. A temporary construction easement will be acquired.

⁽³⁾ Exact SF is currently unknown.

**Easements, leases, licenses, and permits issued to others by Metropolitan
During 3rd Quarter of FY 2023/24
January 1, 2024 through March 31, 2024**

Grantee	ACREAGE	TYPE	TERM	USE	RECORDING DATE	Revenue
University of California Davis	20,138.23	License	5 Years	Water Conservation Research	9/1/2023	Mutual Benefit
D&L Farms, Inc.	5,603	Lease	1 Year	Agriculture	2/1/2024	\$163,909.05
Sierra Cattle Company	2,728	Lease	1 Year	Agriculture	2/1/2024	\$97,952.05
Southern California Edison Company	0.92	Permit	7 Months	Construction	2/1/2024	\$4,000 lump sum
Ionic Productions, LLC	N/A	Permit	3 Days	Filming	2/1/2024	\$128,677 lump sum

n/a = Not Applicable

**Disposition of Property and/or Property Rights by Metropolitan
During 3rd Quarter of FY 2023/24
January 1, 2024 through March 31, 2024**

GRANTEE	AREA	TYPE	TERM	USE	EXECUTED DATE	SALES PRICE
Esmeralda Jaime Guzman	25,003 SF	Surplus Disposition	Permanent	Surplus Property	1/5/2024	\$93,100
Southern California Edison Company	348 sq ft.	Easement	Permanent	Utility	2/20/2024	\$10,500