

**THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA**  
**REQUEST FOR STATEMENTS OF INTEREST FOR THE DEVELOPMENT OF CARBON-FREE**  
**ENERGY SUPPLY AND/OR STORAGE ON METROPOLITAN WATER DISTRICT PROPERTIES**



**SCHEDULE**

**Request for Statements of Interest (RFSI) Distribution**

**February 10, 2023**

**Submission Deadline**

**April 11, 2023**

**Contact: Kevin Webb**

**Telephone: (213) 217-6909**

**E-mail Address: [CFERFSI@mwdh2o.com](mailto:CFERFSI@mwdh2o.com)**

# **REQUEST FOR STATEMENTS OF INTEREST (CONCEPTUAL IDEAS) FOR THE DEVELOPMENT OF CARBON-FREE ENERGY GENERATION AND/OR STORAGE ON METROPOLITAN WATER DISTRICT PROPERTIES**

## **1. OBJECTIVE TO SOLICIT CONCEPTUAL IDEAS FOR THE USE OF CERTAIN DISTRICT PROPERTIES**

The Metropolitan Water District of Southern California (Metropolitan) seeks conceptual ideas from businesses and organizations in this Request for Statements of Interest (RFSI) for possible carbon-free energy generation and/or energy storage uses on specific Metropolitan owned properties in different locations within the state of California.

The purpose of this RFSI is to allow Metropolitan to determine the level and type of interest of energy developers and investors (Interested Parties) to lease, license, develop, and/or use temporary easements for long periods of time over Metropolitan fee-owned land for the development of carbon-free energy generation and storage projects.

After reviewing the submitted conceptual ideas and assessing the viability of carbon-free energy generation or storage projects on the listed Metropolitan lands, Metropolitan may, in its sole discretion, choose to issue a Request for Proposals open to all businesses and organizations that seek proposals for specific parcels limited to specific uses (e.g., wind or solar proposals, energy storage units, etc.).

Because of the existence of multiple land groupings subject to this RFSI and the possibility of different uses for different land groupings, Interested Parties should submit separate Statements of Interest for each District Property.

## **2. REQUIRED COMPATIBILITY WITH METROPOLITAN MISSION AND PROMOTION OF CLIMATE ACTION PLAN GOALS**

Any conceptual idea for carbon-free energy generation and/or energy storage use at a given grouping of Metropolitan properties must be compatible with Metropolitan's statutory authority, mission, and its climate action plan. Any energy acquisition by Metropolitan will follow pertinent Metropolitan processes, NERC procedures, and any other applicable processes.

### **A. Metropolitan's Water Related Mission**

Metropolitan is a public agency incorporated in 1928 pursuant to the Metropolitan Water District Act to build the Colorado River Aqueduct, a facility it still owns and operates, and to generally serve regional water needs. Metropolitan imports water from two sources: the Colorado River via the Colorado River Aqueduct and Northern California via the California Aqueduct. Today, Metropolitan provides nearly 60 percent of the water used within its service area.

Metropolitan consists of 26 member agencies that include 14 cities, 11 municipal water districts, and a one-county water authority. Metropolitan is governed by a 38-member Board of Directors comprised of representatives from its member agencies.

Metropolitan's service area comprises of 5,200 square miles and includes portions of the six counties of Los Angeles, Orange, Riverside, San Bernardino, San Diego, and Ventura. Existing Metropolitan facilities include a 242-mile-long Colorado River Aqueduct with 5 pumping plants, a distribution system utilizing 8 functional reservoirs, 5 water treatment plants, 43 pressure control structures, 16 hydroelectric plants, and approximately 830 miles of large diameter pipelines.

Metropolitan estimates that approximately 19 million people lived in its service area in 2018, based on official estimates from the California Department of Finance and on population distribution estimates from the Southern California Association of Governments and the San Diego Association of Governments.

## **B. Promotion of Carbon Free Energy under Climate Action Plan**

In May 2022, the Metropolitan Board of Directors approved a Climate Action Plan, which established an organizational goal of carbon neutrality by 2045. Additionally, the California Renewables Portfolio Standard Program (SB 100) mandates that emissions from retail electricity be reduced over time. In alignment with these goals, Metropolitan is promoting the generation and procurement of carbon-free electricity, which is consistent with its carbon neutrality goal for emissions generated by its water operations. This strategy includes the promotion and availability of low-carbon and carbon-free electricity in the marketplace for Metropolitan to purchase.

The current Request for Statements of Interest and planned follow-up requests for proposals for specific land holdings are intended to help Metropolitan address these challenges. Metropolitan has acquired substantial land holdings since its inception and is interested in exploring the potential for large-scale carbon-free energy production and storage consistent with the goals of its Climate Action Plan and to generate revenue from underutilized properties while fulfilling its water supply, conveyance, treatment, storage, and other purposes.

## **3. AVAILABLE METROPOLITAN PROPERTIES**

Metropolitan seeks Statements of Interest from Interested Parties related to the following Metropolitan owned properties shown in Exhibits 1 through 7 and available at <https://www.mwdh2o.com/real-property-assets>.

Interested Parties should note that the Metropolitan properties listed in this RFSI may be subject to existing encumbrances such as leases, easements, covenants, and other restrictions and may also be subject to local land use and zoning restrictions. By providing this information, Metropolitan makes no warranty or guarantee as to their fitness or viability for any carbon-free energy generation or energy storage use.

All properties may be made available by way of a long-term lease, license, temporary easement (for multiple years in length), or other arrangement. In no case will Metropolitan consider disposal of the fee simple interest in the property or the permanent encumbrance on the property, as such properties are needed after the completion of carbon-free energy generation or storage for other Metropolitan purposes.

| Site # | Property             | Acreage | County    | Zoning   |
|--------|----------------------|---------|-----------|--|
| 1      | Diamond Valley-West  | 1,165   | Riverside | Residential, Agriculture   |
| 2      | Eagle Valley         | 1,583   | Riverside | Residential, Agriculture   |
| 3      | East of Whitewater   | 143     | Riverside | Residential  |
| 4      | Hines Hayfield Basin | 5,552   | Riverside | Residential, Agriculture   |
| 5      | Palo Verde Mesa      | 6,741   | Riverside | Natural Assets (Residential, Agriculture, Recreation, Utilities) |
| 6      | Potrero Valley       | 655     | Riverside | Residential  |
| 7      | Whitewater           | 29      | Riverside | Residential, Agriculture, Industrial                             |

#### 4. ONE-PAGE STATEMENT OF INTEREST FORMAT AND REQUIREMENTS

Statements of Interest shall provide straightforward, concise information as to the conceptual idea of a possible use of District Property and be limited to a single page or less. Each Statement of Interest should clearly state what types of uses (e.g., battery storage or utility-scale wind energy generation) are being proposed and for what parcels. Interested Parties are free to submit multiple Statements of Interest for different types of uses and different properties, if needed for purposes of clarity or if different joint venture groupings, personnel, concepts, or other information need to be expressed for different properties.

Statements of Interest should be limited to one page or less and shall be organized in the following sections in the order presented below:

- A. Conceptual Idea for Specific Carbon Free Energy Generation and/or Storage Use:
  - i. Note: If proposed, CFE generation may include photovoltaic (PV), wind, hydrogen produced with renewable power, or other eligible resources.
  - ii. Note: If there are possible power transmission restrictions and/or other challenges as to specific properties, they should be identified in the Statement of Interest.
- B. Identification of District Property
- C. Name of Interested Party
- D. Contact Information of Interested Party



## **5. RFSI Process and Receipt of Conceptual Ideas**

### **A. Distribution**

The RFSI will be available on **February 10, 2023**, on Metropolitan's website at <https://www.mwdh2o.com/real-property-assets>.

### **B. Requests for Further Information**

Interested Parties requesting clarification on any section of this RFSI must submit all requests via email to **CFERFSI@mwdh2o.com** by no later than **5:00 p.m. PDT, March 24, 2023**. Metropolitan will respond to questions directly to each Interested Party and reproduce and make available a restatement of all questions on Metropolitan's website at <https://www.mwdh2o.com/real-property-assets/> for any material information or changes to the RFSI.

### **C. Statements of Interest Submission Process and Evaluation of Market Interest**

All Statements of Interest must be submitted **via e-mail to CFERFSI@mwdh2o.com** by no later than **11:59 p.m., PDT, on April 11, 2023**, in accordance with the submittal instructions below. Metropolitan seeks to use these statements solely to gauge market interest in the District Properties and conceptual ideas for their carbon free energy generation and/or storage uses.

## **6. NO GUARANTEE OR PROMISE OF CONTRACT AND FURTHER SOLICITATION.**

By issuing this RFSI, Metropolitan makes no guarantee or promise that it will later issue a request for proposals for any given Metropolitan properties or issue a contract, permit, or temporary easement related thereto. Metropolitan shall not be liable for any precontractual expenses incurred by respondents in the preparation of Statements of Interest or other materials.

## **7. CONFIDENTIALITY.**

Metropolitan is subject to the Public Records Act, California Government Code Sections 6250 et. seq. As such, all required submittal information is subject to disclosure to the public. Consequently, unless specifically required by the solicitation, respondents should not submit confidential data such as driver's license information, social security numbers, or trade secret information. Please note that Metropolitan cannot consider Statements of Interest marked "confidential" or "trade secret" in their entirety.

| APN         | County    | Owner |
|-------------|-----------|-------|
| 465-180-027 | Riverside | MWD   |
| 465-180-029 | Riverside | MWD   |
| 465-200-016 | Riverside | MWD   |
| 465-200-018 | Riverside | MWD   |
| 465-220-015 | Riverside | MWD   |
| 466-060-038 | Riverside | MWD   |
| 466-070-029 | Riverside | MWD   |
| 466-170-017 | Riverside | MWD   |
| 466-170-022 | Riverside | MWD   |
| 466-180-011 | Riverside | MWD   |
| 466-180-013 | Riverside | MWD   |
| 466-180-015 | Riverside | MWD   |
| 466-260-005 | Riverside | MWD   |
| 466-260-007 | Riverside | MWD   |
| 466-270-003 | Riverside | MWD   |
| 472-120-005 | Riverside | MWD   |
| 472-130-004 | Riverside | MWD   |

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**Proposed Site No.1**  
(Site Area = 1,245 Gross Acres)  
(Flood Area = 80 Acres)  
(Net Area = 1,165 Net Acres)

Pipeline

Canal

Flood Areas

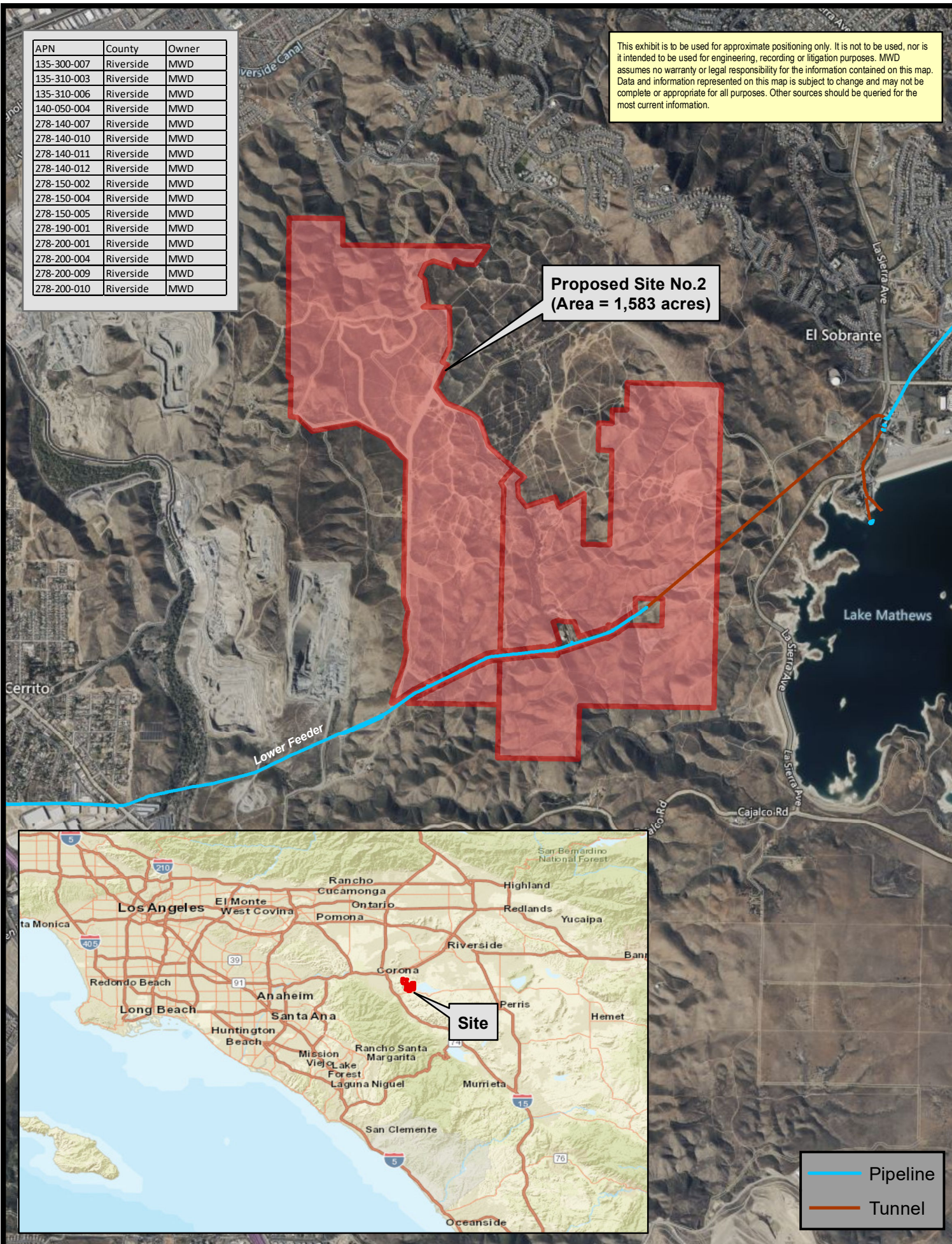




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| APN         | County    | Owner |
|-------------|-----------|-------|
| 135-300-007 | Riverside | MWD   |
| 135-310-003 | Riverside | MWD   |
| 135-310-006 | Riverside | MWD   |
| 140-050-004 | Riverside | MWD   |
| 278-140-007 | Riverside | MWD   |
| 278-140-010 | Riverside | MWD   |
| 278-140-011 | Riverside | MWD   |
| 278-140-012 | Riverside | MWD   |
| 278-150-002 | Riverside | MWD   |
| 278-150-004 | Riverside | MWD   |
| 278-150-005 | Riverside | MWD   |
| 278-190-001 | Riverside | MWD   |
| 278-200-001 | Riverside | MWD   |
| 278-200-004 | Riverside | MWD   |
| 278-200-009 | Riverside | MWD   |
| 278-200-010 | Riverside | MWD   |

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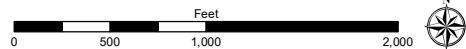
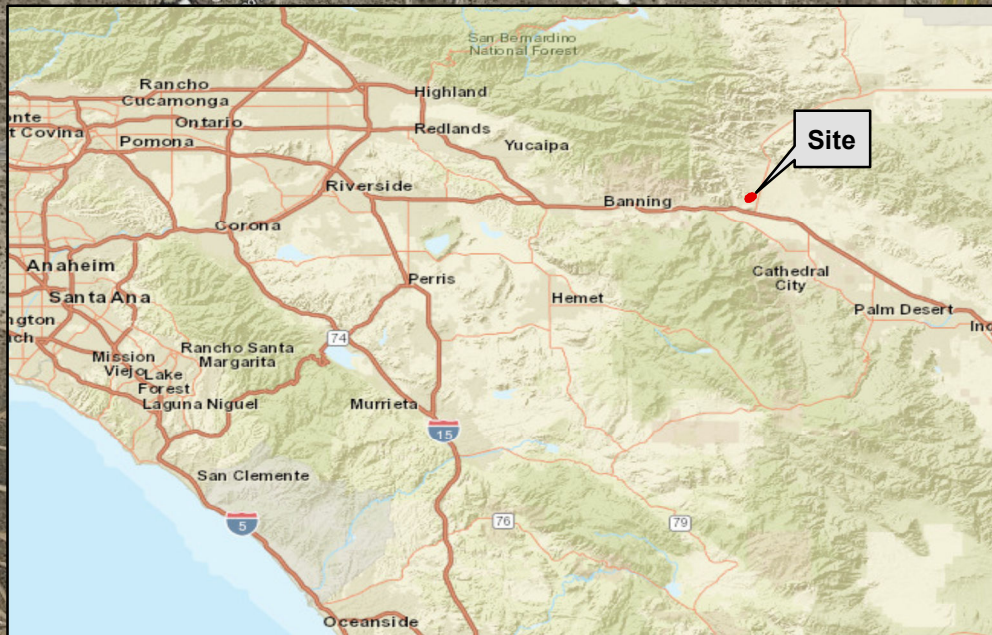
| APN         | County    | Owner | Public Records |
|-------------|-----------|-------|----------------|
| 668-020-002 | Riverside | MWD   | USA            |
| 668-030-011 | Riverside | MWD   | USA            |
| 668-050-016 | Riverside | MWD   | USA            |

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**Proposed Site No.3  
(Area = 143 acres)**

Colorado River Aqueduct

— Pipeline  
 Encumbrances





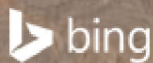
| APN         | County    | Owner | Public Records |
|-------------|-----------|-------|----------------|
| 705-230-031 | Riverside | MWD   | USA            |
| 705-230-032 | Riverside | MWD   | USA            |
| 705-230-033 | Riverside | MWD   | USA            |
| 705-230-034 | Riverside | MWD   | USA            |
| 705-230-035 | Riverside | MWD   | USA            |
| 705-230-038 | Riverside | MWD   | USA            |
| 705-230-039 | Riverside | MWD   | USA            |
| 705-230-040 | Riverside | MWD   | USA            |
| 705-230-041 | Riverside | MWD   | USA            |
| 705-230-042 | Riverside | MWD   | USA            |
| 705-230-043 | Riverside | MWD   | USA            |
| 705-230-044 | Riverside | MWD   | USA            |
| 705-230-045 | Riverside | MWD   | USA            |
| 705-230-046 | Riverside | MWD   | USA            |
| 705-230-047 | Riverside | MWD   | USA            |
| 705-240-013 | Riverside | MWD   | USA            |
| 705-240-014 | Riverside | MWD   | USA            |
| 705-240-015 | Riverside | MWD   | USA            |
| 709-340-001 | Riverside | MWD   | MWD            |
| 709-350-001 | Riverside | MWD   | USA            |
| 709-350-002 | Riverside | MWD   | USA            |
| 709-360-001 | Riverside | MWD   | USA            |
| 709-360-009 | Riverside | MWD   | USA            |

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**Proposed Site No.4**  
**(Area = 7,118 gross acres)**  
**(Discharge Area = 1,566 acres)**  
**(Net Site Area = 5,552 acres)**

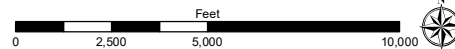
**Discharge Area**  
**(1,566 acres)**

Canal  
Pipeline  
Tunnel



## Renewable Energy RFP

### Proposed Site No.4 - Hayfield





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| APN         | County    | Owner |
|-------------|-----------|-------|
| 879-230-001 | Riverside | MWD   |
| 879-230-003 | Riverside | MWD   |
| 879-230-005 | Riverside | MWD   |
| 879-230-008 | Riverside | MWD   |
| 879-230-010 | Riverside | MWD   |
| 879-230-011 | Riverside | MWD   |
| 879-230-012 | Riverside | MWD   |
| 879-230-013 | Riverside | MWD   |
| 879-230-014 | Riverside | MWD   |
| 879-230-015 | Riverside | MWD   |
| 879-230-016 | Riverside | MWD   |
| 879-230-017 | Riverside | MWD   |
| 879-230-018 | Riverside | MWD   |
| 879-230-023 | Riverside | MWD   |
| 879-230-024 | Riverside | MWD   |
| 879-240-001 | Riverside | MWD   |
| 879-240-002 | Riverside | MWD   |
| 879-240-037 | Riverside | MWD   |
| 879-240-038 | Riverside | MWD   |
| 879-250-001 | Riverside | MWD   |
| 879-250-008 | Riverside | MWD   |
| 879-250-011 | Riverside | MWD   |
| 879-250-013 | Riverside | MWD   |
| 879-250-014 | Riverside | MWD   |
| 879-261-019 | Riverside | MWD   |
| 879-261-020 | Riverside | MWD   |
| 879-261-021 | Riverside | MWD   |
| 879-261-022 | Riverside | MWD   |

Proposed Site No.5  
(Area = 6,741 acres)





| APN         | County    | Owner |
|-------------|-----------|-------|
| 424-160-001 | Riverside | MWD   |
| 424-160-004 | Riverside | MWD   |
| 424-160-005 | Riverside | MWD   |
| 424-160-006 | Riverside | MWD   |
| 424-160-007 | Riverside | MWD   |
| 424-160-008 | Riverside | MWD   |
| 424-160-009 | Riverside | MWD   |
| 424-160-010 | Riverside | MWD   |
| 424-160-011 | Riverside | MWD   |
| 424-160-012 | Riverside | MWD   |
| 424-160-014 | Riverside | MWD   |
| 424-160-015 | Riverside | MWD   |

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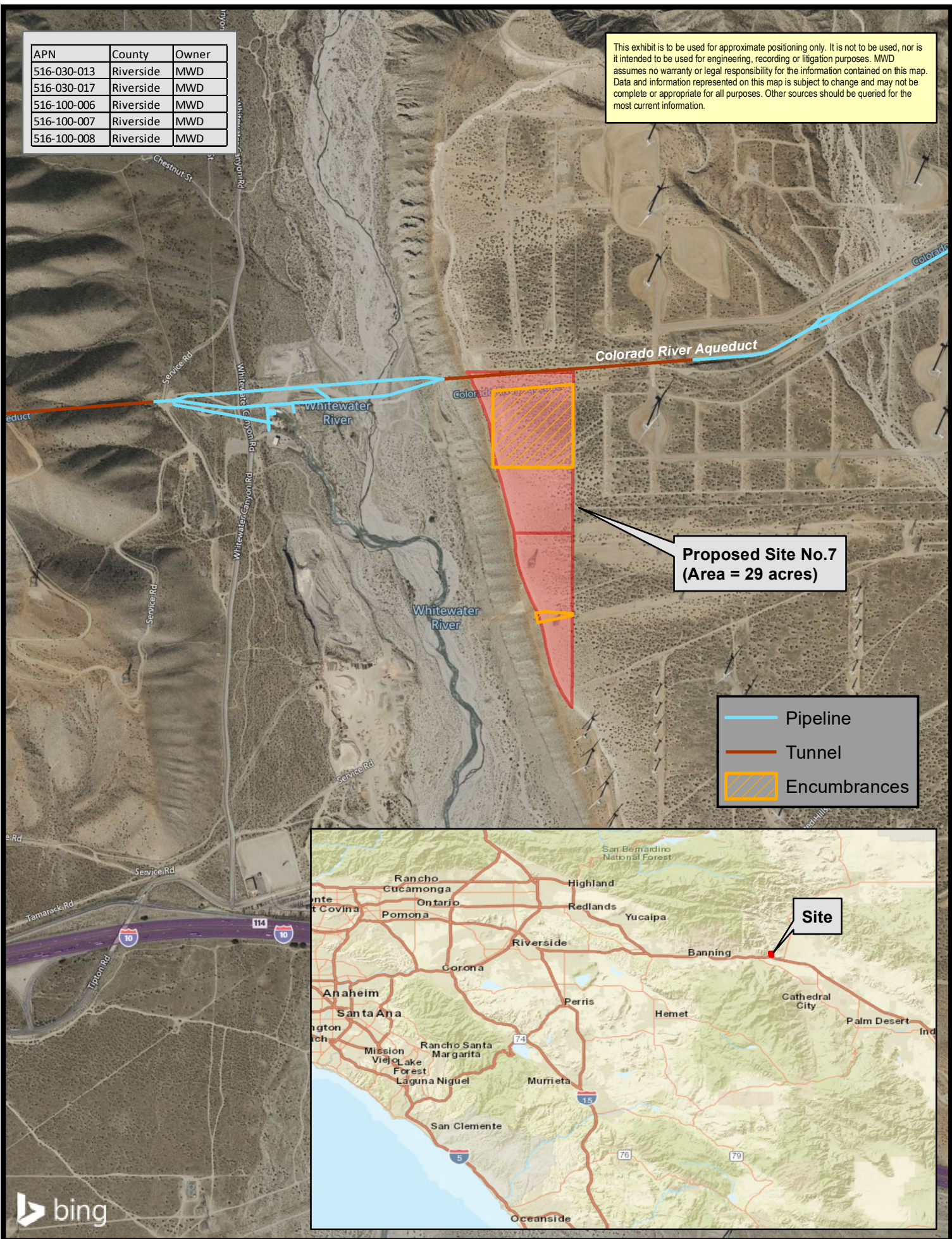
**Proposed Site No.6  
(Area = 655 acres)**





| APN         | County    | Owner |
|-------------|-----------|-------|
| 516-030-013 | Riverside | MWD   |
| 516-030-017 | Riverside | MWD   |
| 516-100-006 | Riverside | MWD   |
| 516-100-007 | Riverside | MWD   |
| 516-100-008 | Riverside | MWD   |

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