



- **Real Property Quarterly Report
July 1, 2023, to September 30, 2023**

Summary

This report provides an update on real estate activities for the period of July 1, 2023, through September 30, 2023. During this reporting period, 44 transactions were executed, including 39 transactions for the acquisition of real property interests for Metropolitan use, 5 transactions for the issuance of rights to use Metropolitan land by others, and no annexations. 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

Thirty-four quitclaim deeds were obtained from the U.S. Department of the Interior, Bureau of Land Management (BLM), and recorded. These quitclaim deeds together cover approximately 36,000 acres of 1932 Act Lands in Riverside and San Bernardino Counties.

Obtained a permanent pipeline easement from The Metro Gold Line Foothill Extension Construction Authority to preserve existing rights following a City of Pomona vacation resolution affecting Metropolitan's Upper Feeder pipeline.

Obtained a six-month entry permit from a private owner to enter their property to replace a comprised 30" corrugated metal culvert pipe with a polyethylene culvert pipe that was seeping water into the trench lines for the San Diego 4 and 5 Pipelines in Fallbrook, California. This project will help to ensure pipeline reliability and prevent future erosion on both the property owner's and Metropolitan's property.

Obtained a permanent easement from a private owner for the relocated portion of the Santa Monica Feeder in Beverly Hills. This easement will allow Metropolitan to maintain, operate, and construct facilities and structures to support the pipeline's reliability. The project will help eliminate encroachments imposed by property developers and will ensure Metropolitan facilities are protected and accessible for continuous and reliable water delivery.

Staff processed two new co-location agreements allowing Metropolitan to install and maintain communications equipment at privately-owned telecom sites known as Crossman Peak and Super Nap. These agreements are critical to implementing Metropolitan's Desert Microwave upgrade project, which entails enhancing existing and installing new telecommunication systems.

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

Issued a five-year license to JMS Sales, Inc. for the temporary storing of manufactured homes within the Upper Feeder right-of-way in Riverside. The license area of 1.3 acres was improved by a previous Metropolitan tenant for parking purposes, and the license does not entail additional improvements.

Board Report (Real Property Quarterly Report July 1, 2023, to September 30, 2023)

A new ten-year license has been issued to AT&T/New Cingular Wireless for the replacement of an expired lease within the Lower Feeder and Santiago Lateral Pipeline right-of-way in Yorba Linda. The license allows the continued operation of a commercial cellular communication site that has existed at the subject location since 1987.

An entry permit has been issued to Southern California Edison (SCE) for access and construction purposes comprising 5.8 acres near Lake Skinner. The permit will help facilitate the replacement of power poles.

A three-party license agreement has been executed with the United States Navy and Hayday Farms for military training purposes within 159 acres currently leased by Metropolitan to Hayday Farms. Military troops will conduct training exercises at the site with the express consent of Hayday Farms.

Disposition of Property and/or Property Rights by Metropolitan

The County of Riverside has been granted a permanent easement comprising 0.56 acres for public road purposes and the dedication of Fields Drive in unincorporated territory near Murrieta and French Valley. The public dedication and improvement of Fields Drive is an entitlement condition imposed by the county on a developer in connection with a residential subdivision project.

Annexations

None.

Other

Metropolitan's recreation partners at The Diamond Valley Lake East Recreation Area made their parking lots available to support emergency coordination efforts for the Bonny Fire in Anza that burned 2300 acres. Valley-Wide Park at DVL served as the incident command post for Cal-Fire operations, and the DVL Marina parking lot was used for emergency vehicle storage and inspection. There were no impacts to recreational activities.

A Request for Proposals for Carbon Free Energy projects on Metropolitan's Palo Verde Mesa land was published on September 11, 2023, with proposals due on November 13, 2023.

**Fee Properties, Easement, Leases, Licenses and Permits acquired for Metropolitan Use
During 1st Quarter of FY 2023/24
July 1, 2023 through September 30, 2023**

GRANTOR	AREA	TYPE	TERM	USE	EXECUTED DATE	COSTS
U.S. Dept. of the Interior, Bureau of Land Management	36,561 acres	Quitclaim Deed	N/A	CRA infrastructure reliability	5/8/2023	N/A ⁽¹⁾
The Metro Gold Line Foothill Extension Construction Authority	0.4 acres	Permanent Easement	Permanent	To facilitate pipeline construction, maintenance, operation, replacement, removal, renewal, and for water transportation on behalf of Metropolitan's Upper Feeder pipeline	5/23/2023	N/A ⁽¹⁾
Private Owner	0.15 acres	Entry Permit	6 months	To enter the property to replace a segment of San Diego Pipelines 4 and 5	5/17/2023	N/A ⁽¹⁾
Private Owner	0.34 acres	Permanent Easement	Permanent	To relocate a portion of the Santa Monica Feeder	8/15/2023	N/A ⁽¹⁾

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

⁽²⁾ No compensation required by the property owner.

**Leases and Permits Granted
During 1st Quarter of FY 2023/24
July 1, 2023 through September 30, 2023**

GRANTOR	ACREAGE	TYPE	TERM	USE	RECORDING DATE	COSTS
JMS Sales, Inc.	1.3	License	5 Years	Parking	7/1/2023	\$40,000/yr
AT&T/New Cingular	0.12	License	10 Years	Telecom Site	9/6/2023	\$46,968/yr
Southern California Edison	5.8	Permit	1 Year	Pole Replacement	7/1/2023	\$2,500 lump sum
US Navy	159	License	2 Years	Training	8/10/2023	\$2,500/yr

TBD = To be Determined

n/a = Not Applicable

Deeds Granted
During 1st Quarter of FY 2023/24
July 1, 2023 through September 30, 2023

GRANTEE	ACREAGE	TYPE	TERM	USE	DOCUMENT RECORDING DATE	FEE/RENT
County of Riverside	0.56	Easement	Permanent	Public Road	7/6/2023	\$32,500