



THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

# Board Report

## Real Property Group

### • Real Property Group Quarterly Report (Q4) - Apr 1 to Jun 30 2024

#### Summary

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This report provides an update on real estate activities for the period of April 1, 2024, through June 30, 2024. During this reporting period, thirty three (33) transactions were executed, including twenty five (25) transactions for the acquisition of real property interests for Metropolitan use, eight (8) transactions for the issuance of rights to use Metropolitan land by others, and no 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

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

#### Attachments

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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

#### Detailed Report

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

Metropolitan obtained a two-year entry residential lease agreement from a private owner for the housing of a WSO employee who is tasked with emergency response duties. The occupancy of the single-family residence in Riverside will allow staff to respond to on-call duties at Lake Matthews and nearby facilities promptly.

A six-month entry permit was obtained from a private property owner for access over the property and to run a temporary power line to provide power in support of the Allen McColloch Pipeline Urgent Repair project in the city of Irvine. This urgent repair work will help ensure water reliability in this region.

Eight temporary entry permits were acquired from Southern California Edison to facilitate property access in support of Pure Water Southern California (PWSC) environmental visual surveys. Four of the permits are within the city of Whittier, and have a term of six months. The other four permits, in Baldwin Park, City of Industry, and Duarte, have a term of two months. This visual survey work is a key step in the environmental planning phase of PWSC.

A two-year right of entry agreement was acquired from Union Pacific Railroad to conduct boring and monitoring well installation in support of Pure Water Southern California Reach 1 geotechnical studies. This geotechnical activity is necessary in determining future pipeline feasibility at this location.

A ten-month temporary easement was acquired from a private property owner for construction-related activities, which include staging, material storage, valve vault assembly, and parking, and ingress and egress in connection with such activities in support of the Prestressed Concrete Cylinder Pipe Rehabilitation Program - Second Lower Feeder Reach 3B Project.

Date of Report: July 9, 2024

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A 12-month temporary easement was acquired from Western Municipal Water District to access, install, maintain, and remove a temporary dewatering pipeline during the dewatering phase of Metropolitan's Perris Valley Pipeline Interstate 215 Crossing Project.

A six-month temporary easement was acquired from Eastern Municipal Water District to install and maintain a temporary dewatering pipeline and temporary water treatment plant supporting Metropolitan's Perris Valley Pipeline Interstate 215 Crossing Project.

A six-month temporary easement was acquired from the U.S. Department of Veteran Affairs for access paths, temporary work areas, and a temporary discharge pipeline in support of Metropolitan's Perris Valley Pipeline Interstate 215 Crossing Project.

An entry permit was acquired from a private property owner to support the Orange County Feeder Valve Replacement project. The entry permit was to access an adjacent easement. This permit allowed Metropolitan to upgrade its facility to ensure continued water reliability.

Two license agreements were acquired from Bcore Retail Heritage Hill LLC to provide temporary field office spaces in support of the Allen McCulloch Pipeline PCCP Urgent Relining project. The two licenses are within the city of Lake Forest and have a term of nine months.

A license agreement was acquired from Serrano Highlands Master Association for a temporary storage/laydown area in support of the Allen McCulloch Pipeline PCCP Urgent Relining Project. The license is for property in the city of Lake Forest and has a term of six months.

A permanent easement was obtained from Bimbo Bakeries to facilitate adequate access to Metropolitan's existing vent stack, which had to be relocated due to grade separation work done by the City of Montebello. This easement ensures the continued protection of and access to Metropolitan's Middle Feeder pipeline facilities.

A temporary construction easement (TCE) was obtained from Carvana LLC to facilitate adequate access to Metropolitan's existing permanent easement and fee area at the Badlands Tunnel in the City of Moreno Valley. This TCE will allow the contractors an adequate work area for installation of the surge tank at the tunnel.

An entry permit was obtained from Exchange Pacific Vista Commercentre Drive LLC to allow Metropolitan access over their property for parking of personal and company vehicles in support of construction activities during the shutdown of the Allen McCulloch Pipeline.

A six-month Advanced Electronic Approval (AEA) was obtained from the Bureau of Reclamation to provide Metropolitan rights for potholing, construction, access, and storage to support the Gene Communication Reliability Fiber Optic project. line. This new pole-mounted fiber optic communication line will provide an alternative path to transmit critical communications to and from Gene Pumping Plant.

Two temporary entry permits were acquired from Southern California Edison (SCE) to facilitate property access in support of Pure Water Southern California (PWSC) environmental visual surveys. The first permit is located over three SCE parcels in Santa Fe Springs. The second permit is located over four SCE parcels in West Whittier. Each permit has a term of six months. This visual survey work is a key step in the environmental planning phase of PWSC.

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

Staff issued an entry permit to the San Diego Natural History Museum. This permit allows biological monitoring to identify suitable burrowing owl translocation sites within the Lake Mathews Multiple Species Reserve. The collected data will contribute to regional wildlife conservation and habitat management.

Staff also issued an entry permit to The Western Riverside County Regional Conservation Authority to the Lake Mathews Reserve for conducting biological monitoring. This initiative supports the implementation of the

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Western Riverside County Multiple Species Habitat Conservation Plan and contributes to regional habitat conservation efforts.

Caltrans has been granted a permanent easement comprising approximately 22,000 square feet of land within the Colorado River Aqueduct right-of-way near Indio. The easement will allow Caltrans to replace a water line in connection with its Cactus City rest stop rehabilitation project. This action memorializes longstanding improvements and property rights, dating back to 1967, that will now provide the public with constructive notice and expands upon an existing water supply and service connection agreement between Caltrans and Metropolitan

An entry permit was issued to Eagle Mountain Elementary School for the use of the swimming pool at the Hinds Pumping Plant Village.

New leases were executed with existing Palo Verde tenants, Noroian Farms, and Red River Farms. The leases were approved by Metropolitan's Board in September 2023 for a new term of up to 16 years with rent terms to enhance water conservation incentives that mirror the existing rent terms included in the current leases with the original, legacy Palo Verde tenants.

An entry permit has been issued to Faith Electric LLC (Faith) for parking purposes near the Inland Feeder in the city of Highland. The permit will help facilitate Faith's electrical upgrade project in Lake Arrowhead.

San Diego County Water Authority (SDCWA) and Metropolitan have executed a lease allowing SDCWA to occupy approximately 700 square feet of office space at Metropolitan's headquarters building. SDCWA will be relocating staff from a nearby office building.

An entry permit has been issued to Southern California Gas Company (SCG) for access and construction staging purposes near San Diego Pipeline No. 3 in the unincorporated Rainbow community of San Diego County. The permit will help facilitate SCG's pipeline inspection and repair project.

### **Disposition of Property and/or Property Rights by Metropolitan**

None

### **Annexations**

None

**Fee Properties, Easement, Leases, Licenses and Permits acquired for Metropolitan Use  
During 4th Quarter of FY 2023/24  
April 1, 2024 through June 30, 2024**

GRANTOR	AREA	TYPE	TERM	USE	EXECUTED DATE	COSTS
Southern California Edison	22.94 acs	Entry Permit	6 months	These four temporary entry permits in Whittier allow access onto SCE's properties to support the Pure Water Southern California program's environmental visual surveys.	3/21/2024 <sup>(3)</sup>	\$12,000
Southern California Edison	47.71 acs	Entry Permit	2 months	These four temporary entry permits in Baldwin Park, City of Industry, and Duarte allow access onto SCE's properties to support the Pure Water Southern California program's environmental visual surveys.	4/9/2024	\$4,000
Union Pacific Railroad	20,000 sf	Entry Permit	2 years	To facilitate boring and monitoring well installation with subsequent testing, in support of Pure Water Southern California Reach 1 field investigative studies.	1/25/2024 <sup>(3)</sup>	\$7,500
Portola Springs Community Association	2,600 sf	Entry Permit	6 months	Entry permit to allow access over property to run a temporary power line to connect to a SCE transformer and provide power for the adjacent construction laydown site.	3/26/2024 <sup>(3)</sup>	None <sup>(2)</sup>
Checkerboard Properties, LLC	15,310 sf	Temporary Easement	10 months	A temporary easement for construction-related activities, which include staging, material storage, valve vault assembly, and parking, and ingress and egress in connection with such activities in support of the Prestressed Concrete Cylinder Pipe Rehabilitation Program - Second Lower Feeder Reach 3B Project	4/23/2024	\$48,000
Bcore Retail Heritage Hill, LLC	1,685 sf	License Agreement	9 months	Two license agreements were acquired from Bcore Retail Heritage Hill LLC to provide temporary field office spaces in support of the Urgent PCCP Rehabilitation Program - AMP project. The two licenses are within the city of Lake Forest and have a term of 9 months.	5/28/2024	\$70,866
Serrano Highlands Master Association	0.4 acs	License Agreement	6 months	License agreement was acquired to provide a storage/laydown area in support of the Urgent PCCP Rehabilitation Program - AMP Project.	5/9/2024	\$8,000
Southern California Edison	3.27 acs	Entry Permit	6 months	This temporary entry permit allows access onto SCE's properties in Santa Fe Springs to support the Pure Water Southern California program's environmental visual surveys.	5/8/2024	\$3,500
Southern California Edison	4 acs	Entry Permit	6 months	This temporary entry permit allows access onto SCE's properties in West Whittier to support the Pure Water Southern California program's environmental visual surveys.	5/28/2024	\$3,000
Bimbo Bakeries	486 sqft	Permanent Easement	Permanent	To facilitate adequate access to Metropolitan's existing Middle Feeder vent stack, which had to be relocated due to grade separation work done by the City of Montebello.	5/14/2024	None <sup>(2)</sup>
Eastern Municipal Water District	1.42 acres	License Agreement Extension	6 Months	This license agreement extension to the original entered into on 02/16/2022 to install and maintain a temporary dewatering pipeline and temporary water treatment plant. The agreement provides for ingress and egress onto the property. The extension agreement will expire on 12/31/24.	5/20/2024	None <sup>(2)</sup>
Western Municipal Water District	4.68 acres	License Agreement Extension	12 Months	This license agreement extension to the original entered into on 01/18/2022 to install and maintain a temporary dewatering pipeline and temporary water treatment plant. The agreement provides for ingress and egress onto the property. The extension agreement will expire on 05/31/25.	5/22/2024	None <sup>(2)</sup>
United States Veterans Administration	6.68 Acres	Property Access and Use Agreement Extension	6 months	This license agreement extension to the original entered into on 04/20/2022 providing for 5.04 acres of roadway and other access paths and 1.64 acres of temporary work areas. Additionally, the agreement allows for the installation of a temporary discharge pipeline within the Temporary Work Area as well as ingress and egress to the Temporary Work Area. The extension agreement will expire on 12/31/24.	5/31/2024	None <sup>(2)</sup>
Richard Mortimer	0.19 Acres	Permission to Enter	7 Days	The purpose of the permit is to allow for ingress and egress to the owner's property to gain access to the Orange County Feeder to conduct valve replacement work at a blow-off/pump well station adjacent to the owner's property.	3/21/2024 <sup>(3)</sup>	\$1,750

Carvana LLC	0.861	Temporary Easement	15 months	A temporary construction easement was obtained from Carvana LLC to facilitate adequate access to Metropolitan's existing permanent easement and fee area at the Badlands Tunnel in the City of Moreno Valley. This TCE assists the contractors in the installation of the surge tank at the tunnel.	9/20/23 (recorded 5/30/24)	\$9,500
Exchange Pacific Vista Commercentre Drive LLC	+/- 1.4 acres	Entry Permit	1 week	The purpose of this permit was to allow Metropolitan access over Permittee-owned lands to allow the parking of personal and company vehicles in connection with the shutdown of the Allen McColloch Pipeline.	4/3/2024	None <sup>(2)</sup>
Bureau of Reclamation	4.5 acres	Advanced Electronic Approval Permit	6 months	A six-month Advanced Electronic Approval (AEA) was obtained from the Bureau of Reclamation to provide Metropolitan rights for potholing, construction, access, and storage to support the Gene Communication Reliability Fiber Optic project. line. This new pole-mounted fiber optic communication line that will transmit critical communications to and from the Gene Pumping Plant.	5/11/2024	None <sup>(2)</sup>
Rakesh Damani	3,000 sqft	Single Family Home	2 Years	WSO Emergency Responder	3/29/2024 <sup>(3)</sup>	\$3,700 per month

<sup>(1)</sup> No compensation due to the mutual benefits derived by both parties.

<sup>(2)</sup> No compensation required by the property owner.

<sup>(3)</sup> Transaction not reported in previous quarter due to timing of report deadline or executed contract.

**Easements, leases, licenses, and permits issued to others by Metropolitan**  
**During 4th Quarter of FY 2023/24**  
**April 1, 2024 through July 31, 2024**

Grantee/Lessee/Licensee	ACREAGE	TYPE	TERM	USE	EXECUTION DATE	REVENUE
Noroian Farms	759	Lease	10 Years	Agriculture	4/3/2024	\$104,688 Annually
Red River Farms	1,656	Lease	10 Years	Agriculture	3/26/2024*	\$199,750 Annually
State of California (CALTRANS)	0.5	Easement	In perpetuity	Waterline purposes	4/9/2024	\$15,000 one-time
San Diego County Water Authority	681 sq.ft.	Lease	2 Years	Office Space	4/24/2024	\$24,516 Annually
Faith Electric	0.5	Permit	1 Year	Parking	5/1/2024	\$2,500 one-time
Southern California Gas Company	0.66	Permit	3 Months	Temporary Workspace	4/10/2024	\$2,500 one-time
Western Riverside Regional Conservation Authority	8643.2	Permit	5 Years	Biological Research	3/13/2024*	Mutual Benefit
San Diego Natural History Museum	209	Permit	3 Years	Biological Research	3/13/2024*	Mutual Benefit

\* Transaction not reported in previous quarter due to timing of report deadline or executed contract  
n/a = Not Applicable