



● **RPAM Quarterly Report October 1, 2022 through December 31, 2022**

Summary

This report provides an update on real estate activities for the period of October 1, 2022, through December 31, 2022. During this reporting period, 29 transactions were executed, including 17 transactions acquired for Metropolitan use, 11 transactions issued to others by Metropolitan, and one annexation. 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 for Metropolitan

Two leases were acquired for the Etiwanda Pipeline North Liner Repair project in the city of Fontana for parking and access. One was from SC Fontana Development Company, LLC for 0.58 acres, and the other was from Intex Properties Inland Empire Corp for 2.15 acres. The 12-foot diameter Etiwanda Pipeline will be relined with a new polyurethane coating that has better durability and wear than the existing cement mortar coating.

A permanent easement was acquired from a private owner to construct, operate, maintain, repair, replace, and modify Metropolitan's drainage pipe near the Garvey Reservoir in the city of Monterey Park.

A lease agreement amendment was executed with the Los Angeles Community College District at their Los Angeles Harbor College campus in support of the Pre-Stressed Concrete Cylinder Pipeline Second Lower Feeder Project. The amendment will extend the current lease from February 1, 2023, through January 31, 2024, allowing Metropolitan to continue using the site for construction office trailers, parking, and storage of pipe sleeves and other construction related equipment and materials.

Six temporary access permit, one each from six different property owners were obtained in the cities of Carson and Long Beach to facilitate the placement of 11 aerial control targets necessary for an aerial survey in support of Pure Water Southern California. This survey is integral to planning Reaches 1 and 2 of the project's alignment, which covers the City of Carson and Long Beach.

Eight quitclaim deeds were obtained from the U.S. Department of the Interior, Bureau of Land Management, covering approximately 5700 acres of 1932 Act Lands in Riverside and San Bernardino Counties.

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

The existing leases with tenants at Webb Tract, Holland Tract, Bacon Island, and a portion of Bouldin Island have been amended to extend the term an additional year. The lease extensions will allow the continuance of existing pasture and grazing activities as well as corn, wheat, oat, milo, and alfalfa farming on the Bay Delta Islands.

The City of Perris was granted two permanent easements for public road purposes comprising of approximately 1.0 acre and 1.7 acres of fee-owned land. The easements are conditions of approval on

Board Report (RPAM Quarterly Report October 1, 2022 through December 31, 2022)

commercial development projects requiring the installation of improvements and expansion of the Webster Avenue, Sinclair Street, Redlands Avenue, and Johnson Avenue public road rights-of-way.

Delano Colorado River Transmission, LLC (DCRT) was granted a permanent easement for electric transmission line purposes comprising approximately 23 acres of fee-owned land in the Palo Verde area. DCRT is preparing to construct a 500-kilovolt electric transmission line, known as Ten West Link, to distribute power from Western Arizona to the Southern California desert region. Terms and conditions are included in the easement to address Metropolitan's paramount rights and certain measures to accommodate Metropolitan's tenants.

An entry permit was issued to the City of Los Angeles Department of Water and Power (LADWP) for construction laydown and staging purposes comprising approximately 1.3 acres of land within the Foothill Feeder right-of-way near Sylmar adjacent to Interstate Freeway 5. The three-month permit is needed to help facilitate LADWP's Pacific Direct Current Intertie project involving the transmission of cream and renewable energy from Oregon to California.

An entry permit was issued to AECOM for the installation and operation of a groundwater monitoring well within a portion of fee-owned Inland Feeder right-of-way in Highland, CA. The monitoring well will be operated for three-years on behalf of the San Bernardino Valley Municipal Water District to complete subsurface investigations for the proposed relocation of their pipeline.

An entry permit was issued to San Jacinto Master Developer, LLC for a biological survey and CEQA purposes, comprising a portion of fee-owned, Colorado River Aqueduct right-of-way in San Jacinto, CA. In addition, the developer needs to complete its CEQA requirements and City entitlement conditions relating to potential drainage and road improvements abutting Metropolitan property.

A license was issued to Kiewit-Parsons JV for construction laydown and staging purposes comprising 0.4 acres of land within the Yorba Linda Feeder right-of-way in Pomona. The four-year license will help facilitate construction activities related to Metro's Gold Line Foothill Extension Project.

Disposition of Property and/or Property Rights by Metropolitan

None

Annexations

Calleguas Annexation No. 106 was completed through Ventura County LAFCO and recorded with the county of Ventura as document 2022-000104730 on October 26, 2022. Metropolitan's Board approved Calleguas Annexation No. 106 to Calleguas Municipal Water District and Metropolitan per Metropolitan's terms and conditions in resolution 9311, approved June 14, 2022. The area annexed is 6.301 acres with an anticipated water use of between 21.69 and 26.01 acre-feet a year.

Other

None