



THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

# Board Report

## Office of Sustainability, Resilience, and Innovation

### • Real Property Quarterly Report October 1, 2023 to December 31, 2023

#### Summary

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This report provides an update on real estate activities for the period of October 1, 2023, through December 31, 2023. During this reporting period, twenty-eight (28) transactions were executed, including twenty-two (22) 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 one (1) 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

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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

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

#### Detailed Report

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

An amendment to extend the occupancy of office space in Washington D.C. through December 31, 2030, has been processed. External Affairs staff will continue its tenancy within the 1,600 square foot office space close to the U.S. Capital Building.

Executed six lease/license amendments at Crossman Peak, Las Vegas Junction, Searchlight, Christmas Tree, and Black Peak sites and a new license agreement at Super Nap site for the upgrade of telecommunication equipment and changes in the terms including footprint, duration, and rental amounts. These upgrades and change in terms are part of Metropolitan's Desert-Wide-Area Network Upgrade Project.

Three temporary entry permits were acquired from Southern California Edison to access property in the cities of Whittier, Pico Rivera, and the City of Industry for environmental visual surveys in support of the draft environmental impact report for Pure Water Southern California.

A license was acquired from Southern California Edison to conduct geotechnical boring and install a monitoring well in the city of Long Beach in support of the Conveyance design for Pure Water Southern California, Reach 2. The geotechnical boring and monitoring well provide information about conditions surrounding the proposed pipeline location to determine the soil load capacity and groundwater levels, which helps identify whether a pipeline is feasible in that location.

A permanent easement was acquired from Calleguas Municipal Water District to access Metropolitan's existing permanent easement to support the West Valley Feeder No. 1 capital improvement project in which

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Metropolitan can access previously non-accessible portions of its West Valley Feeder pipeline facility ensuring continued reliable and sustainable water supplies to its member agencies.

A 15-month temporary easement was acquired from Carvana for the Badlands Tunnel project. A surge tank is being installed at the tunnel on the Gilman Springs property to be able to properly sustain the increased flow from Wadsworth Pumping Plant. This temporary easement will provide greater access to the construction site during construction.

Seven quitclaim deeds were recorded in Riverside County and two quitclaim deeds in Los Angeles County, each signed by the US Department of the Interior Bureau of Land Management and accepted by Metropolitan, in support of the Colorado River Aqueduct (CRA) Reversionary Interest Program. Recordation of these quitclaim deeds quells confusion about the legal title to CRA lands Metropolitan acquired through the 1932 Act and strengthens Metropolitan's ability to protect CRA infrastructure from trespass and encroachments.

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

Eastern Municipal Water District (EMWD) has been granted a permanent easement comprising 4.1 acres of land near Diamond Valley Lake. The easement will support EMWD's expansion plans to install an additional pipeline for increased production at the Hemet Water Filtration Plant.

Granted an entry permit to Verizon Wireless for one year to conduct a feasibility study for a wireless telecommunication tower on Metropolitan property just west of Lake Mathews. Metropolitan received a fee of \$2,500 for the entry permit.

Granted an entry permit to Corona Fire Department for a duration of 5 years to conduct annual swift water rescue training over a couple of days at the Lake Mathews inlet channel. This was mutual benefits transaction.

Extended an entry permit to San Jacinto Master Developer, LLC (Shea Properties) by one year to conduct biological studies for adjacent proposed development in Lakeview area of Riverside County. Metropolitan received a fee of \$1,000 for the extension of the entry permit.

Granted an easement to Riverside Public Utilities for electrical equipment proposed as part of Metropolitan's Mill's Plant Electrical Upgrade project. There was no charge for the easement as it was required as part of the upgrade project.

Granted an Easement to the County of Riverside Flood Control and Water Conservation District for a storm drain inlet structure within Metropolitan's property on the west side of Lake Mathews as part of an adjacent development. Metropolitan received a fee of \$8,000 for the easement.

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

Not applicable.

### **Annexations**

Metropolitan's Board approved the 112<sup>th</sup> Fringe Area annexation to Eastern MWD and Metropolitan on April 11, 2023 and set terms and conditions in resolution 9343. This annexation was completed through the Local Agency Formation Commission of Riverside County and recorded with the county on November 3, 2023, which is the completion date of this annexation. This annexation added 31.67 acres to Metropolitan's service area with \$205,612.50 collected in accordance with the terms of annexation.

### **Other**

Not applicable.

**Fee Properties, Easement, Leases, Licenses and Permits acquired for Metropolitan Use  
During 2nd Quarter of FY 2023/24  
October 1, 2023 through December 31, 2023**

GRANTOR	AREA	TYPE	TERM	USE	EXECUTED DATE	COSTS
Southern California Edison (City of Industry)	7.34 acres	Temporary Entry Permit	5 months	Enviornmental observational surveys	10/31/2023	\$2,500
Southern California Edison (Pico Rivera)	4.27 acres	Temporary Entry Permit	6 months	Enviornmental observational surveys	10/31/2023	\$2,500
Southern California Edison (Whittier)	4.33 acres	Temporary Entry Permit	7 months	Enviornmental observational surveys	10/31/2023	\$2,500
Southern California Edison	0.07 acres	License	5 years	Geotechnical boring and installation of monitoring well	11/13/2023	\$2,500 per year with a 5% additional annually
Calleguas Municipal Water District	0.21 acres	Permanent Easement	N/A <sup>1</sup>	Access to Metropolitan's existing permanent easements	12/20/2023	N/A <sup>1</sup>
Carvana LLC	0.861 acres	Temporary Construction Easement	15 months	Construction Access	11/7/2023	\$9,500
American Tower-Crossman Peak	N/A	Telecommunications Agreement	June 2023- November 2032	Telecommunications Site	9/12/2023	\$49,516 per yr
American Tower-Las Vegas Junction	N/A	Telecommunications Agreement	June 2023-July 2033	Telecommunications Site	9/18/2023	\$65,960 per yr
Crown Castle-Searchlight	N/A	Telecommunications Agreement	June 2023-March 2027	Telecommunications Site	9/20/2023	\$24,677 per yr
SBA Structure-Christmas Tree	N/A	Telecommunications Agreement	TBD-July 2033	Telecommunications Site	9/13/2023	\$52,991 per yr
SBA Structure-BlackPeak	N/A	Telecommunications Agreement	TBD-July 2033	Telecommunications Site	7/20/2023	\$26,289 per yr
SuperNap-Switch	N/A	Telecommunications Agreement	TBD-December 2026	Telecommunications Site	8/31/2023	\$12,864 per yr
U.S. Department of the Interior, Bureau of Land Mangement (Riverside County; Seven)	Can be provided by GMT1 upon request	Quitclaim Deed	In perpetuity	Clarifies legal title to CRA lands and strengthens ability to protect infrastructure from trespass and encroachments	11/17/2023 <sup>(2)</sup>	N/A <sup>(3)</sup>
U.S. Department of the Interior, Bureau of Land Mangement (Los Angeles County; Two)	Can be provided by GMT1 upon request	Quitclaim Deed	In perpetuity	Clarifies legal title to CRA lands and strengthens ability to protect infrastructure from trespass and encroachments	12/6/2023 <sup>(2)</sup>	N/A <sup>(3)</sup>
National Association of Realtors, an Illinois not-for-profit corporation	1598 square feet	Lease	Seven and one-half years with two 3-year options to extend	Office Space	12//20/22	\$95,880 per yr

<sup>(1)</sup> This permanent easement is at no cost and will run in perpetuity with the land.

<sup>(2)</sup> Recordation date

<sup>(3)</sup> No compensation required by the property owner.

**Easements, leases, licenses, and permits issued to others by Metropolitan  
During 2nd Quarter of FY 2023/24  
October 1, 2023 through December 31, 2023**

Grantee	ACREAGE	TYPE	TERM	USE	RECORDING DATE	Revenue
San Jacinto Master Developer, LLC (Shea Properties)	0.42 acres	Entry Permit	12 months	To conduct biological surveys	11/6/2023	\$1,000 lump sum
MWD / Verizon Wireless	3.48	Entry Permit	1 Year	Preliminary feasibility study for a Wireless Telecommunications Facility	n/a, executed 10/18/23	<b>\$2,500</b> (\$500 Application Fee; and \$2,000 Processing Fee)
Corona Fire Department	N/A	License	3 days annually for 5 years	Swift water rescue training purposes	10/19/2023	N/A, Mutual Benefit
Eastern Municipal District	4.1 acres	Pipeline Easement	Permanent	Pipeline	11/7/2023	\$66,000
County of Riverside Flood Control and Water Conservation District	0.17	Easement	n/a	Construction of limited grading, storm drain headwall and rip-rap erosion protection	12/5/2023	\$8,000
City of Riverside Public Utilities	0.42 acres	Permanent Easement	Permanent	Electrical equipment purposes in connection with the Mills Plant Electrical Upgrade Project.	12/11/2023	N/A

n/a = Not Applicable

**Disposition of property and/or property rights by Metropolitan  
During 2nd Quarter of FY 2023/24  
October 1, 2023 through December 31, 2023**

GRANTEE	ACREAGE	TYPE	TERM	USE	DOCUMENT RECORDING DATE	FEE/RENT
None						