



● **RPAM Quarterly Report July 1, 2022 to September 30, 2022**

Summary

This report provides an update on real estate activities for the period of July 1, 2022 to September 30, 2022. During this reporting period, 41 transactions were executed, including 34 transactions acquired for Metropolitan use, 5 transactions issued to others by Metropolitan, 2 dispositions of property and/or property rights and 1 annexation by Metropolitan. These transactions include secondary compatible uses on Metropolitan property and the acquisitions of property and/or property rights for construction and operational purposes.

Purpose

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

Metropolitan Water District Administrative Code Section 8257: Quarterly Report

Attachments

Attachment 1 Fee properties, easements, leases, licenses and permits acquired for Metropolitan

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 Use

Two 12-month entry permits were obtained from Southern California Edison to facilitate access, parking, storage and laydown in support of the Etiwanda Pipeline Relining Project in Fontana.

A 24-month temporary easement and three permanent easements were obtained from March Joint Powers Authority in support of the Perris Valley Pipeline Project in Riverside County. These easements will collectively provide temporary and permanent access and permanent rights for the pipeline and tunnel structures.

A sublease agreement for 24 months was acquired from the March Field Air Museum in support of the Perris Valley Pipeline Project in Riverside County. Contractors will use subleased area for temporary staging and laydown area.

Two permanent easements were acquired from two separate property owners in the city of Monterey Park. These easements grant Metropolitan access rights onto their residential property to construct, operate, maintain, repair, replace, and modify its permanent drainage pipeline at Garvey Reservoir.

Eight entry permits were acquired from Southern California Edison in the cities of La Puente, Cerritos, Norwalk, City of Industries, Santa Fe Springs, Duarte, and South El. Monte. The permits allow Metropolitan to conduct observational surveys for two months through September 2022, to support the environmental planning phase of Pure Water Southern California. These surveys will provide information Metropolitan needs to comply with the California Environmental Quality Act.

A six-month temporary access permit was acquired from the Los Angeles County Flood Control District (LACFCD) to conduct surveys for the environmental planning phase of Pure Water Southern California. The environmental surveys will be conducted in LACFCD rights of way along the San Gabriel and Los Angeles Rivers, between the cities of Carson and Pico Rivera to comply with the California Environmental Quality Act.

Board Report (RPAM Quarterly Report July 1, 2022 to September 30, 2022)

A license amendment was acquired from the Riverside County Transportation Commission in support of the Perris Valley Pipeline in Riverside County. This amendment covers the new construction schedule for the permanent location of the pipeline and the temporary construction laydown and storage areas.

Acquired 110 gross acres (108 water toll acres) in the Palo Verde region from a private entity in support of Colorado river water supply reliability.

Obtained one-month extensions to 14 entry permits from Southern California Edison in the cities of Bellflower, Downey, Irwindale, Lakewood, Pico Rivera, Whittier, Baldwin Park, Cerritos, City of Industry, Duarte, La Puente, Norwalk, Santa Fe Springs, and South El Monte. The permits allow Metropolitan to conduct observational surveys in support of the environmental planning phase of Pure Water Southern California. These surveys will provide information Metropolitan needs to comply with the California Environmental Quality act.

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

Four new leases were executed to replace existing leases with COXCO, LLC and HayDay Farms Venture, LLC for agricultural purposes in the Palo Verde region. All four leases have a commencement date of July 1, 2022, at new higher rental rates consistent with a recent market appraisal. The leases include water conservation, fallowing, and innovative farming incentives for the tenants to align their farming practices with Metropolitan's priorities. The COXCO lease comprises 2,353 gross acres of land with an initial term of 9.5 years and two options to extend the term for four years per option. Three separate leases were executed with HayDay comprising 2,464, 5,441 and 7,867 gross acres of land with initial terms of 11.5 years and one option to extend the term for six years.

An entry permit has been issued to the City of Pasadena Department of Water and Power for construction laydown and staging purposes comprising 7,150 square feet of land within the Palos Verdes Feeder right-of-way in Eagle Rock. The one-year permit will support the City's equipment upgrade project at its Ross Booster Station.

Disposition of Property and/or Property rights by Metropolitan

Closed escrow on the sale of the Sunset garage property, located adjacent to Metropolitan's former headquarters' site, which was used for employee parking and fleet operations. The teams were negotiated in 2017 and included an option to exercise purchase, the termination of a long-running legal dispute and a \$10 million purchase price consisting of a \$1.5 million holdback account to use for environmental remediation. Any unused funds in the holdback account will be released to Metropolitan in five years.

Annexations

The Real Property Group recently completed an annexation with Calleguas MWD, increasing the service areas.

Calleguas Annexation No. 104 was completed through Ventura County LAFCO and recorded with the county of Ventura as document 2022-000079023, on July 25, 2022, which is the completion date of this annexation. Metropolitan's Board approved Calleguas Annexation No. 104 to Calleguas MWD and Metropolitan, per Metropolitan's terms and conditions in resolution 9310 approved June 14, 2022. The area annex is 10.72 acres with an anticipated water use of between 20.20 and 24.24 acre-feet a year.