

JUN 13 1995



**MWD**

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

*Karen E. Orff*  
EXECUTIVE SECRETARY

7-3

May 25, 1995

**To:** Board of Directors (Land Committee--Action)  
(Engineering and Operations Committee--Action)  
(Finance and Insurance Committee--Action)

**From:** General Manager

**Subject:** Appropriation No. 711--To Authorize the Appropriation of Funds to Acquire Property for the Iron Mountain Rip/Rap Quarry, the Eagle Mountain Borrow Pit, and the Coxcomb Mountains Erosion-Control Areas: to Acquire Easement Rights for Two Different Road Access Areas--One to the Colorado River Aqueduct, and the Other Easement Access to Metropolitan's Transmission Line, Borrow Pit Site, and Colorado River Aqueduct, and to Quitclaim a Part of the Road Easement Acquired for Metropolitan's Transmission Line, the Lands of Which are Listed on the Attachment Hereto.

**RECOMMENDATION:**

It is recommended that the Board authorize Appropriation No. 711 for \$1,952,250 to perform environmental work, appraise properties, process documents, purchase mineral rights, where appropriate, purchase lands, quitclaim lands, and authorize the General Manager to acquire Parcel 126-1-7 and Parcel 126-2-1A.

John R. Wodraska  
General Manager

Submitted by:

*Gary M. Snyder*  
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Gary M. Snyder  
Chief Engineer

Concur:

*John R. Wodraska*  
\_\_\_\_\_  
John R. Wodraska  
General Manager

**EXECUTIVE SUMMARY:**

Board authority is required for the appropriation of \$1,952,250 to perform environmental work, appraise properties, process documents, purchase mineral rights, where appropriate, and purchase lands for the Iron Mountain Rip/Rap Quarry to supply materials for reinforcing the protection of the V-dikes throughout Metropolitan's desert facilities; Eagle Mountain Borrow Pit, which has been providing materials for the Colorado River Aqueduct road maintenance; the Coxcomb Mountains erosion-control areas to provide additional lands for maintenance of, and access, to our existing V-dikes; and to acquire easement rights for two different road access areas--one to the Colorado River Aqueduct and the other to Metropolitan's Transmission Line, Borrow Pit Site and Colorado River Aqueduct; and to quitclaim a part of the road easement acquired for Metropolitan's Transmission Line.

An offer to purchase parcel 126-1-7 was made to Luke Hung, et al, on November 22, 1994, in the amount of the appraised value of \$40,650. Luke Hung, et al, accepted Metropolitan's offer on March 8, 1995. Also, an offer to purchase Parcel 126-2-1A was made to the California State Lands Commission on November 22, 1994, in the amount of the appraised value of \$105,600. The California State Lands Commission accepted Metropolitan's offer on May 15, 1995.

**DETAILED REPORT**

The property shown on Exhibit A-9P is required for a Rip/Rap Quarry in the Iron Mountain area to supply materials for reinforcing the protection of the V-dikes throughout Metropolitan's desert facilities. This project is located near Metropolitan's Iron Mountain Pumping Plant and is adjacent to the Colorado River Aqueduct. The property is owned by the Bureau of Land Management (BLM) and consists of approximately 72 acres, with a majority of the property consisting of flat-to-sloping topography. The property is zoned Desert Lands (DL) low density use, and is currently vacant.

The estimated cost to perform biological, mineral, geological, archaeological, cultural, appraisal, and title reports, to acquire the land and to provide recovery costs to the Bureau of Land Management (BLM) is estimated to be approximately \$180,000.

The property shown on Exhibit A-9O is required for a Borrow Pit site in the Eagle Mountain area which has been providing materials for the Colorado River Aqueduct road maintenance. This project is located near Desert Center. The property, also owned by BLM, consists of approximately 33.87 acres, with a majority of the property consisting of flat topography. The property is zoned DL, low density use, and is currently vacant.

The estimated cost to perform biological, mineral, geological, archaeological, cultural, appraisal, and title reports, to acquire the land and to provide recovery costs to the BLM is estimated to be approximately \$120,000.

The property shown on Exhibit A-9M is required for an erosion-control area at Coxcomb Mountains to provide additional lands for maintenance of, and access to, our existing V-dikes. This project is located northeast of Eagle Mountain. The property, owned by BLM, is approximately 2172.67 acres, with a majority of the land consisting of sloping, rolling hills. The land is zoned DL, low density use, and is currently vacant.

The estimated cost to perform biological, mineral, geological, archaeological, cultural, appraisal, and title reports, to acquire the land, and to provide recovery costs to the BLM is estimated to be approximately \$1,085,000.

The proposed acquisition of property for the Iron Mountain Rip/Rap Quarry, the Eagle Mountain Borrow Pit Site, and the Coxcomb Mountains erosion-control areas is being handled simultaneously by means of an exchange agreement with the BLM. Metropolitan has agreed to acquire California State Lands Commission property for BLM at an equal value (dollar-for-dollar) of the BLM lands we will acquire for our Rip/Rap Quarry, Borrow Pit Site and for the erosion-control areas.

The estimated cost to perform biological, mineral, geological, archaeological, cultural, appraisal, and title reports required by BLM on the exchange land, and to provide recovery costs to the BLM is approximately \$300,000.

Parcel 126-2-1A is required for an erosion-control area in the Coxcomb Mountains area. This project is located northeast of Eagle Mountain. The property is approximately 281.634 acres, with a majority of the property consisting of sloping rolling hills topography. The land is zoned DL low-density use, and is currently vacant.

On the basis of an approved appraisal report, Metropolitan offered to purchase the California State Lands Commission property for \$105,600, or \$375 per acre. The California State Lands Commission accepted our offer on May 15, 1995.

Parcel 126-1-7 is also required for the erosion-control area in the Coxcomb Mountains area. The property is approximately 108.37 acres, with a majority of the property consisting of sloping rolling hills topography. The land is zoned DL low-density use, and is currently vacant.

On the basis of an approved appraisal report, Metropolitan offered to purchase the Luke Hung, et al, property for \$40,650, or \$375 per acre. Luke Hung, et al, accepted our offer on March 8, 1995.

The property shown on Exhibit A-9N is required for road access to Metropolitan's transmission line (Exhibit T-30) and the Colorado River Aqueduct. The previous access has eroded. This project is located south of Eagle Mountain. The property is approximately 17.15 acres, with a majority of the property consisting of sloping rolling hills topography. The land is zoned DL low-density use, and is currently vacant.

The estimated cost to perform biological, mineral, geological, archaeological, cultural, appraisal, and title reports, to purchase a road easement, and to provide recovery

costs to the Bureau of Land Management is estimated to be approximately \$106,000.

The property shown on Exhibit A-9O is required for road access to Metropolitan's Transmission Line (Exhibit T-30), a Borrow Pit Site and the Colorado River Aqueduct. The previous access has eroded. This project is located near Desert Center. The property is approximately 21.13 acres, with a majority of the property consisting of flat-to-sloping topography. The land is zoned DL low density use, and is currently vacant.

The estimated cost to perform biological, mineral, geological, archaeological, cultural, appraisal, and title reports, to purchase a road easement, and to provide recovery costs to the BLM is approximately \$15,000.

Authority to Quitclaim a portion of Exhibit T-30 is required to vacate those parts of Metropolitan's road access that are no longer usable due to erosion. The proposed acquisition of road right-of-way under Exhibit A-9N will provide the substitute access for Metropolitan.

## ATTACHMENT

MWD Exhibit A-9P	Master Title Plat, Township 1 North, Range 17 East, SBM Owner/Party: Bureau of Land Management
MWD Exhibit A-90	Master Title Plats, Township 5 South, Ranges 14 & 15 East, SBM Owner/Party: Bureau of Land Management
MWD Exhibit A-9M	Master Title Plat, Township 3 South, Range 15 East, SBM Owner/Party: Bureau of Land Management
MWD Parcel 126-2-1A	Assessor's Parcel No. 800-360-001 Owner/Party: California State Lands Commission
MWD Parcel 126-1-7	Assessor Parcel No. 800-370-001 Owner/Party: Luke Hung, et al
MWD Exhibit A-9N	Master Title Plats, Township 4 South, Ranges 14 & 15 East and Township 5 South, Range 15 East, SBM Owner/Party: Bureau of Land Management and California State Lands Commission
MWD Exhibit A-90	Master Title Plats, Township 5 South, Ranges 14 & 15 East, SBM Owner/Party: Bureau of Land Management
MWD Exhibit T-30	Master Title Plat, Township 5 South, Ranges 14 & 15 East, SBM Owner/Party: Bureau of Land Management