



MWD

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

9-6

April 21, 1998

To: Board of Directors (Engineering and Operations Committee--Information)

From: *for* General Manager

Edward J. Meert III

Submitted by: Gary M. Snyder
Chief Engineer

Wayne Fowles for Snyder

Subject: Memorandum of Understanding for the Right-of-Way within Bedford Canyon for the Central Pool Augmentation and Water Quality Program

RECOMMENDATION(S)

For information only.

EXECUTIVE SUMMARY

A Memorandum of Understanding (MOU) is currently being developed between Metropolitan and the developer of the proposed Corona Country Club Estates golf course to acquire property rights which would permit the installation of 3,000 feet of 20-foot-diameter corrugated-metal pipe sleeve under the proposed golf course. The sleeve will provide access to the east portal of the proposed Central Pool Augmentation (CPA) tunnel to be constructed under the Santa Ana Mountains and will allow a future installation of a portion of the CPA pipeline within the sleeve without interfering with the operation of the golf course. The MOU affords coordination with the Corona Country Club Estates developers which will delay the opening of the golf course for approximately one year to allow the installation of the sleeve. Execution of this MOU, acquisition of property rights, and installation of the sleeve under the golf course, is expected to save Metropolitan significant future right-of-way and mitigation costs.

DETAILED REPORT

The CPA project is a proposed system of raw and treated water conveyance and water treatment facilities to augment Metropolitan's existing facilities that provide drinking water to the Central Pool, which consists of the major urban areas of Los Angeles, Orange, southern Ventura, and southwestern San Bernardino counties. The project will originate in western Riverside County at Metropolitan's Lake Mathews reservoir which will provide source water to the project. This future project consists of a water treatment plant, pipelines, and tunnels which will convey up to 400 cubic feet per second (cfs) of treated water to western Riverside County, and up to 800 cfs of treated water to existing water distribution facilities in south Orange County.

The conveyance facility will take water from Lake Mathews through a new outlet structure and treat it at a new water treatment plant located in nearby Eagle Valley. After being treated, the water will be transported through a buried pipeline across Temescal Valley, westerly along

Bedford Canyon, to a tunnel portal adjacent to the Cleveland National Forest, then through a tunnel under the Santa Ana Mountains. The impacted properties along the proposed alignment in Bedford Canyon were originally identified as citrus groves. However, the accelerated development of the south Corona region has led developers to begin construction of an 18-hole championship golf course on the same property proposed for Metropolitan's project.

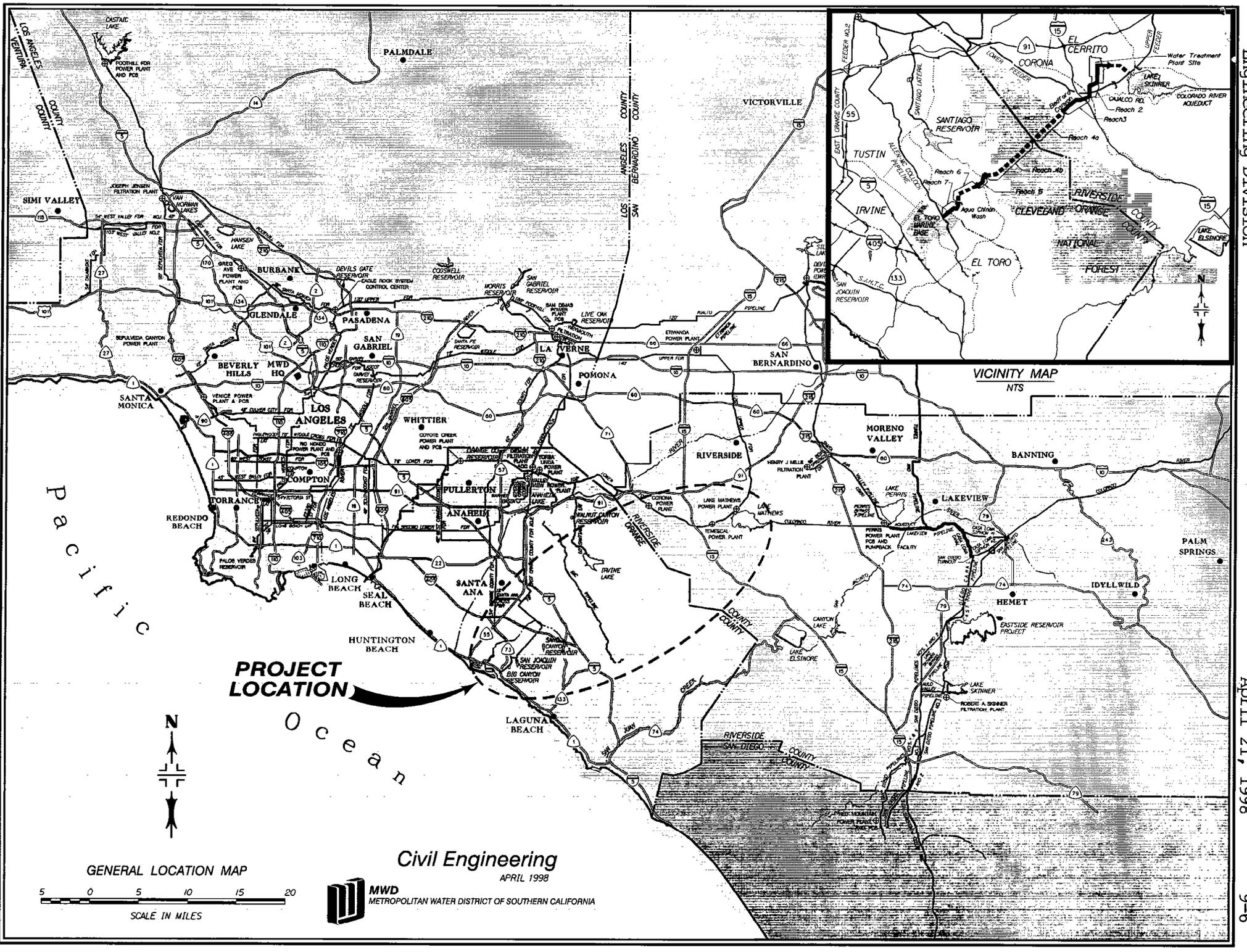
In order to construct the project at a future date, Metropolitan would need to secure a long-term property interest over a considerable portion of the golf course property. Construction of the project through an established golf course without the pipe sleeve would also severely disrupt golf course operations. Moreover, it would be difficult, if not impossible, to obtain such a property interest given what is likely to be strong opposition from the City of Corona, homeowners adjacent to the golf course, and the golf course operator. Therefore, the cost of acquiring the property interest and compensating for golf course disruption would be quite high.

It is proposed to negotiate a Memorandum of Understanding (MOU) with Corona Country Club Estates L.L.C., and Eagle Glen Country Club L.L.C., the developers of the planned golf course in Bedford Canyon. This proposed MOU would allow for Metropolitan's acquisition of property rights necessary for the installation of 3,000 feet of 20-foot-diameter corrugated-steel pipe before final grading of the golf course, and provide for the future installation of the final pipeline, future construction at the tunnel portal site, and all associated access requirements. Installation of the sleeve will significantly reduce the amount of property required within the golf course for future project needs. In addition, Metropolitan's future property needs will be acquired before the sale of adjacent homes begin.

Due to the expedient nature of this project, it is anticipated that once the MOU negotiations are finalized, staff will present the MOU to your Board and request funding for installation of the pipe sleeve.

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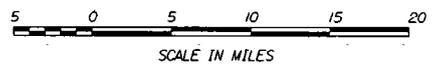
(MOUFORCPA)
Attachment (map)



PROJECT LOCATION

VICINITY MAP
NTS

GENERAL LOCATION MAP



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