

**MWD**

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

August 25, 1993

To: Board of Directors (Engineering & Operations Committee--Information)
 (Finance & Insurance Committee--Information)
 (Land Committee--Information)

From: General Manager

Subject: Chemical Unloading Facility (Appropriation No. 606) Parcel Nos.
 139-14-101, 103, 109, 107, 117 and 121 - History and Current
 Status of Buffer Zone Acquisition

Report

The Chemical Unloading Facility (CUF) was constructed in 1974 to receive chlorine delivered by railway tank cars. The chlorine is then transferred to tank trailers to be delivered to the Diemer, Mills and Skinner Filtration Plants, and Lake Mathews. In addition, chlorine is also delivered to CUF in one-ton cylinders and stored until needed at other facilities.

In August 1990, the Board of Directors approved \$300,000 for the enlargement of CUF and \$2,400,000 for the procurement of additional Right of Way at CUF. The intent of the buffer zone was to provide adequate space between CUF and its nearest potential neighbor to substantially reduce the impact of noise as rail tank cars are moved into position and trucks enter and exit the area (See attached map Exhibit "A").

Three of the buffer zone parcels have been acquired to date. The remaining six parcels have not been acquired despite numerous attempts by staff. Two appraisals and their updates, numerous negotiating sessions, and multiple offers have not resulted in acquisition of the land. Most of the owners contend that partial acquisition of their property will seriously impair their ability to successfully develop the land. Appraisal reports prepared by professional MAI appraisers do not concur with this opinion, and did not assess any substantial severance damages to the appraised value of the land. The owners believe that the value of their land is anywhere from 50 to 200 percent higher than the highest Metropolitan appraisal. The administrative costs, appraisal fees, and acquisition costs incurred to date for this project are approximately \$170,000. Total buffer zone project costs if all owners accepted the most recent offers today would be \$1,967,500 (See attached cost analysis Exhibit "B").

Staff has investigated the owners proposed land uses in greater detail and has determined that some of the Manufacturing/Industrial uses might be compatible with CUF. The two large parcels directly north and south of CUF (Lange 139-14-103 and Reynolds 139-14-109) are zoned RA-1 residential/agricultural. The owners do not intend to develop the land at this time due to the downturn in the residential market in the area. The Riverside County General Plan indicates this area to be a future Manufacturing/Industrial zone. If the zoning does change, a compatible Manufacturing/Industrial development would be the most likely development.

The concept of a buffer zone at CUF still appears prudent to staff. However, due to the recent changes in potential land uses, the likely large litigation costs involved with condemnation, and the current financial challenges facing Metropolitan, staff does not plan to pursue acquisition of the remaining parcels through the eminent domain process at this time. Metropolitan staff will continue to negotiate with those property owners who have expressed an interest in selling part or all of their property. For those owners who are opposed to selling, staff will discontinue negotiations at present with the intent to monitor the owners development plans, and purchase the land if it comes onto the market at some future date or if the plans for residential development go beyond the conceptual stage.

Board Committee Assignments

This letter is referred to:

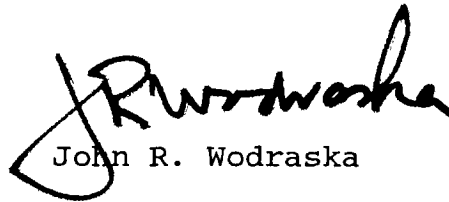
The Engineering and Operations committee for information because of its jurisdiction over the operation, protection, and maintenance of the plants and facilities required for the storage and treatment of water pursuant to Administrative Code Section 2430(c);

The Finance and Insurance committee for information because of its jurisdiction over the authorization of appropriations pursuant to Administrative Code Section 2441(d); and

The Land Committee for information because of its jurisdiction over the purchase, sale, and leasing of land and buildings pursuant to Administrative Code Section 2451(b).

Recommendation

For information only.



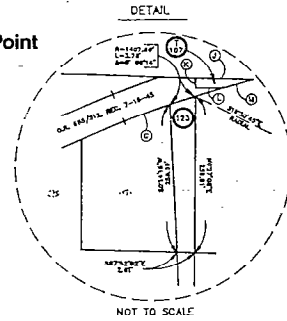
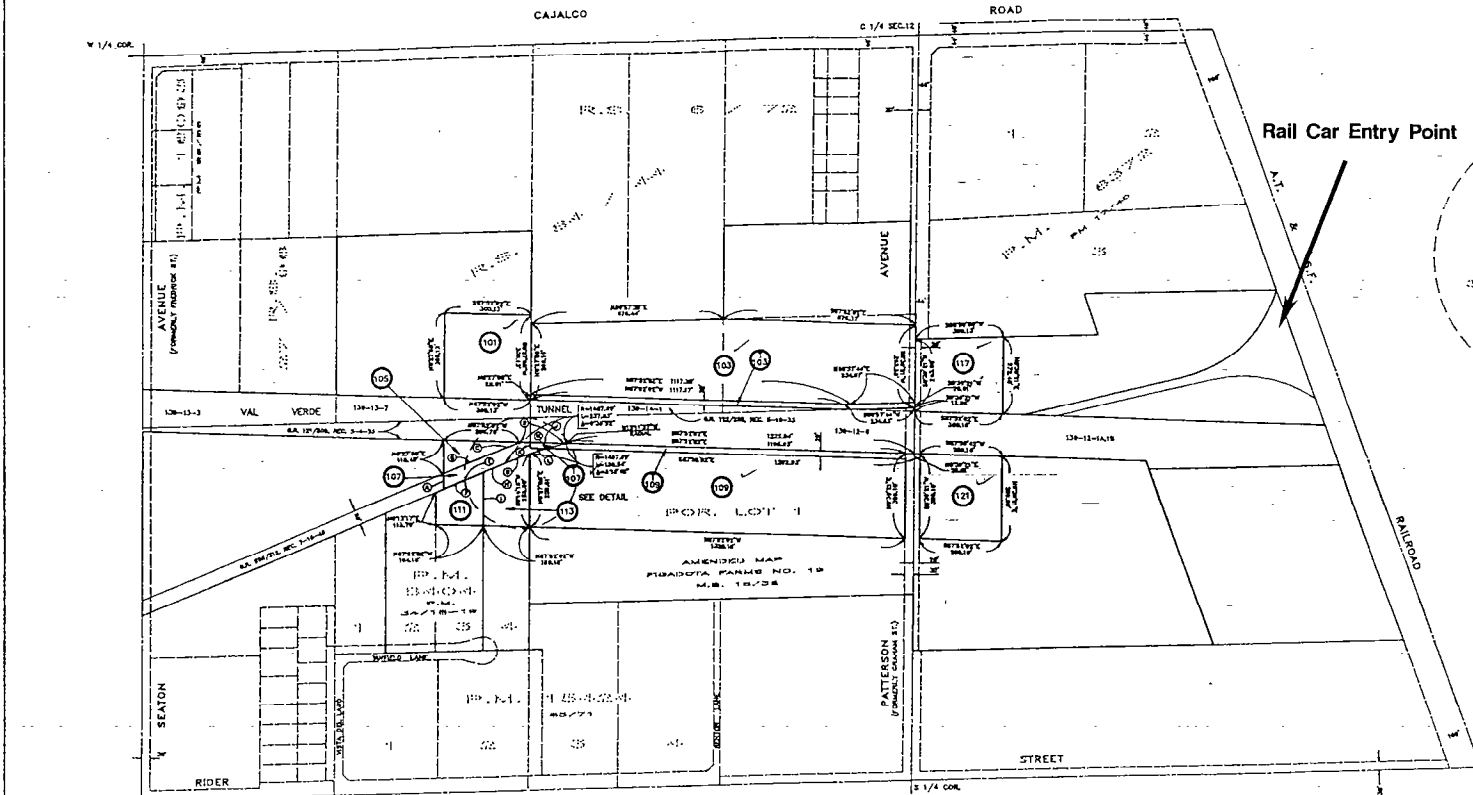
John R. Wodraska

Attachments

DTC\cufupdt3\Tempb1

SECT. 12, T. 4S., R. 4W., S.B.M.
COUNTY OF RIVERSIDE, CALIFORNIA

SCHEDULE
BOOK 139
PAGE 14



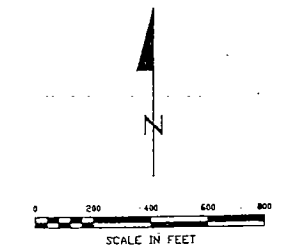
LINE & CURVE DATA

COURSE	BEARING	LENGTH	DELTA	ORDINATE
A	N07°17'00"E	21.64		
B	N07°00'00"E	196.97		
C	S82°17'00"W	327.24	149.18	
D	N07°00'00"E	156.85		
E	N07°00'00"E	276.51		
F	S07°00'00"W	176.40		
G	S02°17'00"W	402.71	610.90	1407.47
H	N07°00'00"E	222.00		
I	S08°17'00"W	189.88		
J	S47°17'00"E	125.30		
K	N07°00'00"E	200.01		
L	N07°00'00"E	245.12		
M	S82°17'00"W	69.43	248.33	1407.47

PARCEL NO.	OWNERSHIP	ACREAGE	DESIGNATION	RECORDING DATA	C.D. NO.
101	DELLAH PROPERTIES, INC.	2.067	FEE		
102	ROBERT V. LANGE & ANN LANGE	2.188	FEE		
103	ROBERT V. LANGE & ANN LANGE	0.621	TEMPORARY EASEMENT		
107	RIVERSIDE GRANITE COMPANY	0.423	FEE		
109	RIVERSIDE GRANITE COMPANY	0.042	TEMPORARY EASEMENT		
105	O.M. STORSTEEN, M.D.	0.358	FEE		
104	FREDDIE HUGO REYNOLDS & PATSY R. REYNOLDS	0.041	FEE		
106	FREDDIE HUGO REYNOLDS & PATSY R. REYNOLDS	0.545	TEMPORARY EASEMENT		
111	PO K. JIANG, et al	1.819	FEE		
110	ABLE COMPANY	0.827	FEE		
117	KENNETH M. CLOYD, et al	1.820	FEE		
121	MC ANALLY ENTERPRISES, INC.	1.929	FEE		
122	RECORD OWNER (STATUS)	0.018	FEE		

NOTES
THIS MAP WAS PREPARED BY THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA FOR THE USE OF THE DISTRICT. THE MAP IS UPDATED AT REGULAR INTERVALS AND SHOULD BE CHECKED FOR CURRENT STATUS. IF THE USER HAS ANY QUESTIONS OR CONCERNS, THEY SHOULD BE CONTACTED WITH THE DISTRICT OR THE ENGINEER OF RECORD. NO WARRANTY IS EXPRESSED OR IMPLIED IN THIS MAP AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION THEREON.

NOTE: SEE ALSO ATTACHED LAND TITLE SURVEY BY J.D. BARNES ASSOCIATES INC. FOR A.M.S. DATED NOVEMBER 1998.



COUNTY OF RIVERSIDE
THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

RIGHT OF WAY MAP
DISTRIBUTION SYSTEM
CHEMICAL UNLOADING FACILITY

DESIGNED BY: _____ RECOMMENDED BY: _____
DRAWN BY: _____ APPROVED BY: _____
CHECKED BY: _____
WORK ORDER: _____
LOS ANGELES 6-27-91 139-14

NO. DATE DFC CDR REVISION REC. APP. NO.

PREPARED ON AUTOCAD - DO NOT MAKE MANUAL REVISIONS

EXHIBIT B

Chemical Unloading Facility Acquisition Cost Analysis

August 9, 1993

Owner Name	MWD Parcel #	Current Offer (High Appraisal)	Existing Zoning	Proposed Use
Delilah	139-14-101	\$186,000.00	M-SC	Tile Manufacture
Lange	139-14-103	\$632,000.00	R/A -1	Residential
Cloyd/Tidwell	139-14-117	\$201,500.00	M-SC	Truss Manufacture
Riverside Granite	139-14-107	\$14,000.00	R/A-1	Assemblage (title clouded)
McAnally Enterprises	139-14-121	\$212,000.00	M-SC	Hold for Future Commercial
Reynolds	139-14-109	\$552,000.00	R/A-1	Nursery Storage
Sub Total		\$1,797,500.00		
Previous Acquisitions, Appraisals, Administrative Costs to Date		\$170,000.00		
Total		\$1,967,500.00		