



MWD

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

7-14

March 26, 1998

To: Board of Directors (Engineering and Operations Committee--Action)
From: *for* General Manager Edward J. Meo III
Submitted by: Chief Engineer *for* Hernandez Rojas
Subject: Authorize Exchange of Eastside Reservoir Project Lands with City of Hemet

RECOMMENDATION(S)

It is recommended that the Board of Directors authorize an exchange of land with the City of Hemet to acquire in-holdings at the Eastside Reservoir Project. Metropolitan would convey Parcel 144-1-85C, consisting of approximately 35 acres of land, to the City in exchange for remainders in Parcels 144-1-603 and 144-1-647 with an equal amount of acreage.

EXECUTIVE SUMMARY

Metropolitan entered into a Memorandum of Understanding (MOU) with the County of Riverside and City of Hemet to construct Domenigoni Parkway as a replacement for Newport Road, which has been closed for the Eastside Reservoir. The MOU provided that the City of Hemet would contribute the rights-of-way for the Parkway and Salt Creek flood control channel on those lands which it owned. These lands include Parcels 144-1-603 and 144-1-647. Metropolitan acquired the remainder of the rights-of-way. The City has been left with landlocked remainders that are adjacent to Metropolitan property. Acquisition of the remainders would remove these in-holdings from Metropolitan's project lands. The City has agreed to convey these remainders to Metropolitan in exchange for equal acreage adjacent to lands previously conveyed by Metropolitan to the Hemet School District.

DETAILED REPORT

Construction of the Eastside Reservoir has resulted in the destruction of Newport Road, which ran the length of the Diamond and Domenigoni Valleys. Newport Road is owned by the County of Riverside and City of Hemet. During the reservoir planning process, Metropolitan agreed that it would reconstruct the road north of the project to replace the transportation corridor which was being removed.

Metropolitan proposed to reconstruct a two-lane road to match the existing Newport Road. Both the County and City desired to have an upgraded roadway with four lanes. The alignment for the replacement roadway was adjacent to the unimproved Salt Creek channel, which posed flooding and erosion problems. All parties agreed that it would be beneficial to complete the excavation of the flood control channel and use the soil in the roadway construction. Negotiations resulted in a Memorandum of Understanding (MOU) for the simultaneous construction of the

replacement roadway, now named Domenigoni Parkway, and the Salt Creek Channel. The County and City agreed to make contributions of money, land and services to cover the cost of additional paving for a four-lane roadway.

The City of Hemet's contribution included city-owned lands totalling approximately 45 acres. The grant of these lands would create three landlocked remainder parcels that are adjacent to Metropolitan's operations and reserve lands. Metropolitan requested the transfer of these remainders totalling approximately 35 acres to avoid in-holdings within its lands. In lieu of purchasing the remainders, a proposal was made to exchange an equal amount of acreage as mitigation for the project's impacts.

The property Metropolitan is proposing to exchange was acquired as part of the McSweeney Ranch acquisition and is adjacent to the property that was conveyed to the Hemet Unified School District. Metropolitan paid \$17,000 per acre for the McSweeney Ranch in 1992. The parcels which the City would convey to Metropolitan were appraised at \$17,000 (Parcel 144-1-647) and \$20,000 (144-1-603) per acre in 1993. The land Metropolitan would receive is generally landlocked, except that it abuts Metropolitan's lands for operations and reserve uses, and Metropolitan will be able to access these parcels. The land the City would receive has frontage on a paper street, but no improved access at this time. The City will be able to access the property through the School District's parcel.

It is recommended that your Board authorize the exchange of parcels with the City of Hemet.

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