



- Board of Directors
Real Property and Asset Management Committee

10/8/2013 Board Meeting

7-6

Subject

Authorize granting of one permanent easement to Southern California Edison Company (SCE) on Metropolitan-owned property located in Riverside County.

Executive Summary

Staff is seeking board authority to grant one permanent easement to Southern California Edison Company (SCE) on Metropolitan-owned property in Riverside County for an electrical and communications equipment crossing. The requested easement is east of Lake Mathews, near Western Municipal Water District's Operations Center. Consistent with industry practice, SCE will make a one-time payment of \$4,800 to Metropolitan for the permanent easement. The payment amount includes fair market value for the easement interest, as determined through an appraisal, and a processing fee. Staff evaluations have determined that this easement will not interfere with Metropolitan's water operations. The easement is terminable should SCE discontinue its use of the property for more than three years. In addition, design and construction plans for the planned improvements to be constructed on the easement are subject to Metropolitan's prior review and written approval. Board authorization to grant this permanent easement is required because the term of the real property interest to be conveyed exceeds five years.

Details

SCE is requesting a permanent easement of 0.89 acre to install and maintain electrical and communications equipment needed by Western Municipal Water District's Operations Center and nearby housing. The requested easement is a portion of Metropolitan's Lake Mathews property, adjacent to conserved lands of the Lake Mathews Multiple Species Reserve, located in Riverside County ([Attachment 1](#)). The fair market value of the easement is \$3,300 as determined by an appraisal, plus a \$1,500 processing fee (total revenue \$4,800).

Policy

Metropolitan Water District Administrative Code Section 8230: Grants of Real Property Interests

Metropolitan Water District Administrative Code Section 8231: Appraisals of Real Property Interests

Metropolitan Water District Administrative Code Section 8232: Terms and Conditions of Management Documents

This easement is consistent with the board-adopted Fair Market Value Policy.

California Environmental Quality Act (CEQA)

CEQA determination for Option #1:

The proposed action is categorically exempt under the provisions of CEQA and the State CEQA Guidelines. The proposed project involves minor alterations of existing private or public facilities, with the construction of minor appurtenant structures, with minor modifications in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees. These activities would result in negligible expansion of use

and no possibility of significantly impacting the physical environment. Accordingly, the proposed action qualifies under Class 1, Class 3 and Class 4 Categorical Exemptions (Sections 15301, 15303, and 15304 of the State CEQA Guidelines).

The CEQA determination is: Determine that pursuant to CEQA, the proposed action qualifies under three Categorical Exemptions (Class 1, Section 15301; Class 3, Section 15303; and Class 4, Section 15304 State CEQA Guidelines).

CEQA determination for Option #2:

None required

Board Options

Option #1

Adopt the CEQA determination that the proposed action is categorically exempt and authorize the General Manager to grant a permanent easement to SCE in Riverside County.

Fiscal Impact: Metropolitan will receive \$4,800 in fair market value payments and processing fee.

Business Analysis: Cooperation with other utilities, by granting easements and other rights of entry, furthers the public interest and also allows Metropolitan to obtain easements and other property rights critical to its operations.

Option #2

Take no action.

Fiscal Impact: Forgo opportunity to generate revenue

Business Analysis: Metropolitan may, in the future, be unable to secure easements it needs for operational facilities.

Staff Recommendation

Option #1

	9/16/2013
John Clairday Manager, Real Property Development and Management	Date
	9/18/2013
Jeffrey Kightlinger General Manager	Date

Attachment 1 – Location and Site Maps

