



- Board of Directors
Real Property and Asset Management Committee

10/8/2013 Board Meeting

7-7

Subject

Authorize granting of one permanent easement to Southern California Edison Company on Metropolitan-owned property located in San Bernardino County

Executive Summary

Staff is seeking board authority to grant one permanent easement to SCE on Metropolitan-owned property in city of Fontana for an electrical equipment crossing. Consistent with industry practice, SCE will make a one-time payment of \$4,200 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 0.0137 acre (595 square feet) to install underground electrical equipment needed by an adjacent housing development. The requested easement is a portion of Metropolitan's Rialto Pipeline fee right-of-way, located east of the I-15 Freeway and north of the I-210 Freeway in the city of Fontana ([Attachment 1](#)). The fair market value of the easement is \$2,700 as determined by an appraisal, plus a \$1,500 processing fee (total revenue \$4,200).

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:

On August 17, 2004, the city of Fontana, acting as the Lead Agency, approved the project and certified the Citrus Heights North Specific Plan Final Environmental Impact Report. Mitigation measures were made a condition of project approval. A Mitigation Monitoring Plan and Statement of Overriding Considerations were adopted for the project and findings were made pursuant to the provisions of CEQA.

On December 14, 2007, Metropolitan, as a Responsible Agency under CEQA, reviewed and considered the information in the CEQA documents that were approved by the Lead Agency, adopted the Lead Agency’s findings and mitigation measures, and granted the city of Fontana four permanent easements for public street and utility purposes.

The CEQA determination is: The information contained in the Lead Agency’s approved CEQA documents has been previously reviewed and considered by Metropolitan and Metropolitan previously adopted the Lead Agency’s findings and mitigation measures. No further action is required related to the proposed action.

CEQA determination for option #2:

None required

Board Options

Option #1

Adopt the CEQA determination that Metropolitan previously adopted the Lead Agency’s findings and mitigation measures, and authorize the General Manager to grant a permanent easement to SCE in San Bernardino County.

Fiscal Impact: Metropolitan will receive \$4,200 in fair market value payment 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

	9/17/2013
John C. Clairday Real Property Development and Management Group Manager	Date

	9/19/2013
Jeffrey Knightlinger General Manager	Date

Attachment 1 – Location and Site Maps

