



- Quarterly Report Ending March 31, 2014

Summary and Accomplishments

This report provides an update on real estate activities for the period January through March 2014.

During this reporting period:

- Twenty-eight real property related transactions were completed, including compatible secondary use requests; filming and parking permits; access permits; construction easements; fallowing easements; utility easements; an office lease; and a surplus property sale.
- Staff continues to work with Legal and Engineering Services to assess real property and access needs for right of way repair projects within the Distribution System Infrastructure Protection Program for Orange County
- Staff provided property research, valuation, and planning support to Bay Delta Initiatives related to potential near- and long-term projects in the Delta.
- Staff is negotiating with Urban Park Concessionaires for a one-year extension of its operation of the DVL Marina and the Lakeview Trail.
- The option granted Holy Hill Community Church regarding purchase of the Sunset Garage has been terminated.

Purpose

Metropolitan Water District Administrative Code Section 2720: General Manager's Quarterly Reports
Metropolitan Water District Administrative Code Section 8257: Quarterly Reports

Attachments

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| Attachment 1 | Deeds and grants accepted by Metropolitan to use others' privately-owned or publicly-owned real property |
| Attachment 2 | Leases and permits issued to other to use Metropolitan-owned land |
| Attachment 3 | Deeds granted to others that provide for compatible uses of Metropolitan-owned land or disposal of surplus property |

Detailed Report

Completed Transactions

Deeds and Grants Accepted by Metropolitan

[Attachment 1](#) is a listing of fourteen agreements that were accepted.

Two consents were received in support of the Upper Feeder Encasement Project and one consent was received in support of the Santa Ana Bridge Retrofit Project. The state of California Department of Transportation (CalTrans) provided consent for traffic control and breach of fencing within Metropolitan's existing right of way at the Interstate 10 freeway. The Federal Aviation Administration provided two consents for cranes to enter airspace near the flights paths of the Ontario International Airport and the Riverside Municipal Airport.

Board Report (Quarterly Report Ending March 31, 2014)

A permanent easement was obtained from Graphic Packaging International Inc. to allow for relocation of Metropolitan's Service Connection OC-38 water meter and power meter cabinets to facilitate the property owners' new driveway construction.

One entry permit was obtained from private property owners in order to access their properties to facilitate the construction of a block wall at the F. E. Weymouth Water Treatment Plant in La Verne.

A quitclaim was accepted from HayDay Farms, Inc. as an exchange of 5.0 water toll acres for like property of equal value on Palo Verde Irrigation District property in Imperial County.

Two entry permits were obtained from Intex Properties Inland Empire Corporation which provides permission to perform site inspections, environmental surveys, and land appraisals for the Etiwanda Pipeline North Liner Repairs.

The City of Long Beach gave written consent to provide permission for storage of equipment and supplies associated with the temporary shutdown of the Second Lower Feeder pipeline in the city of Long Beach.

An entry permit was obtained from a private property owner which provides access to his property to perform removal and closure of an existing groundwater monitoring well which was installed when constructing the Inland Feeder Pipeline.

Three entry permits were acquired from Pacific Communities Builder, Inc., SC Fontana Development Company, LLC, and Water of Life Community Church; and a consent was obtained from Southern California Edison. All four agreements provide for permission to perform site inspections, environmental surveys, and land appraisals for the Etiwanda Pipeline North Liner Repairs.

Leases and Permits Granted

Ten transactions were executed and issued during this reporting period ([Attachment 2](#)). These instruments allow others a compatible secondary use of Metropolitan-owned land. The agreements include one lease, one lease assignment, one license, six entry permits, and one entry permit amendment, all of which conform to Administrative Code provisions established by Metropolitan's Board.

Staff executed two short-term permits for parking at the Metropolitan Headquarters Building in conjunction with events taking place at the Union Station train terminal.

Agri-Empire was issued a license to allow for a crop irrigation waterline to cross an existing culvert on the Colorado River Aqueduct Casa Loma Siphon 1 right of way near the city of San Jacinto.

An entry permit previously issued to California Department of Transportation (CalTrans) was amended to expand the area and increase the rent for a construction staging area on a portion of Metropolitan's Sepulveda Feeder right of way near the Sepulveda Canyon Pressure Control Structure.

An existing lease for passive greenbelt purposes on a portion of the Foothill Feeder Rialto Pipeline Right of Way in the city of San Bernardino was assigned from Pine Trail Partners, LLC, to FH II, LLC.

Irvine Ranch Water District (IRWD) was issued an entry permit allowing for temporary access and a construction staging area on a portion of Metropolitan's Allen-McColloch Pipeline right of way in conjunction with the construction of IRWD's raw water pump station.

J & H Engineering General Contractors, Inc. was issued an entry permit allowing for access onto Metropolitan's West Valley Feeder No. 2 right of way to perform road rehabilitation activities associated with Metropolitan's East Portal Rehabilitation Project.

A permission to enter was issued to Jarrett Edwards Outdoors, Inc. for filming of fishing activities at Diamond Valley Lake (DVL). Jarrett Edwards Outdoors, Inc. produces a fishing show dedicated to western waters locations and the two day filming scenes at DVL will promote Diamond Valley Lake by raising public awareness on lake rules, regulations, Quagga mussel inspections, weather, fishing activities and other water related information.

Board Report (Quarterly Report Ending March 31, 2014)

The Louis Berger Group, Inc. was granted a two-year office lease on the third floor low rise at the Metropolitan Headquarters Building.

Southern California Edison was issued an entry permit to construct electrical facilities to service the surrounding neighborhood near Metropolitan's Garvey Reservoir.

Deeds Granted to Others

[Attachment 3](#) lists four agreements during this reporting period.

Farmland Reserve, Inc. was granted a partial quitclaim as an exchange of 5.0 water toll acres for like property of equal value on Palo Verde Irrigation District property in Imperial County.

Southern California Edison was granted a permanent easement for the installation, maintenance and operation of underground electrical equipment to service a proposed development adjacent to Metropolitan's Foothill Feeder Rialto Pipeline right of way in the County of San Bernardino.

A permanent easement was granted to Southern California Edison Company to install electrical and communication equipment on property near Western Municipal Water District's (WMWD) Operations Center located east of Lake Mathews. This equipment will serve both WMWD's Operations Center and a nearby proposed housing development.

A 17.828-acre portion of an Inland Feeder parcel located in the unincorporated community of Mentone was sold to Suncor Care, Inc. For maintenance and operational purposes Metropolitan retained 1.56 acres in fee for the north portal and 4.226 acres in permanent easement for the pipeline.

**Deeds, Grants and Leases Accepted
During 3rd Quarter of FY 2013/14
January 1, 2014 through March 31, 2014**

GRANTOR	ACREAGE	TYPE	TERM	USE	RECORDING DATE	COSTS
California, State of, Department of Transportation	n/a ⁽¹⁾	Consent	30 days	Provides consent for traffic control and breach of fence within MWD existing right of way at Interstate 10 freeway east in support of the Upper Feeder Encasement Project	n/a ⁽²⁾	\$0 ⁽³⁾
Federal Aviation Administration	n/a ⁽⁴⁾	Consent	9 months	Provides consent for crane to enter airspace near flight path for Ontario International Airport in support of the Upper Feeder Encasement Project	n/a ⁽²⁾	\$0 ⁽³⁾
Federal Aviation Administration	n/a ⁽⁴⁾	Consent	18 months	Provides consent for crane to enter airspace near flight path for Riverside Municipal Airport in support of the Santa Ana Bridge Retrofit Project	n/a ⁽²⁾	\$0 ⁽³⁾
Graphic Packaging International, Inc.	405 sq. ft.	Permanent Easement	n/a	Allows for relocation of Metropolitan's Service Connection OC-38 water meter and power meter cabinets to facilitate the property owner's new driveway construction	2/11/2014	\$0 ⁽³⁾
Guzman, Richard E.	n/a ⁽¹⁾	Entry Permit	1 year	Provides access to facilitate the construction of a block wall at F. E. Weymouth Water Treatment Plant	n/a ⁽²⁾	\$0 ⁽³⁾
HayDay Farms, Inc.	5.0 water toll acres	Quitclaim	Permanent	Exchanged easement rights for like property of equal value on Palo Verde Irrigation District property in Imperial County	7/22/2013	\$0 ⁽⁵⁾
Intex Properties Inland Empire Corp. (onsite)	13.2 acres	Entry Permit	6 months	Provides for permission to perform site inspections, environmental surveys, and land appraisals for the Etiwanda Pipeline North Liner Repairs	n/a ⁽²⁾	\$0 ⁽³⁾
Intex Properties Inland Empire Corp. (offsite)	9.53 acres	Entry Permit	6 months	Provides for permission to perform site inspections, environmental surveys, and land appraisals for the Etiwanda Pipeline North Liner Repairs	n/a ⁽²⁾	\$0 ⁽³⁾
Long Beach, City of	15 acres	Consent	14 days	Provides permission for storage of equipment and supplies associated with the temporary shutdown of the Second Lower Feeder pipeline in the city of Long Beach	n/a ⁽²⁾	\$0 ⁽³⁾
Oden, Michael A.	n/a ⁽¹⁾	Entry Permit	60 days	Provides access to property to perform removal and closure of an existing groundwater monitoring well which was installed when constructing the Inland Feeder	n/a ⁽²⁾	\$0 ⁽³⁾
Pacific Communities Builder, Inc.	1.9 acres	Entry Permit	5 months	Provides for permission to perform site inspections, environmental surveys, and land appraisals for the Etiwanda Pipeline North Liner Repairs	n/a ⁽²⁾	\$0 ⁽³⁾
SC Fontana Development Company, LLC	2.7 acres	Entry Permit	6 months	Provides for permission to perform site inspections, environmental surveys, and land appraisals for the Etiwanda Pipeline North Liner Repairs	n/a ⁽²⁾	\$0 ⁽³⁾
Southern California Edison	2.7 acres	Consent	30 days	Provides permission to conduct environmental surveys within SCE's exclusive easement adjacent to Etiwanda Pipeline North Liner Repair project.	n/a ⁽²⁾	\$0 ⁽³⁾
Water of Life Community Church	4 acres	Entry Permit	5 months	Provides for permission to perform site inspections, environmental surveys, and land appraisals for the Etiwanda Pipeline North Liner Repairs	n/a ⁽²⁾	\$0 ⁽³⁾

TBD = To be Determined

n/a = Not Applicable

⁽¹⁾ No acreage count since permission is for access point leading to MWD construction site.

⁽²⁾ Recording not required

⁽³⁾ No compensation due to mutual benefit consideration.

⁽⁴⁾ No acreage count since consent is for crane to enter air space near airport flight path.

⁽⁵⁾ Exchange for easement rights for like property of equal value

**Leases and Permits Issued
During 3rd Quarter of FY 2013/14
January 1, 2014 through March 31, 2014**

LESSEE	ENTITY TYPE	ACREAGE	TYPE	TERM	USE	FEE/RENT	FREQUENCY
Agri-Empire (RL 3344)	Private	0.18 acre	License	Year to Year	Allows for a crop irrigation waterline crossing an existing culvert on the Colorado River Aqueduct Casa Loma Siphon 1 right of way near the city of San Jacinto	\$500 ⁽¹⁾	Annual
American Public Works Association, The (RL 3371)	Private	n/a ⁽²⁾	Entry Permit	1 day	Allows use of parking areas at 700 North Alameda Street for an event held at Union Station train terminal	\$1,200 ⁽³⁾	One Time
California, State of, Department of Transportation (CalTrans) RL 3121)	Public	1.04 acres	Amendment No. 1 to Entry Permit	Year to Year	Amends the area and increases the rent for a construction staging area on a portion of Metropolitan's Sepulveda Feeder right of way near the Sepulveda Canyon Pressure Control Structure	\$3,936	Annual
FH II, LLC (RL 2470) ⁽⁴⁾	Private	1.783 acres	Assignment of Lease	1 year	Allows for passive greenbelt purposes only on a portion of the Foothill Feeder Rialto Pipeline right of way in the city of San Bernardino	\$2,536	Annual
Irvine Ranch Water District (IRWD) (RL 3361)	Public	0.24 acre	Entry Permit	1 year	Allows for temporary access and a construction staging area on a portion of Metropolitan's Allen-McColloch Pipeline right of way in conjunction with the construction of IRWD's raw water pump station	\$900	One Time
J & H Engineering General Contractors, Inc. (RL 3340)	Private	0.24 acre	Entry Permit	6 months	Allows for access onto Metropolitan's West Valley Feeder No. 2 right of way near Chatsworth in the county of Los Angeles. Access is needed to perform road rehabilitation associated with the East Portal Rehabilitation Project.	\$0 ⁽⁵⁾	n/a
Jarrett Edwards Outdoors, Inc. (RL 3315)	Private	n/a ⁽⁶⁾	Entry Permit	2 days	Allows for filming of fishing activities at Diamond Valley Lake for a national fishing television show	\$0 ⁽⁷⁾	n/a
Louis Berger Group, Inc., The (RL 3356)	Private	1,288 RSF ⁽⁸⁾	Lease	2 years	Allows use of office space on the third floor low rise at Metropolitan Headquarters Building	\$2,769	Monthly
Southern California Edison (RL 3239)	Private	4.43 acres	Entry Permit	1 year	Allows for construction of electrical facilities needed to service the neighborhood surrounding Metropolitan's Garvey Reservoir	\$1,500	One Time
Young, Ms. Katy (RL 3364)	Private	n/a ⁽⁹⁾	Entry Permit	1 day	Allows use of parking areas at 700 North Alameda Street for an event held at Union Station train terminal	\$2,160 ⁽³⁾	One Time

TBD = To be Determined

n/a = Not Applicable

⁽¹⁾ Includes a 3% annual increase

⁽²⁾ Temporary use of 100 parking spaces at the Metropolitan Headquarters Building

⁽³⁾ An additional \$500 nonrefundable security deposit was collected subsequently returned

⁽⁴⁾ Existing lease was granted to Pine Trails Partners, LLC prior to the assignment

⁽⁵⁾ Mutual benefits due to road rehabilitation is in association with a Metropolitan project

⁽⁶⁾ Temporary use of marina, parking lot, and other areas at Diamond Valley Lake

⁽⁷⁾ Fee waived due to mutual benefits derived from the television show which will promote Diamond Valley Lake by raising public

**Leases and Permits Issued
During 3rd Quarter of FY 2013/14
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awareness on lake rules, regulations, guagga mussel inspections, weather, fishing activities and other water related information

⁽⁸⁾ RSF = Rentable Square Feet

Rentable Square Feet (RSF) is the area of a building, floor or suite used as the basis for calculating Base Rent which includes a pro-rata portion of the Building Common Area. Usable Square Feet (USF) is the actual space occupied. Typically, the RSF is larger than USF because of lessee's use of common areas in the building such as lobbies and cafeteria

⁽⁹⁾ Temporary use of 180 parking spaces at the Metropolitan Headquarters Building

Deeds Granted
During 3rd Quarter of FY 2013/14
January 1, 2014 through March 31, 2014

GRANTEE	ACREAGE	TYPE	TERM	USE	DOCUMENT RECORDING DATE	FEE/RENT	FREQUENCY
Farmland Reserve, Inc.	5.0 water toll acres	Partial Quitclaim	Permanent	Extinguish Metropolitan's following easement on the Palo Verde Irrigation District property in Imperial County	7/22/2013	\$0 ⁽¹⁾	n/a
Southern California Edison Company (RL 3334)	0.014 acre	Easement	Permanent	Allows for installation, maintenance, and operation of electrical equipment to service a proposed development adjacent to Metropolitan's Foothill Feeder Rialto Pipeline right of way in the county of San Bernardino	2/7/2014	\$4,200	One Time
Southern California Edison Company (RL 3059)	0.89 acre	Easement	Permanent	Allows for installation of electrical and communication equipment on property near Western Municipal Water District's Operations Center located east of Lake Mathews to service the center and a nearby proposed housing development	1/15/2014	\$4,800	One Time
Suncor Care, Inc. (RL 2443)	17.828 acres	Grant Deed	Permanent	Surplus property sale of a portion of an Inland Feeder parcel located in the unincorporated community of Mentone	1/31/2014	\$516,861	One Time

TBD = To be Determined

n/a = Not Applicable

⁽¹⁾ Exchange of easement rights for like property of equal value