



- Board of Directors
Real Property and Asset Management Committee

8/19/2014 Board Meeting

7-7

Subject

Authorize granting a 2,477-square-foot permanent easement to Southern California Edison on Metropolitan-owned property at the Chemical Unloading Facility in the city of Perris, Riverside County

Executive Summary

Staff is seeking board authority to grant one permanent easement to Southern California Edison (SCE) on Metropolitan-owned property in Riverside County for installation of electrical transformers and conduit crossings. This requested easement was made in conjunction with plans to upgrade and expand Metropolitan's Chemical Unloading Facility (CUF) in the city of Perris, by constructing two additional building improvements on site. The new electrical components will provide the additional power needed to service the larger facilities.

Details

This is a request to SCE by Metropolitan for the relocation and upgrade of the transformers and conduit crossings at CUF in the city of Perris ([Attachment 1](#)). The requested easement of 2,477 square feet will be relocated to the northeast corner of the property, outside the fenced premises of the CUF facility, as an enhanced security measure and to provide easier access by SCE technicians for future maintenance. All applicable fees and charges shall be waived as this project will directly serve and benefit Metropolitan. Staff evaluations have determined that this easement will not interfere with Metropolitan's water system operations. In addition, design and construction plans for the planned improvements to be constructed on the easement have been reviewed and approved by Metropolitan's staff. The easement is terminable should SCE discontinue its use of the property for more than three years. Board authorization to grant this permanent easement is required because of a variance from Metropolitan's standard paramount rights language and the term of the real property interest to be conveyed exceeds five years.

Policy

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

Metropolitan Water District Administrative Code Section 8231: Appraisal 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 was previously determined to be categorically exempt under the provisions of CEQA and the State CEQA Guidelines. The Board found the Chemical Unloading Facility (CUF) Chlorine Containment Facility Project to be exempt under Classes 1, 2, 3, 4, and 11 (Sections 15301, 15302, 15303, 15304, and 15311 of the State CEQA Guidelines) on February 8, 2011. A Notice of Exemption (NOE) was filed on the action at that time.

With the current board action, there is no substantial change proposed to the project since the original NOE was filed. Hence, the previous environmental documentation in conjunction with the action fully complies with CEQA and the State CEQA Guidelines. Accordingly, no further CEQA documentation is necessary for the Board to act with regard to the proposed action.

CEQA determination is: Determine that the proposed action has been previously addressed in the 2011 NOE (Class 1, Section 15301; Class 2, Section 15302; Class 3, Section 15303; Class 4, Section 15304; and Class 11, Section 15311 of the State CEQA Guidelines) and that no further environmental analysis or documentation is required.

CEQA determination for Option #2:

None required

Board Options

Option #1

Adopt the CEQA determination that the proposed action was previously determined to be categorically exempt, and authorize the General Manager to grant a permanent easement to Southern California Edison.

Fiscal Impact: None applicable

Business Analysis: SCE will be able to produce the required power source to service the expansion of CUF. Cooperation with other agencies, by granting easements and other rights of entry, furthers the public interest, and also facilitates Metropolitan’s obtaining easements and other property rights critical for its operations.

Option #2

Take no action.

Fiscal Impact: None applicable

Business Analysis: Metropolitan may not have enough power generated by the existing transformers to subsidize the new improvements, resulting in detrimental effects on the operations of the facilities.

Staff Recommendation

Option #1



John Clairday
Manager, Real Property Development and Management
7/25/2014
Date



Jeffrey Kightlinger
General Manager
8/5/2014
Date

Attachment 1 – Location and Site Maps

Ref# rpd12631328

Location and Site Maps

