



● **Board of Directors**
Real Property and Asset Management Committee

4/12/2016 Board Meeting

7-4

Subject

Authorize granting a permanent easement to county of Riverside on Metropolitan-owned property located in the county of Riverside

Executive Summary

Staff is seeking board authority to grant one permanent easement for a road crossing to county of Riverside (County) on Metropolitan-owned property in the unincorporated community of Cabazon. Consistent with industry practice, the County will make a one-time payment of \$3,636 to Metropolitan Water District of Southern California (Metropolitan) for the County's acquisition of the permanent easement for road crossing purposes. The payment amount includes fair market value for the easement interest, as determined through an appraisal, and a processing fee.

Details

The county of Riverside is requesting a permanent easement of 0.454 acre for road crossing purposes across the Metropolitan's Colorado River Aqueduct (CRA) in the unincorporated community of Cabazon (**Attachment 1**). Staff evaluations have determined that this easement will not interfere with Metropolitan's water operations. The permanent easement is terminable should the County discontinue its use of the property for more than three years. In addition, design and construction plans for improvements to be constructed and maintained are subject to Metropolitan's prior review and written approval. The fair market value of the easement is \$1,136, as determined by an appraisal. In addition to the fair market value of the easement, Metropolitan will also receive a \$2,500 processing fee. Board authorization to grant this permanent easement is required because 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: Appraisals of Real Property Interests

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

Fair Market Value Policy as adopted by the Board on August 16, 2011

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 operation, repair, maintenance, leasing or minor alteration of existing private or public facilities, with minor alterations in the condition of land, water, or vegetation which do not involve the removal of healthy, mature, scenic trees. These activities would result in negligible or no expansion of an existing use and no possibility of significantly impacting the physical environment. Accordingly, the proposed action qualifies under Class 1 and Class 4 Categorical Exemptions (Sections 15301 and 15304 of the State CEQA Guidelines).

The CEQA determination is: Determine that pursuant to CEQA, the proposed action qualifies under two Categorical Exemptions (Class 1, Section 15301; and Class 4, Section 15304 of the 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 the county of Riverside.

Fiscal Impact: Metropolitan will receive a one-time payment of \$3,636 that includes both the fair market value payment and processing fee.

Business Analysis: Cooperation with other agencies and utility companies, by granting easements and other rights of entry, furthers the public interest, and also facilitates Metropolitan’s obtaining 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



Fidencio M. Mares
Interim Assistant General Manager/
Chief Administrative Officer

3/21/2016
Date



Jeffrey Knight/Ingek
General Manager

3/22/2016
Date

Attachment 1 – Location and Site Maps

Location and Site Maps

