



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

4/12/2016 Board Meeting

7-5

Subject

Authorize granting a permanent easement to Southern California Edison (SCE) on Metropolitan-owned property located in the county of Orange

Executive Summary

Staff is seeking board authority to grant one permanent easement for electrical and communications equipment to Southern California Edison (SCE) on Metropolitan-owned property in the city of Anaheim. Consistent with industry practice, the developer will make a one-time payment of \$4,500 to Metropolitan Water District of Southern California (Metropolitan) for SCE's acquisition of the permanent easement for electrical and communications equipment purposes. The payment amount includes fair market value for the easement interest, as determined through an appraisal, and a processing fee.

Details

SCE is requesting a permanent easement of 0.087 acre for electrical and communications equipment to be connected with adjacent SCE equipment. The underlying fee property of the requested easement area is a portion of Metropolitan Santiago Lateral and Santiago Spillway fee right-of-way located in the city of Anaheim (**Attachment 1**). Staff evaluations have determined that this easement will not interfere with Metropolitan's water operations. The permanent easement is terminable should SCE discontinue its use of the property for more than three years. In addition, design and construction plans for improvements to be constructed on the easement are subject to Metropolitan's prior review and written approval. The fair market value of the easement is \$2,000, 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 the minor alterations of existing private or public facilities, along with the construction of minor appurtenant structures, with minor modifications in the condition of land, water, and/or vegetation which do not involve 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 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 SCE.

Fiscal Impact: Metropolitan will receive a one-time payment of \$4,500 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 Lightling
General Manager

3/22/2016

Date

Attachment 1 – Location and Site maps

Location and Site Maps

