



- Quarterly Report Ending June 2017

## Summary

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This report provides an update on real estate activities for the period April 1, 2017 through June 30, 2017.

During this reporting period, twenty transactions were executed for matters ranging from the approval of requests for compatible secondary uses of Metropolitan land to the acquisition of temporary real property interests and licenses to use private and public lands for access, maintenance, storage/laydown, and other activities related to Metropolitan functions and activities.

## Purpose

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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 privately-owned or publicly-owned real property                    |
| Attachment 2 | Leases and permits issued to others 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

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### Completed Transactions

#### Deeds Grants, and Leases Accepted by Metropolitan

[Attachment 1](#) lists twelve agreements that were accepted.

- An entry permit was acquired from the Riverside County Regional Park and Open Space District for access, construction staging, and environment restoration. The duration of one year pertains to construction and five years for restoration in support of the Santa Ana River Bridge Bellows Expansion Joint Replacement project.
- An entry permit was acquired from Worthington Investments, Co. to access Metropolitan's adjacent fee property for a period of one year in support of the Santa Ana River Bridge Bellows Expansion Joint Replacement project.
- A license was extended with World Oil Corporation for an additional month for construction staging and laydown area as part of the Orange County Feeder Relining project.
- Eight liability release agreements were processed for temporary access restrictions experienced by residents due to repair work on the Orange County Feeder along North Bristol Street in the City of Santa Ana.
- A residential lease in Riverside County was extended for two additional years to provide housing to a Metropolitan first responder at Lake Mathews.

## Board Report (Quarterly Report Ending June 2017)

### Leases and Permits Granted

Six transactions were completed during this reporting period. (See [Attachment 2](#)). The agreements listed therein provided others with certain compatible secondary uses of Metropolitan-owned land. The matters include one license, one entry permit, a research agreement and one lease amendment, all of which conform to Administrative Code provisions established by Metropolitan's Board.

- A license was issued to Duke Realty Corporation to perform soil boring and construction of a 50-foot driveway crossing over the Colorado River Aqueduct.
- An existing research use agreement with the Regents of the University of California was amended to allow UC Davis to continue data collection activities on Holland Tract and Bouldin and Bacon Islands in the Sacramento-San Joaquin Delta.
- An entry permit was issued to allow horseback riding in conjunction with the 2017 Domenigoni Ranch Charity Ride for Diabetes. The ride took place on a Metropolitan property located west of Diamond Valley Lake.
- An existing lease with Western Science Center was amended to include additional square footage for the Western Center Academy located at the Visitor Center campus.
- A farm lease was entered into with HayDay Farms Venture, LLC for agricultural purposes in the Palo Verde Valley.
- A short term lease was granted to Valley-Wide Recreation and Park District to allow access to conduct various outdoor activities and special third party events in the East Recreation area near Diamond Valley Lake.

### Deeds Granted to Others

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

- The sale of 2.75 acres in the city of Highland, California to San Bernardino Valley Municipal Water District was completed.
- A permanent easement was granted to Southern California Edison for power lines providing electric service to the Diamond Valley East Dam.

**Deeds, Grants and Leases Accepted  
During 4th Quarter of FY 2016/17  
April 1, 2017 through June 30, 2017**

| GRANTOR  | ACREAGE            | TYPE                             | TERM    | USE   | RECORDING DATE     | COSTS              |
|--|--------------------|----------------------------------|---------|---|--------------------|--------------------|
| Riverside County Regional Park and Open Space District | 1.28               | Entry Permit                     | 6 years | Allows for access, staging, construction, and environment restoration for the Santa Ana River Bridge Bellows Expansion Joint Replacement project. | n/a <sup>(3)</sup> | \$0 <sup>(1)</sup> |
| Worthington Investments Co., LLC, et al.               | 4.25               | Entry Permit                     | 1 year  | Allows for access, staging, construction, and environment restoration for the Santa Ana River Bridge Bellows Expansion Joint Replacement project. | n/a <sup>(3)</sup> | \$0 <sup>(2)</sup> |
| World Oil Corp.  | 0.33               | License                          | 1 month | Allows for an additional month for construction staging area as part of the Orange County Feeder Relining Project.                                | n/a <sup>(3)</sup> | \$5,000            |
| Magdalena De la Cruz De Robollar                       | 0.36               | Lease                            | 2 years | Allows for an additional two years to provide housing to Metropolitan's first responder at Lake Mathews.  | n/a <sup>(3)</sup> | \$2,345/month      |
| Escalante, Laura                                       | n/a <sup>(4)</sup> | Release and Settlement Agreement | 76 days | Issued for loss of access to resident due to street closures necessitated by repair work on the Orange County Feeder in Santa Ana.                | n/a <sup>(3)</sup> | \$3,850            |
| Garcia, Pablo  | n/a <sup>(4)</sup> | Release and Settlement Agreement | 63 days | Issued for loss of access to resident due to street closures necessitated by repair work on the Orange County Feeder in Santa Ana.                | n/a <sup>(3)</sup> | \$3,150            |
| Garcia, Maria (no relations to Pablo Garcia)           | n/a <sup>(4)</sup> | Release and Settlement Agreement | 63 days | Issued for loss of access to resident due to street closures necessitated by repair work on the Orange County Feeder in Santa Ana.                | n/a <sup>(3)</sup> | \$3,150            |
| Hernandez, Juan  | n/a <sup>(4)</sup> | Release and Settlement Agreement | 76 days | Issued for loss of access to resident due to street closures necessitated by repair work on the Orange County Feeder in Santa Ana.                | n/a <sup>(3)</sup> | \$3,850            |
| Mendoza, Gamaliel                                      | n/a <sup>(4)</sup> | Release and Settlement Agreement | 63 days | Issued for loss of access to resident due to street closures necessitated by repair work on the Orange County Feeder in Santa Ana.                | n/a <sup>(3)</sup> | \$3,150            |
| Meza, Sarah  | n/a <sup>(4)</sup> | Release and Settlement Agreement | 63 days | Issued for loss of access to resident due to street closures necessitated by repair work on the Orange County Feeder in Santa Ana.                | n/a <sup>(3)</sup> | \$3,150            |
| Taffolla, Vanessa                                      | n/a <sup>(4)</sup> | Release and Settlement Agreement | 76 days | Issued for loss of access to resident due to street closures necessitated by repair work on the Orange County Feeder in Santa Ana.                | n/a <sup>(3)</sup> | \$3,850            |
| Villasenor, Ana  | n/a <sup>(4)</sup> | Release and Settlement Agreement | 76 days | Issued for loss of access to resident due to street closures necessitated by repair work on the Orange County Feeder in Santa Ana.                | n/a <sup>(3)</sup> | \$3,850            |

**TBD = To be Determined**

**n/a = Not Applicable**

<sup>(1)</sup> No compensation due to the mutual benefits derived by both parties.

<sup>(2)</sup> No compensation required by property owner.

<sup>(3)</sup> Recording not required.

<sup>(4)</sup> No acreage associated with the agreement; only for loss of access.

**Leases and Permits Issued  
During 4th Quarter of FY 2016/17  
April 1, 2017 through June 30, 2017**

| LESSEE                                      | ENTITY TYPE | ACREAGE          | TYPE                   | TERM               | USE  | FEE/RENT           | FREQUENCY   |
|---|-------------|------------------|------------------------|--------------------|--|--------------------|-------------|
| Domenigoni Ranch                            | Private     | 189; Portions of | Entry Permit           | 2 days             | Allows horseback riding in conjunction with the 2017 Domenigoni Ranch Charity Ride for Diabetes.   | \$500              | One-Time    |
| Duke Realty Corporation                     | Private     | 0.29             | License                | 4 years, 11 months | Allows soil borings, construction, and maintenance of a non-code required 50-foot driveway crossing over the Colorado River Aqueduct.  | \$7,500            | Annual      |
| HayDay Farms Venture, LLC                   | Private     | 5,058            | Farm Lease             | 5 years            | Allows for agricultural purposes of growing and harvesting of crops in Palo Verde Irrigation District.   | \$400,350          | Semi-Annual |
| The Regents of the University of California | Public      | n/a              | Research Use Agreement | 9 months           | Allows research equipment on Holland Tract, Bouldin, and Bacon Islands in the Sacramento Delta.  | \$0 <sup>(1)</sup> | n/a         |
| Western Science Center                      | Public      | 0.19             | Lease Amendment        | 2 years            | Allows operation for a charter school campus to be housed at the Western Science Center cosponsored by Hemet Unified School District. Amendment increases square footage by 2,294 sq ft. | \$9,463            | Monthly     |
| Valley Wide Recreation and Park District    | Public      | 122              | Lease Amendment        | 1 month            | Allows access and hosting various outdoor activities including third party events, fundraisers or other community activities.  | n/a                | n/a         |

**TBD = To be Determined**

**n/a = Not Applicable**

<sup>(1)</sup> No compensation due to the mutual benefits derived by both parties.

**Deeds Granted  
During 4th Quarter of FY 2016/17  
April 1, 2017 through June 30, 2017**

| GRANTEE  | ACREAGE | TYPE       | TERM      | USE  | DOCUMENT RECORDING DATE | FEE/RENT           | FREQUENCY |
|--|---------|------------|-----------|--|-------------------------|--------------------|-----------|
| San Bernardino Valley Municipal Water District | 2.75    | Grant Deed | Permanent | Sale of surplus land in San Bernardino County                            | 2/24/2017               | \$130,000          | One-time  |
| Southern California Edison                     | 5.00    | Easement   | Permanent | Allows installation of electrical service to the Diamond Valley East Dam | 6/7/2017                | \$0 <sup>(1)</sup> | n/a       |

**TBD = To be Determined**

**n/a = Not Applicable**

<sup>(1)</sup> No compensation due to the mutual benefits derived by both parties.

<sup>(2)</sup> Recording not required.