



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

5/8/2018 Board Meeting

7-3

Subject

Adopt CEQA determination and authorize granting a permanent easement to the California Department of Transportation (Caltrans) on Metropolitan owned property to facilitate widening State Route 74 across the San Diego Aqueduct Canal Siphon in the city of Hemet within the county of Riverside

Executive Summary

This action authorizes the General Manager to grant a permanent easement for the purpose of establishing access rights to Caltrans to widen State Route 74. Caltrans will assume maintenance and repairs needed for the permanent easement relieving Metropolitan of the expense. Board authorization to grant this permanent easement is required due to the real property interest to be conveyed exceeds five years.

Details

Background

Caltrans is requesting a permanent easement totaling 0.5 acres of Metropolitan fee owned property across the San Diego Aqueduct Canal Siphon (**Attachment 1**). The project is located along State Route 74 west of Warren Road and east of Cordoba Drive in the city of Hemet within the county of Riverside. Currently, State Route 74 has two lanes in each direction. This project will improve traffic safety and includes constructing a raised curb median to reduce the severity of cross centerline collisions, adding left-turn lanes, shoulder widening and restriping. The project construction period will be December 1, 2018, through June 30, 2020.

The permanent easement will have the following provisions:

- Mutually compatible use between two public entities with prior rights provision for Metropolitan.
- Metropolitan will receive a one-time processing fee of \$19,000.
- The fair market value for this permanent easement is \$95,000 as determined by an independent appraisal.
- All plans must be reviewed and approved by Metropolitan before the commencement of this project.

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 8232: Terms and Conditions of Management Documents

By Minute Item 48766, dated August 16, 2011, the Board adopted the proposed policy principles for managing Metropolitan's real property assets.

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 action consists of the leasing, licensing, maintenance, and operating of existing equipment and facilities with negligible or no expansion of use beyond that existing at the time of the lead agency's determination. In addition, it will not have a significant effect on the environment. Accordingly, this proposed action qualifies as a Class 1 Categorical Exemption (Section 15301 of the State CEQA Guidelines).

The CEQA determination is: Determine that pursuant to CEQA, the proposed action qualifies under a Categorical Exemption (Class 1, Section 15301 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 granting a permanent easement to the California Department of Transportation to facilitate widening State Route 74 across the San Diego Aqueduct Canal Siphon.

Fiscal Impact: Metropolitan will receive a one-time processing fee of \$19,000. In addition, Metropolitan will receive the fair market value of \$95,000. Total payments to be received will equal \$114,000.

Business Analysis: Positive revenue in the form of fees and fair market value.

Option #2

Do not approve the permanent easement.

Fiscal Impact: Metropolitan will forgo \$114,000 in revenue.

Business Analysis: The California Department of Transportation will not be permitted to widen State Route 74 across Metropolitan fee owned property. Consequently, Metropolitan could be subjected to eminent domain proceedings.


Staff Recommendation

Option #1


 Lily L. Shraibati
 Manager, Real Property

4/23/2018

Date


 Jeffrey Lightlinger
 General Manager

4/24/2018

Date

Attachment 1 – Location and Site Maps

Ref# rpdm12657602

Location and Site Maps



Location and Site Maps

