



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

5/8/2018 Board Meeting

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**8-8**

**Subject**

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Adopt CEQA determination and affirm the General Manager's determination that four Metropolitan-owned houses; identified as Metropolitan Water District of Southern California's Parcel Number 139-14-125 (APN 317-321-002), 139-14-127 (APN 317-325-008), 139-14-129 (APN 317-325-010), 139-14-131 (APN 317-325-017) in unincorporated County of Riverside near Perris, California are surplus to Metropolitan's needs

**Executive Summary**

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The General Manager has determined that Metropolitan houses (**Attachment 1**) located in unincorporated County of Riverside near Perris, California, originally acquired for chemical responders to live near the Chemical Unloading Facility to provide emergency and rapid response to operational incidents, are surplus to Metropolitan's needs and can be sold and disposed of pursuant to California law and Metropolitan's Administrative Code Sections 8240 through 8258: Disposal of Real Property.

**Details**

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**Background**

Metropolitan originally acquired the four houses (Parcel Number 139-14-125, 139-14-127, 139-14-129, 139-14-131) in December, 1992 for chemical responders to live near the Chemical Unloading Facility in order to provide 24/7 response to operational incidents. The four houses were acquired in fee simple for a total acquisition price of \$501,675. The lot sizes range from 7,201 square feet to 7,400 square feet. With the completion of the chlorine containment facility at the Chemical Loading Facility in December, 2016, Metropolitan no longer has a need to retain 24/7 response teams.

**Site Description**

The four non-contiguous houses are located in an existing tract home development, separate from any other Metropolitan facilities, in unincorporated County of Riverside, approximately a quarter-mile south of the Colorado River Aqueduct and its Chemical Unloading Facility near the city of Perris.

**Current Activities**

The houses are currently vacant and Metropolitan has increased its security patrols and maintenance to ensure that the properties are well maintained and protected. Previous trespassing and homeless occupancy have necessitated supplementary security for the properties which have resulted in added security costs.

The Real Property Group collaborated with internal stakeholders within Metropolitan, whose responsibility is to protect Metropolitan's current and future land uses, such as Water Resource Management, Water System Operations, Engineering, and Environmental Section, and determined that the houses are no longer required for Metropolitan's present or future use.

**Appraisal**

The estimated market value per house is within the range of \$245,000 to \$305,000 as determined in an independent appraisal report completed in February 2018 in conformance with Metropolitan's Administrative Code Section 8231: Appraisals of Real Property Interests.

**Next Steps**

Staff recommends that the Board affirm the surplus determination and allow staff to dispose of the property in accordance with the Surplus Lands Act, contained in the California Government Code Section 54220 through Section 54233, and in accordance with applicable sections of Metropolitan's Administrative Code.

Proceeds from the sale of the property will be applied to the General Fund.

**Policy**

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Metropolitan Water District Administrative Code Section 8231: Appraisal of Real Property Interests

Metropolitan Water District Administrative Code Section 8240: Preliminary Requirements

Metropolitan Water District Administrative Code Section 8241: Authority for General Manager to Sell or Lease Surplus Real Property; Restriction on District Directors and Employees

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)**

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**CEQA determination for Option #1:**

The proposed action is exempt under the provisions of CEQA and the State CEQA Guidelines. The proposed action consists of the sale of surplus government property with no statewide, regional, or area-wide importance and the sale will not have a significant effect on the physical environment. Accordingly, the proposed action qualifies as a Class 12 Categorical Exemption (Section 15312 of the State CEQA Guidelines).

The CEQA determination is: Determine that the proposed action is categorically exempt under Class 12, Section 15312 of the State CEQA Guidelines.

**CEQA determination for Option #2:**

None required

**Board Options**

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**Option #1**

Adopt CEQA determination that the proposed action is categorically exempt, and

Affirm the General Manager’s determination that the four single family houses in Riverside County are surplus and carry out the sale and disposition of the houses through open listing or auction.

**Fiscal Impact:** Positive revenue in the form of market value upon close of escrow less disposition expenses.

**Business Analysis:** The houses are excess to Metropolitan’s needs and is marketable at the appraised value.

**Option #2**

Do not surplus the houses

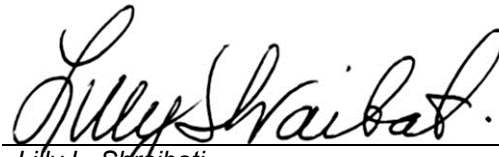
**Fiscal Impact:** Continued ownership expenses and associated costs for maintenance and security.

**Business Analysis:** Metropolitan continues its fee ownership of the property and will incur ongoing security and maintenance expenses with no foreseeable revenue.

**Staff Recommendation**

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Option #1



Lilly L. Sraibati  
Manager, Real Property

4/24/2018  
Date



Jeffrey Kightlinger  
General Manager

4/26/2018  
Date

**Attachment 1 – Location and Site Maps**

Ref# rpd12659247

### Location and Site Maps



### Location and Site Maps





Location and Site Maps

