



• Quarterly Report January to March 2018

Summary

This report provides an update on real estate activities for the period January 1, 2018 through March 31, 2018.

During this reporting period, eleven transactions were executed including compatible secondary use requests for maintenance, access, construction, operations, and office space; and acquisition of property for access, maintenance, storage/laydown areas.

Purpose

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

Completed Transactions

Deeds, Grants, and Leases Accepted by Metropolitan

[Attachment 1](#) lists three agreements that were executed during this reporting period.

Two entry permits across neighboring lands at two distinct locations were acquired for duration of two months to access Metropolitan's property for purposes of coordinating and performing geotechnical investigations and inspections in support of the Perris Valley Pipeline project.

A 2-year residential lease was entered into with JY Realty and Capitol to provide housing for Metropolitan's first responders at Lake Mathews.

Leases and Permits Granted

Eight transactions were executed and issued during this reporting period (see [Attachment 2](#)). These documents allow other entities compatible secondary use of Metropolitan-owned land. The agreements include five entry permits, one lease amendment, one license amendment, and one short-term land management agreement, all of which conform to Administrative Code provisions established by Metropolitan's Board. Fees are assessed unless there are mutual benefits derived by Metropolitan and the requestor.

A five month entry permit to Southern California Edison was granted to allow for storage of equipment and vehicles to accommodate an adjacent electrical upgrade project in San Jacinto.

An entry permit to Ridge Development Company, LLC was granted to allow temporary access to build a wall on adjacent property to facilitate an industrial development.

Date of Report: 5/8/2018

Board Report (Quarterly Report January to March 2018)

An entry permit to Red River Farms was granted for hay storage on the Palo Verde properties.

An entry permit to the California Department of Water Resources was granted to allow periodic access to Chipps Island for purposes of conducting topography/bathymetry surveys and a jurisdictional delineation.

An existing entry permit was amended granting the U.S. Bureau of Reclamation access to Metropolitan's Palo Verde properties for economic evaluation and reconnaissance land surveys.

An existing revenue lease with The Colonies Partners, L.P. was reassigned to Engelhardt Holdings, LLC. The original lease was granted to The Colonies Partners, L.P. for parking and landscaping in support of their adjacent development. In compliance with the approved lease agreement, landowner permission for the assignment was granted to Engelhardt Holdings, LLC in order to accommodate parking and landscaping for a new Ford dealership in Claremont.

An existing license was amended to allow expansion of a public park in the city of Perris.

A short-term Land Management Agreement was entered into with Red River Farms to provide services consisting of weed and dust control, ditch maintenance, and planting and harvesting of crops for a portion of Palo Verde properties.

Deeds Granted to Others

[Attachment 3](#) lists no agreements during this reporting period.

**Deeds, Grants and Leases Accepted
During 3rd Quarter of FY 2017/18
January 1, 2018 through March 31, 2018**

GRANTOR	ACREAGE	TYPE	TERM	USE	RECORDING DATE	COSTS
Greens Hospitality, Inc.	0.65	Entry Permit	71 days	Allows access through/across Grantor's property for purposes of coordinating and performing geotechnical investigations and inspections in support of the Perris Valley Pipeline project.	1/9/2018	\$0 ⁽¹⁾
March Joint Powers Authority	0.15	Entry Permit	71 days	Allows access through/across Grantor's property for purposes of coordinating and performing geotechnical investigations and inspections in support of the Perris Valley Pipeline project.	1/11/2018	\$0 ⁽¹⁾
JY Realty and Capitol	2,504 sq. ft.	Lease of single family residence	2 years	Provides housing for Metropolitan's first responder at Lake Mathews	1/10/2018	\$2,475/mo.

TBD = To be Determined

n/a = Not Applicable

⁽¹⁾ Negotiated no fees to property owner

**Leases and Permits Granted
During 3rd Quarter of FY 2017/18
January 1, 2018 through March 31, 2018**

LESSEE	ENTITY TYPE	ACREAGE	TYPE	TERM	USE	FEE/RENT	FREQUENCY
Ridge Development Company, LLC	Private	20	Entry Permit	2 years	Allows temporary access to build a wall on adjacent property to facilitate an industrial development.	\$26,300	One-Time
California Department of Water Resources	Public	243	Entry Permit	7 months	Allows periodic access to Chipps Island for purposes of conducting topography/bathymetry surveys and a jurisdictional delineation.	\$0 ⁽¹⁾	n/a
Engelhardt Holdings, LLC	Public	1.863	Lease	44 years	An existing revenue lease with The Colonies Partners, L.P. was reassigned to Engelhardt Holdings, LLC. The original lease was granted to The Colonies Partners, L.P. for parking and landscaping in support of their adjacent development. This lease has been assigned to Engelhardt Holdings, LLC to accommodate parking and landscaping for a new Ford dealership in Claremont.	\$4,707	Annually
Southern California Edison	Public	.630	Entry Permit	5 months	Allows for storage of equipment and vehicles to accommodate an adjacent electrical upgrade project in San Jacinto.	\$5,000	One-Time
Red River Farms	Private	11	Entry Permit	2 months	Allows for hay storage on the Palo Verde properties.	\$1,000	One-Time
U.S. Bureau of Reclamation	Public	634.690	Entry Permit	1 year	Allows access for economic evaluation and reconnaissance survey of land on Metropolitan's Palo Verde properties	\$0 ⁽¹⁾	n/a
Red River Farms	Private	3.843	Land Management Agreement	1 year	Provides services consisting of weed and dust control, ditch maintenance, and planting and harvesting of crops on a portion of Palo Verde properties.	\$0 ⁽¹⁾	n/a
City of Perris	Public	26.190	License	1 year	An existing license was amended to allow expansion of a public park.	\$3,085	Annually

n/a = Not Applicable

⁽¹⁾ No compensation due to the mutual benefits derived by both parties.

Deeds Granted
During 3rd Quarter of FY 2017/18
January 1, 2018 through March 31, 2018

GRANTEE	ACREAGE	TYPE	TERM	USE	DOCUMENT RECORDING DATE	FEE/RENT	FREQUENCY

No agreements during this reporting period