



## • Quarterly Report April - June 2018

### Summary

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This report provides an update on real estate activities for the period April 1, 2018 through June 30, 2018.

During this reporting period, sixteen 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

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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 five agreements that were accepted.

A permanent easement was acquired from the Irvine Community Development Company, LLC for access over a private roadway to the Allen-McColloch Pipeline in Portola Springs. Metropolitan currently has an annual entry permit and as portions of the owner's property are subdivided, permanent easements will be granted to Metropolitan as needed to replace the entry permit.

Staff acquired a 26-day Right of Entry Agreement and extended it for another 63 days from March Joint Powers Authority to perform potholing and geotechnical inspections in support of the Perris-Valley Pipeline.

A permanent easement was acquired from MS Alessandro, LLC for the operation, maintenance, construction staging, and access to the Perris Valley Pipeline. Metropolitan required this additional easement as a condition to sign off on the owner's development plans of their property.

An encroachment permit was acquired from Orange County Public Works for access over a private roadway to reach Metropolitan's nearby Allen McColloch Pipeline. This permit will be renewed annually until Orange County Public Works finalizes its development plans in this area and determines where public access will be, which Metropolitan can then seek permanent rights.

Staff renegotiated a license into a 12-month lease from Sares-Regis Group/DP Sub 3 for the purposes of access, construction staging, and contractor workspace in support of the Second Lower Feeder PCCP Relining Project. The lease provides Metropolitan with non-revocable rights as opposed to a license and avoids potential holdover penalties.

## Board Report (Quarterly Report April - June 2018)

### **Leases and Permits Granted**

Eleven 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, three leases, two licenses, and one assignment of lease, 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.

An entry permit to California Department of Forestry and Fire Protection was granted to allow prescribed burns to reduce the intensity, severity, and the resistance for control of human-caused and naturally occurring wildfires within Lake Mathews Reserve.

An entry permit to California Department of Water Resources was granted to allow access to Chipps Island for conducting geodetic, topography bathymetric surveys, and other environmental studies.

An entry permit to the city of Yorba Linda was granted to allow access to inspect the storm drain system bio-filters at the new Orange County Regional Service Center at the Robert B. Diemer Plant.

An entry permit to the Department of Transportation was granted to allow performing non-invasive geophysical surveying to conduct a hazardous waste investigation.

An entry permit to the US Geological Survey was granted to allow collecting two soil cores in each site for a research project to determine whether invasive aquatic vegetation in Delta channels is interfering with processes that help marshes keep pace with sea-level rise.

Metropolitan entered into a two-year agreement with D&L Farms to allow agricultural farming activities on approximately 5,084 acres on Bay Delta Properties/Bacon Island.

Metropolitan entered into a two-year agreement with Sierra Cattle to allow agricultural activities on approximately 3,094 acres pm Bay Delta Properties/Bacon Island.

An existing lease with Steve Dinelli Farms was amended to allow a direct landlord-tenant relationship with Lessor.

A license to Coachella Valley Mountains Conservancy was granted to use and maintain a portion of Metropolitan's existing Colorado River Aqueduct patrol road as a mixed-use trail to provide public access to existing trails located in the southern region of the Joshua Tree National park.

An existing license to The Regents of the University of California was amended to allow conduction research using a computerized system to collect soil water content, evapotranspiration and other information needed for estimating differing crop water use on Bouldin, Bacon, and Holland Islands.

An assignment of lease to DTS – Box Springs, LLC was granted to allow access to an industrial development and be used as a landscaped parking lot.

### **Deed Grants to Others**

Attachment 3 lists no agreements during this reporting period.

**Deeds, Grants and Leases Accepted  
During 4th Quarter of FY 2017/18  
April 1, 2018 through June 30, 2018**

GRANTOR	ACREAGE	TYPE	TERM	USE	RECORDING DATE	COSTS
Irvine Community Development Company, LLC	0.288	Permanent Easement	Permanent	Allows access over a private roadway to the Allen-McColloch Pipeline in Portola Springs.	6/13/2018	\$0 <sup>(1)</sup>
March Joint Powers Authority	n/a <sup>(3)</sup>	Right of Entry Agreement	89 days	Allows performing potholing and gertechncial inspections in support of the Perris-Valley Pipeline.	n/a <sup>(2)</sup>	\$0 <sup>(1)</sup>
MS Alessandro, LLC	0.124	Permanent Easement	Permanent	Allows for the operation, maintenance, construction staging and access to the Perris-Valley Pipeline.	5/8/2018	\$0 <sup>(1)</sup>
Orange County Public Works	n/a <sup>(4)</sup>	Encroachment Permit	Annual	Allows access over a private roadway to the Allen-McColloch Pipeline in Irvine.	n/a <sup>(2)</sup>	\$1,302.95 <sup>(5)</sup>
Sares-Regis Group/DP Sub 3	1.49 acres	Lease	12 months	workspace in support of the Second Lower Feeder PCCP Relining Project.	n/a <sup>(2)</sup>	\$200,000

**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

<sup>(3)</sup> No acreage specified: only performing potholing and geotechnical inspection in certain spots.

<sup>(4)</sup> No acreage specified; access is over a private road.

<sup>(5)</sup> \$66.95 one-time application fee; \$1,236/year

**Leases and Permits Granted  
During 4th Quarter of FY 2017/18  
April 1, 2018 through June 30, 2018**

LESSEE	ENTITY TYPE	ACREAGE	TYPE	TERM	USE	FEE/RENT
California Department of Forestry and Fire Protection	Public	963	Entry Permit	2 years	Allows prescribed burns to reduce intensity, severity, and the resistance for control of human-caused and naturally occurring wildfires within Lake Mathews Reserve	\$0 <sup>(1)</sup>
California Department of Water Resources	Public	243	Entry Permit	7 months	Allows access to Chipps Island for conducting geodetic, topography bathymetric surveys, and other environmental studies.	\$0 <sup>(1)</sup>
City of Yorba Linda	Public	3.403	Entry Permit	81 years	the new Orange County Regional Service Center at the Robert B. Diemer Plant.	\$0 <sup>(1)</sup>
Department of Transportation	Public	.931	Entry Permit	3 months	Allows performing non-invasive geophysical surveying to conduct a hazardous waste investigation.	\$2,000
US Geological Survey	Public	n/a	Entry Permit	2 months	Allows temporary access to collect 2 soil cores in each site for a USGS research project to determine whether invasive aquatic vegetation in Delta channels is interfering with processes that help marshes keep pace with sea-level rise.	\$0 <sup>(1)</sup>
D&L Farms	Private	5,084	Amendment No. 27 to Lease	2 years	Allows for agricultural farming on Bay Delta Properties/Bacon Island.	\$300,000
Sierra Cattle	Private	3,094.42	Amendment No. 1 to Lease	2 years	Allows for agricultural farming on Bay Delta Properties/Bacon Island.	\$243,760
Steve Dinelli Farms	Private	1923.10	Amendment No. 1 to Lease	2 years	Allows a direct landlord-tenant relationship with Lessor.	\$100,000
Coachella Valley Mountain Conservancy	Public	8.764	License	981 years, 6 months	Allows use of Metropolitan's existing Colorado River Aqueduct patrol road as a mixed-use trail to provide public access to existing trails located in the southern region of the Joshua Tree National Park.	\$500
The Regents of the University of California	Public	n/a	Amendment No. 1 and No. 2 to License	1 year	Allows conducting research using a computerized system to collect soil water content, evapotranspiration and other information needed for estimating differing crop water use on Bouldin, Bacon, and Holland Islands.	\$0 <sup>(1)</sup>
DTS - Box Springs, LLC	Private	1.41	Assignment of Lease	45 years	Allows access to an industrial development and be used as a landscaped parking lot.	\$0 <sup>(1)</sup>

n/a = Not Applicable

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

FREQUENCY
n/a
n/a
n/a
One-Time
n/a
Annually
Semi-Annual
Semi-Annual
One-Time
n/a
n/a

**Deeds Granted  
During 4th Quarter of FY 2017/18  
April 1, 2018 through June 30, 2018**

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

No agreements during this reporting period