



- **Real Property Quarterly Report for period April 1, 2019 through June 30, 2019**

## Summary

---

This report provides an update on real estate activities for the period of April 1, 2019 through June 30, 2019.

During this reporting period, 17 transactions were executed including six transactions for secondary use of Metropolitan's properties and 11 transactions where Metropolitan acquired rights to use privately owned or publicly owned real property. These transactions involved secondary compatible uses, maintenance, access, construction, operations and storage laydown.

## Purpose

---

Metropolitan Water District Administrative Code Section 2720: General Manager's Quarterly Reports

Metropolitan Water District administrative Code Section 8257: Quarterly Reports

## Attachments

---

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 compatible uses of Metropolitan-owned land or disposal of surplus property

## Detailed

---

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

Staff acquired a six-month lease agreement for access and storage of construction materials in support of the Greg Avenue Pressure Control Structure rehabilitation lease.

Staff acquired a permanent easement for the Orange County Feeder for alternative access, operations & maintenance, and excavation purposes in exchange for allowing the property owner to expand their parking garage project.

Staff executed Consent to Common Use Agreement with the Orange County Transportation Authority (OCTA) hereby consenting to construction and maintenance by the OCTA of a highway (State Route 22 in the city of Orange) over Metropolitan's easement. This easement was erroneously extinguished in a condemnation action by OCTA and was subsequently granted back to Metropolitan with our original rights.

A temporary use license, an entry permit and a construction permit were acquired to allow Metropolitan access to perform geotechnical soil sampling. These agreements will allow Metropolitan to further study and evaluate the proposed pipeline realignment for Reach 9 of the Second Lower Feeder Prestressed Concrete Cylinder Pipeline Rehabilitation Project.

Two entry permits were acquired to install and replace drainage improvements adjacent to the Garvey Reservoir in the city of Monterey Park (City). The drainage improvement work is being done by Engineering in partnership with the City to improve and increase proper slope drainage from Garvey Reservoir.

A license agreement was acquired from the Riverside County Transportation Commission (RCTC) to install a new segment of pipe under an active Metrolink rail corridor, to help complete the remaining connection of the existing Perris Valley Pipeline across the I-215 highway in Riverside County. This 96-inch inside diameter pipeline was previously under construction in 2010, but was postponed due to unexpected construction issues.

## Board Report (Real Property Quarterly Report for period April 1, 2019 through June 30, 2019)

A temporary entry permit was acquired for access to perform geotechnical soil sampling cone penetration tests and bore holes to further study and evaluate the proposed pipeline realignment for Reach 9 of the Second Lower Feeder Prestressed Concrete Cylinder Pipeline Rehabilitation Project.

### **Leases and Permits Granted**

A 12-month entry permit was granted to Southern California Edison for access and a temporary work area for the staging of equipment and materials for maintenance of an adjacent high power transmission line.

Two 5-year leases were granted to Mojave Desert Air Quality Management District (MDAQMD) for the installation of air monitoring equipment at Gene and Iron Mountain Pumping Plants. The air monitoring equipment will provide a mutual benefit whereby Metropolitan can gather helpful air quality information to be proactive in responding to potential outdoor air quality issues.

A permanent easement was granted to California Department of Transportation to allow access for maintenance and construction of a raised curb median and left turn lane along State Highway 74.

A permanent easement was granted to the Bureau of Land Management to establish a native habitat restoration site for the Lower Colorado River Multi-Species Program to help advance the habitat creation goals of California.

A non-exclusive license was granted to California State Parks to provide road access for law enforcement, land management and research.

### **Deeds Granted to Others**

None

**Deeds, Grants and Leases Accepted  
During 4th Quarter of FY 2018/19  
April 1, 2019 through June 30, 2019**

GRANTOR	ACREAGE	TYPE	TERM	USE	RECORDING DATE	COSTS
Harbans Bawa & Barinder Bawa	0.02 acre	Lease agreement	6 months	For access and storage of construction materials in support of the Greg Avenue Pressure Control Structure rehabilitation lease	N/A <sup>2</sup>	\$1,000
BPAP West 135 and 145 LLC	0.07 acre	Permanent easement	N/A	For the alternative access, operations, maintenance, and excavation purposes in support of the Orange County Feeder	4/19/2019	N/A <sup>1</sup>
Orange County Transportation Authority	0.08 acre	Consent to Common Use Agreement	N/A <sup>2</sup>	Executed a Consent to Common Use agreement consenting to construction and maintenance by the Authority of a highway (State Route 22 in the city of Orange) over Metropolitan's easement	4/24/2019	N/A <sup>1</sup>
Sukut Development, Inc	13 acres	Temporary Use License	23 months	For access to perform geotechnical soil sampling to further study and evaluate the proposed pipeline realignment for Reach 9 of the Second Lower Feeder Prestressed Concrete Cylinder Pipeline Rehabilitation Project	N/A <sup>2</sup>	\$3,000
Los Angeles County Flood Control	N/A <sup>3</sup>	Entry Permit	12 months	To access adjacent private property parcels identified as soil and groundwater sample sites	N/A <sup>2</sup>	\$1,371
Los Angeles County Flood Control	N/A <sup>3</sup>	Construction Permit	6 months	To perform geotechnical cone penetration test (CPT) for a period of two years	N/A <sup>2</sup>	\$1,817
Basilio Gonzalez and Mabel Pang	N/A <sup>3</sup>	Entry Permit	12 months	To install and replace drainage improvements adjacent to the Garvey Reservoir in the city of Monterey Park	N/A <sup>2</sup>	N/A <sup>1</sup>
Ruben and Yvonne Sainz	N/A <sup>3</sup>	Entry Permit	12 months	To install and replace drainage improvements adjacent to the Garvey Reservoir in the city of Monterey Park	N/A <sup>2</sup>	N/A <sup>1</sup>
Riverside County Transportation Commission	0.07 acre	License Agreement	12 months	To install a new segment of pipe under an active Metrolink rail corridor, to help complete the remaining connection of the existing Perris Valley Pipeline across the I-215 highway in Riverside County	5/29/2019	\$950
Southern California Edison	N/A <sup>3</sup>	Temporary Entry Permit	1 month	To perform geotechnical soil sampling (cone penetration tests and bore holes) to further study and evaluate the proposed pipeline realignment for Reach 9 of the Second Lower Feeder Prestressed Concrete Cylinder Pipeline Rehabilitation Project.	5/17/2019	\$1,000
Pender Properties, Inc.	0.98 acre	Temporary Entry Permit	1 month	For access to perform geotechnical soil sampling (a cone penetration test) to further study and evaluate the proposed pipeline realignment for Reach 9 of the Second Lower Feeder Prestressed Concrete Cylinder Pipeline Rehabilitation Project.	5/16/2019	\$100

**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

**Leases and Permits Granted  
During 4th Quarter of FY 2018/19  
April 1, 2019 through June 30, 2019**

LESSEE	ENTITY TYPE	ACREAGE	TYPE	TERM	USE	FEE/RENT	FREQUENCY
Southern California Edison 4164	Public	0.69	Entry Permit	1 year	For access and a temporary work area for the staging of equipment and materials for maintenance of an adjacent high power transmission line.	\$5,697	one-time fee
Mojave Desert Air Quality Management District 4179	Public	0.005	Lease	5 year	For the installation of air monitoring equipment at the Gene Pumping Plant.	N/A <sup>(1)</sup>	N/A
Mojave Desert Air Quality Management District 4182	Public	0.005	Lease	5 year	For the installation of air monitoring equipment at the Iron Mountain Pumping Plant.	N/A <sup>(1)</sup>	N/A
Cal Trans 4107	Public	1.06	Easement	permanent	To allow access for maintenance and construction of a raised curb median and left turn lane.	\$114,000	one-time fee
Bureau of Land Management 4178	Public	635	Easement	permanent	To establish a native habitat restoration site for the Lower Colorado River Multi-Species Program to help advance the habitat creation goals in California.	\$9,730,000	one-time fee
Cal State Parks 4165	Public	9	License	year to year	To provide road access for use in law enforcement, land management and research.	N/A <sup>(1)</sup>	N/A

n/a = Not Applicable

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

**Deeds Granted**  
**During 4th Quarter of FY 2018/19**  
**April 1, 2019 through June 30, 2019**

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

No agreements during this reporting period