



● **RPAM Quarterly Report January 1, 2020 through March 31, 2020**

Summary

This report provides an update on real estate activities for the period of January 1, 2020 through March 31, 2020.

During this reporting period, 16 transactions were executed including six transactions for secondary use of Metropolitan's properties, nine transactions where Metropolitan acquired rights to use privately owned or publicly owned real property, and one annexation. 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 Report

Deeds, Grants, and Leases accepted by Metropolitan

Staff executed a six-month extension rider for two Caltrans encroachment permits previously acquired in support of the Prestressed Concrete Cylinder Pipeline Rehabilitation Program for the Second Lower Feeder, Reach 2 to allow work to continue under the 405 and 110 freeways through the end of the construction phase.

Staff acquired and recorded a temporary six-month easement on a property in Brea, California in support of the Right-of-Way and Infrastructure Protection Program for the Orange County region. The purpose of this easement is to install a retaining wall and additional rip rap to prevent further erosion near the existing blow-off structure.

Staff acquired three six-month encroachment permits from Caltrans for excavation pits and construction areas in support of the Orange County Feeder Relining Program.

A Modification of Grant of Easement (Modification) was executed by Southern California Edison Company (SCE) and Metropolitan to perfect the rights of the Middle Feeder pipeline. SCE removed and relocated portions of the Middle Feeder to expand their Mesa substation. The Modification now accurately describes the alignment of the Middle Feeder Pipeline easement located on SCE's fee property.

Staff acquired a three-year lease with two one-year options to extend from the Los Angeles Community College District for a twelve-acre storage, staging, and laydown area in support of the Prestressed Concrete Cylinder Pipeline Rehabilitation Program for Reach 3 of the Second Lower Feeder. The large site provides enough space for storing pipe sleeves to be used in future reaches of the Program and the length of the lease provides flexibility to the Program in the event of shifts in engineering priorities.

The Board approved an 18-month extension of an existing lease of a vacant lot on Bristol Street in Costa Mesa for continued use as a construction/storage area for the Orange County Feeder Relining Project. Part of the original lease term included an 18-month option to extend, Engineering Services Group requested we continue using the site for the next reach.

Board Report (Quarterly Report January 1, 2020 through March 31, 2020)

Leases and Permits Granted

A 30-year license was granted for Desert Harvest, LLC to construct, operate and maintain a 220 kV generation interconnection line traversing 4.86 acres of Metropolitan fee-owned property near the Eagle Mountain Pumping Plant. The 30-year term commenced on January 9, 2020.

An entry permit was granted for the installation of temporary power poles within the Lower Feeder right of way in the city of Corona through January 15, 2020.

The existing license with Orange County Water District for groundwater recharge purposes at Santiago Creek in the city of Orange was amended to implement fixed annual increases of four percent and update the environmental compliance provisions.

A two-year extension was granted to Urban Park Concessionaires to continue operating the Diamond Valley Lake Marina through September 30, 2021. The economic terms of the lease were not changed.

Staff completed the execution of a new five-year road access license agreement with Alta Mesa 640, LLC comprising of 0.21 acres of fee-owned land in Whitewater, CA. The subject property traverses the Colorado River Aqueduct and allows Alta Mesa to access its wind farm property.

Deeds Granted to Others

A permanent easement was granted to San Diego Gas and Electric Company (SDG&E) for electricity transmission purposes in the unincorporated community of Pala at the border of Riverside and San Diego counties. SDG&E now has the easement rights to proceed with accommodating the power needs of residential property owners in the area.

Annexations

The Board adopted the resolution for Rancho Corrido Annexation to San Diego County Water Authority and Metropolitan. This action would increase Metropolitan's service area by approximately 31 acres once the Local Agency Formation Commission completes the boundary change.

**Deeds, Grants and Leases Accepted
During 3rd Quarter of FY 2019/20
January 1, 2020 through March 31, 2020**

GRANTOR	ACREAGE	TYPE	TERM	USE	RECORDING DATE	COSTS
Caltrans	N/A	Encroachment Permit	6 months	Encroachment permit extended in support of the Prestressed Concrete Cylinder Pipeline Rehabilitation Program for Reach 2 of the Second Lower Feeder to allow work to continue under the 405 freeway	N/A	\$656
Caltrans	N/A	Encroachment Permit	6 months	Encroachment permit extended in support of the Prestressed Concrete Cylinder Pipeline Rehabilitation Program for Reach 2 of the Second Lower Feeder to allow work to continue under the 110 freeway	N/A	\$656
Richard W. Mortimer, Jr. and Janette Caldwell-Mortimer, Trustees of The Mortimer Family Trust dated September 24, 1997	0.38 acres	Temporary Easement	6 months	To install a retaining wall and additional rip rap to prevent further erosion near the existing blow-off valve in support of the Right-of-Way and Infrastructure Protection Program for the Orange County Region	1/28/2020	\$21,000
Caltrans	0.01 acres	Encroachment Permit	6 months	Encroachment permit to install an excavation pit for site 14 in support of the Orange County Feeder Relining Program	N/A	\$0
Caltrans	0.01 acres	Encroachment Permit	6 months	Encroachment permit to install an excavation pit for site 17 in support of the Orange County Feeder Relining Program	N/A	\$0
Caltrans	0.01 acres	Encroachment Permit	6 months	Encroachment permit to install an excavation pit for site 18 in support of the Orange County Feeder Relining Program	N/A	\$0
Southern California Edison Company (SCE)	2.499 acres	Modification of Grant of Easement	Permanent	Metropolitan agreed to allow SCE to relocate a portion of the Middle Feeder Pipeline as part of the decommissioning of the San Onofre power plant. The relocation was completed in March 2018. The original Grant of Easements, which was executed on September 2, 1953 has been modified to reflect the new alignment. A quitclaim deed is to follow to relinquish our rights from the original location of the relocated portion.	3/09/2020 ¹	No compensation due to the mutual benefits derived by both parties.
Los Angeles Community College District (LACCD)	12 acres	Lease	3 years plus two 1-year options to extend	For storage, staging, and laydown area in support of the Prestressed Concrete Cylinder Pipeline Rehabilitation Program for Reach 3 of the Second Lower Feeder	N/A	\$250,000 security deposit \$10,000/month
Giacomo and Yolanda Zanchi and Theo and Wanda Teazis	0.77 acres	Lease Extension	18 months	Extension of an existing lease for continued use of vacant lot in Costa Mesa for construction/storage area in support of the Orange County Feeder Relining Project	N/A	\$8,500/month

N/A = Not Applicable

⁽¹⁾ Certificate of Acceptance Date

**Leases and Permits Granted
During 3rd Quarter of FY 2019/20
January 1, 2020 through March 31, 2020**

LESSEE	ENTITY TYPE	ACREAGE	TYPE	TERM	USE	FEE/RENT
Desert Harvest, LLC	Private	4.86	License	A 30-year license to operate and maintain a 220 kV generation interconnection line that will traverse Met's property	Utility Line Crossing Met's Property	\$3,648/yr
Henkels and McCoy	Public	0.005	Entry Permit	An entry permit was granted for the installation of temporary power poles within the Lower Feeder right of way in the city of Corona through January 15, 2020.	Electrical Pole Installation	\$2,500 lump sum
Orange County Water District	Public	0.81	License	The existing license for groundwater recharge purposes at Santiago Creek was amended to implement fixed annual increases of four percent and update the environmental compliance provisions.	Groundwater recharge grading	N/A
Urban Park Concessionaires	Private	27	Lease	A two-year extension was granted to continue operating the Diamond Valley Lake Marian through September 30, 2021.	Marina operation	Percentage of Revenue
Alta Mesa 640, LLC	Private	0.21	License	A new five-year road access license agreement was executed on 0.21 acres of fee-owned land in Whitewater, CA. The subject property traverses the Colorado River Aqueduct and allows Alta Mesa to access its wind farm property.	Road access	\$2,500/yr

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

**Deeds Granted
During 3rd Quarter of FY 2019/20
January 1, 2020 through March 31, 2020**

GRANTEE	ACREAGE	TYPE	TERM	USE	DOCUMENT RECORDING DATE	FEE/RENT
San Diego Gas and Electric	0.182	Easement	Permanent	Power Distribution	3/6/2020	Gratis