



● RPAM Quarterly Report October 1, 2020 through December 31, 2020

Summary

This report provides an update on real estate activities for the period of October 1, 2020 through December 31, 2020. During this reporting period, eight transactions were executed, including five transactions for secondary use of Metropolitan's properties, three transactions where Metropolitan acquired rights to use privately or publicly owned real property, two easements and one entry permit. These transactions involved secondary compatible uses and the acquisition or grant of maintenance, access, construction, operations and storage laydown rights and property interests.

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

A permanent access easement was granted by Eastern Municipal Water District (EMWD) for ingress, egress, road, and pipeline maintenance purposes associated with Metropolitan's Eastside Pipeline facility, including Service Connection (EM-25). The city of San Jacinto's planned road widening construction requires the relocation of service connection (EM-25). The easement will provide access to both Metropolitan's Eastside Pipeline fee parcel and the EM-25 relocated service connection.

A permanent access easement from a private owner for ingress, egress, road and pipeline maintenance purposes associated with Metropolitan's Upper Feeder pipeline easement. The private owner proposed development on the property, and city of Rancho Cucamonga planned road widening will impact the existing ingress-egress easement. Metropolitan requires a permanent easement to protect access to its Upper Feeder pipeline easement.

A five-month Entry Permit for construction staging area from the Irvine Community Development Company, LLC to facilitate urgent repair work on the Allen McColloch Pipeline (AMP). Although AMP has been identified as one of five at-risk feeders under the Prestressed Concrete Cylinder Pipeline (PCCP) Rehabilitation Program, recent electromagnetic inspections conducted on AMP revealed an increased number of prestressing wire breaks, which prompted an urgent repair. AMP is the source of water supply to South Orange County; the repair would minimize the service interruption and ensure water deliveries to the area.

Leases and Permits Granted

An Entry Permit was issued to DCR Transmission, LLC for the purposes of conducting invasive and non-invasive engineering and environmental studies within the Palo Verde leased premises currently occupied by HayDay Farms, which will include one boring exploration. HayDay Farms has been engaged and cooperative throughout the permit process and has signed a compensation agreement with DCR Transmission, LLC to cover negative impacts to HayDay's farming operation. DCR's goal is to implement a green energy project and is interested in using a portion of the subject property for the long-term installation of power transmission

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lines and related appurtenances. The one-year permit stipulates that DCR’s findings, reports and scientific data must be made available to Metropolitan.

California Department of Water Resources (DWR) was granted a three-year Entry Permit to facilitate pre-construction activities including geotechnical, engineering and environmental studies by the Delta Conveyance Authority (DCA). DWR and DCA will have access to Bouldin and Bacon Islands as well as Webb Tract. The permit stipulates that findings, reports and scientific data from the pre-construction activities must be made available to Metropolitan.

An Entry Permit was issued to Util-Locate to conduct two hydro-vacuum pothole studies for a 30-day period in the City of Riverside near the Upper Feeder pipeline. Util-Locate is a contractor of Southern California Edison and they are working on a joint venture project to construct a substation known as the Wilderness Substation and Wildlife Switchyard project. The pothole studies will help move the project along and eventually lead to enhanced electricity service in the surrounding community.

An Entry Permit was issued to Leighton and Associates to conduct a geotechnical investigation involving up to six boring locations near San Diego Pipelines 4 and 5 for a one-week period. The geotechnical activities are required in connection with the proposed expansion and improvement of an unimproved portion of Nicholas Road in the City of Temecula. The permit stipulates that boring activity remain 10 feet away from pipelines and permitted is responsible for any environmental clearances and mitigation.

A license amendment was executed with Shell Oil to extend the lease term through November 2025 for the premises at the Venice Pressure Control Structure in West Los Angeles. The amendment also included new rent and insurance terms. Shell operates portions of its groundwater treatment system within the premises, as required by the L.A. Regional Water Quality Control Board, to remediate groundwater contamination from the Charnock groundwater sub-basin.

Deeds Granted to Others

None

Annexations

None

**Deeds, Grants and Leases Accepted
During 2nd Quarter of FY 2020/21
October 1, 2020 through December 31, 2020**

| GRANTOR | ACREAGE | TYPE | TERM | USE | RECORDING DATE | COSTS |
|---|---------|-----------------|-----------|---|---------------------------|--------------------|
| Eastern Municipal Water District | n/a | Access Easement | Permanent | Ingress, egress, access, road and pipeline maintenance purposes | 9/20/2020 ⁽¹⁾ | \$0 ⁽³⁾ |
| 7th and Archibald, LLC | n/a | Access Easement | Permanent | Ingress, egress, road and pipeline maintenance purposes | 10/8/2020 | \$0 ⁽³⁾ |
| Irvine Community Development Company, LLC | n/a | Entry Permit | 5 months | Construction staging area for urgent repairs work on the Allen McColloch Pipeline | 11/19/2020 ⁽²⁾ | \$0 ⁽³⁾ |

TBD = To be Determined

n/a = Not Applicable

⁽¹⁾ Reported in October

⁽²⁾ This is the execution date; does not need to be recorded

⁽³⁾ No compensation due to the mutual benefits derived by both parties.

**Leases and Permits Granted
During 2nd Quarter of FY 2020/21
October 1, 2020 through December 31, 2020**

| GRANTOR | ACREAGE | TYPE | TERM | USE | RECORDING DATE | COSTS |
|--|---------|--------------|---------|---|--------------------------|--------------------|
| DCR Transmission, LLC | n/a | Entry Permit | 1 year | To conduct invasive and non-invasive engineering and environmental studies | 9/4/2020 ⁽³⁾ | \$6,500 |
| California Department of Water Resources | n/a | Entry Permit | 3 years | To facilitate preconstruction activities including geotechnical, engineering and environmental studies | 9/23/2020 ⁽³⁾ | \$0 ⁽¹⁾ |
| Util-Locate | n/a | Entry Permit | 30 days | To conduct two hydro-vacuum pothole studies in the City of Riverside | 9/7/2020 ⁽³⁾ | \$2,500 |
| Leighton and Associates | n/a | Entry Permit | 1 week | To conduct geotechnical investigation involving up to six boring locations near San Diego Pipelines 4 and 5 | 10/19/2020 | \$3,500 |
| | | | | | | |

TBD = To be Determined

n/a = Not Applicable

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

⁽²⁾ Recording date is n/a; this is the effective date

⁽³⁾ September recording date is due to timing of report

Deeds Granted
During 2nd Quarter of FY 2020/21
October 1, 2020 through December 31, 2020

| GRANTEE | ACREAGE | TYPE | TERM | USE | DOCUMENT RECORDING DATE | FEE/RENT |
|--|---------|-----------------|---------|--|-------------------------|----------------|
| DCR Transmission, LLC | 159.7 | Entry Permit | 1 Year | Permit for conducting invasive and non-invasive engineering and environmental studies within Palo Verde. | 9/4/2020 | \$6,500 |
| California Department of Water Resources (DWR) | 17153 | Entry Permit | 3 Years | Permit to facilitate pre-construction activities including geotechnical, engineering and environmental studies by the Delta Conveyance Authority (DCA). | 9/21/2020 | Mutual Benefit |
| Util-Locate | 0.01 | Entry Permit | 30 Days | Permit to conduct two hydro-vacuum pothole studies in the City of Riverside near the Upper Feeder pipeline. | 9/16/2020 | \$2,500 |
| Leighton and Associates | 0.16 | Entry Permit | 4 Days | Permit to conduct a geotechnical investigation near San Diego Pipelines 4 and 5 in connection with the improvement of Nicholas Road in Temecula. | 10/14/2020 | \$4,000 |
| Shell Oil | 0.348 | Lease Amendment | 5 Years | This license grants continued access and operation of the Shell Tuller Avenue Groundwater Treatment System located within the Venice Pressure Control Structure. | 11/24/2020 | \$42,500 |