



## ● **RPAM Quarterly Report January 1, 2021 through March 31, 2021**

### **Summary**

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This report provides an update on real estate activities for the period of January 1, 2021 through March 31, 2021. During this reporting period, ten transactions were executed, including four transactions where Metropolitan acquired rights to use privately or publicly owned real property, five transactions for secondary use of Metropolitan's properties, and one annexation. These transactions involved secondary compatible uses and the acquisition or grant of maintenance, access, construction, operations and storage laydown rights and property interests.

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

### **Detailed Report**

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

Metropolitan was granted a permanent access easement by Avalon Brea Place LLC (Avalon) for ingress, egress, road, and pipeline maintenance purposes associated with the Orange County Feeder (OC Feeder). In exchange, Avalon proposed to construct access driveways and parking stalls over Metropolitan's existing easement which required a substitute easement for continued and unobstructed access to OC Feeder.

The Department of Water Resources (DWR) granted a one-year entry permit to Metropolitan in support of the Lake Perris Bypass Relining Project. Staff also acquired a one-year lease from DiMatteo Properties, LP which will serve as a construction laydown and staging area. This project will protect a 1,200-foot portion of Metropolitan's Perris Bypass Pipeline as the Department of Water Resources improves the Lake Perris emergency release facility.

The County of Orange granted Metropolitan a permit to access Magazine Road, located in the city of Irvine, which provides staff legal access to proactively patrol, inspect and maintain the Allen McColloch Pipeline.

An eight-month license was granted by Golden Hill Country, LLC and Ranch Haven, LLC allowing Metropolitan's contractors to access adjacent fee property in support of the Lakeview Pipeline Improvements Project in Riverside County. Metropolitan will reline 420 feet of the steel-lined pipeline starting from the East portal of the Bernasconi Tunnel to maintain water reliability when delivering water from Diamond Valley Lake to Mills.

#### **Leases and Permits Granted**

Lease Amendment was executed with D & L Farms, Inc. to continue farming operations at Bacon Island through January 31, 2022 with an option to extend through January 31, 2024 upon mutual agreement.

Lease Amendment was executed with Sierra Cattle Company to continue farming operations at Bouldin Island East through January 31, 2022 with an option to extend through January 31, 2024 upon mutual agreement.

## Board Report (RPAM Quarterly Report January 1, 2021 through March 31, 2021)

Lewis Management Corporation was granted an Entry Permit for access purposes within the Rialto Pipeline right-of-way in Fontana. Lewis requested the permit to facilitate a commercial development project abutting Metropolitan's right-of-way. In November 2020, the Board authorized the granting of a permanent road easement to Lewis Management Corporation in connection with the same development project. The Permit is a short-term use outside the boundaries of the related easement.

An Entry Permit was granted to Lake Creek Industrial, LLC to conduct a geotechnical investigation of Metropolitan's Gilman Springs surplus property in Moreno Valley. The geotechnical activities are required in connection with the purchase and sale agreement.

A one-year lease agreement was ~~granted~~executed with Vaqueros Livestock, LLC to occupy the entire Webb Tract property in the Bay Delta Islands for agriculture purposes.

### **Deeds Granted to Others**

None

### **Annexations**

Metropolitan's Board approved the 111th Fringe Annexation to Eastern Municipal Water District on July 14, 2020 and set terms and conditions in Resolution 9271. The terms and conditions were met to complete this annexation request. On February 11, 2021, the county of Riverside Local Agency Formation Commission completed this annexation and recorded the completion documents with the county as document 2021-0091790. This annexation added 5.82 acres to Metropolitan's service area.