



● **Board of Directors**
Real Property and Asset Management Committee

2/13/2018 Board Meeting

7-7

Subject

Adopt CEQA determination and authorize granting a permanent easement to Southern California Edison at Whitewater Canyon on Metropolitan-owned property in the County of Riverside

Executive Summary

This action authorizes the General Manager to grant an additional permanent easement to Southern California Edison (SCE) for the removal and installation of overhead electric transmission cables as part of their West of Devers Upgrade Project which includes a portion of Metropolitan-owned property near Whitewater Canyon in Riverside County.

Details

Background

As part of the West of Devers Upgrade Project, SCE has requested an additional permanent easement for the removal, replacement and future maintenance of its existing 66kV and 220kV electric transmission lines. The West of Devers Upgrade Project will help SCE meet state renewable energy mandates and enable system modernization to enhance reliability of its operating system serving the public.

The new transmission lines will overhang past SCE's existing easement and extend over approximately 1.15 acres of Metropolitan's fee-owned property in Whitewater Canyon approximately 1,000 feet south of the Colorado River Aqueduct (**Attachment 1**). Staff evaluations have determined that this easement will not interfere with Metropolitan's water operations. Board authorization to grant this permanent easement is required because the term of the real property interest to be conveyed exceeds five years.

The permanent easement will have the following key provisions:

- Southern California Edison will not interfere with Metropolitan's paramount rights to use the property.
- The fair market value of the easement is \$1,500, as determined by an independent appraisal.
- Metropolitan will also receive a one-time processing fee of \$2,000.
- The permanent easement will be a recordable document that will terminate if not used by SCE for three years.
- The permanent easement will allow SCE to place overhead electric transmission lines that overhang onto Metropolitan fee-owned property.

Policy

Metropolitan Water District Administrative Code Section 8230: Grants of Real Property Interests

Metropolitan Water District Administrative Code Section 8231: Appraisals of Real Property Interests

Metropolitan Water District Administrative Code Section 8232: Terms and Conditions of Management

By Minute Item 48766, dated August 16, 2011, the Board adopted the proposed policy principles for managing Metropolitan's real property assets

California Environmental Quality Act (CEQA)

CEQA determination for Option #1:

The proposed action is categorically exempt under the provisions of CEQA and the State CEQA Guidelines. The proposed project involves the minor alterations of existing private or public facilities, along with the construction of minor appurtenant structures, with minor modifications in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees. These activities would result in negligible expansion of use and no possibility of significantly impacting the physical environment. Accordingly, the proposed action qualifies under Class 1, Class 3, and Class 4 Categorical Exemptions (Sections 15301, 15303, and 15304 of the State CEQA Guidelines).

The CEQA determination is: Determine that pursuant to CEQA, the proposed action qualifies under three Categorical Exemptions (Class 1, Section 15301; Class 3, Section 15303; and Class 4, Section 15304 of the State CEQA Guidelines).

CEQA determination for Option #2:

None required.

Board Options

Option #1

Adopt the CEQA determination that the proposed action is categorically exempt and

Authorize the General Manager to grant a permanent easement to Southern California Edison.

Fiscal Impact: Metropolitan will receive a one-time payment of \$3,500 that includes both the fair market value payment and processing fees.

Business Analysis: Cooperation with other utilities, by granting easements and other rights of entry, furthers the public interest and also facilitates Metropolitan's obtaining easements and other property rights critical to its operations.

Option #2

Take no action

Fiscal Impact: Forego opportunity to generate revenue

Business Analysis: Metropolitan may find cooperation from SCE difficult in future projects.

Staff Recommendation

Option #1



Lilly L. Shraibati
Manager, Real Property Group

1/25/2018
Date



Jeffrey Kuntlinger
General Manager

1/31/2018
Date

Attachment 1 – Location and Site Maps

Ref# rpd12656417

Location and Site Maps



Location and Site Maps

