



THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

Board Report

Real Property

• Real Property Quarterly Report (Q1) July 1 to September 30 2024

Summary

This report provides an update on real estate activities for the period of July 1, 2024, through September 30, 2024. During this reporting period, fourteen (14) transactions were executed, including five (5) transactions for the acquisition of real property interests for Metropolitan use, five (5) transactions for the issuance of rights to use Metropolitan land by others, and three (3) transactions for the disposition of Property and/or Property Rights by Metropolitan. These transactions include secondary compatible uses on Metropolitan property and the acquisition of property and/or property rights for construction and operational purposes.

Purpose

Metropolitan Water District Administrative Code Section 2720: General Manager's Quarterly Reports
Metropolitan Water District Administrative Code Section 8257: Quarterly Report

Attachments

Attachment 1 Fee properties, easements, leases, licenses, and permits acquired for Metropolitan use
Attachment 2 Easements, leases, licenses, and permits issued to others by Metropolitan
Attachment 3 Disposition of property and/or property rights by Metropolitan

Detailed Report

Fee Properties, Easements, Leases, Licenses and Permits acquired by Metropolitan

Acquired a 12-month temporary access permit from the Los Angeles County Flood Control District to accommodate non-invasive environmental visual surveys. The surveys support the environmental planning phase of Pure Water Southern California.

A six-month entry permit extension was obtained from the Los Angeles County Sanitation District to temporarily store sealed drums/barrels containing soil cuttings and solids generated during the geotechnical investigation completed for the PCCP Sepulveda Reach 9 project. The geotechnical investigation was conducted to help identify areas where construction work can be undertaken.

A two-year temporary construction easement was acquired from Nuevo Water Company in support of pipeline relining for the Lakeview Pipeline Rehabilitation – Stage 2 project. These rehabilitation efforts will preserve reliability standards and provide improved flexibility for imported water supplies into Riverside County.

A one-year construction permit was acquired from Los Angeles County Flood Control to relocate reentry points and install new gates along the Thompson Creek Channel. These gates will allow access to support dewatering activities.

A six-month license agreement was acquired to replace an entry permit. The license was acquired from a private property owner for access and to install a temporary power line to provide power in support of the Allen McColloch Pipeline Urgent Repair project in the city of Irvine. This urgent repair work will help ensure water reliability in this region.

Date of Report: October 8, 2024

Board Report Real Property Quarterly Report (Q1) July 1 to September 30 2024

Easements, Leases, Licenses, and Permits issued to others by Metropolitan

Southern California Edison (SCE) was issued an entry permit for the placement of electrical infrastructure underground near Lake Matthews. The permit will help facilitate SCE's wildfire mitigation project.

A new lease has been executed with existing Palo Verde tenant, Joey Deconinck Farms. The lease was approved by Metropolitan's Board in September 2023 for a new term up to 16 years with rent terms to enhance water conservation incentives that mirror the existing rent terms included in the current leases with the original, legacy Palo Verde tenants.

A new lease has been granted to existing Bay Delta tenant, Lemhi Land and Cattle, LLC for a term up to 16 years. The lease was approved by Metropolitan's Board in March 2024 to support rice farming on Holland Tract, which should lead to land subsidence benefits and other ecological improvements.

AECOM and Brown and Caldwell are engineering and project management consultants assisting with Metropolitan's Pure Water Project. Accordingly, a lease has been entered into for said consultants to occupy approximately 3,000 square feet of office space at Metropolitan's headquarters for up to five years.

A film permit has been issued for a one-day film shoot at Diamond Valley Lake. The film shoot entailed a television commercial advertisement for Volvo cars.

Disposition of Property and/or Property Rights by Metropolitan

Staff sold a portion of the Val Verde Tunnel surplus property, APN 319-182-051 (Lot 4), in the County of Riverside, totaling 7,974 Square Feet to a private individual. The property was originally acquired in 1933 for a tunnel and construction laydown area. Metropolitan reserved a tunnel easement below the property for the existing CRA pipeline that is still in operation.

Disposed of a portion of the Val Verde Tunnel surplus property, APN 319-182-051 (Lot 6), in the County of Riverside, totaling 0.12 acres to a private individual. The property was originally acquired in 1933 for a tunnel and construction laydown area. Metropolitan reserved a subsurface tunnel easement for the existing CRA pipeline that is still in operation.

Metropolitan recorded a permanent easement for public road purposes involving Wilson Street. The City of Rancho Cucamonga is requiring the developer of tract homes to extend the improvement of Wilson Street and facilitate the easement transaction as a condition of approving the development project.

Annexations

Metropolitan's Board approved the 114th Fringe Area Annexation to Eastern Municipal Water District and Metropolitan on June 28, 2024, and set terms and conditions in Resolution 9346. This annexation was completed through the Local Agency Formation Commission of Riverside County and recorded with the county on June 28, 2024, which is the completion date of this annexation. This annexation added 108.56 acres to Metropolitan's service area with \$665,156.25 collected in accordance with the terms of annexation.

**Fee Properties, Easement, Leases, Licenses and Permits acquired for Metropolitan Use
During 1st Quarter of FY 2024/25
July 1, 2024 through September 30, 2024**

GRANTOR	AREA	TYPE	TERM	USE	EXECUTED DATE	COSTS
Los Angeles County Flood Control District	N/A ⁽⁴⁾	Permit	12 months	Temporary access permit to accommodate non-invasive environmental visual surveys.	8/6/2024	\$1,727
Los Angeles Sanitation District	400 sf	Entry Permit	6 months	Entry permit extension to temporarily store sealed drums/barrels containing soil cuttings and solids generated during the geotechnical investigation.	9/9/2024	N/A ⁽²⁾
Nuevo Water Company	0.34 acres	Temporary Construction Easement (TCE)	24 months	TCE in support of pipeline relining for the Lakeview Pipeline Rehabilitation - Stage 2 project.	9/9/2024	\$4,933.20
Los Angeles County Flood Control District	N/A ⁽⁴⁾	Construction Permit	1 year	Construction permit to relocate entry points and install new gates along the Thompson Creek Channel.	9/3/20204	\$1,667
Portola Springs Community Association	2,600 sf	License	6 months	License to install a temporary power line to provide power in support of the Allen McColloch Pipeline Urgent Repair project.	9/18/2024	\$4,000

⁽¹⁾ No compensation due to the mutual benefits derived by both parties.
⁽²⁾ No compensation required by the property owner.
⁽³⁾ Transaction not reported in previous quarter due to timing of fully executed contract and reporting deadline.
⁽⁴⁾ Area crosses portions of multiple fee properties and easements.

Easements, leases, licenses, and permits issued to others by Metropolitan
During 1st Quarter of FY 2024/25
July 1, 2024 through September 30, 2024

Grantee/Lessee/Licensee	ACREAGE	TYPE	TERM	USE	EXECUTION DATE	REVENUE
Lemhi Land & Cattle, Inc.	3,007 ac.	Lease	16 yrs.	Agriculture	7/11/2024	\$115,000 (1st Year with profit sharing after Year 1)
AECOM Technical Services, Inc.	.0678 ac.	Lease	3 yrs.	Office	7/2/2024	Mutual Benefit
Futuristic Films, Inc.	12 ac.	Entry Permit	1 Day	Filming	8/15/2024	\$22,800 (one-time)
Southern California Edison Company	23.40 ac.	Entry Permit	6 mos.	Fire Mitigation	7/3/2024	\$ 4,000 (one-time)
Joey Decooninck Farms	368 ac.	Lease	16 yrs.	Agriculture	7/11/2024	\$82,064 (per year)

* Transaction not reported in previous quarter due to timing of report deadline or executed contract
n/a = Not Applicable

**Disposition of Property and/or Property Rights by Metropolitan
During 1st Quarter of FY 2024/25
July 1, 2024 through September 30, 2024**

GRANTEE	AREA	TYPE	TERM	USE	EXECUTED DATE	SALES PRICE
City of Rancho Cucamonga	3.94 ac.	Easement	Perpetuity	Public Road	7/2/2024	\$1,369,500.00
Esmeralda Jaime Guzman and Ruby Janette Jaimes	7,974 sf	Surplus Disposition	Permanent	Surplus Property	7/26/2024	\$29,100
Juan Vargas Benavides and Maria Guadalupe Esparza Avina	5,238 sf	Surplus Disposition	Permanent	Surplus Property	7/2/2024	\$15,000