



THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

Board Report

Real Property

• Real Property Quarterly Report (Q2) October 1 to December 31, 2024

Summary

This report provides an update on real estate activities for the period of October 1, 2024, through December 31, 2024. During this reporting period, thirty-three (33) transactions were executed, including twenty-eight (28) transactions for the acquisition of real property interests for Metropolitan use, four (4) transactions for the issuance of rights to use Metropolitan land by others, and one (1) transaction 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

Staff processed a new license agreement for Metropolitan's continued operation of a telecommunication site at Johnstone Peak near San Dimas. This new, five-year license agreement will replace the expired license agreement for the same site. Johnstone Peak is essential to Metropolitan's emergency telecommunications network.

Recorded fourteen (14) quitclaim deeds in Riverside County and nine (9) quitclaim deeds in San Bernardino County, each signed by the US Department of the Interior Bureau of Land Management and accepted by Metropolitan, in support of the Colorado River Aqueduct (CRA) Reversionary Interest Program. Recordation of these quitclaim deeds quells confusion about legal title to CRA lands Metropolitan acquired through the 1932 Act and strengthens Metropolitan's ability to protect CRA infrastructure from trespass and encroachments.

A single-family residence was acquired from a private owner in La Verne, CA adjacent to the Weymouth Water Treatment Plant. This acquisition increases buffer land, improves physical security, and provides various potential future land uses and benefits.

A 30-ft wide permanent access easement was obtained from Torrance Knox Land Venture, LLC for ingress, egress, and access necessary to inspect, operate, maintain, remove, repair and replace the Palos Verde Feeder in the city of Torrance.

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

Date of Report: January 14, 2025

Board Report Real Property Quarterly Report (Q2) October 1 to December 31, 2024

A temporary access easement consisting of 0.158 acre was acquired from a private owner for ingress, egress and access to an existing Metropolitan permanent easement to aid in the construction of Shaft 1 of the Perris Valley Pipeline project. This project will be connecting the final segment of the Perris Valley Pipeline to ensure water reliability across the Eastern and Western regions of Riverside County.

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

The County of Riverside has been granted a permanent easement comprising 0.649 acres for public road purposes and dedication of Elm Street in the unincorporated area of Cabazon. The easement is needed to provide the County with appropriate property rights for the road outlined on parcel maps, but lacking formal dedication and acceptance.

A new, ten-year license agreement has been issued to Crown Castle/AT&T for the replacement of an expired lease near the Sepulveda Canyon Control Facility in West Los Angeles. The license allows Crown Castle/AT&T to continue using the premises as a commercial cellular communication site that has existed at the subject location since 1990.

Hemet Unified School District was issued a short-term license to allow cross-country events and other recreational activities on the recreation trail at Diamond Vally Lake (DVL). The cross-country event held on November 14th had a large turnout generating positive public exposure and supporting good community relations.

Land Management staff collaborated with WSO and the External Affairs, Education Team to facilitate a Water Education Event at the Hinds Pumping Plant campus. A facility use permit was issued to Eagle Mountain School for approximately 30 students and 12 staff members to visit the pumping plant, where multiple educational, activities for Pre-K through 8th grade level, were conducted by the Education Team.

Disposition of Property and/or Property Rights by Metropolitan

Disposed of surplus property, APN 109-280-02, in the County of San Diego, totaling 14.48 acres to a private individual. The property was originally acquired in 2004 for the San Diego Pipeline No. 6 alternative north portal site.

Annexations

None

Easements, leases, licenses, and permits issued to others by Metropolitan

**During 2nd Quarter of FY 2024/25
October 1, 2024 through December 31, 2024**

Grantee/Lessee/Licensee	ACREAGE	TYPE	TERM	USE	EXECUTION DATE	REVENUE
Hemet Unified School District	3	License	5 Years	Walking and Running Trail	11/15/2024	Mutual Benefit
Desert Center Unified School District	N/A	Permit	1 Day	Water Education Event	11/4/2024	\$150 lump sum
County of Riverside	0.649	Permanent Easement	Permanent	Street Improvements	10/17/2024	\$3,636 lump sum
Crown Castle / AT&T	0.018	License	10 Years	Telecommunication	10/16/2024	\$45,600 annually

* 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 2nd Quarter of FY 2024/25
October 1, 2024 through December 31, 2024**

GRANTEE	AREA	TYPE	TERM	USE	EXECUTED DATE	SALES PRICE
Lliheht, LLC	14.484 acres	Surplus Disposition	Permanent	Surplus Property	10/7/2024	\$207,000