



THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

Board Action

- **Board of Directors**

Finance, Affordability, Asset Management, and Efficiency

10/14/2025 Board Meeting

7-2

Subject

Authorize the General Manager to grant a permanent easement to the City of Rialto for public road purposes, on Metropolitan fee-owned property in the City of Rialto and identified as County of San Bernardino Assessor Parcel Number 0239-301-23; the General Manager has determined that the proposed action is exempt or otherwise not subject to CEQA

Executive Summary

This action would authorize the General Manager to grant a permanent easement to the City of Rialto for public road purposes across Metropolitan fee-owned property (**Attachment 1 – Location Map**). This easement is necessary to complete the City of Rialto's Locust Avenue Widening and Reconstruction Project. Board authorization to grant this permanent easement is required as the real property interest to be conveyed exceeds five years.

Proposed Action(s)/Recommendation(s) and Options

Staff Recommendation: Option #1

Option #1

Authorize the General Manager to grant a permanent easement to the City of Rialto for public road purposes, on Metropolitan fee-owned property in the city of Rialto and identified as County of San Bernardino Assessor Parcel Number 0239-301-23.

Fiscal Impact: Metropolitan will receive a one-time processing fee of \$8,500 and a lump sum payment of \$63,000 for the proposed easement.

Business Analysis: The easement will allow road improvements that should reduce liability exposure. Cooperation with other agencies and public utilities, by granting easements and other rights of entry, furthers the public interest and facilitates Metropolitan obtaining easements and other property rights critical for its own operations. Metropolitan will also receive positive revenue in the form of fees and fair market value for the easement.

Option #2

Do not approve the permanent easement.

Fiscal Impact: Metropolitan will forgo the lump sum payment of \$63,000 for the proposed easement.

Business Analysis: The City may be delayed or prevented from completing the beneficial road improvements and may incur increased costs. The community may not enjoy the benefits of an improved transportation node that also enhances emergency response times.

Alternatives Considered

Not applicable

Applicable Policy

Metropolitan Water District Administrative Code Section 8201: Authorization to General Manager

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 Documents

Metropolitan Water District Administrative Code Section 11104: Delegation of Responsibilities

Related Board Action(s)/Future Action(s)

Not applicable

California Environmental Quality Act (CEQA)

CEQA determination for Option #1:

The proposed action is exempt from CEQA because it involves the permitting, leasing, licensing, operation, maintenance, or minor alteration of existing public structures, facilities, or topographical features involving negligible or no expansion of existing or former use and no possibility of significantly impacting the physical environment. (State CEQA Guidelines Section 15301.)

CEQA determination for Option #2:

None required

Details and Background

Metropolitan acquired the subject property in 1970 for the construction, operation, and maintenance of the Rialto Pipeline in the city of Rialto. The pipeline is a 121 ½-inch inside diameter steel pipe. The subject property is located on the corner of Locust Avenue and Casa Grande Drive. The City of Rialto is requesting a permanent easement across Metropolitan's fee-owned property within its city limits to support the Locust Avenue Widening and Reconstruction Project. This easement will formalize the City's rights to construct and maintain public roadway improvements, including paving, ADA-compliant sidewalks, driveway approaches, and traffic signal infrastructure. The easement will be used in perpetuity for public road purposes.

Staff has determined the proposed easement will not interfere with Metropolitan's operations. The proposed permanent easement for public road purposes will have the following key provisions:

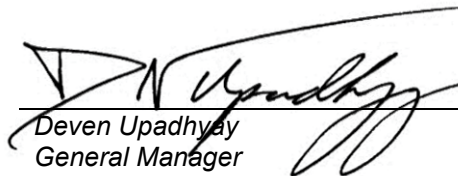
- Subject to Metropolitan's paramount rights reservation
- All construction plans shall be approved by Metropolitan
- The City shall maintain the easement area
- The City shall indemnify Metropolitan
- The easement area will be 0.03 acres

The fair market value for the proposed easement is \$63,000 as determined by a qualified licensed appraiser. There is also a one-time processing fee of \$8,500 for granting the permanent easement.



Elizabeth Crosson
Chief Sustainability, Resilience and
Innovation Officer

10/1/2025

Date

Deven Upadhyay
General Manager

10/1/2025

Date**Attachment 1 – Location Map**

Ref# sri12701600

Attachment 1 – Location Map

