



Finance, Affordability, Asset Management and  
Efficiency Committee

# Encroachments Report

Item 6a

September 9, 2025

## Item 6a Encroachment Overview

### Subject

Encroachment Management background and resolution efforts.

### Purpose

Update on Encroachment Management progress.

# Encroachment Definition

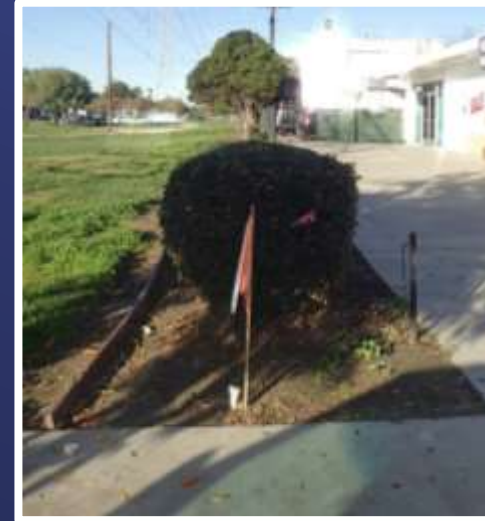
Any situation in which a person or entity trespasses or uses Metropolitan's fee property without consent, prior rights, or interferes with Metropolitan's ability to use its easements





# Encroachment Types

- **Structural**
  - Buildings
  - Pools
  - Walls
  - Fences
  - Driveways
- **Non-Structural**
  - Landscaping
  - Grading
- **Trespassing**
  - Encampments
  - Parking
  - Dumping



## Encroachment Categories

### New Encroachments

- In place for less than 5 years
- Approx. 15 per year
- Requires immediate action and removal

### Historical Encroachments

- In place for more than 5 years
- Over 550 in database (2022)
- Removal by Ranking

### Average Yearly Costs

- \$1M



# Encroachment Los Angeles Encampment





# Encroachment Eagle Valley Dumping



# Historical Encroachment Removal Process

## Research

- Mapping tools, Title, Surveys

## Ranking

- High, Med, Low

## Notification

- Letters

## Resolution

- Existing rights
- Removal
- Year-to-Year Agreement



# Historical -South Gate

## Historical Encroachment South Gate



# Historical Encroachment by County (2023)

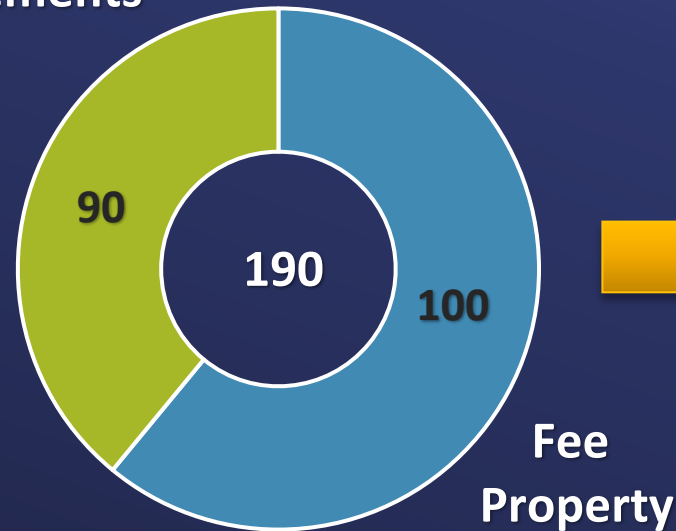
| County         | Total | High | Moderate | Low |
|----------------|-------|------|----------|-----|
| Los Angeles    | 332   | 147  | 35       | 150 |
| Riverside      | 144   | 16   | 55       | 73  |
| Orange         | 25    | 7    | 11       | 7   |
| San Bernardino | 31    | 14   | 10       | 19  |
| San Diego      | 27    | 6    | 10       | 16  |
| Total          | 576   | 190  | 121      | 265 |
| Total %        | 100%  | 32%  | 21%      | 47% |

# High Priority Historical Encroachment

190 - All Counties

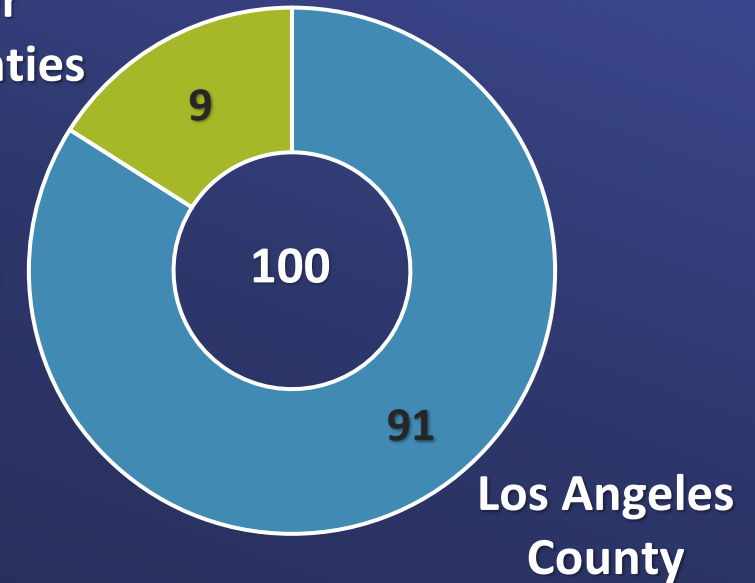
100 - All Counties  
Fee Property

Easements



Fee

Other  
Counties





# Historical Encroachment Workflow

## Encroachments –High Priority L.A. County



