



- **Board of Directors**  
***Finance, Affordability, Asset Management, and Efficiency***

11/18/2025 Board Meeting

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7-3

## **Subject**

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Authorize the General Manager to grant a permanent easement to Pacific Gas and Electric Company for electrical transmission purposes on a portion of Metropolitan fee-owned real property on Bouldin Island in the Sacramento-San Joaquin Delta and identified as San Joaquin County Assessor Parcel Number 069-030-38; the General Manager has determined that the proposed action is exempt or otherwise not subject to CEQA

## **Executive Summary**

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This action authorizes the General Manager to grant a permanent easement to Pacific Gas and Electric Company (PG&E) on Metropolitan fee-owned property located on Bouldin Island in San Joaquin County (**Attachment 1**). The easement, covering approximately 1,000 square feet, will allow PG&E to provide upgraded power for the proposed expansion of an existing telecom tower site on Metropolitan's property. The telecom tower expansion was recently approved by Metropolitan's Board, and they are currently going through the permitting process.

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**

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### **Staff Recommendation: Option #1**

#### **Option #1**

Authorize the General Manager to grant a permanent easement to Pacific Gas and Electric Company for electrical transmission purposes on a portion of Metropolitan fee-owned real property on Bouldin Island in the Sacramento-San Joaquin Delta and identified as San Joaquin County Assessor Parcel Number 069-030-38.

**Fiscal Impact:** Metropolitan will receive a lump sum payment of \$18,500 for the easement area.

**Business Analysis:** 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 still receive the \$16,000 processing fee but forego the lump sum payment of \$2,500 for the easement area.

**Business Analysis:** Not granting the easement to Pacific Gas and Electric Company will delay or prevent the expansion of the telecom site.

**Alternatives Considered**

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Not applicable

**Applicable Policy**

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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: Appraisal 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)**

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Not applicable

**California Environmental Quality Act (CEQA)**

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**CEQA determination for Option #1:**

The proposed action to grant a permanent easement is exempt from CEQA because it involves the licensing, operation, maintenance, and minor alteration of existing public structures or facilities 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**

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**Background**

In 2016, Metropolitan purchased Bouldin Island in the Sacramento-San Joaquin Delta to support water supply reliability and land management objectives. Bouldin Island, comprising approximately 6,000 acres, is zoned for agricultural use and has been farmed under lease agreements. Metropolitan assumed a cell tower lease on Bouldin Island upon purchase of the property. The subject wireless telecommunication facility is on the northern edge of Bouldin Island in San Joaquin County, just north of State Route 12, approximately 8 miles west of Interstate 5. The wireless telecommunication facility consists of a 101-foot monopole cellular tower and a raised platform. In 2021, Metropolitan's Board approved a new 20-year telecommunication license for the site with the right to sublicense space on the telecommunications tower and with additional license fee payments. The existing electrical transmission infrastructure needs to be upgraded to accommodate the sublicensee and additional equipment on the tower. PG&E requires the acquisition of an easement before commencing the electrical upgrades.

Staff has determined that the proposed easement would not interfere with Metropolitan's other uses on the island. The proposed permanent easement for electrical transmission purposes will have the following key provisions:

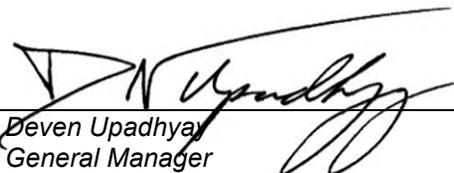
- Subject to Metropolitan's paramount rights reservation.
- For operation, maintenance, and replacement of underground electrical transmission line, meter cabinet and related facilities.
- All plans shall be approved by Metropolitan.
- The easement area will be approximately 1,000 square feet.
- Lump sum payment of \$2,500 for the easement area.
- One-time processing and appraisal fee of \$16,000.
- PG&E shall maintain the easement area.

The fair market value of the easement area was determined by a qualified license appraiser.

  
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Elizabeth Crosson  
Chief Sustainability, Resilience and  
Innovation Officer

11/7/2025

Date

  
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Deven Upadhyay  
General Manager

11/7/2025

Date

### Attachment 1 – General Location Map

Ref# sri12710178

### Attachment 1 – Location Map

