



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

11/18/2025 Board Meeting

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7-4

## Subject

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Authorize the General Manager to execute a new license agreement with Eastmore Partners LLC for up to twenty years for access and supplemental parking purposes on Metropolitan fee-owned property in the city of Riverside, and identified as County of Riverside Assessor Parcel Number 263-290-059; 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 execute a new license agreement with Eastmore Partners LLC for up to twenty years for continued access and supplemental parking purposes on Metropolitan's fee-owned property. The premises are located within the Box Springs Feeder right-of-way in Riverside, California (**Attachment 1**). Board authorization to execute this license is required because the term will exceed five years.

## Proposed Action/Recommendation and Options

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### Staff Recommendation: Option #1

#### Option #1

Authorize the General Manager to execute a new license agreement with Eastmore Partners LLC for up to twenty years for access and supplemental parking purposes on Metropolitan's fee-owned property in the city of Riverside, and identified as County of Riverside Assessor Parcel Number 263-290-059

**Fiscal Impact:** Metropolitan will receive a one-time processing fee of \$5,500 and annual revenue of \$24,000.

**Business Analysis:** This option will allow the use of Metropolitan's fee-owned parcel to generate revenue and transfer maintenance, weed abatement, security, and trespassing costs to the Licensee.

#### Option #2

Do not approve the license.

**Fiscal Impact:** Metropolitan will forgo annual license fee revenue

**Business Analysis:** Metropolitan will be responsible for costs associated with annual maintenance, weed abatement, illegal dumping, and trespassing.

## 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

Metropolitan Water District Administrative Code Section 11104: Delegation of Responsibilities

By Minute Item 48766, dated August 16, 2011, the Board adopted fair market value policies for managing Metropolitan's real property assets.

### **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 up to 20-year license agreement 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**

Metropolitan acquired the subject property in 1973 for the construction, operation, and maintenance of the Box Springs Feeder, which is a 96-inch concrete pipeline that conveys water to the Mills Water Treatment Plant. The subject property is located near Eastridge Avenue and Sycamore Canyon Boulevard. Magnon Companies has been leasing the subject property since November 2008 for non-code-required parking to accommodate an adjacent industrial development. Eastmore Partners LLC is the successor entity to Magnon Companies, which recently restructured and transferred its interest to Eastmore Partners LLC. The current lease expires in October 2028, and Eastmore is seeking to replace it with a change in the premises, an extended term, and new rental terms. Staff has determined that the continued use of parking will not interfere with Metropolitan's operations.

The proposed license agreement will have the following key provisions:

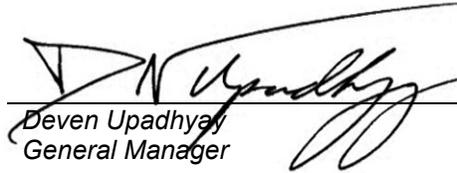
- Subject to Metropolitan's paramount rights reservation and early termination
- License area of 0.60 acres
- Base term of five years plus three, five-year options to extend (maximum term of 20 years)
- Annual license fee of \$24,000
- One-time processing fee of \$5,500
- Annual license fee increase of four percent
- Reappraisal of the license fee every five years
- Licensee responsible for maintenance, trash removal and weed abatement

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



Elizabeth Crosson  
Chief Sustainability, Resilience and  
Innovation Officer

11/13/2025  
*Date*



Deven Upadhyay  
General Manager

11/13/2025  
*Date*

**Attachment 1 – Location Map**

Ref# sri12708976

