



- **Board of Directors**

Finance, Affordability, Asset Management, and Efficiency Committee

6/10/2025 Board Meeting

7-5

Subject

Adopt a resolution declaring three parcels of real property located in the County of Riverside as exempt surplus land under the Surplus Land Act and authorize their disposal under Metropolitan's surplus land disposal policies and procedures; the General Manager has determined that the proposed action is exempt or otherwise not subject to CEQA [Properties located at 12000 West 14th Avenue in the City of Blythe, California and 3137 Wicklow Drive in the City of Riverside, California]

Executive Summary

Under the California Surplus Land Act (Government Code Section 54220, et seq.) and the Metropolitan Administrative Code, the sale or lease of excess properties or land requires a board declaration that the land is "surplus land" or "exempt surplus land" as supported by written findings before Metropolitan may dispose of such land consistent with Metropolitan's policies and procedures.

Metropolitan owns three residential properties, totaling approximately 6 acres located in the County of Riverside (**Attachment 1**) that were deemed by staff to be in excess of Metropolitan's current and future foreseeable needs. Staff recommends that the Board adopt the resolution (**Attachment 2**) declaring the properties to be exempt surplus land and direct staff to take necessary actions to sell or otherwise dispose of those properties.

Proposed Action/Recommendation and Options

Staff Recommendation: Option #1

Option #1

Adopt a resolution declaring three parcels of real property located in the County of Riverside as exempt surplus land under the Surplus Land Act and authorize their disposal under Metropolitan's surplus land disposal policies and procedures.

Fiscal Impact: Once the properties are disposed of by sale, Metropolitan will receive revenue less disposition expenses at the close of escrow.

Business Analysis: The properties are surplus to Metropolitan's operational and developmental needs.

Option #2

Do not surplus the properties and retain ownership and property management obligations for those properties.

Fiscal Impact: Continued ownership expenses associated with property management, maintenance and security to be incurred indefinitely without offsetting water supply, employee housing or tenant revenue benefits.

Business Analysis: Metropolitan continues its fee ownership of unused properties and remains exposed to trespassing issues and maintenance expenses.

Alternatives Considered

Not applicable

Applicable Policy

Metropolitan Water District Administrative Code §§ 8240-8258 (Disposal of Real Property)

Metropolitan Water District Administrative Code Section 11104: Delegation of Responsibilities

By Minute Item 44542, dated July 10, 2001, the Board approved Principles of Agreement for a Land Management, Crop Rotation, and Water Supply Program with Palo Verde Irrigation District.

By Minute Item 45053, dated October 22, 2002, the Board authorized entering into agreements for the Palo Verde Irrigation District Land Management, Crop Rotation, and Water Supply Program and community improvement programs.

By Minute Item 48766, dated August 16, 2011, the Board adopted the proposed policy principles for managing Metropolitan's real property assets.

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 consists of sales of surplus government property, and the parcels are not located in an area of statewide, regional, or areawide concern identified in CEQA Guidelines Section 15206(b)(4). (State CEQA Guidelines Section 15312.)

CEQA determination for Option #2:

None required

Details and Background

Background

Metropolitan owns over 211,700 acres of right-of-way comprised of approximately 175,000 acres of fee property and approximately 36,700 acres of easement and water rights across 12 counties in California. These properties are held for current and future planned uses related to the conveyance, storage, and treatment of water and for environmental mitigation and water conservation purposes. The manner in which Metropolitan achieves its mission of providing adequate and reliable supplies of high-quality water evolves over time. Metropolitan's land requirements adjust in tandem with the evolution of Metropolitan's operations and uses.

Under the Metropolitan Administrative Code and the California Surplus Land Act, excess land that is owned in fee simple by Metropolitan may be disposed of only after the Board takes formal action in a regular public meeting declaring the land as exempt surplus or surplus land and not necessary for Metropolitan's use. To support this process, Metropolitan's Land Management Unit performs a periodic evaluation of fee-owned real property pursuant to Metropolitan Administrative Code Section 8240 for the purpose of determining which properties may have become excess to Metropolitan's current and foreseeable operational requirements and other needs.

Basis for Findings that the Properties are Exempt Surplus Land

Two of the subject residential properties were part of Metropolitan's acquisition of approximately 12,819 acres of land from Verbena LLC in the Palo Verde Valley (PVV) in 2015. Metropolitan made this portfolio land purchase to protect and augment its Colorado River supplies through the promotion and support of water-efficient farming and agricultural activity and to acquire landowner water management and fallowing rights. These lands were mainly made up of agricultural holdings but also included two residential properties within the City of Blythe.

Metropolitan's Geodetics staff initially occupied one of the identified PVV properties for several years while surveying the newly acquired properties. Upon completion of the surveys, Geodetics staff vacated the property, and no other use has been identified. The other PVV property has no planned Metropolitan use and was always identified as a property for potential future disposal. The two PVV properties are adjacent to each other and located at 12000 West 14th Avenue, Blythe, CA 92225 (Riverside County Assessor Parcel Numbers 824-200-045 and 824-200-050.) The first property is made up of 2.42 acres, while the second property is made up of 3.37 acres.


The third subject residential property, which is located in the City of Riverside, was acquired in May 1999 to house an on-call emergency responder for Metropolitan's Lake Mathews Facility. The property is located at 3137 Wicklow Drive, Riverside, CA 92503 (Riverside County Assessor Parcel Number 136-211-023), and it comprises 0.17 acres. The need for extensive repairs and a deterioration of the surrounding neighborhood led to the relocation of the emergency responder to a single-family residence in Riverside that is currently under lease to Metropolitan. This leased property is located within a nearby community that is gated and therefore does not have the neighborhood safety and security concerns of the Metropolitan-owned residence. The leased residence presents a more cost-effective solution to house Metropolitan's emergency responders than Metropolitan-owned and maintained housing in this area.

After extensive evaluation by the operational, water resource management and other teams of Metropolitan, staff considers the three properties to be excess to Metropolitan's needs and recommends that the properties be declared exempt surplus land and sold to generate revenue for Metropolitan to offset operational costs. Benefits of declaring the land surplus and disposal of the subject properties would include the elimination of maintenance and security expenses as well as the avoidance of trespass and nuisance abatement issues associated with any unlawful activities on the properties.

Disposal Process

The Metropolitan Administrative Code and the Surplus Land Act require the Board to make a written surplus or exempt surplus declaration of land prior to its disposal by way of sale or long-term lease. Department of Housing and Community Development (HCD) guidelines require the submission of such written findings and other documentation at least 30 days prior to disposition. The resolution provided as part of this Board action documents such findings and satisfies other legal requirements.

After this process, Metropolitan's Administrative Code allows for the disposal of property by auction, open listing, and other means that accrue the highest sale price. Staff requests authority to satisfy all requirements related to the disposal of surplus property and to begin the disposition process in accordance with Metropolitan's policies and procedures.

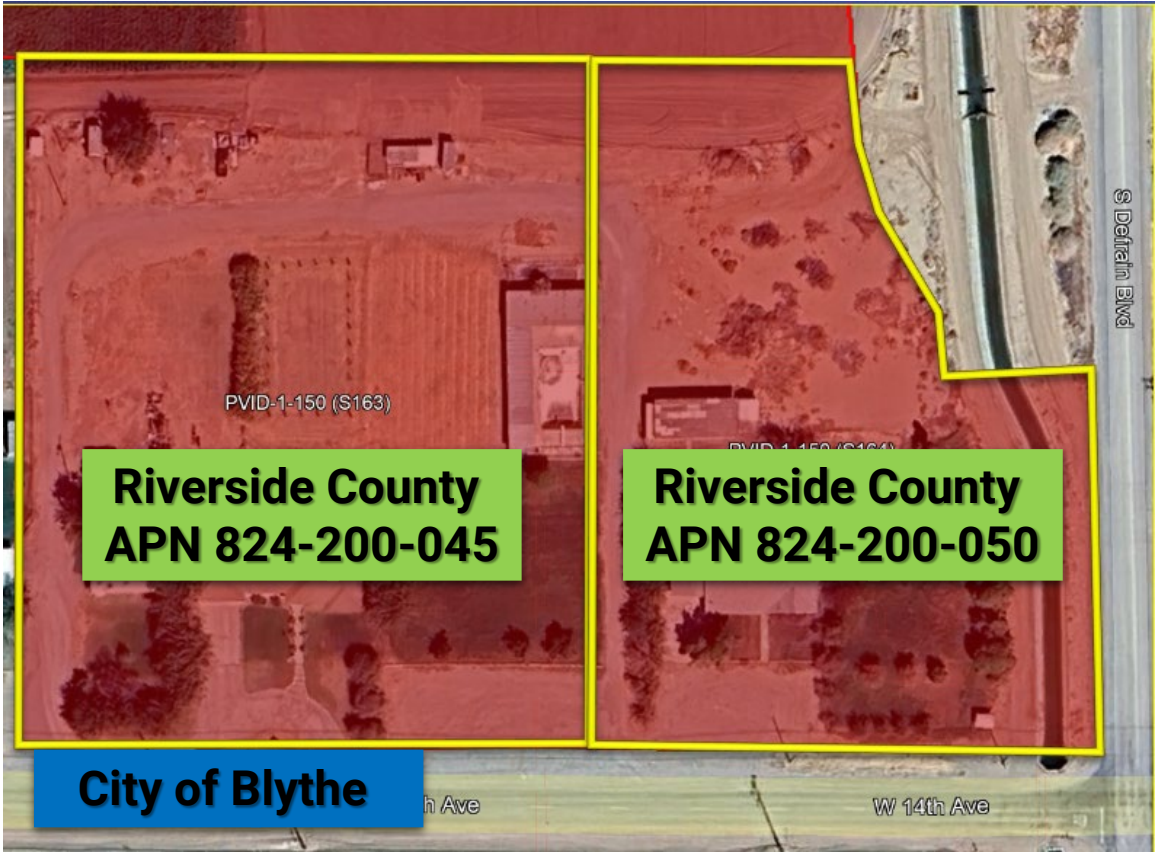

 Elizabeth Crosson
 Chief Sustainability, Resilience and
 Innovation Officer
 6/3/2025
 Date


 Deven Upadhyay
 General Manager
 6/3/2025
 Date

Attachment 1 – Location Map

Attachment 2 – Resolution

Ref# sri12700161



THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

RESOLUTION NO. _____

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA
DECLARING THREE PARCELS OF REAL PROPERTY LOCATED IN
THE COUNTY OF RIVERSIDE AS EXEMPT SURPLUS LAND UNDER
THE SURPLUS LAND ACT AND AUTHORIZING THEIR DISPOSAL**

WHEREAS, the Metropolitan Water District of Southern California (“Metropolitan”) is the fee owner of certain real property at 12000 West 14th Avenue in the City of Blythe, California (Riverside County Assessor Parcel Nos. 824-200-045 and 824-200-050) and 3137 Wicklow Drive in the City of Riverside, California (Riverside County Assessor Parcel Nos. 136-211-023) (referred to collectively herein as the “Properties”);

WHEREAS, Metropolitan is a metropolitan water district created under the authority of the Metropolitan Water District Act (California Statutes 1927, Chapter 429, as reenacted in 1969 as Chapter 209, as amended) (the “Act”) which authorizes Metropolitan amongst other things to buy and sell interests in real property and to spend funds to: facilitate water conservation, water recycling, and groundwater recovery efforts in a sustainable, environmentally sound, and cost-effective manner; acquire water and water rights within or without the state; develop, store, and transport water; provide, sell, and deliver water at wholesale for municipal and domestic uses and purposes; and acquire, construct, operate, and maintain any and all works, facilities, improvements, and property necessary or convenient to the exercise of such powers;

WHEREAS, pursuant to Section 54221(b)(1) of the Surplus Land Act (California Government Code Sections 54220 – 54234) and the Surplus Land Act Guidelines of the California Department of Housing and Community Development, the Board of Directors of Metropolitan (the “Board”) must declare the Properties to be “surplus land” or “exempt surplus land” before Metropolitan may take any action to dispose of the Properties, whether by sale or long term lease;

WHEREAS, Government Code Section 54221(f)(1)(N) defines “exempt surplus land” to include real property that is used by a district for agency’s use expressly authorized in Government Code Section 54221(c); and

WHEREAS, Section 54221(c)(2) of the Government Code provides that “agency’s use” may also include commercial or industrial uses or activities, including nongovernmental retail, entertainment or office development, or be for the sole purpose of investment or generation of revenue if the agency’s governing body takes action in a public meeting declaring that the use of the site will directly further the express purpose of agency work or operations.

NOW, THEREFORE, the Board of Directors of The Metropolitan Water District of Southern California does hereby resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth above are true and correct and are incorporated into this Resolution by this reference and are made a part of the official findings of the Board of Directors.

Section 2. Board Findings. The Properties are “exempt surplus land” pursuant to California Government Code Section 54221(f)(1)(N) and 54221(c)(2) because the sale of the listed properties would constitute an “agency use” for purposes of the Surplus Land Act, under the grounds set forth in the recitals of this resolution and the board letter accompanying this resolution and incorporated herein by reference. In particular, the sale or disposal of all the Properties would generate revenues that can be used to directly further the water transportation, storage, treatment, delivery of water, and other statutory purposes of Metropolitan and the acquisition, construction, operation and maintenance of public works, facilities, improvements, and property necessary or convenient to the exercise of such powers. The sale of the Properties within the City of Blythe would also further agency purposes and policies by increasing the stock of agricultural workforce housing and commercial parcels available to support water-efficient farming in the region, directly furthering the Colorado River and water conservation policies and plans adopted by the Board and supporting the agricultural economy and local community within the Palo Verde Valley. The sale of the Properties within the City of Riverside would also further agency purposes and policies by

increasing the stock of workforce housing available to support water district and water supply purposes.

Section 3. Staff Authorizations. Metropolitan staff is hereby authorized to provide the Department of Housing and Community Development (“HCD”) all necessary documentation and to take such actions as deemed necessary or proper to effectuate the purposes of this Resolution and to dispose of the Properties in accordance with Metropolitan’s policies and procedures.

I HEREBY CERTIFY, that the foregoing is a full, true and correct copy of a Resolution adopted by the Board of Directors of The Metropolitan Water District of Southern California, at its meeting held on June 10, 2025.

Secretary of the Board of Directors
of The Metropolitan Water District
of Southern California