



● **Board of Directors**
Real Property and Asset Management Committee

9/13/2022 Board Meeting

7-10

Subject

Authorize the General Manager to grant a permanent easement for electrical equipment purposes to Southern California Edison on Metropolitan property in Riverside County; the General Manager has determined that this proposed action is exempt or otherwise not subject to CEQA

Executive Summary

This action authorizes the General Manager to grant a permanent easement to Southern California Edison (SCE) for electrical equipment purposes within Metropolitan's fee-owned property north of Lake Mathews in Riverside County. The proposed easement area is located on the south side of Blackburn Road, just east of La Sierra Avenue, and will encumber a small portion of Metropolitan's property (**Attachment 1**). SCE has requested an easement in connection with its larger project to relocate existing overhead wires and poles underground. Board authorization to grant this permanent easement is required as the real property interest to be conveyed exceeds five years.

Details

Background

SCE has existing wooden poles and overhead electrical lines on Metropolitan fee-owner property near Lake Mathews. SCE proposes to remove this equipment and install new equipment within a new 348-square-foot easement area. The requested area is outside the Lake Mathews conservation easement and ecological reserve boundaries. Staff has determined that the easement will not interfere with Metropolitan's operations, and any improvements proposed within the easement area are subject to Metropolitan's prior review and written approval.

The permanent easement will have the following key provisions:

- Compatible use with paramount rights provisions for Metropolitan.
- Construction, operation, and maintenance of underground electrical equipment.
- SCE is responsible for the operation and maintenance of the electrical equipment and for indemnifying Metropolitan.
- All plans for the initial construction and significant repair, maintenance, and replacement must be reviewed and approved by Metropolitan prior to commencement.
- SCE is responsible for maintenance.
- The permanent easement will be terminated due to non-use and abandonment for a period of three consecutive years.

The fair market value for the proposed easement is \$1,000, as determined by a qualified licensed appraiser. Metropolitan will also receive a one-time processing fee of \$7,500.

Policy

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 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.

California Environmental Quality Act (CEQA)

CEQA determination for Option #1:

The proposed action is categorically exempt under the provisions of CEQA and the State CEQA Guidelines. The proposed action involves operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use and no possibility of significantly impacting the physical environment. The proposed action also includes minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Accordingly, the proposed action qualifies under Class 1 and Class 4 Categorical Exemptions (Sections 15301 and 15304 of the State CEQA Guidelines).

CEQA determination for Option #2:

None required

Board Options

Option #1

Authorize the granting of a permanent easement for electrical equipment to Southern California Edison.

Fiscal Impact: Metropolitan will receive one-time processing fees of \$7,500 and \$1,000 as the fair market value for the easement area.

Business Analysis: Cooperation with other utilities, by granting easements and other rights of entry, furthers the public interest and facilitates Metropolitan's obtaining easements and other property rights critical for its operations. Metropolitan will also receive positive revenue from fees and fair market value for the easement.

Option #2

Do not authorize the permanent easement.

Fiscal Impact: Metropolitan will forego one-time processing and conveyance fees of \$8,500.

Business Analysis: Southern California Edison may be delayed or prevented from implementing its electrical upgrade project and may use eminent domain action to obtain the necessary easement. This option could hinder opportunities to obtain rights or permits for Metropolitan project from Southern California Edison in the future.

Staff Recommendation

Option #1



Lilly L. Shrabati
Manager, Real Property Group

8/24/2022

Date

Adel Hagekhalil
General Manager

8/31/2022

*Date***Attachment 1 – Location Map**

Ref# rpdm 12685386

Location Map

