



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

10/12/2021 Board Meeting

7-10

Subject

Review and consider the city of Perris' certified Final Environmental Impact Report and take related CEQA actions, and authorize the General Manager to grant a permanent easement to the city of Perris for public road purposes traversing Metropolitan fee-owned property in the city of Perris and identified as Riverside County Assessor Parcel Numbers 317-170-017 and 303-050-003

Executive Summary

This action authorizes the General Manager to grant a permanent easement to the city of Perris for public road purposes for the extension of Webster Avenue, which traverses Metropolitan's fee-owned Colorado River Aqueduct (CRA) right-of-way. The road improvements are being constructed to accommodate an industrial development located just south of the CRA. Board authorization to grant this permanent easement is required as the real property interest to be conveyed exceeds five years.

Details

Background

The city of Perris is requesting a 94-foot wide permanent easement across Metropolitan's fee-owned property to allow for the extension of Webster Avenue to a new industrial development project located just east of Interstate 215 and south of Metropolitan's property in the city of Perris (**Attachment 1**). Metropolitan's CRA tunnel is located approximately 50 feet below the surface within the area of the proposed easement. The requested easement area is approximately one acre.

A 60-foot-wide strip of Webster Avenue in the area of Metropolitan's property was designated for public road purposes prior to Metropolitan's acquisition of the property for the CRA. At the time it was not improved and was not accepted by the county of Riverside (now the city of Perris) as a public road. The proposed easement will expand the width of Webster Avenue and resolve any issues related to the portion of the designated but unaccepted Webster Avenue.

The proposed improvements within the public road will include street, sidewalks, driveways, streetlights, and related infrastructure. The city of Perris will assume responsibility for the public street within this easement area. Staff evaluations have determined that the easement will not interfere with Metropolitan's water operations.

The proposed permanent easement for public road purposes will have the following key provisions:

- Mutually compatible use between two public entities with prior rights provisions for Metropolitan.
- For the construction, operation and maintenance of a public road and related facilities.
- All plans for construction, maintenance, major repair, or replacement work shall be reviewed and approved by Metropolitan prior to the commencing of such work.

The fair market value for the proposed easement is \$291,000 as determined by a qualified licensed appraiser. Metropolitan will also receive one-time processing fees of \$8,500.

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 Administrative Code Section 8232: Terms and Conditions of Management

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

California Environmental Quality Act (CEQA)

CEQA determination for Option #1:

Pursuant to the provisions of CEQA and the State CEQA Guidelines, the city of Perris, acting as the Lead Agency, certified a Final Environmental Impact Report on July 13, 2011, for the Rados Distribution Center. Metropolitan, acting as a Responsible Agency under CEQA, is required to certify that it has reviewed and considered the information in the Final EIR and adopt the Lead Agency's findings, mitigation measures, and statement of overriding considerations relevant to Metropolitan's approval of the proposed easement. The environmental documentation is in **Attachment 2**.

CEQA determination for Option #2:

None required

Board Options

Option #1

Review and consider the city of Perris' certified Final Environmental Impact Report, and take related CEQA actions; and authorize the granting of a permanent easement for public road purposes to the city of Perris.

Fiscal Impact: Metropolitan will receive positive revenue in the form of a one-time payment of \$8,500 for processing fees and \$291,000 as the fair market value for the easement area.

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

Option #2

Do not authorize the permanent easement.

Fiscal Impact: Metropolitan will forgo one-time transaction and conveyance fees of \$458,500.

Business Analysis: The city of Perris will not be permitted to construct and maintain a public road within Metropolitan property and may use eminent domain action to obtain the necessary easement. This option could hinder opportunities to obtain rights or permits for Metropolitan projects from the city in the future.

Staff Recommendation

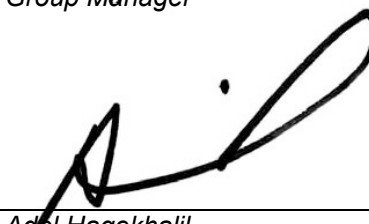
Option #1



Lilly L. Shraibati
Group Manager

9/29/2021

Date



Adel Hagekhalil
General Manager

9/29/2021

Date

Attachment 1 – Site Map

Attachment 2 – Environmental Documentation

Ref# rpam12684362

The map displays the Moreno Valley area with various cities and landmarks labeled. A red dot indicates the 'SITE' location, which is situated near the intersection of the I-15 and I-78 highways. The map includes labels for Moreno Valley, Woodcrest, Lake Perris, Lake Mathews, Lake Elsinore, and Winchester. A north arrow is located in the top left corner.



*THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA*
700 N. Alameda Street, Los Angeles, California 90012

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Attachment 2 – EIR Documentation

The CEQA documentation attachments are not included

You may review these documents on our website at:
<http://mwdh2o.com/WhoWeAre/Board/Board-Meeting>

OR

By contacting Metropolitan's Board Executive Secretary at: (213) 217-6291
or via email at DL-BoardSupportTeam@mwdh2o.com