



RP&AM Committee

- Vacant, Chair
- G. Peterson, Vice Chair
- M. Camacho
- L. Dick
- D. Erdman
- A. Kassakhian
- C. Kurtz
- R. Record
- T. Smith
- N. Sutley

**Real Property and Asset Management
Committee - Final - Revised 1**

Meeting with Board of Directors *

May 9, 2022

12:30 p.m.

Teleconference meetings will continue until further notice. Live streaming is available for all board and committee meetings on mwdh2o.com ([Click Here](#))

A listen only phone line is also available at 1-800-603-9516; enter code: 2176868#. Members of the public may present their comments to the Board on matters within their jurisdiction as listed on the agenda via teleconference only. To participate call (404) 400-0335 and enter Code: 9601962.

Monday, May 9, 2022 Meeting Schedule
09:30 am - F&I
11:00 am - OP&T
12:00 pm - Break
12:30 pm - RP&AM
01:30 pm - C&L
02:30 pm - WP&S

MWD Headquarters Building • 700 N. Alameda Street • Los Angeles, CA 90012

* The Metropolitan Water District’s meeting of this Committee is noticed as a joint committee meeting with the Board of Directors for the purpose of compliance with the Brown Act. Members of the Board who are not assigned to this Committee may participate as members of the Board, whether or not a quorum of the Board is present. In order to preserve the function of the committee as advisory to the Board, members of the Board who are not assigned to this Committee will not vote on matters before this Committee.

1. Opportunity for members of the public to address the committee on matters within the committee's jurisdiction (As required by Gov. Code Section 54954.3(a))

**** CONSENT CALENDAR ITEMS -- ACTION ****

2. CONSENT CALENDAR OTHER ITEMS - ACTION

- A. Approval of the Minutes of the Meeting of the Real Property and Asset Management Committee held April 11, 2022 [21-1125](#)

Attachments: [05102022 RPAM 2A Minutes](#)

3. CONSENT CALENDAR ITEMS - ACTION

- 7-8** Authorize granting a new five-year license agreement to West Air Gases and Equipment, Inc., for vehicle parking on Metropolitan fee-owned property in the city of Anaheim, identified as Orange County Assessor Parcel No. 344-221-01; the General Manager has determined that the proposed action is exempt or otherwise not subject to CEQA

[21-1115](#)

Attachments: [05102022 RPAM 7-8 B-L](#)
[05092022 RPAM 7-8 Presentation](#)

- 7-10** Authorize the General Manager to update the landlord termination provision for leases with Coxco, LLC and HayDay Farms Venture, LLC; the General Manager has previously determined that the proposed action is exempt or otherwise not subject to CEQA [Conference with real property negotiators; properties identified as Property Group 1: Riverside County Assessor Parcel Nos. [21-1113](#)
- 821-100-018; 821-100-019; 821-150-018; 821-160-012;
821-160-013; 824-200-048; 863-140-002; 863-150-001;
863-170-005; 863-170-006; 863-180-003; 863-180-004;
863-180-005; 863-220-005; 866-040-004; 866-040-005;
866-040-007; 866-040-008; 866-080-001; 866-080-002;
866-080-003; 866-080-005; 866-080-012; 866-090-002;
866-090-009; 866-090-010; 866-090-013; 866-090-014;
872-150-005; 872-160-006; 872-160-007; 872-160-008;
872-160-009; 872-180-006; 872-180-009; 878-020-004;
878-020-005; 878-020-008; 878-030-009; 878-030-016;
878-091-001; 878-091-005; 878-091-006; 821-140-002;
821-140-007; 830-110-001 (a portion of); 830-110-002;
830-120-009; 836-031-007; 836-031-008; 863-120-005;
863-170-003; 863-170-009; 863-180-001 (a portion of);
863-180-002; 879-130-010; 879-130-011; Property Group 2:
Riverside County Assessor Parcel Nos. 878-081-001;
878-081-002; 878-081-004; 878-081-005; 878-081-006;
878-081-012; 878-082-001; 878-082-007; 878-111-017;
878-112-014; 878-112-015; 878-120-013; 878-120-015;
878-130-010; 878-130-011; 878-161-014; 878-161-015;
878-162-002; 878-162-003; 878-191-004; 878-192-001;
878-192-002; 878-193-007; 878-193-011; 878-193-013;
878-201-001; 878-220-005; 878-220-014; 878-220-015;
878-230-006; 878-230-007; 878-230-008; 878-240-021;
879-210-026; 879-240-007; 879-240-029; 879-240-032;
879-240-033; 879-261-004; 879-262-005; 879-262-011;
879-262-014; 866-130-001; 866-130-002; 866-130-003;
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866-240-009; 866-250-008; 866-250-009; 866-250-011;
869-130-001; 869-270-006; 869-270-010; 869-291-002;
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875-030-014; 875-030-027; 875-030-028; 875-040-006;

875-071-001; 875-071-002; 875-071-003; 875-071-004;
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875-071-013; 875-071-014; 875-071-015; 875-131-005;
875-131-006; 875-131-009; 875-131-010; 875-171-001;
875-171-002; 875-250-010; 878-040-008; 878-050-003;
878-050-004; 878-050-005; 878-050-006; 878-050-010;
878-050-011; 878-050-012; 878-050-013; 878-060-002;
878-070-001; 878-092-003; 878-092-016; 878-092-017;
878-092-018; 878-101-004; 878-101-005; 878-151-004;
878-151-005; 878-152-003; 878-152-031; 878-202-003;
878-202-005; 878-240-009; 878-240-010; 878-240-011;
878-240-012; and Imperial County Assessor Parcel Nos.
006-090-003; 006-210-009; 006-210-021; 006-210-029;
006-220-010; 006-220-013; 006-220-019; 006-220-021;
006-220-022; 006-220-058; 006-090-008; 006-090-009;
006-090-010; 006-090-011; 006-090-012; 006-090-013;
006-090-029; 006-120-082; 006-120-089; 006-150-065;
006-220-057; agency negotiators: Anna Olvera and Kevin Webb;
negotiating parties: Coxco, LLC and HayDay Farms Venture, LLC;
under negotiations: price and terms; to be heard in closed session
pursuant to Gov. Code Section 54956.8]

Attachments: [05092022 RPAM 7-10 Site Map](#)
[05092022 RPAM 7-10 Presentation](#)

**** END OF CONSENT CALENDAR ITEMS ****

4. OTHER BOARD ITEMS - ACTION

NONE

5. BOARD INFORMATION ITEMS

NONE

6. COMMITTEE ITEMS

NONE

7. MANAGEMENT REPORTS

a. Real Property Group Manager's Report

[21-1127](#)

Attachments: [05092022 RPAM 7a Presentation](#)

8. FOLLOW-UP ITEMS

NONE

9. FUTURE AGENDA ITEMS

10. ADJOURNMENT

NOTE: This committee reviews items and makes a recommendation for final action to the full Board of Directors. Final action will be taken by the Board of Directors. Agendas for the meeting of the Board of Directors may be obtained from the Board Executive Secretary. This committee will not take any final action that is binding on the Board, even when a quorum of the Board is present.

Writings relating to open session agenda items distributed to Directors less than 72 hours prior to a regular meeting are available for public inspection at Metropolitan's Headquarters Building and on Metropolitan's Web site <http://www.mwdh2o.com>.

Requests for a disability related modification or accommodation, including auxiliary aids or services, in order to attend or participate in a meeting should be made to the Board Executive Secretary in advance of the meeting to ensure availability of the requested service or accommodation.

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

MINUTES

REAL PROPERTY AND ASSET MANAGEMENT COMMITTEE

April 11, 2022

Vice Chair Peterson called the teleconference meeting to order at 9:30 a.m.

Committee Members present: Vice Chair Peterson, Directors Camacho, Dick, Erdman, Record, Smith and Sutley.

Members absent: Directors Kassakhian and Kurtz

Other Board Members present: Chairwoman Gray, Directors Abdo, Ackerman, Atwater, Blois, Dennstedt, Faessel, Fellow, Fong-Sakai, Jung, Lefevre, Miller, Morris, Pressman, Tamaribuchi and Williams.

Committee Staff present: Chapman, Hagekhalil, Otake, Shraibati, Upadhyay and Holland

1. OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO ADDRESS THE COMMITTEE ON MATTERS WITHIN THE COMMITTEE'S JURISDICTION

None

CONSENT CALENDAR ITEMS — ACTION

2. CONSENT CALENDAR OTHER ITEMS – ACTION

- A. Approval of the Minutes of the Meeting of the Real Property and Asset Management Committee held March 8, 2022.

Director Smith announced recusal on item 7-9

3. CONSENT CALENDAR ITEMS – ACTION

- 7-8 Subject: Authorize granting a new ten-year license agreement to New Cingular Wireless, PCS LLC, for the continued operation of an existing telecommunications site on Metropolitan's fee-owned property in the city of Yorba Linda, identified as Orange County Assessor parcel Number 329-021-03; the General Manager has determined that the proposed action is exempt or otherwise not subject to CEQA

Motion: Authorize granting a ten-year license agreement with two, 5-year options to New Cingular Wireless, PCS LLC for telecommunication purposes.

7-9 Subject: Authorize granting a new ten-year license agreement to CCATT LLC, for the continued operation of an existing telecommunications site on Metropolitan's fee-owned property in the city of Los Angeles commonly identified as Los Angeles County Assessor Parcel Number 4493-014-906; the General manager has determined that the proposed action is exempt pr otherwise not subject to CEQA

Motion: Authorize granting a ten-year license agreement with two five-year options to CCATT LLC for telecommunication purposes

No presentations were given, Director Camacho made a motion, seconded by Director Record to approve the consent calendar consisting of items 2A, 7-8 and 7-9.

The vote was:

Ayes: Directors Camacho, Dick, Erdman, Peterson, Record, Smith and Sutley

Noes: None

Abstentions: None

Not Voting: Director Smith for item 7-9 only

Absent: Kassakhian and Kurtz

The motion for items 2A and 7-8 passed by a vote of 7 ayes, 0 noes, 0 abstention, and 2 absent.

Item 7-9 passed by a vote of 6 ayes, 0 noes, 0 abstention, 1 not voting and 2 absent.

END OF CONSENT CALENDAR ITEMS

4. OTHER BOARD ITEMS – ACTION

None

5. BOARD INFORMATION ITEMS

None

6. COMMITTEE ITEMS

a. Subject: Headquarters Sustainability and Utility Use Overview

Presented by: Julio Donayre, Senior Administrative Analyst

The following Directors provided comments or asked questions

1. Smith
2. Sutley
3. Dick
4. Erdman

Staff responded to the Directors' comments or questions.

7. MANAGEMENT REPORT

- a. Subject: Real Property Manager's Report
Presented by: Lilly L. Shraibati, Group Manager, Real Property Group
Ms. Shraibati reported that the quarterly report from January 1, 2022 through March 2022 was mailed out. Lastly, there will be a meeting in May.

8. FOLLOW-UP ITEMS

None

9. FUTURE AGENDA ITEMS

None

Next meeting will be held on May 9, 2022

Meeting adjourned at 10:02 a.m.

Glen Peterson
Vice Chair



- Board of Directors
Real Property and Asset Management Committee

5/10/2022 Board Meeting

7-8

Subject

Authorize granting a new five-year license agreement to West Air Gases and Equipment, Inc., for vehicle parking on Metropolitan fee-owned property in the city of Anaheim, identified as Orange County Assessor Parcel No. 344-221-01; the General Manager has determined that the proposed action is exempt or otherwise not subject to CEQA

Executive Summary

This action authorizes the General Manager to enter into a five-year license agreement with two five-year renewal options for West Air Gases and Equipment, Inc., to provide supplemental parking for its employees. The proposed 0.27-acres lease area located over Metropolitan's Second Lower Feeder Pipeline at 3001 East Miraloma Avenue in the city of Anaheim (**Attachment 1**).

Details

Background

Metropolitan acquired the subject property in 1967 for the construction, operation, and maintenance of the Second Lower Feeder Pipeline. The pipeline is an 85-inch inside-diameter steel pipe with approximately 8 to 10 feet of cover.

The proposed license agreement would allow West Air Gases and Equipment, Inc. to install pavement and fencing on 0.27 acres of Metropolitan's currently unimproved property for parking purposes. A portion of Metropolitan's property in this vicinity was previously leased for the same use. The use of the subject property will not interfere with Metropolitan's operations.

The proposed license agreement will have the following key provisions:

- Subject to Metropolitan's paramount rights reservation.
- Five-year base term with two five-year options to renew.
- Annual license fee of \$20,400 per appraised market rates.
- Fixed license fee increases of three percent annually.
- Reappraisal of the license fee to occur in 2027.
- Licensee is responsible for trash removal and weed abatement.
- One-time processing fees of \$8,500.

Board authorization to grant this license is required because the license term will exceed five years.

Policy

Metropolitan Water District Administrative Code Section 8230: Grants 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 the proposed policy principles 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 consists of the leasing, licensing, maintenance, and operating of existing public or private structures, facilities, and equipment with negligible or no expansion of use beyond that existing at the time of the lead agency's determination. In addition, the proposed action 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 granting a five-year license agreement to West Air Gases and Equipment, Inc. for employee vehicle parking.

Fiscal Impact: Metropolitan will receive a one-time processing fee of \$8,500 and annual revenue of \$20,400.

Business Analysis: This option will allow the use of Metropolitan's fee-owned parcel to generate monthly revenue and avoid maintenance costs for weed abatement, trash removal, trespassing, security issues, and illegal dumping.

Option #2

Do not authorize the license agreement.

Fiscal Impact: Forgo the opportunity to generate revenue

Business Analysis: Metropolitan would be responsible for ongoing costs associated with weed abatement, trash removal, trespassing, security issues, and illegal dumping.

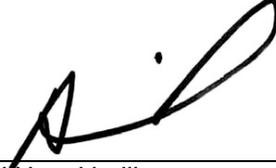
Staff Recommendation

Option # 1



 Lilly L. Shalbat
 Manager, Real Property

4/25/2022
 Date

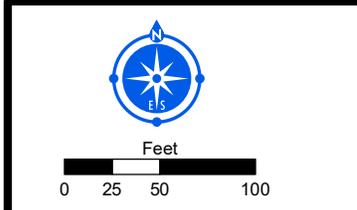
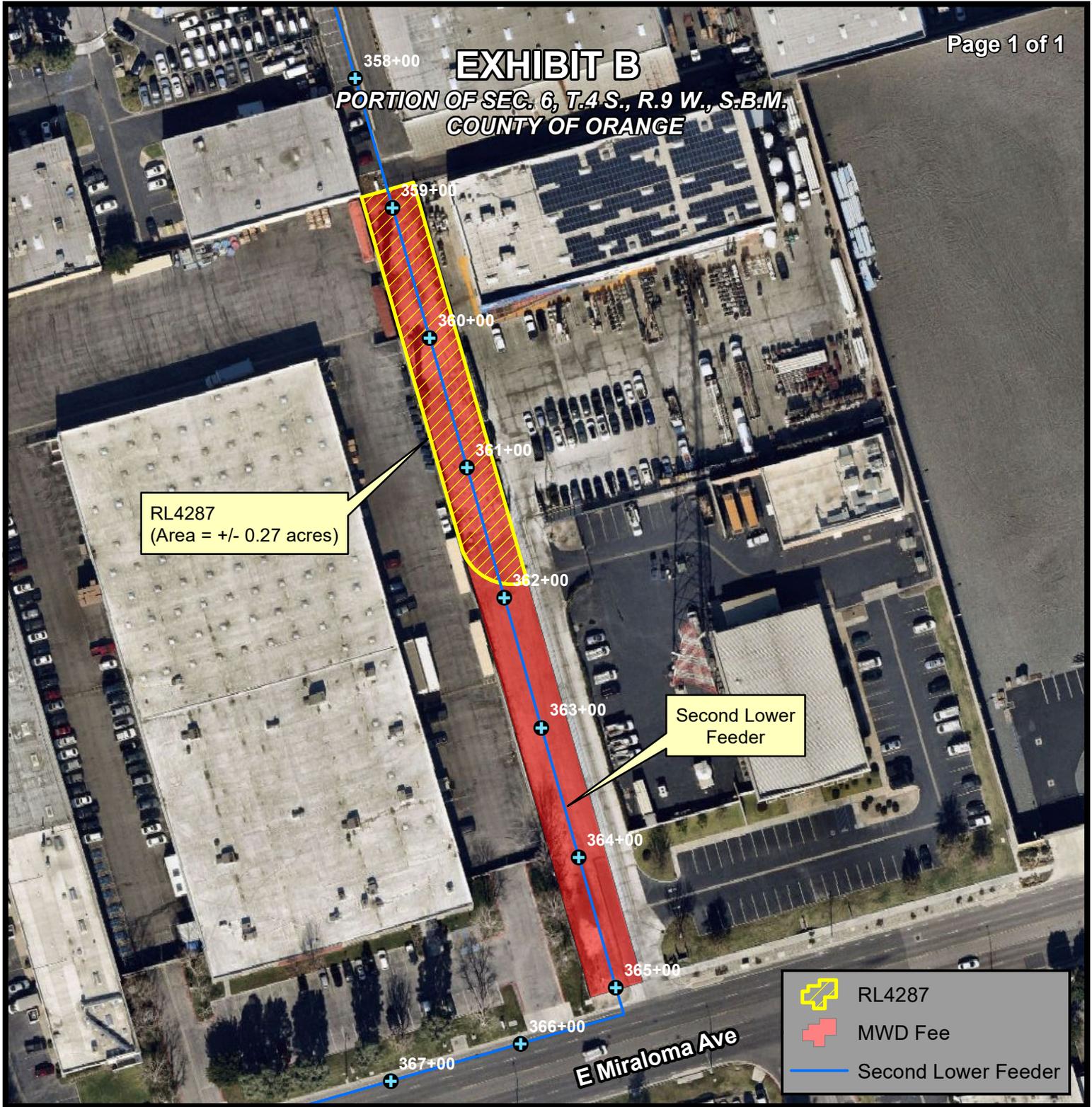


 Adel Hagekhalil
 General Manager

4/27/2022
 Date

Attachment 1 – Site Map

Ref# rpd12680865



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The Metropolitan Water District of Southern California
 Engineering Services Group

SECOND LOWER FEEDER

License
RL 4287

MWD
 to
WestAir Gases and Equipment, Inc.

MWD ROW: 1434-9-5
 APN: 344-221-01



Real Property & Asset Management Committee

WestAir Gases and Equipment, Inc.

Item 7-8

May 9, 2022

Distribution System Map



General Location Map



Site Map



WestAir Gases and Equipment, Inc.

Key Provisions

- Subject to Metropolitan's paramount right reservation
- Five year base term with two 5-year options to renew
- One time processing fee of \$8,500
- Annual license fee is \$24,400
- Fixed license fee increases at 3% annually
- Metropolitan right to reappraise every five years
- Licensee is responsible for maintenance

Board Options

Option No. 1

- Authorize granting a five-year license agreement to WestAir Gases and Equipment, Inc. for employee vehicle parking.

Option No. 2

- Do not authorize the license agreement.

Board Options

Staff Recommendation

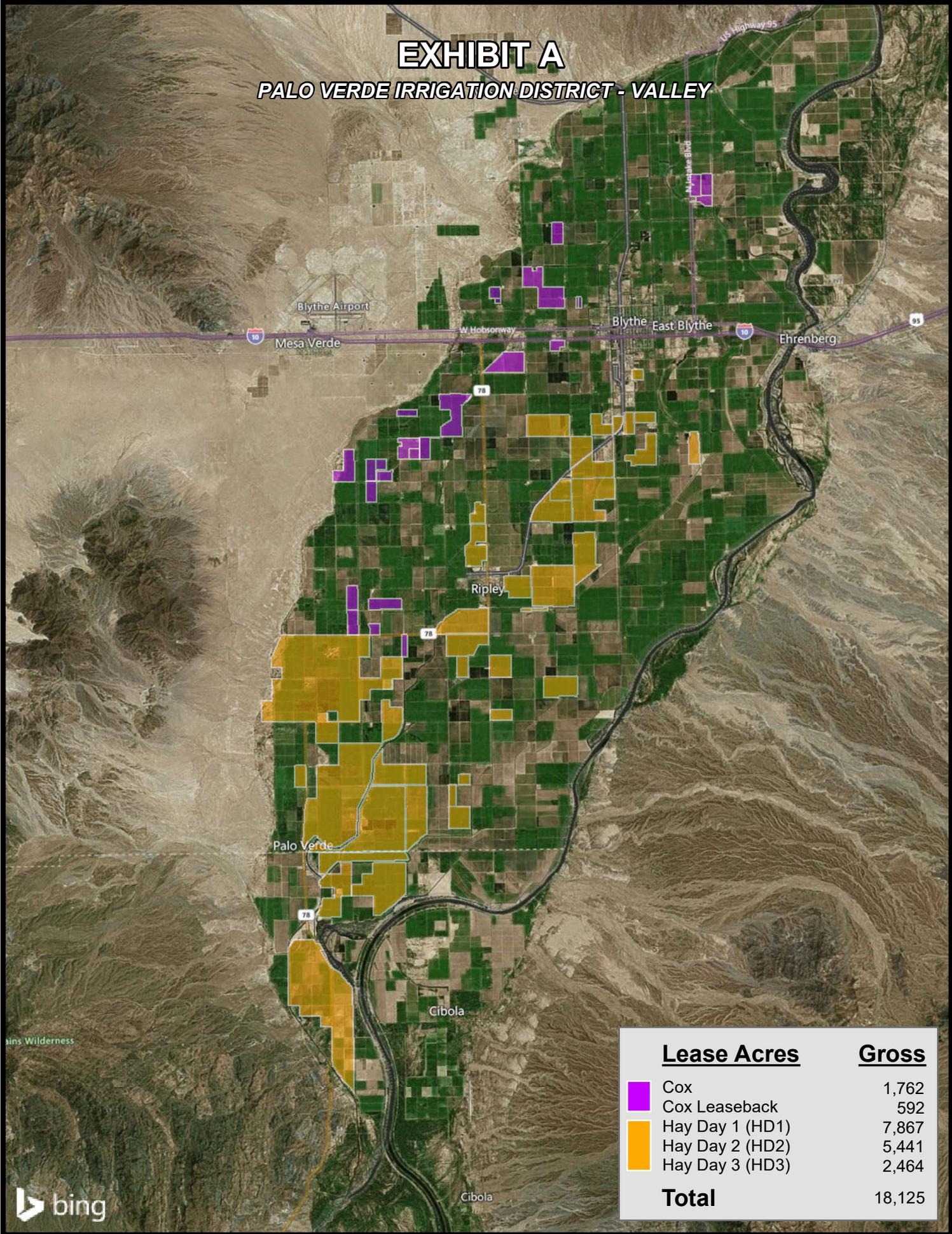
- Option No. 1



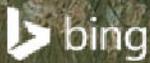
EXHIBIT A

PALO VERDE IRRIGATION DISTRICT - VALLEY

N:\Infrastructure_Unit\Geodetics_and_Mapping_Team_1\Projects\LA\PowerPoint\Board\PVID_Board_Letter_A-size.mxd [Printed 4/18/2022] Photography Date: Bing Prepared by: AU (Geodetics & Mapping Team) Checked by: N/A Job#: GIS22-04-13



	<u>Lease Acres</u>	<u>Gross</u>
	Cox	1,762
	Cox Leaseback	592
	Hay Day 1 (HD1)	7,867
	Hay Day 2 (HD2)	5,441
	Hay Day 3 (HD3)	2,464
	Total	18,125





Real Property & Asset Management Committee

Authorize Landlord Termination Provision Update

Item 7-10

May 9, 2022

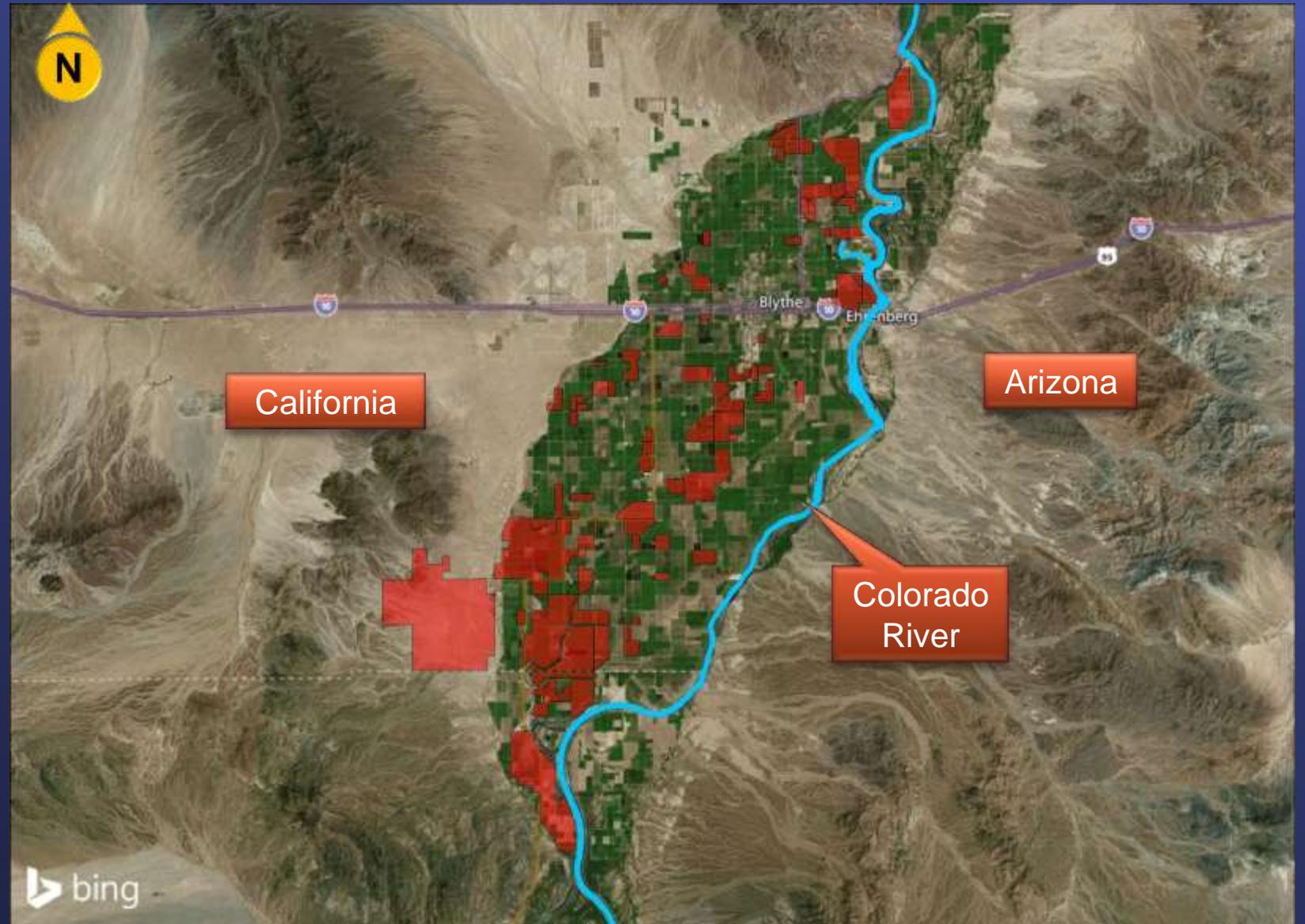


Open Session

Service Area & CRA Map

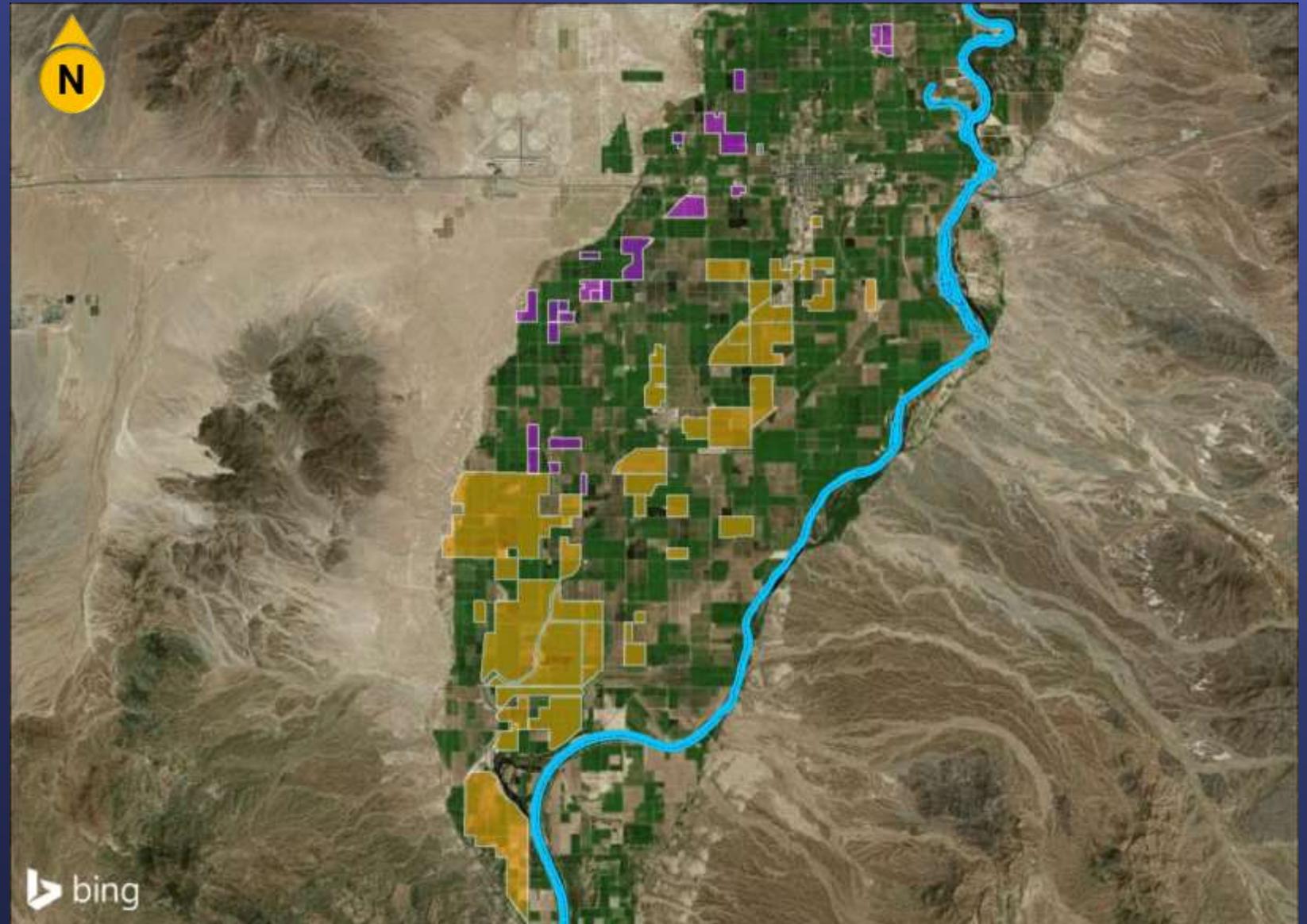


Palo Verde Properties



Subject Leases

<u>Leases</u>	<u>Gross Acres</u>
Coxco	1,762
Coxco (new)	591
HayDay (HD1)	7,867
HayDay (HD2)	5,441
HayDay (HD3)	2,464
TOTAL	18,125







Real Property and Asset Management Committee

Group Manager's Report

Item 7a

May 9, 2022

Courtyard Cafe

Group Manager's Report



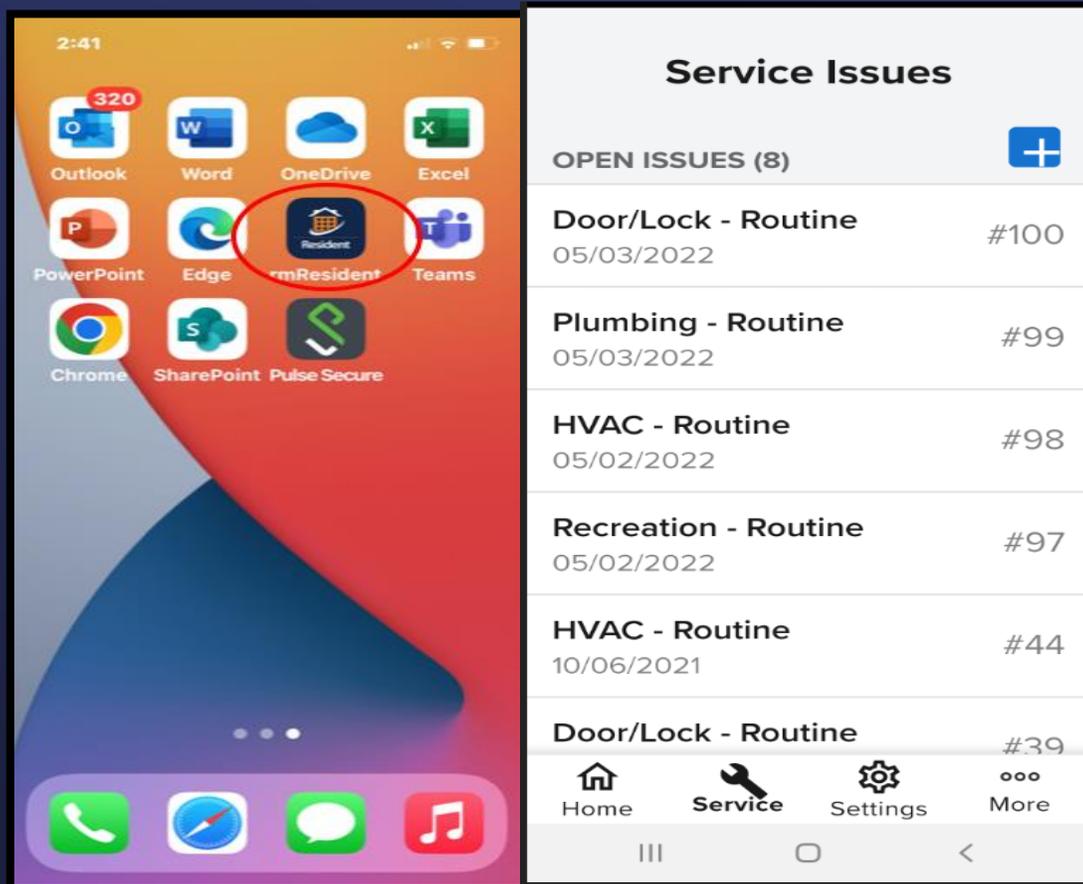
Group Manager's Report

District Housing Activities

Expedite Maintenance Activities

- Increase staffing levels
- Local contracting for O&M projects

Rent Manager Application



- Review and Update Contact Information
- Create Maintenance Requests
- Review Existing Maintenance Requests

Group Manager's Report

Housing Communication

- Newsletter
- Townhall Meetings
- Desert Housing Working Group
- Updates to the Board

