

The Metropolitan Water District of Southern California

Agenda

The mission of the Metropolitan Water District of Southern California is to provide its service area with adequate and reliable supplies of high-quality water to meet present and future needs in an environmentally and economically responsible way.

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

Meeting with Board of Directors *

August 16, 2022

11:30 a.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 1-877-853-5257; enter meeting ID: 831 5177 2466. 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 (833) 548-0276 and enter meeting ID: 815 2066 4276.

Tuesday, August 16, 2022 Meeting Schedule

08:30 a.m. Adj. A&E
10:30 a.m. Adj. OP&T
11:30 a.m. Adj. RPA&M
01:00 p.m. Adj. L&C
01:30 p.m. Adj. BOD

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 July 12, 2022 [21-1404](#)

Attachments: [08162022 RPAM 2A Minutes](#)

3. CONSENT CALENDAR ITEMS - ACTION

- 7-9** Authorize granting a new ten-year license agreement to the County of Orange for the continued operation of an existing telecommunication site on Metropolitan's fee-owned property in the city of Yorba Linda, identified as Orange County Assessor 329-021-03; the General Manager has determined that the proposed action is exempt or otherwise not subject to CEQA [21-1353](#)

Attachments: [08162022 RPAM 7-9 B-L](#)
[08162022 RPAM 7-9 Presentation](#)

- 7-10** Authorize granting a new thirty-year license agreement to the County of Los Angeles Parks and Recreation for the operation of a new public park on Metropolitan's fee property in an unincorporated area of Los Angeles County; the General Manager has determined that the proposed action is exempt or otherwise not subject to CEQA [21-1355](#)

Attachments: [08162022 RPAM 7-10 B-L](#)
[08162022 RPAM 7-10 Presentation](#)

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

4. OTHER BOARD ITEMS - ACTION

NONE

5. BOARD INFORMATION ITEMS

NONE

6. COMMITTEE ITEMS

- a. Update on Delta Island Initiatives [21-1409](#)

Attachments: [08162022 RPAM 6a Presentation](#)

7. MANAGEMENT REPORTS

- a. Real Property Group Manager's Report [21-1411](#)

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

July 12, 2022

Vice Chair Peterson called the teleconference meeting to order at 10:45 a.m.

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

Members absent: Directors Kassakhian, Kurtz, and Sutley

Other Board Members present: Directors Abdo, Blois, Camacho, DeJesus, Dennstedt, Faessel, Fong-Sakai, Goldberg, Jung, Lefevre, McCoy, Miller, Morris, Ramos, and Tamaribuchi

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 June 13, 2022.

3. CONSENT CALENDAR ITEMS – ACTION

Director Record made a motion, seconded by Director Camacho to approve the consent calendar consisting of item 2A.

The vote was:

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

Noes: None

Abstentions: None

Absent: Kassakhian, Kurtz, and Sutley

The motion for item 2A passed by a vote of 6 ayes, 0 noes, 0 abstention, and 3 absent.

END OF CONSENT CALENDAR ITEMS

4. OTHER BOARD ITEMS – ACTION

None

5. BOARD INFORMATION ITEMS

None

6. COMMITTEE ITEMS

- a. Subject: District Housing and Recreation Management Update
Presented by: Victor Ramirez, Unit Manager, Facility Services
Mr. Ramirez provided an update on the most recent Desert Housing activities.

The following Directors provided comments or asked questions

1. Dick
2. Erdman

Staff responded to the Director's 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 April 1, 2022, through June 2022, was mailed out and provided an overview of the pending sale of the Sunset Garage property. Lastly, she acknowledged the efforts of staff in Metropolitan being named the IRWA Government Employer of the Year.

8. FOLLOW-UP ITEMS

None

9. FUTURE AGENDA ITEMS

None

Next meeting will be held on August 15, 2022

Meeting adjourned at 11:17 a.m.

Glen Peterson
Vice Chair



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

8/16/2022 Board Meeting

7-9

Subject

Authorize granting a new ten-year license agreement to the County of Orange for the continued operation of an existing telecommunication site on Metropolitan's fee-owned property in the city of Yorba Linda, identified as Orange County Assessor 329-021-03;

Executive Summary

This action authorizes the General Manager to enter a new ten-year license agreement with three five-year renewal options for the County of Orange (Orange County) to continue operating its existing wireless telecommunication site on Metropolitan's fee-owned property. The subject 0.09 acre property has been leased to Orange County since 1996. It is located adjacent to Green Crest Drive in the city of Yorba Linda.
(Attachment 1)

Details

Background

The subject Metropolitan property has several telecommunication sites located adjacent to Green Crest Drive in the city of Yorba Linda, which is approximately 4.5 miles east of the Robert B. Diemer Filtration Plant in northeast Orange County. Metropolitan's Lower Feeder Pipeline, the Santiago Lateral Control Tower, the Santiago Lateral Spillway, and the Santiago Lateral Pipelines are located within the subject property's boundary. The current telecommunication facilities at this location are compatible with Metropolitan's existing facilities.

Orange County is requesting a ten-year license with three five-year renewal options to allow the continued operation of this telecommunication site for public safety purposes. The existing telecommunication site includes a 10' x 50' equipment building, a 100-foot tower with an emergency diesel generator, and an underground storage tank. There are no new improvements planned for this site.

The proposed license will have Metropolitan's standard telecommunication license provisions. A license agreement structure (as opposed to a lease agreement structure) will better reflect Metropolitan's ability to control land uses and activities on the site. The proposed license will have the following key provisions:

- Subject to Metropolitan's paramount rights reservation
- Licensee is responsible for maintenance and utilities
- Ten-year base term with three 5-year options to renew
- One-time processing fee of \$6,000
- Annual license fee of \$33,600
- Fixed annual license fee increases at three percent
- Metropolitan has the right to reappraise every five years

Staff evaluation has determined that this agreement will not interfere with Metropolitan's operations or facilities in the area. Board authorization of this agreement is required because the term of the license exceeds five years.

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

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, it will not have a significant effect on the environment. Accordingly, this proposed action qualifies as a Class 1 Categorical Exemption (Section 15301 of the State CEQA Guidelines).

CEQA determination for Option #2:

None required

Board Options

Option #1

Authorize granting a ten-year license agreement with three 5-year options to the County of Orange for telecommunications purposes.

Fiscal Impact: Metropolitan will receive a one-time processing fee of \$6,000 and an annual revenue of \$33,600.

Business Analysis: This option will allow the use of Metropolitan's fee-owned parcel to generate revenue and facilitate a public benefit with the enhancement of local public service communications and emergency response.

Option #2

Do not authorize the license agreement

Fiscal Impact: Metropolitan will forego the opportunity to generate revenue.

Business Analysis: The existing telecommunication facility would need to be removed, and the County of Orange would need to find an alternative location for their communication needs.


Staff Recommendation

Option #1


Lilly L. Shraibati
Manager, Real Property Group

7/26/2022

Date


Adel Hagekhalil
General Manager

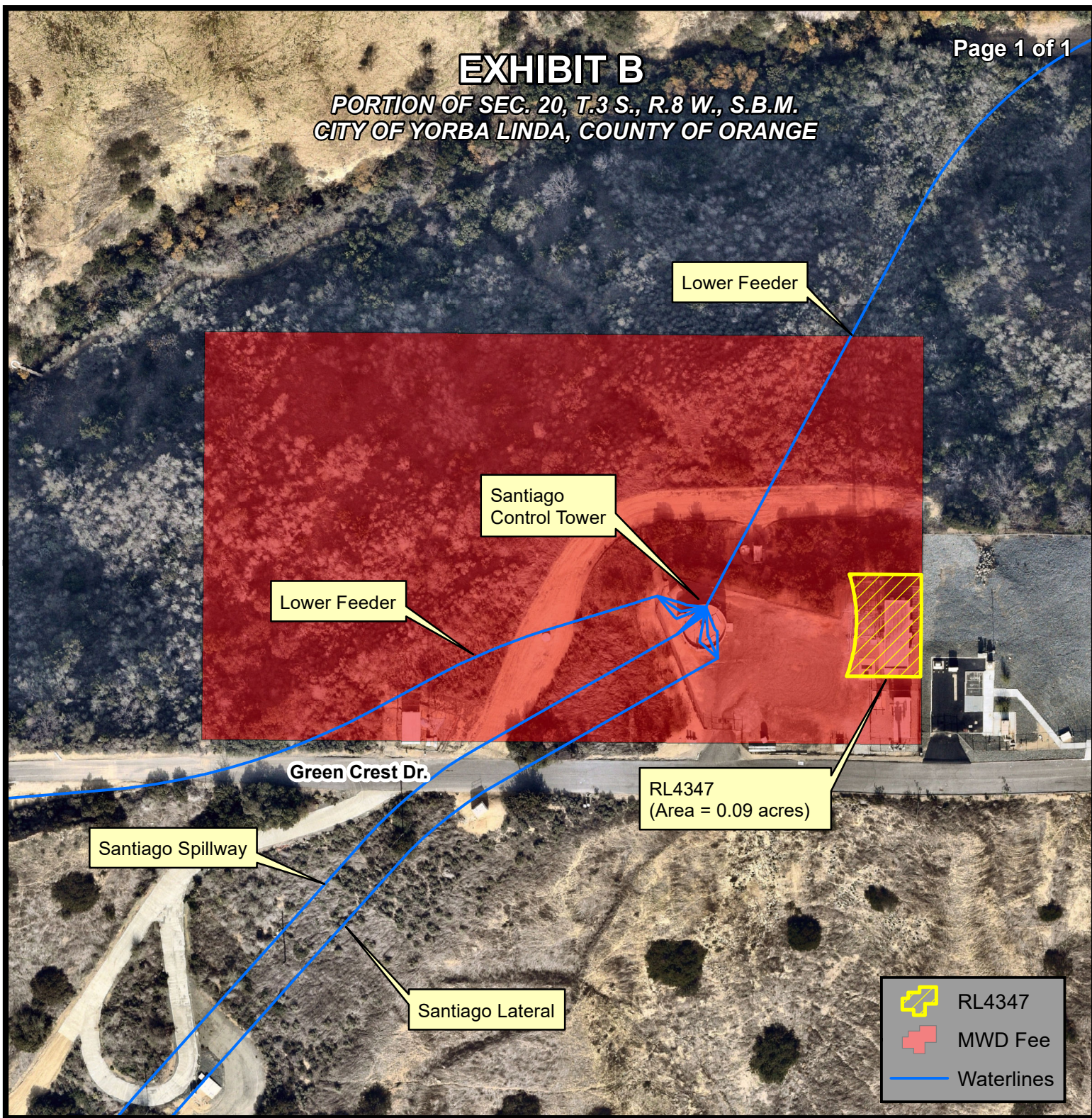
8/2/2022

Date

Attachment 1 – Location Map

Ref# rpdM 12684235

EXHIBIT B
PORTION OF SEC. 20, T.3 S., R.8 W., S.B.M.
CITY OF YORBA LINDA, COUNTY OF ORANGE



Feet
0 25 50 100

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The Metropolitan Water District of Southern California
Engineering Services Group

LOWER FEEDER / SANTIAGO LATERAL / SPILLWAY

License
RL4347

MWD
to
County of Orange

MWD ROW: 1000-24-1
APN: 329-021-03



Real Property & Asset Management Committee

County of Orange License Agreement

Item 7-9

August 16, 2022

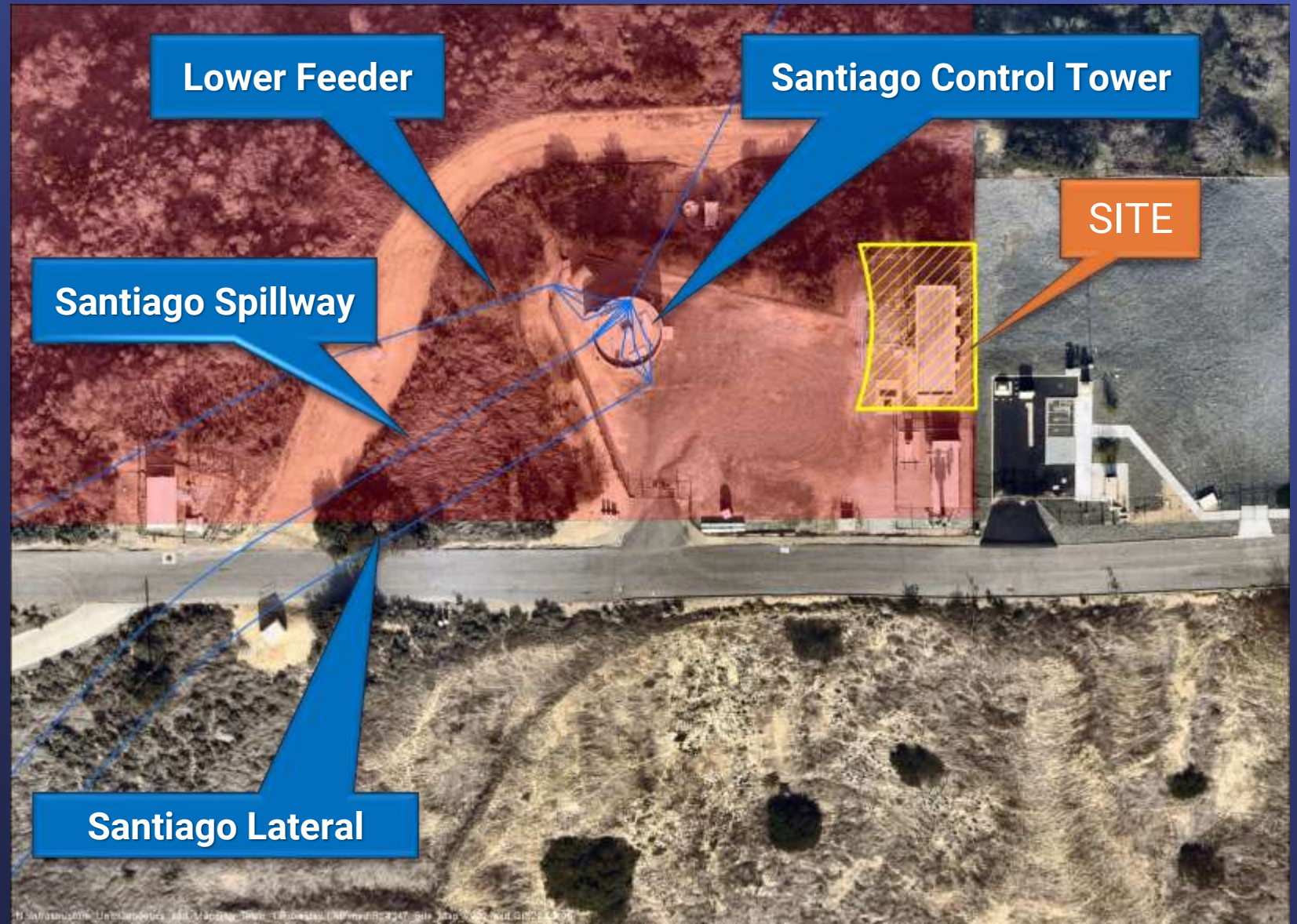
Distribution System Map



General Location Map



Site Map



Existing Telecommunication Site



SAN DIEGO

Key Provisions

- Subject to Metropolitan's paramount right reservation
- Licensee is responsible for maintenance and utilities
- Ten-year base term with three 5-year options to renew
- One time processing fee of \$6,000
- Annual license fee is \$33,600
- Fixed license fee increases at 3% annually
- Metropolitan right to reappraise every five years

Board Options

Option No. 1

- Authorize granting a ten-year license agreement with three 5-year options to the County of Orange for telecommunication purposes

Option No. 2

- Do not authorize the license agreement

Board Options

Staff Recommendation

- Option No. 1





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

8/16/2022 Board Meeting

7-10

Subject

Authorize granting a new thirty-year license agreement to the County of Los Angeles Parks and Recreation for the operation of a new public park on Metropolitan's fee property in an unincorporated area of Los Angeles County; 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 grant a new thirty-year license agreement with six, five-year renewal options to the County of Los Angeles Parks and Recreation. The proposed license agreement will allow the County of Los Angeles Parks and Recreation to construct a public park on 0.4 acres of Metropolitan's fee-owned property. The subject property is located north of 92nd Street between Graham Avenue and Bandera Street in the community of Florence-Firestone in an unincorporated area of Los Angeles County. (**Attachment 1**)

Details

Background

Metropolitan acquired fee property, averaging approximately 20-foot in width, from the City of Los Angeles, Department of Water and Power (DWP) in 1955 for the construction, operation, and maintenance of the Middle Cross Feeder pipeline. The pipeline is a 79-inch inside diameter welded steel pipeline and has approximately 10 to 12 feet of cover in this area. DWP operates a high-power transmission line on their adjacent approximately 140-foot wide strip of fee property. The subject property is located north of 92nd Street between Graham Avenue and Bandera Street in the community of Florence-Firestone in an unincorporated area of Los Angeles County.

The proposed linear park project is within the DWP and Metropolitan's fee properties (0.4 acre) and includes an urban trail and greenbelt designed with sustainable features to support Metropolitan's water conservation objectives. This area has been identified as a location of high importance for a public park. When completed, the urban trail and greenbelt will safely connect residents to an active transit line, nearby schools, and existing park facilities in the area.

Using the subject property will not interfere with Metropolitan's operations and avoid maintenance costs for weed abatement, trash removal, trespassing, security issues, and illegal dumping. In addition, Metropolitan has recently performed dumping and encampment clean-up in this area, and the proposed lease will alleviate these ongoing issues for Metropolitan.

The proposed license agreement will have the following key provisions:

- Subject to Metropolitan's paramount rights reservation.
- 30-year base term with six five-year options to renew.
- Agreement will be considered a mutual benefit.
- Licensee is responsible for the upkeep of the property, including security, trash removal, and weed abatement.
- One-time processing fee of \$8,000.

Board authorization to grant the 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

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, it will not have a significant effect on the environment. Accordingly, this proposed action qualifies as a Class 1 Categorical Exemption (Section 15301 of the State CEQA Guidelines).

CEQA determination for Option #2:

None required

Board Options

Option #1

Authorize granting a 30-year license agreement to the County of Los Angeles Parks and Recreation for a public park.

Fiscal Impact: Metropolitan will receive a one-time processing fee of \$8,000.

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

Option #2

Do not authorize the license agreement

Fiscal Impact: Metropolitan will not receive a one-time processing fee of \$8,000.

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

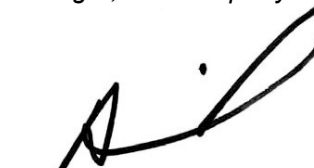
Staff Recommendation

Option # 1


Lilly L. Shraibati
Manager, Real Property Group

7/26/2022

Date


Adel Hagekhalil
General Manager

7/28/2022

Date

Attachment 1 – Exhibit Map

Ref# rpd12690555



Feet

0 50 100 200

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*The Metropolitan Water District of Southern California
Engineering Services Group*

MIDDLE CROSS FEEDER

**License
RL 4265**

**MWD
to**

County of Los Angeles Parks & Recreation

MWD ROWs: 1430-20-1 (S140); 1430-21-1 (S100);
1430-21-1 (S110); 1430-21-1 (S120)

APNs: 6044-012-902; 6044-012-903; 6044-013-901; 6044-020-901



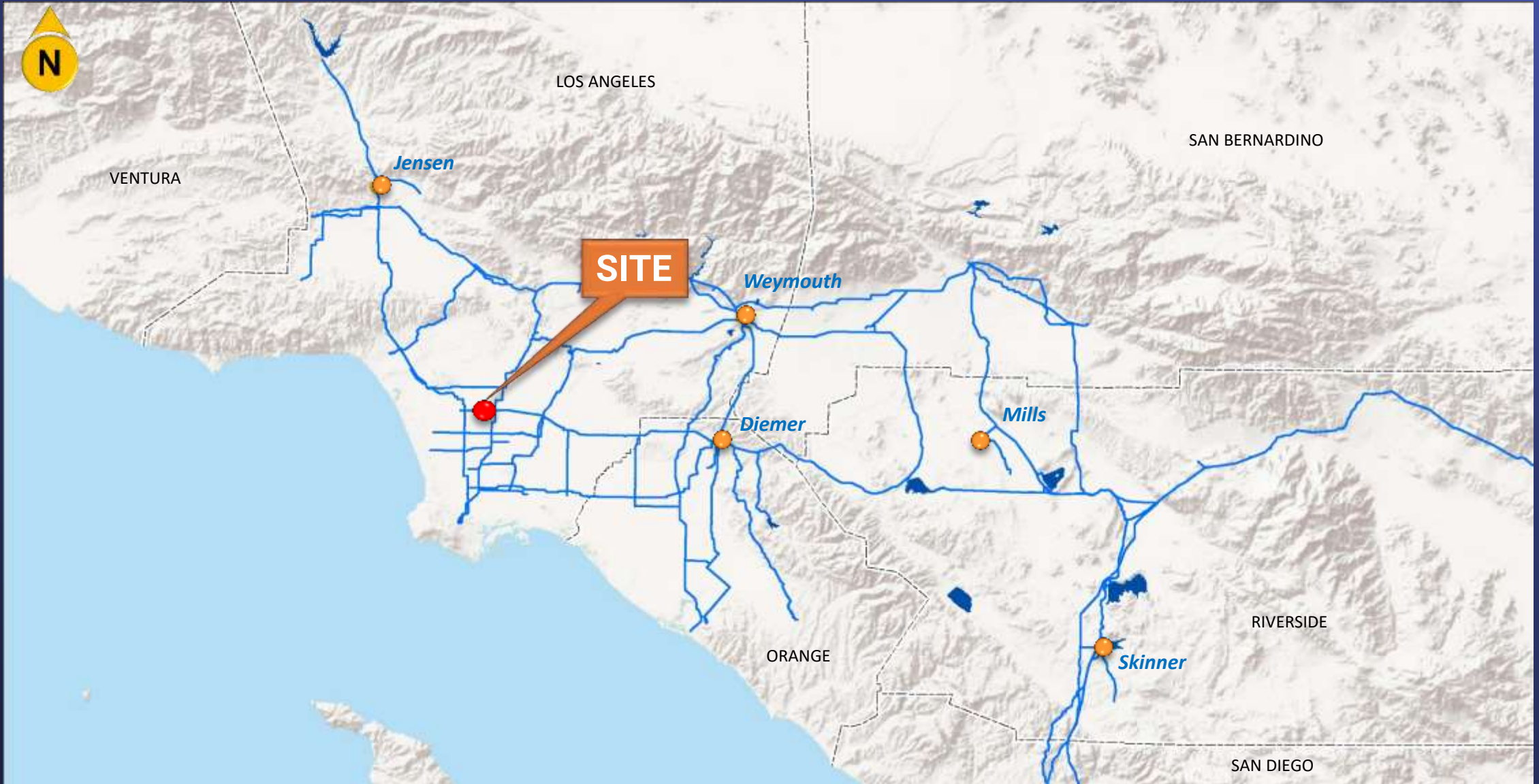
Real Property & Asset Management Committee

County of Los Angeles License Agreement

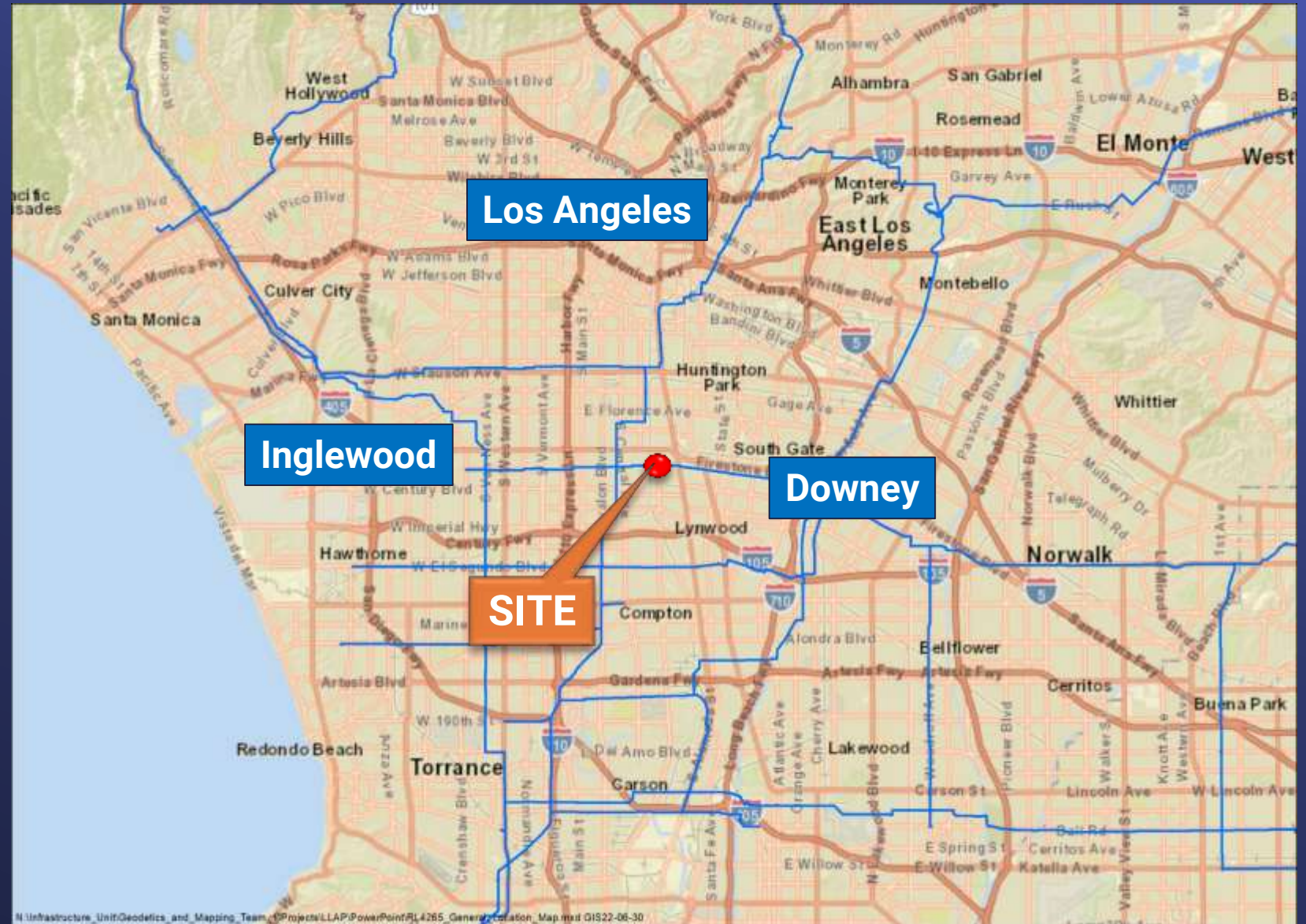
Item 7-10

August 16, 2022

Distribution System Map



General Location Map



Site Map



Key Provisions

- Subject to Metropolitan's paramount right reservation
- Thirty-year base term with six 5-year options to renew
- License fee to be waived due to mutual benefit
- One time processing fee of \$8,000
- Licensee to maintain the premises and keep the area free of trespassers, weeds and trash.

Board Options

Option No. 1

- Authorize granting a thirty-year license agreement to the County of Los Angeles Parks and Recreation for a public park

Option No. 2

- Do not authorize the license agreement

Board Options

Staff Recommendation

- Option No. 1





Real Property and Asset Management

Update on Delta Island Initiatives

Item 6a
August 16, 2022



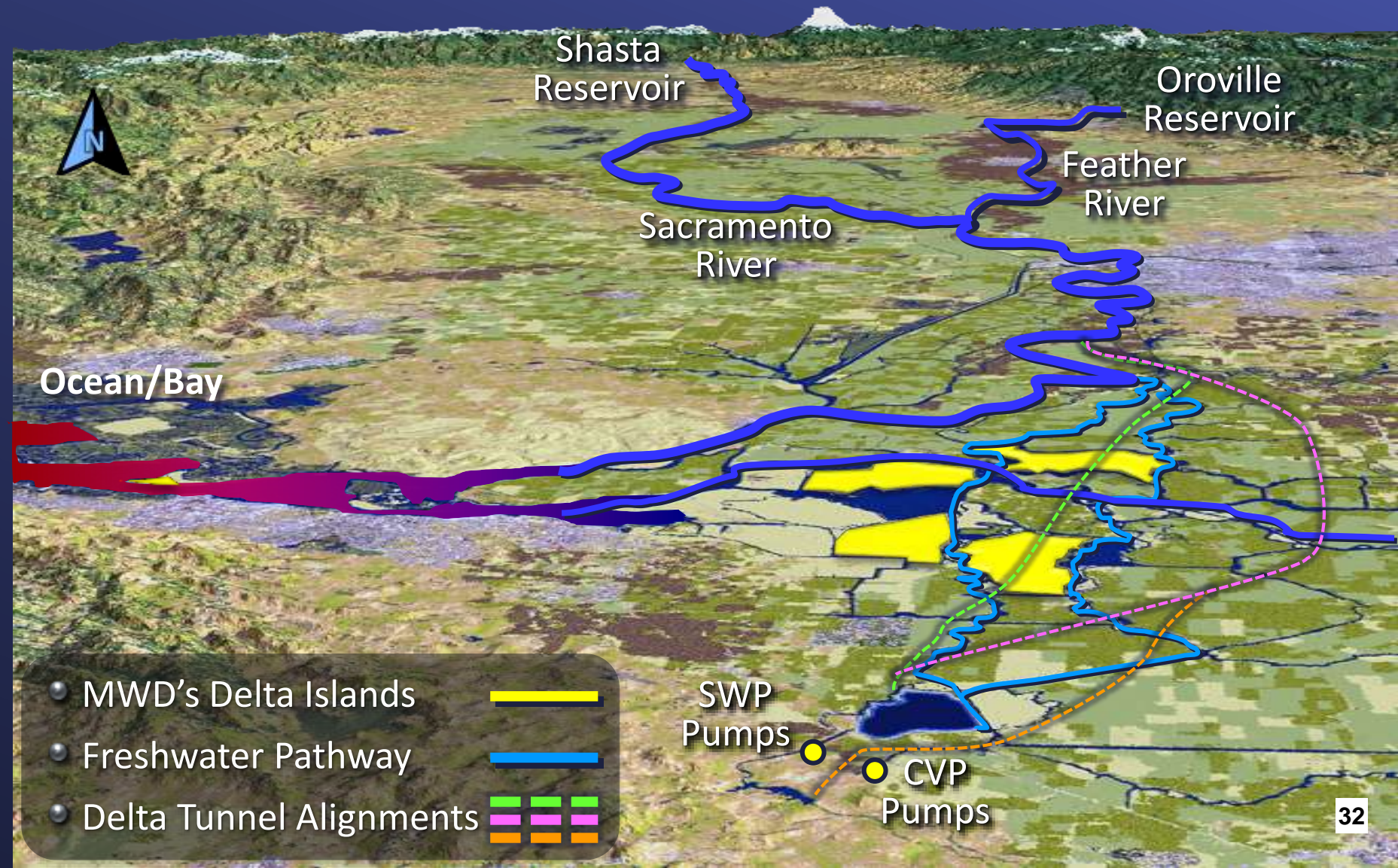
Focus of Presentation

- Overview & History
- Collaborative Efforts & Accomplishments
- Discussion – Opportunities, Considerations & Process

Overview & History

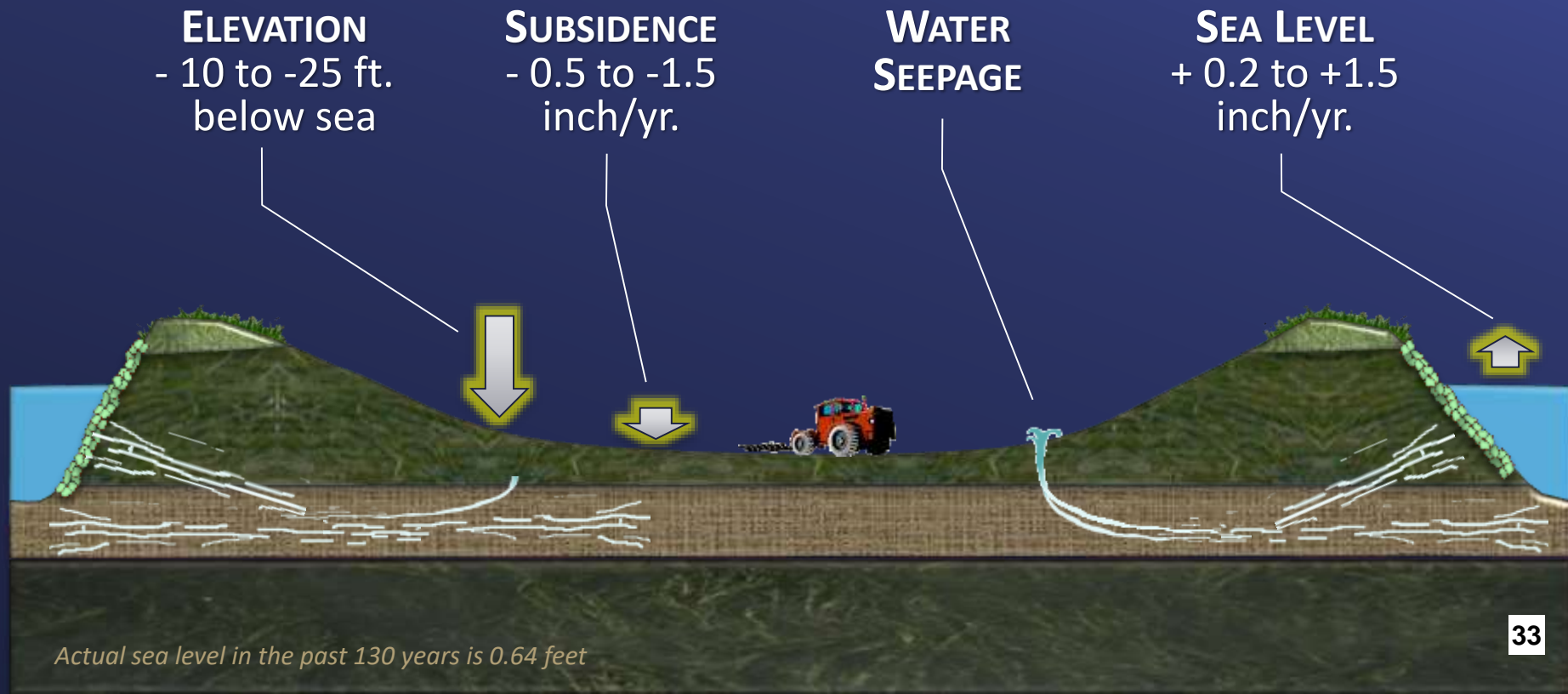
- 2016 purchase
- 13 sq. miles; 20,400 acres
- Ill structures
- 2021 Chipps Island sold

August 16, 2022

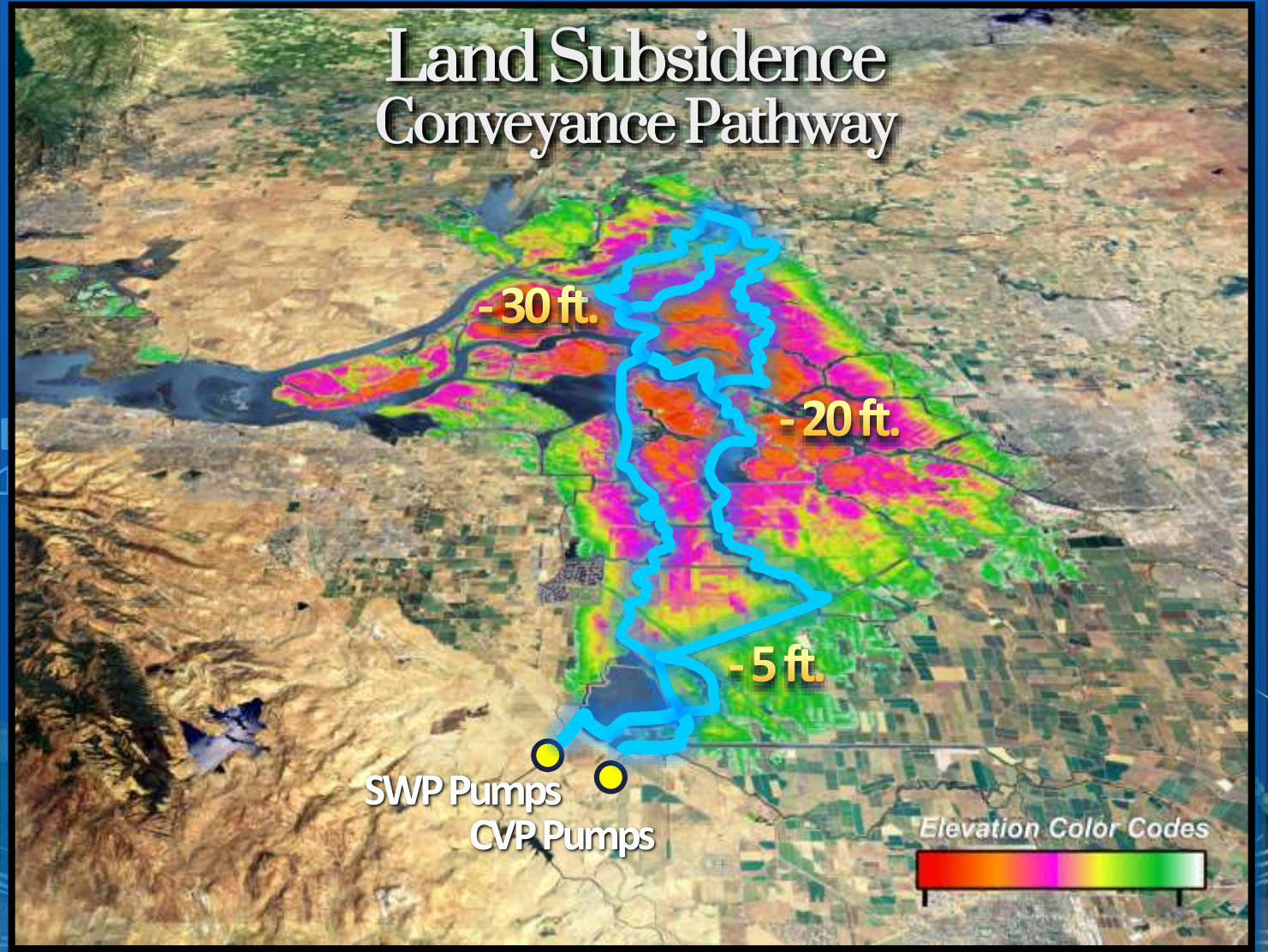


Overview & History

CURRENT LANDSCAPE

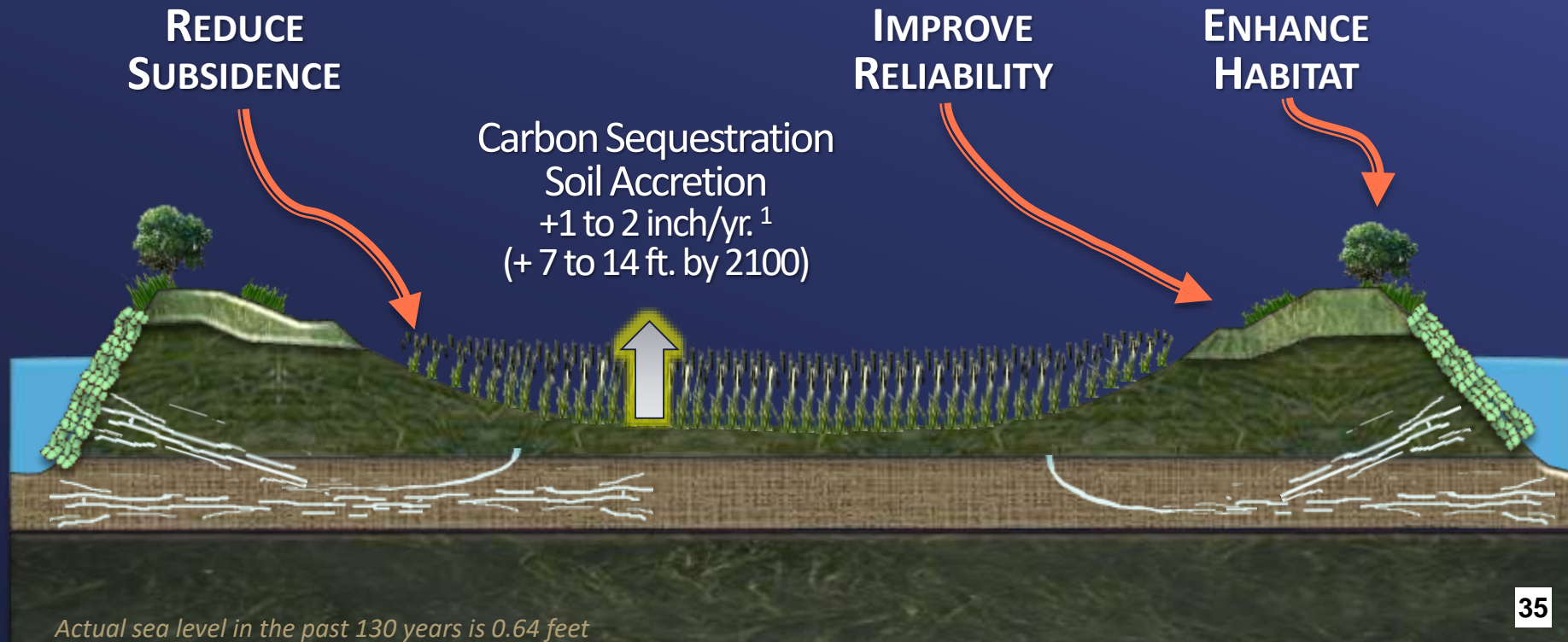


Overview & History



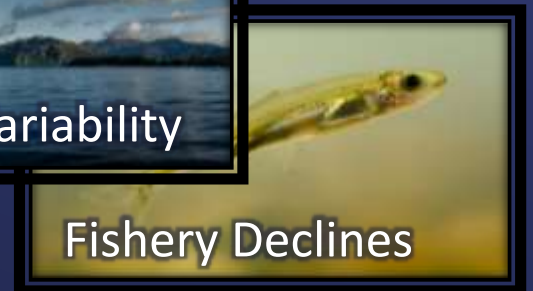
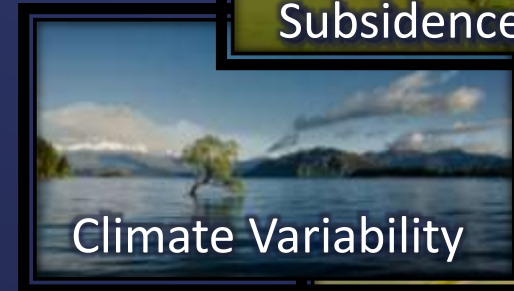
Overview & History

FUTURE OPPORTUNITIES



Overview & History

- Board Policies
 - Staff guided by existing Board Policies
 - Currently being reviewed & updated in WP&S Committee
- Focus
 - Levee integrity
 - Subsidence control
 - Climate variability
 - Fishery declines



Collaborative Efforts Ongoing

A Collaborative Partnership Landscape Sustainability & Restoration

An open partnership that designs & recommends multi-benefit landscape opportunities

PARTNERS

- California Audubon Society
- Point Blue Conservation Science
- The Nature Conservancy
- Ducks Unlimited
- California Waterfowl Association
- Miwok Nation, Don Hankins
- Delta Conservancy
- California Dept. Fish & Wildlife
- Department of Water Resources
- Delta Stewardship Council
- Delta Protection Commission
- San Francisco Estuary Institute
- East Bay Parks

TECHNICAL ADVISORS

- UC Merced
- CSU Chico State
- UC Davis
- SF Estuary Institute
- Natural Resources Grp
- GEI
- MBK Engineers
- Hydrofocus



Securing the Delta's Future Community Protection & Levee Modernization

An inclusive stakeholder effort to improve levee reliability, enhance Delta ecosystem, & meet the challenges of climate change

Mitigates

- ✓ Flood Risk
- ✓ Earthquake Risk
- ✓ Sea-Level Rise (2050)



COLLABORATORS

UC Davis, UC Los Angeles, UC Berkeley, MBK Engineers, KSN Engineers, Hultgren-Tillis Engineers, AECOM, Lettis, Schnabel, Moffatt & Nichol, Central Delta Water Agency, Dept. of Water Resources, Metropolitan Water District, others

A Faster Way to Restoration Floating Peat Wetlands

Observed in pre-development Delta, floating peat wetlands can assist in reducing land subsidence and provide benefits to terrestrial and aquatic species.

Wetland Research



Floating Peat Wetland



COLLABORATORS

Hydrofocus, Dept. of Water Resources, UC Davis, UC Berkeley, U.S. Geological Survey, CBEC, Louisiana State Univ., Univ. of Montana, MWD, others

Collaborative Efforts In Process

A Nature-Based Solution Saving the Smelt's Future



Existing Smelt Tanks ...

"Time is of the essence; we need to start field experiments and applied science starting this fall or it may be too late to have any chance of saving wild smelt populations."
— Dr. Peter Moyle, Professor Emeritus, UC Davis

... Proposed Smelt Lakes?

Bringing Back Small Farms Local Family Farm Program



A community program to invest in new generations of small farmers through on-farm experience.

COLLABORATORS
Universities, environmental justice groups, farm and other interests

A Local Food Market for Fish Riverine Landscape Restoration



A multi-benefit effort to improve Delta smelt and salmon fishery habitat, and enhance food-web production for terrestrial and aquatic species

COLLABORATORS
Dept of Water Resources,
Reclamation District 756,
Metropolitan Water District,
others —

Conservation in Action Integrated Research, Training & Education Center



An integrated conservation research, training and education center (K-12 thru college). Tribal and Indigenous Peoples ceremonies

LOCATION
Bouldin Island, CA

Collaborative Efforts Outreach

- NGO Tours
- Tribal Meetings
- Directors Inspection

August 16, 2022



Collaborative Efforts Summary

- Completed
 - ✓ \$54+ million in grants received
 - ✓ 15 miles of water conveyance levees improved
 - ✓ First to have on-island emergency flood fight material warehouse & stockpile
 - ✓ First to install water meters on diversions
 - ✓ First to install real-time levee monitoring tech
- Ongoing
 - ✓ Collaborative Landscape Restoration Planning
 - ✓ Proposed Levee Modernization Design
 - ✓ Floating Wetland Research
- New
 - ❑ Delta Smelt Preservation Program
 - ❑ Riverine Restoration
 - ❑ Bringing Back Small Farms
 - ❑ Integrated Research, Training, Education Center



Levee Improvement



Invasive Species Control



Salmon Study



Peat Wetland Research

Discussion Opportunities

- Opportunities
 - Evolved since purchase
 - But still focused on meeting Board policies
- Value in Many Areas
 - Carbon sequestration & subsidence control
 - Levee integrity & conveyance reliability
 - Real-time monitoring & early warning system
 - Delta Smelt preservation & science
 - Delta Conveyance Project mitigation
- Collaborative Partnership
 - NGO community & local stakeholders
 - Native American & Indigenous Peoples
 - Universities
 - Fish agencies/regulators

Discussion Considerations

- Approached by Other Interests
 - Farming, habitat, carbon sequestration
- Potential Options for Future Consideration
 - Own, sell, partnership
 - All or selected islands

Discussion Process

- Staff Information Gathering
 - Other interested partners (NGOs, for-profit entities, others)
 - Potential Request for Statement of Interest
 - Benefits & costs
 - Does it meet Board policies? Does it enhance local collaboration? Etc.
- Board Engagement
 - Fall/Winter 2022 – Staff updates to get board feedback on options
 - Spring 2023 – Staff recommendation based on Board feedback

