

- **Diamond Valley Recreation
Program Monthly Report for the month ending March 2006**

Summary

This report provides a narrative update on active projects for the Diamond Valley Recreation (DVR) Program for the month ending March 31, 2006.

Attachments

Summary Financial Report for month ending March 31, 2006.

Detailed Report

Searl Parkway Improvements

Phase II

The Searl Parkway Phase II project is a continuation of the Searl Parkway Phase I improvements. Searl Parkway Improvements Phase II will extend the Searl Parkway Phase I roadway and utilities further southward into the future East Recreation Area (ERA) and provide access and service for the Valley-Wide Recreation facility. The length of the improvement is approximately 4500 feet and includes: underground utilities such as gas, phone, cable, power, sewer, water, reclaimed water, and a storm drain system; and, road improvements such as curb, gutter, road paving, striping, signage, sidewalks, lighting, and a median. The project was awarded at the February 2006 Board meeting. A pre-construction meeting with Eastern Municipal Water District was held on March 21, 2006. Notice to Proceed (NTP) was issued to the contractor March 24, 2006. Construction of this project is scheduled for completion in January 2007.

Landscaping Phase I

The landscaping work for Searl Parkway is being performed in two phases. The objective of the first phase is to have the landscaping in place at the entryway for The Center for Water Education and Western Center for Archeology and Paleontology in time for their Summer 2006 grand opening. The landscaping project was awarded at the February 2006 Board meeting. Notice to Proceed, for Landscaping I, was issued to the contractor on March 8, 2006. A pre-construction meeting with Eastern Municipal Water District was held on March 27, 2006. . The project is scheduled for completion by June 2006. The draft Landscape Maintenance Manual for Searl Parkway has been completed and is currently under review by staff.

Landscaping Phase II

The objective of the second phase landscaping project is to provide landscaping in the vicinity of the Searl Parkway Phase II project. The Landscaping Phase II - 75% design drawings have been completed and distributed for staff review. The Landscaping Phase II construction contract documents are planned to be completed in late 2006.

Salt Creek Channel Sewer Crossing Protection

Part of the Searl Parkway Phase I improvements included the installation of sewer line service for the ERA. The connection to the existing sewer trunk line is off-site and the alignment runs north from the Searl Parkway and Domenigoni intersection, through the North Property, and crosses the Salt Creek Channel. This connection is

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required to provide service for Metropolitan's existing and future tenants. Improvements to protect the sewer line from future storm erosion will be completed prior to the next rainy season, by District forces.

Salt Creek Channel Improvements

Portions of the East Recreation Area, the North Property (NP), and surrounding private properties are designated as hazardous flood zone areas by the U.S Federal Emergency Management Agency (FEMA). During construction of DVL, the Salt Creek Channel was improved by Metropolitan alongside Domenigoni Parkway, but was not fully improved within the boundaries of the NP. The city of Hemet and upstream property developers are in the process of constructing improvements within their respective boundaries. These improvements are concentrating flows at certain points into both the ERA and the NP. Staff is working with the city of Hemet to ensure that the flow patterns or discharge points do not create detrimental conditions on Metropolitan's properties, which are located, downstream of these improvements. Staff recognizes the opportunity to improve the NP through the initiation of a hydrology study that will investigate the existing conditions of the flood zone and identify improvements that must be constructed as a result of current and future development. The goal of this project is to initiate a Conditional Letter of Map Revision (CLOMR) with FEMA in order to remove the flood zone designation over all the ERA, the NP, and the contributing developers areas. The CLOMR process will require engineering analyses that must be accepted by FEMA and the local agencies, and will identify needed infrastructure. Additionally, applications to the U.S. Army Corps of Engineers, California Department of Fish and Game and the State Water Quality Control Board will be initiated.

The benefits of initiating the study at this time are that Metropolitan will be able to establish the improvement conditions with which upstream developers must comply, and to seek opportunities to recover some of the project costs from developers benefiting from improvements of the Salt Creek Channel.

East Marina Improvements

East Marina Utilities

Utilities for the East Marina are currently being provided by importing water, exporting out sewage, operating an electrical generator to provide power, and using non-land line (low reliability) service for telephone communications. The objective of the East Marina Utilities Project is to upgrade the existing facility by providing permanent utilities to the facility, thus enhancing recreational and economic opportunities. Due to uncertainties as to the final physical layout of the East Marina and its amenities, the utility design will not include a storm drain system. The utilities corridors will include power, water, sewer, and communication lines. The consultant has provided a draft report for the best alternative utility line alignment to the East Marina and a preliminary cost estimate to construct the utility improvements and the draft report is currently under review. Staff plans to present a recommended alignment for the utility improvements and request authorization to proceed with all work necessary prior to award of a construction contract, at the June 2006 Board meeting.

East Marina Lake Improvement

Two capital improvements projects are currently needed to increase the efficiency and operational capacity of the recreation operations at the east marina. The first project is to develop plans for new boat docks, which are needed to protect Metropolitan's fleet of 50 rental boats and pontoons. An additional 25 slips will be constructed to provide slips for public use. The next project is a second wave attenuator, which will provide protection for the new boat docks. Staff is working with a consultant to develop an economical and flexible approach, to allow room for future growth at the Marina. Staff plans to present proposals for these two projects and request authorization to proceed with all work necessary prior to award of construction contract, at the June 2006 Board meeting.

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East Recreation Lake Technical Assessment

A technical assessment study to establish design parameters for Planning Area 3 within the Specific Plan which is approximately 266 acres East Recreation Lake area, including the 80-acre recreation lake continues. The consultant's report for this study was finalized in March 2006 and includes eight elements: 1) Preliminary East Recreation Lake Design Development Plan; 2) Preliminary Swim Lagoon Design Development Plan; 3) East Recreation Groundwater Model; 4) East Recreation Lake Site Plan; 5) Existing and Proposed Infrastructure; 6) Proposed 18-inch Lake Fill Line; 7) Construction Cost Estimate; and, 8) Jurisdictional / Agency Requirements. Staff plans to present the recommendation of this study and request authorization to proceed with all work necessary prior to award of a construction contract to the Board in June 2006. Completion of this work will generate construction specification documents that will allow the construction of the East Recreation Lake at the earliest possible time frame to be constructed by Metropolitan or others.

Trails Program

Lakeview Trails

The state has not notified Metropolitan as to the status of the trails grant-funding proposal. Planning is underway to open a loop trail near the marina next month on a temporary basis. The loop would offer a "nature walk" experience during a time when wild flowers should be in bloom.

DVL-to-Lake Skinner Trails

Metropolitan has been requesting cost estimates from consultants, with existing agreements, to plan a potential trail alignment from the East Recreation Area up to the Lakeview Trail as part of the proposed DVL-to-Lake Skinner Trail.

East Recreation Area and Land Development – RFP 760 Status Report

At the November 8, 2005, Board meeting, the Chief Executive Officer was authorized to initiate negotiations with the Shopoff Group & Centex Homes (Shopoff/Centex) and continue discussions with the two remaining candidates, Lewis-Shea-Parsons-Ledo International and Lennar-Rancon LLC. The Board approved the Exclusive Negotiating Agreement (ENA) with Shopoff/Centex at the March Board meeting. Staff met with Shopoff/Centex on Thursday, March 30 and will meet again on Thursday, April 13. The first phase of negotiations under the ENA is scheduled to be completed by mid May 2006.

Tenant Construction Activities

The following projects are directed and managed by Metropolitan leaseholders or tenants. The purpose for including the following information in this report is to keep Metropolitan's Board apprised of the tenants' progress towards providing recreational facilities at DVL.

Valley-Wide Recreation and Park District

Valley-Wide Recreation and Park District is managing its own construction contract for its aquatic center and administration building. The tenant reports that their project is approximately 80 percent complete and scheduled to be open to the public on June 2006.

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Center for Water Education and Western Center for Archaeology and Paleontology

The Center for Water Education and Western Center for Archaeology and Paleontology construction projects are independently managed and directed by their respective boards. Both projects are approximately 80 percent complete and scheduled to be open to the public on August 2006.



Figures 1 and 2: Area in front of the “Centers” and Valley-Wide Recreation Site

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DVR Program Budget

The Diamond Valley Recreation (DVR) budget consists of unspent funds from the construction of Diamond Valley Lake, proceeds from the disposition of surplus lands previously acquired for the DVL Project, and funds from public and private sources as approved by the Board in August 2004. As of the end of March 2006, the DVR program budget has increased by \$4,672,726, due to surplus land sales.

TABLE 1			
Capital Investment Plan			
Activities Summary for month ending March 31, 2006			
Activities	Approved Budget (As of Mar. 2006)	Expended (Through Mar. 2006)	Percent of Budget Expended (Through Mar. 2006)
PLANNING & SUPPORT	\$ 17,840,000	\$ 13,282,386	74%
IN-DESIGN & COST ESTIMATES	\$ 911,500	\$ 772,347	85%
IN-CONSTRUCTION PROJECTS	\$ 41,446,220	\$ 28,032,135	68%
COMPLETED PROJECTS	\$ 6,666,495	\$ 6,666,495	100%
REMAINING APPROVED FUNDS	\$ 1,284,203		
TOTAL	\$ 68,148,418	\$ 48,753,363	72%

AVAILABLE FUNDS	\$ 24,651,582	Use of funds is subject to Board approval
BUDGET	\$ 92,800,000	

SURPLUS PROPERTY SALES	\$ 4,672,726	Use of funds is subject to Board approval
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