



Proposed DVL Land Use Plan

Real Property & Asset Management Committee

Item 9-4

January 25, 2011

What Will Be Presented Today

- Overview of proposed DVL land use concepts
- Increase value of land by changing zoning to higher value

Diamond Valley Lake

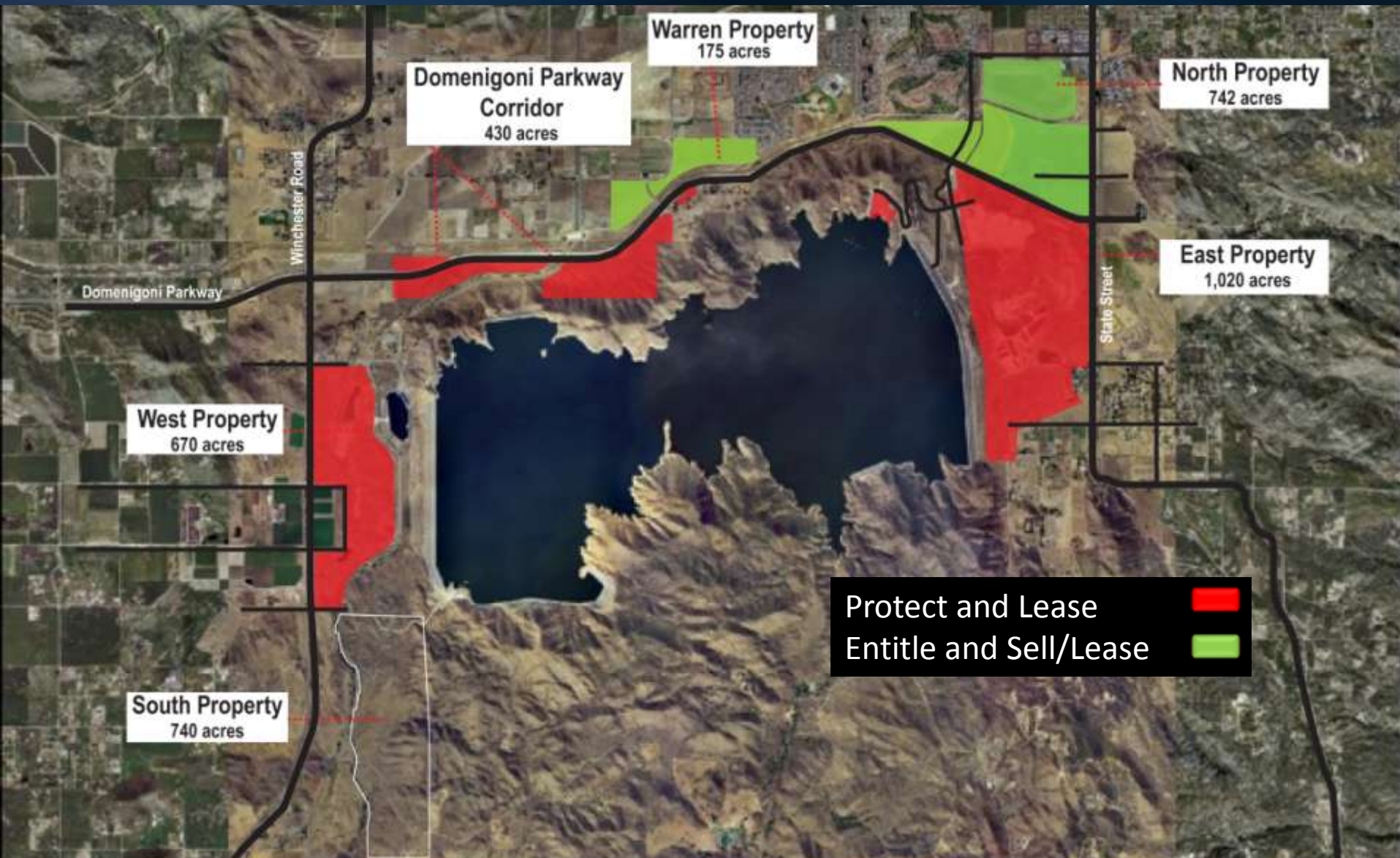


DVL Real Property Management Strategy

- Protect assets adjoining DVL
 - By maintaining ownership to provide buffer from incompatible uses
 - While generating revenue by leasing land for compatible uses (e.g., solar, etc.)
- Enhance property value and surplus land away from DVL

DVL: Metropolitan-Owned Property

Property adjacent to DVL totals 3,777 acres



Renewable Energy Trends

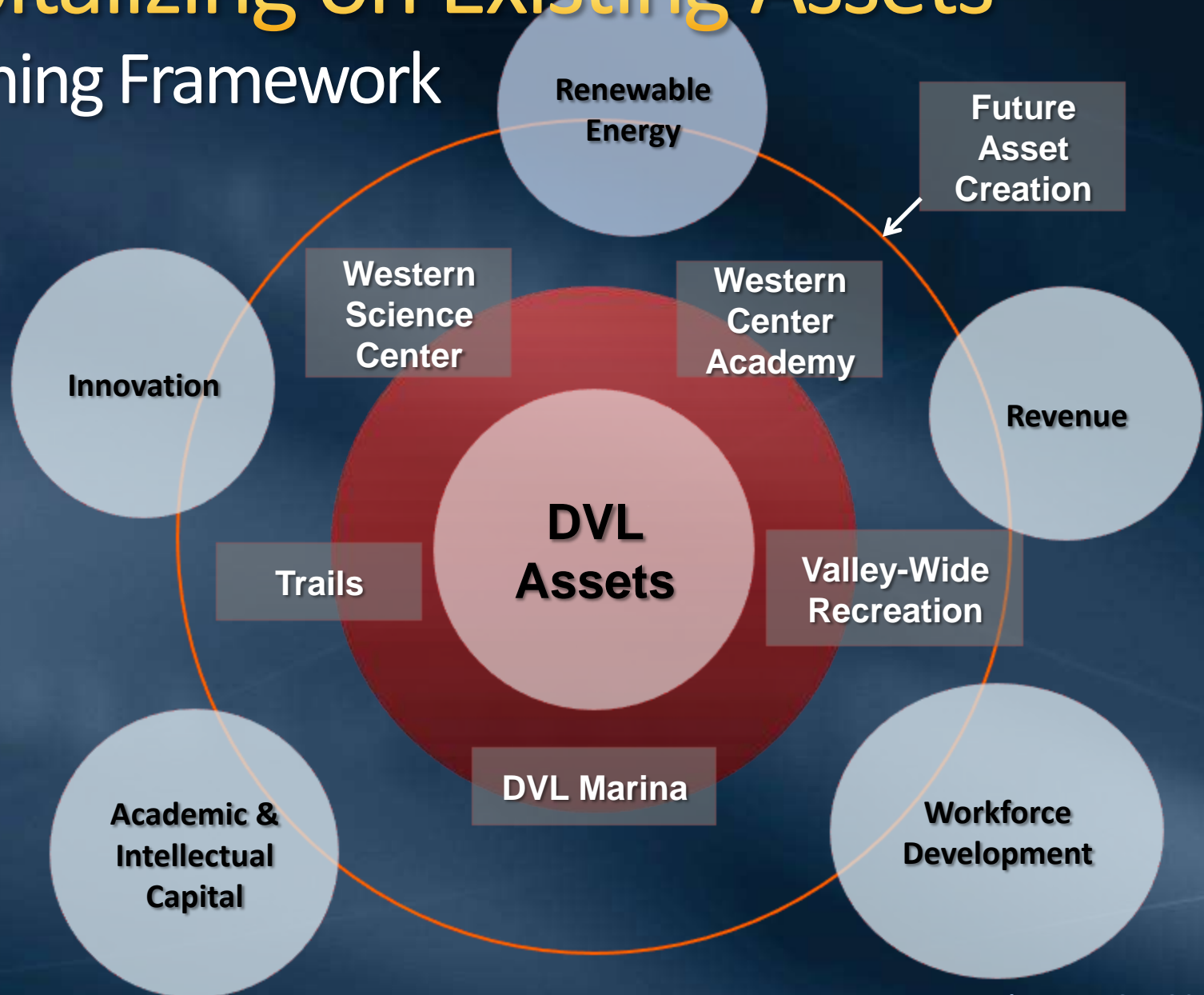
- U.S. PV solar demand grew in 2010 despite recession
 - Solar electricity capacity growth was 18% more than 2009
 - Expected U.S. market to reach 2.6 GW by 2012
 - California continues to lead the states in solar electricity
- Global market expected to be 2.5 times its current size by 2014

Source: GTM Research, Mercom Capital Group, Solarbuzz

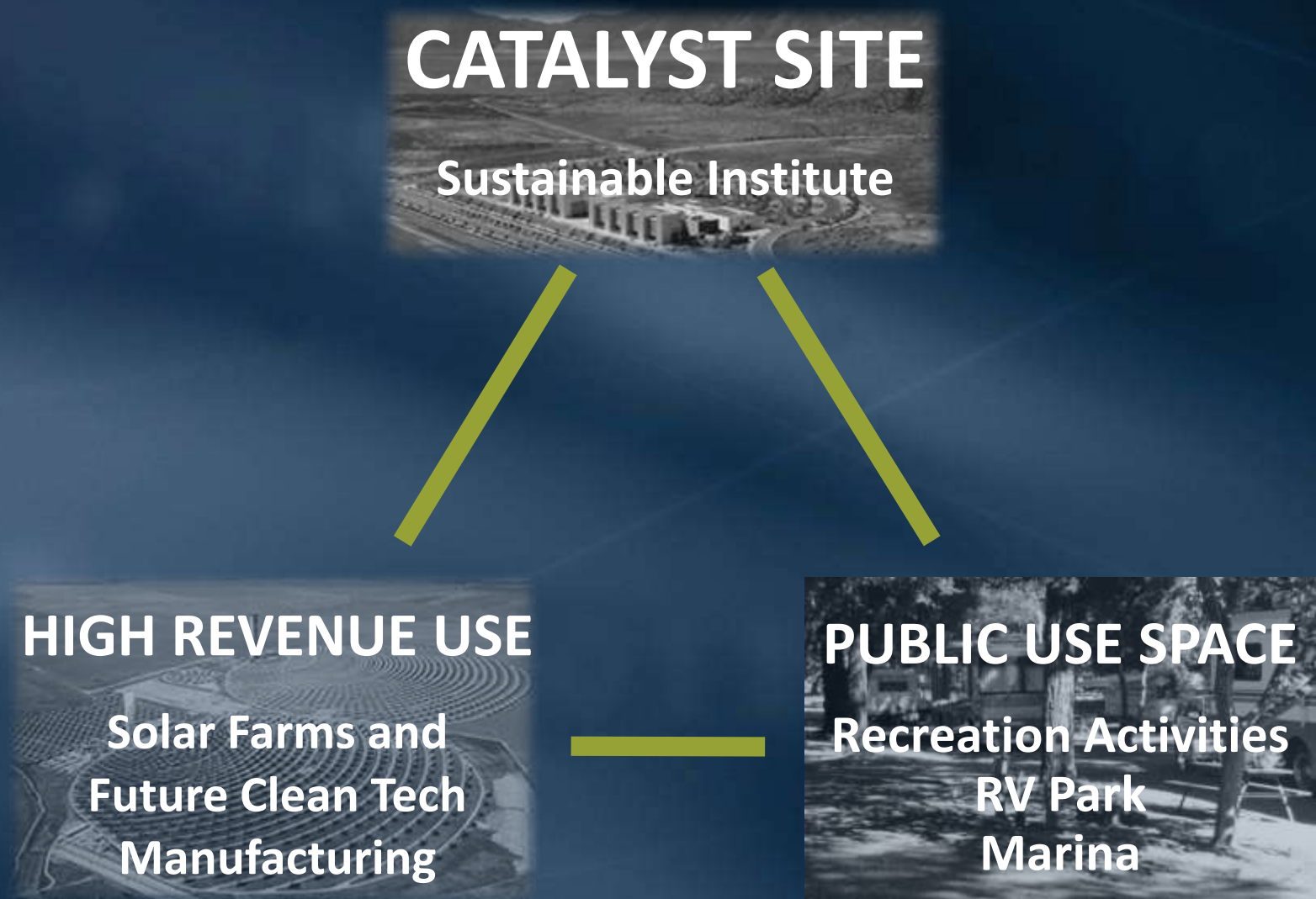


Capitalizing on Existing Assets

Planning Framework



Creating Value



DVL: Surrounding Development



Estimated Jobs Created

Land Use Type	Direct Jobs	Indirect Jobs	Output
Solar (120 MW)	60	2,120	\$363 million
RV Park	20	12	\$3.25 million
Sustainable Institute	10	10	\$4.4 million
Manufacturing	300	900	\$204 million
Total	390	3,042	\$575 million

Source: LA County Economic Development Corporation

West: Solar Farm

Renewable energy generation for the future



Note: Photos represent examples of how the site might be developed.

Domenigoni: Test Plots

Spur innovation linked to renewable energy, agriculture and clean tech industries



Warren Road: Clean Tech Industrial

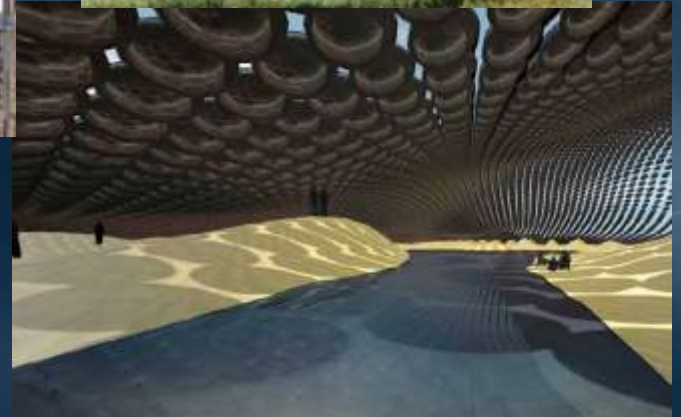
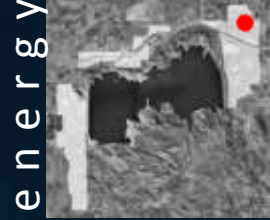
Create value through synergy; encourage high performing buildings and landscapes

Create jobs



North: Solar Farm

Renewable energy generation for the future



North: Mixed-Use, Light Industrial

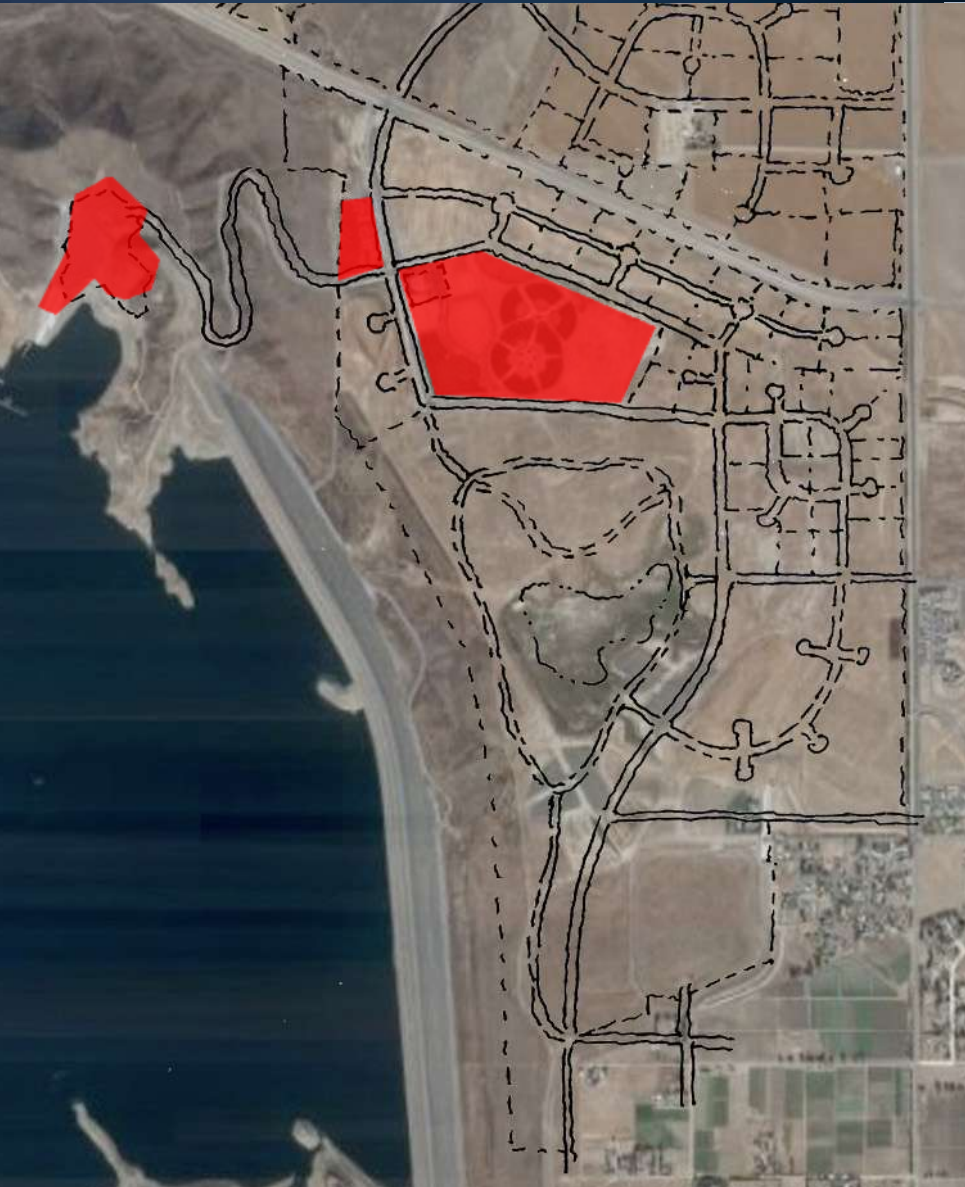
sustainable village: connecting jobs, the environment, and place making



The Catalyst Site

Existing facilities: DVL Visitor Center, Valley-Wide , Western Science Center and Charter School

assets



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The Catalyst Site: Public Use

Expand on existing recreation facilities

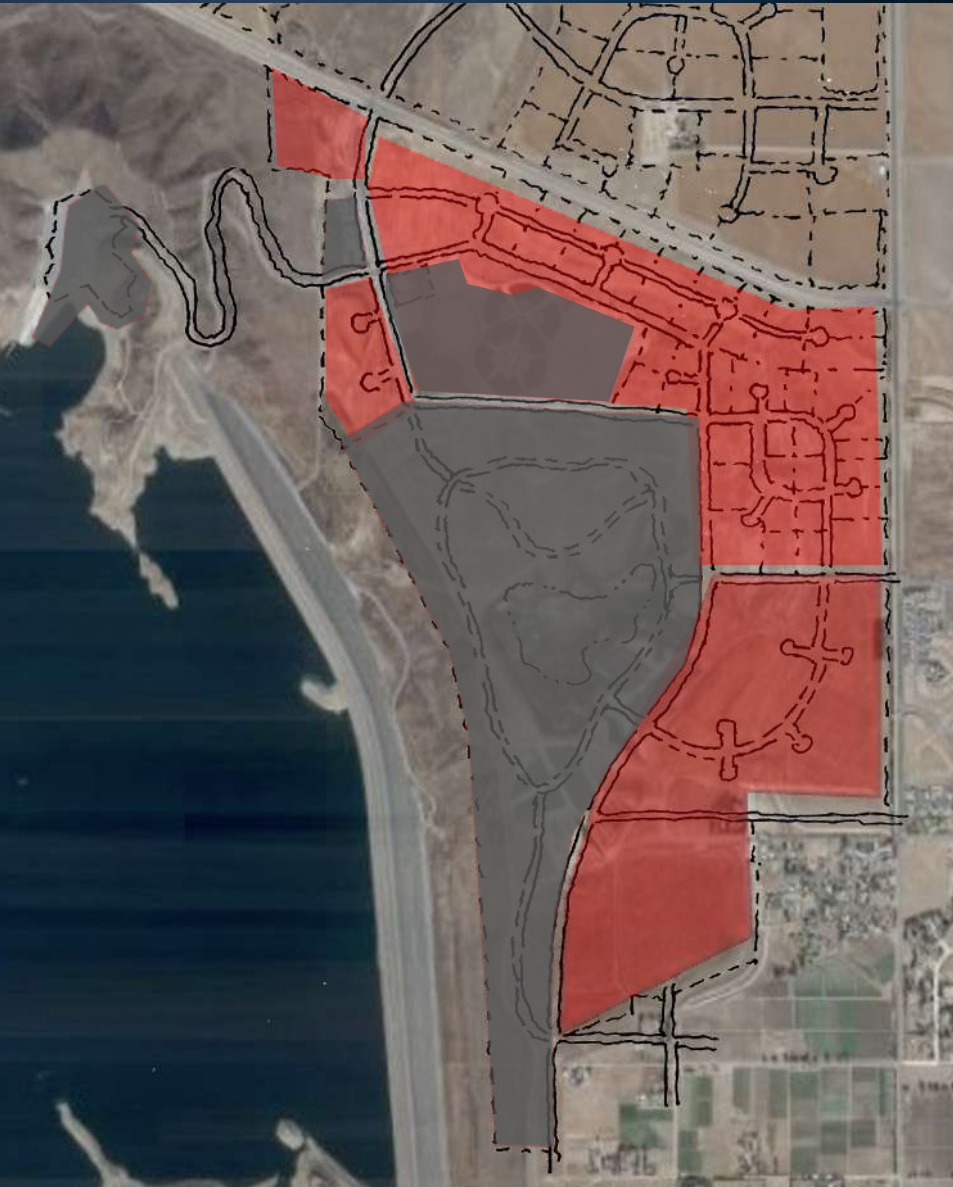
community



Education/Research Institute

Institute: center for innovation and water related technology

innovation



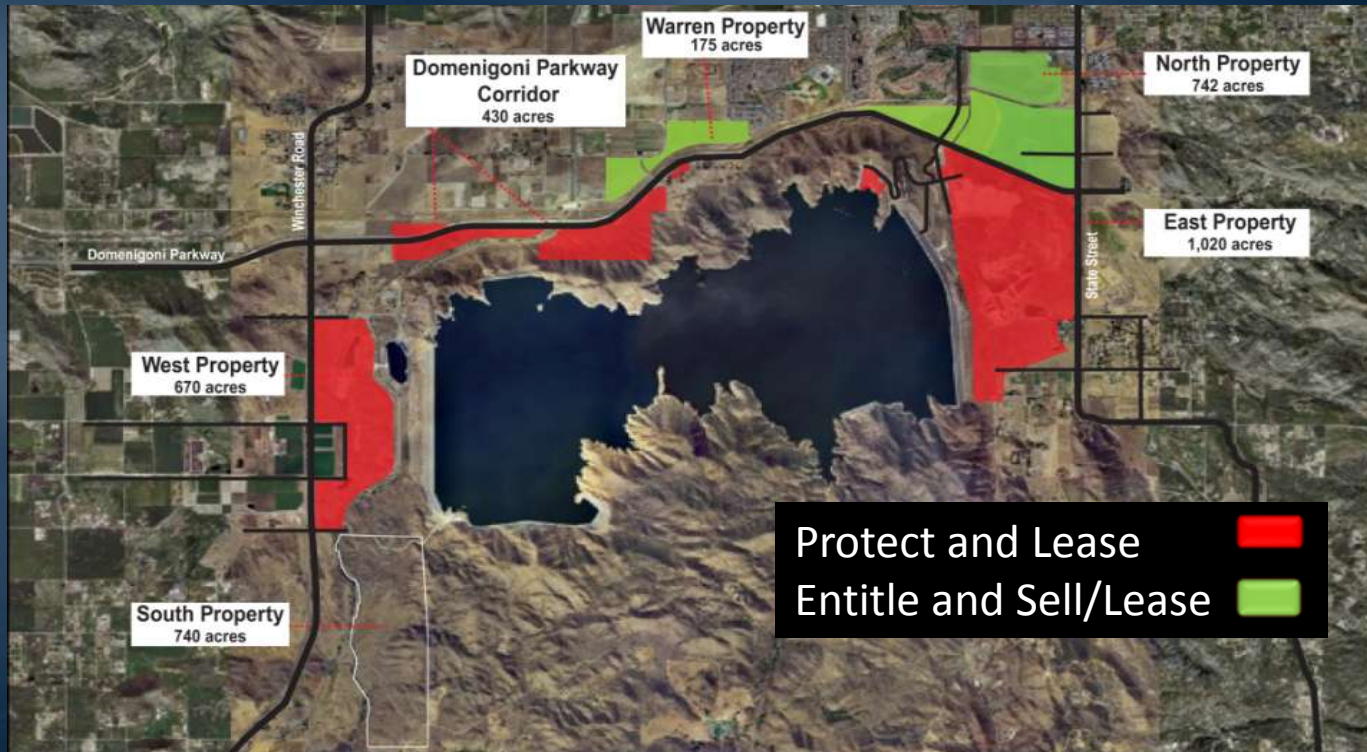
Workforce Training

- Former visitor center at Douma House to be used for green workforce training
 - Facility use agreement with California Building Performance Contractors Association, Inc. for \$300 per day for 3 to 9 days per month through July 2011
 - Considering requests for facility use agreements with other training organizations



Estimated Entitlement Costs

- \$2 to \$3 million for all parcels
- \$1 to \$1.5 million for protect and solar parcels
- 18 months to two years
- Funds available under Appropriation 15334



Discussion



Board Options

- Option 1

- Authorize staff to proceed with entitlement/CEQA process for all proposed uses and authorize \$1.5 to \$3 million to fund the entitlement/CEQA process (Approp. 15334)

- Option 2

- Authorize staff to proceed with entitlement/CEQA process for solar farms and authorize up to \$1.5 million to fund the entitlement/CEQA process (Approp. 15334)

Board Options (cont.)

- Option 3
 - Status quo

Staff Recommendation

- Option 1