



Real Property Development and Management Group

Core Business: Real Property Management

Maintain and improve all of Metropolitan's real property assets and facilitate in a condition needed to support future demands, operational challenges, and business needs.

Performance Measure(s)

- Total revenue generated from all real property activities including but not limited to permits, licenses, leases, easements or other use fees.
- Amount of lease revenue generated at, above or below fair market value.

Objective#1:

Develop policies, strategies, and actions that enable sustainability in all aspects of real property including development, revenue optimization, appraisal, acquisition and annexation while concurrently improving the planning, management, and quality of internal real property activities and services.

Action(s):

1. Develop policy principles related to management of real property for consideration by the Board of Directors.
2. Develop, implement, and improve real property best practices and procedures.
3. Continue to evaluate Metropolitan's real property holdings for revenue generation opportunities, while optimizing current revenue streams.
4. Implement new real property record keeping systems, processes and software.

Objective#2:

Refine and implement strategies to identify and acquire right-of-ways and adjacent properties that are necessary to implement future water infrastructure projects and other real property goals.

Action(s):

1. Continue to support Bay Delta real property activities.
2. Continue to acquire real property interests for future water infrastructure projects.



Objective#3:

Manage natural resources and related facilities at Diamond Valley Lake and Lake Skinner through best management and sustainable practices to effectively protect water quality.

Action(s):

1. Manage the concession agreement at DVL and lease at Lake Skinner to ensure cost effective operations at the same time provide protection of water quality.
2. Complete review and selection of cost-effective utility improvement options for the DVL Marina.
3. Negotiate long-term ground lease with a marina operator.

Objective#4:

Implement land use plans, including property entitlements, for the Diamond Valley Lake area utilizing sustainability principles, as directed by the Board of Directors.

Action(s):

1. Continue forward movement on entitlement process with key stakeholders on solar development on the north and west properties.
2. Finalize and present remaining elements of the proposed DVL land use plan for consideration by the Board of Directors.
3. Continue to seek out and evaluate potential tenants, including a recreational vehicle park developer—consistent with the proposed land use plans as directed by the Board.
4. Effectively manage the Visitor Center to ensure an informative educational experience for all visitors.

Objective#5:

Transition the Diamond Valley Lake Visitor Center in partnership with private, public, academic, and not-for-profit organizations.

Action(s):

1. Explore potential partnerships to transition the Visitor Center to an educational facility through a third-party ground lease.