



- RPDM Quarterly Report Ending September 30, 2014

Summary and Accomplishments

This report provides an update on real estate activities for the period July 1, 2014 through September 30, 2014.

During this reporting period:

- Thirteen transactions were executed, including compatible secondary use requests, parking permits, access permits, construction easements, infrastructure permits and easements.
- Staff provided property research, valuation, and planning support to Bay Delta Initiatives related to potential near- and long-term projects in the Delta.
- Staff completed a cost study of properties near Metropolitan's F.E. Weymouth Water Treatment Plant.
- Staff completed a cost study for a potential permanent easement from the Los Angeles County Flood Control District located on the Second Lower Feeder to perfect Metropolitan's rights.
- Staff continues to work with Legal and Engineering Services to assure that Metropolitan has appropriate access for repair projects within the Right of Way and Infrastructure Protection Program.

Purpose

Metropolitan Water District Administrative Code Section 2720: General Manager's Quarterly Reports
Metropolitan Water District Administrative Code Section 8257: Quarterly Reports

Attachments

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| Attachment 1 | Deeds and grants accepted by Metropolitan to use privately-owned or publicly-owned real property |
| Attachment 2 | Leases and permits issued to others to use Metropolitan-owned land |
| Attachment 3 | Deeds granted to others that provide for compatible uses of Metropolitan-owned land or disposal of surplus property |

Detailed Report

Completed Transactions

Deeds and Grants Accepted by Metropolitan

[Attachment 1](#) lists five agreements that were accepted.

A permanent easement was acquired from BH Wilshire International, LLC to relocate a section of Metropolitan's Santa Monica Feeder to accommodate a development.

An entry permit was obtained from the California Department of Water Resources at Lake Perris Recreational Lake in association with periodic dewatering of the Perris Bypass Pipeline.

An entry permit was obtained from Frank Lauda, Jr., to allow for access to conduct construction repairs in conjunction with the Lakeview Pipeline Intertie Project.

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A right of entry agreement was obtained from Riverside County Regional Park and Open-Space District which allows access to perform seismic retrofit repairs to Metropolitan's Upper Feeder.

A license amendment to an existing telecommunications site at Johnstone Peak was acquired from Southern California Edison Company. The amendment renewed the term, amended the rent and use fees, and updated the list of equipment at the site.

Leases and Permits Granted

Thirteen transactions were executed and issued during this reporting period (see [Attachment 2](#)). These instruments allow others a compatible secondary use of Metropolitan-owned land. The agreements include two lease amendments, one license, six entry permits, two entry permit amendments, and one project agreement, all of which conform to Administrative Code provisions established by Metropolitan's Board.

Staff executed one short-term permit for parking at the Metropolitan Headquarters Building in conjunction with an event taking place at the Union Station trail terminal and one short term permit for parking at Metropolitan's Sunset Garage on Alpine Street in connection with a local film production.

A 3-year agreement with the California Department of Forestry and Fire Protection was executed to allow regulated prescribed burns in conjunction with ongoing vegetation management programs on portions of Metropolitan's Lake Skinner Multiple Species Reserve and Diamond Valley Lake Properties.

A lease previously granted to California Institute of Technology was amended to allow for the removal of existing equipment and the installation of a vault with a GPS and solar structure near the Julian Hinds Pumping Plant. Metropolitan will receive data and reports gathered from the GPS equipment.

California TrusFrame was granted a license allowing for temporary storage of roof and floor trusses on Metropolitan's property located north of the Chemical Unloading Facility in the city of Perris.

Canyon Crossings Corporate Center was issued an entry permit to allow for maintenance of a portion of the Box Springs Feeder right of way in conjunction with an adjacent development.

Cucamonga Valley Water District was issued an entry permit providing ingress and egress over a portion of Metropolitan's Foothill Feeder/Rialto Pipeline right of way in order to access their construction site at the adjacent Lloyd Michael Water Treatment Plant in the city of Rancho Cucamonga.

FVS Partners, LLC, was issued an entry permit allowing potholing in conjunction with a project near the San Diego Canal in Riverside County.

A lease previously granted to Charles McSweeney was amended to update lease terms and language, including compliance with water quality standards, hazardous substances, and use of pesticides on property near Diamond Valley Lake.

An entry permit previously issued to Riverside County allowing environmental studies for a proposed public road project near Lake Mathews was amended to extend the term for an additional year.

An entry permit was issued to San Dimas Rodeo, Inc. to allow parking of vehicles and trailers, including a site for a Los Angeles County Sheriff's Department satellite command center. The permit helps to support the annual Western Days Rodeo event located near the F.E. Weymouth Water Treatment Plant.

Southern California Gas Company was issued an entry permit to allow potholing, soils testing, and studies on property at the Joseph Jensen Water Treatment Plant.

An entry permit previously issued to the city of Temecula allowing vehicle access to perform construction activities over portions of the San Diego Pipeline Nos. 4 and 5 rights of way during the installation of street and ancillary improvements for the City's Western Bypass Bridge project over Murrieta Creek was amended to extend the term for an additional year.

Deeds Granted to Others

Attachment 3 lists one agreement during this reporting period.

A permanent easement was granted to the city of Riverside for the construction, operation, and maintenance of a public sanitary sewer.

**Deeds, Grants and Leases Accepted
During 1st Quarter of FY 2014/15
July 1, 2014 through September 30, 2014**

GRANTOR	ACREAGE	TYPE	TERM	USE	RECORDING DATE	COSTS
BH Wilshire International, LLC	0.185 acre	Permanent Easement	n/a	Relocated a section of Metropolitan's Santa Monica Feeder to accommodate BH Wilshire International, LLC's development. Metropolitan will quitclaim the abandoned easement portion when all conditions of the Relocation Agreement have been completed by the developer.	7/3/2014	\$0 ⁽¹⁾
California Department of Water Resources	n/a ⁽²⁾	Entry Permit	3 months	Allows for dewatering of the Perris Bypass Pipeline onto property near the Lake Perris Recreational Lake	n/a ⁽³⁾	\$0 ⁽⁴⁾
Lauda, Frank, Jr., et. al.	n/a ⁽⁵⁾	Entry Permit	1 year	Allows access for construction repairs in conjunction with the Lakeview Pipeline Intertie Project	n/a ⁽³⁾	\$0 ⁽⁴⁾
Riverside County Regional Park and Open-Space District	3.36 acres	Entry Permit	23 months	Allows access to perform seismic retrofit repairs to Metropolitan's Upper Feeder	n/a ⁽³⁾	\$0 ⁽⁴⁾
Southern California Edison Company	n/a ⁽⁶⁾	Amendment No. 1 to License	5 years	Amendment to existing telecommunications site at Johnstone Peak renewing the term, amending the rent and use fees, and updating the list of equipment	n/a ⁽³⁾	\$41,385.71 per year ⁽⁷⁾

TBD = To be Determined

n/a = Not Applicable

⁽¹⁾ No compensation due to mutual benefit consideration

⁽²⁾ Permission is for blanket access near the Perris Bypass Pipeline

⁽³⁾ Recording not required

⁽⁴⁾ Grantor did not request compensation

⁽⁵⁾ Permission is for road access

⁽⁶⁾ Equipment placed on the tower

⁽⁷⁾ Initial rent and use fee; terms include annual increases of 3%

**Leases and Permits Issued
During 1st Quarter of FY 2014/15
July 1, 2014 through September 30, 2014**

LESSEE	ENTITY TYPE	ACREAGE	TYPE	TERM	USE	FEE/RENT	FREQUENCY
AltaMed Health Services Corporation (RL 3359)	Non-Profit ⁽¹⁾	n/a ⁽²⁾	Entry Permit	2 days	Allows use of the courtyard patio and parking areas at 700 N. Alameda Street for an event at the Union Station train terminal's south patio and Metropolitan Headquarters Building courtyard patio area	\$8,876 ⁽³⁾	One Time
California Department of Forestry and Fire Protection (RL 2703)	Public	5,263 acres	State of California Project Agreement	3 years ⁽⁴⁾	Provides for site preparation, regulated prescribed burns, and necessary follow-up activities in conjunction with ongoing vegetation management programs on portions of Metropolitan's Lake Skinner Multiple Species Reserve and Diamond Valley Lake Properties	\$0 ⁽⁵⁾	n/a
California Institute of Technology (RL 1695)	Private	0.018 acres	Amendment No. 1 to Lease	2 years	Allows for the removal of existing equipment and the installation of a vault with a GPS and solar structure near the Julian Hinds Pumping Plant	\$0 ⁽⁶⁾	n/a
California TrusFrame (RL 3385)	Private	3.4 acres	License	3 years	Allows for temporary storage of roof and floor trusses on Metropolitan's property located north of the Chemical Unloading Facility in the city of Perris	\$1,250	Monthly
Canyon Crossings Corporate Center (RL 3394)	Private	1.72 acres	Entry Permit	2 years	Allows for maintenance of a portion of the Box Springs Feeder right of way in conjunction with an adjacent development ⁽⁷⁾	\$5,000	One Time
Cucamonga Valley Water District (CVWD) (RL 3389)	Public	0.08 acres	Entry Permit	1 year	Provides ingress and egress over a portion of Metropolitan's Foothill Feeder/Rialto Pipeline right of way to access CVWD's construction site at the adjacent Lloyd Michael Water Treatment Plant in the city of Rancho Cucamonga	\$2,500	One Time
FVS Partners, LLC (RL 3386)	Private	0.43 acre	Entry Permit	1 year	Allows for potholing in conjunction with a project near the San Diego Canal in Riverside County	\$2,500	One Time
McSweeney, Charles (RL 1724)	Private	530 acres	Amendment No. 3 to Lease	Year to Year	Updates lease terms and language, including compliance with water quality standards, hazardous substances, and use of pesticides on property near Diamond Valley Lake	\$6,890	Semi-Annual
Riverside, County of (RL 3142)	Public	6,406 acres	Amendment No. 3 to Entry Permit	1 year	Allows for extension of term for access to perform site inspections, environmental, biological, cultural and land use surveys for County's proposed Cajalco Road widening project near Lake Mathews	\$2,500	One Time
San Dimas Rodeo, Inc. (RL 3042)	Private	1.56 acres	Entry Permit	3 days	Allows for parking of vehicles and trailers and Los Angeles Sheriff Department Command Center for the annual Western Days Rodeo event held in the city of San Dimas and located near the F. E. Weymouth Water Treatment Plant	\$0 ⁽⁸⁾	One Time
Southern California Gas Company (RL3395)	Private	2.7 acres	Entry Permit	1 year	Allows potholing, soils testing, and studies on property at the Joseph Jensen Water Treatment Plant	\$4,500	One Time
Temecula, City of (RL3251)	Public	0.44 acre	Amendment No. 1 to Entry Permit	1 year	Allows for extension of term for vehicle access to perform construction activities over portions of the San Diego Pipeline Nos. 4 and 5 rights of way during the installation of street and ancillary improvements for the City's Western Bypass Bridge project over Murietta Creek.	\$500	One Time
Warner Brothers Television Production (RL 3400)	Private	n/a ⁽⁹⁾	Entry Permit	3 days	Allows use of parking at Metropolitan's Sunset Garage on Alpine Street in connection with a local film production	\$3,000 ⁽¹⁰⁾	One Time

TBD = To be Determined

n/a = Not Applicable

**Leases and Permits Issued
During 1st Quarter of FY 2014/15
July 1, 2014 through September 30, 2014**

- ⁽¹⁾ Non-profit organization pursuant to IRS Code Section 501
- ⁽²⁾ Temporary use of courtyard patio area, 50 parking spaces (first day) and 400 parking spaces (second day) at Metropolitan Headquarters Building
- ⁽³⁾ An additional \$500 refundable security deposit was collected and retained for damages sustained
- ⁽⁴⁾ Agreement will terminate upon satisfactory completion of the prescribed burn project, but the agreement renewals will not exceed (3) years
- ⁽⁵⁾ This agreement benefits Metropolitan by performing prescribed burning to avoid and reduce the fuel load around Lake Skinner and Diamond Valley Lake
- ⁽⁶⁾ Fee waived to mutual benefits of Metropolitan receiving data and reports
- ⁽⁷⁾ It is anticipated that a long term agreement for parking and landscaping maintenance will be requested when the adjacent land is developed
- ⁽⁸⁾ One time fee of \$500 was collected in 2009 for five consecutive annual events
Fee reduced for security and weed abatement being provided to Metropolitan facilities during the recurring annual event
- ⁽⁹⁾ Parking limited to 2nd and 3rd floor garage areas at the Sunset Garage facility in Los Angeles
- ⁽¹⁰⁾ An additional \$1,000 refundable security deposit was collected and subsequently returned

Deeds Granted
During 1st Quarter of FY 2014/15
July 1, 2014 through September 30, 2014

GRANTEE	ACREAGE	TYPE	TERM	USE	DOCUMENT RECORDING DATE	FEE/RENT	FREQUENCY
Riverside, City of (RL 3105)	0.015 acre	Easement	Permanent	Allows for the construction, operation, and maintenance of a public sanitary sewer on a portion of Metropolitan's Upper Feeder Pipeline right of way	7/11/2014	\$4,000	One Time

TBD = To be Determined

n/a = Not Applicable