



- RPDM Quarterly Report Ending December 31, 2014

Summary and Accomplishments

This report provides an update on real estate activities for the period October 1, 2014 through December 31, 2014.

During this reporting period:

- Fourteen transactions were executed, including compatible secondary use requests; telecommunication leases, parking permits, filming permits, access permits, infrastructure permits and easements.
- Staff provided scope of work and budget estimates on options for the proposed relining of the Calabasas Feeder and the potential construction of a bypass pipeline.
- 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 appraisal reviews for properties that may be utilized for increased efficiency of operations at Metropolitan's F. E. Weymouth Water Treatment Plant.
- Staff completed a cost study for a potential permanent easement for an electrical conduit for the Second Lower Feeder to perfect Metropolitan's rights.
- The annual lease site inspections were completed and property taxes were paid.
- Staff continues to work with Legal and Engineering Services to assure that Metropolitan has appropriate access for repair projects and appropriate rights for existing and proposed facilities 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 one agreement that was accepted.

An entry permit was acquired from Golden Hill Country, LLC and Ranch Haven, LLC to allow access onto property for construction repairs in conjunction with the Lakeview Pipeline Intertie Project.

Board Report (RPDM Quarterly Report Ending December 31, 2014)

Leases and Permits Granted

Eleven 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 one lease and seven entry permits, 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 train terminal.

FTP Productions, Inc. was issued an entry permit to allow filming at Metropolitan Headquarters Building of scenes for the television series "Scandal".

An entry permit was issued to the city of Moreno Valley to allow studies regarding reconfiguration of off and off ramps of California State Route 60 at Theodore Street near Metropolitan's Inland Feeder right of way.

New Cingular Wireless was granted a short-term lease for a wireless telecommunications facility near Lake Mathews in Riverside. This short-term agreement provides New Cingular time to seek land use approvals from the county of Riverside; it is anticipated that a long-term lease will follow.

Parsons Brinckerhoff, Inc. was granted a short-term lease for use of office space on the third floor low rise at the Metropolitan Headquarters Building.

The city of Rancho Cucamonga was issued an entry permit to allow for access and construction activities during the construction of Wilson Avenue in conjunction with the Wilson Avenue Extension between East Avenue and Wardman Bullock Road.

Richter Production was issued an entry permit allowing a commercial photo shoot at Diamond Valley Lake.

Soroptomist International of San Jacinto-Hemet Valley was issued an entry permit allowing use of the Diamond Valley Lake Visitor Center for its annual holiday fundraising event.

An entry permit was issued to Southern California Edison Company (SCE) allowing vehicular and equipment crossing and potholing near the Colorado River Aqueduct Lakeview Pipeline road east of Ramona Expressway at Pozos Road. The potholing is needed in conjunction with SCE's nearby Lakeview Substation Project.

Team Halprin, Inc. was issued an entry permit for a photo session at Diamond Valley Lake in conjunction with a commercial project.

An entry permit was issued to What Gaiety, LLC for filming in the valet area at Metropolitan's Headquarters Building for the movie *Hail, Caesar!*, starring George Clooney and Scarlett Johansson.

Deeds Granted to Others

[Attachment 3](#) lists two agreements during this reporting period.

A permanent easement was granted to the city of Fontana to allow for a public street over Metropolitan's Rialto Pipeline right of way.

Southern California Edison was granted a permanent easement for the construction, use and maintenance of electrical services at Metropolitan's Chemical Unloading Facility (CUF) along the Colorado River Aqueduct right of way in the city of Perris. This service will provide electricity to Metropolitan's CUF property.

**Deeds, Grants and Leases Accepted
During 2nd Quarter of FY 2014/15
October 1, 2014 through December 31, 2014**

GRANTOR	ACREAGE	TYPE	TERM	USE	RECORDING DATE	COSTS
Golden Hill Country, LLC and Ranch Haven, LLC	0.8 acre	Entry Permit	10 months	Allows for access onto property for construction repairs in conjunction with the Lakeview Pipeline Interie Project	n/a ⁽¹⁾	\$0 ⁽²⁾

TBD = To be Determined

n/a = Not Applicable

⁽¹⁾ Recording not required

⁽²⁾ Grantor did not request compensation

**Leases and Permits Issued
During 2nd Quarter of FY 2014/15
October 1, 2014 through December 31, 2014**

LESSEE	ENTITY TYPE	ACREAGE	TYPE	TERM	USE	FEE/RENT	FREQUENCY
Aguirre, Ms. Deanna (RL 3393)	Private	n/a ⁽¹⁾	Entry Permit	2 days	Allows use of parking spaces at 700 North Alameda Street in conjunction with an event being held at Union Station train terminal	\$1,080 ⁽²⁾	One Time
FTP Productions, LLC (RL 3411)	Private	n/a ⁽³⁾	Entry Permit	2 days	Allows for filming at the Metropolitan Headquarters Building of scenes for the television series "Scandal"	\$15,400 ⁽⁴⁾	One Time
Moreno Valley, City of (RL 3343)	Public	23 acres	Entry Permit	1 year	Allows for studies regarding reconfiguration of the California State Route 60 off and on ramps at Theodore Street near Metropolitan's Inland Feeder right of way	\$0 ⁽⁵⁾	n/a
New Cingular Wireless (RL 3310)	Private	0.238 acre	Lease	1 year	Allows for wireless telecommunication facility near Lake Mathews in Riverside County ⁽⁶⁾	\$2,000	Monthly
Parsons Brinckerhoff, Inc. (RL 3417)	Private	1,208 RSF ⁽⁷⁾	Lease	8 months	Allows use of office space on the third floor low rise at the Metropolitan Headquarters Building	\$2,210 ⁽⁶⁾	Monthly
Rancho Cucamonga, City of (RL 3285)	Public	2.08 acres	Entry Permit	2 years	Allows for construction activities and access for vehicles and equipment during the construction of Wilson Avenue as part of the Wilson Avenue Extension between East Avenue and Wardman Bullock Road ⁽⁹⁾	\$8,600 ⁽¹⁰⁾	Annual
Richter Production (RL 3412)	Private	n/a ⁽¹¹⁾	Entry Permit	4 days	Allows for a photo session of a German vehicle at Diamond Valley Lake in conjunction with a commercial project	\$12,000 ⁽⁴⁾	One Time
Soroptimist International (RL 3414)	Non-Profit ⁽¹²⁾	n/a ⁽¹³⁾	Entry Permit	1 day	Allows use of the Diamond Valley Lake Visitor Center for a one day fundraising event	\$0 ⁽¹⁴⁾	n/a
Southern California Edison Company (RL 3397)	Private	0.18 acre	Entry Permit	2 months	Allows for vehicular and equipment access and potholing near the Colorado River Aqueduct Lakeview Pipeline Road east of Ramona Expressway at Pozos Road. Potholing is being performed to determine the depth of Metropolitan's pipeline, in conjunction with SCE's nearby Lakeview Substation Project.	\$4,000	One Time
Team Halprin, Inc. (RL 3419)	Private	n/a ⁽¹³⁾	Entry Permit	1 day	Allows for a photo session at Diamond Valley lake in conjunction with a commercial project	\$5,748 ⁽⁴⁾	One Time
What Gaiety, LLC (RL 3413)	Private	n/a ⁽¹⁵⁾	Entry Permit	1 day	Allows for filming at the Metropolitan Headquarters Building of scenes for a movie titled "Hail Caesar"	\$5,500 ⁽⁴⁾	One Time

TBD = To be Determined

n/a = Not Applicable

⁽¹⁾ Temporary use of 180 parking spaces at the Metropolitan Headquarters Building

⁽²⁾ An additional \$500 refundable security deposit was collected subsequently returned

⁽³⁾ Temporary use of the lobby, 12th floor, valet area, garage, loading dock and perimeter road at Metropolitan Headquarters Building

⁽⁴⁾ An additional \$10,000 refundable security deposit was collected subsequently returned

⁽⁵⁾ Fee waived due to mutual benefit of receiving the data

⁽⁶⁾ This short term lease supercedes an entry permit authorizing telecommunication equipment. A one year lease was needed while processing land use approvals with the County of Riverside. It is anticipated that a long-term lease will follow

⁽⁷⁾ RSF = Rentable Square Feet

**Leases and Permits Issued
During 2nd Quarter of FY 2014/15
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Rentable Square Feet (RSF) is the area of a building, floor or suite used as the basis for calculating Base Rent which includes a pro-rata portion of the Building Common Area. Usable Square Feet (USF) is the total space occupied. Typically, the RSF is larger than USF because of lessee's use of common areas in the building such as lobbies and cafeteria

- ⁽⁸⁾ Lease term includes an additional charge for four parking spaces @ \$125 each (total \$500)
- ⁽⁹⁾ A permanent easement will follow
- ⁽¹⁰⁾ An additional \$1,500 processing fee was collected, along with a security and advance payment of \$118,400 for future highway and slope easements
- ⁽¹¹⁾ Temporary use of the View Point, West Dam and Lakeview Trail at Diamond Valley Lake
- ⁽¹²⁾ Non-profit organization pursuant to IRS Code Section 501
- ⁽¹³⁾ Temporary use of areas at the DVL Visitor Center
- ⁽¹⁴⁾ Fee waived due to mutual benefits of public education and outreach
- ⁽¹⁵⁾ Temporary use of the valet area at Metropolitan Headquarters Building

Deeds Granted
During 2nd Quarter of FY 2014/15
October 1, 2014 through December 31, 2014

GRANTEE	ACREAGE	TYPE	TERM	USE	DOCUMENT RECORDING DATE	FEE/RENT	FREQUENCY
Fontana, City of (RL 3358)	3.420 acres	Easement	Permanent ⁽¹⁾	Allows for a public street over Metropolitan's Rialto Pipeline right of way	9/24/2014	\$781,500	One Time
Southern California Edison Company (RL 3378)	0.0569 acre	Easement	Permanent ⁽¹⁾	Allows for construction, use and maintenance of electrical services at Metropolitan's Chemical Unloading Facility (CUF) along the Colorado River Aqueduct right of way in the city of Perris	9/17/2014	\$0 ⁽²⁾	n/a

TBD = To be Determined

n/a = Not Applicable

⁽¹⁾ Board approved on August 19, 2014

⁽²⁾ No compensation due to mutual benefit consideration that electrical needs will service Metropolitan's CUF property