



# Authorize One Long-Term Lease on Metropolitan Property

Real Property & Asset Management Committee  
Item 7-6  
May 12, 2015



# Site Map – City of Temecula



# Proposed Lease Amendment – Legends Golf Club, LLC

- Amendment of ground lease to Legends Golf Club for golf course facilities
- 11.012 acre site (479,683 square feet)
- Term: 5 year initial term plus four 5-year options to extend
- Rent: Initially \$3,500 per year, with annual increases of 3%
- Tenant is responsible for the maintenance including weed abatement

# Proposed Lease Amendment – Legends Golf Club, LLC

- Reclaimed water used for landscaping purposes
- Metropolitan reserves the right to terminate lease upon 90 days written notice
- Language is protective of Metropolitan's paramount right to use property to conduct its core business

# Board Options

## ● Option #1

- Adopt CEQA determination set forth in Board Letter Item 7-6
- Authorize entering into a lease with Legends Golf Club, LLC

## ● Option #2

- Do not approve the lease amendment

# Staff Recommendation

- Option #1





# Water Conservation Efforts

- Legend's motto is "brown is the new green"
- Using reclaimed water for landscaping purposes
- Source of reclaimed water source direct from Rancho California Water District
- Turned off 130 sprinkler in the "rough" and non-playing areas of golf course to conserve water

# Metropolitan's Standard Leasing Terms and Conditions

- Metropolitan retains paramount right to use the property
- Metropolitan has unconditional right to enter and inspect the property
- Metropolitan reserves the right to terminate lease upon 90 day written notice
- Lessee responsible for maintenance including weed abatement

# Metropolitan's Standard Leasing Terms and Conditions (cont.)

- Lessee pays all applicable fees, costs, and taxes, e.g. business and possessory taxes
- Lessee to maintain insurance, indemnification, defend, and hold harmless provisions protecting Metropolitan against liability
- No hazardous substances allowed
- Rent based on a market appraisal

# Metropolitan's Standard Leasing Terms and Conditions (cont.)

- Any improvements provided by the tenant/lessee require prior written Metropolitan approval
- Compliance is required with all local, state, and federal laws
- An administrative processing fee paid by the requestor/applicant is generally required
- Term length greater than five years requires Board approval