



- RPDM Quarterly Report Ending September 30, 2015

Summary and Accomplishments

This report provides an update on real estate activities for the period July 1, 2015 through September 30, 2015.

During this reporting period:

- Twenty transactions were executed, including compatible secondary use requests, access permits, filming permits, and infrastructure permits and easements
- Staff provided property research, valuation, and planning support to the proposed Regional Recycled Water Supply Program
- Staff provided property research, valuation, and planning support to Bay Delta Initiatives related to potential near- and long-term projects in the Delta
- Staff continued to work with Legal and Engineering Services to assure that Metropolitan has sufficient access for repair projects and appropriate rights for existing and proposed facilities within Right of Way and Infrastructure Protection Program
- Staff continued to assist with DVL Marina and DVL area improvement projects, including the DVL Marina Restrooms, East Dam Electrical Upgrade, and Visitor Center Building #4 Completion
- Urban Park Concessionaires, WSO and Engineering staff worked together to successfully relocate the DVL marina 800' wave attenuator, which was at risk of grounding due to declining water elevations. This temporary relocation avoids damage to the attenuator and provides continued protection of the marina.
- Construction continues on the DVL Marina ramp extension. Contractor completed the relocation of anchor blocks used to secure the boarding docks, and Metropolitan forces began excavation to prepare the area for the approximate 50' extension.

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 documents related to four transactions completed during the period:

Board Report (RPDM Quarterly Report Ending September 30, 2015)

An entry permit from the city of Fontana allowing construction staging and laydown area as part of the Etiwanda North Liner Replacement Project.

A deed for residential property adjacent to the F. E. Weymouth Water Treatment Plant in the city of La Verne acquired by Metropolitan through voluntary sale by owner Richard Guzman.

An easement from The United States of America, Department of Energy, Western Area Power Administration allowing removal, replacement, and maintenance of 230 kV transmission lines and operational equipment within the Mead Substation property in Nevada.

Deeds related to the purchased from Verbena, LLC of 12,780 acres within the Palo Verde Irrigation District in both Riverside and Imperial counties.

Leases and Permits Granted

Thirteen transactions allowing others a compatible secondary use of Metropolitan-owned land were completed during this reporting period ([Attachment 2](#)). These include: one lease, four lease amendments, one license, four entry permits, two entry permit amendments, and one letter of consent, all of which confirm 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.

Staff completed two amendments of the existing State of California, Division of the State Architects, office lease at Metropolitan's Headquarters Building. The amendments extend the current term and increase the rent for the leased space.

A three-day film industry entry permit was issued to CBS TV for use of various areas at the Joseph P. Jensen Water Treatment Plant for use of various areas throughout the Plant for filming of scenes for the television series "Scorpion."

Richard Guzman was granted a 3-month license for use of the residential property purchased adjacent to the F. E. Weymouth Water Treatment Plant. The license provides the former owner with time to relocate to a new residence.

A letter of consent was issued to Kinder Morgan allowing for soil sampling work along Metropolitan's Rialto Pipeline.

An entry permit was issued to the city of Los Angeles allowing temporary construction activities and access for vehicles and equipment during construction of the San Fernando Road Widening and Balboa Road Project near the Joseph Jensen Water Treatment Plant.

The State of California, Office of Statewide Health Planning and Development, was issued an amendment extending the term for existing office space at Metropolitan's Headquarter Building.

An existing entry permit to Riverside County was amended extending access for site inspections, environmental, biological, cultural, and land use surveys related to county's proposed Cajalco Road widening project near Lake Mathews.

An entry permit was issued to San Dimas Rodeo, Inc. allowing 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.

An existing entry permit to the city of Temecula was amended to extend the term for vehicle access related to 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.

Board Report (RPDM Quarterly Report Ending September 30, 2015)

Due to reduced lake elevations for boat launching at the Diamond Valley Lake Marina, the existing lease with Urban Park Concessionaires was amended to temporarily suspend the rent obligation and provide a future credit for prepaid annual passes.

Verbena, LLC was granted a lease allowing for continued agriculture use with following per Palo Verde Irrigation District provisions.

Deeds Granted to Others

Attachment 3 lists three agreements during this reporting period.

Two easements were granted to the city of Los Angeles on property located at the intersection of San Fernando Road and Balboa Blvd. near the Joseph Jensen Water Treatment Plant. The first easement allows for slope maintenance and the second easement allows for a public road in conjunction with the street widening project.

A joint use agreement was entered into with the city of Rancho Cucamonga allowing the city to use a portion of Metropolitan's Rialto Pipeline right of way for public street purposes.

**Deeds, Grants and Leases Accepted
During 1st Quarter of FY 2015/16
July 1, 2015 through September 30, 2015**

GRANTOR	ACREAGE	TYPE	TERM	USE	RECORDING DATE	COSTS
Fontana, City of	2.627 acres	Entry Permit	17 months	Allows for construction staging and laydown area as part of the Etiwanda North Liner Repair Project	n/a ⁽¹⁾	\$201
Guzman, Richard E.	0.33 acres	Grant Deed	Permanent	Acquired a residential property adjacent to the F.E. Weymouth Treatment Plant, in the city of La Verne	9/4/2015	\$560,000
United States of America, Department of Energy, Western Area Power Administration	30.339 acres	Easement	Permanent	Allows for the removal, replacement, and maintenance of 230 kv transmission lines and operational equipment within the Mead Substation property in Nevada	7/30/2015	\$0 ⁽²⁾
Verbena, LLC	12,780 acres	Grant Deed	Permanent	Purchase of property with Colorado River Priority 1 water rights within the Palo Verde Irrigation District in Riverside and Imperial counties	7/23/2015	\$255,644,000

TBD = To be Determined

n/a = Not Applicable

⁽¹⁾ Recording not required

⁽²⁾ Part of an easement relocation; no compensation required

**Leases and Permits Issued
During 1st Quarter of FY 2015/16
July 1, 2015 through September 30, 2015**

LESSEE	ENTITY TYPE	ACREAGE	TYPE	TERM	USE	FEE/RENT	FREQUENCY
AltaMed Health Services Corporation (RL 3439)	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	\$9,539 ⁽³⁾	One Time
California, State of, Department of General Services, Real Estate Service Division, Division of the State Architects (RL 2376)	Public	27,080 RSF ⁽⁴⁾	Amendment Nos. 3 and 4 to Lease	24 months	Allows for extension of term and adjustment of rent for office and storage use on the 4th floor low-rise at the Metropolitan Headquarters Building	\$60,359	Monthly
CBS TV (RL 4020)	Private	n/a ⁽⁵⁾	Entry Permit	3 days	Allows filming at the Joseph Jensen Water Treatment Plant for scenes for the television series "Scorpion"	\$21,000 ⁽⁶⁾	One Time
Guzman, Richard (RL 3461)	Private	0.33 acre	License	3 months ⁽⁷⁾	Allows use of single family residence recently purchased by Metropolitan near the F. E. Weymouth Water Treatment Plant	\$1 ⁽⁸⁾	One Time
Kinder Morgan	Private	5.60 acres	Letter of Consent	1 month	Allows for soil sampling work along Metropolitan's Rialto Pipeline	\$0 ⁽⁹⁾	n/a
City of Los Angeles (RL 3449)	Public	0.074 acre	Entry Permit	16 months	Allows for temporary construction activities and access for vehicles and equipment to be utilized during the construction of San Fernando Road Widening and Balboa Road Project near the Joseph Jensen Water Treatment Plant	\$268	One Time
Office of Statewide Health Planning and Development (RL 2375)	Public	25,485 RSF ⁽⁴⁾	Amendment No. 2 to Lease	21 months	Allows extension of term through May 31, 2017 of an office lease at the Metropolitan Headquarters Building	\$57,985	Monthly
County of Riverside (RL 3142)	Public	6,406 acres	Amendment No. 4 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 3396)	Private	1.56 acres	Entry Permit	7 days	Allows for parking of vehicles, trailers and the Los Angeles Sheriff's 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 ⁽¹⁰⁾	One Time
City of Temecula (RL 3251)	Public	0.44 acre	Amendment No. 2 to Entry Permit	2 years	Allows for extension of term for vehicle access to perform construction activities over portions of the San Diego Pipeline Nos. 4 and 5 right of way during the installation of street and ancillary improvements for the City's Western Bypass Bridge project over Murietta Creek	\$500	One Time
Urban Park Concessionaires (RL 3212)	Private	48.8 acres	Amendment No. 4 to Lease	17 months	Suspends the rent, annual fee and pass credit due to reduced lake elevations for boat launching at the Diamond Valley Lake Marina	\$0 ⁽¹¹⁾	n/a
Verbena, LLC (RL 4011)	Private	12,782 acres	Lease	6 months ⁽¹²⁾	Allows for agriculture uses with following per Palo Verde Irrigation District provisions	\$106,100	Monthly

TBD = To be Determined

n/a = Not Applicable

⁽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 \$2,000 refundable security deposit was collected and subsequently returned

**Leases and Permits Issued
During 1st Quarter of FY 2015/16
July 1, 2015 through September 30, 2015**

⁽⁴⁾ RSF = Rentable Square Feet

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 actual 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

⁽⁵⁾ Temporary use of access tunnels, main building lunch room, lobby, restrooms, maintenance hall, rooftop, stairs, loading dock and road

⁽⁶⁾ An additional \$40,000 security deposit was collected and subsequently returned

⁽⁷⁾ Statutory relocation benefits allow previous owner 90 days after close of escrow to find replacement property

⁽⁸⁾ Nominal compensation provides legal consideration for license

⁽⁹⁾ Fees waived due to mutual benefit of determining if nearby petroleum leak caused contamination to Metropolitan property

⁽¹⁰⁾ A one time fee of \$500 was collected in 2014 for five consecutive annual events

⁽¹¹⁾ Provides benefit to public during the drought

⁽¹²⁾ Allows for a one-year extension with mutual agreement

Deeds Granted
During 1st Quarter of FY 2015/16
July 1, 2015 through September 30, 2015

GRANTEE	ACREAGE	TYPE	TERM	USE	DOCUMENT RECORDING DATE	FEE/RENT	FREQUENCY
City of Los Angeles (RL 3423)	0.022 acre	Easement	Permanent	Allows slope maintenance on property located at the intersection of San Fernando Road and Balboa Blvd. near the Joseph Jensen Water Treatment Plant	8/13/2015	\$1,430 ⁽¹⁾	One Time
City of Los Angeles (RL 3446)	0.005 acre	Easement	Permanent	Allows for public road in conjunction with street widening project on property located at the intersection of San Fernando Road and Balboa Blvd., near the Joseph Jensen Water Treatment Plant	8/13/2015	\$302	One Time
City of Rancho Cucamonga (City)	4.12 acres	Joint Use Agreement	Permanent	Allows joint use with City of Metropolitan's Rialto Pipeline easement area	7/29/2015	\$0	N/A

TBD = To be Determined

n/a = Not Applicable

⁽¹⁾ An additional processing fee of \$6,000 was collected for 2 easements and an entry permit