



RP&AM Committee

Vacant, Chair
G. Peterson, Vice Chair
M. Camacho
L. Dick
D. Erdman
A. Kassakhian
C. Kurtz
R. Record
T. Smith
N. Sutley

**Real Property and Asset Management
Committee**

Meeting with Board of Directors *

April 11, 2022

9:30 a.m.

Teleconference meetings will continue until further notice. Live streaming is available for all board and committee meetings on mwdh2o.com ([Click Here](#))

A listen only phone line is also available at 1-800-603-9516; enter code: 2176868#. Members of the public may present their comments to the Board on matters within their jurisdiction as listed on the agenda via teleconference only. To participate call (404) 400-0335 and enter Code: 9601962.

**Monday, April 11, 2022
Meeting Schedule**

09:30 am - RP&AM
10:00 am - E&O
11:30 am - Break
12:00 pm - L&C
01:00 pm - C&L
02:00 pm - OP&T
02:30 pm - F&I

MWD Headquarters Building • 700 N. Alameda Street • Los Angeles, CA 90012

* The Metropolitan Water District's meeting of this Committee is noticed as a joint committee meeting with the Board of Directors for the purpose of compliance with the Brown Act. Members of the Board who are not assigned to this Committee may participate as members of the Board, whether or not a quorum of the Board is present. In order to preserve the function of the committee as advisory to the Board, members of the Board who are not assigned to this Committee will not vote on matters before this Committee.

1. Opportunity for members of the public to address the committee on matters within the committee's jurisdiction (As required by Gov. Code Section 54954.3(a))

**** CONSENT CALENDAR ITEMS -- ACTION ****

2. CONSENT CALENDAR OTHER ITEMS - ACTION

- A. Approval of the Minutes of the Meeting of the Real Property and Asset Management Committee held March 8, 2022 [21-1021](#)

Attachments: [04122022 RPAM minutes.pdf](#)

3. CONSENT CALENDAR ITEMS - ACTION

- 7-8** Authorize granting a new ten-year license agreement to New Cingular Wireless, PCS LLC, for the continued operation of an existing telecommunications site on Metropolitan's fee-owned property in the city of Yorba Linda, identified as Orange County Assessor Parcel Number 329-021-03; the General Manager has determined that the proposed action is exempt or otherwise not subject to CEQA **[21-1000](#)**

Attachments: [04122022 RPAM 7-8 B-L.pdf](#)
[04112022 RPAM 7-8 Presentation.pdf](#)

- 7-9** Authorize granting a new ten-year license agreement to CCATT LLC, for the continued operation of an existing telecommunications site on Metropolitan's fee-owned property in the city of Los Angeles commonly identified as Los Angeles County Assessor Parcel Number 4493-014-906; the General Manager has determined that the proposed action is exempt or otherwise not subject to CEQA **[21-1001](#)**

Attachments: [04122022 RPAM 7-9 B-L.pdf](#)
[04112022 RPAM 7-9 Presentation.pdf](#)

**** END OF CONSENT CALENDAR ITEMS ****

4. OTHER BOARD ITEMS - ACTION

NONE

5. BOARD INFORMATION ITEMS

NONE

6. COMMITTEE ITEMS

- a.** Headquarters Sustainability Initiatives and Utility Use Overview **[21-1023](#)**

Attachments: [04112022 RPAM 6a Presentation.pdf](#)

7. MANAGEMENT REPORTS

- a.** Real Property Group Manager's Report **[21-1022](#)**

8. FOLLOW-UP ITEMS

9. FUTURE AGENDA ITEMS

10. ADJOURNMENT

NOTE: This committee reviews items and makes a recommendation for final action to the full Board of Directors. Final action will be taken by the Board of Directors. Agendas for the meeting of the Board of Directors may be obtained from the Board Executive Secretary. This committee will not take any final action that is binding on the Board, even when a quorum of the Board is present.

Writings relating to open session agenda items distributed to Directors less than 72 hours prior to a regular meeting are available for public inspection at Metropolitan's Headquarters Building and on Metropolitan's Web site <http://www.mwdh2o.com>.

Requests for a disability related modification or accommodation, including auxiliary aids or services, in order to attend or participate in a meeting should be made to the Board Executive Secretary in advance of the meeting to ensure availability of the requested service or accommodation.

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

MINUTES

REAL PROPERTY AND ASSET MANAGEMENT COMMITTEE

March 8, 2022

Vice Chair Peterson called the teleconference meeting to order at 9:00 a.m.

Committee Members present: Vice Chair Peterson, Directors Camacho, Dick, Erdman, Kassakhian, Kurtz, Record, Smith and Sutley.

Members absent: None

Other Board Members present: Directors Abdo, Ackerman, Atwater, Blois, Cordero, De Jesus, Dennstedt, Faessel, Fellow, Fong-Sakai, Goldberg, Jung, Lefevre, Miller, Morris and Tamaribuchi.

Committee Staff present: Chapman, Hagekhalil, Otake, Shraibati, Upadhyay and Vinsonhaler

1. OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO ADDRESS THE COMMITTEE ON MATTERS WITHIN THE COMMITTEE'S JURISDICTION

Linda Krupa, City of Hemet - In support of Item 7-1

CONSENT CALENDAR ITEMS — ACTION

2. CONSENT CALENDAR OTHER ITEMS – ACTION

A. Approval of the Minutes of the Meeting of the Real Property and Asset Management Committee held January 10, 2022.

3. CONSENT CALENDAR ITEMS – ACTION

7-8 Subject: Authorize an agreement with Kennedy Jenks Consultants in an amount not to exceed \$1.5 million for design of on-site utility systems to serve the Diamond Valley Lake East Marina; the General Manager has determined that this proposed action is exempt or otherwise not subject to CEQA

Motion: Authorize an agreement with Kennedy Jenks Consultants in an amount not to exceed \$1.5 million for design of on-site utility systems to serve the Diamond Valley Lake East Marina.

7-9 Subject: Review and consider the County of Riverside's certified Final Environmental Impact Report and Addendum No. 1 and take related CEQA actions, and authorize the General Manager to grant a permanent easement to the County of Riverside for public road purposes traversing Metropolitan fee-owned property in the County of Riverside and identified as Riverside County Assessor Parcel Number 472-180-002

Motion: Review and consider the County of Riverside's certified Final Environmental Impact Report and Addendum No. 1 and take related CEQA actions; and authorize the granting of a permanent easement for public road purposes to the County of Riverside.

The following Director provided comments or asked questions on item 7-8:

1. Record

Staff responded to questions and comments

No presentations were given, Director Dick made a motion, seconded by Director Record to approve the consent calendar consisting of items 2A, 7-8 and 7-9.

The vote was:

Ayes: Directors Camacho, Dick, Erdman, Kassakhian, Kurtz, Peterson, Record, Smith and Sutley

Noes: None

Abstentions: None

Absent: None

The motion for items 2A, 7-8 and 7-9 passed by a vote of 9 ayes, 0 noes, 0 abstention, and 0 absent.

END OF CONSENT CALENDAR ITEMS

4. OTHER BOARD ITEMS – ACTION

None

5. BOARD INFORMATION ITEMS

None

6. COMMITTEE ITEMS

- a. Subject: Desert Housing Recreation
- Presented by: Octavia Tucker, Section Manager, Real Property
-
- b. Subject: Encroachment Prevention Update
- Presented by: Gina Franco, Real Estate Rep III
 Fred Enriquez, Real Estate Rep II

The following Directors provided comments or asked questions

1. Smith
2. Dick
3. Sutley
4. Erdmann
5. Dennstedt

Staff responded to the Directors' comments or questions.

7. MANAGEMENT REPORT

- a. Subject: Real Property Manager's Report
- Presented by: Lilly L. Shraibati, Group Manager, Real Property Group
- Ms. Shraibati reported on Real Property Group's upcoming 5th Annual Student Outreach Event on March 11, 2022. Next month staff will provide an update on sustainability projects and operational practices that have led to improving performance on utility use specifically for the headquarters building.

8. FOLLOW-UP ITEMS

None

9. FUTURE AGENDA ITEMS

Surplus Properties

Next meeting will be held on April 11, 2022.

Meeting adjourned at 10:02 a.m.

Glen Peterson
Vice Chair



• **Board of Directors**
Real Property and Asset Management Committee

4/12/2022 Board Meeting

7-8

Subject

Authorize granting a new ten-year license agreement to New Cingular Wireless, PCS LLC, for the continued operation of an existing telecommunications site on Metropolitan's fee-owned property in the city of Yorba Linda, identified as Orange County Assessor 329-021-03; the General Manager has determined that the proposed action is exempt or otherwise not subject to CEQA

Executive Summary

This action authorizes the General Manager to enter a new, ten-year license agreement with two, five-year renewal options for New Cingular Wireless, PCS LLC (Cingular) to continue operating its existing wireless telecommunication site on Metropolitan's fee-owned property. Since 1987, Cingular has leased the premises and they have requested to extend the term beyond the June 2022 expiration date. The subject 5,200 square foot premises is located off Green Crest Drive in the city of Yorba Linda. **(Attachment 1)**

Details

Background

The subject Metropolitan property has several telecommunication sites located adjacent to Green Crest Drive in the city of Yorba Linda, which is approximately 4.5 miles east of the Robert B. Diemer Filtration Plant in northeast Orange County. Metropolitan's 96-inch Lower Feeder Pipeline, the Santiago Lateral Control Tower, the 108-inch Santiago Lateral Spillway, and the 72-inch Santiago Lateral Pipelines are located within the subject property's boundaries. The current telecommunications facilities at this location are compatible with Metropolitan's existing facilities.

Cingular is requesting a ten-year extension with two, five-year renewal options, which allows their uninterrupted operation. The existing Cingular facility includes a small equipment building and a 30-foot tall tower. No new equipment or improvements are proposed at this time.

Staff recommends replacing the existing lease structure with current Metropolitan standard telecommunication license provisions. A license agreement allows Metropolitan to have control over specific land uses on the site, is revocable, and is not transferrable. The proposed license will have the following key provisions:

- Subject to Metropolitan's paramount rights reservation.
- Ten-year base term with two, five-year options to renew.
- One-time processing fee of \$9,000.
- Annual license fee of \$45,600 per appraised market rates.
- Fixed license fee increases of three percent annually.
- Metropolitan has right to re-appraise and reset fees every five years.
- Licensee is responsible for weed abatement and utilities.

Staff evaluation has determined that this agreement will not interfere with Metropolitan's operations or facilities in the area. Board authorization of this agreement is required because the term of the license exceeds five years.

Policy

Metropolitan Water District Administrative Code Section 8230: Grants of Real Property Interests

Metropolitan Water District Administrative Code Section 8231: Appraisal of Real Property Interests

Metropolitan Water District Administrative Code Section 8232: Terms and Conditions of Management

Metropolitan Water District Administrative Code Section 11104: Delegation of Responsibilities

By Minute Item 48766, dated August 16, 2011, the Board adopted the proposed policy principles for managing Metropolitan's real property assets.

California Environmental Quality Act (CEQA)

CEQA determination for Option #1:

The proposed action is categorically exempt under the provisions of CEQA and the State CEQA Guidelines. The proposed action consists of the leasing, licensing, maintenance, and operating of existing public or private structures, facilities, and equipment with negligible or no expansion of use beyond that existing at the time of the lead agency's determination. In addition, it will not have a significant effect on the environment. Accordingly, this proposed action qualifies as a Class 1 Categorical Exemption (Section 15301 of the State CEQA Guidelines).

CEQA determination for Option #2:

None required

Board Options

Option #1

Authorize granting a ten-year license agreement with two, 5-year options to New Cingular Wireless, PCS LLC for telecommunication purposes.

Fiscal Impact: Metropolitan will receive annual revenue of \$45,600

Business Analysis: Metropolitan will generate revenue and avoid weed abatement costs.

Option #2

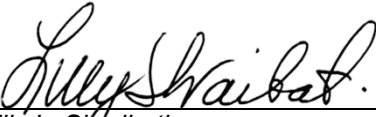
Do not authorize the license agreement

Fiscal Impact: Forgo the opportunity to generate revenue

Business Analysis: The existing telecommunication facility would need to be removed and Metropolitan would be responsible for the weed abatement.

Staff Recommendation

Option #1



Lilly L. Shraibati
Manager, Real Property

3/28/2022

Date



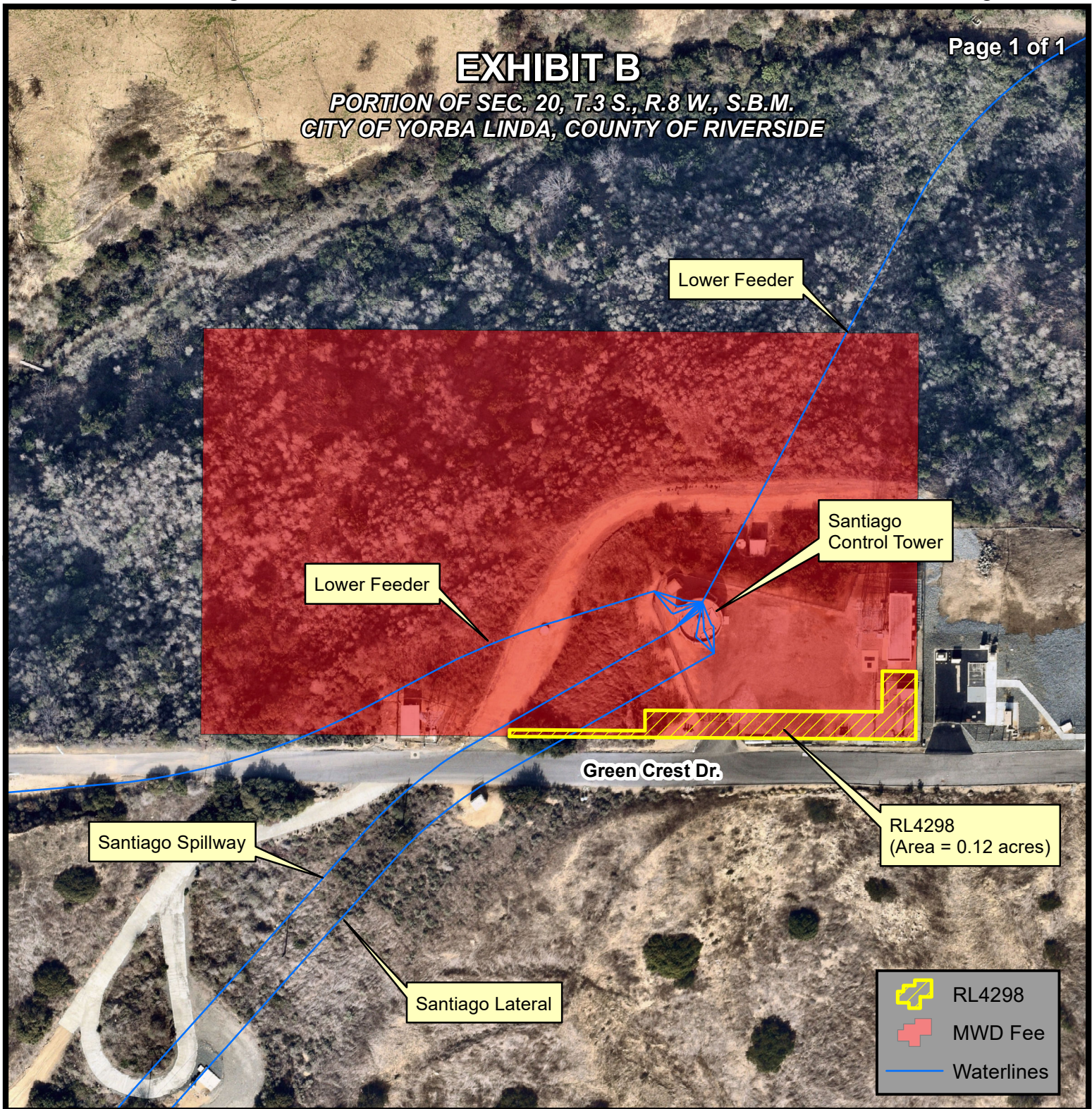
Adel Hagekhalil
General Manager

3/30/2022

Date

Attachment 1 – Location Map

Ref# rpdm12687819



Feet

0 25 50 100

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The Metropolitan Water District of Southern California
 Engineering Services Group

LOWER FEEDER / SANTIAGO LATERAL / SPILLWAY

License
RL4298

MWD
to
New Cingular Wireless PCS, LLC

MWD ROW:1000-24-1

APN: 329-021-03

WSO Team: Orange County Team



Real Property & Asset Management Committee

Authorize a License Agreement to New Cingular Wireless, PCS LLC

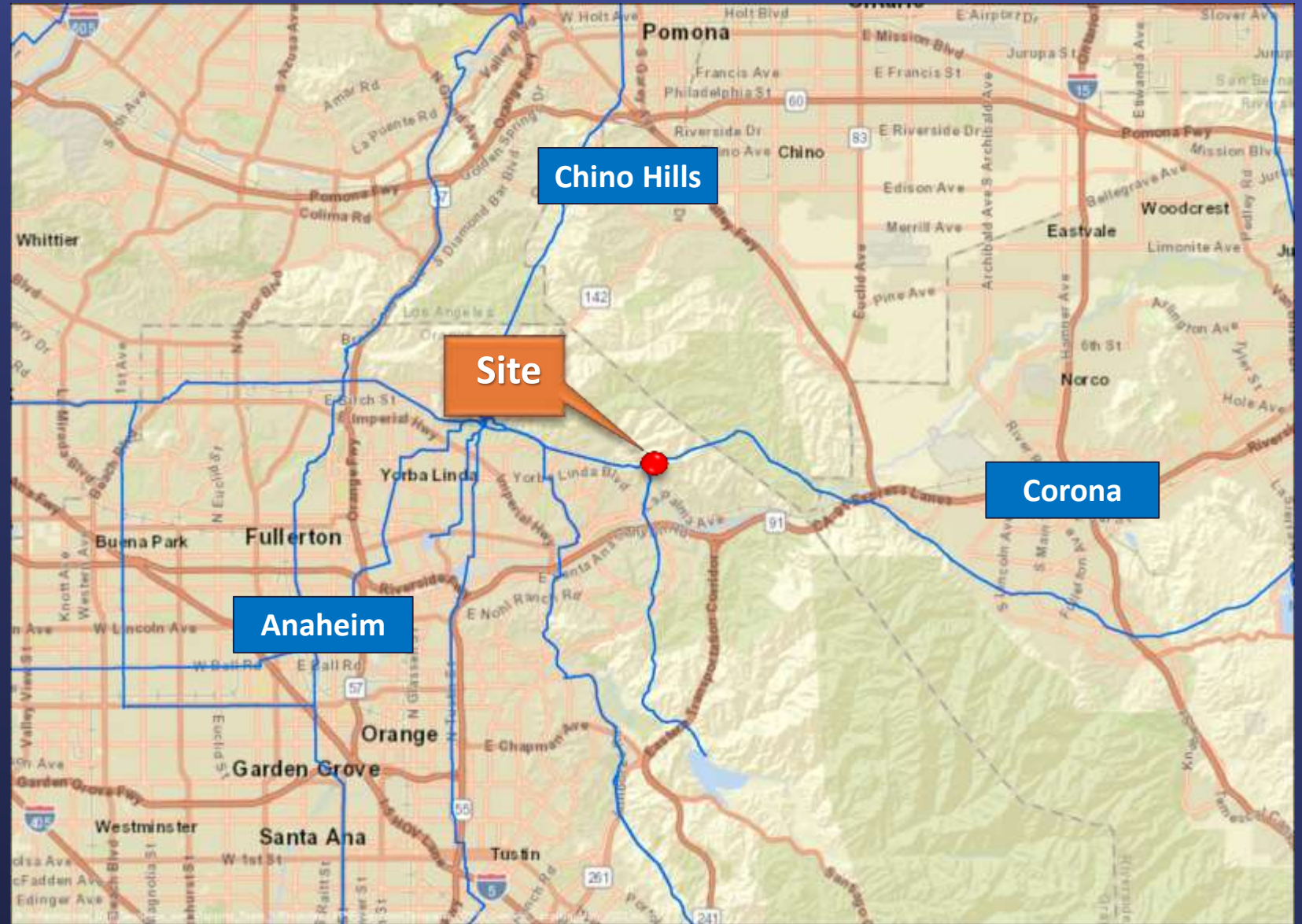
Item 7-8

April 11, 2022

Distribution System Map



General Location Map



Site Map



Existing Telecommunications Site



Key Provisions

- Subject to Metropolitan's paramount right reservation
- Ten-year base term with two 5-year options to renew
- One-time processing fee of \$9,000
- Annual license fee of \$45,600 per appraised market rates
- Fixed license fee increases at 3% annually
- Metropolitan's right to reappraise every five years to reset fees
- Licensee is responsible for weed abatement and utilities

Board Options

Option #1

- Authorize granting a ten-year license agreement with two 5-year options to New Cingular Wireless, PCS LLC for telecommunication purposes

Option #2

- Do not authorize the license agreement

Staff
Recommendation

Option #1





• **Board of Directors**
Real Property and Asset Management Committee

4/12/2022 Board Meeting

7-9

Subject

Authorize granting a new ten-year license agreement to CCATT LLC, for the continued operation of an existing telecommunications site on Metropolitan's fee-owned property in the city of Los Angeles commonly identified as Los Angeles County Assessor Parcel Number 4493-014-906; the General Manager has determined that the proposed action is exempt or otherwise not subject to CEQA

Executive Summary

This action authorizes the General Manager to enter a new ten-year license agreement with two five-year renewal options for CCATT LLC (ATT) to continue operating its existing wireless telecommunication site on Metropolitan's fee-owned property. Since 1989, ATT has leased the premises, and they have requested to extend the term beyond the December 2024 expiration date and to add approximately 200 square feet of area to accommodate a backup generator. The subject property is located in the city of Los Angeles. **(Attachment 1)**

Details

Background

The subject Metropolitan property has several telecommunication sites on the property, which is located adjacent to the 405 freeway southbound Getty Center Drive offramp/onramp and Sepulveda Boulevard in West Los Angeles. Metropolitan's 96-inch Sepulveda Feeder, Sepulveda Canyon Pressure Control Structure and Power Plant are located within the subject property's boundary. The telecommunication sites at this location, including ATT's, are compatible with Metropolitan's existing facilities.

The existing ATT facility includes a 12' x 30' equipment building area and a 27-foot tall tower. ATT is requesting consideration for the installation of a backup generator that will add 200 square feet to the existing area. Therefore, ATT is requesting the additional area, a ten-year extension with two five-year renewal options, which allows their uninterrupted operation.

Staff recommends replacing the existing lease structure with current Metropolitan standard telecommunication license provisions. A license agreement allows Metropolitan to have control over specific land uses on the site, is revocable, and is not transferrable. The proposed license will have the following key provisions:

- Subject to Metropolitan's paramount rights reservation.
- Ten-year base term with two, five-year options to renew.
- One-time processing fee of \$7,500.
- Annual license fee of \$45,600 per appraised market rates.
- Fixed license fee increases of three percent annually.
- Metropolitan has the right to re-appraise and to reset fees every five years.
- Licensee is responsible for weed abatement and utilities.

Staff evaluation has determined that this agreement will not interfere with Metropolitan's operations or facilities in the area. Board authorization of this agreement is required because the term of the license exceeds five years.

Policy

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CEQA determination for Option #1:

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CEQA determination for Option #2:

None required

Board Options

Option #1

Authorize granting a ten-year license agreement with two five-year options to CCATT LLC for telecommunication purposes

Fiscal Impact: Metropolitan will receive annual revenue of \$45,600.

Business Analysis: Metropolitan will generate revenue and avoid weed abatement costs.

Option #2

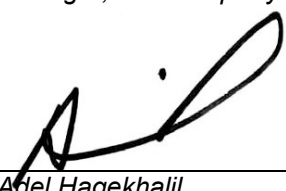
Do not authorize the license agreement

Fiscal Impact: Forgo the opportunity to generate revenue

Business Analysis: The existing telecommunication facility would need to be removed, and Metropolitan would be responsible for the weed abatement.

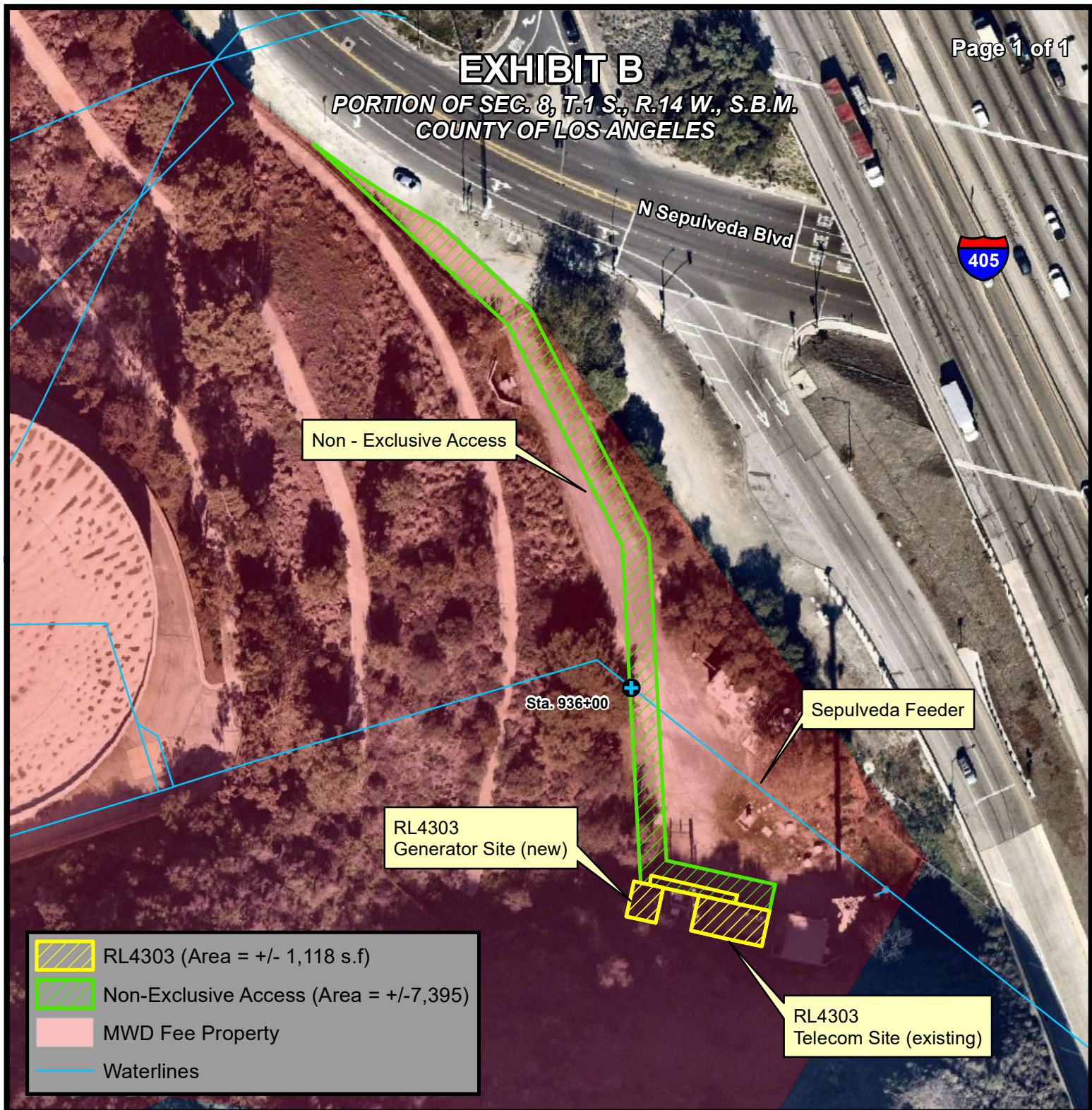
Staff Recommendation

Option #1

 _____ Lilly L. Shraibati Manager, Real Property	3/22/2022 Date
 _____ Adel Hagekhalil General Manager	3/24/2022 Date

Attachment 1 – Location Map

Ref# 1268224



Feet
 0 18.75 37.5 75

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The Metropolitan Water District of Southern California
 Engineering Services Group

SEPULVEDA FEEDER

License
RL4303

MWD
to
CCATT LLC

MWD ROW: 1800-20-3
 APN: 4493-014-906



Real Property & Asset Management Committee

Authorize a License Agreement to CCATT LLC

Item 7-9

April 11, 2022

Distribution System Map





Site Map



Existing Telecommunication Site



Key Provisions

- Subject to Metropolitan's paramount right reservation
- Ten-year base term with two 5-year options to renew
- Includes a one-time processing fee of \$7,500
- Annual license fee of \$45,600 per appraised market rates
- Fixed license fee increases 3% annually
- Metropolitan's right to reappraise every five years to reset fees
- Licensee is responsible for weed abatement and utilities

Board Options

Option #1

- Authorize granting a ten-year license agreement with two 5-year options to CCATT LLC for telecommunication purposes.

Option #2

- Do not authorize the license agreement.

Staff
Recommendation

Option #1





Real Property & Asset Management Committee

Headquarters Sustainability Initiatives & Utility Use Overview

Item 6a

April 11, 2022

What is Sustainability?

- Broad concept with many applications
- Structural, Architectural, and Operational Changes
- Our Team seeks to constantly improve our resource efficiency



Our Work + Responsibilities

- Operate and maintain building systems
- Track utility consumption data
- Capital planning, long-term asset management, partnerships



Headquarters Sustainability

- Resource Use Reduction Projects and Initiatives
- Operate systems to maximize efficiency and minimize consumption



Operations + Initiatives

Water Use

- Cooling Tower Operations
- Water Fixtures
- Landscape Irrigation

Heating Ventilation and Air Conditioning (HVAC)

- Activation Staggering
- Boiler Use Reduction
- Variable Air Volume Optimization



Cooling Towers



HVAC Boilers

Operations + Initiatives (continued)

Energy Efficiency

- Motion Sensors
- LED Retrofit



LED Light w/ sensor

Resources/Policies

- Green Purchasing Code
- Salvage Program
- E/V Charging Stations
- Recycling Program



Electric Vehicle Charging Station

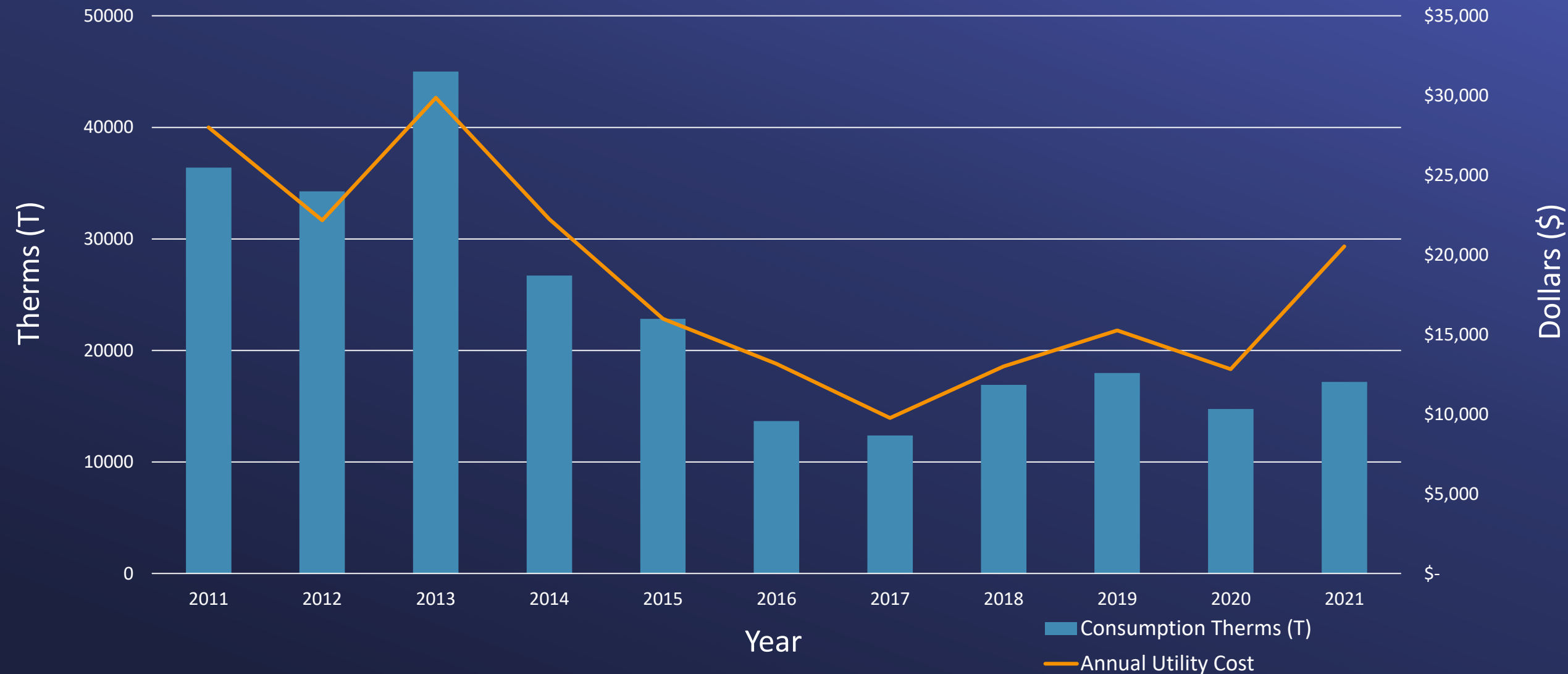
Past Work + Utility Monitoring

- Our commitment to sustainability is reflected in our consumption data over the past 10 years
- We have been recognized for our progress in sustainability



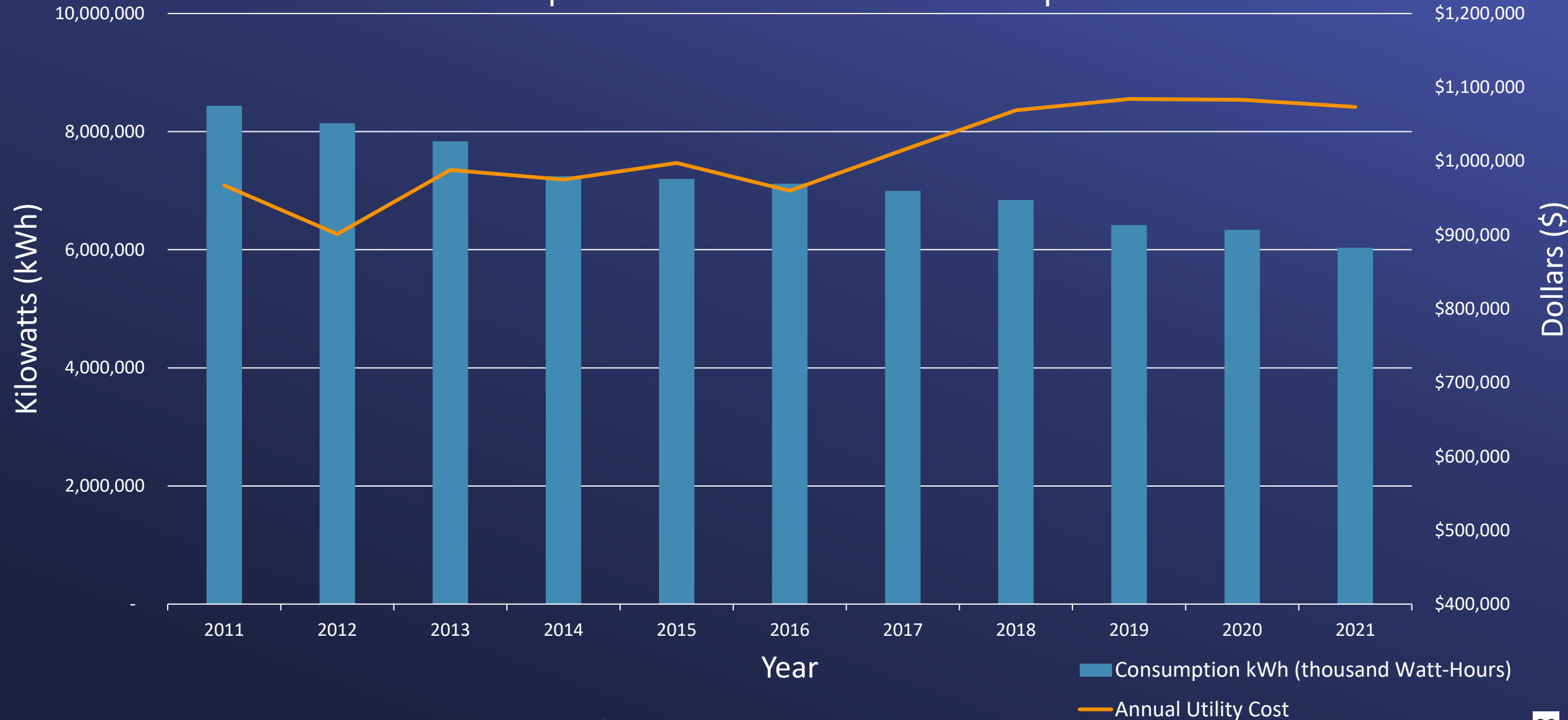
Utility Consumption: Gas

Headquarters Annual Gas Consumption



Utility Consumption: Electrical

Headquarters Annual Electrical Consumption



Utility Consumption: Water

Headquarters Annual Water Consumption



Landscape and Irrigation

Corrective Measures

- Irrigation Controller Upgrade
- Master Valve repair
- Headquarters Exterior Landscape and Irrigation



New Irrigation Controller



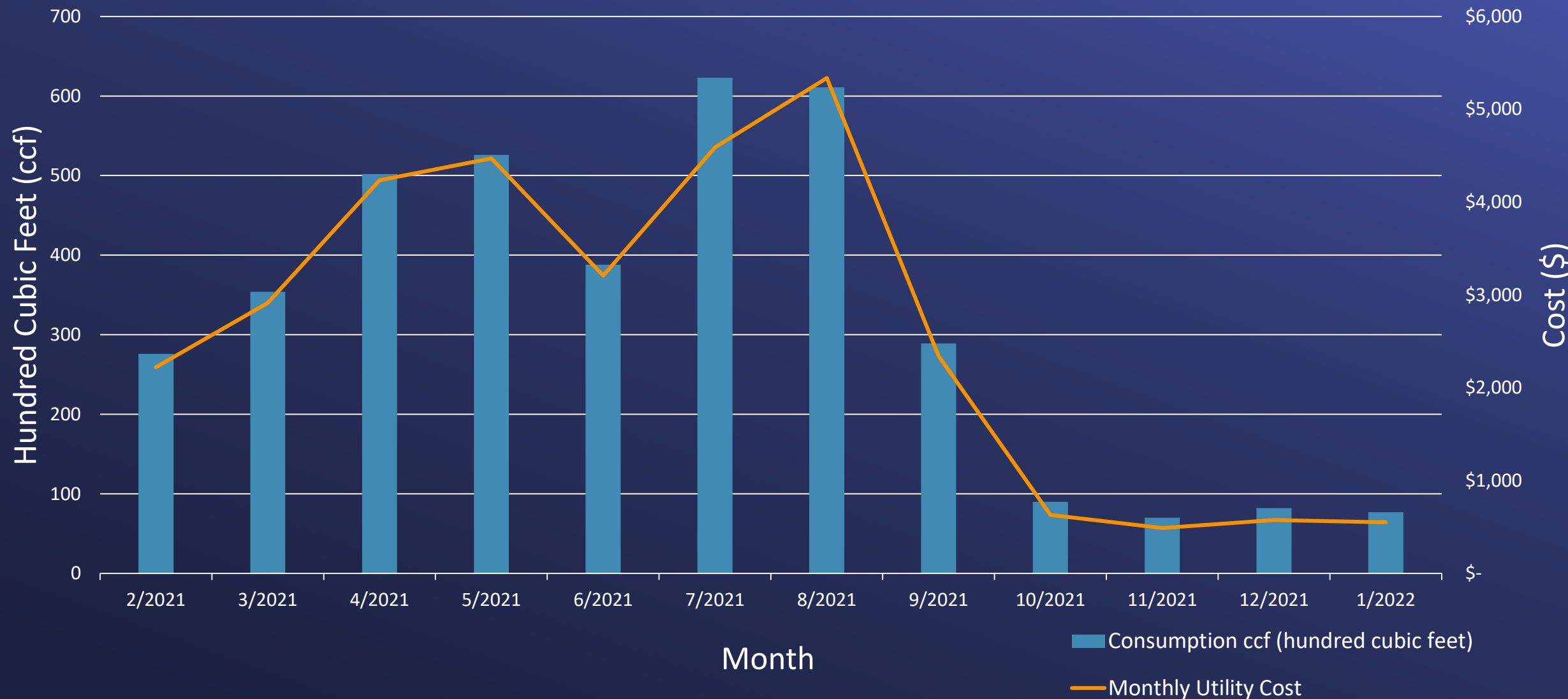
Master Valve Replacement



Headquarters Courtyard

Irrigation Consumption

Monthly Headquarters Irrigation Water Usage



Past + Current Recognition

Environmental Protection Agency (EPA)

Top 15% of office
buildings nationwide



U.S. Green Building Council

Leadership in Energy and
Environmental Design
(LEED) Silver Certification



Building Owners and Managers Association

The Outstanding Building of
the Year Award



Asset Management + Strategic Partners

- We are focused on creating a healthier workplace
- Strategic Partnerships help us drive our sustainability initiatives
- Innovative Capital Improvement Projects



A Sustainable Workplace

Recycling Program Revamp

- Organic Waste
- Waste Audits and Metrics



Recycling Program Posters

Air Handlers

- MERV-15
- Ultraviolet - C Germicidal System



UV-C Germicidal System

Cafeteria Equipment Upgrades

- Refrigeration System
- Kitchen Appliances



Refrigeration System

Partners in Sustainability

Internal Partners

- Environmental Planning
- Water Resource Management

Contractors

- Preventative Maintenance
- Usage/Meter monitoring

Consultants

- Waste Sorting and Disposal, Energy Audit, Facility Condition Assessment



Chiller Plant



Fire Pump Room

recycLA
Make
waste
history

Potential Capital Improvement Projects

Building Automation System Modernization

- Improved Building Energy Management

HVAC System Study

- Cooling Tower Replacement
- Size and Capacity Evaluation



Potential Capital Improvement Projects (continued)

Interior/Exterior Light Fixture Replacement

- Day light harvesting
- Full LED and Zone Control

Modular Furniture Replacement + Space Design

- Sustainable Materials
- Updated Ergonomics and Workplace Design



