



- **Board of Directors**

Finance, Affordability, Asset Management, and Efficiency Committee

10/14/2025 Board Meeting

7-3

Subject

Authorize the execution of an amendment to an existing lease agreement with New Cingular Wireless PCS, LLC to adjust the rental amount and extend the term for up to 25 additional years, thereby allowing continued operation of a commercial telecommunication site at the Iron Mountain Pumping Plant identified as San Bernardino County Assessor Parcel No. 0643-221-06; the General Manager has determined that the proposed action is exempt or otherwise not subject to CEQA

Executive Summary

This action would authorize the General Manager to execute an amendment to an existing telecommunications lease agreement, which would adjust the rental amount and extend the term for up to 25 additional years. The area is located inside the Iron Mountain Pumping Plant in a telecommunications shelter (**Attachment 1**). Board authorization is required because the term will exceed five years.

Proposed Action(s)/Recommendation(s) and Options

Staff Recommendation: Option #1

Option #1

Authorize the execution of an amendment to an existing lease agreement with New Cingular Wireless PCS, LLC to adjust the rental amount and extend the term for up to 25 additional years, thereby allowing continued operation of a commercial telecommunication site at the Iron Mountain Pumping Plant identified as San Bernardino County Assessor Parcel No. 0643-221-06.

Fiscal Impact: Metropolitan will receive a one-time processing fee of \$8,500 and annual revenue of \$64,657.

Business Analysis: This option will allow the use of Metropolitan's fee-owned parcel to generate revenue and transfer maintenance, weed abatement, security and trespassing costs to the Licensee.

Option # 2

Do not authorize the amendment to the existing lease agreement.

Fiscal Impact: Forgo the opportunity to generate revenue.

Business Analysis: Metropolitan would forgo annual rent of \$64,657 with four percent annual increases, and become responsible for costs associated with annual maintenance, weed abatement, illegal dumping, and trespassing.

Alternatives Considered

Not applicable

Applicable Policy

Metropolitan Water District Administrative Code Section 8201: Authorization to General Manager

Metropolitan Water District Administrative Code Section 8230: Grants 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.

Related Board Action/Future Action

Not applicable

California Environmental Quality Act (CEQA)

CEQA determination for Option #1:

The proposed action to amend an existing lease agreement for an extended term of up to 25 years is categorically exempt from CEQA because it involves the leasing, licensing, operation, maintenance, and minor alteration of existing public structures, facilities, and equipment involving negligible or no expansion of existing or former use and no possibility of significantly impacting the physical environment. (State CEQA Guidelines Section 15301.)

CEQA determination for Option #2:

None required

Details and Background

Metropolitan acquired the subject property in 1933 for the construction, operation, and maintenance of the Colorado River Aqueduct. Iron Mountain Pumping Plant, which is the third pumping plant along the aqueduct, and is 67.57 miles from the inlet at the Intake Pumping Plant along California Highway 62, in Earp, California.

The existing telecommunications site is located in the northwest portion of the Iron Mountain Pumping Plant, and has existed since 2011, with an equipment shelter, 85-foot tower, emergency diesel generator, and underground storage tank. There are no new improvements planned for this site. The proposed amendment to the existing telecommunications lease agreement would allow Metropolitan to adjust the rental amount based on a recent appraisal and extend the term of the agreement for up to 25 years with New Cingular Wireless PCS, LLC. Staff has determined the continued operation of the telecommunication site will not interfere with Metropolitan's operations.

The proposed amendment will have the following key provisions:

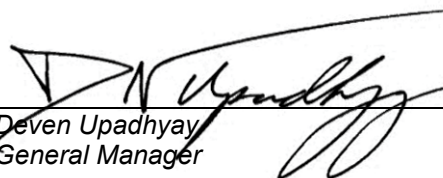
- Term of five years with four options to extend for a five-year period (Maximum term of 25 years)
- Subject to Metropolitan's paramount rights
- Annual rent of \$64,657
- One-time processing fee of \$8,500
- Fixed annual rent increases of four percent
- Reappraisal of rent every five years

All other terms of the lease agreement will remain unchanged.



Elizabeth Crosson
Chief Sustainability, Resilience and
Innovation Officer

10/3/2025

Date

Deven Upadhyay
General Manager

10/3/2025

Date**Attachment 1 – Location Map**

Ref# sri12705578

LOCATION MAP

