



● **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

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 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

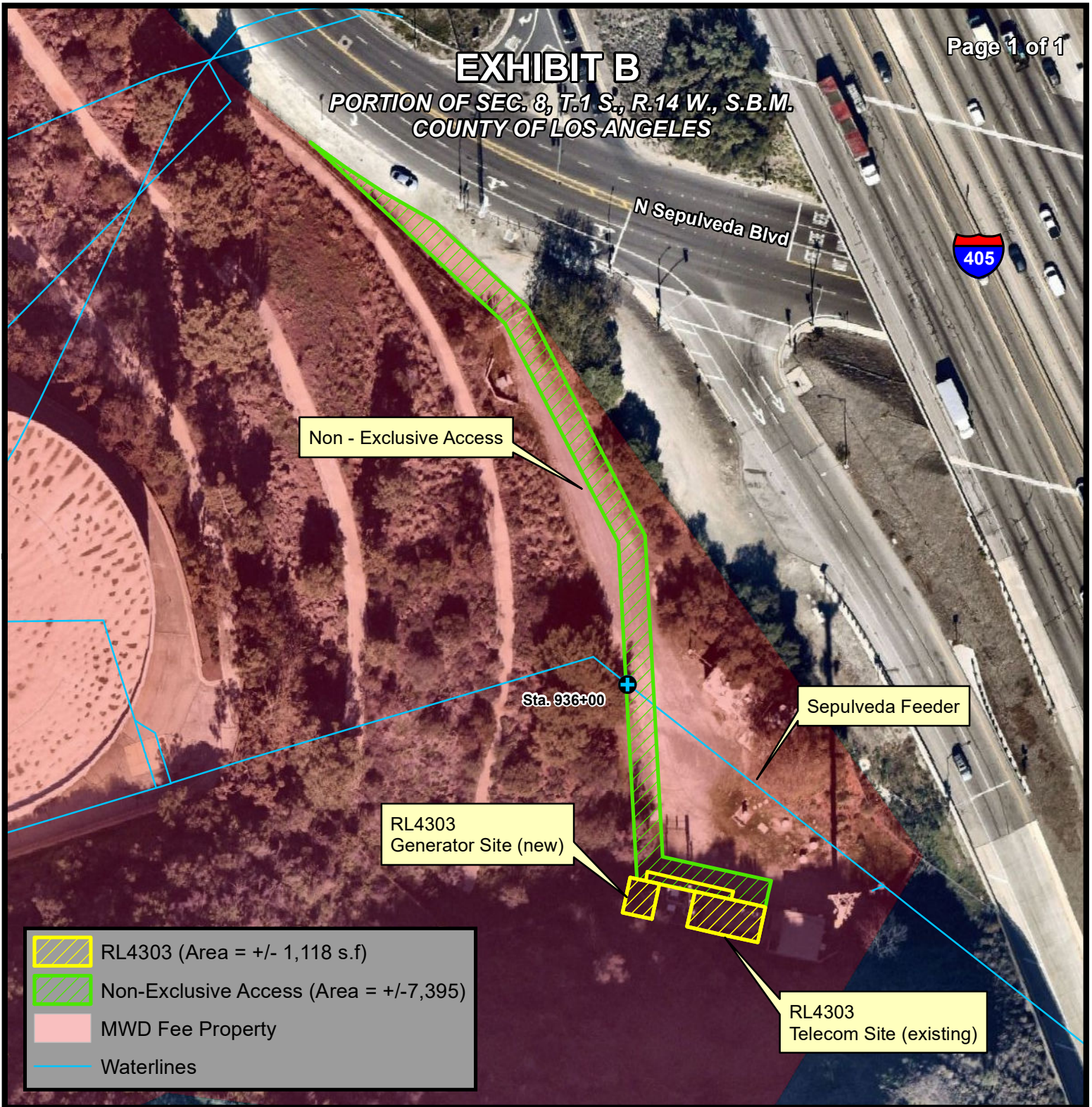
3/22/2022
Date



Adel Hagekhalil
General Manager

3/24/2022
Date

Attachment 1 – Location Map



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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