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**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Department of Facilities Management

SUBMITTAL DATE:
April 6, 2005

SUBJECT: LEASE - RIVERSIDE COUNTY INFORMATION TECHNOLOGY - PINE COVE WATER DISTRICT, MARION RIDGE COMMUNICATIONS SITE, IDYLLWILD

RECOMMENDED MOTION: That the Board of Supervisors approve the attached Lease and authorize the Chairman to execute same on behalf of the County.

BACKGROUND: The Riverside County Sheriff's Department operates a radio system at 800 MHz that has been identified as having numerous coverage deficiencies. These coverage deficiencies are a safety hazard to both Sheriff's Deputies and the public. The Pine Cove and Idyllwild areas have been identified as having severe radio coverage problems. These coverage problems cause unreliable communications between Sheriff's Deputies and their dispatchers.
(Continued on Page 2)

May Chittum
Reviewed by
CIP TEAM

Departmental Concurrence

MJS:HHR:JRF:db
9.427

Michael J. Sylvester
MICHAEL J. SYLVESTER, DIRECTOR
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$4,500.00	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$4,500.00	Budget Adjustment:	No
	Annual Net County Cost 04/05:	\$18,000.00	For Fiscal Year:	04/05

SOURCE OF FUNDS: RCIT Rents and Leases 526700-45500-7400151300	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE *Lisa Brandt*

County Executive Office Signature

Policy
 Policy

Consent
 Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.: 2/1/2005 3.17

District: 3

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.12

Idyllwild
ID DEPT

BOARD OF SUPERVISORS

Form 11: LEASE/RIVERSIDE COUNTY INFORMATION TECHNOLOGY/PINE COVE
WATER DISTRICT

DATE:
Page 2

BACKGROUND: (Continued)

The proposed site at Pine Cove has been identified as a suitable location to provide radio coverage improvement to the mountain communities of Pine Cove and Idyllwild, as well as some coverage to the Hemet Valley area. It is the expectation of RCIT that this new site will continue to be used as part of the new radio "fix" design. This recommendation has been reviewed by RCC Consulting and they have concurred that this is an instrumental site for current and future radio coverage for the County. It is therefore RCIT's desire to construct a communications site to provide critical communications service for public safety, as well as routine county functions.

The Department of Facilities Management has negotiated a five year lease term with options to extend the tenancy for three additional five year terms. The monthly rent will start at \$1,500 per month commencing April 1st, 2005. Rent will increase 5% each anniversary. Site development costs will be covered by CIP funds.

The Lease is summarized below:

Lessor:	Pine Cove Water District 24917 Marion Ridge Road Idyllwild, CA 92549
Premises Location:	Pine Cove Communication Site, Idyllwild
Term:	Five years commencing April 1, 2005
Rent:	\$1,500.00 per month, 5% annual increase
Utilities:	Electricity only, paid by County directly

The attached Lease has been approved as to form by County Counsel.