

2007.08.158

284

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



FROM: Department of Facilities Management and Department of Transportation

SUBMITTAL DATE:
September 5, 2007

SUBJECT: Leasing of County Owned Real Estate for Wireless Facilities

RECOMMENDED MOTION: Receive and file this report of annual revenues generated from the leasing of County owned land or facilities to wireless service providers or other communications concerns.

BACKGROUND: (Commences on Page 2)

Departmental Concurrence

Robert Field, Director
Department of Facilities Management

RF:JRF:dt
11.137

FINANCIAL DATA	Current F.Y. Total Cost:	\$ -0-	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	07/08

SOURCE OF FUNDS: N/A	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY: Jennifer L. Sargent

County Executive Office Signature

- Policy
- Policy
- Consent
- Consent
- Dep't Recomm.:
- Per Exec. Ofc.:

Prev. Agn. Ref.: | District: | Agenda Number:

3.34

BACKGROUND: Board Policy B-26 requires annual reporting of revenue derived from leasing of County-owned land or facilities to wireless service providers. No new leases have been executed since adoption of the Board Policy. The Board Policy provides that existing leases will comply with the policy's procedures upon renewal of each lease. Facilities Management is near completion of identifying which existing leases are exempt from the policy by virtue of revenue restrictions. This task should be completed prior to the next reporting due date.

FINANCIAL DATA:

FY 06-07 - Revenue to Public Safety Enterprise Communication: \$0.00

FY 06-07 - Other communication site scheduled rental income: \$561,726.03 (See attachment)

Communication Site Revenue Leases Economic Development Agency

Loc ID	Address	City	Tenant Name	Monthly Rent	Annual Rent	Expires	Notes
RV300	Tower M10-T1	Riverside	Southern California Edison Co.	\$1,060.90	\$0.00	12/31/2009	AT&T license on SCE tower, APN 159-020-010, Tower M10-T1, Cingular Site # 10094501

\$12,730.80 Monthly Installments x12
 + **\$0.00** Annual Payments
 = **\$12,730.80** TOTAL ANNUAL RENT INCOME

Communication Site Revenue Leases Fire Department

Loc ID	Address	City	Tenant Name	Monthly Rent	Annual Rent	Expires	Notes
IN055	37955 Washington Street	Indio	Global Signal Acquisitions	\$0.00	\$30,367.66	6/30/2011	Sprint Site #RV54XC490 Fire Station #81, Global Signal #4071201, Crown Castle #879935
LE022	33020 Maiden Lane	Lake Elsinore	Nextel Communications	\$2,178.00	\$0.00	10/31/2011	Nextel site # CA8859 West Lake East, APN 381-252-005
LQ002	78-136 Frances Hack Lane	La Quinta	Global Signal Acquisitions	\$0.00	\$29,199.67	11/14/2012	Sprint Site #RV54XC488 Fire Station #32, Global Signal #116648, Crown Castle #879934
MN002	29950 Diamond Road	Menifee	Sprint PCS Assets, LLC	\$0.00	\$30,367.66	6/30/2011	Sprint Site #RV54XC457 Fire Station #76
SN003	27860 Bradley Road	Sun City	Global Signal Acquisitions	\$1,920.85	\$0.00	7/30/2008	Sprint site # RV03XC047, Verizon site too. Global Signal #4071128, Crown Castle #879862

\$49,186.20 Monthly Installments x12
+ \$89,934.99 Annual Payments
= \$139,121.19 TOTAL ANNUAL RENT INCOME

Communication Site Revenue Leases

RCIT

Loc ID	Address	City	Tenant Name	Monthly Rent	Annual Rent	Expires	Notes
BA008B	79 Whitehill	Banning	State of California Department of Justice	\$200.00	\$0.00	6/30/2008	CHP
BA022	155 E. Hays	Banning	City of Banning	\$400.00	\$0.00	2/28/2007	Mt. David and Banning CAC telco closet
BE001	31 Mt. David	Beaumont	Global Signal Acquisitions	\$1,171.66	\$0.00	7/30/2008	Sprint Site #RV03XC064 ground lease, Global Signal #4071140, Crown Castle #879874
BE009	31 Mt. David	Beaumont	City of Beaumont	\$235.00	\$0.00	6/30/2009	Income to IT, 4% to FM
BG002	87 Radio Hill	Big Maria	Southern California Gas Company	\$701.79	\$0.00	2/28/2009	
BG003	87 Radio Hill	Big Maria	Los Angeles SMSA Limited Partnership	\$2,054.37	\$0.00	6/30/2009	4% R.P. Bal. to D.I.T.
BL018	87 Black Rock	Blythe	State of California	\$300.00	\$0.00	3/31/2011	State Lease # 2480-001
CO002	Santa Rosa Mountain Road	Coachella	State of California - Caltrans	\$371.32	\$0.00	6/30/2009	Paid semi annually in arrears on 6/30 and 12/31
CO010	Santa Rosa Mountain Road	Coachella	PSTV Partners, LLC	\$1,300.00	\$0.00	11/30/2016	
CR014	505 S. Buena Vista Avenue	Corona	Los Angeles SMSA Limited Partnership	\$2,559.38	\$0.00	6/30/2008	Circle City Contract #34548-1
DC001A	Chuckwalla Peak	Desert Center	US Department of Homeland Security	\$625.00	\$0.00	9/30/2011	Lse # A009
DC001B	Chuckwalla Peak	Desert Center	AB Cellular LA, LLC, dba AT&T Wireless	\$2,121.80	\$0.00	3/31/2014	Cell Site #256, Cingular Site # 10086616
DC001C	Chuckwalla Peak	Desert Center	US Customs Service	\$296.20	\$0.00	8/31/2008	Semi annual payments due upon billing.
IN013A	78-100 Cactus City	Indio	AB Cellular LA, LLC, dba AT&T Wireless	\$2,121.80	\$0.00	5/31/2014	AT&T Cell Site #255, Cingular Site # 10086613
IN049	78-100 Cactus City	Indio	US Customs Service	\$296.20	\$0.00	9/30/2008	Semi-annual payments due upon billing.
IN050	46-263 Oasis Street	Indio	Los Angeles SMSA Limited Partnership	\$2,626.50	\$0.00	6/30/2009	Verizon
LE009A	35607 Forestry Road	Lake Elsinore	Southern California Edison Co.	\$0.00	\$27,252.00	5/31/2007	
MV005	10535 Box Springs Rd	Moreno Valley	American Tower	\$168.92	\$0.00	9/4/2019	
MV006	11030 Box Springs Rd	Moreno Valley	US Customs Service	\$500.00	\$0.00	9/30/2010	Lease #319

Communication Site Revenue Leases

RCIT

Loc ID	Address	City	Tenant Name	Monthly Rent	Annual Rent	Expires	Notes
MV021	11030 Box Springs Rd	Moreno Valley	United States Department of Justice	\$562.75	\$0.00	9/30/2007	Payment is deposited directly to Union Bank. Site name Box Springs, LA-025
MV035	11030 Box Springs Rd	Moreno Valley	Riverside County Transportation Commission	\$422.13	\$0.00	3/14/2009	
MV048	11030 Box Springs Rd	Moreno Valley	Metrocast, Inc.	\$985.38	\$0.00	7/31/2011	1/1/04 start of payments to FM, prior payments to IT.
RV178	7195 Alessandro Blvd.	Riverside	Pacific Bell Mobile Services	\$1,391.65	\$0.00	6/30/2006	Site reference CM-197-11 Cingular (T-Mobile)
RV227	7195 Alessandro Blvd.	Riverside	GSA Real Estate Division	\$600.00	\$0.00	6/30/2008	CHP
RV269	7195 Alessandro Blvd.	Riverside	Sprint PCS Assets, LLC	\$2,865.72	\$0.00	11/14/2010	Sprint Site #RV03XC029
RV321	7195 Alessandro Blvd.	Riverside	AB Cellular LA, LLC, dba AT&T Wireless	\$1,856.57	\$0.00	4/30/2014	AT&T Lease

\$320,809.68 Monthly Installments x12
+ \$27,252.00 Annual Payments
= \$348,061.68 TOTAL ANNUAL RENT INCOME

Communication Site Revenue Leases

RCRMC

Loc ID	Address	City	Tenant Name	Monthly Rent	Annual Rent	Expires	Notes
MV045	26520 Cactus Avenue	Moreno Valley	Nextel of California, Inc.	\$1,500.00	\$0.00	4/19/2011	Site # CA 7286A Janelin

\$18,000.00 Monthly Installments x12
 + **\$0.00** Annual Payments
 = **\$18,000.00** TOTAL ANNUAL RENT INCOME

Communication Site Revenue Leases Transportation

Loc ID	Address	City	Tenant Name	Monthly Rent	Annual Rent	Expires	Notes
RV344	2950 Washington Street	Riverside	Royal Street Communications, LLC	\$2,000.00		3/31/2012	Site #LA0784B

	\$24,000.00	+		Monthly Installments x12	
		=		Annual Payments	
				TOTAL ANNUAL RENT INCOME	

Communication Site Revenue Leases Waste Management

Loc ID	Address	City	Tenant Name	Monthly Rent	Annual Rent	Expires	Notes
BE005	16411 1/2 Lamb Canyon Road	Beaumont	Global Signal Acquisitions	\$1,013.42	\$0.00	10/13/2008	Sprint Site #RV03XC066 ground lease, Sprint uses adjacent T-Mobile tower. Global Signal #4071141, Crown Castle #879875
BE006	16411 1/2 Lamb Canyon Road	Beaumont	CA/NV Tower Holdings, LLC	\$637.61	\$0.00	8/3/2008	formerly Cingular site #CM-507-01, shares tower with Sprint (BE005), now T-Mobile

\$19,812.36 Monthly Installments x12
+ \$0.00 Annual Payments
= \$19,812.36 TOTAL ANNUAL RENT INCOME

Communication Site Revenue Leases

Overall Count = 36

\$444,539.04	Monthly Installments x12
+ \$117,186.99	Annual Payments
= \$561,726.03	TOTAL ANNUAL RENT INCOME