

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

816



FROM: Department of Facilities Management

SUBMITTAL DATE:
December 15, 2008

SUBJECT: Public Safety Enterprise Communications Project Ground Lease, Line

RECOMMENDED MOTION: That the Board of Supervisors approve the attached Ground Lease for the Line Public Safety Enterprise Communications site and authorize the Chairman of the Board to execute the same on behalf of the County.

BACKGROUND: The Public Safety Enterprise Communications (PSEC) project utilizes long term ground leases in situations where the site owner will not sell the land parcel required for the wireless communication site. The Line PSEC site is located on the southeast side of the Salton Sea in an area where topography severely limits coverage, more particularly as described in Exhibit "A". The lease and subsequent construction was covered by a Final Environmental Impact Report (FEIR) certified by the Board on September 2, 2008.

(Continued)

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$126,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$126,000	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	08/09

SOURCE OF FUNDS: PSEC Budget	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

FORM APPROVED COUNTY COUNSEL
 BY: Gordon V. Woo 12/17/08
 GORDON V. WOO DATE
 Departmental Concurrence

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

Prev. Agn. Ref.: 3.37, 12/18/07; 3.52, 9/2/08 | District: 5 | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.23

BACKGROUND: (Continued)

The Line lease is a prepaid annual lease. The rent of \$5,040 a year is prepaid for 25 years in a single initial payment of \$126,000 plus the Department of Facilities Management (DOFM) lease management fees. Subsequent lease payments will also be prepaid.

The Ground Lease is summarized below:

Location: Line leasehold is located on a portion of Assessor's Parcel Number 733-270-015

Lessor: Homes 4 Less

Size: Parcel approximately 16.72 acres plus access for vehicles and power from public road

Term: Commencement upon the date that Ground Lease is fully executed and runs for 25 years plus extension options

Rent: \$5,040 per year

Utilities: By County

Title Insurance: \$5,000 (paid by PSEC Budget)

Interior/Exterior Maintenance: By County

The attached Ground Lease has been reviewed and approved by County Counsel as to legal form.

FINANCIAL DATA:

All associated costs for this Ground Lease will be fully funded through the PSEC budget. Riverside County Information Technology's (RCIT) annual budget will carry operating costs. DOFM will front the utility costs for this lease in FY 2009/2010. RCIT will reimburse DOFM for all associated lease costs. Any necessary budget adjustments will come under separate cover to the Board.

Exhibit "A"
Legal Description
Line G 16.72 Acre Communication Site

All that portion of Section 33, Township 8 South, Range 11 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the Official Plat thereof, described as follows:

Commencing at the Center East 1/16th Corner of Section 33 as shown on Record of Survey filed in Book 48, pages 46-48 inclusive, in the Office of the County Recorder of said County, said point being an angle point in the Salton Sea State Park Boundary;

thence South 0°56'23" East along said Salton Sea State Park Boundary, a distance of 1301.64 feet to an angle point therein, said point being the **True Point of Beginning**;

thence North 89°28'46" East, along said State Park Boundary and its Easterly extension, a distance of 1379.68 feet to the Southwesterly right of way of Highway 111, 200' wide as shown on said Record of Survey;

thence North 28°24'29" West, along said right of way, a distance of 673.18 feet;

thence South 89°28'46" West, a distance of 1069.17 feet to the State Park Boundary;

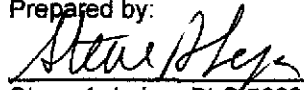
thence South 0°56'23" East, a distance of 595.02 feet to the **True Point of Beginning**.

Containing an area of approximately 16.72 Acres.

Subject to all other easements and offers of dedication of record.

As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Prepared by:



Steve A. Leja - PLS 5933
Expires 12/31/2008

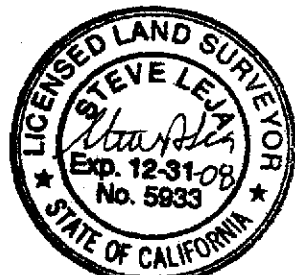
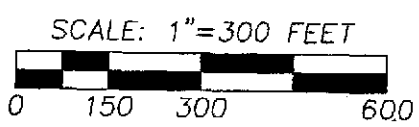
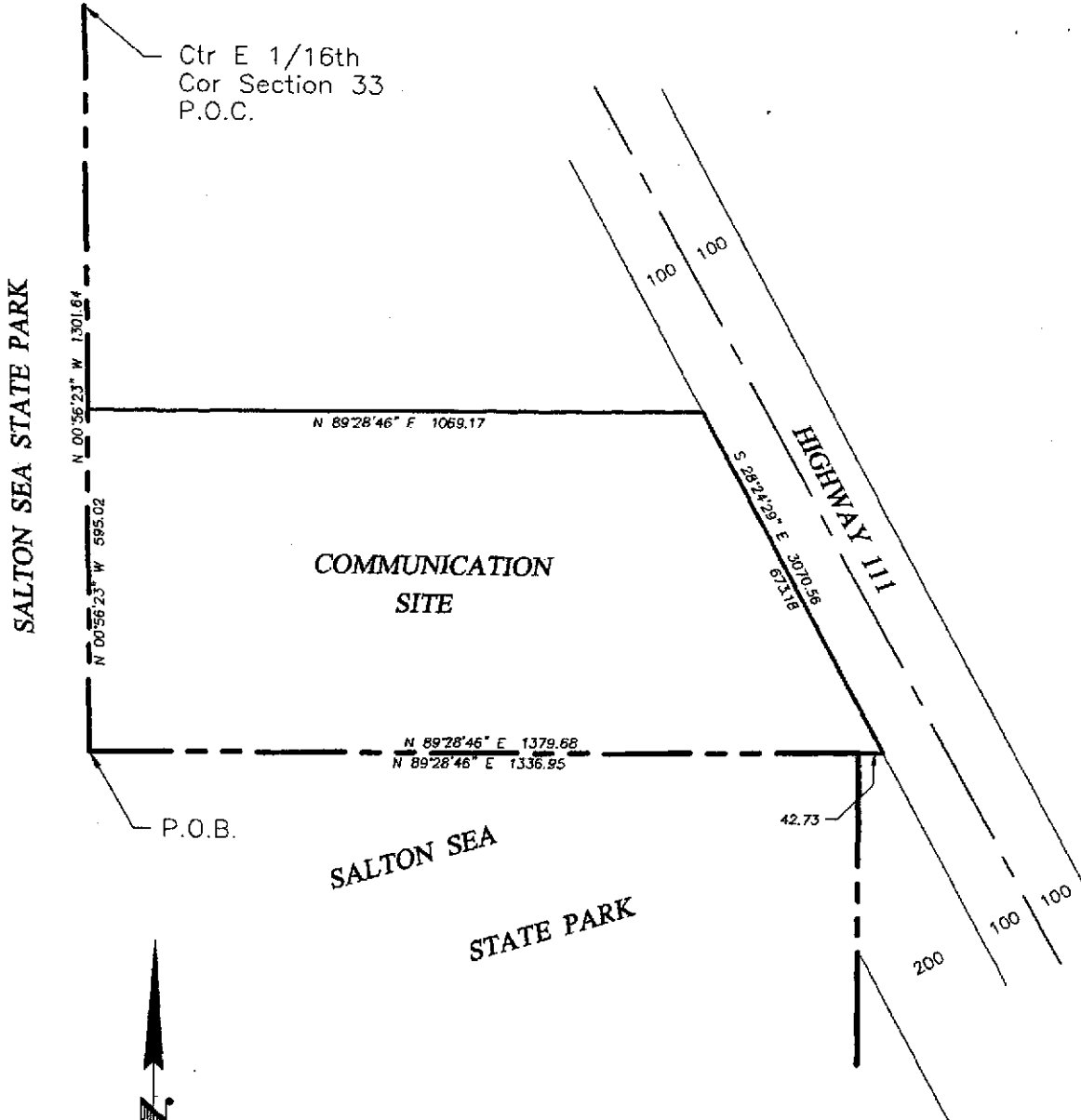
Leja Surveying Corp



21 AUG 08

EXHIBIT "B"

LINE G COMMUNICATION SITE
in Section 33, T8S, R11E, SBM



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