

FORM APPROVED COUNTY COUNSEL
 BY: Synthia M. Gunzel 6-2-11
 DATE: SYNTHIA M. GUNZEL

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

FROM: Economic Development Agency / Facilities Management

SUBMITTAL DATE:
 June 16, 2011

SUBJECT: Resolution No. 2011-106 Notice of Intention to Convey an Easement Interest in Real Property
 – Alessandro Communication Center

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2011-106, Notice of Intention to Convey an Easement Interest in Real Property located at the Alessandro Communication Center, County of Riverside, on a portion of Assessor's Parcel Number 268-020-019 by Grant of Easement to Time Warner Cable, LLC; and,
2. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6061.

BACKGROUND: (Commences on Page 2)

Robert Field

Robert Field
 Assistant County Executive Officer/EDA

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:	2010/11

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No	
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

By: Policy
 Policy
 Dept't Recomm.: Consent
 Per Exec. Ofc.: Consent

(Rev 08/2010)

BACKGROUND:

The County of Riverside operates the County Communication Center, including 911 Dispatch, on its owned property situated at 7195 Alessandro Blvd in Riverside. In addition to being well suited to serving the County's communication needs, the hilltop site is strategically located to serve the needs of various private sector communication companies, specifically Sprint/Nextel, T-Mobile and AT&T. This fast-paced industry is evolving to the point where it cannot service the demands of its customers without constant modernization. Currently, the private entities are served by copper transmission wires. Specifically, T-Mobile is the first of the companies to seek an upgrade from copper wire to fiber. The existing T-Mobile lease obligates the County, as Lessor, to cooperate with T-Mobile in the granting of utility easements.

Pursuant to Government Code Section 25526.5, a county may transfer real property or interests therein, belonging to the county to another entity, upon the terms and conditions as are agreed upon if the property or interest therein to be conveyed is not required for county use and the value is deemed to be under \$25,000, without complying with any other provisions of the code section. Due to its size and location along the property perimeter, it is deemed that this property interest is not required for County use, and it has nominal value.

The County intends to convey a utility easement affecting a portion of Assessor's Parcel Number 268-020-019 consisting of 5,307 square foot, more particularly legally described in Exhibit "A", attached hereto, by Grant of Easement to Time Warner Cable, LLC.

To cover staff labor and other expenses, EDA's Real Estate Division requested and received a deposit of \$5,000 from Coastal Business Group on behalf of T-Mobile and Time Warner for this undertaking. If any of the deposit remains after fulfillment or denial of this request, the unused portion will be returned to Solar Coastal Business Group.

The Resolution has been reviewed and approved by County Counsel as to legal form.

FINANCIAL DATA:

There are no additional costs associated with this transaction.

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3 **RESOLUTION NO. 2011-106**

4 **NOTICE OF INTENTION TO CONVEY EASEMENT INTERESTS**
5 **IN REAL PROPERTY TO TIME WARNER CABLE, LLC**
6

7 WHEREAS, the County of Riverside (County) owns that certain real property
8 identified by Assessor's Parcel Number 268-020-019; and,

9 WHEREAS, the easement interest is not necessary for County purposes and the
10 estimated value of the easement interest is less than Twenty-Five Thousand Dollars
11 (\$25,000.00); now, therefore,

12 BE IT RESOLVED AND DETERMINED that the Board of Supervisors of the
13 County of Riverside, in regular session assembled on June 28, 2011 hereby directs the
14 Clerk of the Board of Supervisors to give notice pursuant to Government Code Section
15 6061, of the following:

16 NOTICE IS HEREBY GIVEN by the Board of Supervisors of the County of
17 Riverside intends to convey to TIME WARNER CABLE, LLC, the following described
18 real property: a non-exclusive utility easement consisting of five thousand three
19 hundred seven (5,307) square feet of land situated within the County Communication
20 Center at 7195 Alessandro Blvd, City of Riverside, County of Riverside, California,
21 identified as a portion of Assessor's Parcel Number 268-020-019;

22 The Board of Supervisors intends to meet to conclude the proposed transaction
23 on or after July 12, 2011 at 9:00 am at the meeting room of the Board of Supervisors
24 located on the 1st floor of the County Administrative Center, 4080 Lemon Street,
25 Riverside, California.

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28 JRF:ad/052411/086IT/14.053 S:\Real Property\TYPING\Docs-14.000 to 14.499\14.053.doc

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BY: *Synthia M. Gunzel* DATE
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