

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

311



FROM: Economic Development Agency / Facilities Management

SUBMITTAL DATE:
June 29, 2011

SUBJECT: Resolution No. 2011-107, Authorization to Convey an Easement Interest in Real Property – Alessandro Communications Center

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2011-107, Authorization 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 Authorize the Chairman of the Board of Supervisors (Board) to execute the Grant of Easement to complete the conveyance of the easement interests in real property and this transaction; and

(Continued)

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:	2011/12

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: Jennifer L. Sargent

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 6-29-11
DATE: SYNTHIA M. GUNZEL

By: *Nathan Coldrey*
Nathan Coldrey, Chief Information Officer
RCIT Departmental Concurrence

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

Prev. Agn. Ref.: District: 1 Agenda Number: 3.27

RECOMMENDED MOTION: (Continued)

2. Authorize the Assistant County Executive Officer/EDA, or his designee, to execute any other documents and administer all actions to complete this transaction.

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.

2 **RESOLUTION NO. 2011-107**

3 **AUTHORIZATION TO CONVEY EASEMENT INTERESTS IN**
4 **REAL PROPERTY TO CA TIME WARNER CABLE, LLC**

5
6 WHEREAS, the County of Riverside (County) owns that certain real property
7 identified by Assessor's Parcel Number 268-020-019; and,

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

11 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of
12 Supervisors of the County of Riverside, in regular session assembled on July 12,
13 2011, at 9:00 a.m., in the meeting room of the Board of Supervisors located on the 1st
14 floor of the County Administrative Center, 4080 Lemon Street, Riverside, California,
15 hereby authorizes the conveyance to TIME WARNER CABLE, LLC, the following
16 described real property: a non-exclusive utility easement consisting of five thousand
17 three hundred seven (5,307) square feet of land situated at the County Communication
18 Center at 7195 Alessandro Blvd., City of Riverside, County of Riverside, California,
19 identified as a portion of Assessor's Parcel Number 268-020-019;

20 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the
21 Board of Supervisors of the County of Riverside is authorized to execute the
22 documents to complete the conveyance of the easement interest and this transaction.

23 BE IT FURTHER RESOLVED AND DETERMINED that the Assistant County
24 Executive Officer/EDA or his designee, is authorized to execute any other documents
25 to complete this transaction.

26 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board
27 has given notice pursuant to Government Code Section 6061.

28 JRF:ra/052311/086IT/14.055 S:\Real Property\TYPING\Docs-14.000 to 14.499\14.055.doc

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