

FORM APPROVED COUNTY COUNSEL 11/30/15
 BY: GREGORY P. PRIAMOS DATE
 Department of Concurrence

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

169



FROM: Economic Development Agency

SUBMITTAL DATE:
 December 3, 2015

SUBJECT: First Amendment to Communication Site Lease – T-Mobile West Corporation – Riverside County Information Technology, 5 Year Term, District 1, [\$0], CEQA Exempt

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061 (b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061 and 15300 to 15301;
2. Approve the attached Communication Site Lease Agreement and authorize the Chairman of the Board to execute the same on behalf of the County;
3. Authorize the Assistant County Executive Officer of the Economic Development Agency, or his designee, to execute any other documents and administer all actions necessary to complete or memorialize this transaction; and

(Continued)

Robert Field

Robert Field
 Assistant County Executive Officer/EDA

Steve Reneker
 Steve Reneker, Chief Information Officer
 Riverside County Informational Technology

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: N/A				Budget Adjustment: No	
				For Fiscal Year: 2015/16-2036/37	

C.E.O. RECOMMENDATION:

APPROVE

BY: *Rohini Dasika*
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

BY:
 A-30
 4/5 Vote
 Positions Added
 Change Order

Prev. Agn. Ref.:

District: 1

Agenda Number:

3-8

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

Economic Development Agency/Facilities Management

FORM 11: First Amendment to Communication Site Lease – T-Mobile West Corporation – Riverside County Information Technology, 5 Year Term, District 1, [\$0], CEQA Exempt

DATE: December 3, 2015

PAGE: 2 of 2

RECOMMENDED MOTION: (Continued)

4. Direct the Clerk of the Board to file the Notice of Exemption within five days of approval by the Board.

BACKGROUND:

Summary

The County of Riverside is the owner of real property commonly known as 7195 Alessandro Blvd. in Riverside (APN: 268-020-019). The primary purpose of the property is the Riverside County Communication Center, which includes the western Riverside County 911 dispatch center. The County has leased a portion of the property to T-Mobile since 1996, including a presence on the roof of the building for antenna support. T-Mobile's cabinetry for transmitters and receivers is situated on the property so as to minimize any disruption to County operations. This First Amendment represents a new five year term extension beginning July 1, 2016 through June 30, 2022 with the option to further extend for three additional five year periods from July 1, 2022 through June 30, 2037, and it allows T-Mobile to add two panel antennas to their existing array of six panels for enhanced radio coverage.

Pursuant to the California, Environmental Quality Act (CEQA), the First Amendment was reviewed and determined to be categorically exempt from CEQA under CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061 (b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061 and 15300 to 15301. The proposed project, the First Amendment, is the letting of property involving existing facilities and no expansion of an existing use will occur.

Lessee: T-Mobile West Corporation
12920 SE 38th Street
Bellevue, WA 98006

Premises Location: 7195 Alessandro Blvd, Riverside, CA 92506

	<u>Current</u>	<u>New</u>
Term:	June 30, 2016	June 30, 2021
Rent:	\$2,988.55 per month	\$3,108.09 per month, 4% annual increases

Impact on Citizens and Businesses

Renewal of this lease allows for continued and improved cellular service coverage, fewer dropped calls for citizens and businesses that use T-Mobile services.

Attachments:

Aerial Image
Communications Site Lease
CEQA Notice of Exemption

FIRST AMENDMENT TO COMMUNICATIONS SITE LEASE AGREEMENT

THIS FIRST AMENDMENT TO COMMUNICATIONS SITE LEASE AGREEMENT (“**First Amendment**”), dated as of _____, is entered by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California, as Lessor, and T-Mobile West LLC, a Delaware limited liability company f/k/a T-Mobile West Corporation, as successor-in-interest to Omnipoint Communications Inc., as Lessee, sometimes collectively referred to as the “Parties”.

RECITALS

A. Lessor and Omnipoint Communications Inc., a subsidiary of T-Mobile USA Inc, predecessor in interest to T-Mobile West LLC, as Lessee, entered into that certain Communications Site Lease Agreement dated July 9, 2007, (the “Lease”) pursuant to which Lessee leased a portion of the real property formerly referred to in the Lease as Assessor’s Parcel Number 268-020-011 at the Riverside County Communication Center, (RCCC), 7195 Alessandro Riverside, CA, now identified as Assessor’s Parcel Number: 268-020-019, depicted on Exhibit “B”, attached to the Lease, along with all applicable easements (the “Premises”).

B. The Original Lease together with this First Amendment are collectively referred to herein as the “Lease”.

C. The Parties now desire to amend the Lease for the purpose of, but not limited to, upgrading antennas, equipment shelters, cabinets, and any other equipment deemed necessary for improvement of operation.

NOW THEREFORE, for good and valuable consideration the receipt and adequacy of which is hereby acknowledged, the Parties agree as follows:

1. USE. Section 2 of the Lease is hereby amended by the following:

The Premises may be used for the purpose of constructing, maintaining and operating a communications facility, including tower structures, equipment shelters, cabinets, meter boards, utilities, antennas, equipment, any related improvements and structures and uses incidental thereto; and Lessor approves of and consents to all modifications set forth in the construction drawings, identified as Exhibits A-1 through A-6, and G-1, attached hereto and by this reference incorporated herein.

2. TERM. Section 4 of the Lease is hereby amended by the following:

The term of this Lease (“Term”) shall be extended five (5) years commencing on July 1, 2016 through June 30, 2021. Lessee shall have the option to extend the Term of this Lease for three (3) additional five (5) year periods (“Renewal Term”) as set forth herein. This Lease shall automatically be extended for the Renewal

3. IMPROVEMENTS; ACCESS. Subsection (a) of Section 6 of the Lease is hereby amended by the following:

Exhibit "D" of the Lease shall be replaced with the Riverside County Wireless Facility Application Form, Exhibit "D", attached hereto and by this reference incorporated herein.

4. CAPITALIZED TERMS. First Amendment to Prevail. Unless defined herein or the context requires otherwise, all capitalized terms herein shall have the meaning defined in the Lease, as heretofore amended. The provisions of this First Amendment shall prevail over any inconsistency or conflicting provisions of the Lease, as heretofore amended, and shall supplement the remaining provisions thereof.
5. MISCELLANEOUS. Except as amended or modified herein, all the terms of the Lease shall remain in full force and effect and shall apply with the same force and effect. Time is of the essence in this First Amendment and the Lease and each and all of their respective provisions. Subject to the provisions of the Lease as to assignment, the agreements, conditions and provisions herein contained shall apply to and bind the heirs, executors, administrators, successors and assigns of the parties hereto. If any provisions of this First Amendment or the Lease shall be determined to be illegal or unenforceable, such determination shall not affect any other provision of the Lease and all such other provisions shall remain in full force and effect. The language in all parts of the Lease shall be construed according to its normal and usual meaning and not strictly for or against either Lessor or Lessee. Neither this First Amendment, nor the Lease, nor any notice nor memorandum regarding the terms hereof, shall be recorded by Lessee.
6. EFFECTIVE DATE. This First Amendment to Communications Site Lease shall not be binding or consummated until its approval by the Riverside County Board of Supervisors and it is fully executed by the Parties.

SITE NUMBER: RV178 – T-Mobile site N° IE04197A
SITE NAME: 7195 Alessandro T-Mobile

IN WITNESS WHEREOF, the Parties have executed this **First Amendment** as of the date first written above.

LESSOR:

COUNTY OF RIVERSIDE, a political subdivision of the State of California

By: _____
Marion Ashley, Chairman
Board of Supervisors

LESSEE:

T-MOBILE WEST LLC,
a Delaware limited liability company

By: _____
Print Name: Jon Zumsteg
Title: Senior Director, Network
Engineering & Operations, West
Region

ATTEST:

Kecia Harper-Ihem
Clerk of the Board

By: _____
Deputy

APPROVED AS TO FORM:
Gregory P. Priamos, County Counsel

By: 
R. Todd Frazier
Deputy County Counsel

SITE NUMBER: RV178 – T-Mobile site N° IE04197A
SITE NAME: 7195 Alessandro T-Mobile

IN WITNESS WHEREOF, the Parties have executed this **First Amendment** as of the date first written above.

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By: _____
Marion Ashley, Chairman
Board of Supervisors

ATTEST:
Kecia Harper-Ihem
Clerk of the Board


By: _____
Deputy

APPROVED AS TO FORM:
Gregory P. Priamos, County Counsel

By: _____
Deputy County Counsel

LESSEE:

T-MOBILE WEST LLC,
a Delaware limited liability company

By: 
Print Name: Jon Zumsteg
Title: Senior Director, Network
Engineering & Operations, West
Region


Approved as to Form

DISCLAIMER: THE DESIGN, ENGINEERING & SURVEYING WAS GENERATED AS A SITE PLAN WITHOUT USING A TOPOGRAPHIC SURVEY. PROPERTY LINES, EASEMENTS, AND RIGHTS ARE SHOWN ON THIS PLAN AS ESTIMATED. ALL STATES ENGINEERS & SURVEYORS URGENTLY RECOMMENDS MEASUREMENTS AND ACCURACY.



PROJECT NO: IEO4197A
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 CHECKED BY: SS

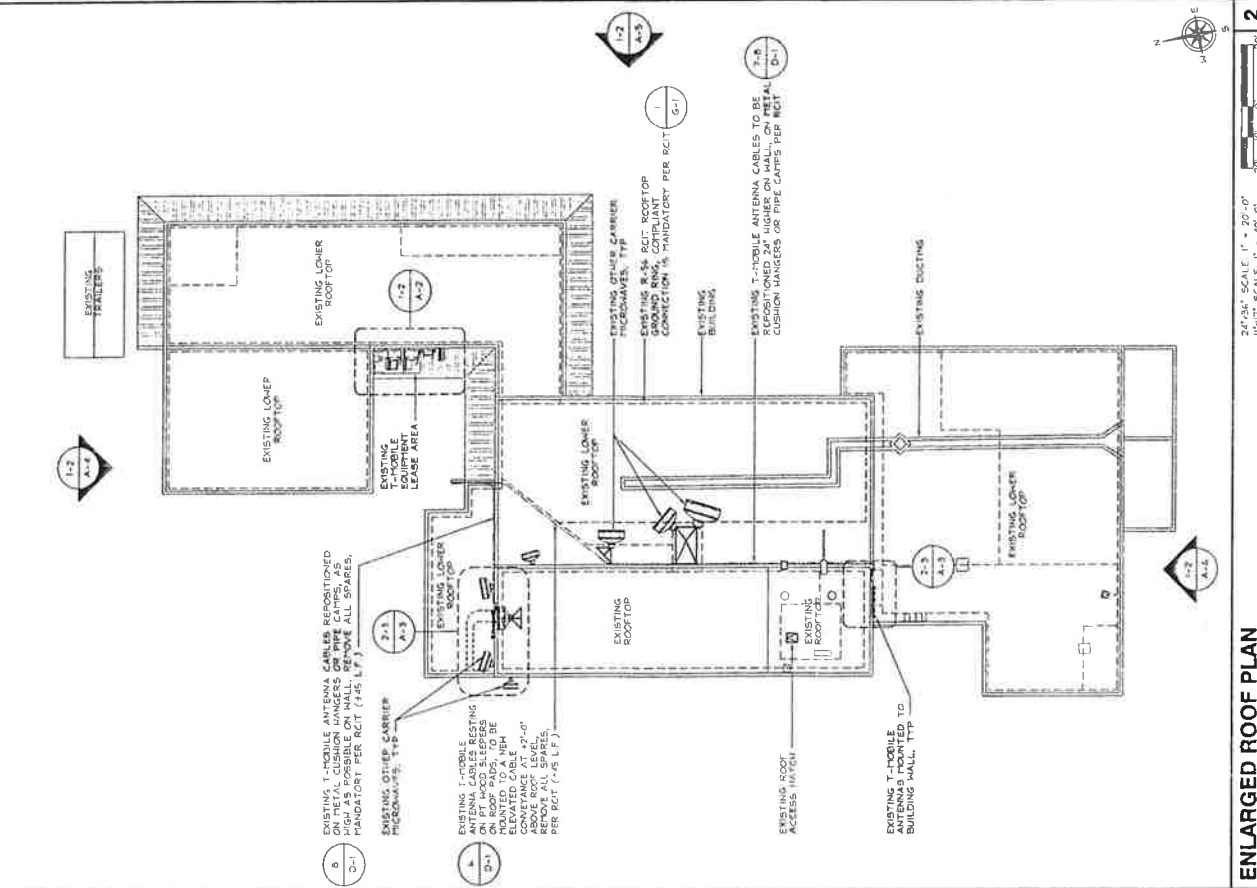
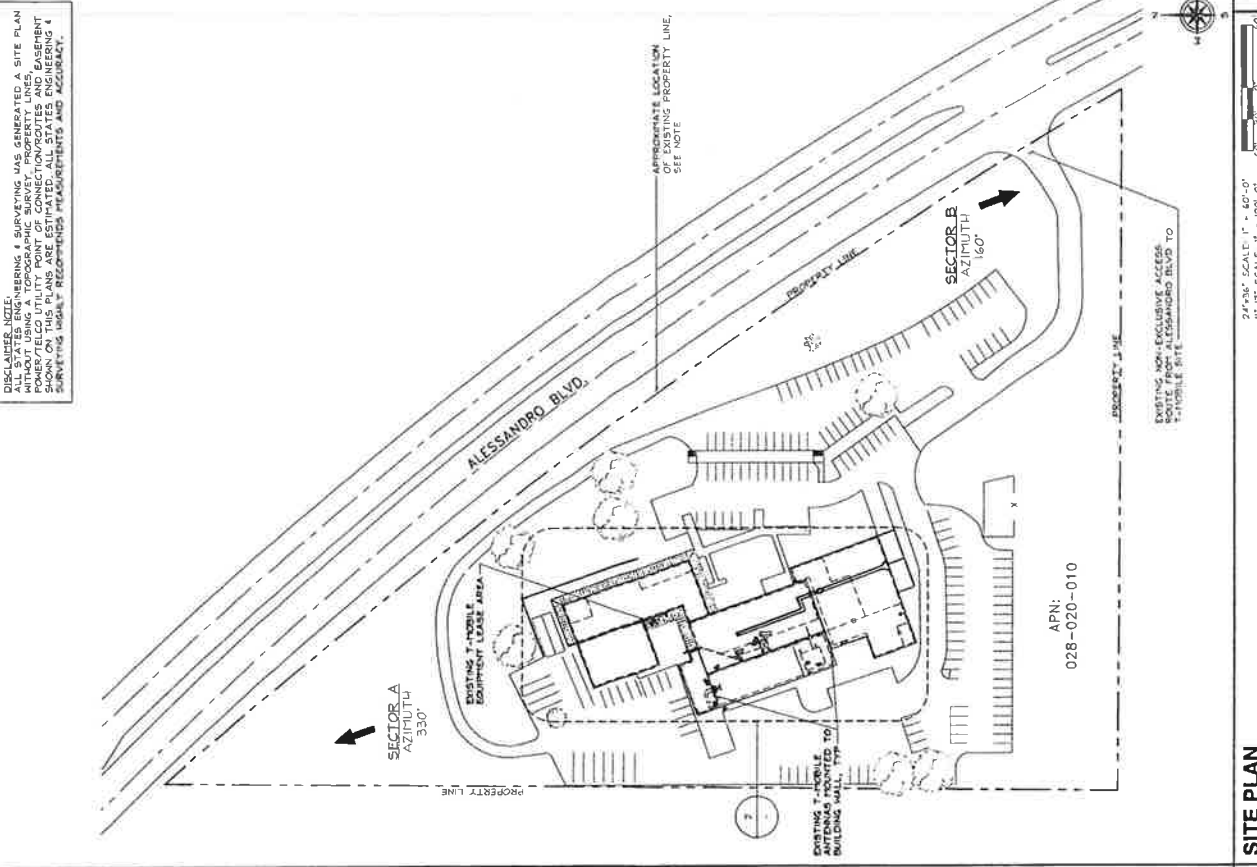
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1	08/22/2005	ISSUED FOR PERMITAL
A	08/27/2005	ISSUED FOR PERMITAL
B	08/27/2005	ISSUED FOR PERMITAL



IEO4197A
 COMMUNICATIONS CENTER
 7195 ALESSANDRO BLVD
 RIVERSIDE, CA 92506
 LITE 700

SHEET TITLE
 SITE PLAN &
 ENLARGED ROOF PLAN

SHEET NUMBER
A-1



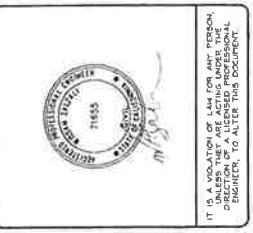
2 ENLARGED ROOF PLAN 24"x36" SCALE: 1" = 20'-0" 11"x17" SCALE: 1" = 40'-0"

1 SITE PLAN 24"x36" SCALE: 1" = 40'-0" 11"x17" SCALE: 1" = 100'-0"



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 CHECKED BY: SS

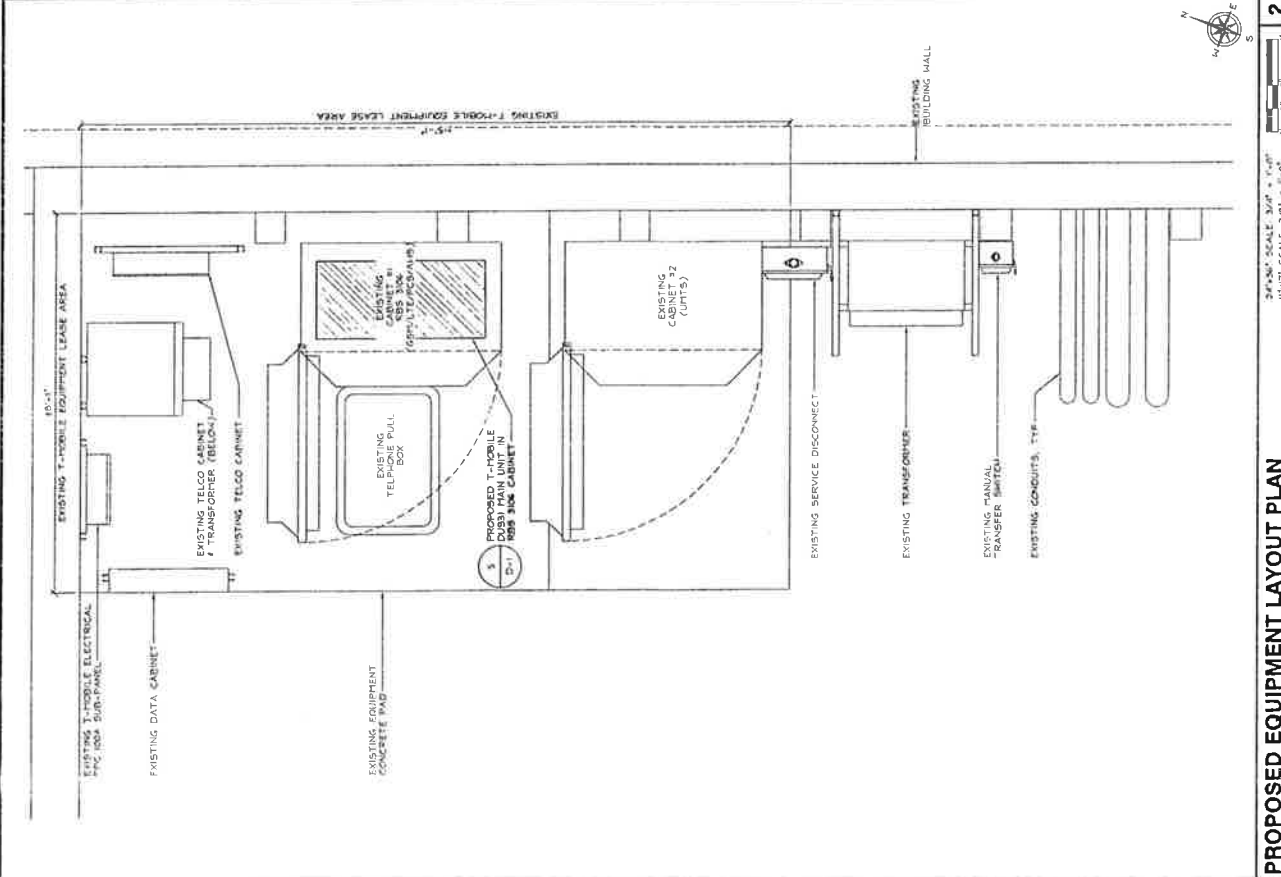
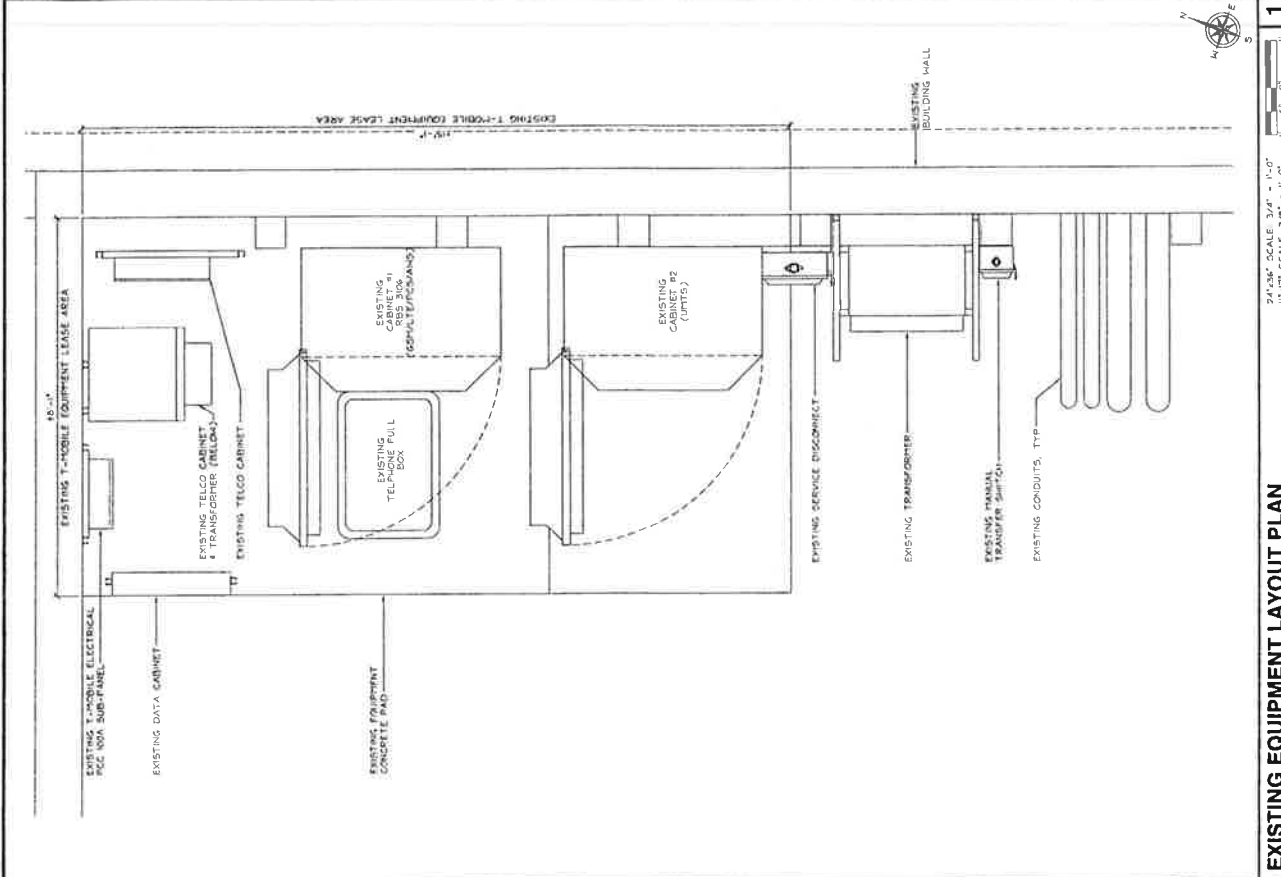
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1	08/23/05	ISSUED FOR RECORD
2	08/23/05	ISSUED FOR RECORD



IEO4197A
 COMMUNICATIONS CENTER
 7195 ALESSANDRO BLVD
 RIVERSIDE, CA 92506
 LIE 700

SHEET TITLE
 EQUIPMENT LAYOUT
 PLANS

SHEET NUMBER
A-2



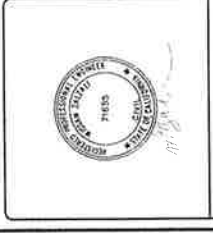
EXISTING EQUIPMENT LAYOUT PLAN

PROPOSED EQUIPMENT LAYOUT PLAN



PROJECT NO: IEAR17A
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 CHECKED BY: JS

REV	DATE	DESCRIPTION
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B	07/27/2015	ISSUE FOR SUBMITTAL
C	08/27/2015	ISSUE FOR PERMITS
D	08/27/2015	ISSUE FOR PERMITS



IT IS A VIOLATION OF LAW FOR ANY PERSON, OTHER THAN THE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

IE04197A
 COMMUNICATIONS CENTER
 7195 ALESSANDRO BLVD
 RIVERSIDE, CA 92506
 LTE 700

SHEET TITLE
 ANTENNA LAYOUT
 & SCHEDULE

SHEET NUMBER
A-3

- NOTES TO CONTRACTOR:**
- CONTRACTOR IS TO REFER TO T-MOBILES MOST CURRENT RADIO FREQUENCY DATA SHEET (RFS) PRIOR TO CONSTRUCTION
 - CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING PRE-CONSTRUCTION. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION.

EXISTING OPTICAL ANTENNA AND TRANSMISSION CABLES REQUIREMENT (VERIFY WITH CURRENT RFS)

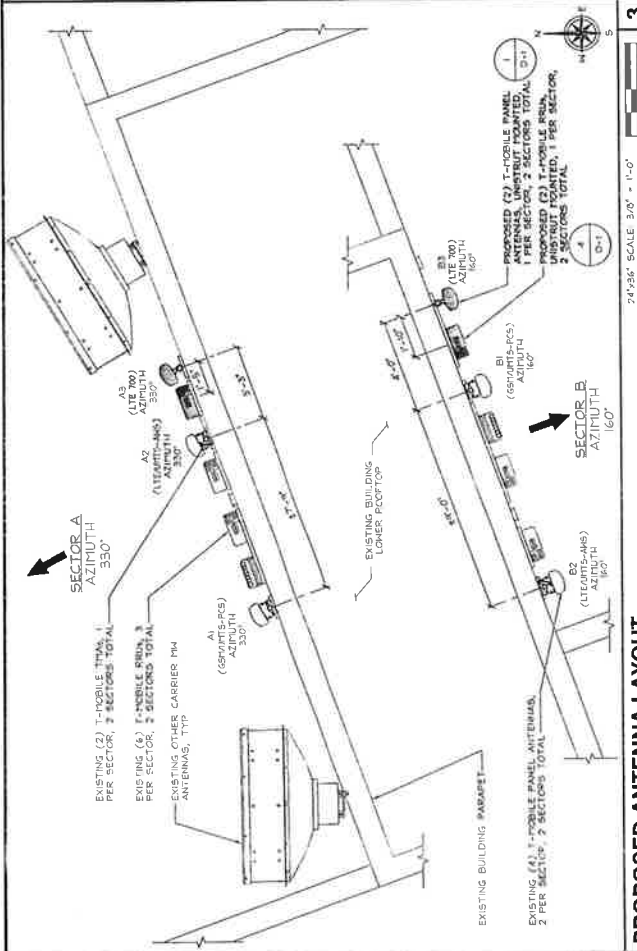
SECTOR	ANTENNA	MODEL	SIZE	ANTENNA AZIMUTH CENTER	RAD	THRU/RU	CABLE TYPE	LENGTH	
SECTOR 'A'	A1	55HUTTS-PCS	TRBX-65K-R2H	59.5'	330°	27'-0"	ERICSSON RRUS-01 B2 (GSM PCS)	(4) 1.5/8" COAX	314'
	A2	LTEAUTTS-AMS	TRBX-65K-R2H	59.5'	330°	27'-0"	ERICSSON RRUS-01 B2 (LTE AMS)		
SECTOR 'B'	B1	55HUTTS-PCS	TRBX-65K-R2H	59.5'	160°	27'-0"	ERICSSON RRUS-01 B2 (GSM PCS)	(4) 1.5/8" COAX	319'
	B2	LTEAUTTS-AMS	TRBX-65K-R2H	59.5'	160°	27'-0"	ERICSSON RRUS-01 B2 (LTE AMS)		

RRU SCHEDULE SHOWN FOR REFERENCE. SEE SHEET A-4 THRU A-6 FOR RRU LOCATION

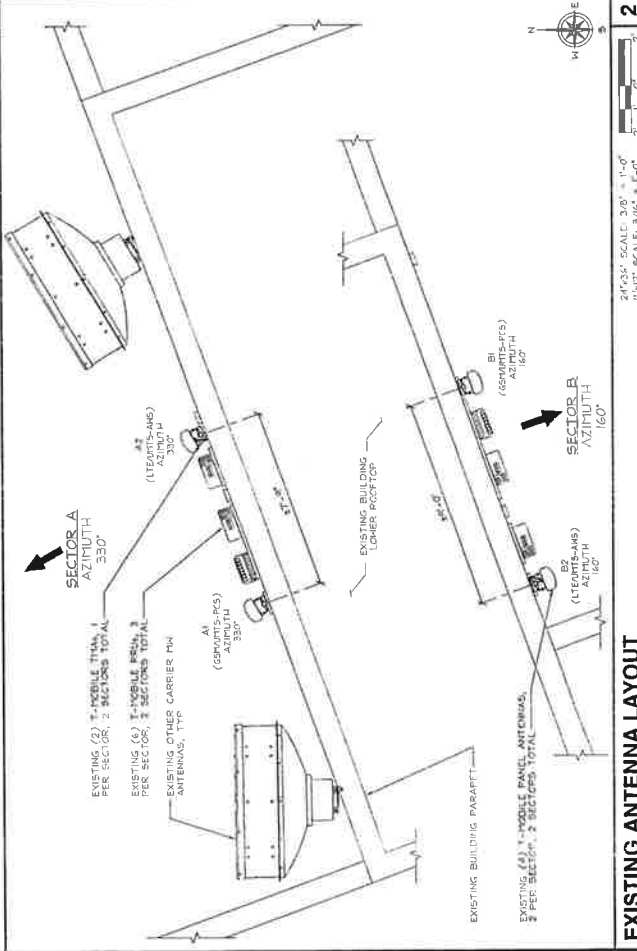
PROPOSED OPTICAL ANTENNA AND TRANSMISSION CABLES REQUIREMENT (VERIFY WITH CURRENT RFS)

SECTOR	TECHNOLOGY	MODEL	SIZE	ANTENNA AZIMUTH CENTER	RAD	THRU/RU	CABLE TYPE	LENGTH
SECTOR 'A'	A1	55HUTTS-PCS	TRBX-65K-R2H	59.5'	330°	27'-0"	ERICSSON RRUS-01 B2 (GSM PCS)	314'
	A2	LTEAUTTS-AMS	TRBX-65K-R2H	59.5'	330°	27'-0"	ERICSSON RRUS-01 B2 (LTE AMS)	
SECTOR 'B'	B1	55HUTTS-PCS	LNX-45MDS-AHT	72.72'	330°	27'-0"	ERICSSON RRUS-01 B2 (GSM PCS)	319'
	B2	LTEAUTTS-AMS	TRBX-65K-R2H	59.5'	160°	27'-0"	ERICSSON RRUS-01 B2 (LTE AMS)	

RRU SCHEDULE SHOWN FOR REFERENCE. SEE SHEET A-4 THRU A-6 FOR RRU LOCATION



PROPOSED ANTENNA LAYOUT



EXISTING ANTENNA LAYOUT

T-Mobile
2008 MCGRAW AVENUE
IRVINE, CA 92614

SEQUOIA
COMMUNICATIONS, INC.
22471 ASPEN ST., STE. 200
LAKE FOREST, CA 92650



2675 BRECHER DRIVE
LAKE FOREST, CA 92650
PHONE: (949) 273-0986

PROJECT NO. 1504197A
DRAWN BY: SS
CHECKED BY: SS

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2	09/22/05	ISSUES FOR REVISION

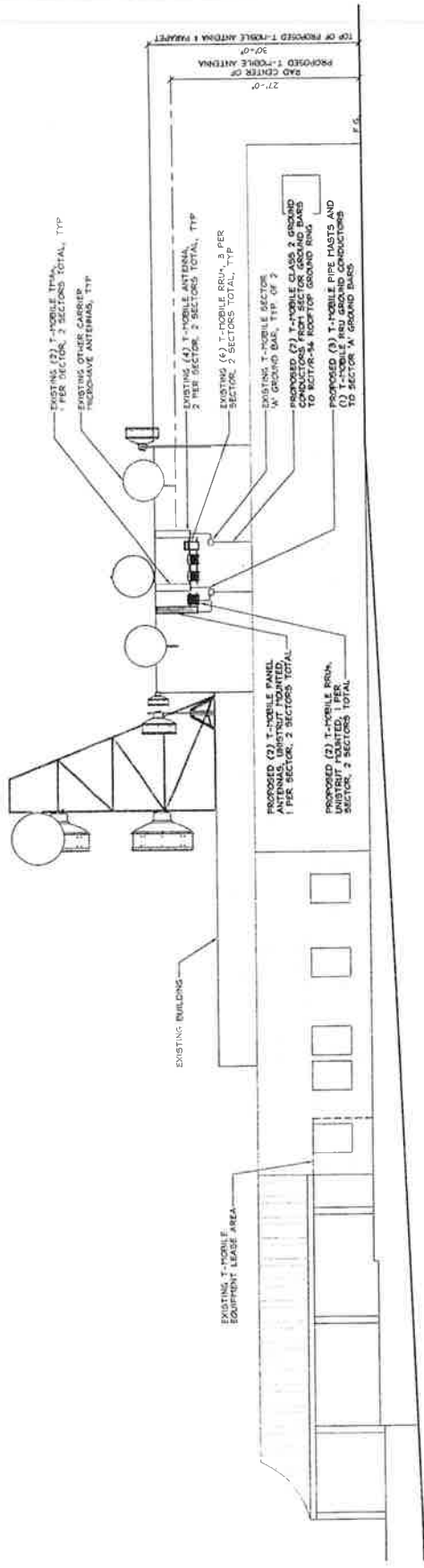


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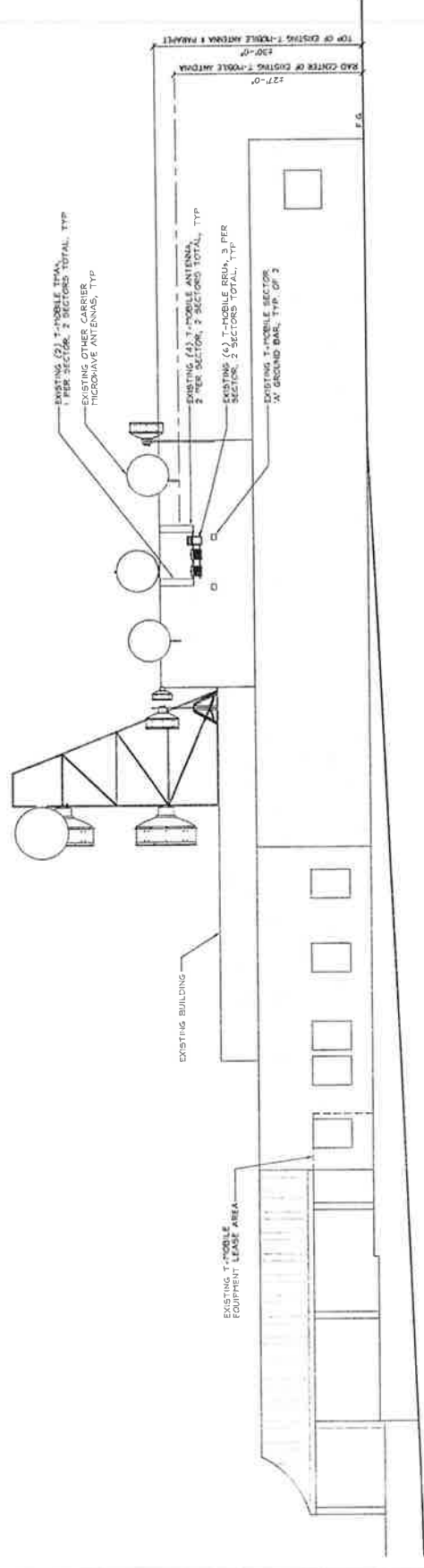
1E04197A
COMMUNICATIONS CENTER
7195 ALESSANDRO BLVD
RIVERSIDE, CA 92506
LTE 700

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4



PROPOSED NORTH ELEVATION
24'-3/4" SCALE 1/8" = 1'-0"
1/8" SCALE 1/8" = 1'-0"



EXISTING NORTH ELEVATION
24'-3/4" SCALE 1/8" = 1'-0"
1/8" SCALE 1/8" = 1'-0"

T-Mobile
2003 PEGAN AVENUE
IRVINE, CA 92614

SEQUOIA
A BROADBAND SERVICE, INC.
22471 ASPAN ST., STE 200
LAKE FOREST, CA 92530

ALL STATES
ENGINEERING & SURVEYING
23677 BIRTCHEE DRIVE
LAKE FOREST, CA 92530
PHONE: (714) 473-9998

PROJECT NO. 104974
DRAWN BY: 95
CHECKED BY: 55

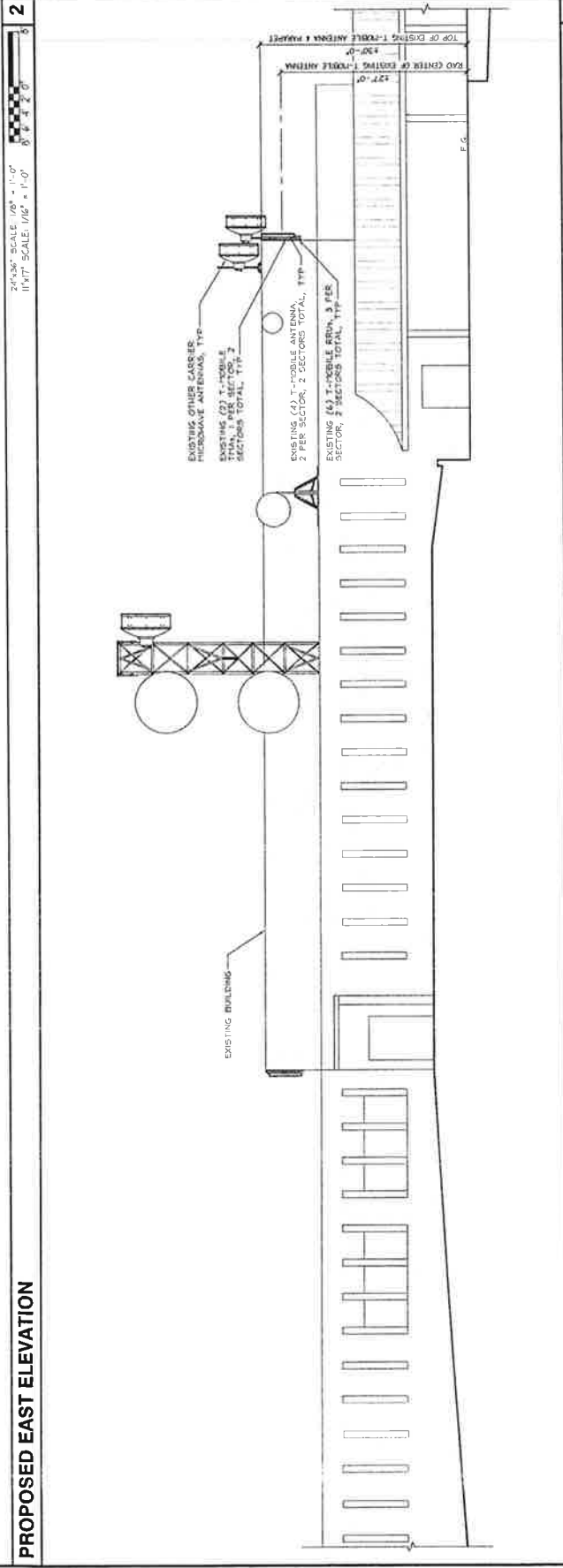
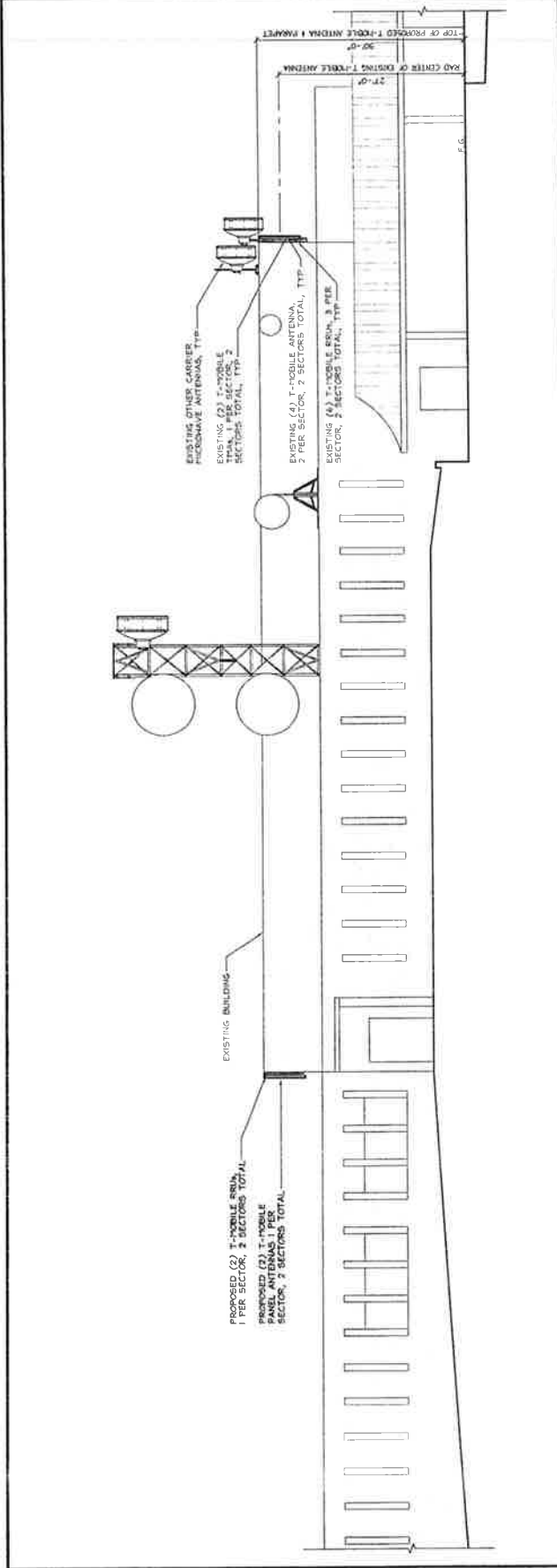
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A	06/05/2005	ISS CDS FOR REDLINE 55



IEO41974
COMMUNICATIONS CENTER
7195 ALESSANDRO BLVD
RIVERSIDE, CA 92506
LITE 700

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-5





2008 HUGHES AVENUE
IRVINE, CA 92614



22471 ASPAN ST., STE. 200
LAKE FOREST, CA 92650



23075 BRITCHER DRIVE
LAKE FOREST, CA 92650
PHONE: (949) 273-0088

PROJECT NO.	IE04197A
DESIGN BY:	SS
CHECKED BY:	SS

REV	DATE	DESCRIPTION
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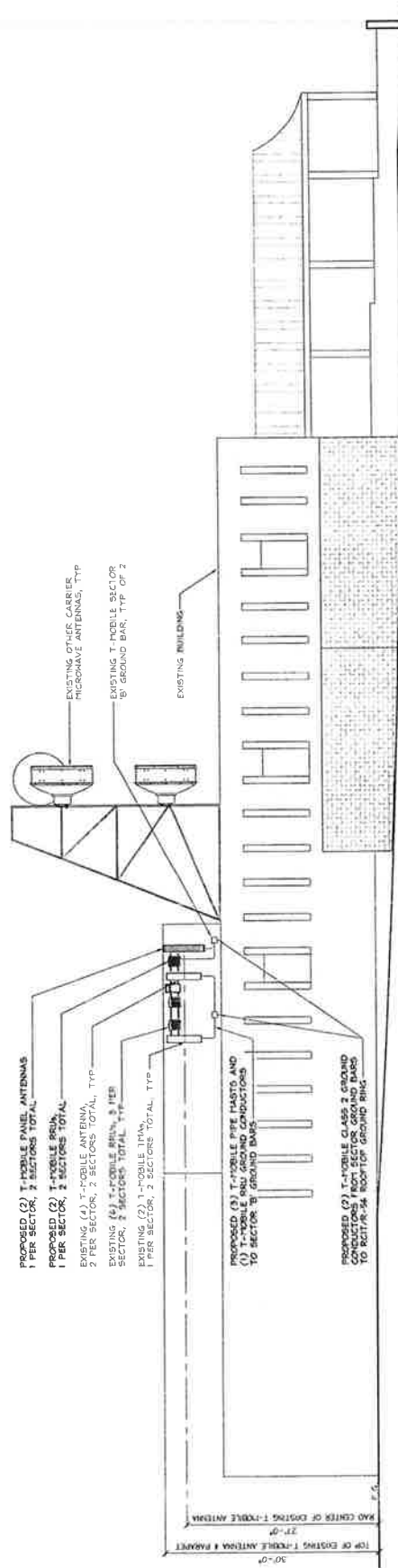


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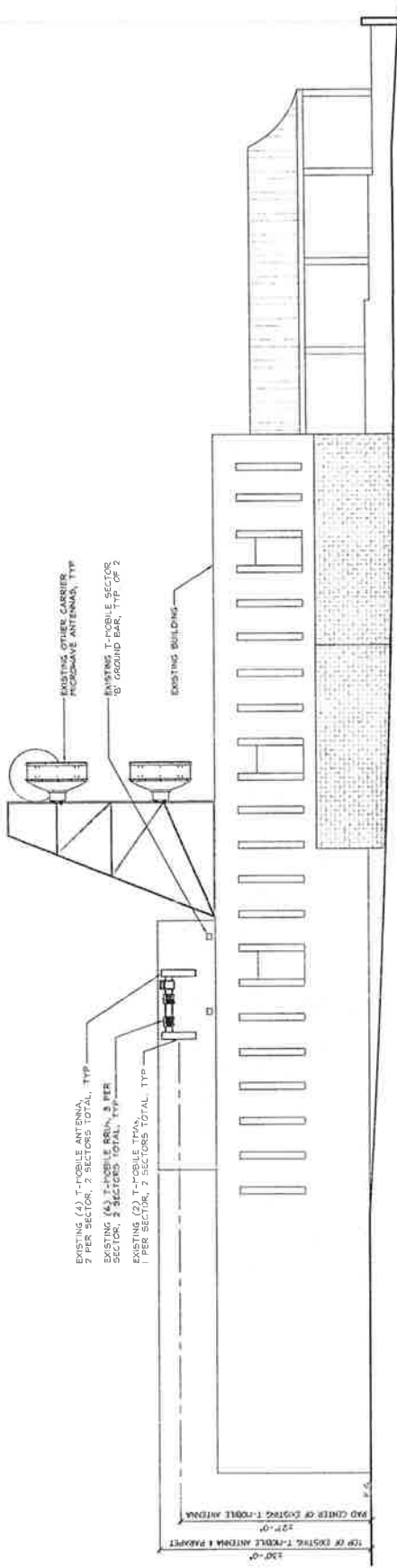
IE04197A
COMMUNICATIONS CENTER
7195 ALESSANDRO BLVD
RIVERSIDE, CA 92506
LIE 700

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-6



2
24'-3/8" SCALE: 1/8" = 1'-0"
11'-3/4" SCALE: 1/16" = 1'-0"
PROPOSED SOUTH ELEVATION

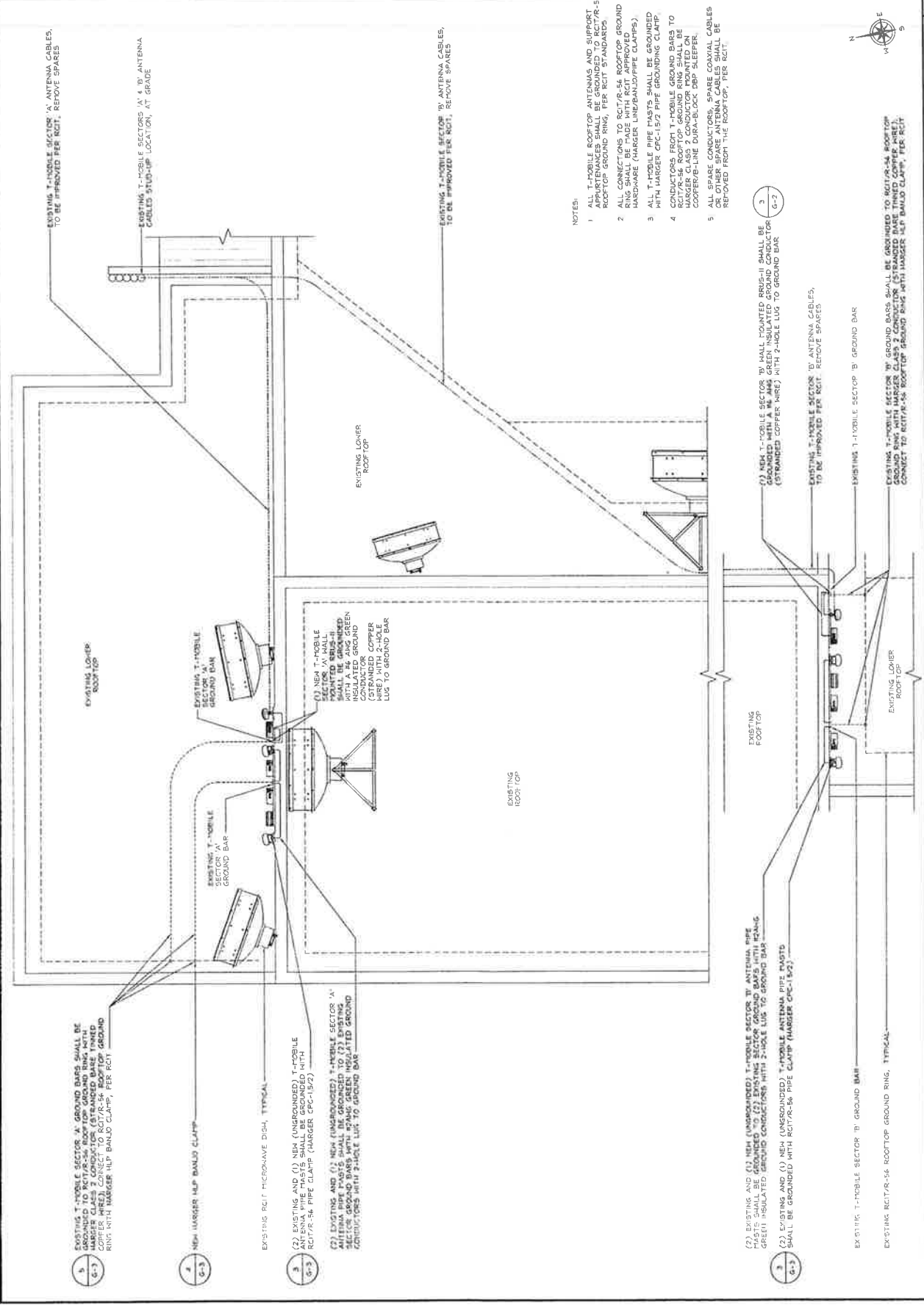


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24'-3/8" SCALE: 1/8" = 1'-0"
11'-3/4" SCALE: 1/16" = 1'-0"
EXISTING SOUTH ELEVATION

REV.	DATE	DESCRIPTION
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1	06/29/2009	ISS CDS FOR REDLINE SS
A	06/29/2009	ISS CDS FOR REDLINE NC



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EXISTING T-MOBILE SECTOR 'A' ANTENNA CABLES TO BE REMOVED PER RCIT. REMOVE SPARES

EXISTING T-MOBILE SECTOR 'A' 4 'B' ANTENNA CABLED STUO-UP LOCATION, AT GRADE

EXISTING T-MOBILE SECTOR 'B' ANTENNA CABLES TO BE REMOVED PER RCIT. REMOVE SPARES

EXISTING LOWER ROOFTOP

EXISTING T-MOBILE SECTOR 'A' GROUND BAR

(1) NEW T-MOBILE SECTOR 'A' HALL ANTENNA PIPE MASTS SHALL BE GROUNDED WITH A #6 ANG GREEN STRANDED COPPER CONDUCTOR WITH 2-HOLE LUG TO GROUND BAR

EXISTING LOWER ROOFTOP

EXISTING ROOFTOP

EXISTING ROOFTOP

EXISTING LOWER ROOFTOP

(3) EXISTING T-MOBILE SECTOR 'A' GROUND BARS SHALL BE REMOVED PER RCIT. HARGER CLASSE 2 CONDUCTOR (STRANDED BARE THINNED COPPER WIRE). CONNECT TO RCIT/R-36 ROOFTOP GROUND RING WITH HARGER HUP BANDS CLAMP, PER RCIT

(4) NEW HARGER HUP BANDS CLAMP

EXISTING RCIT MICRONAME DISH, TYPICAL

(2) EXISTING AND (1) NEW (UNGROUND) T-MOBILE ANTENNA PIPE MASTS SHALL BE GROUNDED WITH RCIT/R-36 PIPE CLAMP (HARGER CPC-15/2)

(1) EXISTING AND (1) NEW (UNGROUND) T-MOBILE SECTOR 'A' ANTENNA PIPE MASTS SHALL BE GROUNDED TO (1) EXISTING SECTOR GROUND BARS WITH #16 ANG GREEN INSULATED GROUND CONDUCTORS WITH 2-HOLE LUG TO GROUND BAR

(2) EXISTING AND (1) NEW (UNGROUND) T-MOBILE SECTOR 'B' ANTENNA PIPE MASTS SHALL BE GROUNDED WITH 2-HOLE LUG TO GROUND BAR (HARGER CPC-15/2)

(3) EXISTING AND (1) NEW (UNGROUND) T-MOBILE ANTENNA PIPE MASTS SHALL BE GROUNDED WITH RCIT/R-36 PIPE CLAMP (HARGER CPC-15/2)

EXISTING RCIT/R-36 ROOFTOP GROUND RING, TYPICAL

EXISTING T-MOBILE SECTOR 'B' GROUND BAR

NOTES:

- ALL T-MOBILE ROOFTOP ANTENNAS AND SUPPORT APPURTENANCES SHALL BE GROUNDED TO RCIT/R-36 ROOFTOP GROUND RING, PER RCIT STANDARDS
- ALL CONNECTIONS TO RCIT/R-36 ROOFTOP GROUND RING SHALL BE MADE WITH HARGER HUP BANDS CLAMP HARDWARE (HARGER HUP/BAND/PIPE CLAMP)
- ALL T-MOBILE PIPE MASTS SHALL BE GROUNDED WITH HARGER CPC-15/2 PIPE GROUNDING CLAMP
- CONDUCTORS FROM T-MOBILE GROUND BARS TO RCIT/R-36 ROOFTOP GROUND RING SHALL BE HARGER CLASS 2 CONDUCTOR (STRANDED BARE THINNED COPPER WIRE) WITH 2-HOLE LUG TO GROUND BAR
- CONDUCTORS FROM T-MOBILE GROUND BARS TO RCIT/R-36 ROOFTOP GROUND RING SHALL BE HARGER CLASS 2 CONDUCTOR (STRANDED BARE THINNED COPPER WIRE) WITH 2-HOLE LUG TO GROUND BAR
- EXISTING CONDUCTORS, EXCEPT GROUND CABLES OR OTHER SPARE ANTENNA CABLES SHALL BE REMOVED FROM THE ROOFTOP, PER RCIT

(3) NEW T-MOBILE SECTOR 'B' HALL MOUNTED PUSH-IN SHALL BE GROUNDED WITH 2-HOLE LUG TO GROUND BAR (STRANDED COPPER WIRE)

EXISTING T-MOBILE SECTOR 'B' ANTENNA CABLES TO BE REMOVED PER RCIT. REMOVE SPARES

EXISTING T-MOBILE SECTOR 'B' GROUND BAR

EXISTING T-MOBILE SECTOR 'B' GROUND BARS SHALL BE REMOVED PER RCIT. REMOVE SPARES. EXISTING T-MOBILE SECTOR 'B' ANTENNA CABLES TO BE REMOVED PER RCIT. REMOVE SPARES. CONNECT TO RCIT/R-36 ROOFTOP GROUND RING WITH HARGER HUP BANDS CLAMP, PER RCIT



SCALE: 1/4" = 1'-0"
HARD SCALE: 1/8" = 1'-0"

GROUNDING PLAN AND NOTES

SITE NUMBER: RV178 – T-Mobile site N° IE04197A

SITE NAME: 7195 Alessandro T-Mobile

EXHIBIT D
TECHNICAL DATA SHEET

**Riverside County Wireless Facility
Application Form**

RETURN THIS APPLICATION AND FEES TO:		Date Received: _____
County of Riverside Department of Facilities Management 3133 Mission Inn Ave. Riverside, CA 92507	Attn: Jim Force e-mail: JRForce@rc-facilities.org Office: 951-955-4822 fax: 951-955-4837	Revision Dates: _____
		Site Name: <u>Alessandro Communications Center</u>
		Site Number: <u>RV178</u>

APPLICANT INFORMATION

Applicant (Carrier):	T-Mobile	Primary Contact Name:	<u>Ken Weingartner</u>
Applicant Site Name:	<u>Communication Center</u>	Company Name:	<u>T-Mobile</u>
Applicant Site Number:	<u>IE04197/CM-197</u>	Primary Contact Number:	<u>949-310-1582</u>
		Primary Contact Fax:	<u>949-753-7203</u>
Proposed Installation Date:	<u>12/30/1996</u>		
Proposed ON AIR Date:	<u>12/30/1996</u>		
Applicant Entity Name on Lease Agreement:	<u>TMO CA/NV LLC fka Pacific Bell Wireless LLC</u>	Primary Contact Address:	<u>22471 Aspan Street, Ste 290 Lake Forest, CA 92630</u>
Notice Address for Lease:	<u>12920 SE 38th Street, Bellevue, WA 98006</u>		
Billing Address:		Primary Contact Email:	<u>ken.weingartner@sequoia-ds.com</u>

ADDITIONAL CARRIER INFORMATION

Leasing Contact Name/Number:	<u>Ken Weingartner, 949-310-1582, ken.weingartner@sequoia-ds.com</u>
RF Contact Name/Number:	<u>Bi Shijie, 951-231-8508, Bi.Shijie@t-Mobile.com</u>
Legal Review Contact Name/Number:	<u>Tania Dao, 714-213-3139, Tania.dao@t-mobile.com</u>
Zoning Contact Name/Number:	<u>Paul Gerst, 949-290-0602, paul.gerst@sequoia-ds.com</u>
Construction Contact Name/Number:	<u>TBD</u>
Emergency Contact Name/Number:	

BUILDING INFORMATION

Latitude:	<u>33.9211</u>	Existing Structure Type:	<u>Steel Frame and stucco</u>
Longitude:	<u>-117.3354</u>	Existing Structure Height (ft AGL):	<u>27</u>
Site Address:	<u>7197 Alessandro</u>	County:	<u>Riverside</u>
		State:	<u>CA</u>
		Zip:	<u>92506</u>

ANTENNAS

Sector	Sector 1	Sector 2	Sector 3	Sector 4	Micro Wave / GPS
Desired Rad Center (ft AGL)	<u>27</u>	<u>27</u>			
Antenna Quantity	<u>3</u>	<u>3</u>			
Antenna Manufacturer	<u>Commscope</u>	<u>Commscope</u>			
Antenna Model (Attach Spec Sheet)	<u>(1)LNX-6514DS-AIM/(2)TMBXX-6516-R2M</u>	<u>(1)LNX-6514DS-AIM/(2)TMBXX-6516-R2M</u>			
Weight (lbs per antenna)	<u>(1)31.3lbs (2)18.8</u>	<u>(1)31.3lbs (2)18.8lbs</u>			
Antenna Dimensions (HxWxD) (in)	<u>(1)72.7x11.9x7.1 in. (2)51x13x3.5 in.</u>	<u>(1)72.7x11.9x7.1 in. (2)51x13x3.5 in.</u>			
ERP (watts)	<u>250</u>	<u>250</u>			
Antenna Gain (dB)	<u>(1)15.7 (2)17.5</u>	<u>(1)15.7 (2)17.5</u>			
Orientation/Azimuth (Degrees)	<u>330</u>	<u>160</u>			
Mechanical Tilt	<u>0</u>	<u>0</u>			
Channels	<u>4</u>	<u>4</u>			

(Exhibit D Continued on next page)

SITE NUMBER: RV178 – T-Mobile site N° IE04197A

SITE NAME: 7195 Alessandro T-Mobile

(Exhibit D Continued)

Riverside County Wireless Facility Application Form

Mount Mfg and Model (Attach Spec Sheet)	(1)Comms cope DB5083D (2) N/A	(1)Comms cope DB5083D (2) N/A			
Tower Mount Mounting Height (On Tower)	30	30			
Transmit Frequency (MHz)	731	731			
Receive Frequency (MHz)	701	701			
Number of Coax Cables (PER ANTENNA)	2	2			
Diameter of Coax Cables (in)	7/8	7/8			
Type of Service (i.e CDMA, GSM, TDMA, PAGING):	GSM & Umts				

EQUIPMENT SPACE REQUIREMENTS

Equip. Enclosure Type: <u>NA</u>	Number of Radio Cabinets: <u>2(1 2102 and 1 2206)</u>
Total Lease Area Requested (HxWxD)(ft):	
Actual Cabinet Dimensions (HxWxD)(ft):	

POWER REQUIREMENTS

AC Voltage Requirements	1PhØ 3PhØ	Total Amperage Requirements:	
Electrical Service Provider:		Electrical Service Telephone Number:	

GENERATOR INFORMATION

Generator Ground Space Requirement (HxWxD)(ft):	Fuel Type (Natural Gas, Diesel):	
Generator Owner:	Fuel Tank Location:	Attached Separate None
Capacity (KW):	Fuel Tank Size (Gallons):	

ADDITIONAL INFORMATION/COMMENTS

SITE FEASIBILITY WALK

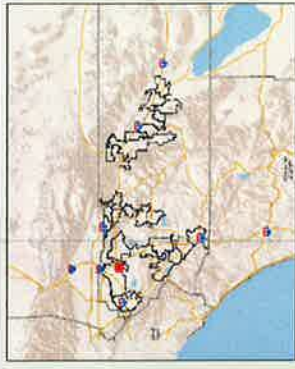
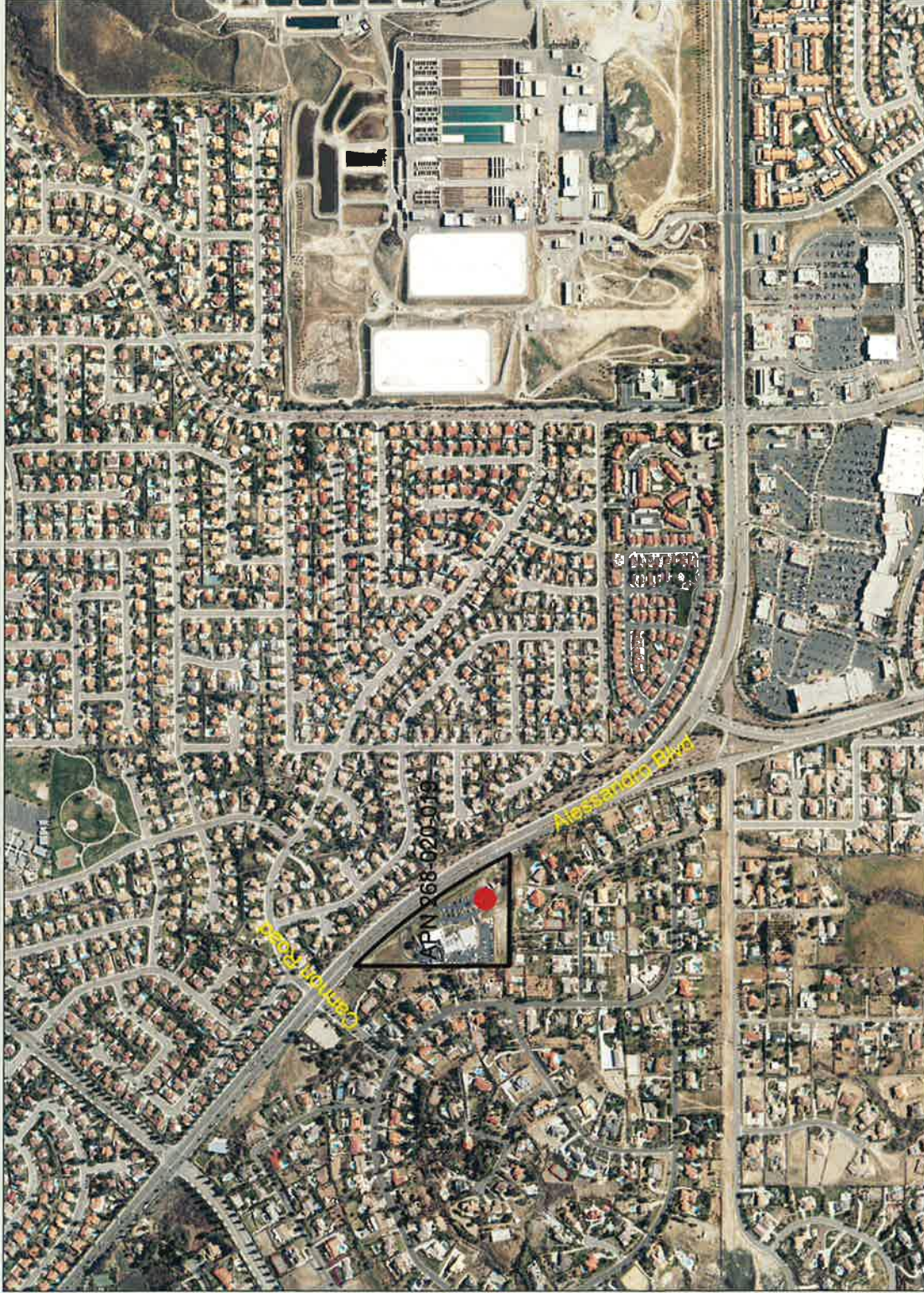
To discuss in detail your onsite needs and requirements, Riverside County will schedule a pre-design site walk with the Applicant and the Riverside County Facility Management team.

- This Application is subject to Riverside County’s Communication, Engineering and Facilities Management approval.
- Modifications to the building are subject to local zoning approval.
- Applicant must attach manufacturer’s equipment specifications for antennas, mounts, cabinets, shelters, cables etc.

Exhibit "B"

Communication Site Lease - Alessandro Blvd

T-Mobile West



Legend

- RCLIS Parcels



0 1,125 2,249 Feet



REPORT PRINTED ON... 10/28/2015 2:11:26 PM

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IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Notes

APN 268-020-019



NOTICE OF EXEMPTION

November 13, 2015

Project Name: County of Riverside, Economic Development Agency (EDA) First Amendment to Communication Site Lease, Riverside County RCIT

Project Number: FM047611017800

Project Location: 7195 Alessandro Boulevard, southeast of Canyon Crest Drive, Riverside, California 92506; APN 268-020-019; (See Attached Exhibit)

Description of Project: The County of Riverside (County) is the owner of real property at 7195 Alessandro Blvd, where the Riverside County Communication Center is located. This First Amendment represents a new five-year renewal term with the option of three additional five-year periods and allows the T-Mobile West Corporation (Lessee) to improve operational equipment at the site. The facility continues to provide public safety communications for the benefit of residents and businesses in Riverside and surrounding communities. The Amendment to the Lease and improvements to on-site operational equipment is identified as the proposed Project under the California Environmental Quality Act (CEQA). No expansion of an existing use will occur. The operation of the facility will continue to provide public safety communications services and will result in a negligible expansion or no expansion of existing use. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

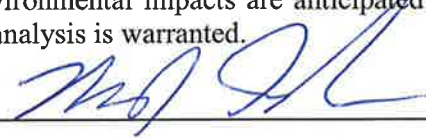
Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency

Exempt Status: State CEQA Guidelines, Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061 and 15300 to 15301.

Reasons Why Project is Exempt: The proposed Project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The Project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The Project will not cause an impact to an environmental resource of hazardous or critical concern nor would the Project include a reasonable possibility of having a significant effect on the environment due to unusual circumstances. The Project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the Amendment to the Lease and improvements to the existing on-site equipment.

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site’s use. The Project, as proposed, is limited to the Amendment to the Lease and improvements to existing on-site equipment. The proposed improvements consist of minor improvements to existing on-site equipment to improve and maintain the efficiency of public safety communications infrastructure. The improvements to in-site equipment would be consistent with the land use, would occur on a developed area and would not require any expansion of public services and facilities; therefore, the Project is exempt as the Project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the Project may have a significant effect on the environment. The proposed Amendment to the Lease and improvements to on-site equipment will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. No alterations and no impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way, would the Project as proposed have the potential to cause a significant environmental impact and the Project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the Project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  Date: 11/13/15

Mike Sullivan, Senior Environmental Planner
County of Riverside, Economic Development Agency

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: First Amendment to Communication Site Lease-RCIT

Accounting String: 524830-47220-7200400000- FM047611017800

DATE: November 13, 2015

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mike Sullivan, Senior Environmental Planner, Economic Development Agency

Signature:  _____

PRESENTED BY: Tracy Kaiser, Development Specialist III, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: _____

DATE: _____

RECEIPT # (S) _____



Date: November 13, 2015

To: Mary Ann Meyer, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM047611017800**
First Amendment to Communication Site Lease-RCIT

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to:

Mail Stop #1330

Attention: Mike Sullivan, Senior Environmental Planner,

Economic Development Agency,

3403 10th Street, Suite 400, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009.

Attachment

cc: file