

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



3.11
(MT 21660)

On motion of Supervisor Perez, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the recommendation from Facility Management to Approval of the Second Amendment to Communications Site Sublease Agreement with Los Angeles SMSA Limited Partnership, dba Verizon Wireless, for the Nandia Communication Site, CEQA Exempt pursuant to State CEQA Guidelines Sections 15301 and 15061 (b)(3); District 1, is continued to Tuesday, July 18, 2023, at 9:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Perez and Gutierrez
Nays: None
Absent: Washington

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on July 11, 2023, of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: July 11, 2023
Kimberly A. Rector, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: _____ Deputy

AGENDA NO.
3.11

xc: FM, COB

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



**ITEM: 3.11
(ID # 21660)**

MEETING DATE:

Tuesday, July 11, 2023

FROM : FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT- REAL ESTATE (FM-RE): Approval of the Second Amendment to Communications Site Sublease Agreement with Los Angeles SMSA Limited Partnership, dba Verizon Wireless, for the Nandia Communication Site, CEQA Exempt pursuant to State CEQA Guidelines Sections 15301 and 15061 (b)(3); District 1. [\$0] (Clerk to File Notice of Exemption) (Continued to July 18, 2023)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption, and Section 15061(b)(3), "Common Sense" Exemption;
2. Approve the attached Second Amendment to Communication Site Sublease Agreement with Los Angeles SMSA Limited Partnership, a California limited partnership, dba Verizon Wireless, and authorize the Chair of the Board to execute the same on behalf of the County;
3. Authorize the Director of Facilities Management, or their designee, to execute any other documents and administer all actions necessary to complete this transaction; and
4. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within (5) working days of approval by the Board.

ACTION:


Rose Salgado, Director of Facilities Management 6/21/2023

MINUTES OF THE BOARD OF SUPERVISORS

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STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A Revenue Lease			Budget Adjustment:	No
			For Fiscal Year:	23/24

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On January 24, 2012, per M.O. 3.19, the County of Riverside approved a Communications Site Sublease Agreement (Agreement) with Los Angeles SMSA Limited Partnership, a California limited partnership, dba Verizon Wireless (Verizon), located near the shooting range at the Ben Clark Training Center (Property). The leased area measures approximately 800 square feet and is utilized as a telecommunications tower.

On April 12, 2016, per M.O. 3.10, a First Amendment to Communication Site Sublease Agreement was approved to allow Verizon to make modifications to its equipment on the Property and correct the legal description. In early 2022, Verizon reached out to the County requesting a rent reduction to facilitate the colocation of additional telecommunication companies on the Property, and ensure Verizon remains a tenant for the duration of the lease and option periods. Per Section 4(d) Rent, the rent will increase by 50% of the rent generated by any future license or sublease of the Property to other telecommunication companies.

Facilities Management (FM-RE) negotiated a Second Amendment to Communication Site Sublease Agreement (Second Amendment) with Verizon to (i) reduce rent by two (2) % on April 1, 2024, and (ii) update the noticing, taxes, and estoppel rights.

A summary of the Second Amendment is as follows:

Sublessee: Los Angeles SMSA Limited Partnership, a California limited partnership, d/b/a Verizon Wireless

Premises Location: Assessor's Parcel No. 295-020-005; 17425 Ferguson Ave, Riverside

Size: 800 square feet of ground space for Telecommunications Facility

	<u>Current</u>	<u>Amended</u>
Term:	Expires March 31, 2027	No change

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Option to Extend:	Three (5) year renewals	No change
Rent:	\$2,906.90	\$ 2,180.17 on April 1, 2024
Annual Increase:	Three percent (3%)	Two percent (2%)

The attached Second Amendment has been approved as to form by County Counsel.

California Environmental Quality Act

The Second Amendment has been reviewed and determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3), "Common Sense" Exemption and Section 15301, Class - 1 Existing Facility Exemption, as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Impact on Residents and Businesses

The negotiated revenue from this facility will continue to help fund and pay for public safety communications which will benefit both businesses and residents alike.

Additional Fiscal Information

Facilities Management will receive a one-time payment of \$2,000 upon full execution of the Second Amendment. Any costs associated with this transaction shall be paid for by the applicant.

ATTACHMENTS:

- Los Angeles SMSA dba Wireless Second Amendment
- Aerial
- NOE Nandina Comm Site Sublease 2nd Amend 4-12-23

SC:sc/04102023/MV120/30.XXX


Veronica Santillan, Principal Management Analyst 7/5/2023


Aaron Gettis, Deputy County Counsel 6/28/2023