

# REGIONAL TRANSIT ISSUE PAPER

Agenda Item No.	Board Meeting Date	Open/Closed Session	Information/Action Item	Issue Date
5	6/27/11	Open	Action	6/20/11

Subject: Approving an Airspace Lease with State of California for Bus and Employee Parking at P, Q Street between 29th and 30th Street

## ISSUE

Whether to approve a five-year airspace lease with the State of California for the continued use of property for a parking lot located on P, Q Streets between 29<sup>th</sup> and 30<sup>th</sup> Streets, Sacramento.

## RECOMMENDED ACTION

Adopt Resolution No. 11-06-\_\_\_\_, Authorizing Approval of an Airspace Lease-Parking/Open Storage with State of California Department of Transportation (Caltrans) for the Use of State Property for Parking/Open Storage Located on P, Q Streets between 29<sup>th</sup> and 30<sup>th</sup> Streets, Sacramento, CA.

## FISCAL IMPACT

Budgeted:	Yes	This FY11:	\$	0
Budget Source:	Operating	Next FY12-FY16:	\$	117,600
Funding Source:	Cost Center 37	Annualized:	\$	117,600
Cost Cntr/GL Acct(s) or Capital Project #:	680002	Total Amount:	\$	588,000
Total Budget:	\$588,000			

## DISCUSSION

On December 10, 2001, the Board of Directors approved a five-year Airspace Lease with the State of California for the use of Caltrans property for parking and open storage. The property consist of a single 119,037 square foot lot, and is bounded by 29<sup>th</sup> and 30<sup>th</sup> Streets on the west and east respectively, and P and Q Streets on the north and south respectively in Sacramento, CA., and as shown in Attachment "A". The primary usage is for the storage of public transit vehicles and parking for employees who operate and maintain the public transit vehicles.

On June 13, 2005, the Board of Directors approved an additional five-year term with a one-year option for the continued use of state property for parking and open storage. On April 19, 2010, RT exercised the one year option to extend the Airspace Lease commencing July 1, 2010 and expiring on June 30, 2011.

Approved:

Presented:

Final 6/22/11

General Manager/CEO

Director of Facilities

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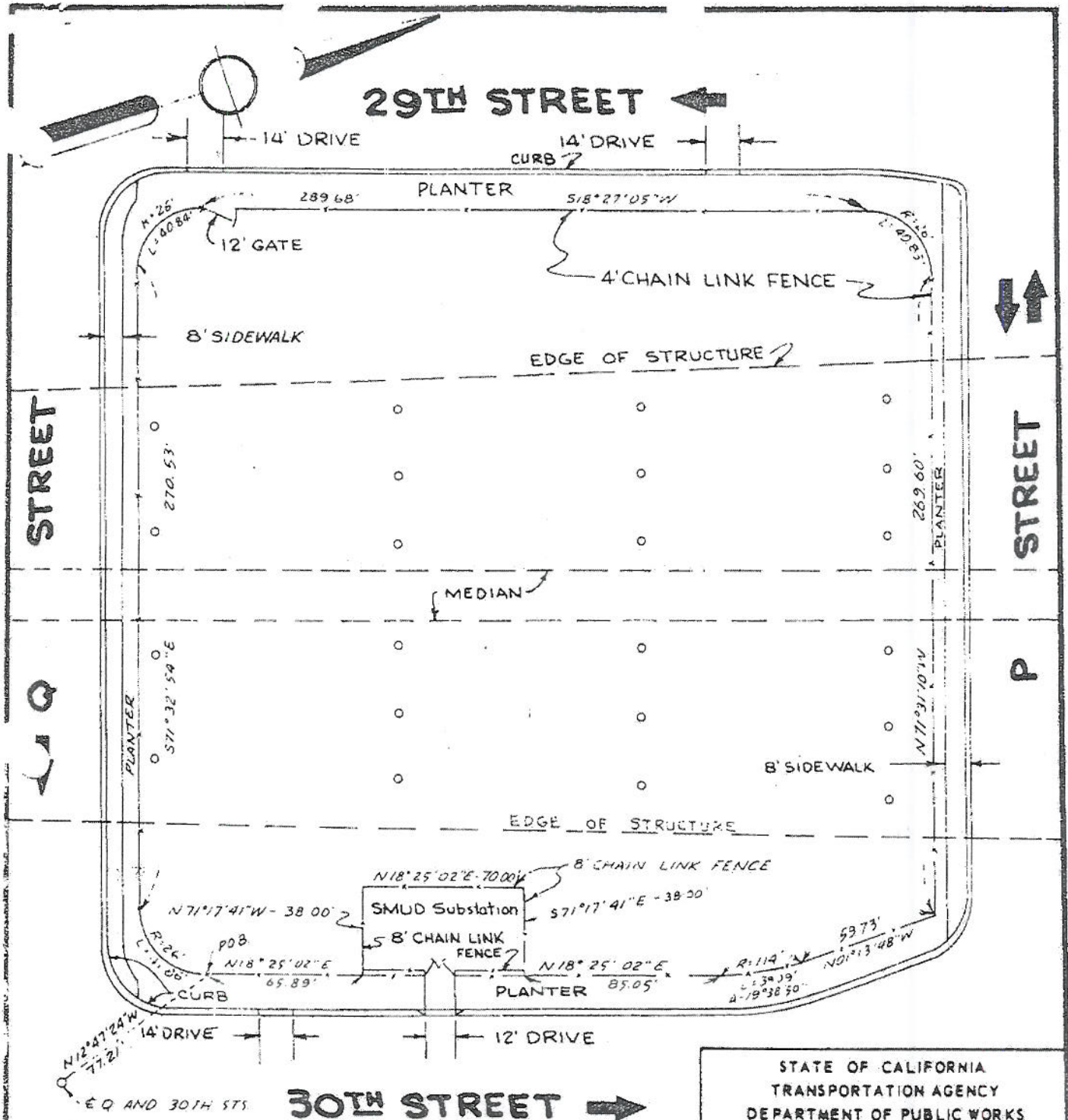
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The term of this lease will be for five years, commencing July 1, 2011 and expiring June 30, 2016 with two 2-year options to renew. RT staff negotiated a rental rate of \$117,600 per year. Such amount is the appraised fair market value rent.

RT and Caltrans have submitted an application to the California Transportation Commission (CTC) for an Airspace Agreement under the Mass Transit Facilities Program (Program). The purpose of this Program is to support and promote new mass transit facilities to improve mobility and relieve congestion. Public entities and public mass transit agencies that operate mass transit services and facilities, are eligible to apply for use of airspace sites within Caltrans right of ways at less than fair market rent. Currently, RT pays \$8,360 per month for rent. If approved by the CTC, RT will receive a 20% discount off of the fair market monthly rent of \$9,800 per month as determined by a Caltrans appraisal. The reduced rent will be \$7,840.00 per month.

Staff also recommends that the Board approve entering into the lease with the State of California for a bus and employee parking lot located on P and Q Streets between 29<sup>th</sup> and 30<sup>th</sup> Streets.



GROSS AREA 106,022 SF  
 LESS PIER AREA 825 SF (37.5 SF PER PIER)  
 NET AREA 105,197 SF

BRIDGE PIERS SHOWN THUS: 0  
 MAXIMUM AND MINIMUM CLEARANCE 22' & 18'

ATTACHMENT "A"

STATE OF CALIFORNIA  
 TRANSPORTATION AGENCY  
 DEPARTMENT OF PUBLIC WORKS  
 DIVISION OF HIGHWAYS  
 DISTRICT 3

MAP SHOWING  
 FREEWAY LEASE AREA  
 NO. 806  
 11089, 11870, 12192, 12195, 12739,  
 12740, 12741-1, 12741-2, 12742, 12743,  
 PAR. NO. 12744, 12745, 12746, 12747, 12749,  
 12750, 12751

DIST CO RTE PM DRAWN BY LH  
 3 SAC 80 R3.3 SCALE 1"=60'  
 DATE 8/67

RESOLUTION NO. 11-06-\_\_\_\_\_

Adopted by the Board of Directors of the Sacramento Regional Transit District on this date:

June 27, 2011

**AUTHORIZING APPROVAL OF AN AIRSPACE LEASE-PARKING/OPEN STORAGE  
WITH STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS)  
FOR THE USE OF STATE PROPERTY FOR PARKING/OPEN STORAGE  
LOCATED ON P, Q STREETS BETWEEN 29<sup>th</sup> AND 30<sup>th</sup> STREETS,  
SACRAMENTO, CA.**

BE IT HEREBY RESOLVED BY THE BOARD OF DIRECTORS OF THE  
SACRAMENTO REGIONAL TRANSIT DISTRICT AS FOLLOWS:

THAT, the Airspace Lease-Parking/Open Storage between State of California Department of Transportation (Lessor) and Regional Transit District (Lessee), whereby Lessee agrees to lease State Property located in the City of Sacramento, California, located on P, Q Streets between 29<sup>th</sup> and 30<sup>th</sup> Streets for a term of five (5) years from July 1, 2011 to June 30, 2016 for \$9,800 per month, is hereby approved.

THAT, the General Manager/CEO is hereby authorized and directed to execute said lease.

\_\_\_\_\_  
DON NOTTOLI, Chair

A T T E S T:

MICHAEL R. WILEY, Secretary

By: \_\_\_\_\_  
Cindy Brooks, Assistant Secretary