

Memorandum

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: August 6, 2013

Reference No.: 2.4c.
Action Item

From: STEVEN KECK
Acting Chief Financial Officer

Prepared by: Brent L. Green
Chief
Division of Right of Way
and Land Surveys

Subject: **AIRSPACE LEASE - REQUEST TO DIRECTLY NEGOTIATE WITH THE SAN DIEGO UNIFIED PORT DISTRICT**

RECOMMENDATION:

The California Department of Transportation (Department) recommends that the California Transportation Commission (Commission) approve a request to directly negotiate a ten year lease with the San Diego Unified Port District (Port) for parcels 11-SDX005-0001-03, 11-SDX005-0011, and 11-SDX005-0015. All three parcels adjoin Port property along both sides of northbound Pacific Highway in San Diego; see Exhibits "A" and "B". All three parcels are encumbered by viaducts for Interstate 5 (I-5) and are landlocked. The lease would include one five year option, as well as lease rate re-evaluations based on the consumer price index every five years. The negotiated lease rate will be based on a fair market value as determined by a Department's appraiser.

BACKGROUND:

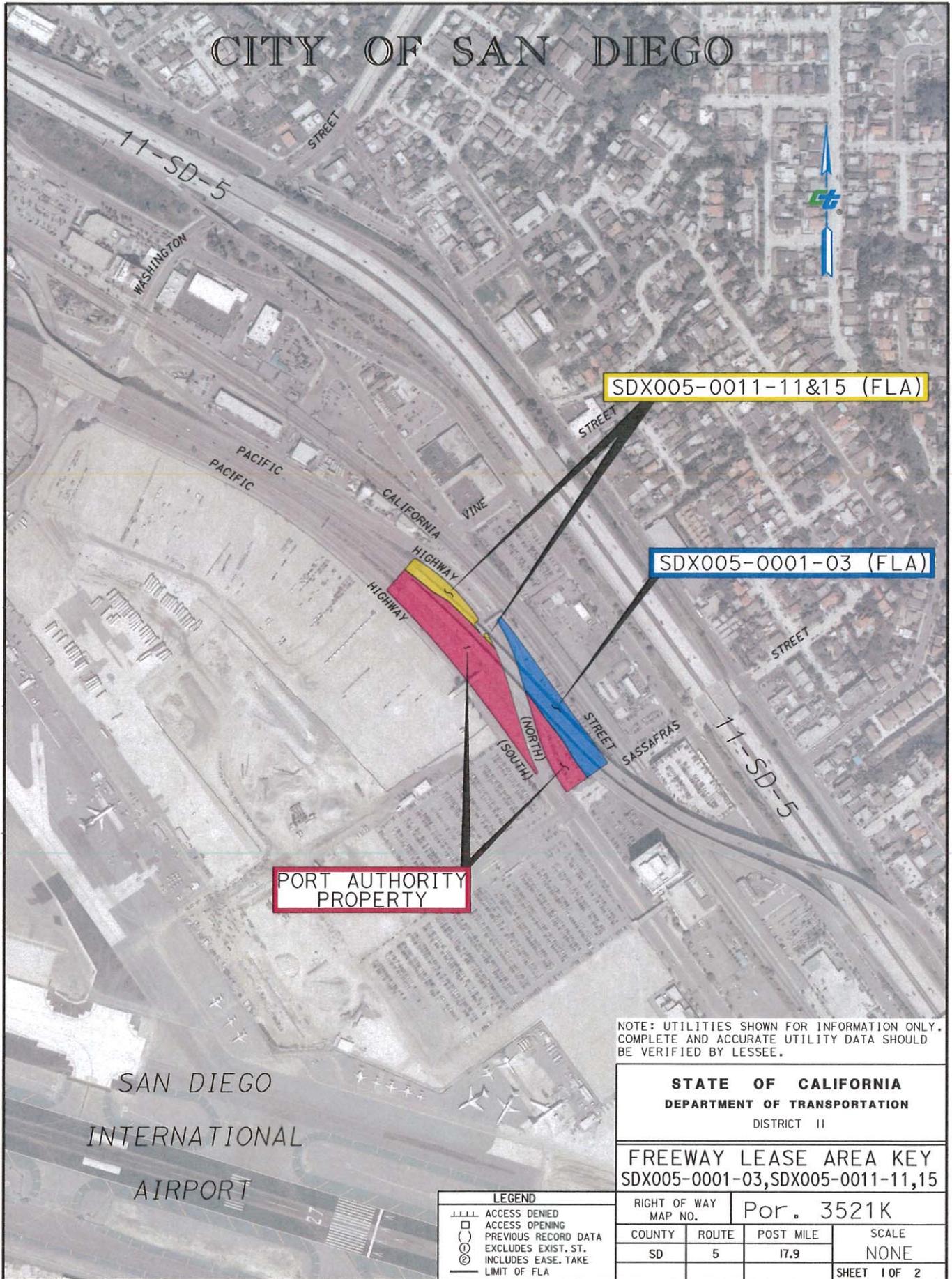
Parcels 11-SDX005-0011 and 11-SDX005-0015 are landlocked and accessible only by the adjoining Port property. Parcel 11-SDX005-0001-03 has been fenced off due to safety concerns and is functionally land-locked.

Both the Department's property and the Port's property have always been used for parking lots and they are usually leased to the same tenant. Rather than enter into a separate lease with the Port's tenant, the Department would like to lease to the Port directly. This would streamline the process and save the Department time and money.

The optimum return for these parcels will be realized through direct leases with the Port to be used as parking areas. Therefore, the Department requests that the Commission grant permission to directly negotiate with the Port for the lease of the subject parcels.

Attachments

CITY OF SAN DIEGO



NOTE: UTILITIES SHOWN FOR INFORMATION ONLY. COMPLETE AND ACCURATE UTILITY DATA SHOULD BE VERIFIED BY LESSEE.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
 DISTRICT II

FREEWAY LEASE AREA KEY
 SDX005-0001-03, SDX005-0011-11, 15

RIGHT OF WAY MAP NO.		Por. 3521K	
COUNTY	ROUTE	POST MILE	SCALE
SD	5	17.9	NONE
			SHEET 1 OF 2

LEGEND	
	ACCESS DENIED
□	ACCESS OPENING
()	PREVIOUS RECORD DATA
○	EXCLUDES EXIST. ST.
⊙	INCLUDES EASE. TAKE
—	LIMIT OF FLA

SAN DIEGO
 INTERNATIONAL
 AIRPORT

EXHIBIT "B"

CITY OF SAN DIEGO

APPROXIMATE AREA = 20,100 SQ. FT.

SDX005-0011-11&15 (FLA)



APPROXIMATE AREA = 56,100 SQ. FT.

SDX005-0001-03 (FLA)

APPROXIMATE AREA = 105,500 SQ. FT.

PORT AUTHORITY PROPERTY

APPROXIMATE AREA = 27,300 SQ. FT.

PORT AUTHORITY PROPERTY

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STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
 DISTRICT II

FREWAY LEASE AREA
SDX005-0001-03, SDX005-0011-11&15

RIGHT OF WAY MAP NO. **Por.3548.1,3548.2**

COUNTY	ROUTE	POST MILE	SCALE
5	SD	17.9	NONE

SHEET 2 OF 2

LEGEND

- ACCESS DENIED
- ACCESS OPENING
- () PREVIOUS RECORD DATA
- ⊙ EXCLUDES EXIST. ST.
- ⊗ INCLUDES EASE, TAKE
- LIMIT OF FLA

