

CALIFORNIA TRANSPORTATION COMMISSION AIRSPACE ADVISORY COMMITTEE MEETING

Thursday, July 19, 2001
9:30 a.m. - 12:00 p.m.

Video Conference
From
Caltrans Districts 4, 7, and 12

MINUTES

The meeting of the California Transportation Commission Airspace Advisory Committee was called to order at 9:40 a.m. on July 19, 2001, via video-conference from Caltrans' Districts 4, 7, and 12.

Those in attendance were as follows:

Committee Members: A. Auer - Chair (District 12), N. Gruen - Vice Chair (District 4), G. Moss (District 7), W. Greig (District 4), B. Hauf (District 12), R. Payne (District 4), John Glassmoyer (District 12), M. Green (District 7)

Commission Member: A. Lawrence (District 7)

Commission Staff: K. Jacobs (District 4)

Caltrans Staff: S. Atkins, S. Ikeda, B. Louie, B. Wilson, J. McDaniels, M. Bayol (District 4), D. Patler, C. Devorkin (District 7), A. Marc-Aurele, C. Carillo (D12)

The meeting adjourned at 12:05 p.m.

Proceedings:

Item 1. Approval of April 2001 Minutes

The minutes were presented for approval. Committee Vice Chair Gruen moved to approve the minutes. Committee member Grieg seconded the motion, which carried 6-0. Scott Atkins clarified Item 4 in the minutes to indicate when property is leased title does not pass to the lessee only the right to use the property subject to the lease terms and conditions. Commissioner Lawrence requested a discussion regarding Item 5. - Process for Directly Negotiated Leases with Private Entities. Scott Atkins from the Department's Division of Right-of-Way explained that the Department has only used the delegated authority twice and that the Department has determined it would like the authority rescinded since most of the leases are done through the public bid process. It was

decided that the item would need a motion and second. Committee Vice Chair Gruen moved to rescind the delegated authority and Committee member Grieg seconded the motion.

ACTION: the Department will no longer use the delegated authority that allowed the Department to Directly Negotiate Leases with Private Entities. The Department, should it decide it would like to directly negotiate a lease will first bring the item to the Airspace Advisory Committee for a recommendation to the Commission.

Item 2. Committee Business Items

Kathie Jacobs discussed four (4) topics under this item, as follows: 1) Travel Expenses, 2) AAC Charter, 3) AAC Member Profiles, and 4) Meeting Schedule. Committee Vice Chair Gruen mentioned that on the Member Profile the "&" symbol is missing from her company name and Chairman Lawrence mentioned his name is misspelled and that his middle initial is missing.

ACTION: Kathie Jacobs -- correct the errors. Done

Item 3. 2001-2002 Business Plans - Airspace and Excess Land

Scott Atkins presented this item and briefly discussed each topic. Below are the discussions on each item:

Excess Land Business Plan - Goal 1 - Optimize Program Efficiency - 1st Objective, Someone noted that is an important item. **Goal 2 - An accurate database of inventory and sales for Regions/Districts to use to evaluate their program - G. Moss** asked whether a database exists regarding the inventory, including surplus. Someone answered, the City of LA tried to inventory properties. Steve Ikeda answered that yes, there is a database for excess land. The accounting group has a database based on expenditures and there's also a physical inventory of maps. The Department is trying to get all 3 to reconcile with each other but it hasn't happened yet and until it does R/W needs to keep control of their information. A question was asked if there are appraisals on the properties and if they are included in the database. The answer was only on an as needed basis. How long does it take to get an appraisal? It used to take months and months, now R/W has a commitment that it'll be 90 days or there needs to be a good reason why it didn't happen. Steve mentioned AB 1012 and that he's not sure whether the database that R/W has been working on has anything to do with AB 1012 but he does know that the Department is developing a Department wide database. Compatibility should not be an issue. They've been given the "green-light" because they were so far along with it. Committee Member Grieg said there must be a single gatekeeper or you'll end up with 3 systems, which is okay if they can get to all three of them. R/W will have ownership of excess lands and data elements will be entered once and only once. Department of General Services has an inventory. Committee Member Huaf would like to see an estimate of the number of properties available in the annual report. Also, he questioned whether there was a list of priorities by value. Committee Vice Chair Gruen suggested that the list should be updated every year with the list going to the AAC. Committee would like to see the list of excess properties included in next year's Plan.

Suggest that the databases be coordinated. The Committee would like the department to report back in October to see how it's going. Al Auer asked what was happening to the Newport Beach property and he was told that the bill doesn't seem to be going anywhere. The City still wants the property but the bill won't go anywhere until the Legislature says, yeah or nay. I received a phone call from someone with the City and it sounded as though the City was going to pursue going forward with the bill.

Airspace Business Plan - Goal 1 - Develop an enhanced Airspace inventory that accurately identifies leaseable sites. The primary goal is to update in January on where they're at Bruce has some really good ideas and will be working on it. Goal 2 - Fully develop the process to lease Airspace sites to public transit agencies that provide new traffic congestion relief projects. This is new and the Department understands the concern of the committee. Nina mentioned she is very concerned that they will no longer be maximizing the revenue. The entire committee is concerned that an agency will apply and use the space for parking while using their property to generate revenue. Goal 3 - Update the wireless telecommunications master agreement and guidelines. Process has worked very well. A Mr. C. Allen is scheduled to speak later in the meeting to discuss this topic.

ACTION: Kathie Jacobs - present to the Commission that the Airspace Advisory Committee would like to compliment the Caltrans' staff for their time, they recognize the Business Plan process is complicated. They have two comments regarding the Plan, as follows:

Wireless Telecommunications - The Committee feels the process has worked well and recognizing that it's always changing, they would like to continue seeing this item in the Business Plan.

Excess Lands - The Committee would like to see in the Plan, the annual sales objectives, as well as a list of the excess lands scheduled to be sold in that year. Done. Report was given at the Commission's August meeting.

Action: Gene Mattock/Steve Ikeda – Include in next years' Excess Land Business Plan the following: Annual sales objectives. Provide a list of excess properties. Prepare a discussion to start divesting of properties so the state can receive revenues. Report on how coordinating the database is going.

Item 4. Excess Land-Marketing Plan-Value in Excess of \$1 Million Property Located in City of El Cajon

Chuck Carillo via video-conference in District 12 presented this item. Committee Member Grieg asked how long is the moratorium, at first it was said that it was indefinite and the Committee said it couldn't be indefinite. The City can only have a moratorium for a specific reason and it must give the reason. Anyone purchasing this property should be aware of it. Committee Vice Chair Gruen suggests that there needs to be a liaison to work with the City and the Department. Bill Huaf said that Nina has a good point. There needs to be an ally that can go with the AAC to the City and perhaps the commercial

developer to discuss. Pick up tax and property revenues. Roslyn asked a question about possible toxins on the property. She also said that moratoriums are baseline items, possibly engage someone to perform due diligence in the next 60 to 90 days. Roslyn is all for deeming the property as surplus but need to bring someone in. Smart land plan, should include relocation of park and ride lot. Steve Ikeda requests a joint developing policy to sales of adjoining owners' usually small properties land locked etc., not unusual. Committee Member Roslyn Payne moved that the Committee recommend to Caltrans to pursue joint development based on the staff presentation the Committee, locate one or more specialists familiar with the area and learn what the adjoining land owners plan to do with their properties, and speak to the City on other issues. Vice Chair Gruen seconded the motion.

Action: Department -- Pursue joint development and locate one or more specialist familiar with the area to determine what the adjoining land owners plan to do with their properties and report back to the Committee.

Item 5. Informational Item - Wireless Infrastructure Company -- Crown-Castle USA, Inc.

Bruce Wilson introduced Chip Allen from Crown-Castle USA, Inc. Mr. Allen discussed his company and its movement toward wireless communication. The Committee is interested but feels it shouldn't commit to a single company. With wireless communication constantly changing the Committee would like to see future discussions on what's happening.

ACTION: Bruce Wilson, bring a discussion item regarding wireless communication to a future Committee meeting.

Open Discussion - Chairman Lawrence suggested that for future video-conference's that a technical staff person from the Department for each of the locations be on had to deal with the problems that occur with the equipment.

ACTION: Kathie Jacobs/Bruce Wilson, meet with the video conference people and get names and/or numbers of the people to contact in each District in case of equipment problems.

ACTION SINCE JULY MEETING -- On August 31, 2001, Chairman Lawrence appointed Mr. Nagle to the Airspace Advisory Committee. Congratulations Jack and welcome to the Committee.