

State of California
Business, Transportation and Housing Agency
Department of Transportation

POLICY MATTERS
Airspace and Excess Land Business Plans
Information Item

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Agenda Item: 4.9

Original Signed by

W.J. EVANS, Deputy Director

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Finance

FISCAL YEAR 2000-2001 AIRSPACE AND EXCESS LAND BUSINESS PLANS

AIRSPACE OBJECTIVES

- Maximize public and private use of right of way in concert with community needs, congestion relief, and good land use planning.
- Maximize the utilization of property held for a transportation purpose, in compliance with Department goals and objectives.

EXCESS LAND OBJECTIVES

- Optimize the net return from sales of surplus properties, in compliance with Department goals and objectives.
- Reduce the inventory of surplus properties and return them to private ownership.

ORGANIZATIONAL STRUCTURE

- The Airspace and Excess Land functions are managed by Region/District offices and Headquarters Right of Way in Sacramento.
- Active Airspace programs exist in four of the 12 Districts within the State with limited programs in four additional Districts. Each Region/District has an Excess Land Program and has appointed an Excess Land Manager.
- The Airspace Advisory Committee (AAC) and the California Transportation Commission (CTC) assist the Department in administering these programs advising on policy issues, reviewing selected transactions, and providing guidance at the Department's request.

The role of the AAC is to:

- a. Review and evaluate proposed directly negotiated airspace leases with private parties. Proposed leases will be reviewed at two stages: approval to directly negotiate, and recommendation to the CTC for approval of terms and conditions.
- b. Review and evaluate direct sales of excess land parcels having a value of \$1 million or more.
- c. Review and evaluate changes to the Telecommunications Licensing component of the Airspace Program.
- d. Recommend action to the CTC.
- e. Monitor and evaluate the Airspace Program.
- f. Provide overall review and advice from the private enterprise viewpoint.
- g. Be proactive on discriminatory zoning.

The role of the CTC is to:

- a. Establish policy.
- b. Act upon directly negotiated leases with private parties recommended by the AAC.
- c. Review and approve excess land transactions.
- d. Review and approve changes to the Telecommunications Licensing component of the Airspace Program.
- e. Be proactive on discriminatory zoning.

**Right of Way Program
AIRSPACE BUSINESS PLAN
Fiscal Year 2000/01**

2000/01 STRATEGIES:

Obtain operational efficiencies through improved processes.

Obtain cost efficiencies by allocating and monitoring resources assigned to the Regions/Districts per their workload plans.

Develop new policy and procedure for leasing property to public entities for mass transit facilities.

GOAL 1 - Develop and maintain a standardized and streamlined process for Regions/Districts to use in processing a lease agreement.

OBJECTIVE- Reduce the number and type of airspace leases to simplify the leasing process.

STRATEGY/ACTION

- 1) Update the lease agreement format and provide a standard format to each Region/District.
- 2) Update each lease agreement or format electronically so the latest information is always available to those who use them.

TIMELINE: 2000/01

GOAL 2 – Develop new policy and procedure for leasing property to public entities for mass transit facilities.

OBJECTIVE- Implement Streets and Highways Code Section 104.12(b) as part of the Department's congestion relief effort.

STRATEGY/ACTION

- 1) Develop appropriate policy and procedures.
- 2) Present modifications of Resolution G-6 to the CTC for approval.
- 3) Market and implement to appropriate public entities.

TIMELINE: 2000/01

**Right of Way Program
EXCESS LAND BUSINESS PLAN
Fiscal Year 2000/01**

2000/01 STRATEGIES:

Obtain operational efficiencies through improved processes and procedures.

Improve cost effectiveness of the Excess Land Program through better management of resources allocated per Region/District forecasting plans.

Continue the Headquarters/Region/District work program, where Headquarters Right of Way will manage statewide and policy issues and Regions/Districts will be responsible for delivering quality products and services.

GOAL 1-Optimize Program Efficiency

OBJECTIVE- Deliver agreed upon sales targets and property inventory levels by maximizing use of resources allocated for inventory and sales activities.

STRATEGY/ACTION

- 3) Obtain commitments from Region/District Right of Way Managers for production and expenditures.
- 4) Monitor and adjust staffing and workload, adapting to changes in expectations and priorities.

TIMELINE: 2000/01

GOAL 2 – Maintain and improve an accurate database of inventory and sales for Regions/Districts to use to evaluate program.

OBJECTIVE- Maintain Regions/Districts' inventory and sales data in the Excess Land Management System.

STRATEGY/ACTION

- 4) Continuously review with Excess Land Managers the current status of their inventory and sales disposal plans.
- 5) Train Excess Land Managers and Region/District staff in the optimum use and management of the Excess Land Management System.

TIMELINE: 2000/01