



**SAN DIEGO COUNTY
REGIONAL AIRPORT AUTHORITY
STAFF REPORT**

Item No.
4

Meeting Date: **DECEMBER 13, 2012**

Subject:

Grant Easements for Electrical and Drainage Utilities and Pedestrian Access to the City of San Diego

Recommendation:

Adopt Resolution No. 2012-0125, authorizing the President/CEO to execute three easements with the City of San Diego for electrical and drainage utilities and pedestrian access in support of the Washington Street Access Improvements project.

Background/Justification:

In June 2010, the Board of the San Diego County Regional Airport Authority ("Authority") approved the 2011-2015 Fiscal Year Capital Improvement Program, which authorized staff to proceed with construction of Capital Improvement Project No. 104124 entitled Washington Street Access Improvements ("Washington Street Project"). The Washington Street Project improves airport access at Washington Street that will serve the new development on the north side of San Diego International Airport ("SAN"), including the Receiving and Distribution Center ("RDC"), improves traffic circulation, and provides unimpeded access to the RDC and Air Cargo facilities. The Washington Street Project also complies with the Authority's agreements with the U.S. Marine Corps Recruit Depot ("MCRD") approved by the Board on November 30, 2011, concerning real property rights necessary to effect SAN and MCRD development of Washington Street access.

In order to complete the Washington Street Project, it is necessary for the Authority to enter into three separate easements with the City of San Diego ("City").

The first proposed electrical easement provides the City the right of ingress and egress for the maintenance and operation of electrical equipment consisting of an advanced loop detector for the traffic signal at the intersection of Washington Street and southbound Pacific Highway on-ramp.

In conjunction with the Washington Street Project, an existing storm drain inlet and pipe must be relocated to maintain positive drainage along the curb of the southbound Pacific Highway on-ramp. Therefore, a second easement is proposed to provide the City the right to construct, reconstruct, maintain, operate and repair these new drainage facilities, together with the right of ingress and egress along the easement.

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The Washington Street Project also requires a new sidewalk curb return to be constructed to allow wider truck turning radius at the southeasterly corner of the intersection of Pacific Highway and Washington Street. The third proposed easement will provide for pedestrian access to the public from the City's right-of-way along Pacific Highway and Washington Street.

The three proposed easements are necessary to allow the Authority to complete the Washington Street Project according to plan and provide the City the appropriate easements for the purpose of maintaining, operating, and repairing public infrastructure.

The property covered by the subject easements is leased by the Authority from the San Diego Unified Port District under the December 17, 2002, Master Lease (Authority Document No. LE0008). The duration of the terms for the proposed easements is proposed to be coterminous with the term of the Authority's Lease from the San Diego Unified Port District which expires December 31, 2068, and any extensions thereof.

Fiscal Impact:

The proposed easements do not provide for monetary consideration to be paid to or by the Authority. Therefore, there is no direct fiscal impact.

Authority Strategies:

This item supports one or more of the Authority Strategies, as follows:

- Community Strategy Customer Strategy Employee Strategy Financial Strategy Operations Strategy

Environmental Review:

- A. California Environmental Quality Act: This Board action is not a project that would have a significant effect on the environment as defined by the California Environmental Quality Act ("CEQA"), as amended. 14 Cal. Code Regs. §15378. This Board action is not a "project" subject to CEQA. Pub. Res. Code §21065.
- B. California Coastal Act Review: This Board action is not a "development" as defined by the California Coastal Act Pub. Res. Code §30106.

Equal Opportunity Program:

Not Applicable

Prepared by:

VERNON D. EVANS, VICE PRESIDENT, FINANCE/TREASURER

RESOLUTION NO. 2012-0125

A RESOLUTION OF THE BOARD OF THE
SAN DIEGO COUNTY REGIONAL AIRPORT
AUTHORITY AUTHORIZING THE PRESIDENT/CEO
TO EXECUTE THREE EASEMENTS WITH THE
CITY OF SAN DIEGO FOR ELECTRICAL AND
DRAINAGE UTILITIES AND PEDESTRIAN ACCESS
IN SUPPORT OF THE WASHINGTON STREET
ACCESS IMPROVEMENTS PROJECT

WHEREAS, the San Diego County Regional Airport Authority ("Authority") currently leases Airport property from the San Diego Unified Port District ("Port") pursuant to that certain Lease dated December 17, 2002 and bearing Authority Document No. LE-0008; and

WHEREAS, paragraph 4 in said Lease specifies that Authority may, at its own expense, make alterations or changes, or cause to be made, built, installed, or remove any structures, machines, appliances, utilities, signs, or other improvements necessary or desirable for the authorized use of the Airport without the approval of the Port; and

WHEREAS, in June 2010, the Board of the San Diego County Regional Airport Authority ("Board") approved the 2011-2015 Fiscal Year Capital Improvement Program that authorized staff to proceed with construction of Capital Improvement Project No. 104124 entitled Washington Street Access Improvements ("Washington Street Project"); and

WHEREAS, the Washington Street Project improves airport access at Washington Street to provide unimpeded access to the Authority's Receiving and Distribution Center and the air cargo facilities, improves traffic circulation and complies with agreements between the Authority and the U.S. Marine Corps Recruit Depot; and

WHEREAS, the Washington Street Project necessitates modifications and relocations of certain infrastructure of the City of San Diego ("City") for which the City requires that the Authority grant to it three separate easements for the purpose of maintaining, operating, and repairing public infrastructure, as well as public access to certain pedestrian routes.

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NOW, THEREFORE, BE IT FURTHER RESOLVED that the Board hereby authorizes the President/CEO to execute three easements with the City for electrical and drainage utilities and pedestrian access in support of the Washington Street Access Improvements Project for a term commensurate with the remaining or extended term of the Authority's Lease from the Port (currently expiring December 31, 2068); and

BE IT FURTHERED RESOLVED that the Board finds that this Board action is not a "project" that would have a significant effect on the environment as defined by the California Environmental Quality Act ("CEQA"), as amended 14 Cal. Code Regs. §15378; this Board action is not a "project" subject to CEQA Pub. Res. Code §21065; and under the California Coastal Act Review, this Board action is not a "development" as defined by the California Coastal Act Pub. Res. Code §30106.

PASSED, ADOPTED, AND APPROVED by the Board of the San Diego County Regional Airport Authority at a special meeting this 13TH day of December, 2012, by the following vote:

AYES: Board Members:

NOES: Board Members:

ABSENT: Board Members:

ATTEST:

TONY R. RUSSELL
DIRECTOR, CORPORATE SERVICES/
AUTHORITY CLERK

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

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