

Airspace Quarterly Report FY 2024/25, 1st Quarter

January 30-31, 2025



Department of Transportation (Caltrans)



Topics

- **Airspace Program Brief Overview**
 - **FY 2024/25-Q1 Lease Status**
 - **Policy Changes & Program Enhancements**
 - **Accomplishments**
 - **Current Challenges**
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Airspace Program Brief Overview

What is an Airspace Site?

Any property within operating right of way that can support a secondary use without undue interference.

Type of Airspace Leases

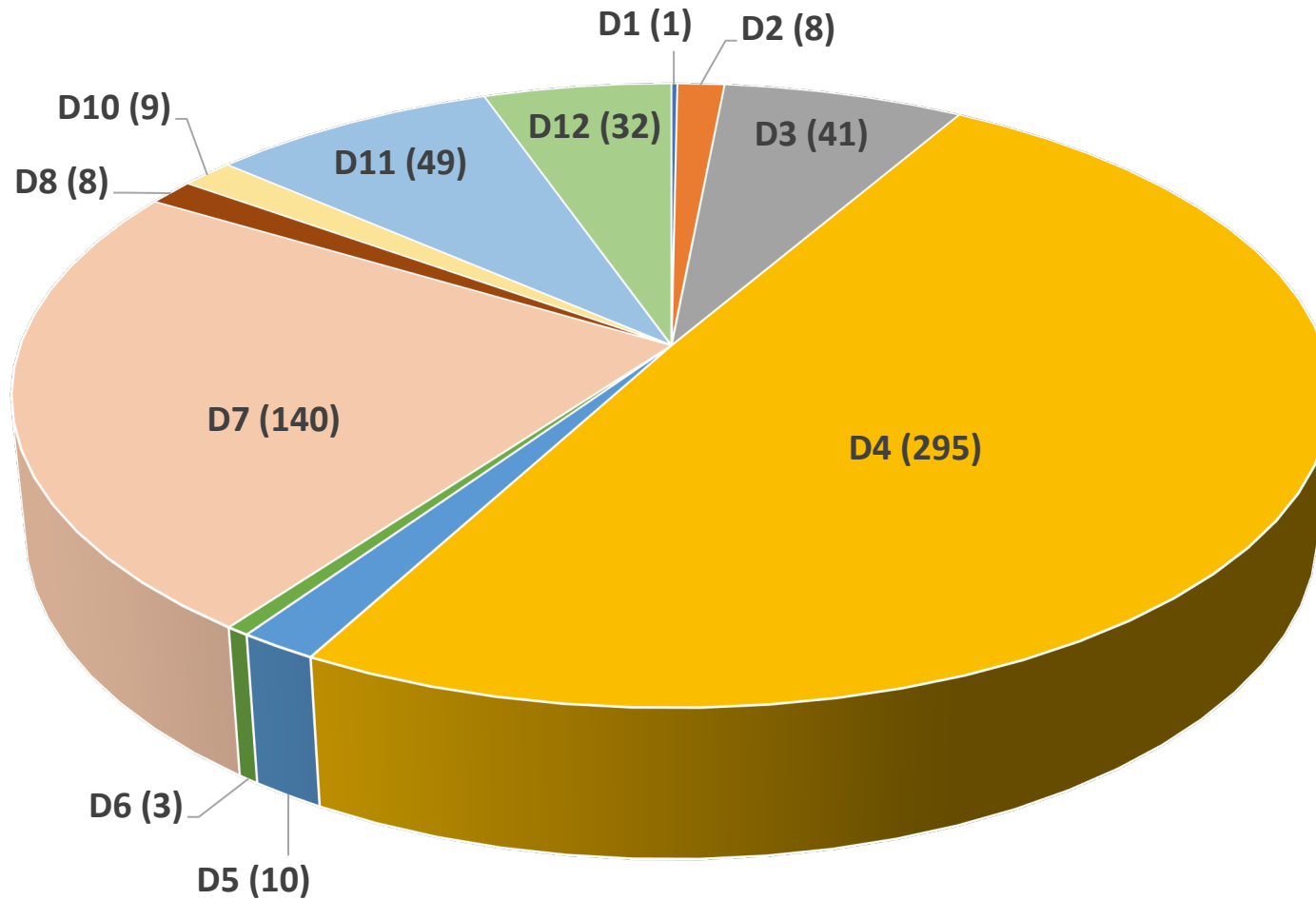
Non-Developmental
Developmental
Parking Lot/Vehicle Storage
Open Storage
Public Parks
Mini Storage
Telecommunication
Shelter
Park and Ride
Tower Crane
Tie-back

Airspace Management

Caltrans HQ Provides Oversight & Guidance
◆
Caltrans Districts Manage Airspace Sites & Leases
◆
Districts and State Fire Marshal Conduct Site Inspections

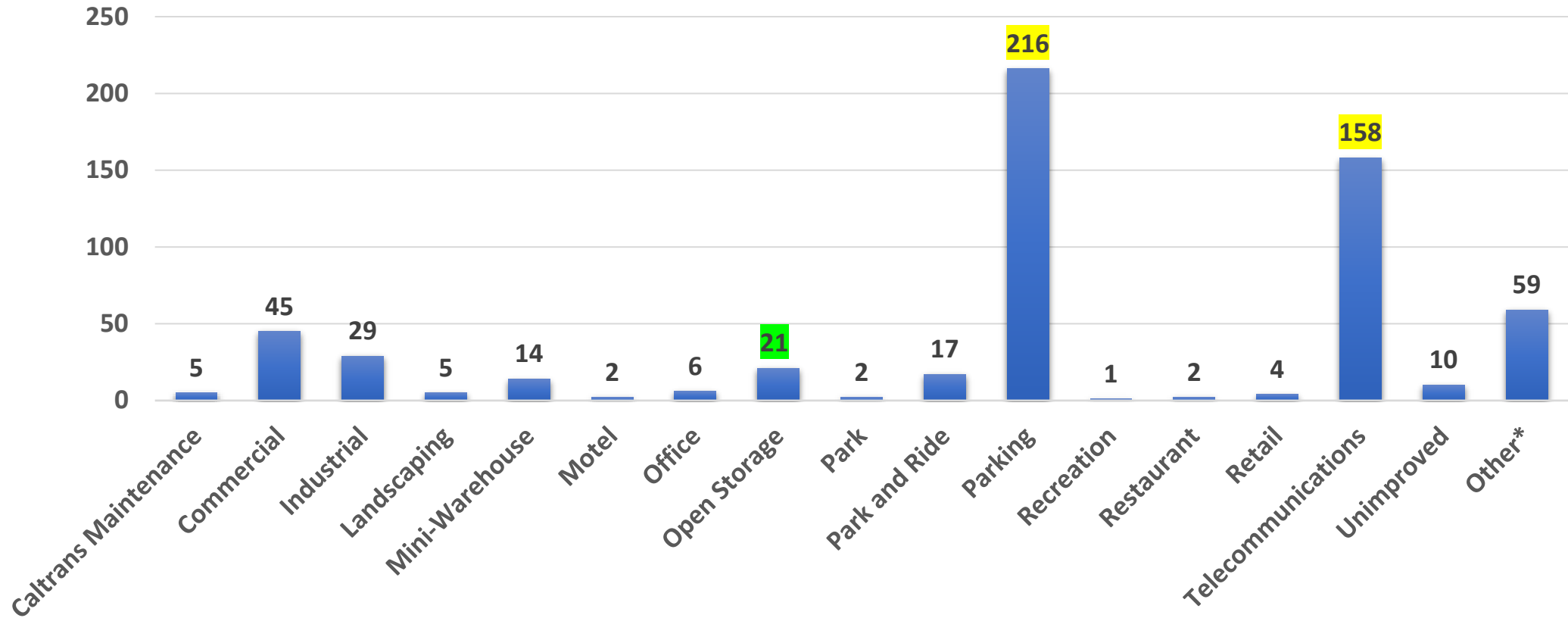


Statewide Airspace Leases by District (596 Airspace Sites)





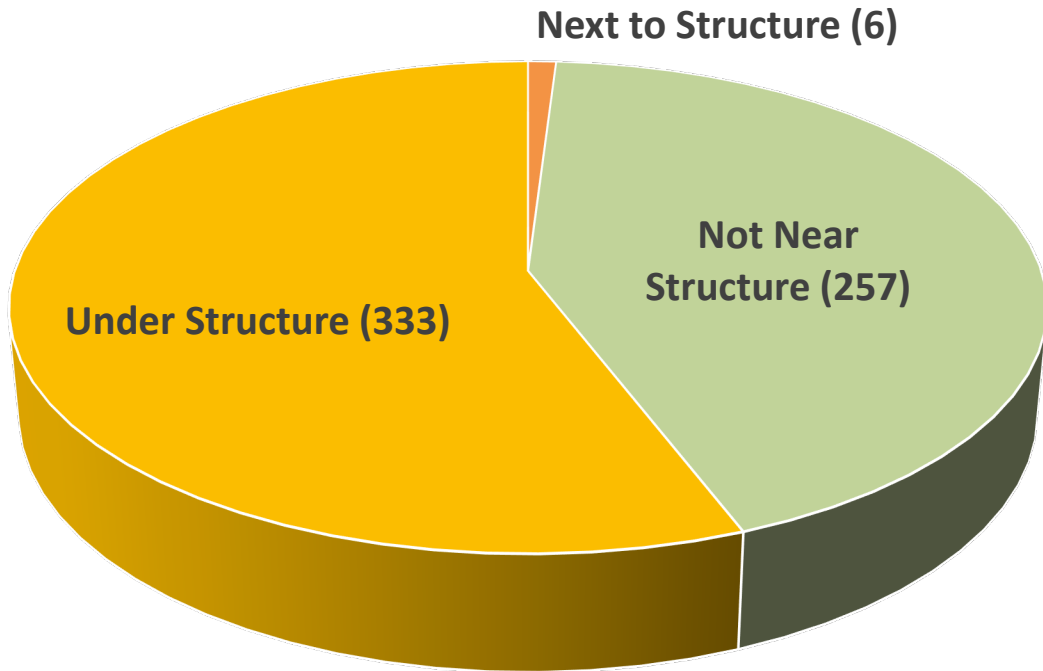
Type of Airspace Uses



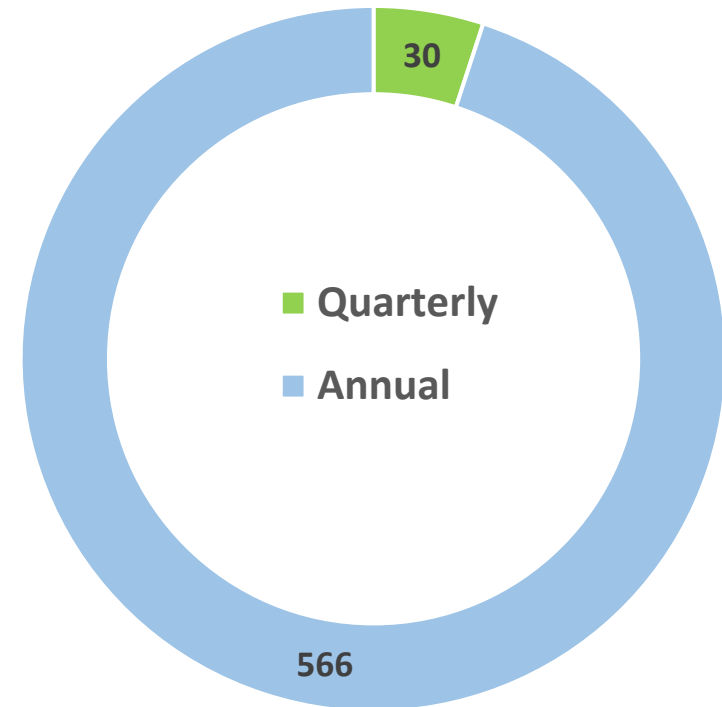


Site Relation to Structure & Inspection Cycles

Site Relation to Structure



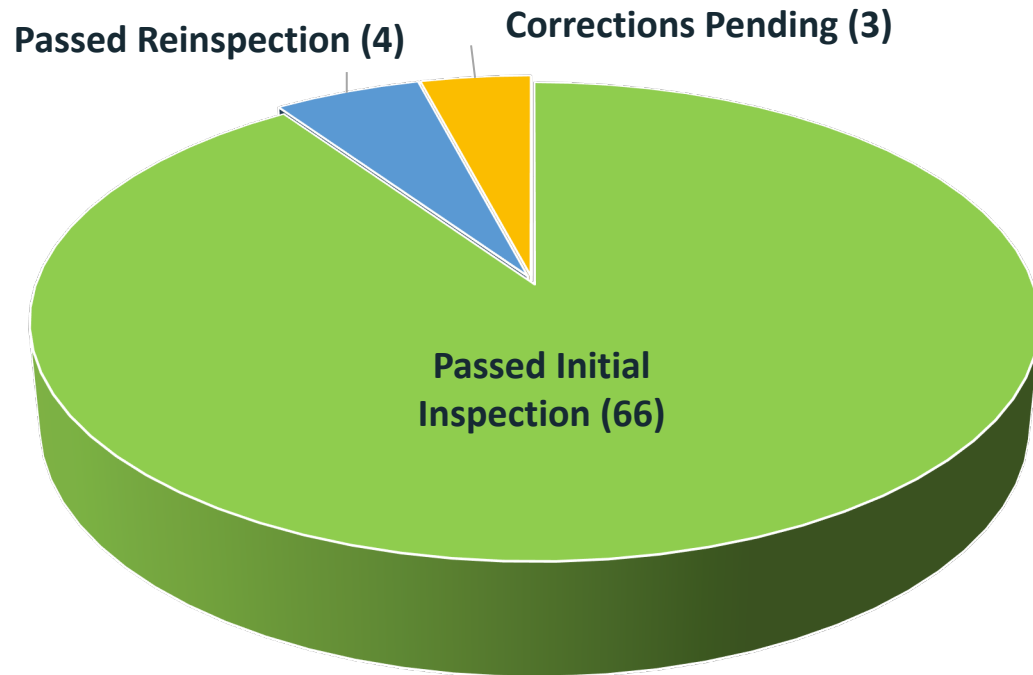
Inspection Cycles



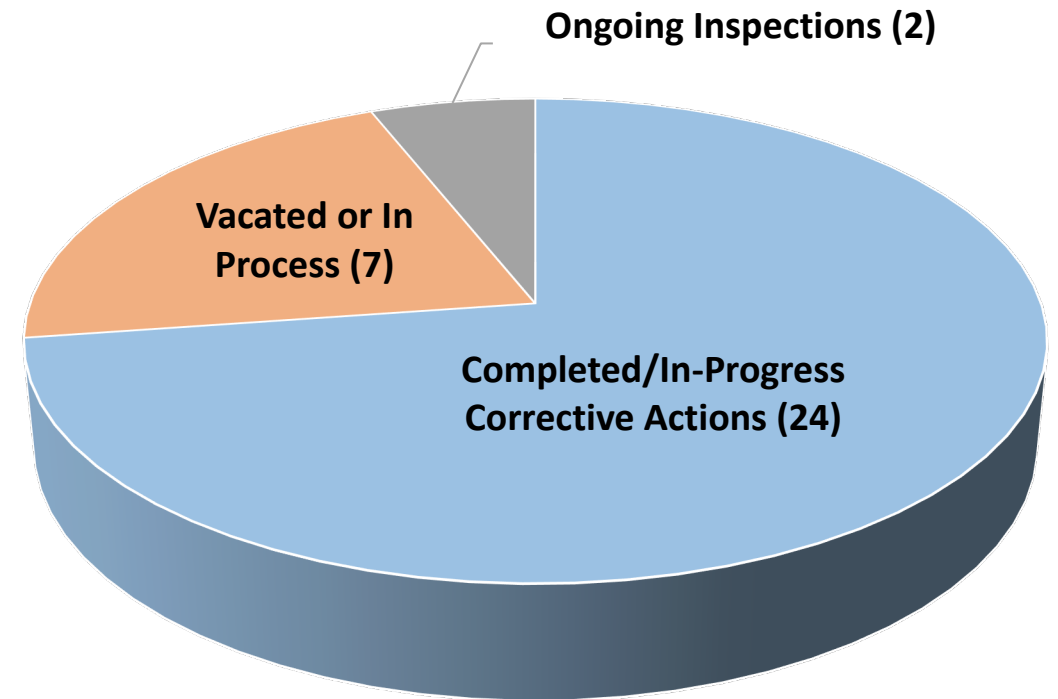


1st Quarter Site Inspection Status

District Inspections – 73 Conducted

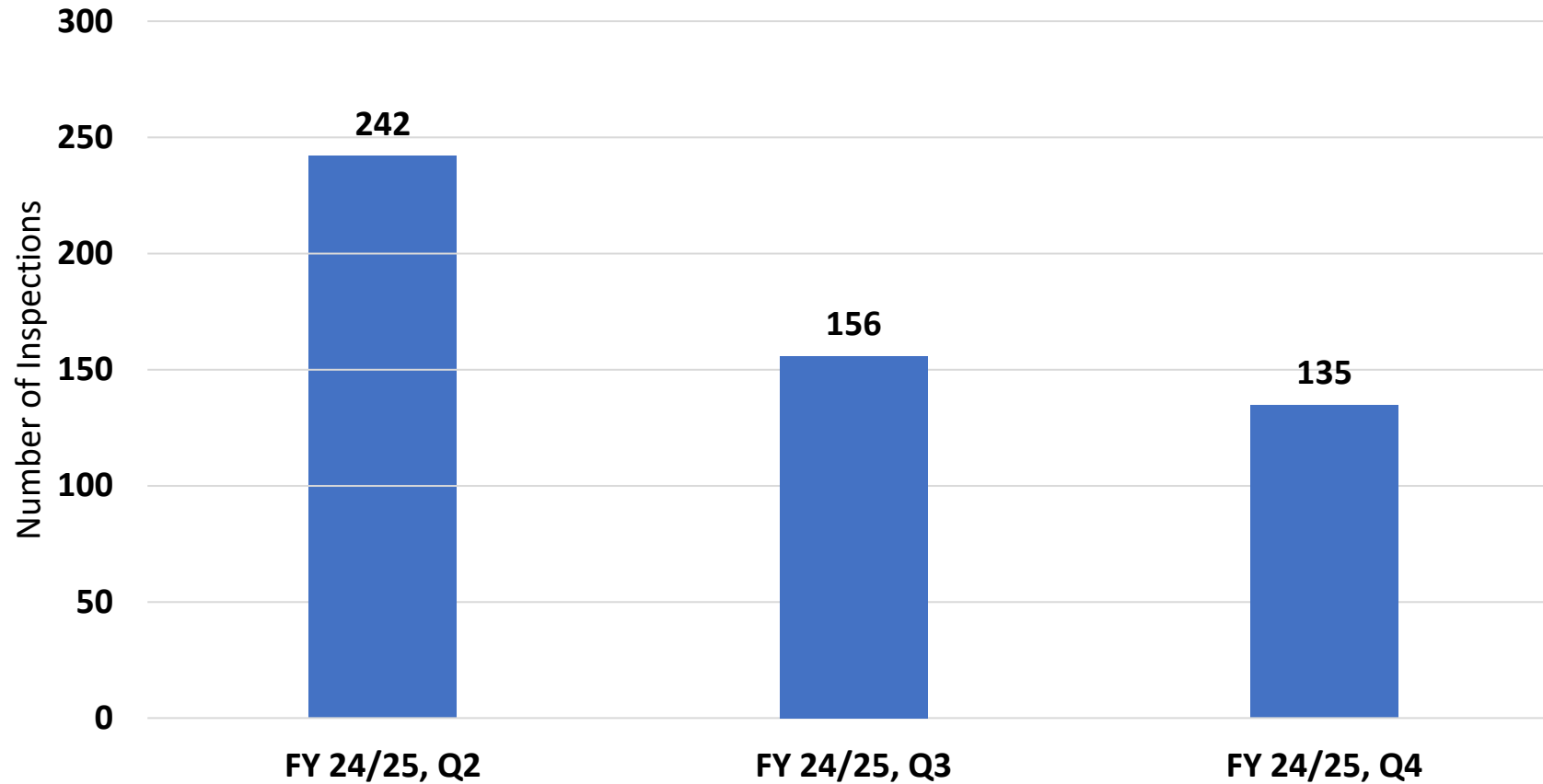


State Fire Marshal Inspections – 33 Conducted





FY 2024/25 Projected Site Inspections





1st Quarter Leasing Status

Open Storage

- 15 open storage sites under a structure under review
- May consider termination

Holdovers

- 151 leases in holdover under review
- Target completion by July 31, 2025

Sublease

- One sublease request under review

Unlawful Detainers (UDs)

- No UD's filed
- UD from 2023 closed September 30, 2024



Policy Changes & Program Enhancements

Policy Changes

- Prohibit new open storage leases for site located over/under/next to a structure, unless permitted by new policy
- Prohibit construction of new permanent buildings
- Verification of potential lessee credit history
- Increased insurance coverage for site located over/under/next to a structure

Enhancement Measures

- Increased management & inspection oversight
- Pause on new leases & renewals while programmatic changes occur
- Establish an Inspection Task Force
- Improve quality through Quality Enhancement Joint Review (QEJR)
- Provide executive reporting
- Establish a balanced inspection schedule on a quarterly basis



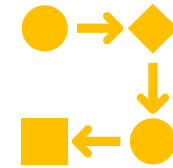
Accomplishments



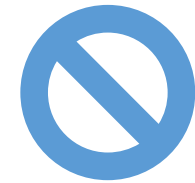
**Conducted
3 Phases of
Statewide Training
on Policies &
Processes**



**Implemented HQ
Approval Process
for Subleasing
Request**



**Streamlined District
Approval Process
for Unlawful
Detainers**



**Notified Tenants of
New/Existing
Prohibited
Materials**



Critical Challenges



Lessees Unable to Secure the Required \$20M Insurance Coverage for Site Over, Under, Next to a Structure



Limit New Leasing and Use of Site Under a Structure to Adjoining Owners or Government Entities



Restrictions on Electric Bus Parking



Future Demolition Cost of Existing Structures Under & Next to Caltrans Highway Facilities



Thank You!