

**Metro**Los Angeles County  
Metropolitan Transportation AuthorityOne Gateway Plaza  
Los Angeles, CA 90012-2952213.922.2000 tel  
metro.net**PLANNING AND PROGRAMMING COMMITTEE  
NOVEMBER 16, 2011****SUBJECT: PARK AND RIDE LOTS****ACTION: RECEIVE AND FILE****RECOMMENDATION**

Receive and file status report on prioritization and transfer process of state-owned park and ride lots to LACMTA.

**BACKGROUND**

At its September 22, 2011 meeting, the Board authorized staff to begin initial work on transferring up to 41 state-owned park and ride lots to LACMTA. The Board also directed staff to accelerate the transfer of the Artesia Transit Center (ATC) and suggested that staff: develop a process to prioritize acquisition of remaining park and ride lots; work with the Facilities/Property Maintenance staff to refine repair costs and develop annual maintenance budget and schedule; consult with Risk Management staff to assess potential liability exposure; and coordinate with Los Angeles County Sheriff's and Metro Protective Services to assess enforcement and security needs.

**ARTESIA TRANSIT CENTER**

A number of concurrent activities are underway to accelerate acquisition of the Artesia Transit Center (ATC). Staff is evaluating the possible use of various property transfer instruments including a simple property transfer through the City of Los Angeles and a Caltrans collateral facility relinquishment process. Staff has worked with Caltrans to define various access control requirements and easements in order to complete the necessary mapping and prepare legal descriptions of the properties.

Staff is also coordinating with Caltrans in work on applications for a number of new or transfer of existing regional agency permits/easements needed for transfer of the ATC including: a water discharge permit through the Regional Water Quality Control Board; a use permit through the Department of Toxic Substance and Control; a discharge permit through the Los Angeles County Sanitation District; a sewer easement through

the City of Los Angeles, a use agreement through Southern California Edison, a roadway easement through Los Angeles County Flood Control and; a joint use agreement with Caltrans for accessing rights. Staff is investigating the impact that new legislative requirements may have on obtaining permits for the transfer of ATC. Transfer of ATC will require that Caltrans submit a relinquishment notice to the California Transportation Committee for approval, a process that will take approximately two months for notice and action.

The transfer process being utilized on ATC will serve as a model for subsequent park and ride transfers, although not all activities required for the transfer of ATC may be necessary for other park and ride lots.

### **PRIORITIZATION OF PARK AND RIDES**

Three determinants are being considered in prioritizing park and ride lot transfer; ease of acquisition, benefit to the transit system, and restriction by the Interstate 105 Consent Decree.

#### **Interstate 105 Consent Decree**

In 1972, the Central District of the United States District Court enjoined Caltrans and the U.S Department of Transportation (and other participating state and federal agencies) from all activities in furtherance of construction of Interstate 105 until certain requirements of NEPA/CEQA were met. The plaintiffs and defendants agreed to settle all claims in the action under a consent decree which stipulated that Interstate 105 incorporate a number of design features and support facilities including, specifically, construction of ten park and ride lots along Interstate 105 and two park and lots along Interstate 110. The Central District Court further stipulated that it would retain jurisdiction of the matter until such time that a Judgment of Dismissal is entered pursuant to the terms of the Amended Decree.

Although none of the 12 Interstate 105 and Interstate 110 park and ride lots can be transferred until the decree is amended, staff has started right of way engineering work, described below, on these and other parks and ride lots in anticipation of an amendment to the decree in the future.

In support of that effort, the Office of the County Counsel has secured supplemental legal assistance to help in coordinating amending the decree, although it is unknown at this time when a court hearing date will be scheduled on the matter.

All lots are being evaluated on their expected ease of transfer, or those that do not involve transfer of or application for new permits/easements/covenants, interagency joint use agreements. To that end, consultant services are being enlisted to perform preliminary right-of-way engineering that will involve, in coordination with LACMTA and Caltrans staff: application for encroachment permits to perform services on state property; mapping and preparation of legal descriptions for all parcels; a listing of all regulatory permits, third party coordination/use agreements and access control requirements; preparation of new or transfer of existing permits/use agreements and

access control requirements; identification of locations where shared use or new electrical, sewage, irrigation, lighting, communications, and landscaping issues may exist; list of locations where a hybrid transfer of ownership may be possible; and recordation of deeds.

Staff is also coordinating with Bus and Rail Operations staff to help set priorities based on operational needs/ priorities and with Los Angeles County Sheriffs and Metro Transit Services to assess and develop interim security coverage plans. Sheriff's are also assessing communications needs including closed circuit television (CCTV) and Long Range Patrol (LRP) equipment/placement and signage necessary to ensure safety at park and ride lots.

Facilities Maintenance staff began visits to the ten state-owned Metro Green Line Station lots and adjoining state-owned park and ride lots located along Interstate 105 in August to: assess overall condition and develop costs to return to good level of repair; to establish frequency of maintenance; and to determine necessary upgrades including improvements required by the Americans with Disabilities Act (ADA).

### **NEXT STEPS**

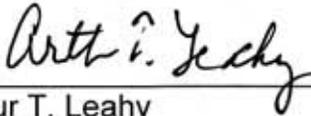
Staff will return as appropriate to update the Board on overall program schedule and budget and, specifically, on transfer of the ACT.

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