



# City of Santa Clara

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## Agenda Report

19-478

Agenda Date: 7/16/2019

### REPORT TO COUNCIL

#### **SUBJECT**

Action on Amendment No. 3 to an Agreement with Peninsula Corridor Joint Powers Board for the Santa Clara Train Station Parking Lot

#### **BACKGROUND**

The Peninsula Corridor Joint Powers Board (PCJPD) is the governing board for Caltrain, which provides commuter rail transit services in the San Francisco Bay Area, including Santa Clara. On July 8, 2009, the City of Santa Clara and PCJPD entered into a five-year lease agreement with a termination date of June 30, 2014 (Agreement) for a City-owned parcel located at the corner of El Camino Real and Railroad Avenue. The parcel, commonly known as the Santa Clara Train Station Parking Lot, was to be used to provide additional parking for Caltrain patrons. The Agreement has been amended twice (June 1, 2014 and June 14, 2017) to extend the term of the lease to June 30, 2019.

#### **DISCUSSION**

The proposed Amendment No. 3 (Attachment 1) increases PCJPD's rent to \$6,000 per year from 2019 through 2020 and \$6,600 for 2021 and extends the term of the agreement to June 30, 2022. In addition to extending the lease term and increase the rent, Amendment No. 3 also amends the length of notice the City must give to PCJPD to terminate the lease for development purposes, increasing the notice period from 90-days to 6-months.

#### **ENVIRONMENTAL REVIEW**

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(a) as it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

#### **FISCAL IMPACT**

Based on the revised rent schedule included in Section C of the Amendment No. 3, the City of Santa Clara will receive \$6,000 annually in 2019 and 2020 and \$6,600 in 2021 for a total of \$18,600 for the duration of the amended lease term.

#### **COORDINATION**

This item was coordinated with the Finance Department and City Attorney's Office.

#### **PUBLIC CONTACT**

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website

and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email [clerk@santaclaraca.gov](mailto:clerk@santaclaraca.gov) <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

**RECOMMENDATION**

Approve and authorize the City Manager to execute Amendment No. 3 to the Agreement with Peninsula Corridor Joint Powers Board to amend the rent schedule and extend the term of the lease to June 30, 2022.

Reviewed by: Ruth Shikada, Assistant City Manager

Approved by: Deanna J. Santana, City Manager

**ATTACHMENTS**

1. Amendment No. 3 to Agreement with Peninsula Corridor Joint Powers Board