

MEMORANDUM

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: August 20-21, 2026

From: STEVEN KECK, Chief Financial Officer

Reference Number: 2.4c.(3), Action Item

Prepared By: René Fletcher, Chief
Division of Right of Way and Land Surveys

Subject: **AIRSPACE LEASE – REQUEST FOR CONSENT TO DIRECTLY NEGOTIATE
WITH R&S GLAZING SPECIALTIES, INC., IN NAPA COUNTY**

ISSUE:

Should the California Transportation Commission (Commission) approve a request by the California Department of Transportation (Department) to directly negotiate a long-term lease with R&S Glazing Specialties, Inc., in Napa County?

RECOMMENDATION:

The Department recommends that the Commission approve a request to directly negotiate a long-term lease with R&S Glazing Specialties, Inc., located in Napa County.

BACKGROUND:

R&S Glazing Specialties, Inc. operates a standalone retail glass business located adjacent to the State Route (SR) 29 right of way in the City of American Canyon. Although R&S Glazing Specialties, Inc.'s property does have some parking available, they have leased the adjoining site for additional parking from the Department since September 1, 2010. Prior owners of the building site leased this site for parking since 1989. The lease area is rectangular in shape.

The site is landlocked, with no public access from SR 29 or Green Island Road. It serves no functional purpose for anyone other than the adjacent owner, and no other neighboring properties have access. As a result, the site is only useful to the adjoining property owner or prospective tenant who is using it for parking.

BENEFITS:

It is in the State's interest to lease this airspace site through direct negotiation because the site is only accessible and usable by the proposed/current lessee.

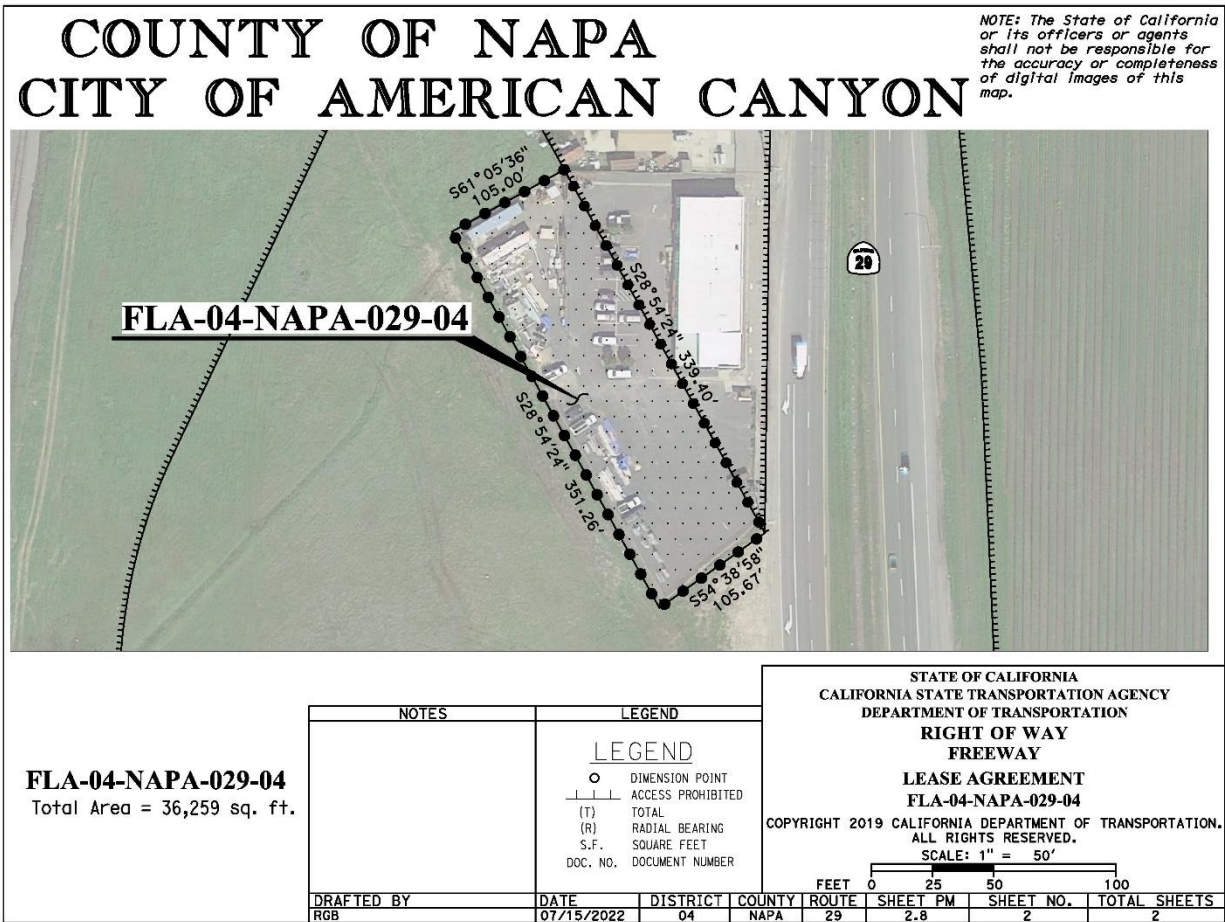
Leasing this site to the proposed/current lessee relieves the Department of maintenance problems and does not detract from the safety and aesthetics of the Department's right of way. The negotiated rental rate will be at fair market rent.

Attachments

Exhibit A – Freeway Lease Area Map Overlay

Exhibit B – Street View Image of Parking Area

Freeway Lease Area Map Overlay



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Street View Image of Parking Area

