



**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



June 11, 1991

Budget & Finance Committee  
of the City Council  
Sacramento, CA

Honorable Members in Session:

SUBJECT: State of California Museum of Railroad Technology

SUMMARY

The attached report is submitted to you for review and recommendation prior to consideration by the Redevelopment Agency of the City of Sacramento.

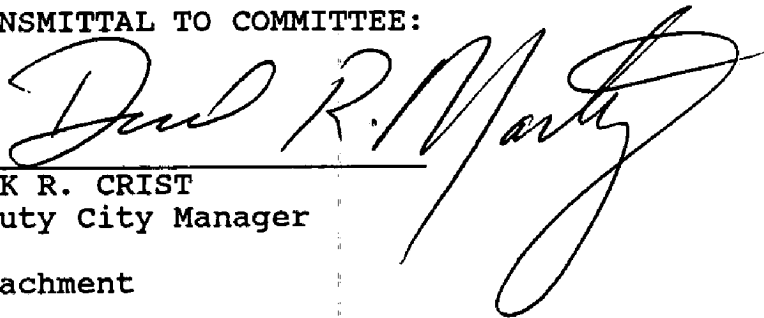
RECOMMENDATION

The staff recommends approval of the attached resolutions approving the plans and lease extension.

Respectfully submitted,

JOHN E. MOLLOY  
Executive Director

TRANSMITTAL TO COMMITTEE:

  
JACK R. CRIST  
Deputy City Manager

*for*  
Attachment



# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



June 18, 1991

Redevelopment Agency of the  
City of Sacramento  
Sacramento, California

Honorable Members in Session:

SUBJECT: State of California Museum of Railroad Technology (MORT)

## SUMMARY

Adoption of the attached resolution will approve Preliminary Plans for the State of California Museum of Railroad Technology and will authorize the Executive Director to extend the Preliminary Term of the Ground Lease to the State of California Department of Parks and Recreation by one year.

## BACKGROUND

On April 5, 1988, the Agency adopted a resolution approving a Ground Lease for development of the Museum of Railroad Technology by the State of California Department of Parks and Recreation in the Docks Project Area. The Ground Lease consists of two (2) terms, a four (4) year Preliminary Term and a Ninety-five (95) year Primary Term, for a total Ground Lease of Ninety-Nine (99) years.

### I. Approval of Preliminary Plans

The Schedule of Performance of the Ground Lease allows the Preliminary Term to be extended by one (1) year, provided the State has satisfied conditions precedent for an extension. The conditions are:

- 1) Execution of the Ground Lease;
- 2) Payment to Agency for the Preliminary Term;
- 3) Reimbursement to the Agency for the cost of demolition and site clearance;
- 4) Submittal of a request for a time extension; and
- 5) Agency approval of the preliminary plans for the Museum of Railroad Technology.

(1)

# **SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

Redevelopment Agency  
June 18, 1991  
Page 2

Having satisfied all other precedent conditions for approval of the time extension, the State has submitted Preliminary Plans for the Museum of Railroad Technology for approval by the Agency (attached as Exhibit "A"). Although not a requirement for Agency Plan approval, as State projects are exempt from the City's normal design review process, State Parks intends to submit the Preliminary Plans to the City Design Review Board staff for possible consideration and comment by the Design Review Board. Representatives from State Parks will be available to present the Preliminary Plans for Agency approval and to answer any questions. Upon Agency approval of the Preliminary Plans for the Museum of Railroad Technology, the State will have satisfied all precedent conditions for Agency approval of an extension of the Preliminary Term of the Ground Lease.

## **II. Extension of Preliminary Term of Ground Lease**

The Ground Lease provides that, upon written request of the State, and satisfaction of precedent conditions, the Agency will at the State's request, consider an extension of the Preliminary Term if necessary to complete funding and permit procedures. The Schedule of Performance provides for a one (1) year extension. An extension of the Preliminary Term reduces the Primary Term by the length of the extension. The expiration date of the lease is not affected by an extension of the Preliminary Term.

## **FINANCIAL DATA**

Consistent with the terms of the Ground Lease, upon approval of the time extension, the State shall pay the Agency the sum of One Thousand Dollars (\$1,000) for the additional one (1) year time extension to the Preliminary Term. The amount to be paid by the State for the Primary Term shall be decreased by the same amount. The total payments under the Ground Lease, including both the Preliminary Term and Primary Term, shall remain unchanged and totals Ninety-nine Thousand Dollars (\$99,000).

## **ENVIRONMENTAL REVIEW**

Pursuant to Title 14, California Administrative Code, Section 15162, the Environmental Coordinator has determined that there are no substantial changes in the project or in the circumstances under which the project is to be undertaken and that the project involves no new impacts not considered in the Prior Environmental Impact Report. Therefore, no further environmental documents are required.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency  
June 18, 1991  
Page 3

## POLICY CONSIDERATIONS

The actions proposed in this staff report are consistent with previously authorized actions and approved policy, and there are no policy changes being recommended. Adoption of the attached resolution is consistent with the intent of the previously authorized actions.

## MBE/WBE

MBE/WBE considerations are not required with the activities addressed in this report. Adoption of the attached resolution will have no effect upon the Agency's MBE\WBE goals.

## VOTE AND RECOMMENDATION OF COMMISSION

At its meeting of June 5, 1991, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES: Amundson, Pernell, Simon, Simpson, Williams,  
Wooley, Yew, Strong  
NOES: None  
ABSENT: Cespedes, Diepenbrock, Moose

## RECOMMENDATION

The staff recommends adoption of the attached resolution which will:

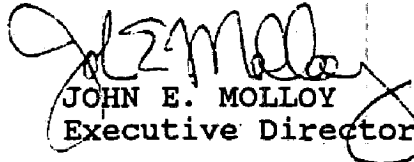
1. Approve Preliminary Plans for the State of California Museum of Railroad Technology; and
2. Approve a one (1) year extension of the preliminary term of the ground lease; and

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency  
June 18, 1991  
Page 4

3. Authorize the Executive Director to execute such documents as may be necessary to extend the term of the Preliminary Ground Lease by one (1) year, to April 5, 1993.

Respectfully submitted,

  
JOHN E. MOLLOY  
Executive Director

TRANSMITTAL TO COUNCIL:

---

WALTER J. SLIPE  
City Manager

Contact Person: Theodore R. Leonard, Agency Architect  
440-1320

StaffRpts\MORTHaz

# RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF \_\_\_\_\_

## APPROVAL OF PRELIMINARY PLANS FOR THE STATE MUSEUM OF RAILROAD TECHNOLOGY, EXTENSION OF PRELIMINARY TERM OF GROUND LEASE

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF CITY OF  
SACRAMENTO:

Section 1: The Preliminary Plans for the State Museum of Railroad  
Technology attached to this Resolution as Exhibit "A" are hereby approved.

Section 2: The Executive Director is authorized to execute an amendment to  
the Ground Lease for Development of the Museum of Railroad Technology, extending the  
Preliminary Term by one (1) year, to April 5, 1993.

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY

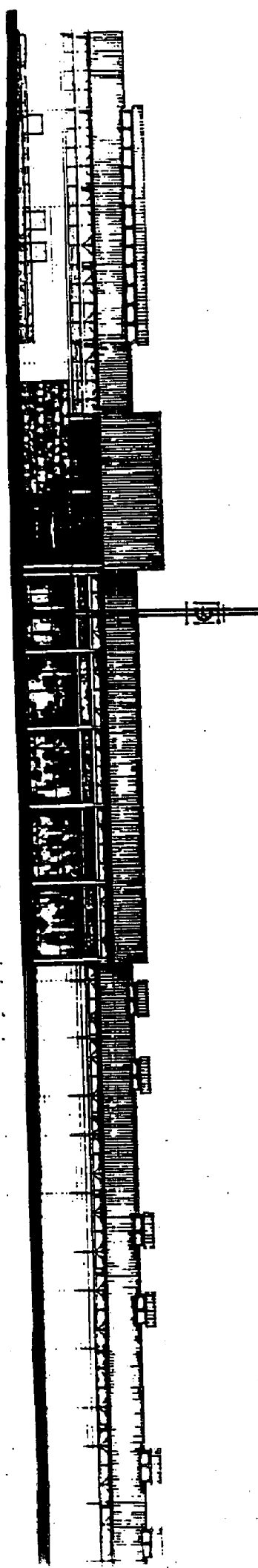
P:\SHARE\Reso\MORTHAZ

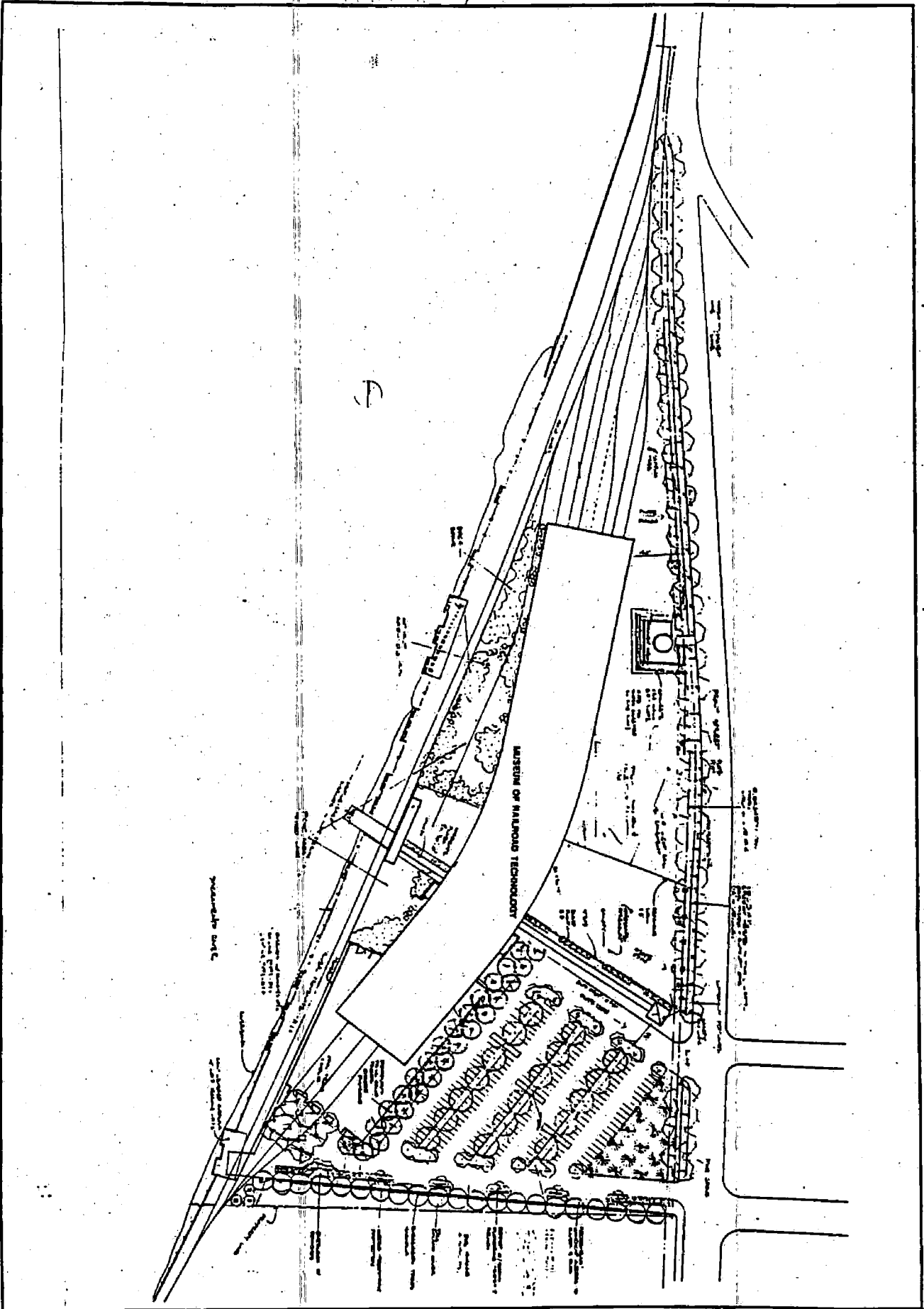
FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

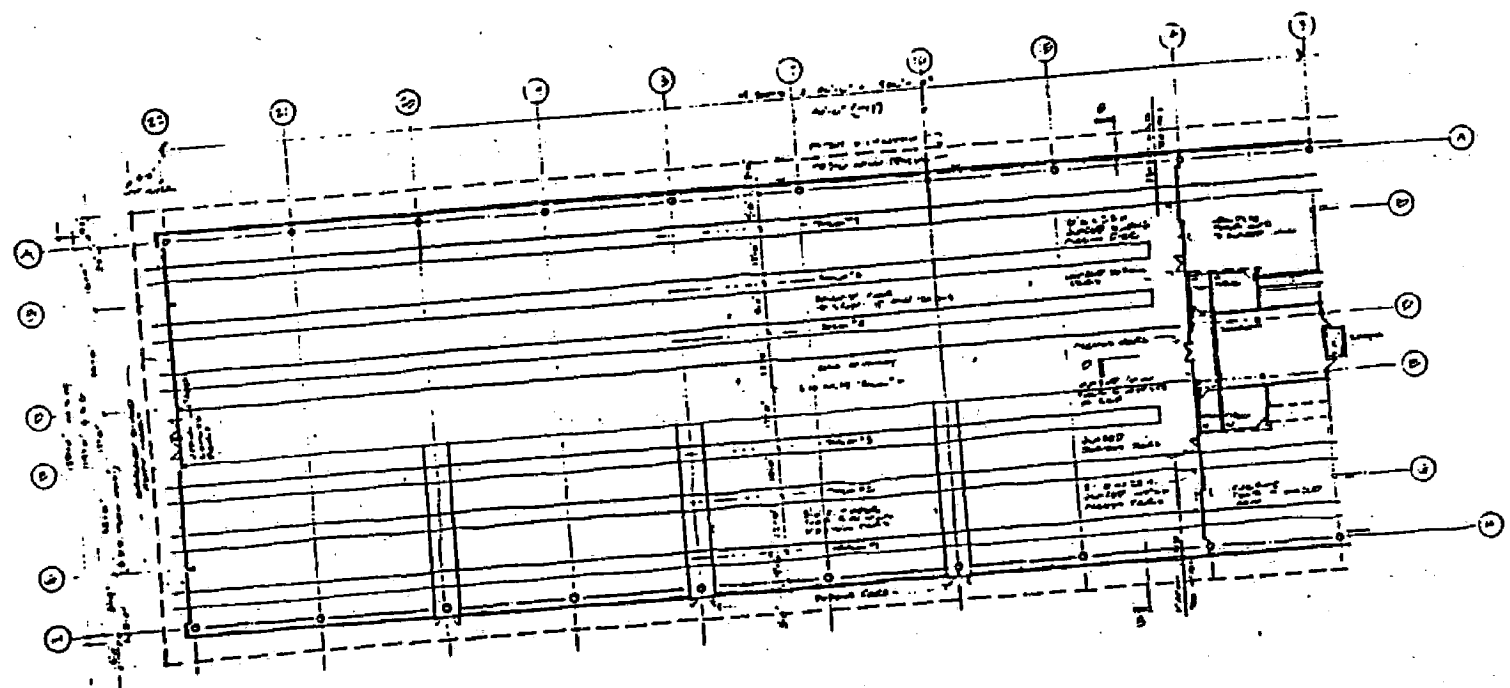
SOOT ELEVATION 117  
CM



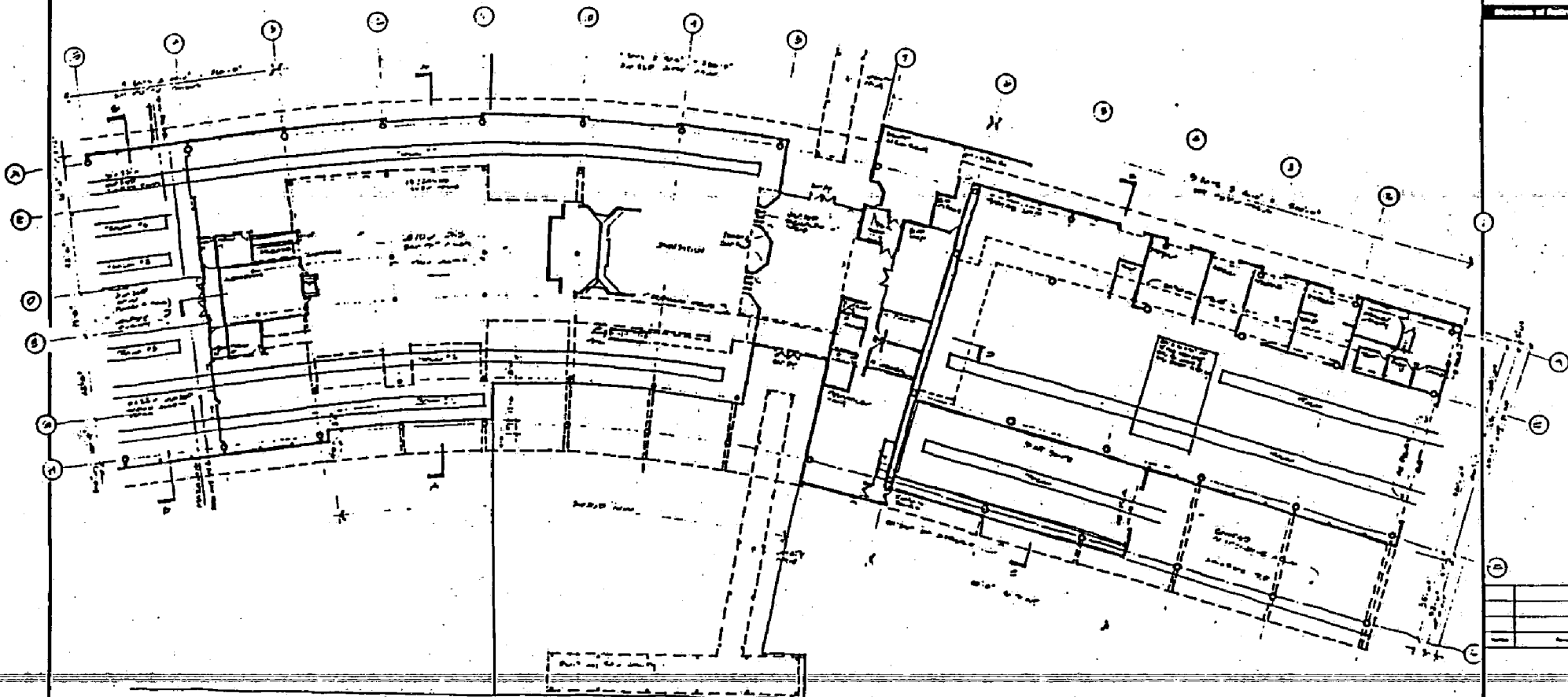


SHEET NO. PROJECT NO.	DRAWING NO.	BUREAU OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION		ATTACHED	DATE	DESIGNED
		APPROVED	DATE	CHECKED	CHECKED	
		CHECKED	CHECKED			






Dryer & Stock  
 Cambridge Street  
 1911  
 1912  
 1913  
 1914  
 1915  
 1916  
 1917  
 1918  
 1919  
 1920  
 1921  
 1922  
 1923  
 1924  
 1925  
 1926  
 1927  
 1928  
 1929  
 1930  
 1931  
 1932  
 1933  
 1934  
 1935  
 1936  
 1937  
 1938  
 1939  
 1940  
 1941  
 1942  
 1943  
 1944  
 1945  
 1946  
 1947  
 1948  
 1949  
 1950  
 1951  
 1952  
 1953  
 1954  
 1955  
 1956  
 1957  
 1958  
 1959  
 1960  
 1961  
 1962  
 1963  
 1964  
 1965  
 1966  
 1967  
 1968  
 1969  
 1970  
 1971  
 1972  
 1973  
 1974  
 1975  
 1976  
 1977  
 1978  
 1979  
 1980  
 1981  
 1982  
 1983  
 1984  
 1985  
 1986  
 1987  
 1988  
 1989  
 1990  
 1991  
 1992  
 1993  
 1994  
 1995  
 1996  
 1997  
 1998  
 1999  
 2000




Dryden & Blackford  
 2nd Floor  
 100 N. 1st St. - 1st Fl.  
 Cambridge, Mass. 02142

Cambridge, Mass. 02142

Architects and Planners  
 100 N. 1st St. - 1st Fl.  
 Cambridge, Mass. 02142

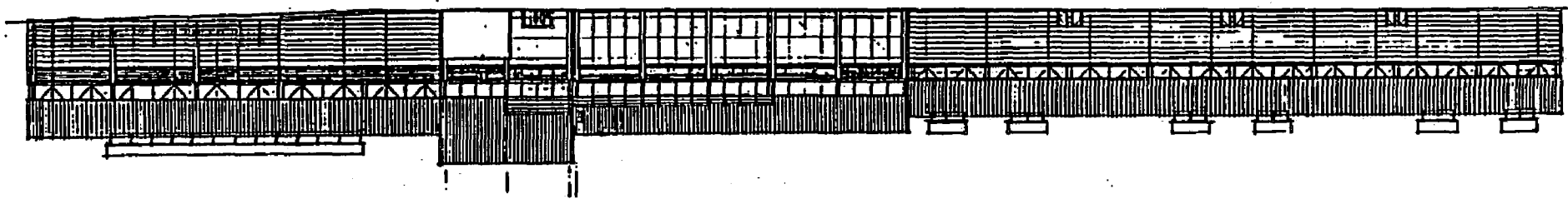
DATE: 4/25/60  
 DRAWN BY: J.P.T.  
 CHECKED BY: J.P.T.  
 SCALE: 1/8" = 1'-0"  
 SHEET: 9-10-60

LEVEL: 0  
 PLAN: 0  
 SECTION: 0

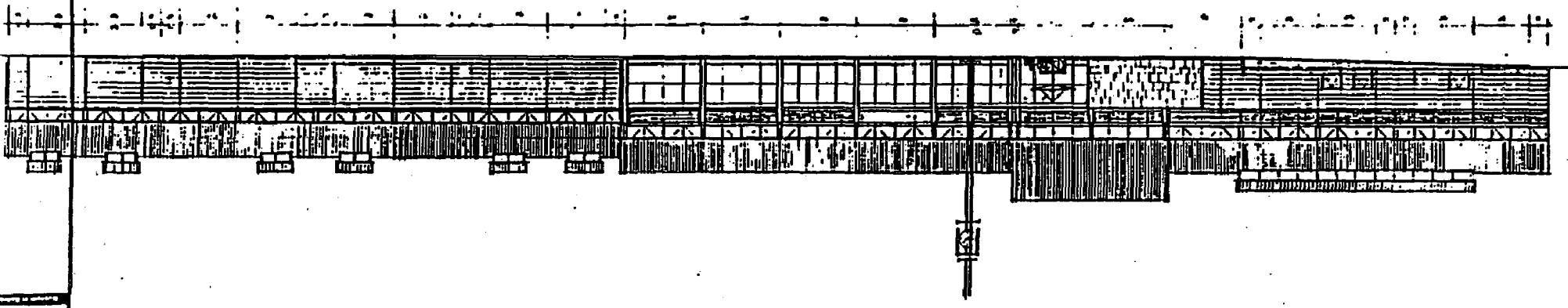
ra 9ndand  
2-1-1914  
1-1-1914  
1-1-1914

507 100000

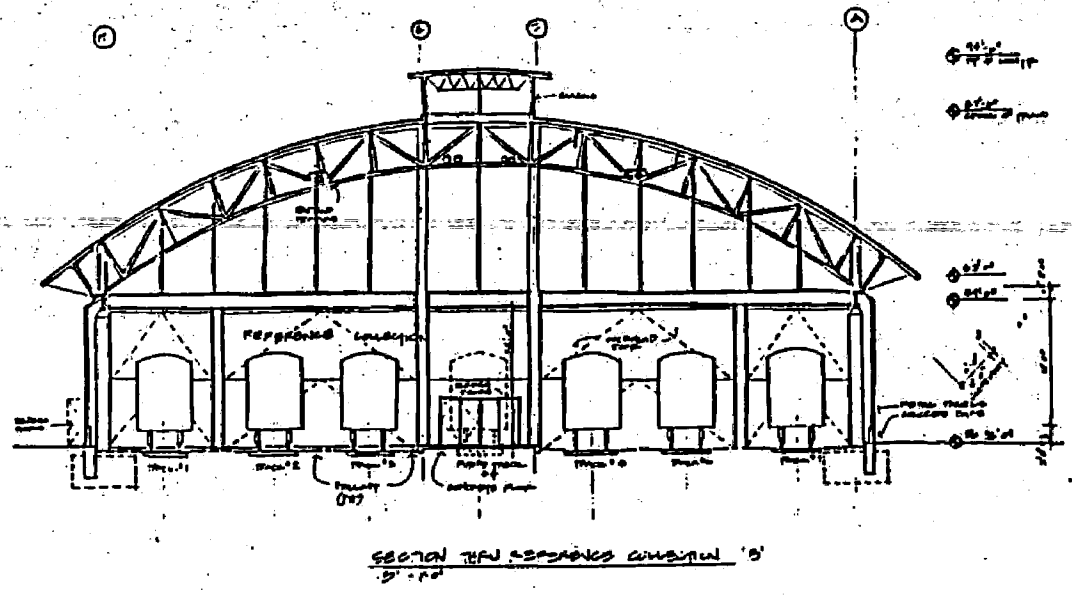
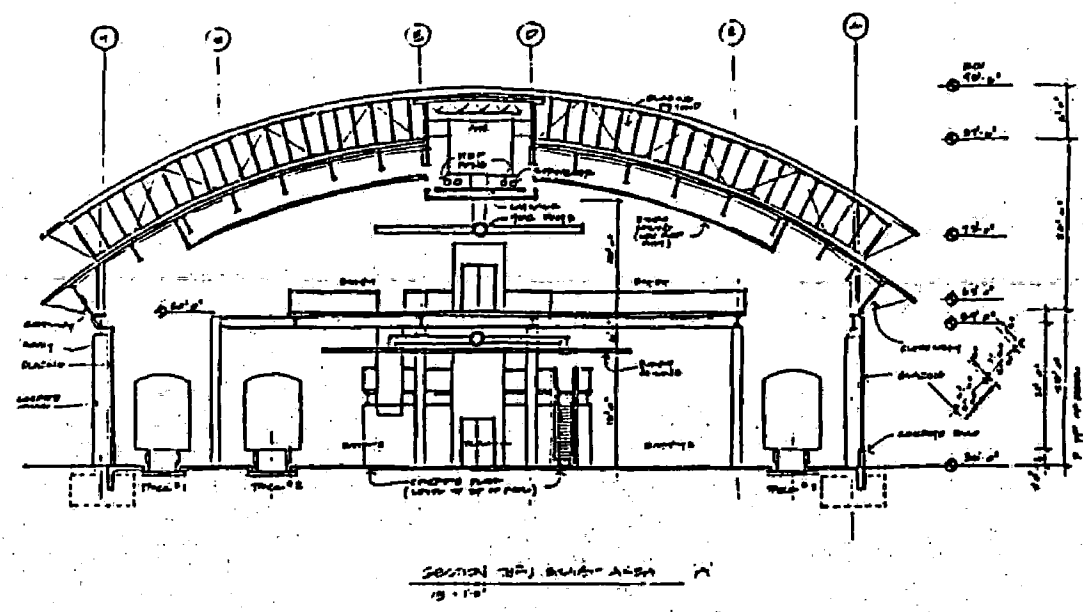
1-1-1914  
1-1-1914



1-1-1914  
1-1-1914



RAILROAD  
MUSEUM

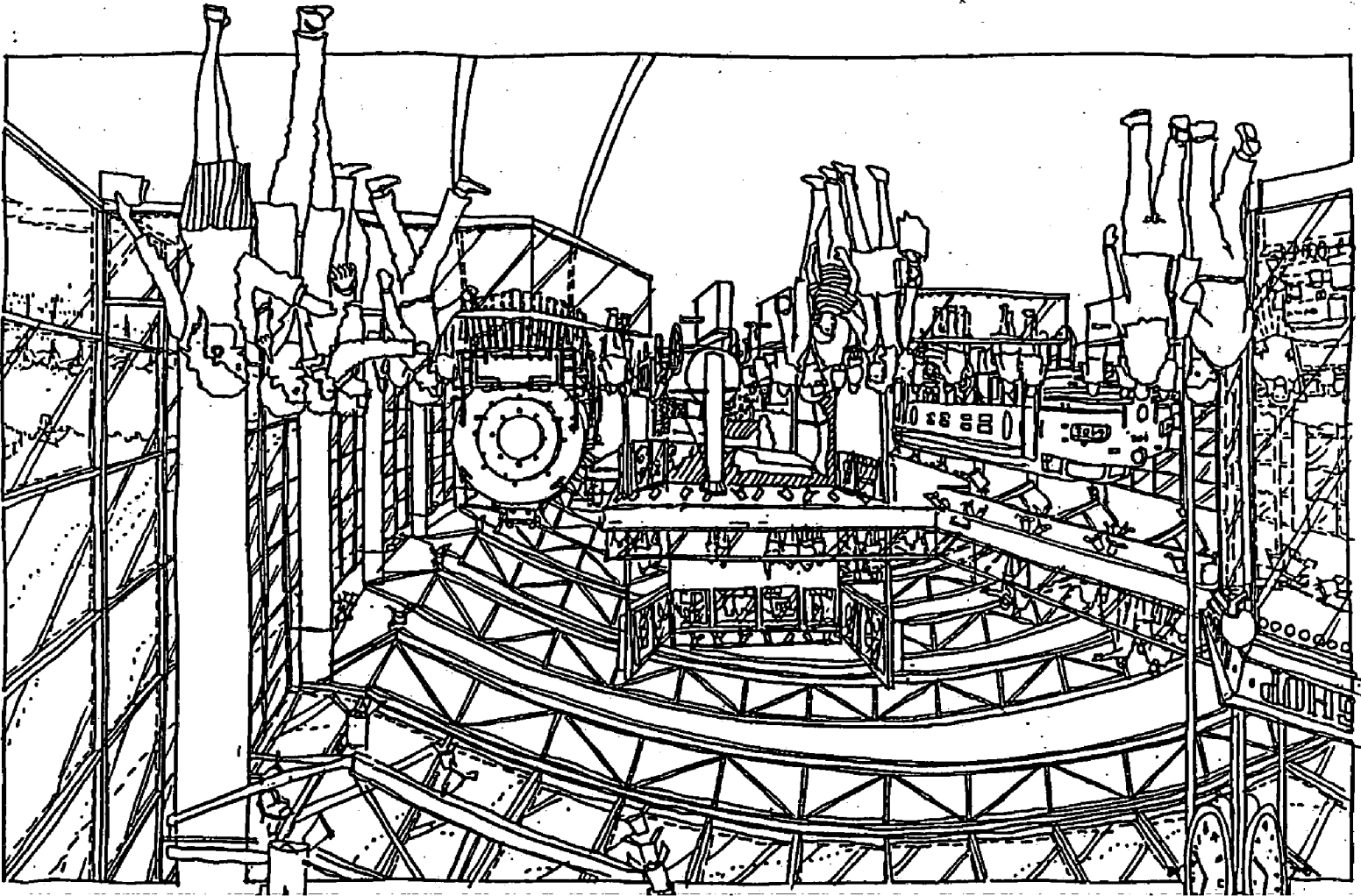



Dryden & Stockard Inc.  
344 Main Street  
Cambridge, MA 02142  
617-452-1228 Fax 617-452-1229

Cambridge Seven Associates  
Architect and Engineer  
470 Massachusetts Ave  
Cambridge, MA 02142  
617-452-1228 Fax 617-452-1229

DATE: 02/20/00  
DRAWN BY: M. G. P. R.  
CHECKED BY: C. M.  
SCALE: 1/8" = 1'-0"  
PROJECT NO.: 1213-1214

PROJECT NO.: 1213-1214  
PROJECT NAME: STANFORD RAILRO MUSEUM  
PROJECT LOCATION: 344 MAIN STREET, CAMBRIDGE, MA 02142



NO. 10

DEPARTMENT OF PARKS AND RECREATION

AMUSEMENT RIDE OF CALIFORNIA  
DEPARTMENT OF PARKS AND RECREATION  
SAN FRANCISCO, CALIF.