

# Memorandum **TAB 49**

**To:** CHAIR AND COMMISSIONERS  
CALIFORNIA TRANSPORTATION COMMISSION

**CTC Meeting:** August 15-16, 2018

**Reference No:** 2.4d. – **REPLACEMENT ITEM**  
Action Item

**From:** STEVEN KECK  
Chief Financial Officer

**Prepared by:** Jennifer S. Lowden, Chief  
Division of Right of Way and  
Land Surveys

**Subject:** CONVEYANCE OF EXCESS STATE OWNED REAL PROPERTY

## **ISSUE:**

Should the California Transportation Commission (Commission) approve execution of the following Director's Deeds?

## **RECOMMENDATION:**

The California Department of Transportation (Department) recommends the Commission authorize execution of the Director's Deeds summarized below. The conveyance of excess State owned real property, including exchanges, is pursuant to Section 118 of the Streets and Highways Code.

The Director's Deeds included in this item involve an estimated current value of \$6,123,097. The State will receive a return of \$8,016,490 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

## **DIRECTOR'S DEEDS:**

<b>01-03-Sac-5 Post Mile (PM) 31.1</b>	Sacramento
Disposal Unit #DE 17591-01-04	1.489 acres
Convey to: Sacramento Municipal Utility District, a municipal utility district ("SMUD")	\$5,800 (Appraisal \$5,807)

Direct sale. Sacramento Municipal Utility District, a municipal utility district (SMUD) will be purchasing a Utility Easement on Department property to install new overhead sub transmission electrical lines. This easement will benefit the future development of the Metro Air Park area which is supported by the County and the City of Sacramento.



**07-04-Son-116 PM 12.2** Guerneville  
Disposal Unit #DD-045337-01-01 0.22 acre (9,637 s.f.)  
Convey to: Rosanta Company, \$103,200 (Appraisal \$103,200)  
A California Corporation

Direct sale. Parcel is landlocked, unimproved, and a remnant of a bridge project on Highway 116 in Guerneville. Selling price represents the appraised value of \$103,200 received from the only interested adjoining owner, Rosanta Company, LLC.

**08-05-Mon-101 PM 98.43** Prunedale  
Disposal Unit #DE 10442-01-03 1.17 acres  
#DE 10442-01-05 \$2,742 (Appraisal \$2,742)  
Convey to: Pacific Bell Telephone Company,  
dba AT&T California

Direct conveyance of easement. Conveyance is 50 per cent State's obligation pursuant to Utility Agreement No. 05-UT-1195.5650 dated January 4, 2011.

**09-05-Mon-101 PM 98.43** Prunedale  
Disposal Unit #DE 10442-01-04 0.86 acre  
Convey to: Pacific Gas & Electric Company, \$1,748 (Appraisal \$1,748)  
a California Corporation

Direct conveyance of easement pursuant to Utility Agreement No. 05-UT-1195.577 dated July 9, 2013. Conveyance is 57 percent State's obligation.

**10-06-Fre-180 PM 89.0/R55.3** Fresno  
Disposal Unit #DD 84023-01-02 19,794 s.f.  
Convey to: James E. Chastain Jr. \$500 (Appraisal \$500)

Direct sale. Parcel is irregular in shape and size and located behind the adjoining parcel, making access limited. Selling price represents the appraised value of \$500 received from the only adjoining owner James E. Chastain Jr.

**11-06-Tul-198 PM 0.8** Visalia  
Disposal Unit #DD 84896-01-01 9,825 s.f.  
Convey to: Gregory Wiersma \$500 (Appraisal \$500)

Direct sale. Parcel is located on the north side of State Route 198 and is irregular in shape and landlocked. State Route 198 has controlled access making access to the parcel limited. Selling price represents the appraised value of \$500 received from the only adjoining owner.



16-11-SD-54 PM 4.9 San Diego  
Disposal Unit #DD 25738-01-01 1.02 acres (44,596 s.f.)  
Convey to: HHZZ Investments, LLC \$385,000 (PSE \$140,000)

Public sale. Selling price represents the highest bid received at the public auction. There were four registered bidders and four active bidders.

17-11-SD-54 PM 15.5 El Cajon  
Disposal Unit #DD 13929-01-01 2.5 acres (108,900 s.f.)  
Convey to: Paul Hoa Trung Tran \$1,300,000 (PSE \$381,000)

Public sale. Selling price represents the highest bid received at public auction. There were 21 registered bidders and six active bidders.

18-11-SD-125 PM 12.6 City of Spring  
Disposal Unit #DD 20481-01-02 88,070 s.f.  
Convey to: ACAA, LP \$205,000 (PSE \$165,000)

Public sale. Selling price represents the highest bid price at the public auction. There were two registered bidders and two active bidders.

19-11-SD-125 PM 14.5 La Mesa  
Disposal Unit #DD 22827-01-01 12,762 s.f.  
Convey to: AMRE Properties, LLC \$185,000 (PSE \$140,000)

Public sale. Selling price represents the highest bid received at the first public sale. There were three registered bidders and two active bidders.

20-11-SD-125 PM 15.1 La Mesa  
Disposal Unit #DD 22863-02-01 12,158 s.f.  
Convey to: Austin Mowoe and Ifeanyichukwu Mowoe \$115,000 (PSE \$140,000)

Public sale. Selling price represents the highest bid received at the first public sale. There were two registered bidders and two active bidders.

21-11-SD-905 PM 6.7 San Diego  
Disposal Unit #DD 31344-02-01 2.814 acres (122,578 s.f.)  
Convey to: ACAA, LP \$1,977,000 (PSE \$2,326,000)

Public sale. Selling price represents the only bid received at the first public sale. There was one registered bidder and one active bidder.

<u>22</u> -11-SD-905 KP 13.5	San Diego
Disposal Unit #DD 31363-01-01	1.44 acres (62,581 s.f.)
Convey to: Nicanor Perez	\$450,400 (PSE \$563,000)

Public sale. Selling price represents the one and only bid received at the first public sale. There was one registered bidder and one active bidder.

<u>23</u> -11-SD-905 PM 6.8	San Diego
Disposal Unit #DD 32182-01-01	0.57 acre (24,927 s.f.)
Convey to: ACAA, LP	\$448,000 (PSE \$448,000)

Public sale. Selling price represents the only bid received at the first public sale. There was one registered bidder and one active bidder.

**Attachments**

- Attachment A – Financial summary spreadsheet
- Exhibits 1A-23B – Parcel maps