

MEMORANDUM

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: August 14-15, 2019

From: STEVEN KECK, Chief Financial Officer

Reference Number: 2.4d., Action Item

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 (SHC).

The Director's Deeds included in this item involve an estimated current value of \$146,600. The State will receive a return of \$586,500 from the sale of these properties. Corresponding maps are attached.

DIRECTOR'S DEEDS:

01-03-But-99 PM 4.7	Gridley
Disposal Unit #DK 022766-01-01	0.03 acre
Convey to: Biggs-West Gridley Water District	\$0
	Appraisal Not Applicable (N/A)

Direct conveyance to public agency for no monetary consideration. The parcel is located within a drainage ditch, incapable of independent development due to its size, and was originally gifted to the State in 1972 for the Gridley/Live Oak Bypass project that was never built. The route was rescinded in 2007. Conveyance of this quitclaim will clear Department title on the property.

02-05-Mon-101 PM 94.40	Monterey County
Disposal Unit #DD 10422-01-01	0.553 acre
Convey to: Frank W. Remde and Nancy L. Remde, husband and wife as joint tenants as to an undivided 50 percent (%) interest, and Steven F. Remde and Marguerite Remde, husband and wife as joint tenants as to an undivided 50% interest	\$162,000 (Appraisal \$4,900)

Public Sale. There were 38 registered bidders and 38 active bidders that participated in the auction. Selling price represents the highest bid received at the public auction.

03-07-LA-5 PM 0.20	La Mirada
Disposal Unit #DK 80527-1	2,815 square feet (s.f.)
Convey to: Los Angeles County Flood Control District	\$7,050 (Appraisal \$7,050)

Direct sale. Conveyance of quitclaim of pipeline easement to underlying fee owner, the Los Angeles County Flood Control District. Selling price represents the appraised value of the property rights.

04-08-Riv-79 PM R2.5	Riverside County
Disposal Unit #DD 014116-01-01	20.63 acres
Convey to: Aguanga Reserve & Compound LLC	\$265,000
	Public Sale Estimate (PSE) \$68,000

Public Sale. Sales price represents the highest bid received at public auction. There were 21 registered bidders and five active bidders.

05-08-SBd-215 PM 6.8	San Bernardino
Disposal Unit #DD 018566-01-01	15,108 s.f.
Convey to: I & 2 LLC	\$150,000(Appraisal \$64,200)

Public Sale. Selling price represents the highest bid received at the public auction. There were 21 registered bidders and four active bidders that participated in the auction.

06-10-Mer-99 PM 29.6	Livingston
Disposal Unit #DD 000805-01-01	0.26 acre
Convey to: Lowe Investment Corporation	\$500 (Appraisal \$500)

Direct sale. The parcel is landlocked and too small for independent development. Parcel was offered to the only interested adjoining owner at the appraised value.

07-10-Mer-140 PM 36.9	Merced
Disposal Unit #DD 15395-02-01	1,792 s.f.
Convey to: Frank Anthony Plagenza, Successor Trustee of the Joseph and Rose Plagenza Living Trust, under Trust dated October 17, 1990	\$1,700 (Appraisal \$1,700)

Direct sale. Parcel is landlocked and too small for independent development. The parcel was offered to the only interested adjoining owner at the appraised value.

08-10-Tuo-108 PM R2.0	Sonora
Disposal Unit #DD 011823-01-02	0.04 acre
Convey to: Kenneth Sadler Separate Property Trust	\$250 (Appraisal \$250)

Direct sale. Parcel is landlocked and too small for independent development. The parcel was offered to the only interested adjoining owner at the appraised value.

Attachments:

Exhibits 1A-8B – Parcel maps

BIGGS

BIGGS EAST HWY

W BIGGS GRIDLEY RD

DAKOTA AVE

CHATFIELD AVE

HASTINGS AVE

PRYDE AVE

SOUTH AVE

ORD RANCH RD

STANDISH LN

GRIDLEY

LOCATION OF PARCEL

COLUSA HWY

E GRIDLEY RD



STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED MAP
LOCATION MAP
 PARCEL NO. DK-022766-01-01

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
S. THOMAS	6-21-19	03	BUT	99	4.7	1	2

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.



T.18N. R.3E. M.D.M.
SECTION 31
RANCHO BOGA

APN 025-200-099

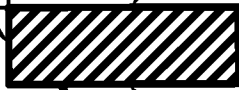
APN 025-200-006

20.00'

59.79'

20.00'

STANDISH
LANE



APN 025-200-035
BIGGS WEST GRIDLEY
WATER DISTRICT

59.79'

APN 025-200-054

APN 025-200-036
BUTTE WATER DISTRICT

DK-022766-01-01
0.03 AC.
ACQUIRED PER
1814/OR/642

APN 025-200-059

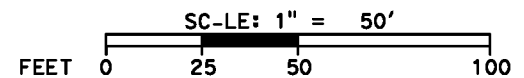
NOTES

Coordinates and bearings are on CCS N-D 27 Zone 2. Distances are ground distances.

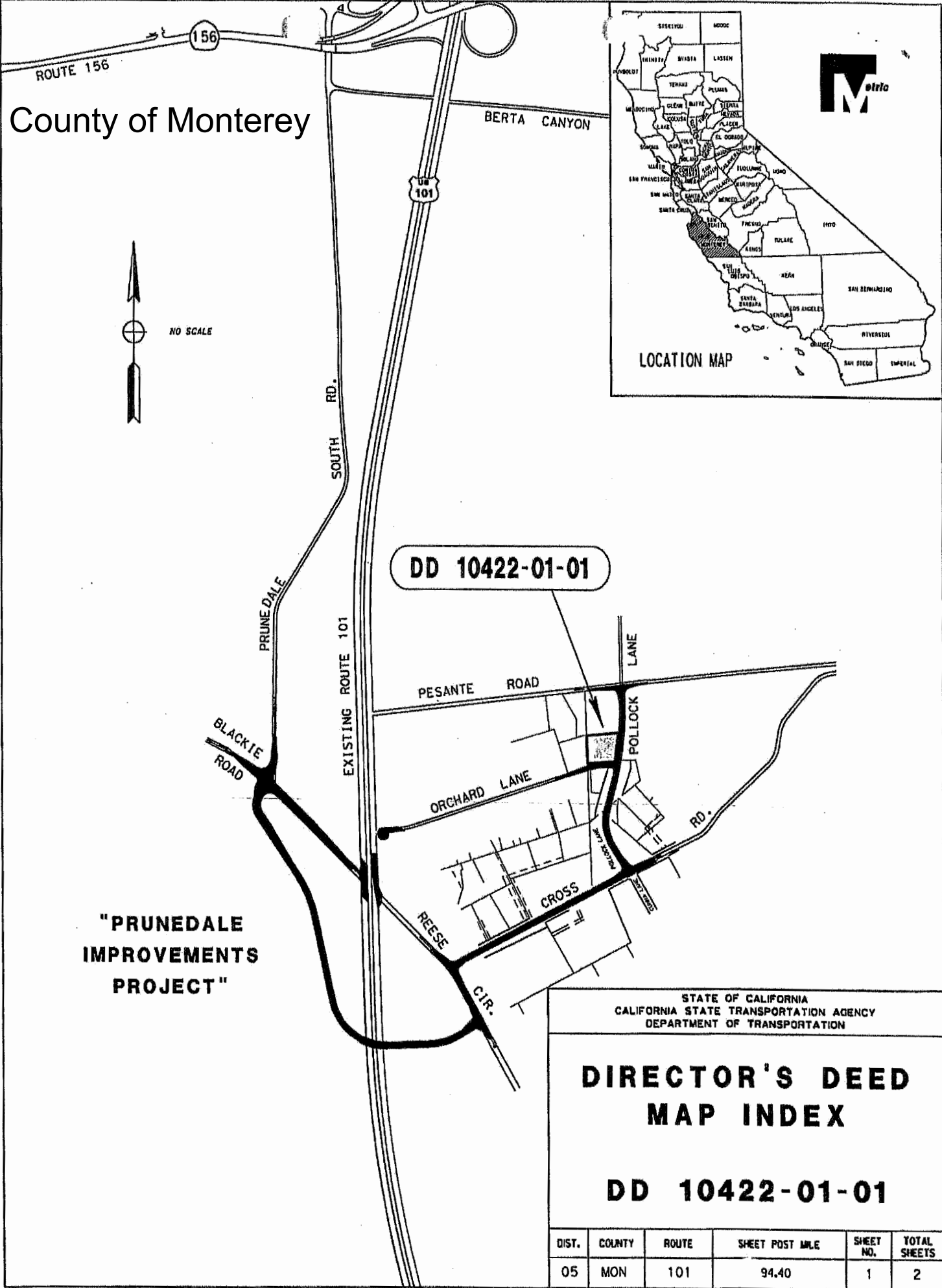
-All distances are in feet unless otherwise noted.

LEGEND

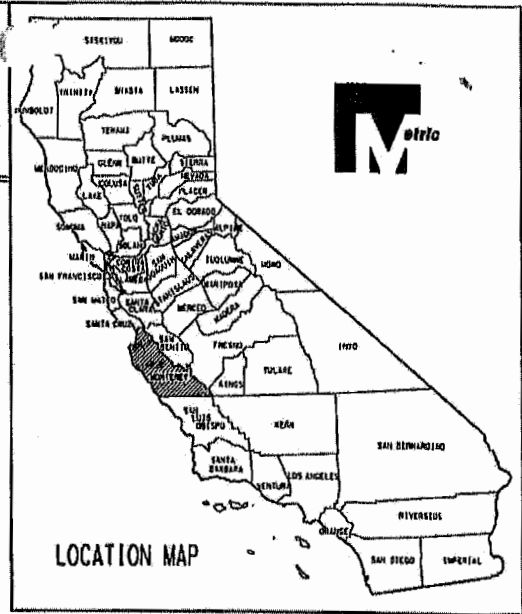
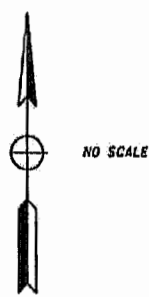
STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED MAP
PARCEL NO. DK-022766-01-01



DR-FTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOT-L SHEETS
S. Thomas	06-19-19	03	BUT	99	4.7	2	2



County of Monterey



**"PRUNEDALE
IMPROVEMENTS
PROJECT"**

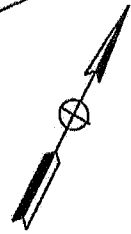
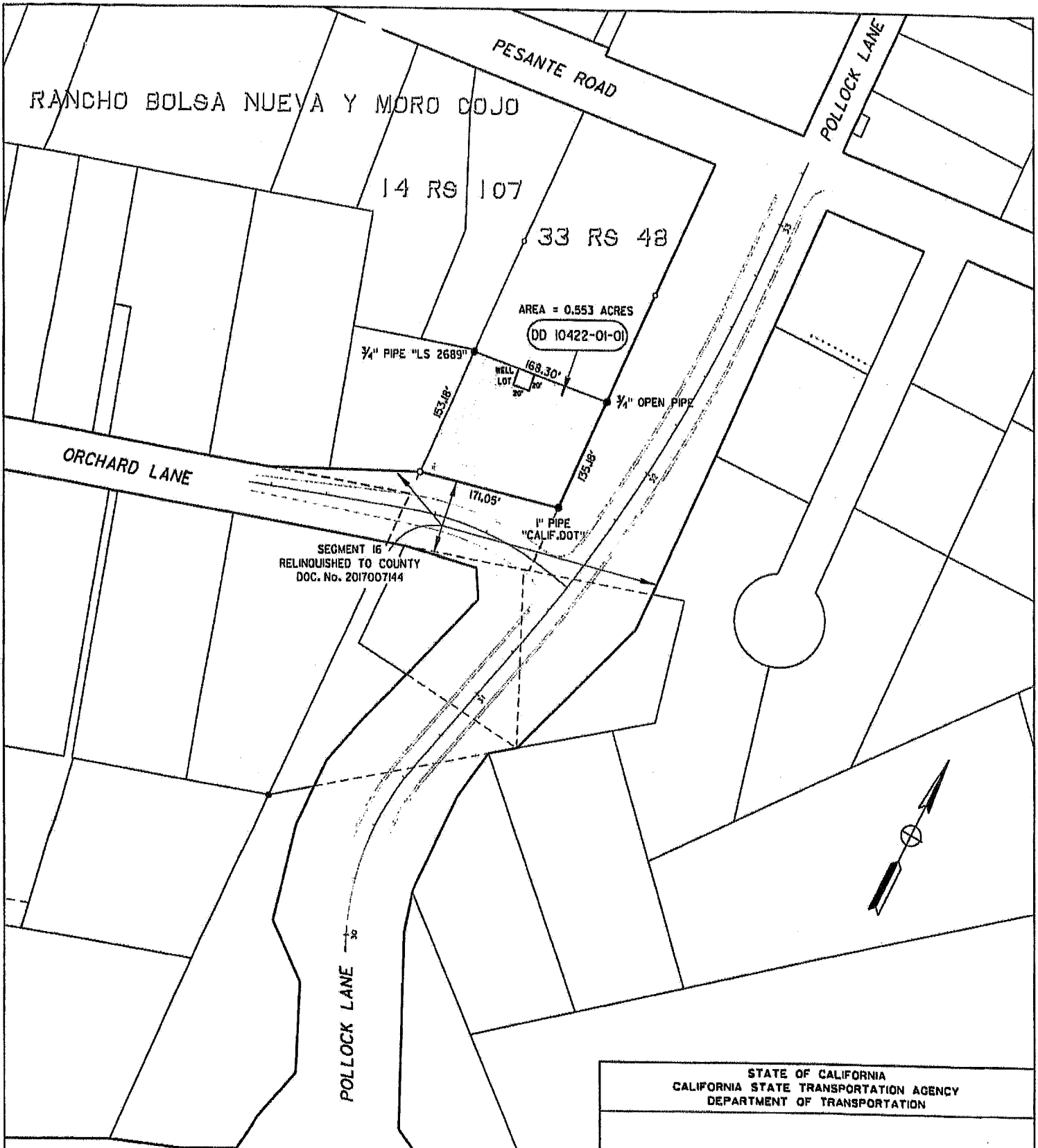
DD 10422-01-01

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**DIRECTOR'S DEED
MAP INDEX**

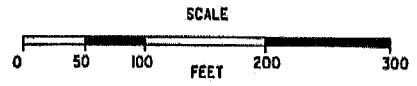
DD 10422-01-01

DIST.	COUNTY	ROUTE	SHEET POST MILE	SHEET NO.	TOTAL SHEETS
05	MON	101	94.40	1	2



STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**DIRECTOR'S DEED
MAP
DD 10422-01-01**



NOTES
COORDINATES AND BEARINGS ARE ON CCS 1983, ZONE 04.
DISTANCES AND STATIONING ARE GRID DISTANCES.
MULTIPLY BY 1.00003384 TO OBTAIN GROUND DISTANCES.

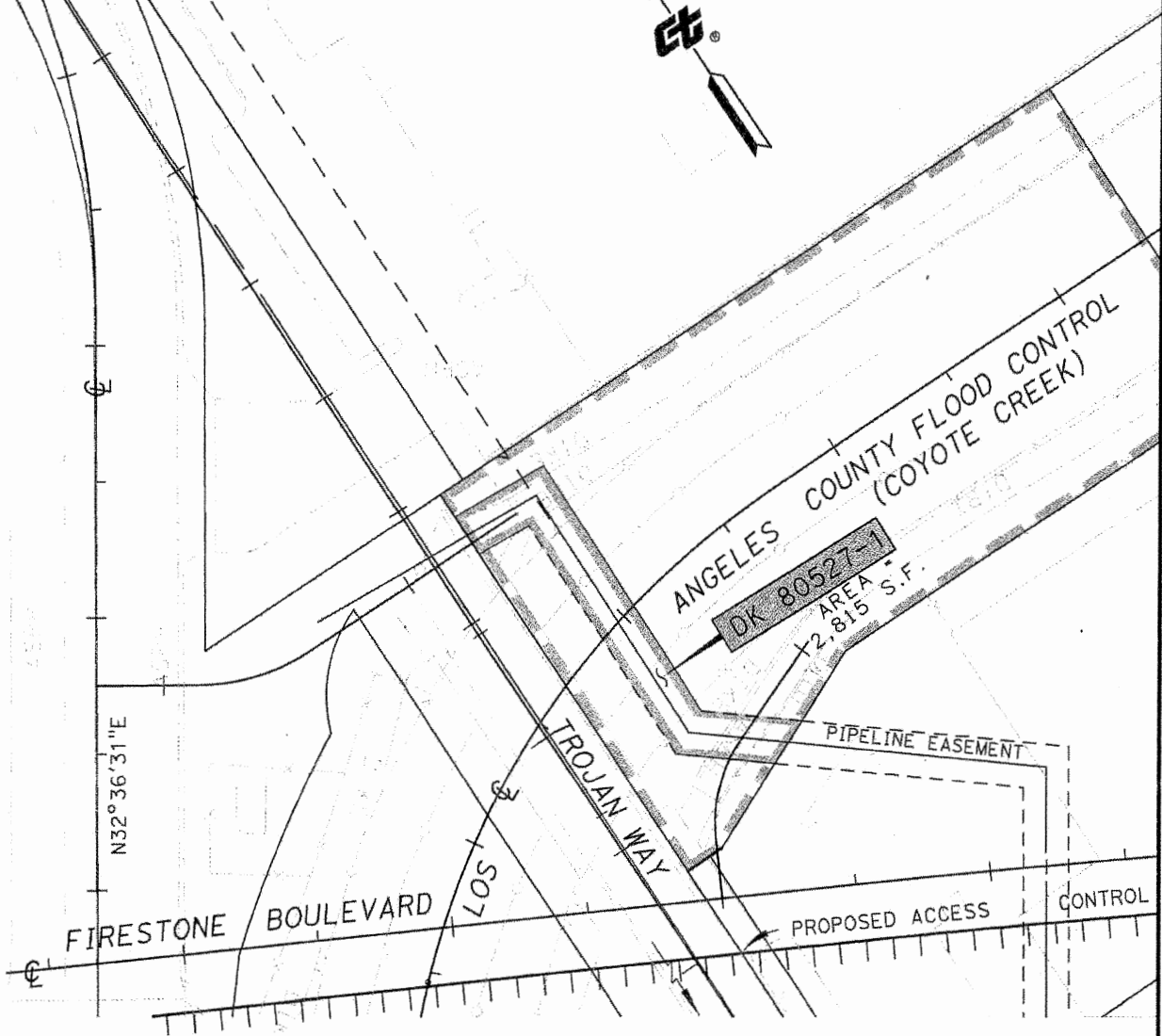
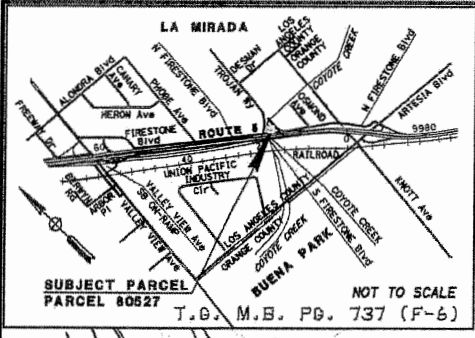
LEGEND

- NOTHING FOUND OR SET
- FOUND MONUMENT AS DESCRIBED

DIST.	COUNTY	ROUTE	SHEET POST MILE	SHEET NO.	TOTAL SHEETS
05	MON	101	94.40	2	2

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

CITY OF LA MIRADA COUNTY OF LOS ANGELES



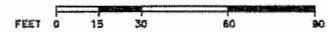
PARCEL NO. DK 80527-1
AREA = 2,815 S.F.

NOTES
All distances are in feet unless otherwise noted.

LEGEND

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY DIRECTOR'S DEED DK 80527-1



Date: 11-21-17

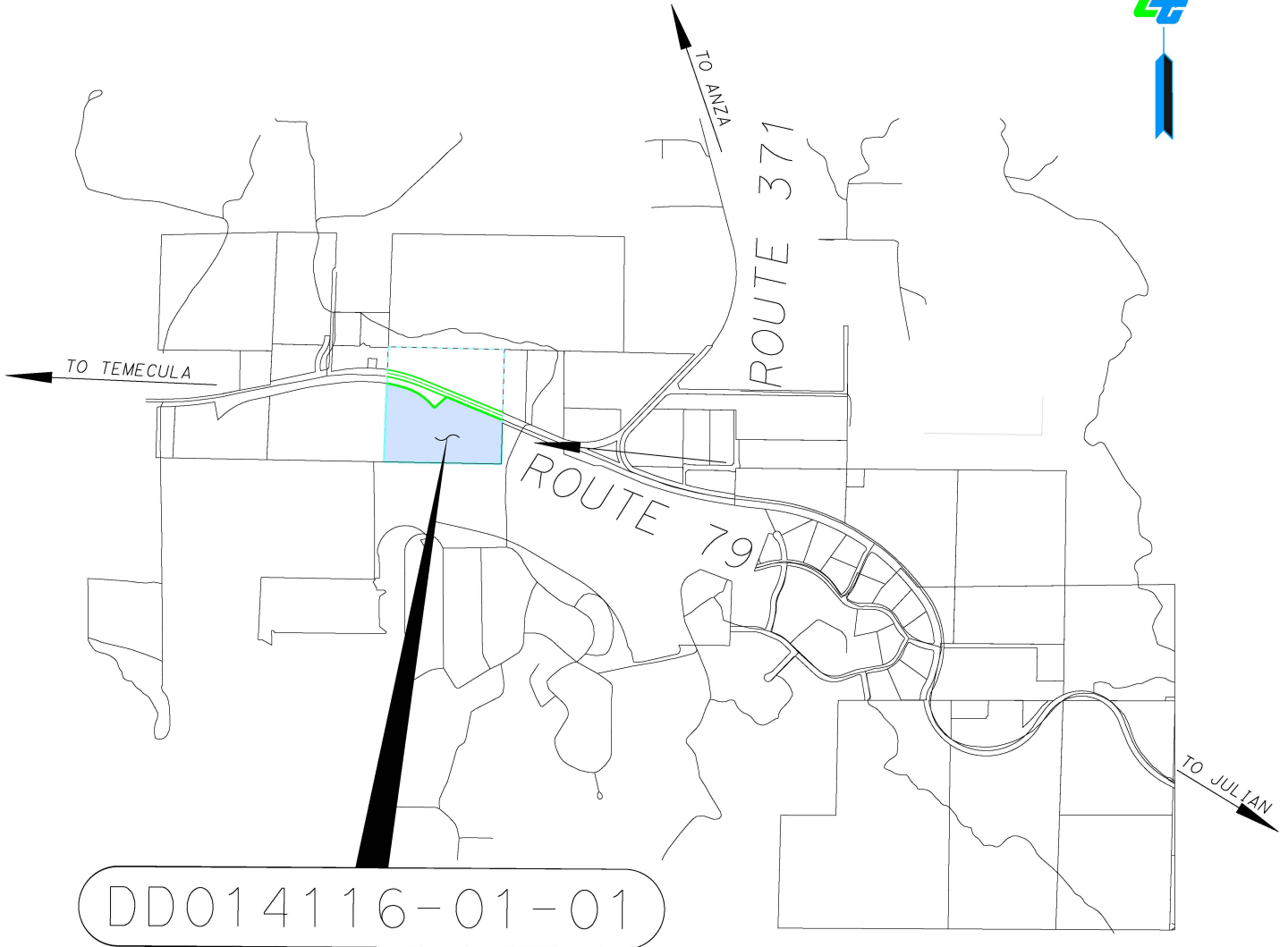
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
7	LA	5	0.20	1	1

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COUNTY OF RIVERSIDE

POR. SECTION 27

T.8 S., R.1 E. - S.B.M.



DD014116-01-01

EXHIBIT "B"

SEE SHEET 2 OF 2 FOR DETAILS

NOTES
All distances are in feet unless otherwise noted.
AREA
Parcel Contains 898,819 Sq. Ft. 20.634 Acres more or less.

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTOR'S DEED
DD014116-01-01
VICINITY MAP**

FEET 0 NO SCALE

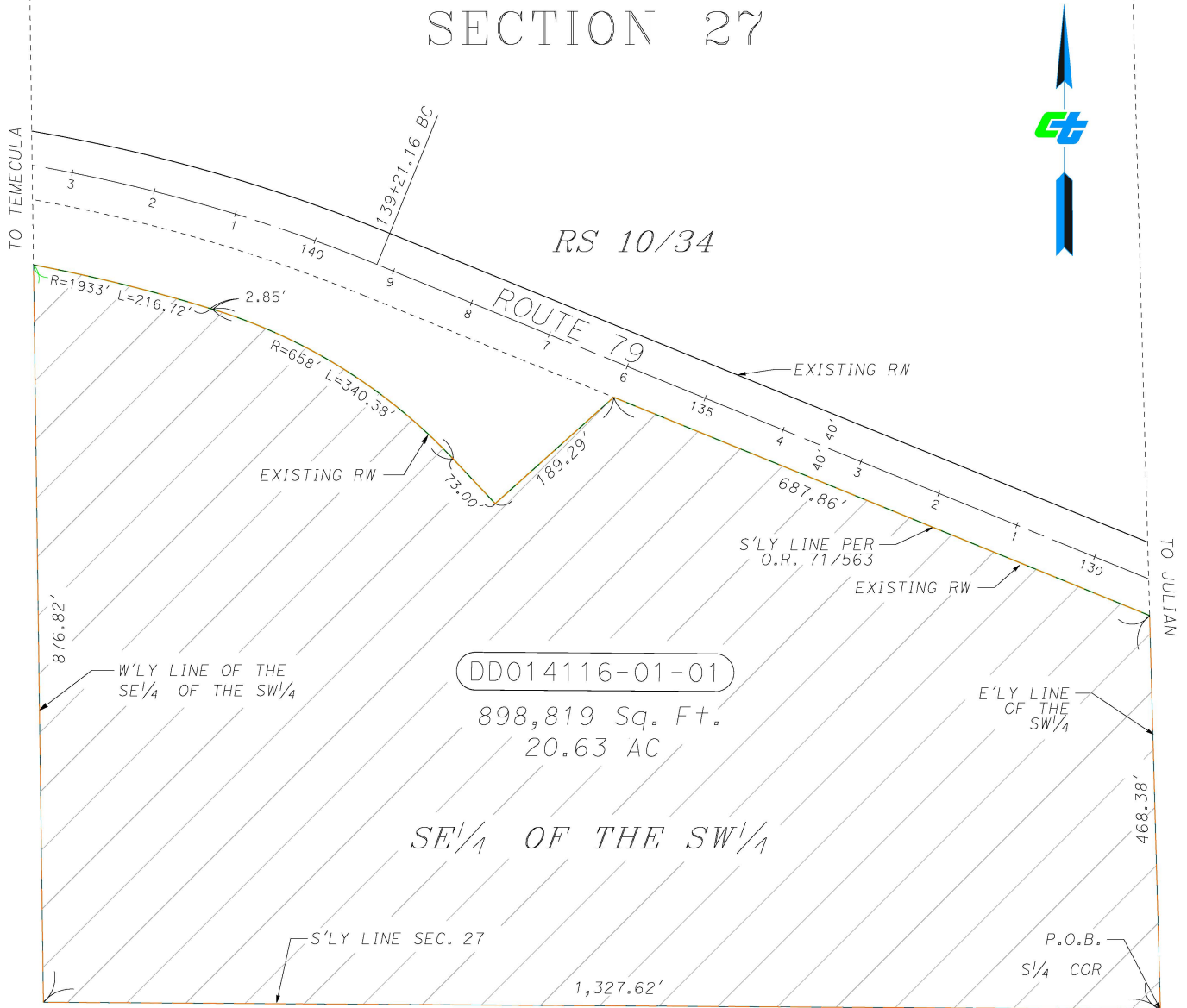
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
08	RIV	79	R2.5	1	2

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COUNTY OF RIVERSIDE

T.8 S., R.1 E. - S.B.M.

SECTION 27



NOTES
All distances are in feet unless otherwise noted.
AREA
Parcel Contains 898,819 Sq. Ft. 20.634 Acres more or less.

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED
DD014116-01-01
DETAIL MAP

FEET 0 50 100 200 300

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
08	RIV	79	R2.5	2	2

EXHIBIT "B"

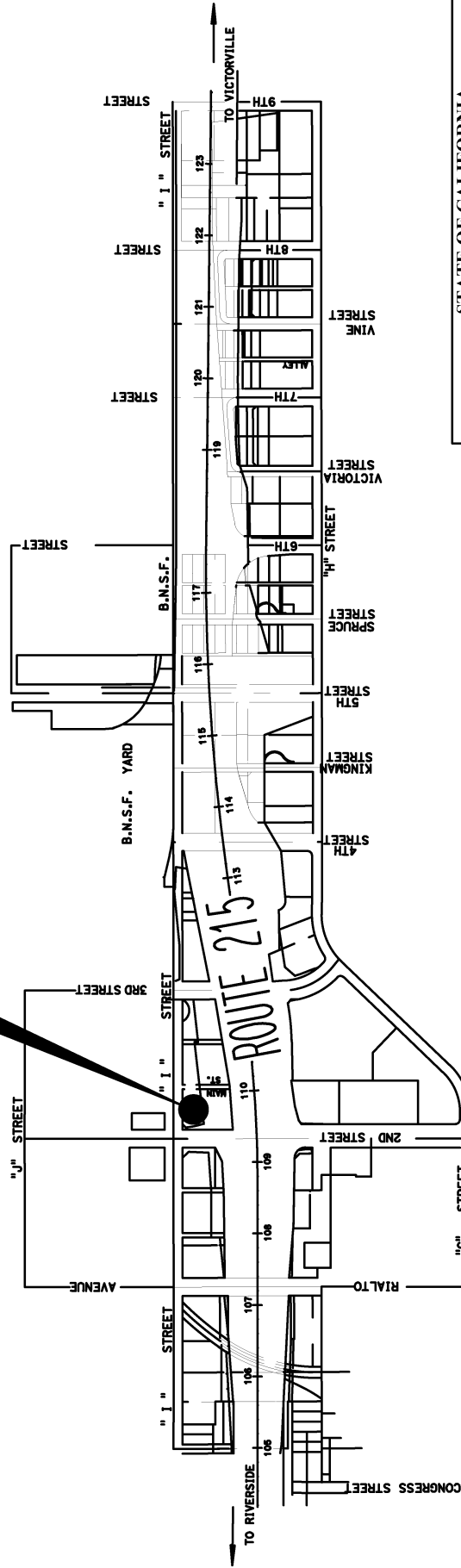
SEE SHEET 1 OF 2 FOR VICINITY MAP



NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

CITY OF SAN BERNARDINO COUNTY OF SAN BERNARDINO MB 6/47

DD018566-01-01
VICINITY MAP



STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED
DD018566-01-01
EXHIBIT "B"
NO SCALE

DISTRICT	COUNTY	ROUTE	SHEET	PM SHEET NO.	TOTAL SHEETS
08	SBd	215	6.8	1	2

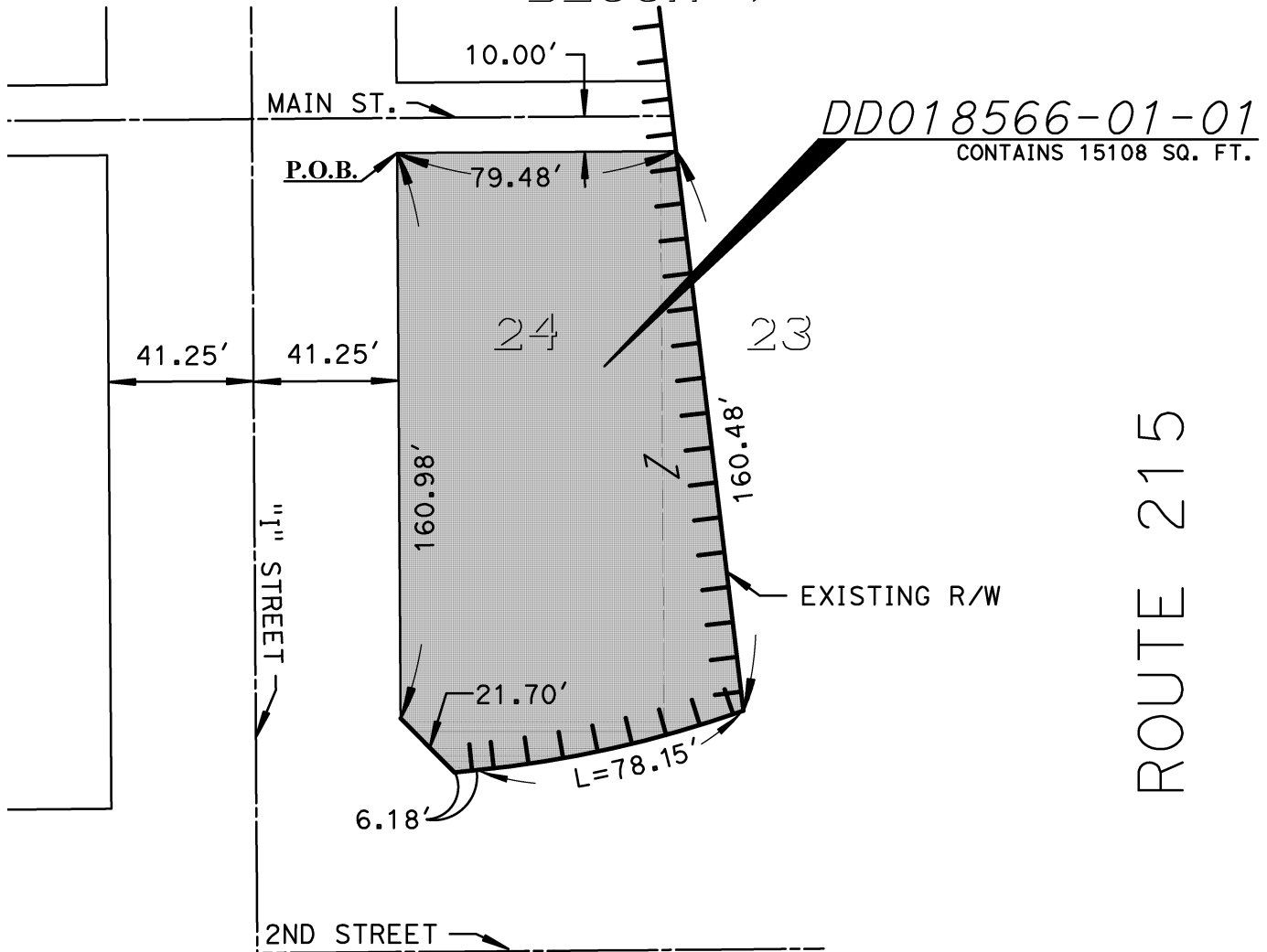
REF. INFO. DIST. 08
R/W RECORD MAP 67206-05

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.



CITY OF SAN BERNARDINO
 COUNTY OF SAN BERNARDINO
 WATERS SUBDIVISION MB 6/47

BLOCK 9



2ND STREET

'I' STREET

ROUTE 215

||| = ACCESS CONTROL
 REF. INFO. DIST. 08
 R/W RECORD MAP 67206-05

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED

DD018566-01-01

EXHIBIT "B"

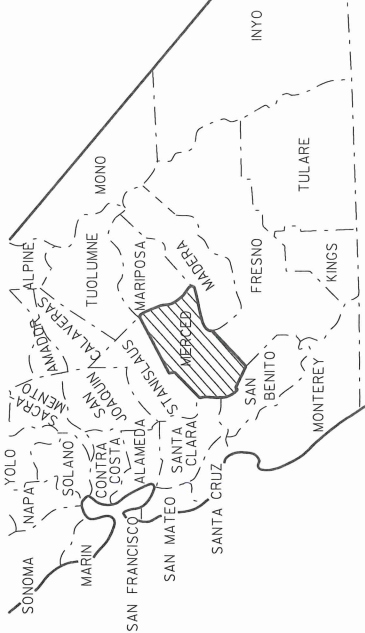
SCALE: 1" = 50'



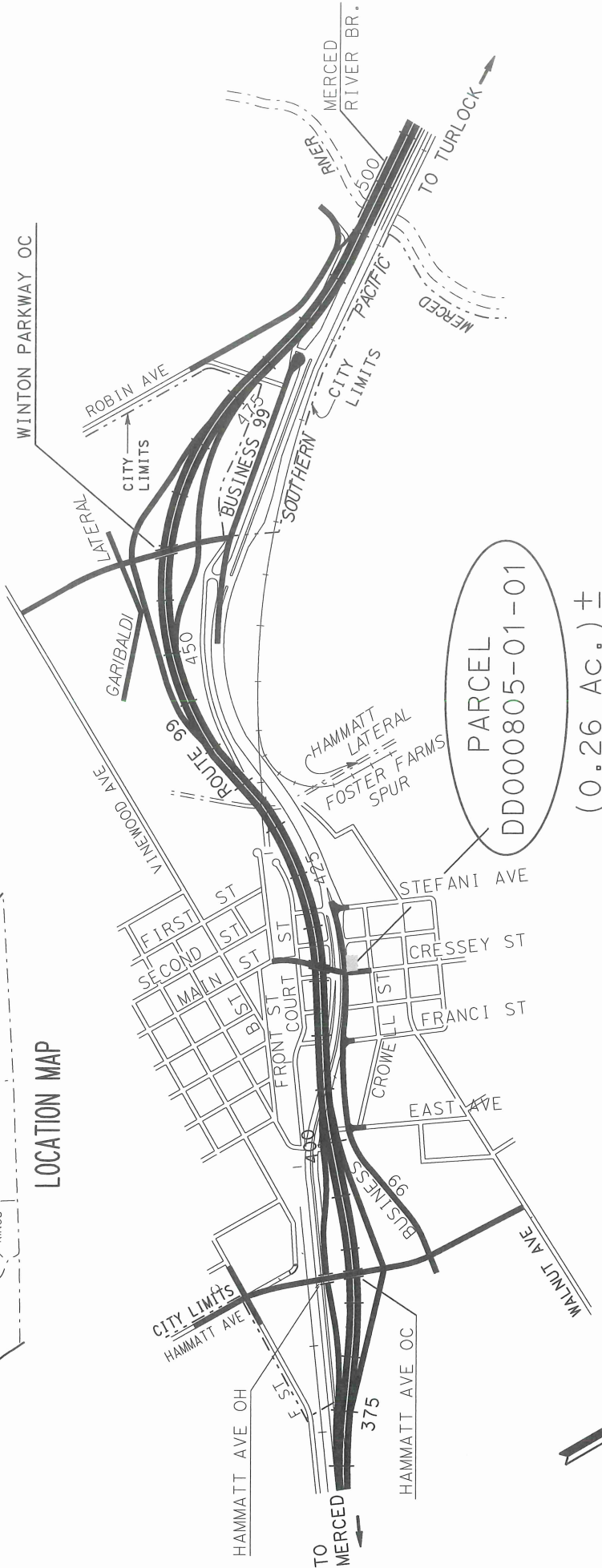
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
08	SBd	215	6.8	2	2

**T.6 S., R.11 E., M.D.B.&M.
POR. SECTIONS 25 & 26**

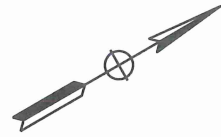
NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.



LOCATION MAP



PARCEL
DD000805-01-01
(0.26 AC. ±)



LIVINGSTON
MERCED COUNTY

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

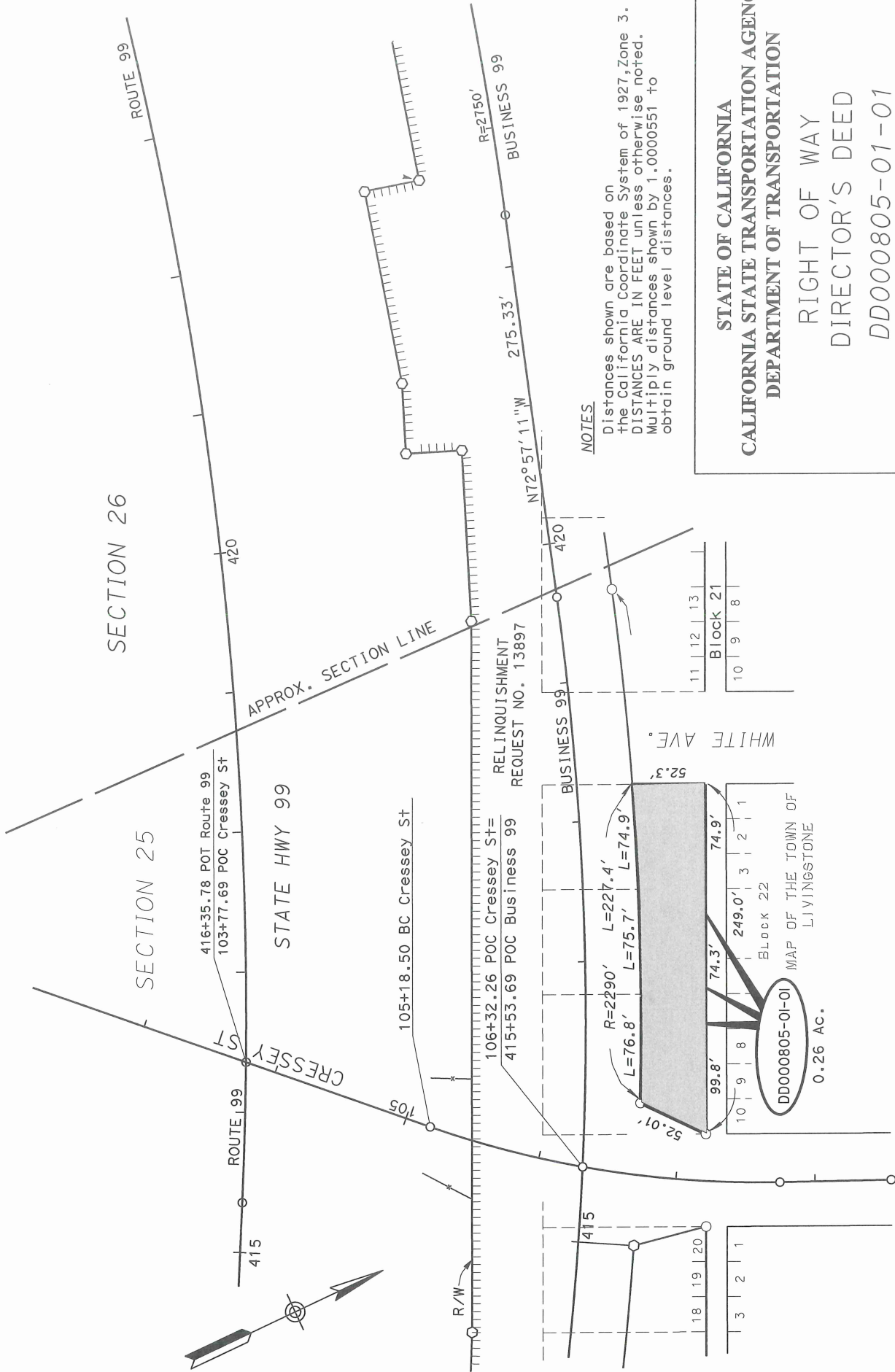
**RIGHT OF WAY
DIRECTOR'S DEED
DD 000805-01-01**

NO SCALE

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
10	MER	99	29.6	1	2

T.6 S., R.11 E., M.D.M.

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NOTES

Distances shown are based on the California Coordinate System of 1927, Zone 3. DISTANCES ARE IN FEET unless otherwise noted. Multiply distances shown by 1.0000551 to obtain ground level distances.

NOTES

All distances are in feet unless otherwise noted.

Shaded Parcel Containing 0.26 Ac. +/-



STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY
DIRECTOR'S DEED
DD000805-01-01

- LEGEND**
- ACCESS RESTRICTION
 - 1" IRON PIPE W/PLUG "CALIF DOT"
 - PER RECORD OF SURVEY, COUNTY OF MERCED VOLUME 36 AT PAGE 19,
 - CALCULATED POINT

6B

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
10	MER	99	29.6	2	2

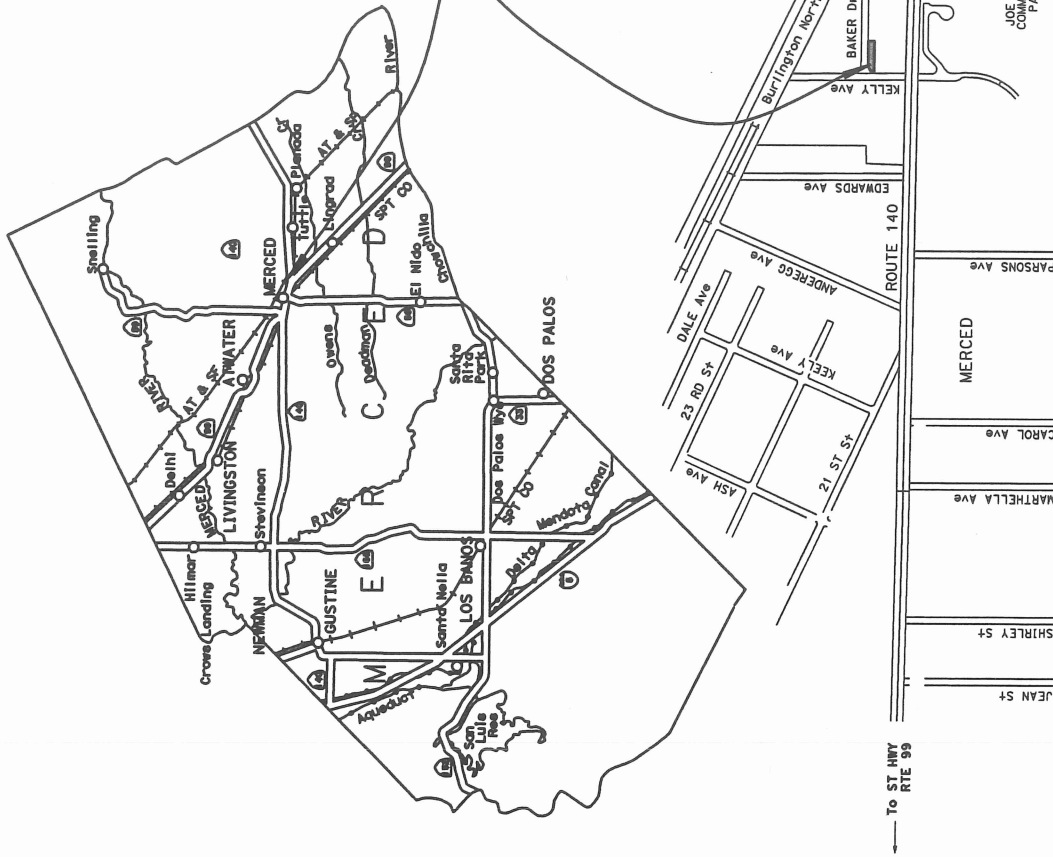
CITY OF LIVINGSTONE
COUNTY OF MERCED

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.



NO SCALE

DD 15395-02-01



STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
 Director's Deed
 DD 15395-02-01
 E.A. 10-3A66U_

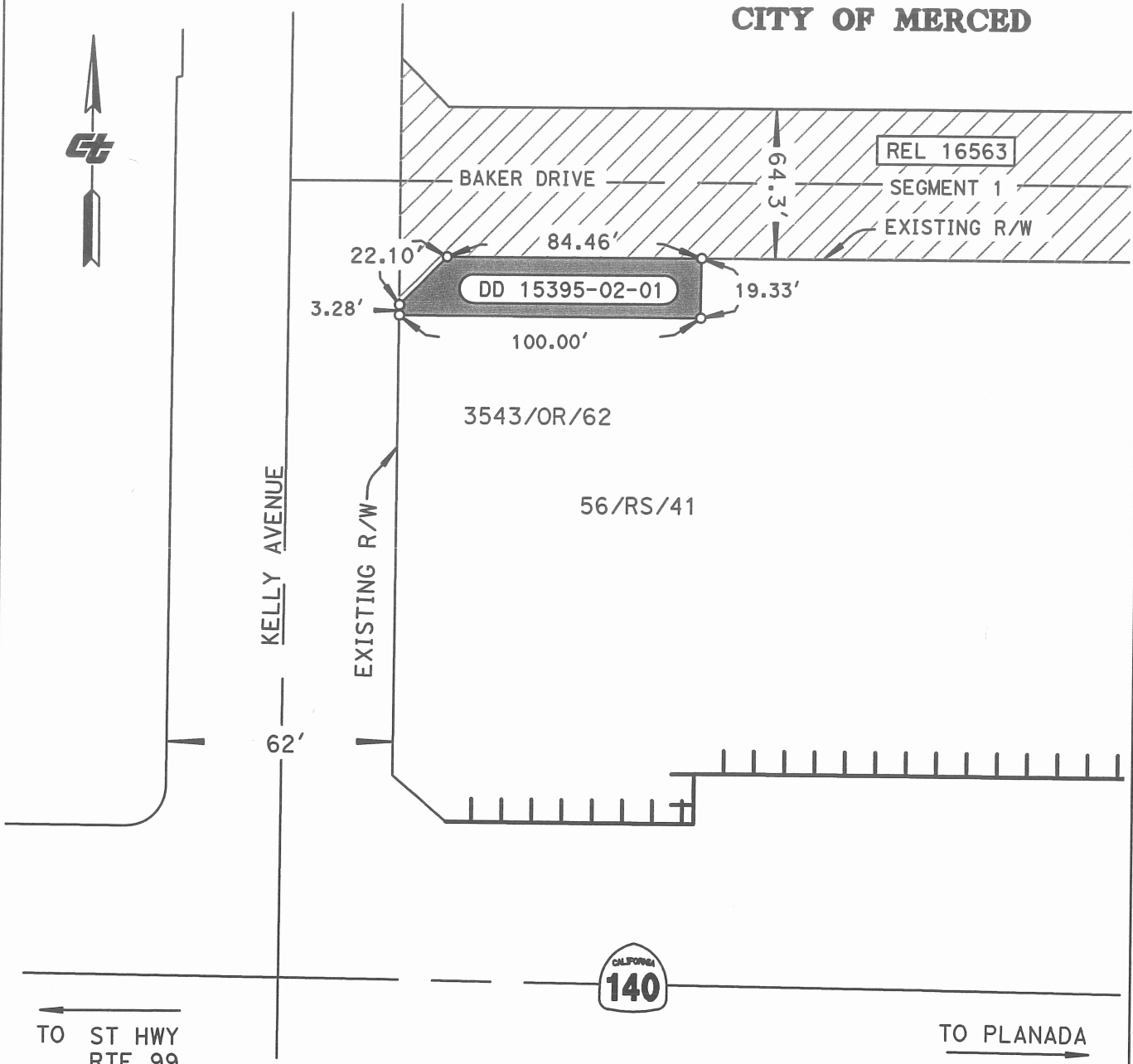
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
M. Turner	04/21/2017	10	MER	140	36.9	1	2

CITY OF MERCED
COUNTY OF MERCED

T.7S. R.14E. M.D.M.
SECTION 28
COUNTY OF MERCED

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

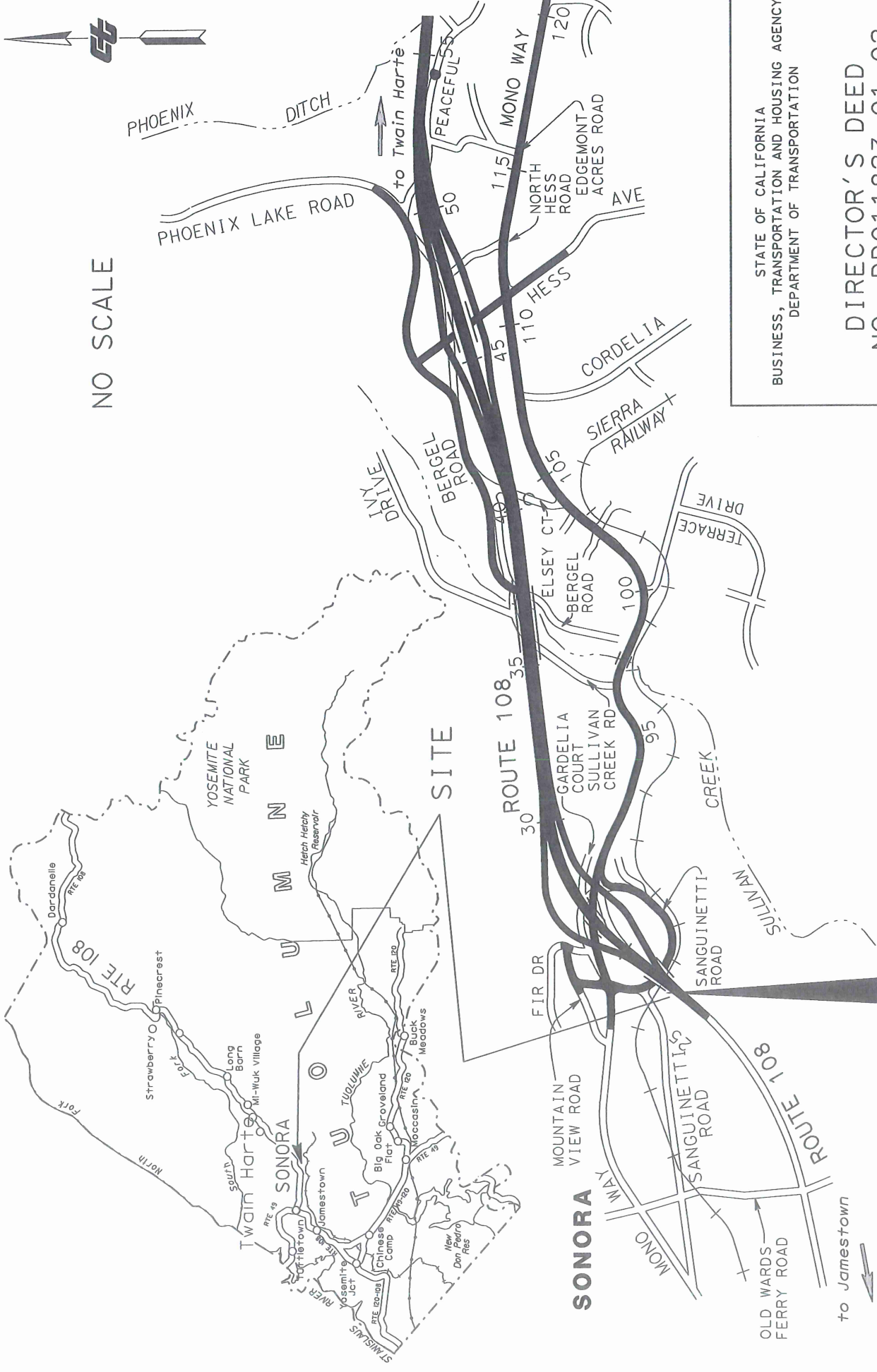
CITY OF MERCED



NOTES	
Distances are on CCS 1983(1991.35) Zone 3. Distances are grid distances. Multiply by 1.000043292 to obtain ground distances. All distances are in feet.	
DRAFTED BY	DATE
M. Turner	04/21/2017

LEGEND				
	Caltrans Parcel, 1792 sq. ft., more or less			
	Dimension Point			
	Relinquished to the City			
	Existing Right of Way Access Control			
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.
10	MER	140	36.9	2

STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION		
RIGHT OF WAY		
Director's Deed		
DD 15395-02-01		
E.A. 10-3A66U		
SCALE: 1" = 50'		
SHEET PM	SHEET NO.	TOTAL SHEETS
36.9	2	2



NO SCALE

DD011823-01-02

STATE OF CALIFORNIA
 BUSINESS, TRANSPORTATION AND HOUSING AGENCY
 DEPARTMENT OF TRANSPORTATION

DIRECTOR'S DEED
 NO. DD011823-01-02
 10-TUO-108-PM R2.0
 SHEET 1 OF 2

T.1 S., R.15 E., M.D.M.

SECTION 6

CITY OF SONORA
COUNTY OF TUOLUMNE

DD011823-01-02

-  Parcel DD011823-01-02 (fee)
-  ACCESS RESTRICTION
-  CALCULATED POINT

Bearings and distances shown are based on the California Coordinate System of 1927, Zone 3. DISTANCES ARE IN FEET unless otherwise noted. Multiply distances shown by 1.00014812 to obtain ground level distances.

STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

DIRECTOR'S DEED
No. DD011823-01-02
0.04 Acres ±
10-TU0-108-PM R2.0

100 50 0 50 100
FEET
SCALE = 1:1200

