

MEMORANDUM

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: August 14-15, 2025

From: STEVEN KECK, Chief Financial Officer

Reference Number: 2.4d., Action Item

Prepared By: René Fletcher, Chief (Acting)
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 \$520,300. The State will receive a return of \$520,300 from the sale of these properties; corresponding maps are attached.

DIRECTOR'S DEED:

01-03-Nev-174 PM 3.32
Disposal Unit #DK 036745-04-01
Convey to: Pacific Telephone Company dba
AT&T California

Nevada County
2,574 square feet (s.f.)
\$0 Appraisal Not Applicable (N/A)

Direct conveyance of a utility easement for no monetary consideration. Conveyance is 100 percent Department's obligation pursuant to Utility Agreement number 2645.3, dated June 12, 2019. Disposal unit was acquired in Department's name with the intent to convey the utility easement to Pacific Telephone Company dba AT&T California for utility purposes based upon the Judgement in Condemnation recorded on April 14, 2023. Disposal unit is not subject to Executive Orders N-06-19 or N-23-20.

02-04-Ala-880 PM R1.8
Disposal Unit #DK 062874-XX-XX
Convey to: CLPF Gateway Fremont LP

Alameda County
3,809 s.f.
\$0 (Appraisal N/A)

Direct sale. Quitclaim of electrical easement to current fee owner. The Department's electrical easement was relocated due to conflicting with the owner's project. The existing easement will be quitclaimed and replaced with a new easement as part of the transaction. Disposal unit is not subject to Executive Orders N-06-19 or N-23-20.

03-05-Mon-101 PM R 96.0
Disposal Unit #DD 2652-01-01
Convey to: Alfred P. Vowles

Monterey County
42,856 s.f.
\$3,200 (Appraisal \$3,200)

Vesting change. Disposal unit was processed and approved at the August 2024 Commission meeting. The vesting change is being requested to reflect ownership to Alfred P. Vowles instead of Alfred P. Vowles and Alex P. Vowles. Disposal unit is part of the Prunedale Bypass Project that was rescinded in 2021 and funds from the sale will be going to the Monterey County Local Alternative Transportation Improvement Program. Disposal unit does not meet DGS criteria for Executive Orders N-06-19 or N-23-20.

04-08-Riv-086 PM R15.48
Disposal Unit #DDB25957-01-01
Convey to: Andy C. Lavariega and Dora Lavariega

Riverside County
46,196 s.f.
\$24,300 (Appraisal \$24,300)

Direct sale. Disposal unit is incapable of independent development due to being landlocked. Disposal unit was appraised and offered to the only interested adjoining owner at fair market value. Disposal unit does not meet DGS criteria for Executive Orders N-06-19 or N-23-20.

05-10-Cal-4-PM 20.8
Disposal Unit #DK 17872-01-01
Convey to: Fred Katz, et al.,

Calaveras County
94-foot access opening
\$492,800 (Appraisal \$492,800)

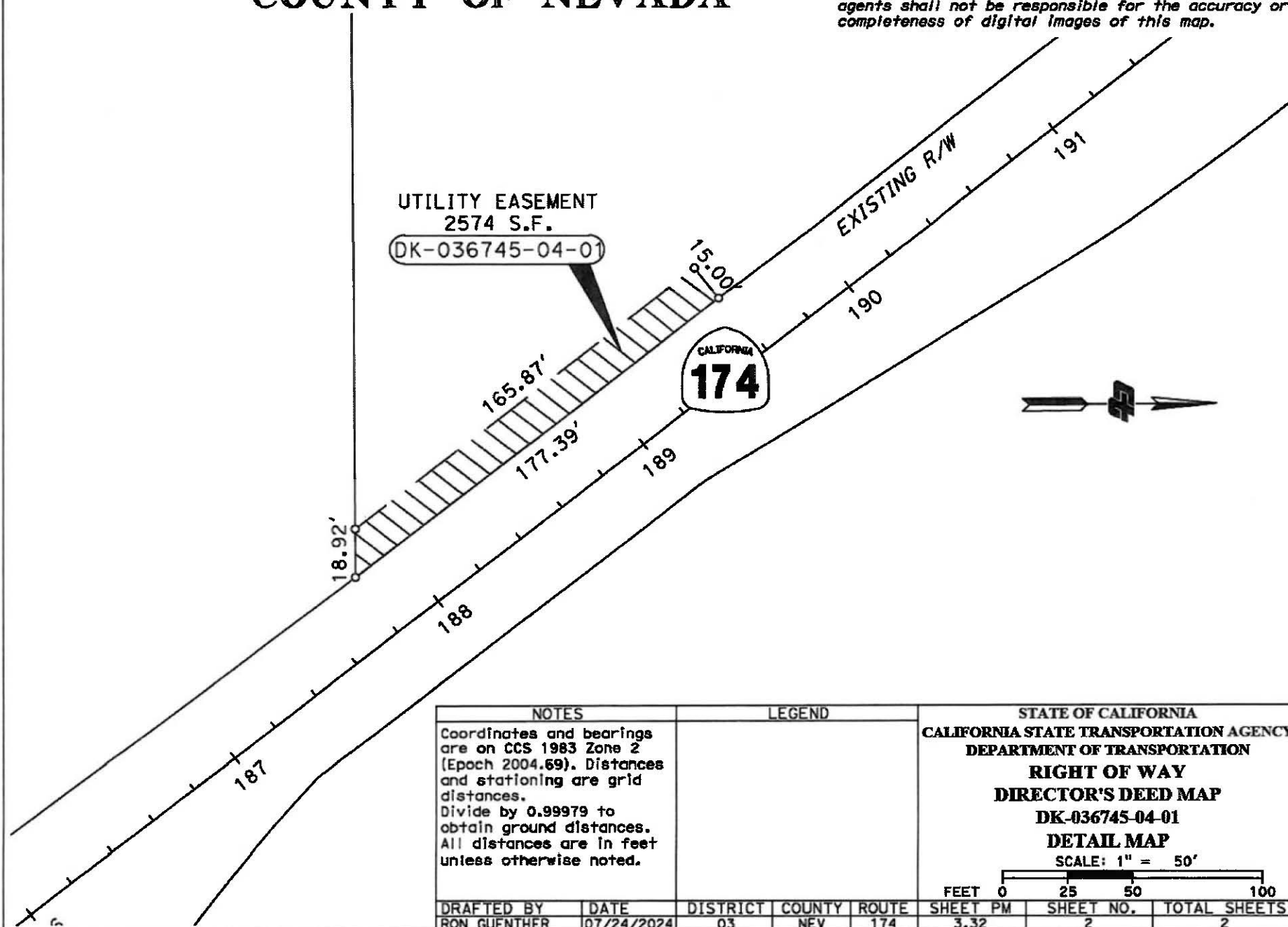
Direct Sale. The buyer requested a decertification of access rights to widen the current 60-foot access to a 94-foot access to facilitate development of 120+/- acres in Angels Camp on State Route (SR) 4 directly across from Foundry Lane. The decertification is also critical to the future modification of the intersection of SR 4 and SR 49 which is one of the highest volume intersections in the county. The County of Calaveras strongly supports the decertification. Disposal unit does not meet DGS criteria for Executive Orders N-06-19 or N-23-20.

Attachments:

Exhibit 1A – 5B – Parcel Maps

COUNTY OF NEVADA

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.



UTILITY EASEMENT
2574 S.F.
DK-036745-04-01



<p>NOTES</p> <p>Coordinates and bearings are on CCS 1983 Zone 2 (Epoch 2004.69). Distances and stationing are grid distances. Divide by 0.99979 to obtain ground distances. All distances are in feet unless otherwise noted.</p>		<p>LEGEND</p>		<p>STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTOR'S DEED MAP DK-036745-04-01 DETAIL MAP SCALE: 1" = 50'</p>			
<p>DRAFTED BY RON GUENTHER</p>		<p>DATE 07/24/2024</p>		<p>DISTRICT COUNTY ROUTE 03 NEV 174</p>		<p>SHEET PM SHEET NO. TOTAL SHEETS 3.32 2 2</p>	

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.

ALAMEDA COUNTY



NO SCALE

**CITY OF
FREMONT**

DK-062874-XX-XX
3,809+/- SF

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DIRECTOR'S DEED
DK-062874-XX-XX
VICINITY MAP
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R-81.0, R-10358.0

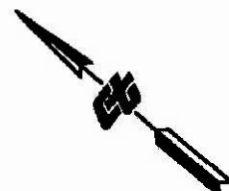
DRAFTED BY	CHECKED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
Ch. Haldenwang	J. Zhong	04-09-2025	04	ALA	880	R1.8	1	2

**ALAMEDA COUNTY
CITY OF FREMONT**

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ALAMEDA COUNTY FLOOD CONTROL
WATER CONSERVATION DISTRICT
RE:1235, IM:470

PARCEL 4
PARCEL MAP 4490
157 M 10-11



LEGEND	
POC	POINT OF COMMENCEMENT
TPOB	TRUE POINT OF BEGINNING
S.F.	SQUARE FEET
C	CENTERLINE
DOC#	DOCUMENT NUMBER
DK	DIRECTOR'S QUITCLAIM
RE	REEL
IM	IMAGE

62874
DOC# 2014-193770

062874-XX-XX

DK-062874-XX-XX

3,809± S.F.

10' ELECTRICAL
EASEMENT

380.91'

(FORMER GATEWAY BOULEVARD)
(VACATED)

R-81.7, R-10358.8

32'

32.00'

60.00'

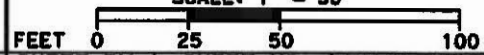
32'

LAKEVIEW BLVD

POC

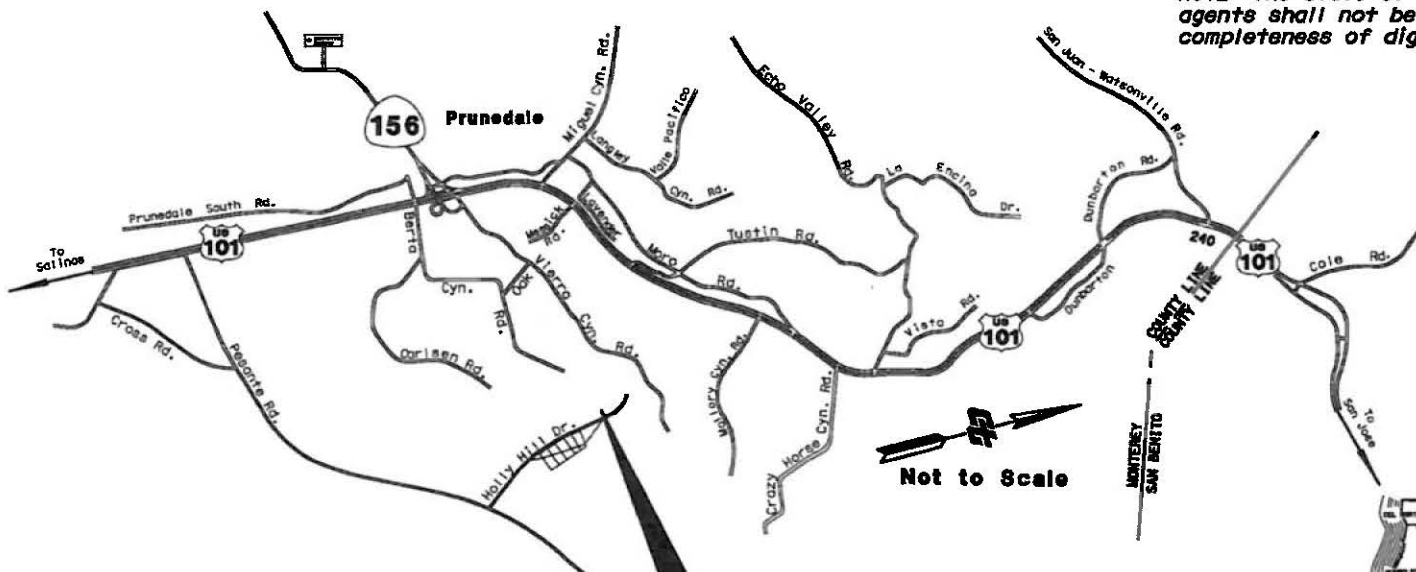
TPOB

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DIRECTOR'S DEED
DK-062874-XX-XX
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ALL RIGHTS RESERVED.
SCALE: 1" = 50'

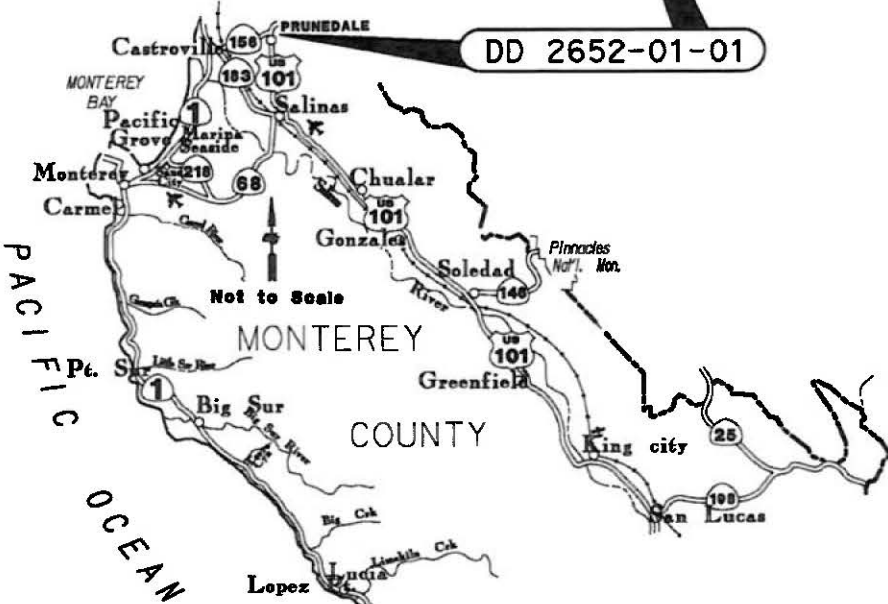


DRAFTED BY	CHECKED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET	PM	SHEET NO.	TOTAL SHEETS
Ch. Haldenwang	J. Zhong	04-09-2025	04	ALA	880	R1.8		2	2

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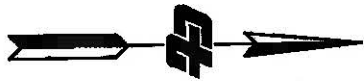


DD 2652-01-01



STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
**RIGHT OF WAY
 DIRECTOR'S DEED**
DD 2652-01-01
 NO SCALE

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
JAM	10/6/2023	05	MON	101	R96.0	1	2



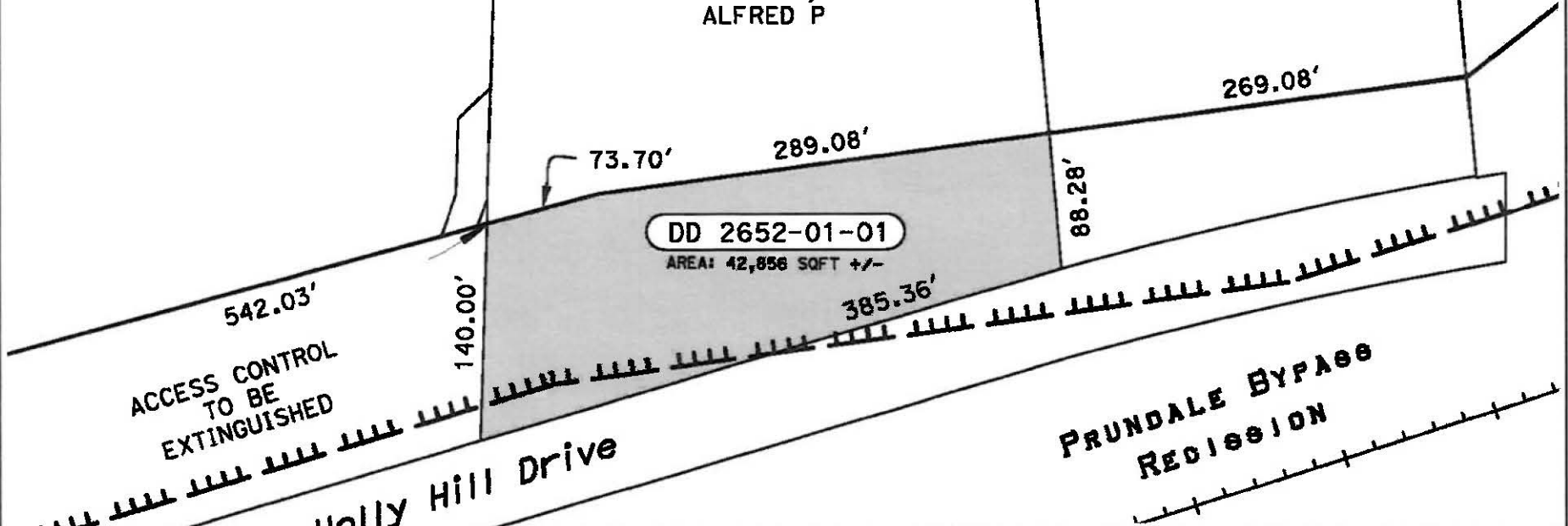
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COUNTY OF MONTEREY

**RANCHO BOLEA NUEVA
Y MORO COJO**

A.P.N.
125-102-037-000
OWNER:
VOWLES,
ALFRED P

A.P.N.
125-102-036-000
OWNER:
ARMANDO,
LUNA

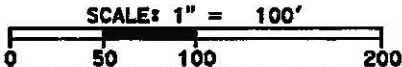


DD 2652-01-01
AREA: 42,856 SQFT +/-

NOTES
All distances are in feet unless otherwise noted.

LEGEND
 SUPERCEDED ACCESS CONTROL
 DD 2652-01-01

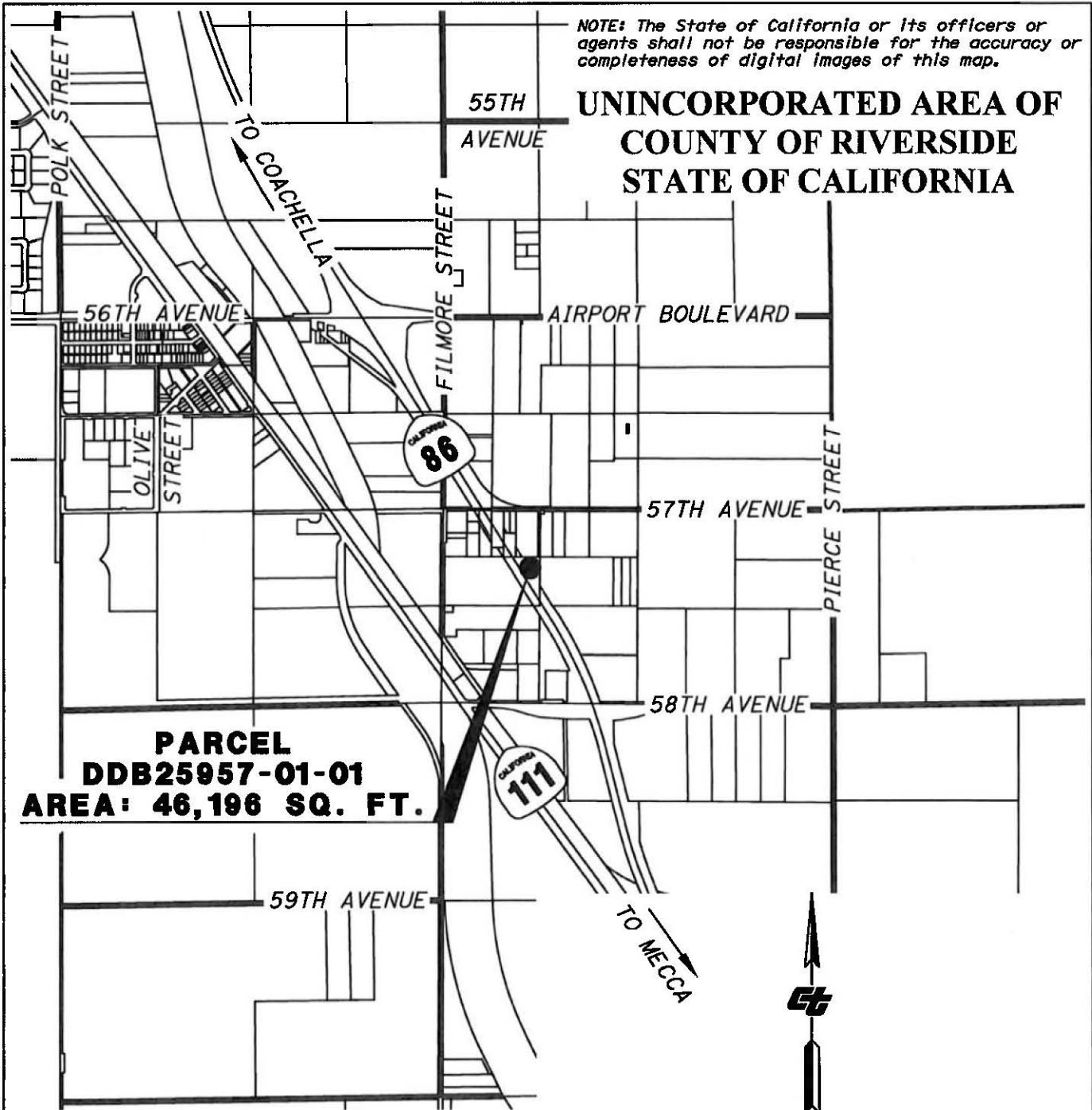
STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
**RIGHT OF WAY
DIRECTOR'S DEED
DD 2652-01-01**



DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
JAM	10/6/2023	05	MON	101	R96.0	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.

**UNINCORPORATED AREA OF
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA**



**PARCEL
DDB25957-01-01
AREA: 46,196 SQ. FT.**

FOR CTC REVIEW

FOR INFORMATION ONLY
NOT FOR RECORDATION

NOTES

Coordinates and bearings are on CCS 1927 Zone 6. Distances and stationing are grid distances. Multiply by 1.000273 to obtain ground distances. All distances are in feet unless otherwise noted.

EXHIBIT "B"

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTOR'S DEED MAP**

DDB25957-01-01

INDEX MAP

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ALL RIGHTS RESERVED.
NO SCALE

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
NORA GUTIERREZ	2/4/2025	08	Riv	086	R15.48	1	2

**UNINCORPORATED AREA OF
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA
T.6S. R.8E. S.B.M.**

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**PARCEL
DDB25957-01-01
AREA: 46,196 SQ. FT.**

N. 1/2 NW 1/4 SW 1/4
SECTION 23



POINT OF BEGINNING

10' EASEMENT PER GRANT DEED
DOC. NO. 365775, O.R.
REC. 10/03/1990

20' PUBLIC UTILITY
AND ACCESS EASEMENT

POINT OF TERMINATION

S. 1/2 NW 1/4 SW 1/4
SECTION 23

S.E. CORNER
S. 1/2 NW 1/4 SW 1/4

SW 1/4 SW 1/4
SECTION 23

NE CORNER
Grant Deed
Doc. No. 365775

244.15'

449.82' "A"
Course
Caltrans 86

S. 1/2 NE 1/4 SW 1/4
378.43'

REFERENCES:

Grant Deed Rec. 10/03/1990 as
Document No. 365775, O.R.

Caltrans District 08
Record Map No. 46900-45.

FOR CTC REVIEW
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EXHIBIT "B"

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
**RIGHT OF WAY
DIRECTOR'S DEED MAP**
DDB25957-01-01
DETAIL MAP

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SCALE: 1" = 200'

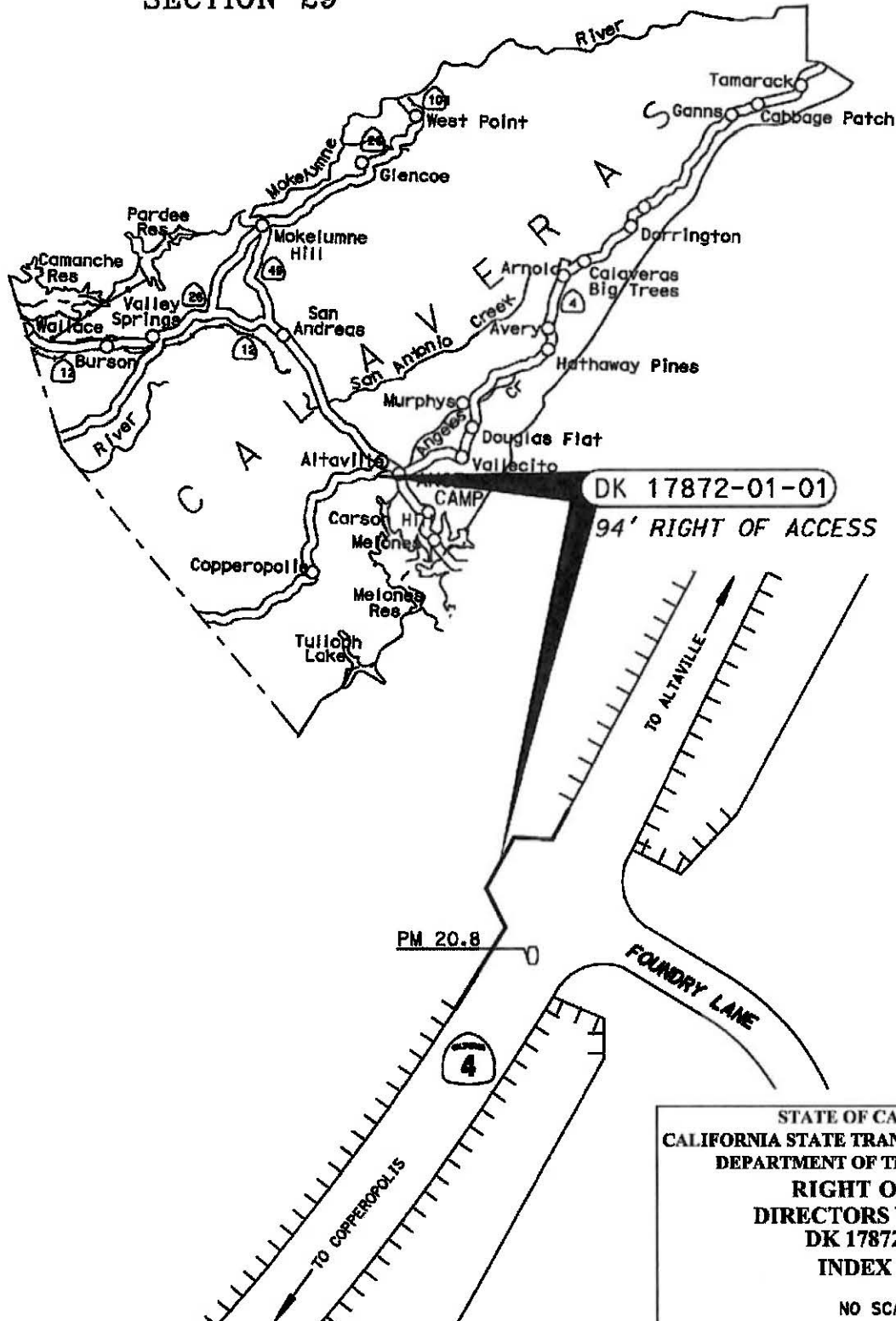
FEET 0 100 200 400

NOTES	LEGEND
Coordinates and bearings are on CCS 1927 Zone 6. Distances and stationing are grid distances. Multiply by 1.0000273 to obtain ground distances. All distances are in feet unless otherwise noted.	<p>Access Prohibited</p> <p>Existing Easement</p> <p>Parcel No. DDB25957-01-01</p>
DRAFTED BY NORA GUTIERREZ	DATE 2/4/2025
DISTRICT 08	COUNTY Riv
ROUTE 086	SHEET PM R15.4B
SHEET NO. 2	TOTAL SHEETS 2

CITY OF ANGELS COUNTY OF CALAVERAS

T.3N. R.13E. M.D.M.
SECTION 29

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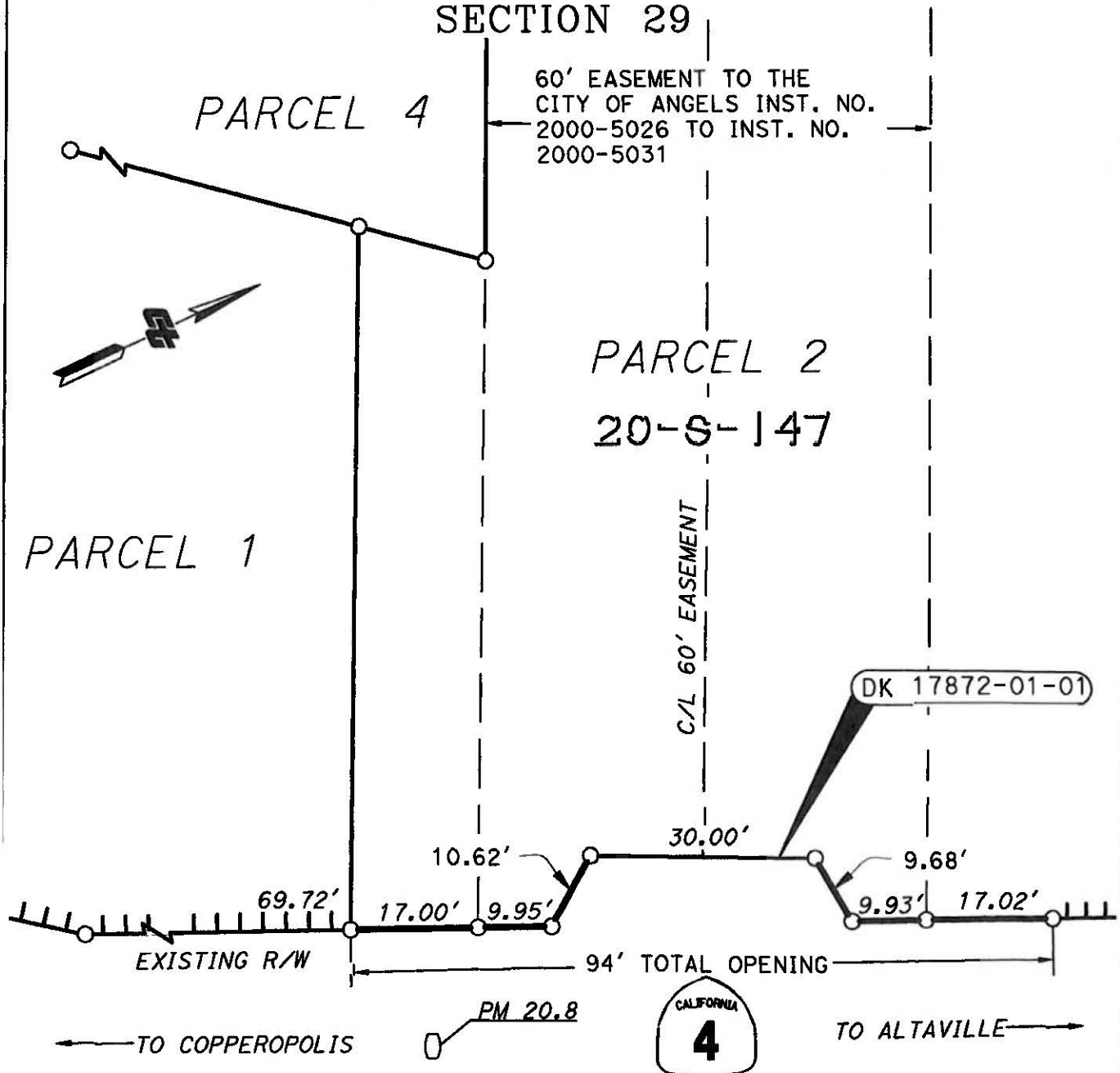
STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
**RIGHT OF WAY
DIRECTORS DEED MAP
DK 17872-01-01
INDEX MAP**
NO SCALE

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
ROBERT H RAY	09/26/2024	10	CAL	4	20.8	1	2

DK17872.dwg

**CITY OF ANGELS
COUNTY OF CALAVERAS
T.3N. R.13E. M.D.M.**

SECTION 29



NOTES

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LEGEND

○ DIMENSION POINT
 ≡ ACCESS CONTROL
 — NEW ACCESS CONTROL OPENING

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
**RIGHT OF WAY
 DIRECTORS DEED MAP
 DK 17872-01-01
 DETAIL MAP**

SCALE: 1" = 20'

FEET 0 10 20 40

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
ROBERT H RAY	05/20/2025	10	CAL	4	20.8	2	2