

## MEMORANDUM

To: CHAIR AND COMMISSIONERS  
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: October 16-17, 2025

From: STEVEN KECK, Chief Financial Officer

Reference Number: 2.4d.(2), Action Item

Prepared By: René Fletcher, 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 \$276,107. The State will receive a return of \$322,828 from the sale of these properties; corresponding maps are attached.

**DIRECTOR'S DEEDS:**

**01-07-LA-14 R27.0**

Disposal Unit # DK 45541-A  
(DK 45541-A)  
(DK 45541-C)

Los Angeles  
40,217 square feet (s.f.)  
28,280 s.f.  
11,937 s.f.  
\$157,409 (Appraisal \$110,688)

Convey to: KB Home Greater Los Angeles Inc.,  
A California Corporation, and Trenton Heights  
Homeowners Association, a California nonprofit  
Mutual benefit corporation.

Direct sale. The disposal unit is being conveyed through the decertification process to the only interested adjoining owner. The sales price represents the fair market value in addition to the remaining cost for the decertification. Disposal unit is not subject to Executive Order N-06-19.

**02-07-LA-14 R 27.0**

Disposal Unit # DK 45541-B

Los Angeles  
3,588 s.f.  
\$14,043 (Appraisal \$14,043)

Convey to: KB Home Greater Los Angeles Inc.,  
A California Corporation and Trenton Heights  
Homeowners Association, a California nonprofit  
Mutual benefit corporation.

Direct sale. The disposal unit is being conveyed through the decertification process to the only interested adjoining owner. The sales price represents the fair market value of the disposal unit. Disposal unit is not subject to Executive Order N-06-19.

**03-07-LA-14 R 27.0**

Disposal Unit # DK 72028-1

Los Angeles  
5,478 s.f.  
\$11,000 (Appraisal \$11,000)

Convey to: Polynesian Mobile Home Park, LLC,  
A California Limited Liability Company

Direct sale. The disposal unit is being conveyed through the decertification process to the only interested adjoining owner. Disposal unit is not subject to Executive Order N-06-19.

**04**-07-LA-14 R 27.0

Disposal Unit # DK 72029-1

Convey to: KB Home Greater Los Angeles Inc.,  
A California Corporation, and Trenton Heights  
Homeowners Association, a California nonprofit  
Mutual benefit corporation.

Los Angeles

13,446 s.f.

\$131,569 (Appraisal \$131,569)

Direct sale. The disposal unit is being conveyed through the decertification process to the only interested adjoining owner. The sales price represents the fair market value of the disposal unit. Disposal unit is not subject to Executive Order N-06-19.

**05**-07-LA-14 R 27.0

Disposal Unit # DK 980637-1

Convey to: KB Home Greater Los Angeles Inc.,  
A California Corporation, and Trenton Heights  
Homeowners Association, a California nonprofit  
Mutual benefit corporation.

Los Angeles

900 s.f.

\$8,807 (Appraisal \$8,807)

Direct sale. The disposal unit is being conveyed through the decertification process to the only interested adjoining owner. The sales price represents the fair market value of the disposal unit. Disposal unit is not subject to Executive Order N-06-19.

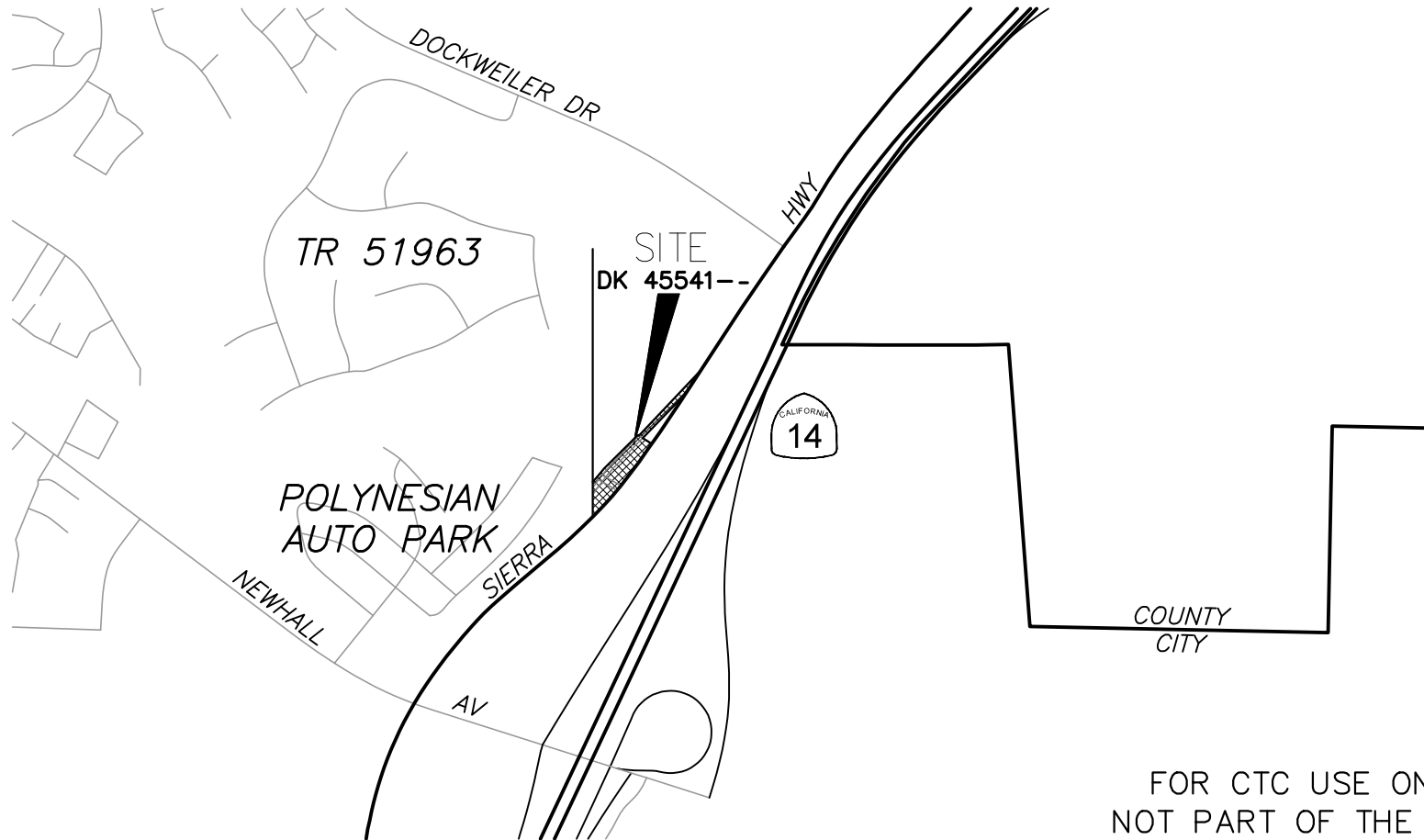
Attachments:

Exhibit 1A – 5B – Parcel Maps

# EXHIBIT "A"

## INDEX 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.



FOR CTC USE ONLY  
NOT PART OF THE DEED

CITY OF SANTA CLARITA  
COUNTY OF LOS ANGELES

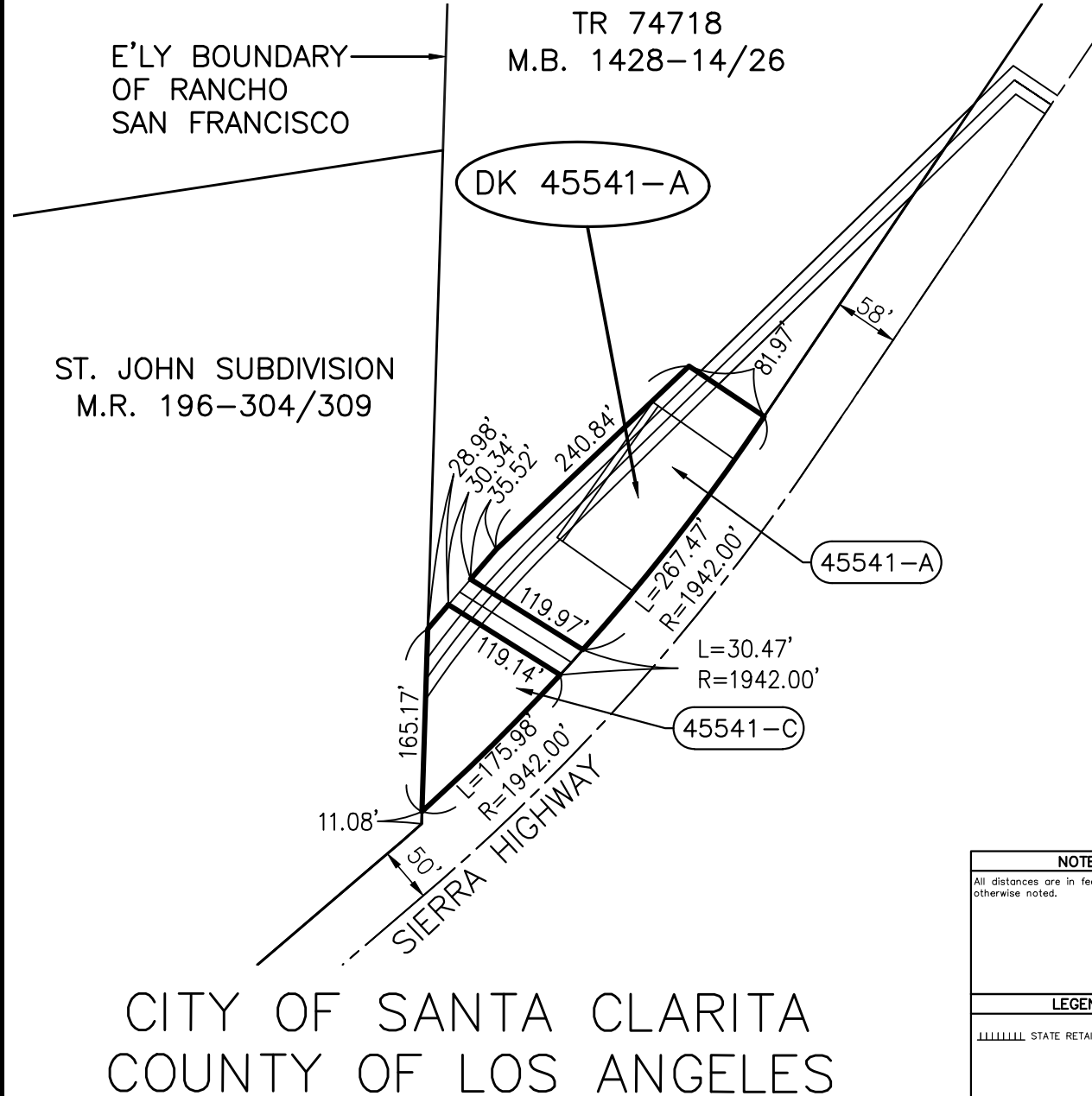
LOCATION MAP NO SCALE

NOTES					
All distances are in feet unless otherwise noted.					
LEGEND					
STATE RETAINS ACCESS RIGHTS					
STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION  <b>RIGHT OF WAY</b> <b>DIRECTOR'S DEED</b> <b>DK 45541-A</b>  NOT TO SCALE					
REF.: R/W MAP NO. F1554-2, 27102-C EA:0R00D2 DATE:7-17-2024					
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	14	R 27.0	1	2

# EXHIBIT "B"

## PLAT 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.



PARCEL NO.	AREA
45541-A	28,280 SF
45541-C	11,937 SF
DK 45541-A TOTAL	40,217 SF

FOR CTC USE ONLY  
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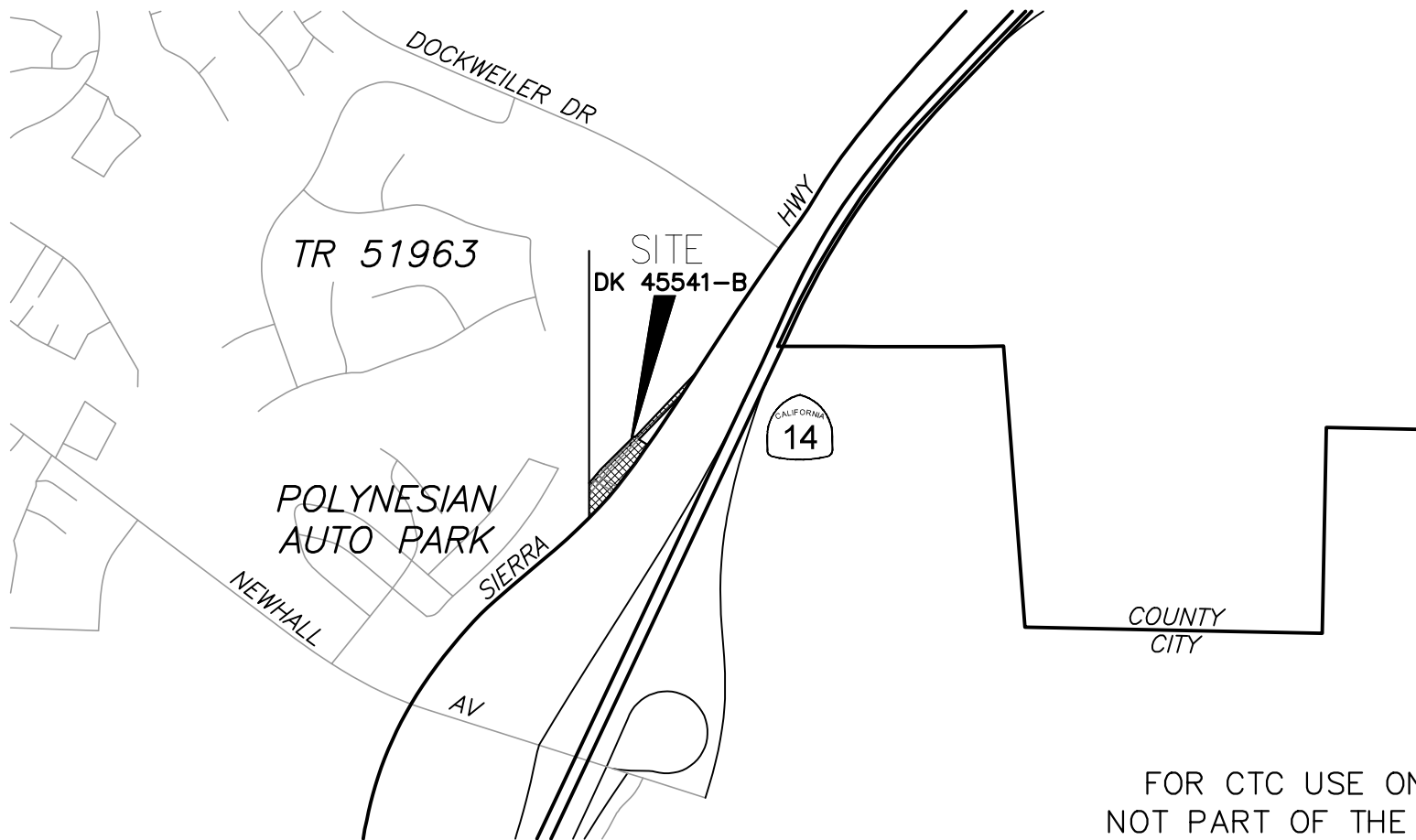
CITY OF SANTA CLARITA  
COUNTY OF LOS ANGELES

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STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION  <b>RIGHT OF WAY                      DIRECTOR'S DEED</b> DK 45541-A  NOT TO SCALE					
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COUNTY OF LOS ANGELES

LOCATION MAP NO SCALE

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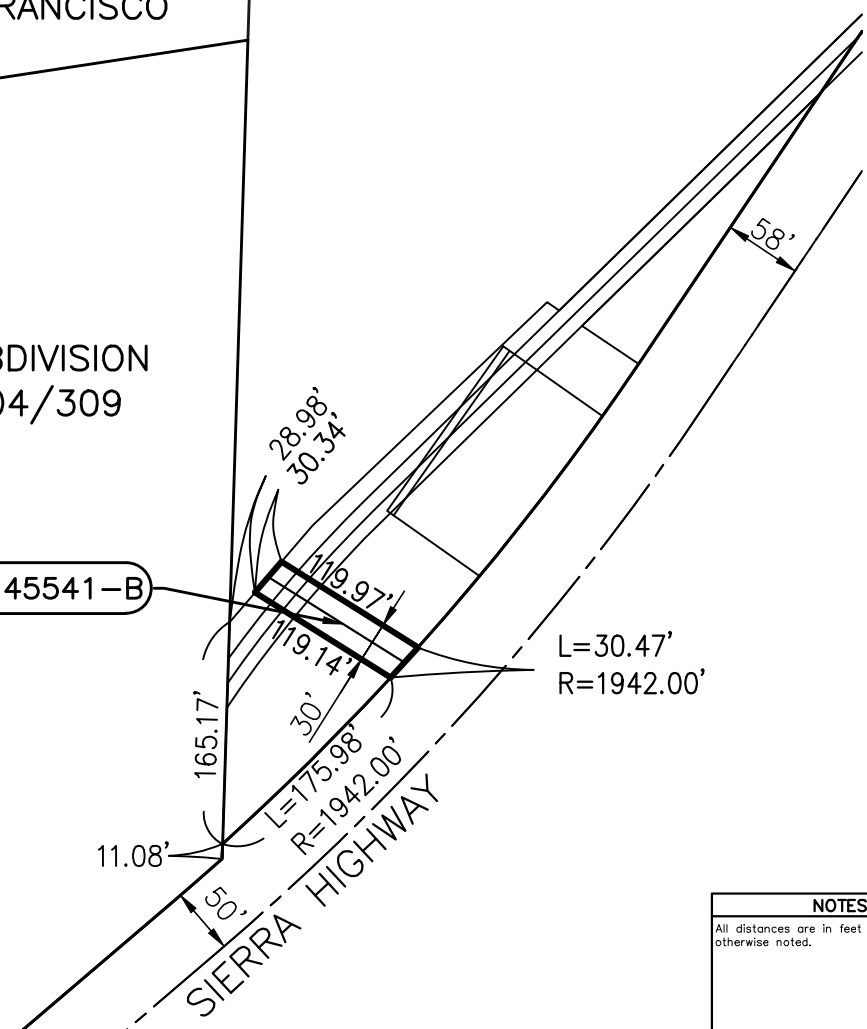
PLAT MAP  
M.B. 1428-14/26

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E'LY BOUNDARY  
OF RANCHO  
SAN FRANCISCO

ST. JOHN SUBDIVISION  
M.R. 196-304/309

DK 45541-B



PARCEL NO.	AREA
DK45541-B	3,588 SF

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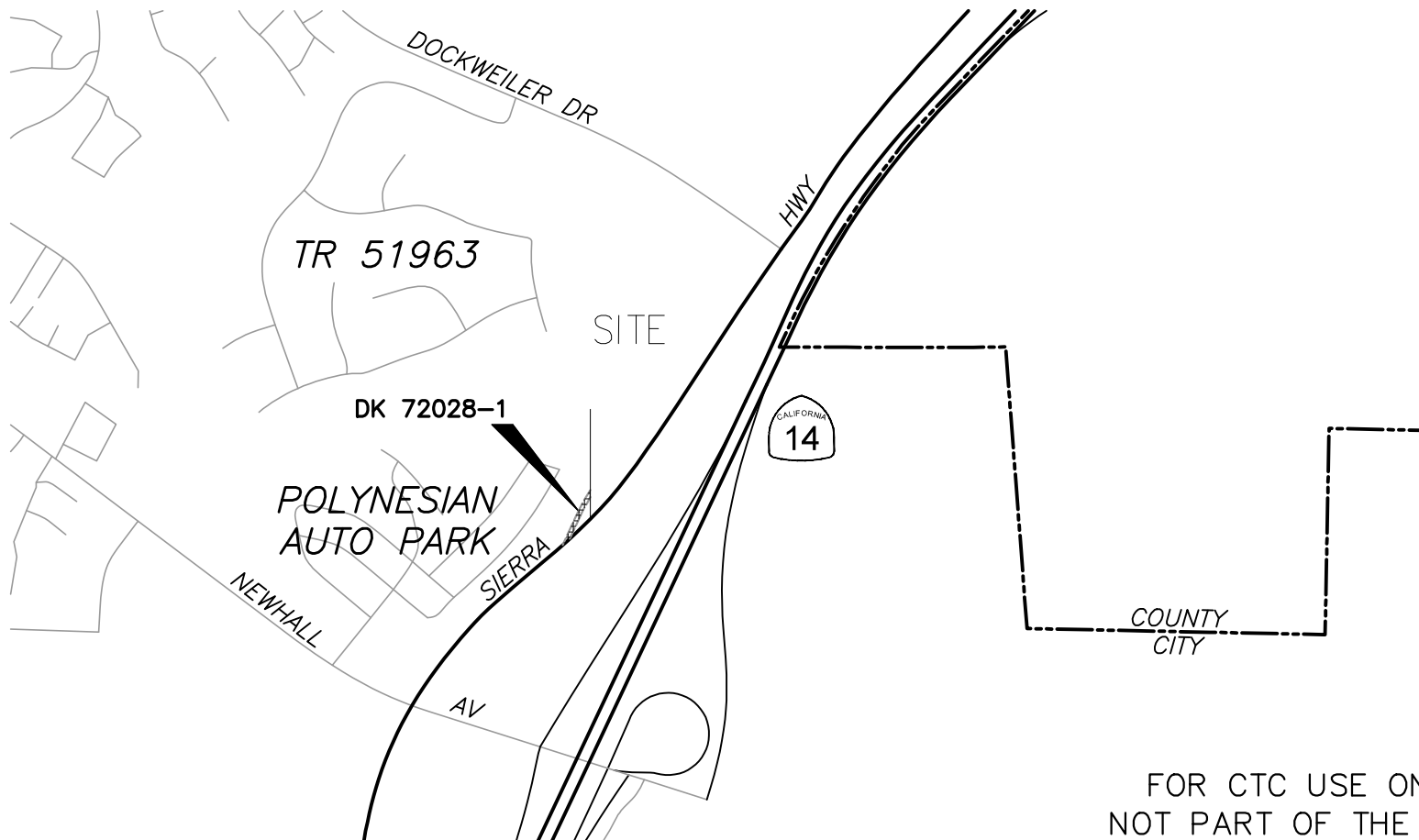
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COUNTY OF LOS ANGELES

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COUNTY OF LOS ANGELES

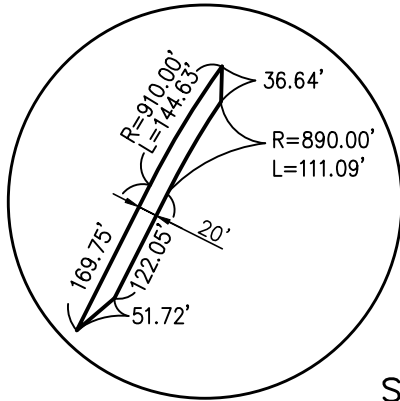
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REF.: R/W MAP NO. F1554-2, 27102-C EA:0R00D2 DATE:7-17-2024					
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	14	R 27.0	1	2

# EXHIBIT "B"

## PLAT MAP

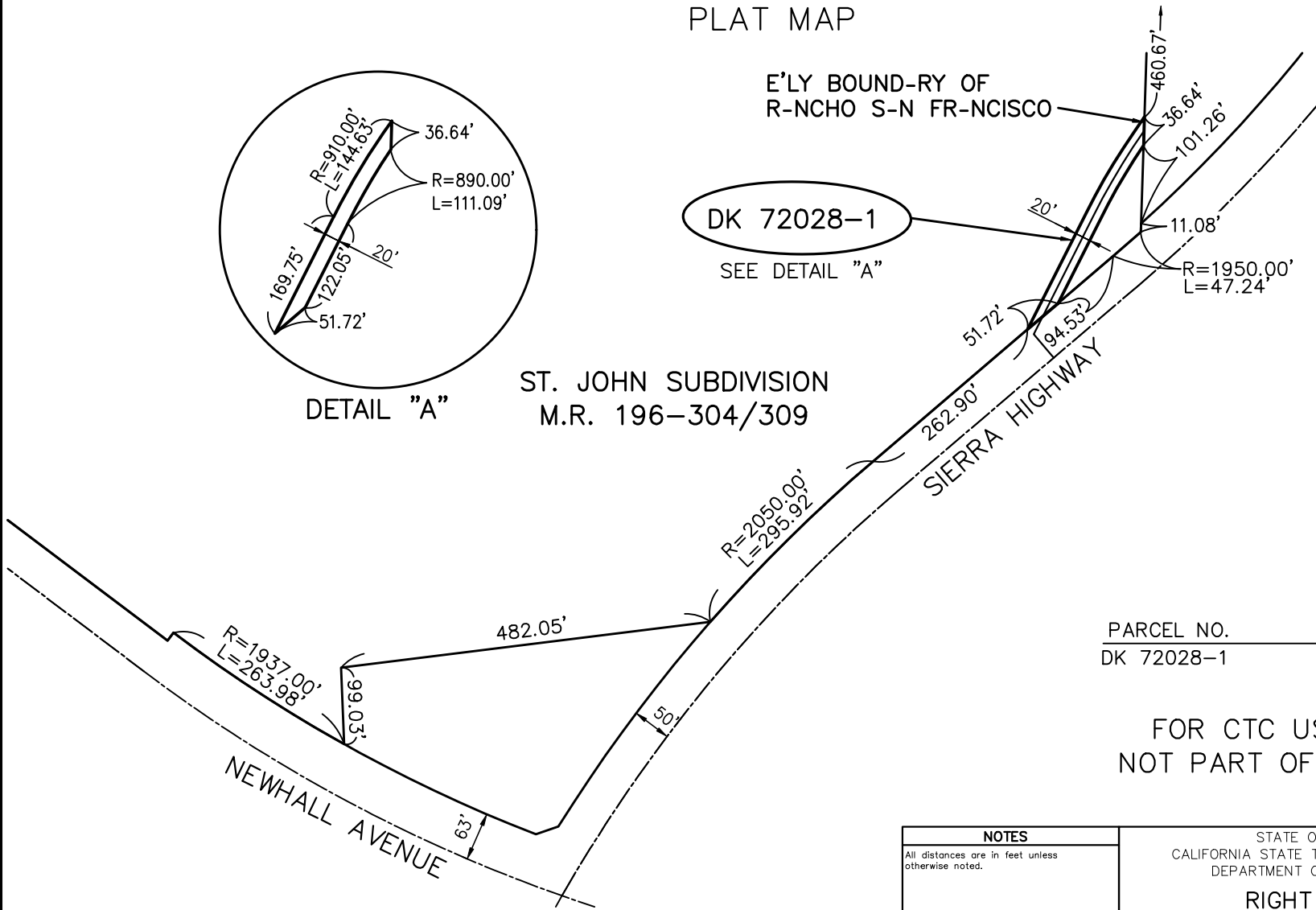
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DETAIL "A"

DK 72028-1  
SEE DETAIL "A"

ST. JOHN SUBDIVISION  
M.R. 196-304/309



PARCEL NO.	AREA
DK 72028-1	5,478 SF

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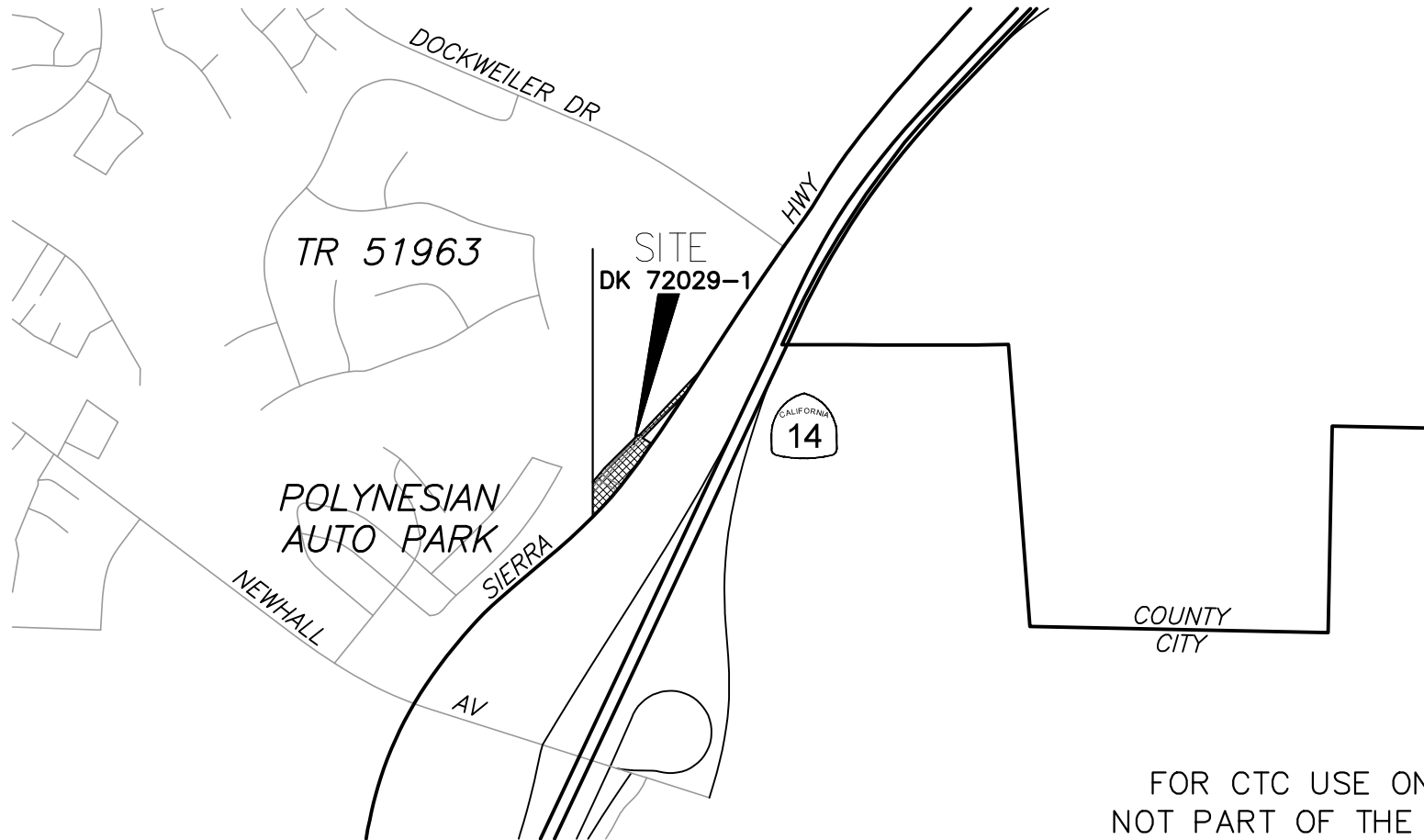
CITY OF SANTA CLARITA  
COUNTY OF LOS ANGELES

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07	LA	14	R 27.0	2	2

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LOCATION MAP NO SCALE

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TR 74718  
M.B. 1428-14/26

DK 72029-1

E'LY BOUNDARY  
OF RANCHO  
SAN FRANCISCO

ST. JOHN SUBDIVISION  
M.R. 196-304/309

L=155.54'  
R=910.00'

36.64'

11.08'

SIERRA HIGHWAY

L=182.49'  
R=890.00'

551.47'

455.32'

20'

58'

98.21'



PARCEL NO.	AREA
DK 72029-1	13,446 SF

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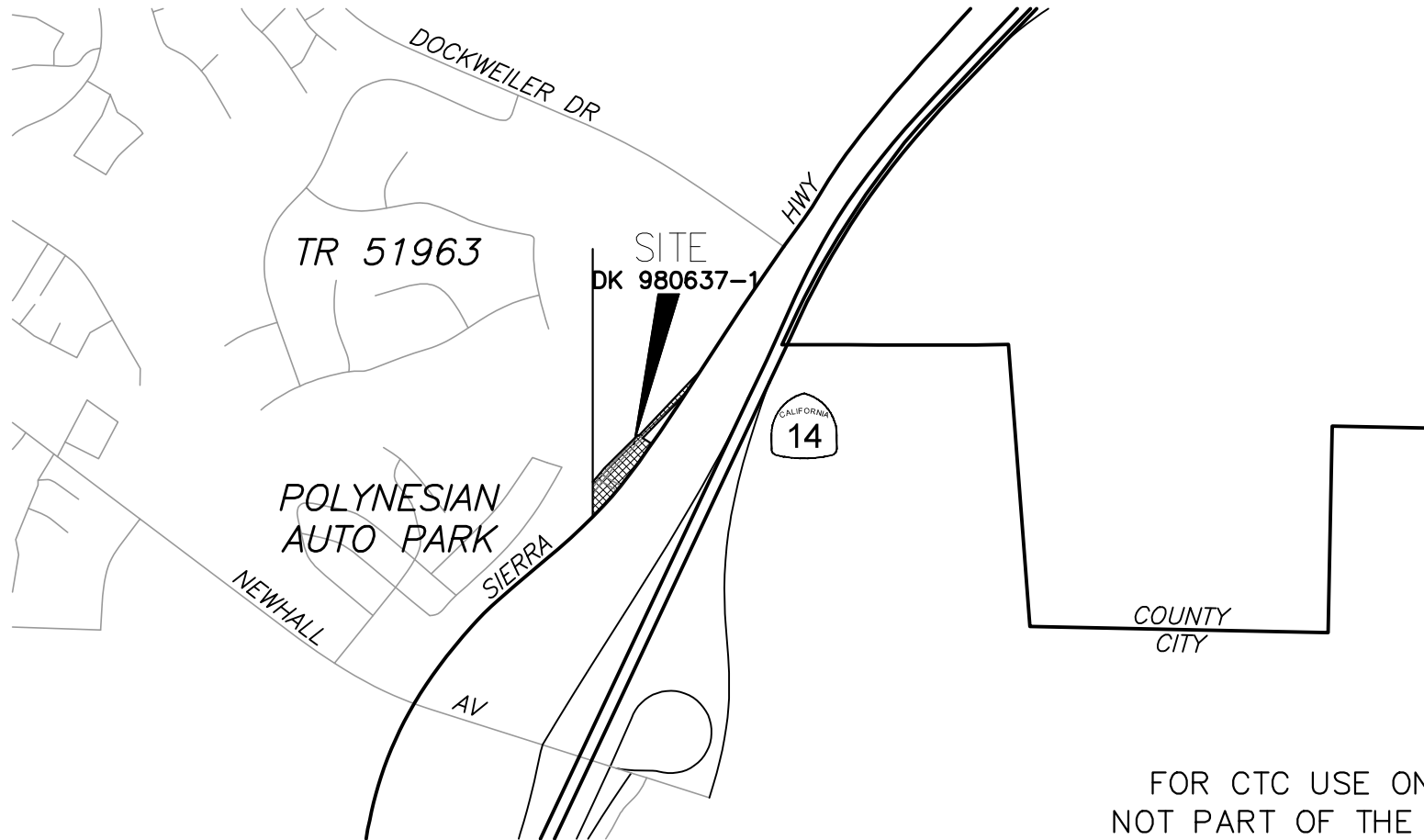
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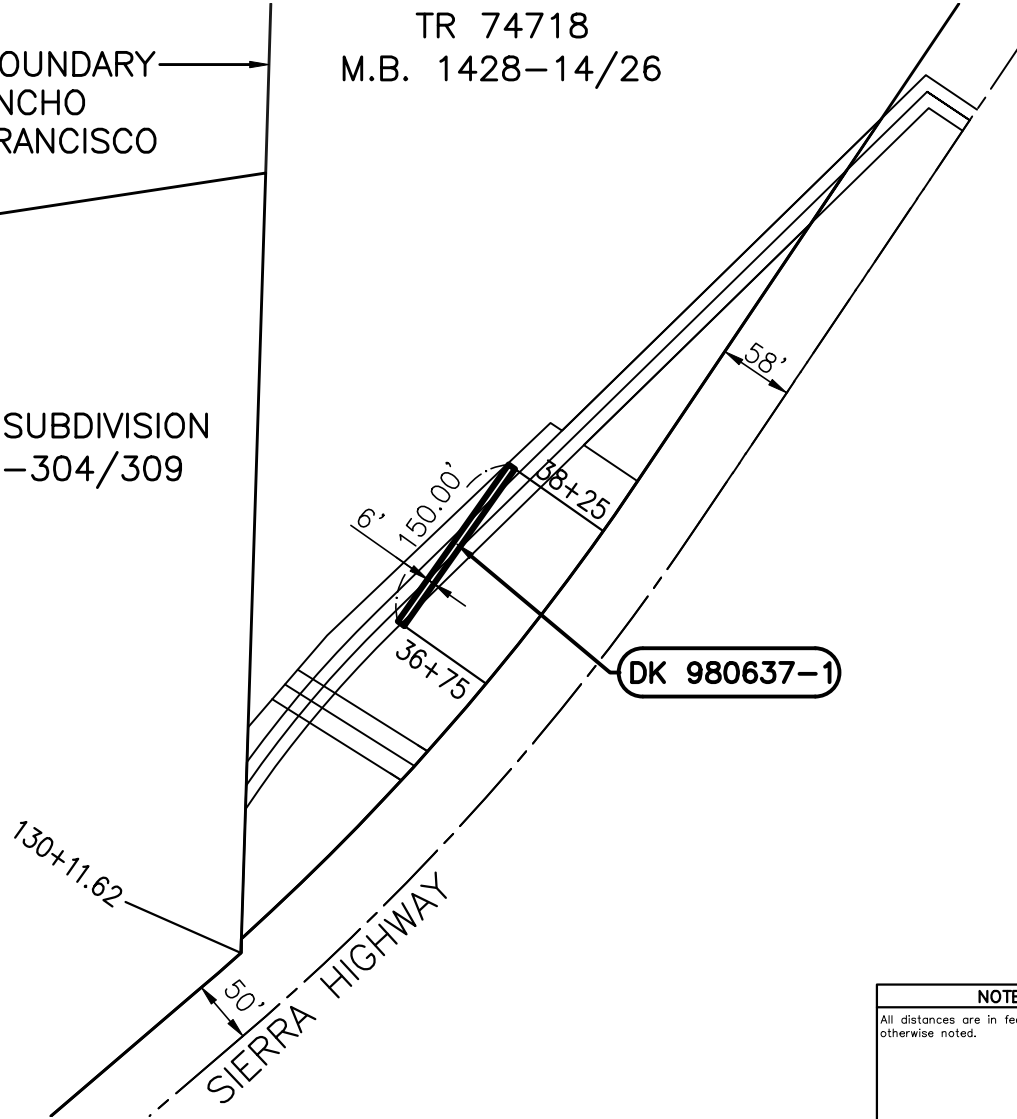
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TR 74718  
M.B. 1428-14/26

E'LY BOUNDARY  
OF RANCHO  
SAN FRANCISCO

ST. JOHN SUBDIVISION  
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**DK 980637-1**



PARCEL NO.	AREA
DK 980637-1	900 SF

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COUNTY OF LOS ANGELES

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