

MEMORANDUM

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: June 25-26, 2026

From: STEVEN KECK, Chief Financial Officer

Reference Number: 2.4d.(3), Action Item

Prepared By: René Fletcher, Chief
Division of Right of Way and Land Surveys

Subject: **CONVEYANCE OF EXCESS-OWNED REAL PROPERTY- BLUES BEACH**

ISSUE:

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

RECOMMENDATION:

The California Department of Transportation (Department) recommends the Commission authorize execution of the Director's Deed 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 Deed included in this item involves an estimated current value of \$1,602,000. The State will receive a return of \$0 from the sale of the property; corresponding maps are attached.

BACKGROUND:

The Blues Beach properties include 136.23 acres of coastal land purchased in the 1970's under the Highway Beautification Act of 1965 to protect the scenic nature of the coastline. The land contains significant cultural resources and history that are important to local Native American Tribes. In 2021, Senate Bill Number 231 added Section 118.9 to the SHC authorizing the Department, upon terms acceptable to the Commission, to convey the land at no cost to a qualified nonprofit corporation organized by one or more specified California Native American Tribes for the purpose of environmental protection. The Sherwood Valley Band of Pomo Indians, the Round Valley Indian Tribes, and the Coyote Valley Band of Pomo Indians formed the "Kai Poma" corporation as a qualified nonprofit under Section 501(c)(3) of the Internal Revenue Code.

Pursuant to SHC 118.9, the parties created a management plan outlining the restrictions and expectations for Kai Poma regarding land use. This includes maintaining the property, offering public access, preserving the natural habitat, and safeguarding Native American cultural resources. Additionally, in accordance with SHC Section 118.9(f)(2)(B), the Director's Deed incorporates a revisionary clause enabling the Department to terminate the conveyed interests and revert ownership to the State if Kai Poma fails to comply with the prescribed maintenance and land use obligations. The Department received authorization from the Federal Highway Administration (FHWA) to sell the property at less than fair market value through a Public Interest Finding, which FHWA approved on November 4, 2024.

DIRECTOR'S DEED:

01-1-MEN-1 PM 73.69-75.59
Disposal Unit #DD 7625-01-01
Convey to: Kai Poma,

a tribally incorporated non-profit organization

Mendocino County
136.23 acres
\$0 (Appraisal \$1,602,000)

Direct conveyance for no monetary consideration. Disposal unit is being conveyed to Kai Poma, a tribally-incorporated non-profit organization pursuant to Section 118.9 of the SHC, which authorizes the Department to transfer the Blues Beach property located in the unincorporated community of Westport, County of Mendocino, at no cost to a qualified nonprofit corporation. Disposal unit does not meet Department of General Services criteria for N-06-19.

Attachments:
Exhibits 1A – 1C

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.

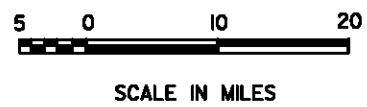
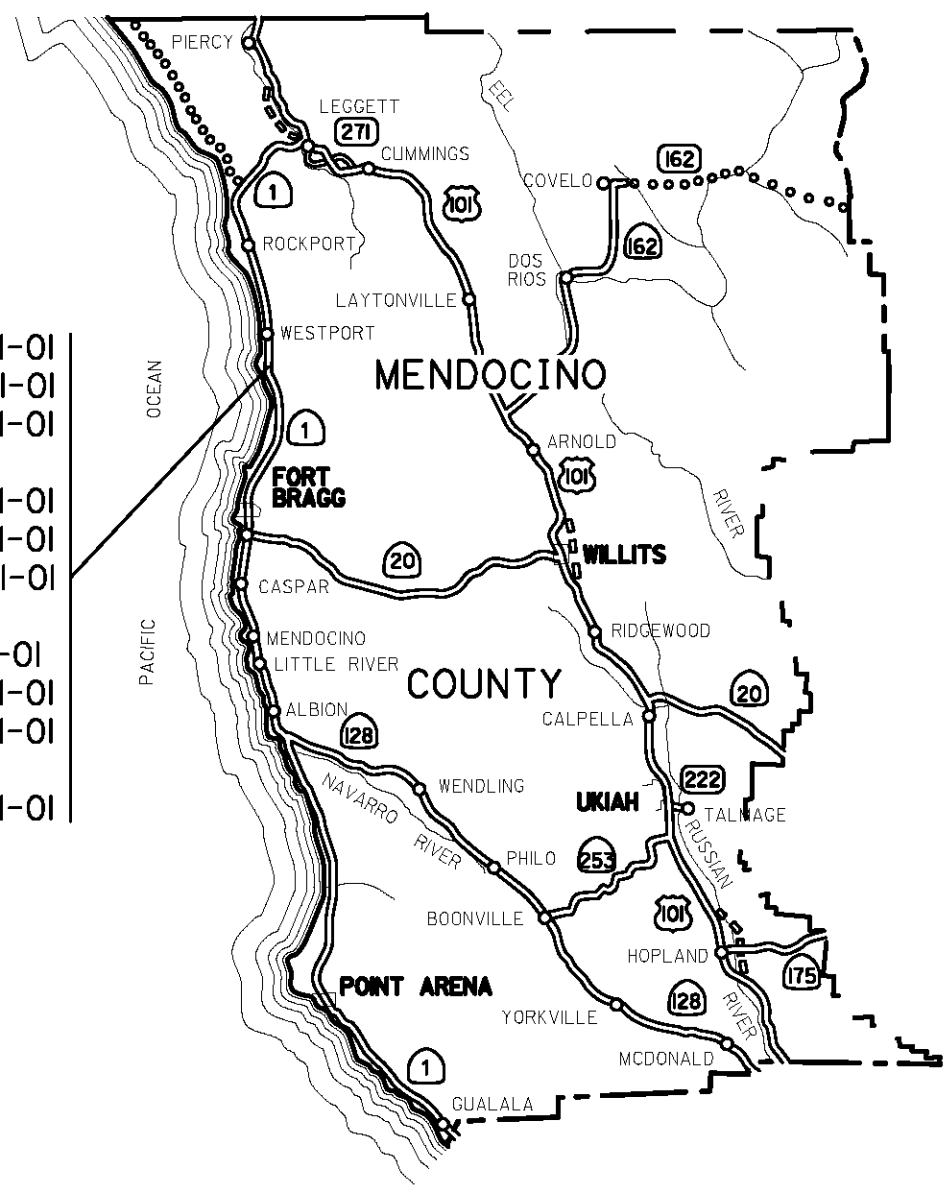
COUNTY OF MENDOCINO

- DD 7625-01-01
- DD 7626-01-01
- DD 7627-01-01

- DD 7628-01-01
- DD 7629-01-01
- DD 7630-01-01

- DD 7631-01-01
- DD 7632-01-01
- DD 7633-01-01

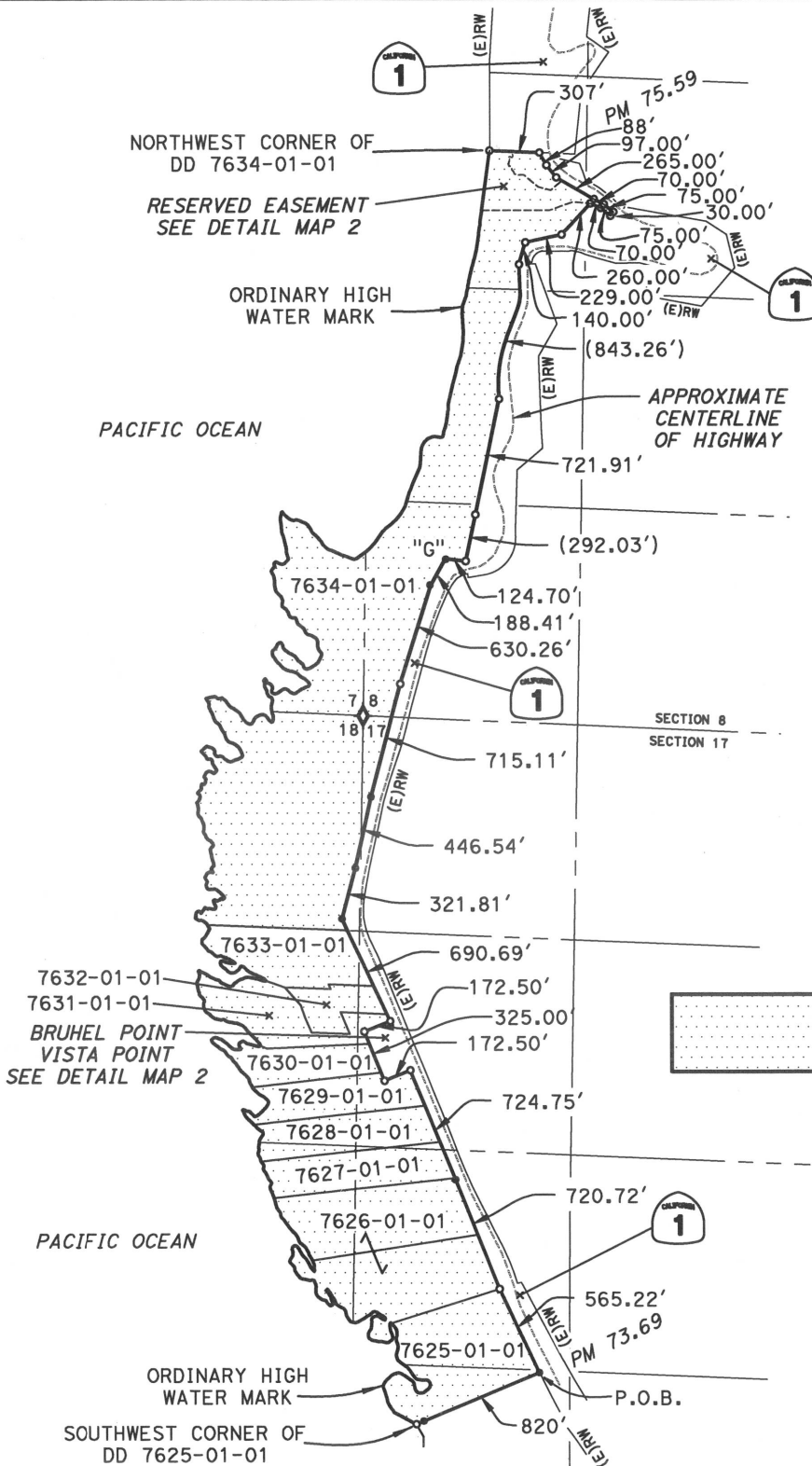
- DD 7634-01-01



NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTOR'S DEED MAP BLUES BEACH PROPERTY PER S & H CODE 118.9 DD 7625-01-01 THROUGH DD 7634-01-01 LOCATION MAP		
DRAFTED BY CRJ	DATE 1/12/26	DISTRICT 01	COUNTY MEN	ROUTE 1	SHEET PM 73.69-75.59	SHEET NO. 1	TOTAL SHEETS 3

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COUNTY OF MENDOCINO
 PORTION OF
 SECTIONS 7, 8, 17, 18
 IN
 T20N R17W MDM



NO SCALE

[Stippled Box] = COMBINED TRANSFER PARCEL.
 AREA = APPROX. 136 ACRES

THE EAST BOUNDARY OF EXCESS PARCELS 7625-01-01 THROUGH 7634-01-01 IS NOW, OR AT THE COMPLETION OF THIS TRANSFER BECOMES, THE WEST LINE OF MENDOCINO ROUTE 1 RIGHT OF WAY

ALL DIMENSIONS SHOWN ARE FOR THE NON-COASTAL BOUNDARY OF THE EXCESS PARCELS

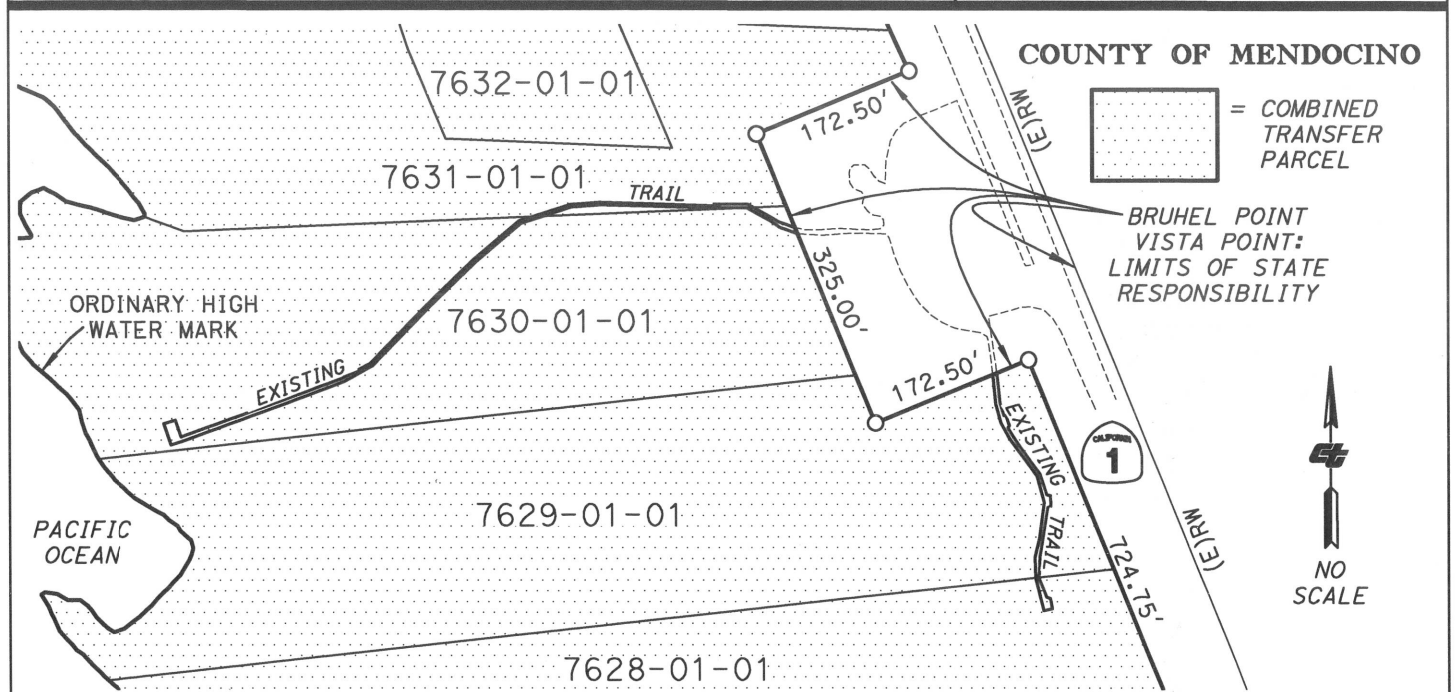
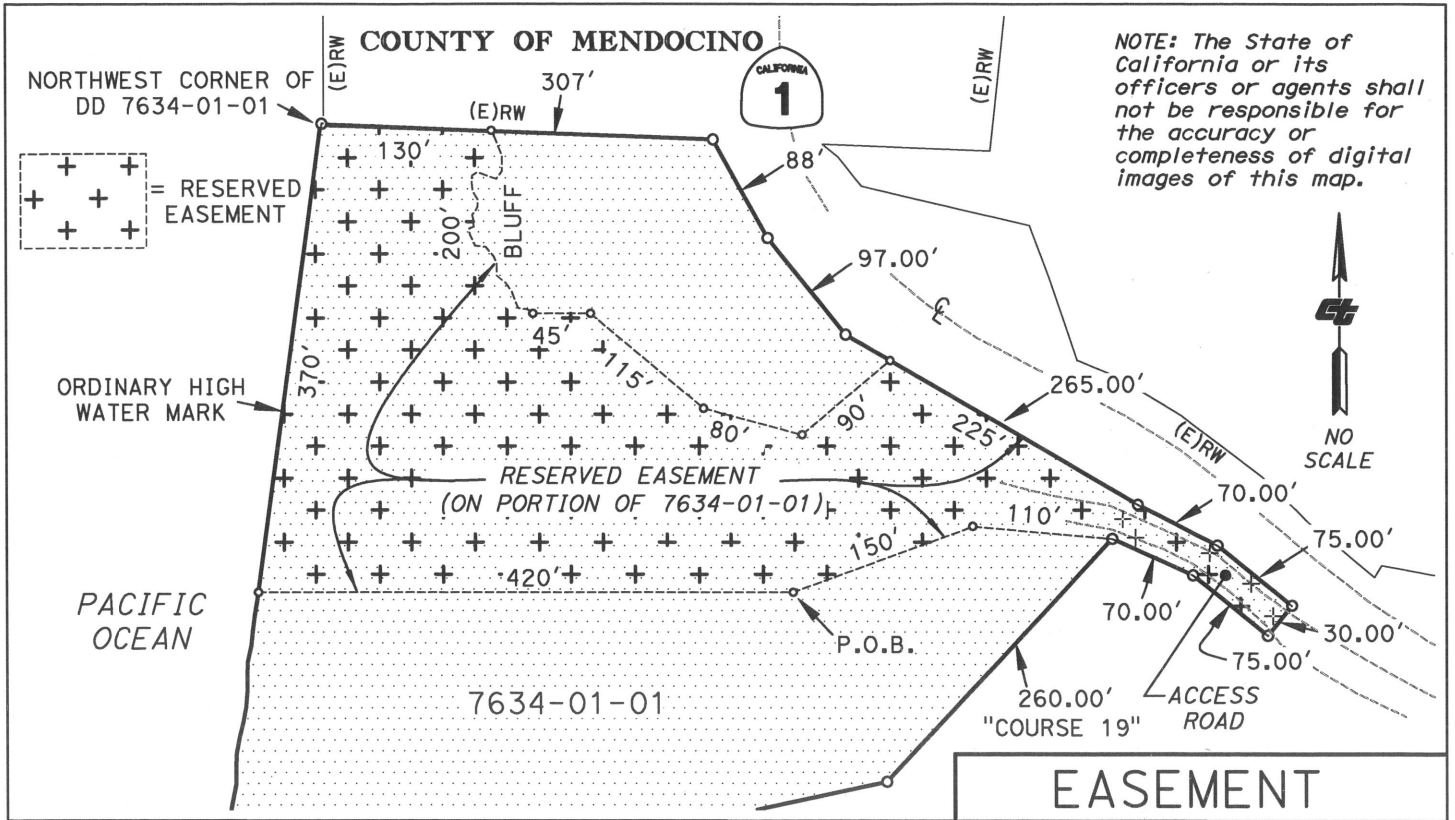
THE LOCATION AND ORIENTATION OF PLSS LINES IS APPROXIMATE

NOTES		LEGEND	
Coordinates and bearings are on CCS 83 Zone 2, EPOCH 2004.69. Distances and stationing are grid distances. Divide by 0.9999538 to obtain ground distances. All distances are in feet unless otherwise noted.		○ = BNDRY ANGLE POINT	● = FND. MONUMENT
		(E)RW = EXIST. R/W LINE	() = RECORD DEED DATA

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED
 BLUES BEACH PROPERTY PER S & H CODE 118.9
 DD 7625-01-01 THROUGH DD 7634-01-01

DETAIL MAP 1

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
CRJ	1/12/26	01	MEN	1	73.69-75.59	2	3



<p>NOTES</p> <p>Coordinates and bearings are on CCS 83 Zone 2, EPOCH 2004.69. Distances and stationing are grid distances. Divide by 0.9999538 to obtain ground distances. All distances are in feet unless otherwise noted.</p>		<p>LEGEND</p> <p>○ = BNDRY ANGLE POINT ◦ = ESMT. ANGLE POINT (E)RW = EXIST. R/W LINE</p>		<p>STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTOR'S DEED BLUES BEACH PROPERTY PER S & H CODE 118.9 DD 7625-01-01 THROUGH DD 7634-01-01</p>			
<p>DETAIL MAP 2</p>							
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
CRJ	1/12/26	01	MEN	1	73.69-75.59	3	3