

## 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><u>01</u></b> -03-Sac-5 Post Mile (PM) 31.1	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.

<b><u>02</u></b> -04-Ala-238 PM 14.8	Hayward
Disposal Unit #DD-009845-01-01	20,690 square feet (s.f.)
Convey to: Zalman Investments, LLC	\$505,000
	Public Sale Estimate (PSE) \$476,000

Public sale. Selling price represents the highest bid received at the public sale, there were two active bidders during the auction. Route was rescinded in 2010.

<b><u>03</u></b> -04-Ala-238 PM R14.8	Hayward
Disposal Unit #DD-040722-01-01	5,820 s.f.
Convey to: SIST3RS, INC.	\$216,000 (PSE \$180,000)

Public sale. There were five active bidders that participated in this auction. Selling price represents the highest bid received at the public sale.

<b><u>04</u></b> -04-Ala-238 PM 14.8	Hayward
Disposal Unit #DD-040707-01-02	9,236 s.f.
Convey to: Sayed Basel and Parwin Sarwary	\$326,000 (PSE \$220,000)

Public auction. Selling price represents the highest bid received at the public sale; three active bidders participated at this auction. Route was rescinded in 2010.

<b><u>05</u></b> -04-Ala-238 PM 14.9	Hayward
Disposal Unit #DD-040697-02-01	354 s.f.
Convey to: Alfredo Q. Vasquez, a single man.	\$500 (Appraisal \$500)

Direct sale to the adjoining owner at the appraised value. Subject parcel is small and incapable of independent development. Parcel was originally purchased for Route 238, which was rescinded in November 2010.

<b><u>06</u></b> -04-SCI-101 PM 35.8	San Jose
Disposal Unit #DD-041149-01-01	17,791 s.f.
Convey to: Paul Ruben Orozco	\$1,360,000 (PSE \$400,000)

Public sale. There were five active bidders participating in the auction. Selling price represents the highest bid received at the public sale.

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

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.

<b>08-05-Mon-101 PM 98.43</b>	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.

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

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

<b>10-06-Fre-180 PM 89.0/R55.3</b>	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.

<b>11-06-Tul-198 PM 0.8</b>	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.

<u>12-07-LA-710 PM 32.2</u>	City of Pasadena
Disposal Unit # DD 46825-01-01	11,137 s.f. lot
Convey to: Timothy Christopher Halpin	1,113 s.f. Single Family Residence
and Crysta Lynn Halpin, Husband and	
Wife, as Community Property with Right of Survivorship	

Direct conveyance for no monetary consideration. This is a correctory deed with updated legal descriptions and property maps.

During the May 2018 Commission meeting, the Commission passed Roberti Director's Deed 06, granting Disposal Unit #DD 46833-01-01 to tenants eligible under the Roberti Act and Affordable Sales Program regulations. To correct the legal description and maps on DD 46833-01-01 in accordance with surveys, DD 46825-01-01 is being submitted for approval with updated legal descriptions and property maps. The property line, as per the updated maps, should extend all the way through Havendale Drive. The costs associated with this transaction were previously reported at the May 2018 Commission meeting, and financial information is therefore not included.

<u>13-08-SBd-210 PM 11.9</u>	Fontana
Disposal Unit #DD013429-01-02	98,950 s.f.
Convey to: City of Fontana	\$411,000 (Appraisal \$411,000)

Direct sale. Sales price represents the appraised value received via a direct sale to a governmental agency.

<u>14-08-SBd-210 KP R28.87</u>	Rialto
Disposal Unit #DD007203-01-01	859 s.f.
Convey to: JUAN D. FLORES MAGANA, a	\$100 (Appraisal \$100)
single man, as his sole and separate	
property	

Direct sale. Parcel is very small, unimproved, rectangular shaped and incapable of independent development. Sales price represents the appraised value received from the only adjoining owner via the direct sale.

<u>15-10-Cal-26 PM 8.3</u>	Calaveras County
Disposal Unit #DD14994-01-01	0.32 acre
Convey to: Toan Phan, A Single man	\$18,000 (PSE \$18,000)

Public sale. There was one participant for this auction. Selling price represents the highest bid received at the public sale.

<u>16</u> -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.

<u>17</u> -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.

<u>18</u> -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.

<u>19</u> -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.

<u>20</u> -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.

<u>21</u> -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.

22-11-SD-905 KP 13.5  
Disposal Unit #DD 31363-01-01  
Convey to: Nicanor Perez

San Diego  
1.44 acres (62,581 s.f.)  
\$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.

23-11-SD-905 PM 6.8  
Disposal Unit #DD 32182-01-01  
Convey to: ACAA, LP

San Diego  
0.57 acre (24,927 s.f.)  
\$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