

State of California
Business, Transportation and Housing Agency
Department of Transportation

HIGHWAY RIGHT OF WAY MATTERS
Director's Deeds
Items 1

Prepared By:
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CTC Meeting: June 13, 2002

Reference No.: 2.4d-2BI

ROBERT L. GARCIA
Chief Financial Officer
June 1, 2002

DIRECTOR'S DEEDS

The Department of Transportation recommends the California Transportation Commission authorize the execution of the attached Director's Deed, Item # 1. The conveyances of excess State-owned real property, including exchanges, are pursuant to Section 118 of the Streets and Highways Code. This agenda item has an estimated current value of \$2,400,000. The State will receive a return of \$2,400,000 from the sale of this property. A recapitulation of the item presented follows:

Deeds by which fee title is to be conveyed:	1
<u>01</u> 04-ALA-880-32.7	Oakland
Disposal Unit # DK011042-01-01	97,487 sf
Convey to The Housing Authority of the City of Oakland	\$2,400,000 (Appraisal \$2,400,000)

Selling price represents the appraised value received from a public agency.

EXCESS LAND TRANSACTION RÉSUMÉ
(unimproved parcel – direct sale)

JUNE 2002 CTC AGENDA

4-ALA-880-32.7

Oakland, County of Alameda

Disposal Unit # 011042-01-01

Convey to The Housing Authority of the City of
Oakland, a public body corporate, politic

Appraisal: \$ 2,400,000.00

Selling price represents the appraised value received from a public agency.

Cost: \$ NA

Number of Parcels: 19

Type of Sale: Direct Sale to Public Agency

Date(s) acquired: 1952, 1953, 1954

Appraisal dated: September 4, 2001

Special Remarks:

The excess land parcel is to be conveyed as a direct sale to the Housing Authority of the City of Oakland. It is currently an operating park and ride lot located at 7th Street and Mandela Parkway in the City of Oakland. The City of Oakland in partnership with the Housing Authority of the City of Oakland (OHA) and the San Francisco Bay Area Rapid Transit District (BART) commissioned a Transit Village Action Report that recommended the acquisition of the park and ride lot. The plan is to develop the parcel consistent with the Transit-Oriented Development Study Report prepared by Caltrans' Division of Mass Transportation. In addition to construction of the transit village, OHA has agreed to improve another Caltrans-owned property located at 5th and Market Streets as a replacement site for the existing park and ride lot. The replacement site will accommodate at least 247 parking stalls, which is comparable to the existing facility. The cost to OHA for constructing the park and ride improvements will be approximately \$ 1 million. All aspects of the entire transaction are addressed in a cooperative agreement between the Department and OHA. A map showing the sale parcel and replacement site is attached for your reference.

The property has been appraised at the current market value of \$2.4 million. Of this amount, \$300,000 will be held in escrow for use as State's contribution toward the cost of remediation of aerial deposited lead found on site. Remediation is estimated to cost between \$300,000 and \$900,000. State's cost is capped at \$300,000. If actual costs are less, the balance will be released from escrow and applied to the proceeds from the sale. In any event, the State will not receive less than \$2.1 million for the parcel.

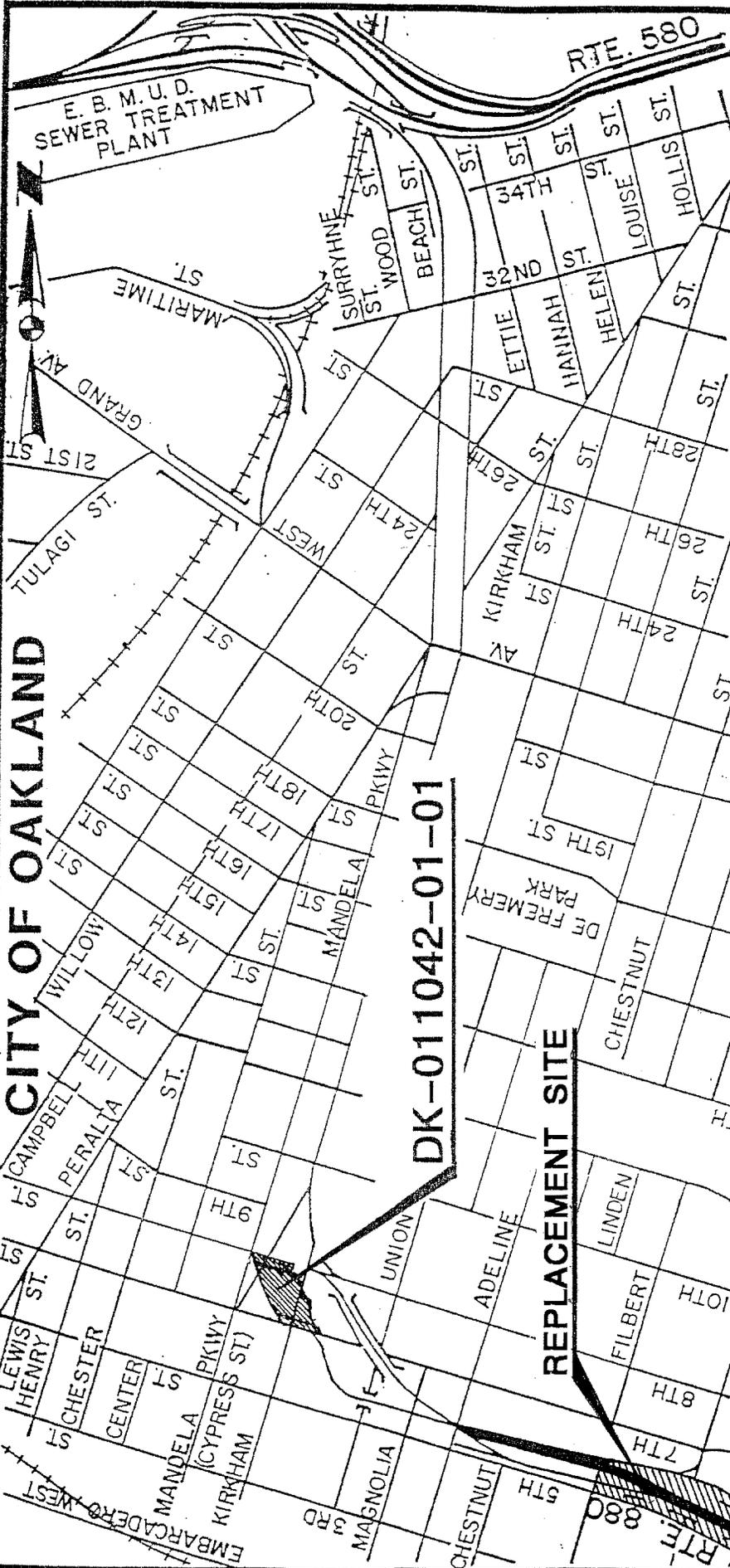
The Department has determined that a direct sale to OHA is in the State's best interest for the following reasons:

1. Caltrans receives the full market value of the property.
2. In addition to receiving full market value, Caltrans will continue to receive the utility of the existing park and ride lot through the period of development of the replacement park and ride facility.
3. The replacement park and ride lot will be developed at no cost to the Department.

This proposal fully supports the policies outlined in the Department's January 2002 Statewide Transit-Oriented Development Study. Caltrans and OHA share an interest in promoting development that encourages the use of mass transit facilities. This property offers a unique development opportunity because of its proximity to both existing housing and the West Oakland BART station. By selling the park and ride lot to OHA, Caltrans is facilitating the development of a transit village, optimizing the use of the property, and showing its willingness to remove barriers and cooperate with the City of Oakland to improve the quality of life within the community. This transaction was reviewed by the Commission's Airspace Advisory Committee (AAC) at a teleconference held May 16, 2002. The AAC has asked for additional information, which the Department is obtaining. An update on the AAC's recommendation will be provided at the Commission's June meeting.

Attachment

CITY OF OAKLAND



E. B. M. U. D.
SEWER TREATMENT
PLANT

DK-011042-01-01

REPLACEMENT SITE

STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

DIRECTOR'S DEED
DK-011042-01-01

DR. BY	J.N.	DATE	05/02
CKD. BY	JG	SCALE AS SHOWN	
CO	RTE	P.M.	DR. No.
Ala	880	32.7	1 of 2

