

# Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: March 2-3, 2005

Reference No.: 2.4d.(2)  
Action Item

From: CINDY McKIM  
Chief Financial Officer

Prepared by: Brice D. Paris  
Division Chief  
Right of Way and Land Surveys

Ref: DIRECTOR'S DEEDS

## RECOMMENDATION:

The Department of Transportation (Department) recommends the California Transportation Commission authorize the execution of the attached Director's Deeds. The conveyances of excess State-owned real property, including exchanges, are pursuant to Section 118 of the Streets and Highways Code. The items included on this agenda involve an estimated current value of \$1,095,410. The State will receive a return of \$719,570 from the sale of these properties. These Director's Deeds were originally presented under Tab 34, No. 2.4d., at the January 2005 Commission meeting. A recapitulation of the items presented follows (maps attached):

01-08-SBd-210-5.70

Disposal Unit DD 007352-01-01

Convey to: City of Rancho Cucamonga

Rancho Cucamonga

41,958 sf

\$216,000 (Appraisal \$216,000)

Sales price represents the appraised value received via direct sale to a government agency for a public park. Government Code Section 54220 et seq, requires that the Department offer properties to public agencies for park, school site, low- or moderate income housing, enterprise zone, or transit village uses. The purchase price is based on a fair market value appraisal based on the highest and best use of the property (single family residential). The Director's Deed includes a reversionary clause requiring development and maintenance of a public park.

02-08-SBd-210-5.60

Disposal Unit DD 013406-01-01

Convey to: City of Rancho Cucamonga

Rancho Cucamonga

50,168 sf

\$259,000 (Appraisal \$259,000)

Sales price represents the appraised value received via direct sale to a government agency for a public park. Government Code Section 54220 et seq, requires that the Department offer properties to public agencies for park, school site, low- or moderate income housing, enterprise zone, or transit village uses. The purchase price is based on a fair market value appraisal based on the highest and best use of the property (single family residential). The Director's Deed includes a reversionary clause requiring development and maintenance of a public park.

03-08-SBd-210-KP 9.4

Disposal Unit DD 014758-01-01

Convey to: City of Rancho Cucamonga

Rancho Cucamonga

38,401 sf

\$198,000 (Appraisal \$198,000)

Sales price represents the appraised value received via direct sale to a government agency for a public park. Government Code Section 54220 et seq, requires that the Department offer properties to public agencies for park, school site, low or moderate income housing, enterprise zone, or transit village uses. The purchase price is based on a fair market value appraisal based on the highest and best use of the property (single family residential). The Director's Deed includes a reversionary clause requiring development and maintenance of a public park.

04-12-Ora-5-31.2

Disposal Unit DD 073891-01-01

Convey to City of Santa Ana

Santa Ana

25,649 sf

\$0 (Appraisal \$270,000)

Direct Sale. Conveyance is pursuant to a Cooperative Agreement for a Federally-assisted TEA/SHOPP project with the city of Santa Ana under a grant from the Federal Highway Administration (FHWA). Because the Department received federal reimbursement for a portion of the original purchase price of this property (63% of the original costs for the widening of Interstate 5 in Orange County), FHWA would not allow additional federal assistance monies to be spent to purchase the same property. In essence, FHWA paid for the property once (for the widening project) and would not pay for it again (under the TEA grant). Instead, FHWA agreed to provide Santa Ana with the TEA grant funds for the entire project only if the property in question was transferred at no cost to the City.

The original purchase was also funded by the State (6%) and the Orange County Transportation Authority (OCTA) (31%). Under the terms of the Cooperative Agreement, FHWA, OCTA, and the State will receive nothing for the property, and an Agreement Declaring Restrictive Covenants will be recorded concurrent with the Director's Deed requiring that the property remain as a passive green belt in perpetuity.

05-12-Ora-5-31.2

Disposal Unit DD 073897-01-01

Convey to City of Santa Ana

Santa Ana

4,396 sf

\$46,570 (Appraisal \$46,570)

Direct Sale. Conveyance is pursuant to a Cooperative Agreement with the city of Santa Ana in support of a Federally-assisted TEA/SHOPP project. The use proposed by Santa Ana disqualifies it from federal grant participation, therefore the city has agreed to purchase at fair market value. Net proceeds will be deposited into the State Highway Account.

06-12-Ora-5-31.2

Disposal Unit DD 073898-01-01

Convey to City of Santa Ana

Santa Ana

9,806 sf

\$0 (Appraisal \$105,840)

Direct Sale. Conveyance is pursuant to a Cooperative Agreement for a Federally-assisted TEA/SHOPP project with the city of Santa Ana under a grant from the Federal Highway Administration (FHWA). Because the Department received federal reimbursement for a portion of the original purchase of this property (63% of the original costs for the widening of Interstate 5 in

Orange County), FHWA would not allow additional federal assistance monies to be spent to purchase the same property. In essence, FHWA paid for the property once (for the widening project) and would not pay for it again (under the TEA grant). Instead, FHWA agreed to provide Santa Ana with the TEA grant funds for the entire project only if the property in question was transferred at no cost to the City.

The original purchase was also funded by the State (6%) and the Orange County Transportation Authority (OCTA) (31%). Under the terms of the Cooperative Agreement, FHWA, OCTA, and the State will receive nothing for the property, and an Agreement Declaring Restrictive Covenants will be recorded concurrent with the Director's Deed requiring that the property remain as a passive green belt in perpetuity.

Attachments

## SUMMARY OF DIRECTOR'S DEEDS (2.4d.2)

### PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - MARCH 2005

Table I - Volume by Districts

District	Direct Sales	Public Sales	Non-Inventory Conveyances	Other Funded Sales	Total Items	Current Estimated Value	Return From Sales	Recovery %
								% Return From Sales Current Value
01					0	\$0	\$0	
02					0	\$0	\$0	
03					0	\$0	\$0	
04					0	\$0	\$0	
05					0	\$0	\$0	
06					0	\$0	\$0	
07					0	\$0	\$0	
08	3				3	\$673,000	\$673,000	100%
09					0	\$0	\$0	
10					0	\$0	\$0	
11					0	\$0	\$0	
12	3				3	\$422,410	\$46,570	11%
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>\$1,095,410</b>	<b>\$719,570</b>	<b>66%</b>

Table II - Analysis by Type of Sale

Type of Sale	# of Items	Current Estimated Value	Return From Sales	Recovery %
				% Return From Sales Current Value
<b>Direct Sales</b>	6	\$1,095,410	\$719,570	66%
<b>Public Sales</b>	0	\$0	\$0	
<b>Non-Inventory Conveyances</b>	0	\$0	\$0	
<b>Sub-Total</b>	<b>6</b>	<b>\$1,095,410</b>	<b>\$719,570</b>	<b>66%</b>
<b>Other Funded Sales</b>	0	\$0	\$0	
<b>Total</b>	<b>6</b>	<b>\$1,095,410</b>	<b>\$719,570</b>	<b>66%</b>

T. 1 N. R. 7 W. S.B.M.

SECTION 34



DIST.	COUNTY	ROUTE	POST MILE
08	SBd	210/30	5.70

EXHIBIT "C"

COUNTY OF SAN BERNARDINO  
CITY OF RANCHO CUCAMONGA



DD007352-01-01

West line Lot "C"  
M/B 20/34

MAP OF THE FOOTHILL  
FROSTLESS FRUIT CO's  
TRACT NO. 2

Easterly line  
O.R. 19980469920  
Rec. 11/02/98

7352-01-01

AREA=3899.8 Sq. Meters  
(41977 Sq. Ft.)

RECORDED IN BK. 20, PG. 34 OF MAPS  
RECORDS OF SAN BERNARDINO CO.

LOT 26

Denotes  
Access Prohibited

IMP. ROUTE 210/30

191+00

AMETHYST ST.

Attachment 2 of 7

7352-1

STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION	
DIRECTOR'S DEED MAP 7352-01-01	
NO SCALE	DATE: 09-23-04



DIST.	COUNTY	ROUTE	POST MILE
08	SBD	210/30	5.60

DD 013406-01-01

EXHIBIT "C"

T. 1 N. R. 7 W.  
S.B.M.  
SECTION 34



P.O.B.

IMP HIGHLAND AVENUE  
N 89° 32' 02" E 134.476m (441.19')

MAP OF THE FOOTHILL FROSTLESS  
FRUIT CO'S TRACT NO. 2  
RECORDED IN BOOK 20, PAGE 34 OF MAPS  
RECORDS OF SAN BERNARDINO COUNTY

Easterly line  
O.R. 19980469920  
Rec. 11/02/98

AMETHYST ST.

N 0° 51' 20" W

42.853m (140.59')

13406-01-01

13407-01-01

S 0° 48' 09" E

29.867m (97.99')

R/W

S 87° 51' 54" W  
63.417m (208.06')

R/W

S 89° 08' 48" W  
11.356m (37.26')

13406-1

13407-1

S 79° 01' 20" W  
60.629m (198.91')

LOT 26

10.058m (33') 10.058m (33')

19TH STREET

IMP. ROUTE 30

191+00

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

DIRECTOR'S DEED MAP  
DD 013406-01-01

SCALE 1: 1000      DATE: 09-17-04

T.1 N. R.7 W. S.B.M.  
 COUNTY OF SAN BERNARDINO  
 CITY OF RANCHO CUCAMONGA

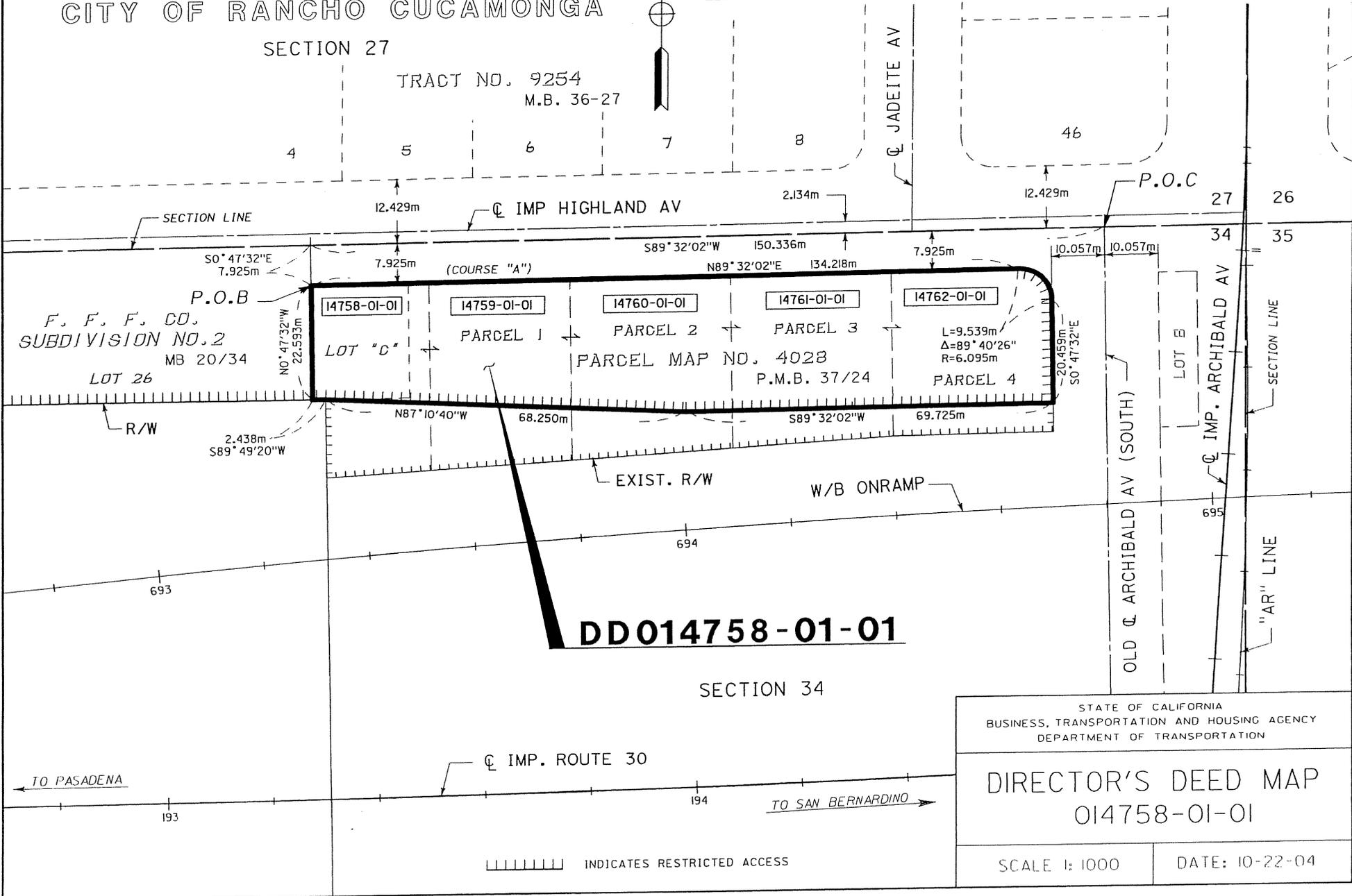
SECTION 27

TRACT NO. 9254  
 M.B. 36-27



DIST.	COUNTY	ROUTE	KILOMETER POST
08	SBd.	210/30	9.4

EXHIBIT "C"



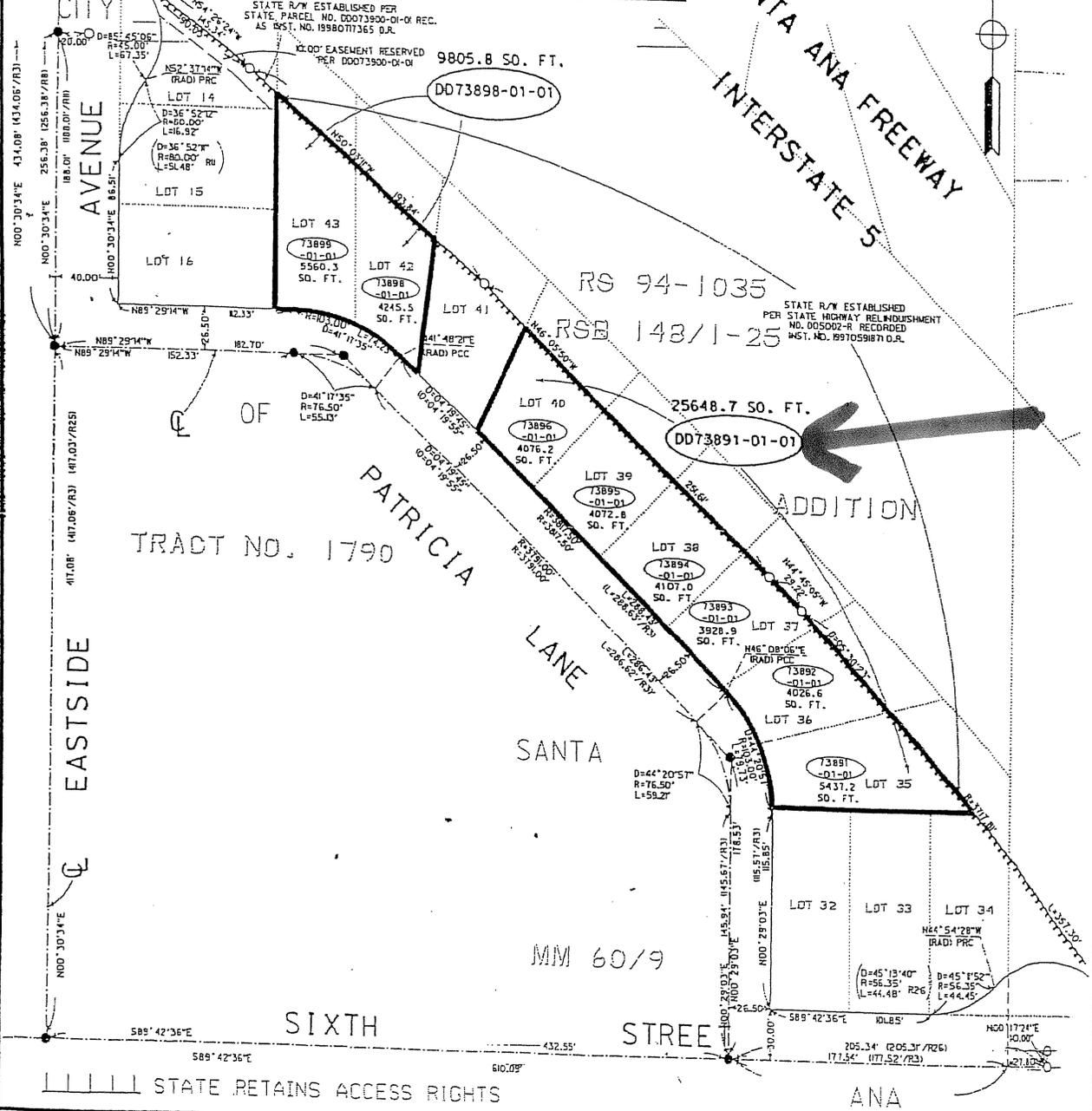
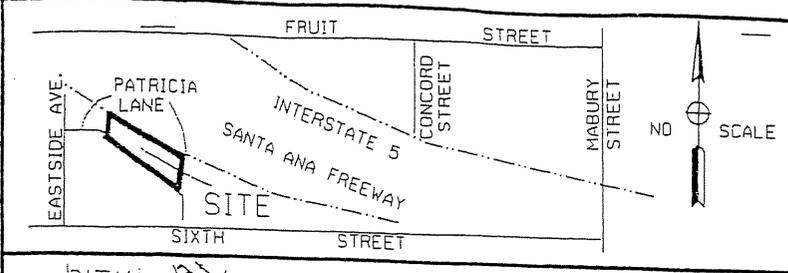
STATE OF CALIFORNIA  
 BUSINESS, TRANSPORTATION AND HOUSING AGENCY  
 DEPARTMENT OF TRANSPORTATION

**DIRECTOR'S DEED MAP**  
 014758-01-01

SCALE 1:1000      DATE: 10-22-04

Attachment 4 of 7

DIST	COUNTY	RTE	P.M.
12	ORA	5	31.2



STATE OF CALIFORNIA--DEPARTMENT OF TRANSPORTATION--DISTRICT 12

PLAT ACCOMPANYING

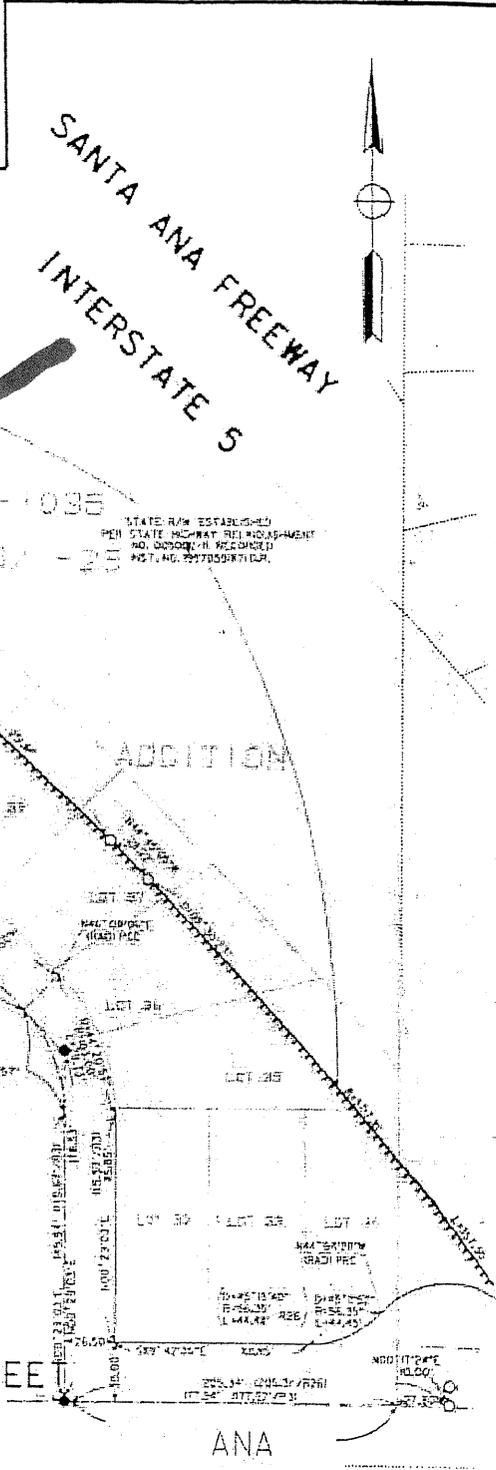
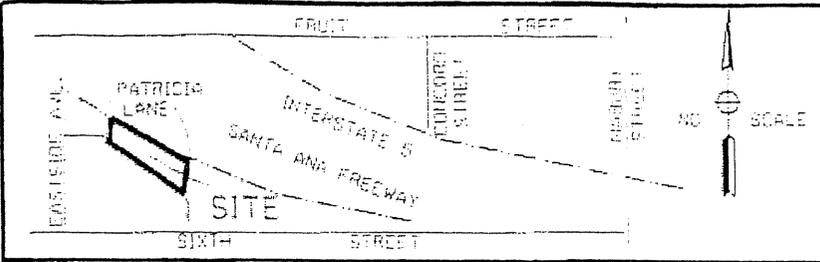
DIRECTOR'S DEED DD073891-01-01  
AND DD073898-01-01

NO SCALE

DRWN: CWS CHKD: CWS

DATE: 09/30/02  
REV: 03/23/03

DIST	CDUNTY	RTE	P.M.
12	ORA	5	31.2



APPROX.  
4396.0 SQ. FT.  
DD73897-01-01

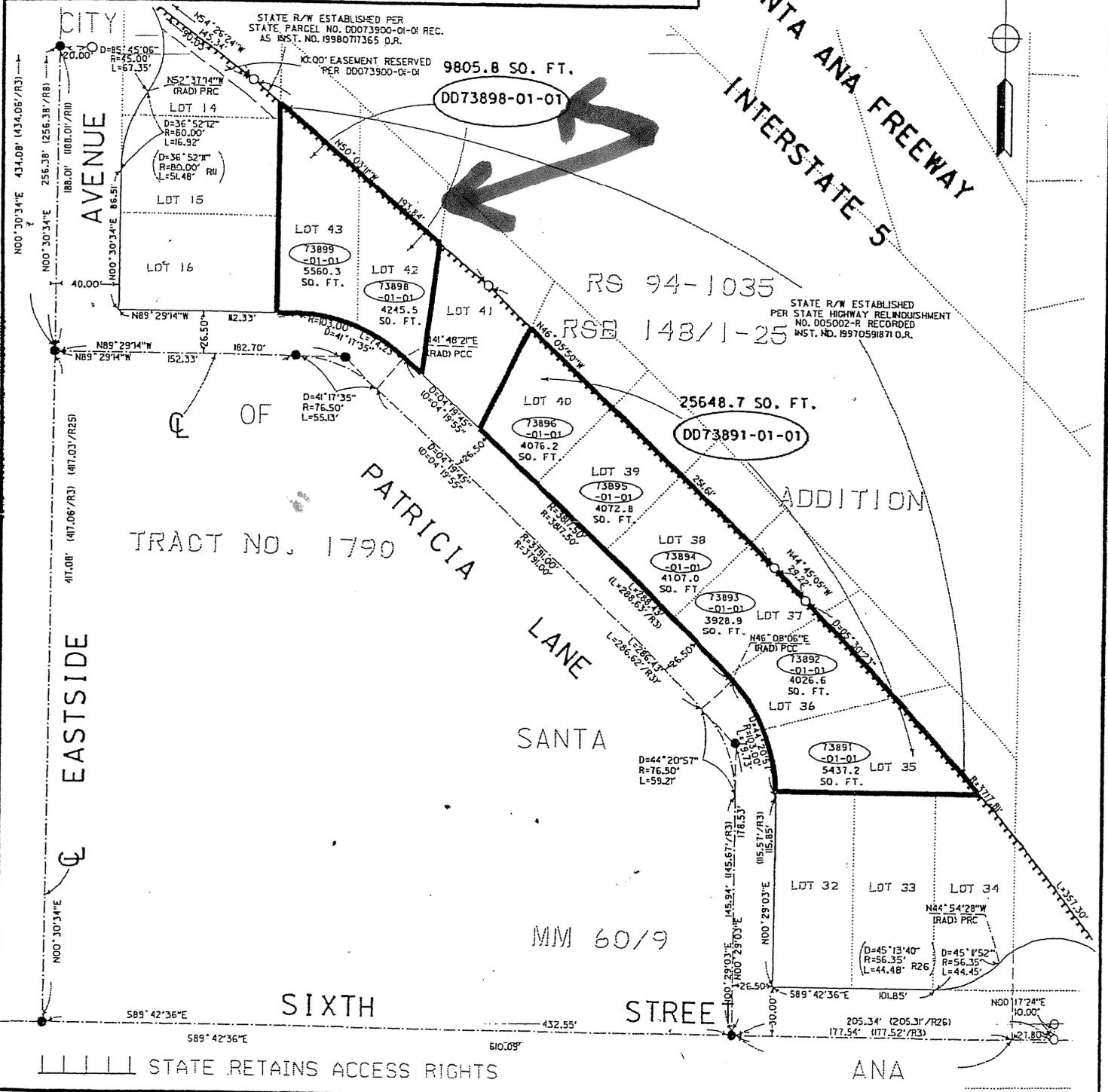
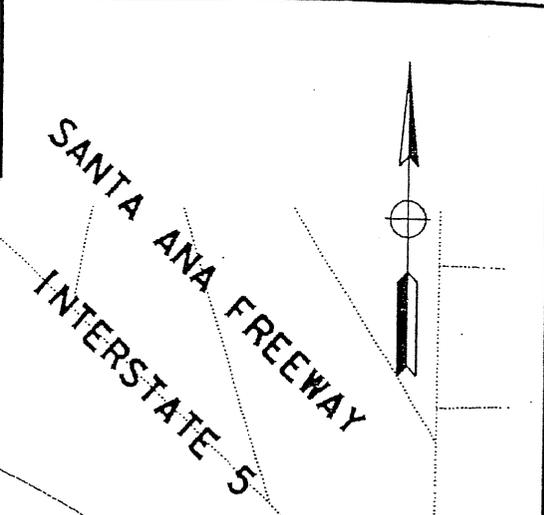
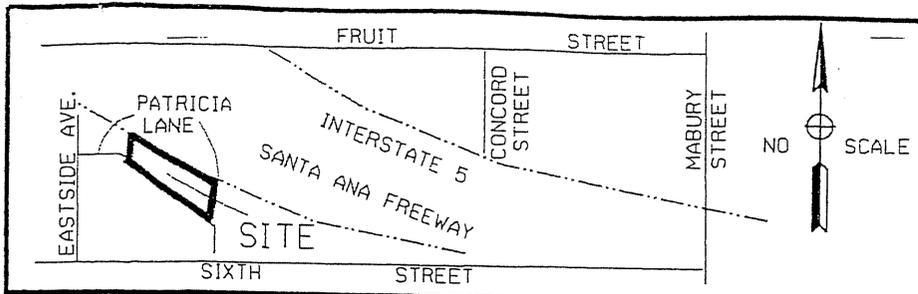
TRACT NO. 1790

STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA--DEPARTMENT OF TRANSPORTATION--DISTRICT 12  
 PLAT ACCOMPANYING  
 DIRECTOR'S DEED DD073897-01-01  
 REF. MAP: F-1983-3A

NO SCALE  
 DRWN: CWS CHKD: CWS  
 DATE: 09/30/02  
 rev: 03/23/03

DIST	COUNTY	RTE	P.M.
12	ORA	5	31.2



STATE OF CALIFORNIA--DEPARTMENT OF TRANSPORTATION--DISTRICT 12

PLAT ACCOMPANYING  
 DIRECTOR'S DEED DD073891-01-01  
 AND DD073898-01-01

REF. MAP: F-1983-3A

NO SCALE  
 DRWN: CWS CHKD: CWS  
 DATE: 09/30/02  
 rev: 03/23/03