

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: April 13-14, 2005

Reference No.: 2.4d.(5)
Action Item

From: CINDY McKIM
Chief Financial Officer

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

Ref: **DIRECTOR'S DEED - CITY OF NEWPORT BEACH**

The Department of Transportation has been negotiating with the City of Newport Beach for the sale of a parcel located on Superior Avenue near Pacific Coast Highway. The proposed sale was submitted to the California Transportation Commission (Commission) Airspace Advisory Committee (AAC) for discussion at their March 17, 2005 meeting. Since that time, the Department and the City have continued negotiations for the property. The Newport Beach City Council is scheduled to take up the matter at their April 12, 2005 meeting. To provide additional information based on the outcome of the Newport Beach City Council meeting, the Department will submit a "pink" Book Item to recapitulate the outcome of those negotiations at the April 13-14 2005 Commission meeting.

01-12-ORA-1-19.7

Disposal Unit DD 040766-01-02

Convey to City of Newport Beach

Newport Beach

81,817 sf

\$TBD

The subject property is adjacent to the property known as "Caltrans West", which was the subject of Senate Bill (SB) 124 (Johnson, 2001 Legislative Session). SB 124 directed the Department to transfer control of the Caltrans West parcel to the City of Newport Beach at the original acquisition cost of \$1.3 million. At the time, the subject property was thought to be included, but it has since been determined that it was not.

The AAC recommended CTC approval of this transaction at a sale price of not less than \$175,000, and also to include restrictive deed language limiting the use of the property to park/open space in perpetuity. This Memorandum is being submitted pending concurrence by the City of Newport Beach City Council, scheduled for April 12, 2005.

SUMMARY OF DIRECTOR'S DEEDS 2.4d.(5)

PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - APRIL 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					0	\$0	\$0	
09					0	\$0	\$0	
10					0	\$0	\$0	
11					0	\$0	\$0	
12	1				1	\$49,100	\$49,100	100%
Total	1	0	0	0	1	\$49,100	\$49,100	100%

Table II - Analysis by Type of Sale

Type of Sale	# of Items	Current Estimated Value	Return From Sales	Recovery %
				% Return From Sales Current Value
Direct Sales	1	\$49,100	\$49,100	100%
Public Sales	0	\$0	\$0	
Non-Inventory Conveyances	0	\$0	\$0	
Sub-Total	1	\$49,100	\$49,100	100%
Other Funded Sales	0	\$0	\$0	
Total	1	\$49,100	\$49,100	100%



CITY

TRACT NO. 463

COUNTY OF ORANGE
CITY OF NEWPORT BEACH

NE'LY LINE PAR. 1
STATE PARCEL NO. 40167
PER BK 7839, PG 739 O.R.

MM 32/2-3

OF

TRACT

CENTER LINE "NEW" SUPERIOR AVE.
STATE PARCEL NO. DE 040766-1
PER INST. NO. 93-030475 O.R.

No.

NEWPORT

MM

104-6-7

SUPERIOR

AVENUE

PACIFIC

81817 SQ. FT

DD 040766-01-02

OLD C/L SUPERIOR AVE

C/L "NEW" PUBLIC
ACCESS ROAD PER
INST. NO. 93-030478 O.R.

NW'LY LINE IRVINE'S
SUBDVN. PER MRM 1/88

COAST

BEACH

HIGHWAY

||||| STATE RETAINS ACCESS RIGHTS

EXHIBIT 'A'

This map is for informational purposes only and is subordinate in all respects to the attached description.

DE 040766-01-02