

# Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: July 23-24, 2008

Reference No.: 2.4d.  
Action Item

From: CINDY McKIM  
Chief Financial Officer

Prepared by: Bimla G. Rhinehart  
Chief  
Division of Right of Way  
and Land Surveys

Subject: **DIRECTOR'S DEEDS**

## **RECOMMENDATION:**

The California Department of Transportation (Department) recommends the California Transportation Commission (Commission) authorize the execution of the Director's Deeds summarized below. The conveyances of excess State-owned real property, including exchanges, are pursuant to Section 118 of the Streets and Highways Code.

The Director's Deeds included in this item involve an estimated current value of \$2,632,165. The State will receive a return of \$2,632,165 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

## **ISSUE:**

**01**-05-SB-135 PM 13.0 Santa Maria  
Disposal Unit #DK 011126-01-01 0.21 acres  
Convey to: Elmer R. Garrison, et al. \$500 (Appraisal \$500)  
Direct sale. Selling price represents the appraised value received from the underlying fee owner.  
This conveyance perfects the underlying fee owners' title.

**02**-05-SB-135 PM 13.0 Santa Maria  
Disposal Unit #DK 011126-01-02 0.07 acres  
Convey to: Faith Korean Church of Santa Maria, et al. \$165 (Appraisal \$165)  
Direct sale. Selling price represents the appraised value received from the underlying fee owner.  
This conveyance perfects the underlying fee owners' title.

**03**-06-Fre-180 PM 70.3 Fresno  
Disposal Unit #DD 084482-01-01 0.20 acres  
Convey to: Ben I. Nakamoto, et al. \$500 (Appraisal \$500)  
Direct sale. Selling price represents the appraised value received from the only adjoining owner.  
The highest and best use of the excess parcel is as plottage to the only adjoining property.

**04-06-Fre-180 PM 70.3**

Fresno

Disposal Unit #DE 084482-01-02

0.09 acres

Convey to: Pacific Gas &amp; Electric (PG&amp;E)

\$0 (Appraisal N/A)

Direct conveyance. Conveyance is 100 percent Department's obligation pursuant to PG&E's prior rights. The easement being granted to PG&E is for aerial power lines that are to be relocated on to this property during the construction of State Route (SR) 180. This easement is being reserved from DD084482-01-01 (Item 3) to provide PG&E with a replacement utility corridor and will be conveyed concurrent with the relocation of the utility facility. The reservation of this easement will allow the Department to convey the underlying fee to Nakamoto, et al, while ensuring that PG&E's rights are preserved.

**05-06-Fre-180 PM 70.3**

Fresno

Disposal Unit #DE 084482-01-03

0.09 acres

Convey to: Verizon

\$0 (Appraisal N/A)

Direct conveyance. Conveyance is 100 percent Department's obligation pursuant to Verizon's prior rights. The easement being granted to Verizon is for aerial power lines that are to be relocated on to this property during the construction of SR 180. This easement is being reserved from DD084482-01-01 (Item 3) to provide Verizon with a replacement utility corridor and will be conveyed concurrent with the relocation of the utility facility. The reservation of this easement will allow the Department to convey the underlying fee to Nakamoto, et al, while ensuring that Verizon's rights are preserved.

**06-07-Ven-1 PM 14.29**

Ventura

Disposal Unit #DK 075882-X2-XX

1.04 acres

Convey to: Southern California Gas Company

\$0 (Appraisal N/A)

Direct conveyance. Conveyance is 100 percent Department's obligation pursuant to Southern California Gas Company's prior rights. State purchased subject permanent easement for Southern California Gas Company – Pacific Lighting Service Company. Southern California Gas Company had a 30-foot wide gas line, which needed to be relocated in order to complete the widening of the SR 1 project. Direct conveyance is pursuant to Southern California Gas Company Utility Agreement #7UA-11185 dated January 3, 2001.

**07-08-SBd-210 PM 6.01/6.30**

Rancho Cucamonga

Disposal Unit #DD 010900-02-02

0.01 acres

Convey to: Solid Ground Brethren In Christ Church

\$0 (Appraisal N/A)

Direct conveyance. The subject property is encumbered by a road easement in favor of the City of Rancho Cucamonga. This conveyance relieves the Department of potential maintenance and liability issues.

**08-09-Iny-395 PM 11.37**

Inyo County

Disposal Unit #DE 003931-01-01

0.07 acres

Convey to: Southern California Edison (SCE)

\$0 (Appraisal N/A)

Direct Sale. Sale is pursuant to the master agreement between the Department and SCE. This transaction involves the direct sale of an easement to SCE for the relocation of their facilities due to the Department's project. The relocation of the facilities and the conveyance of the easement are in accordance with Section 5 (a) and (b) of the master agreement.

**09**-12-Ora-73 PM 10.9/11.1

Laguna Nigel

Disposal Unit #DD 300034-01-01

2.09 acres

Disposal Unit #DK 300034-01-02

\$2,613,000 (Appraisal \$2,613,000)

Convey to: Orange County Transportation Authority

Direct Sale. Selling price represents the appraised value received from the Orange County Transportation Authority. The parcel will be used as a Metrolink commuter train station.

**10**-12-Ora-133 PM 1.3

Laguna Beach

Disposal Unit #DD 000036-01-01

0.39 acres

Convey to: City of Laguna Beach

\$18,000 (Appraisal \$18,000)

Direct Sale. Selling price represents the appraised value received from the City of Laguna Beach. The parcel will be used for park, recreation and open space purposes.

Attachments

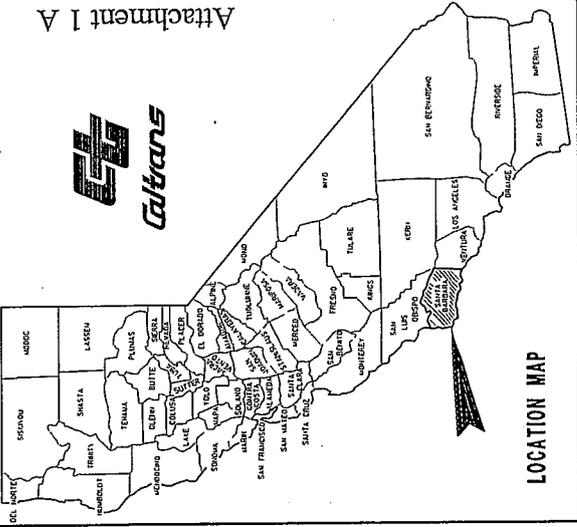
**SUMMARY OF DIRECTOR'S DEEDS 2.4d.  
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION – JULY 23-24, 2008**

Table I – Volume by Districts

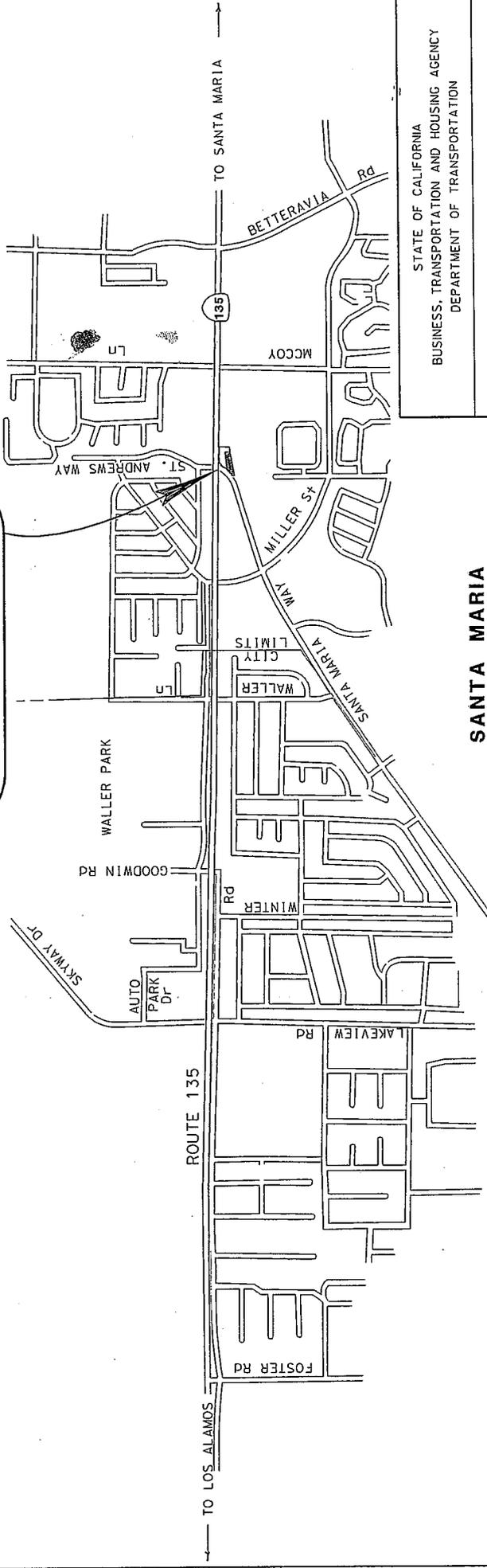
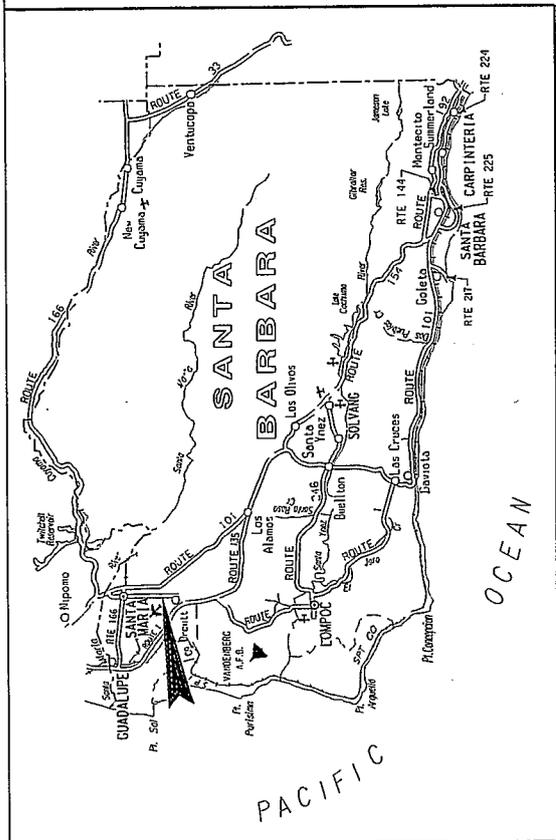
<b>District</b>	<b>Direct Sales</b>	<b>Public Sales</b>	<b>Non-inventory Conveyances</b>	<b>Other Funded Sales</b>	<b>Total Items</b>	<b>Current Estimated Value</b>	<b>Return From Sales</b>	<b><u>Recovery %</u> <u>% Return From Sales</u> <u>Current Value</u></b>
<b>05</b>	<b>2</b>				<b>2</b>	<b>\$665</b>	<b>\$665</b>	<b>100</b>
<b>06</b>	<b>3</b>				<b>3</b>	<b>\$500</b>	<b>\$500</b>	<b>100</b>
<b>07</b>	<b>1</b>				<b>1</b>	<b>\$0</b>	<b>\$0</b>	<b>100</b>
<b>08</b>	<b>1</b>				<b>1</b>	<b>\$0</b>	<b>\$0</b>	<b>100</b>
<b>09</b>	<b>1</b>				<b>1</b>	<b>\$44</b>	<b>\$44</b>	<b>100</b>
<b>12</b>	<b>2</b>				<b>2</b>	<b>\$2,631,000</b>	<b>\$2,631,000</b>	<b>100</b>
<b>Total</b>	<b>10</b>				<b>10</b>	<b>\$2,632,165</b>	<b>\$2,632,165</b>	<b>100</b>

Table II – Analysis by Type of Sale

<b>Type of Sale</b>	<b># of Items</b>	<b>Current Estimated Value</b>	<b>Return From Sales</b>	<b>Recovery % Return from Sales Current Value</b>
<b>Direct Sale</b>	<b>10</b>	<b>\$2,632,165</b>	<b>\$2,632,165</b>	<b>100</b>
<b>Public Sales</b>				
<b>Non-Inventory Conveyances</b>				
<b>Sub-Total</b>	<b>10</b>	<b>\$2,632,165</b>	<b>\$2,632,165</b>	<b>100</b>
<b>Other Funded Sale</b>				
<b>Total</b>	<b>39</b>	<b>\$2,632,165</b>	<b>\$2,632,165</b>	<b>100</b>



**DK 11126-01-01**



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

**DIRECTOR'S DEED  
INDEX MAP  
DK 11126-01-01**

DIST	COUNTY	ROUTE	POST MILE
05	SB	135	13.0



Not to Scale

S. BROADWAY

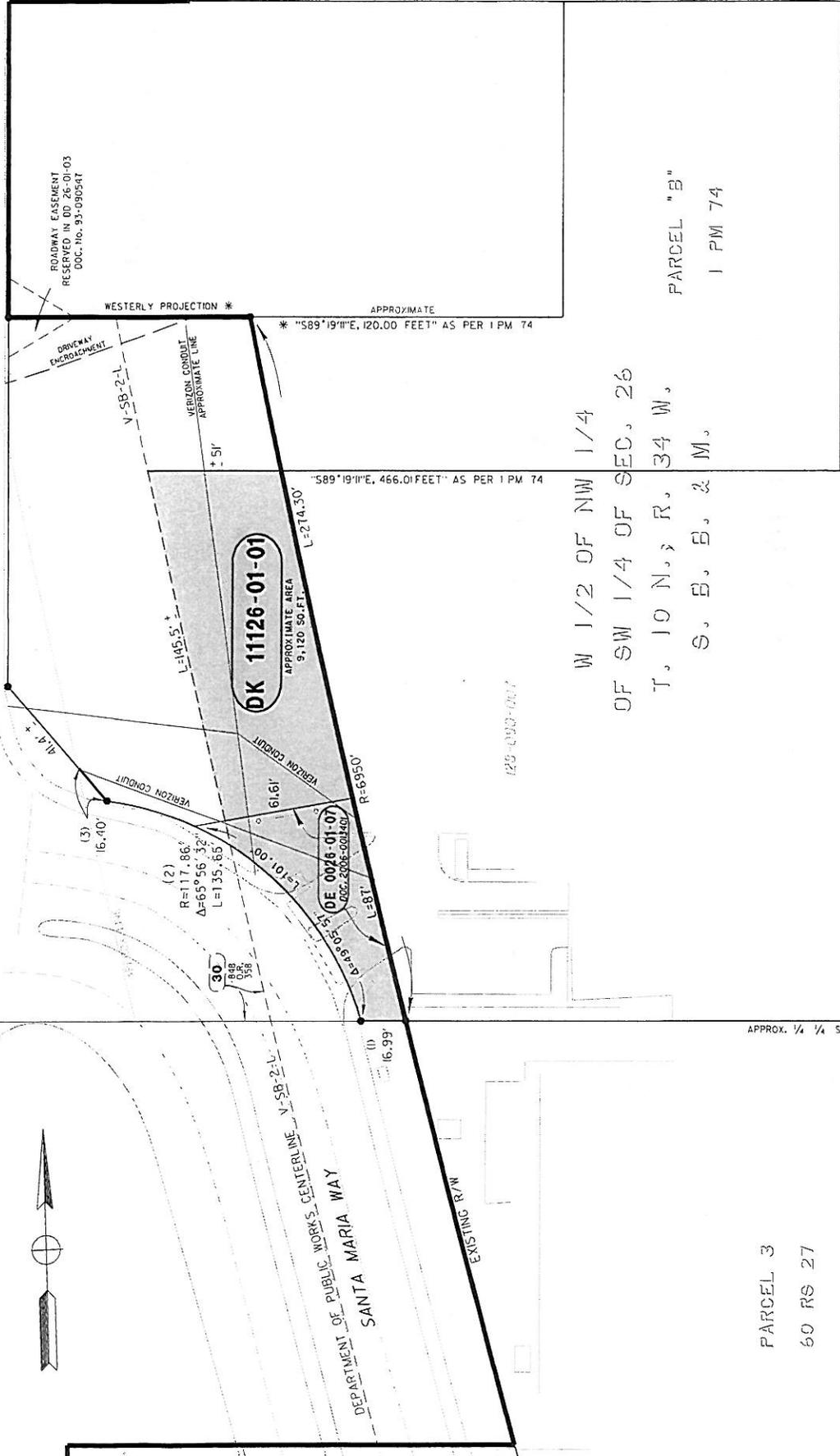
STATE ROUTE 135

ORCUTT ROAD

EXIST. R/W

EXIST. R

PARCEL "A"



W 1/2 OF NW 1/4  
OF SW 1/4 OF SEC. 26  
T. 10 N., R. 34 W.,  
S. B. B. & M.,  
I PM 74

PARCEL 3  
60 RS 27

APPROX. 1/4 1/4 SECTION LINE & P/L

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

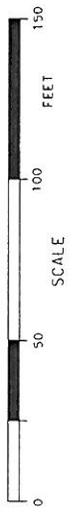
# DIRECTOR'S DEED MAP DK 11126-01-01

DIST	COUNTY	ROUTE	POST MILE
05	SB	135	13.0

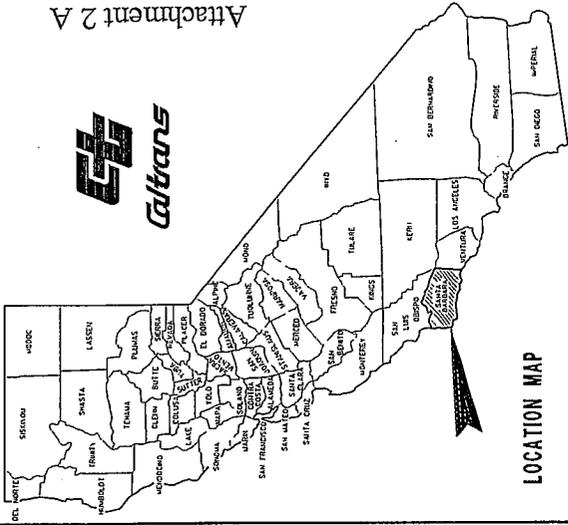
LEGEND :

- NOTHING FOUND OR SET

(\*) RECORD COURSES AS DESCRIBED IN DOCUMENT No. 93-090547  
OFFICIAL RECORDS OF SANTA BARBARA COUNTY

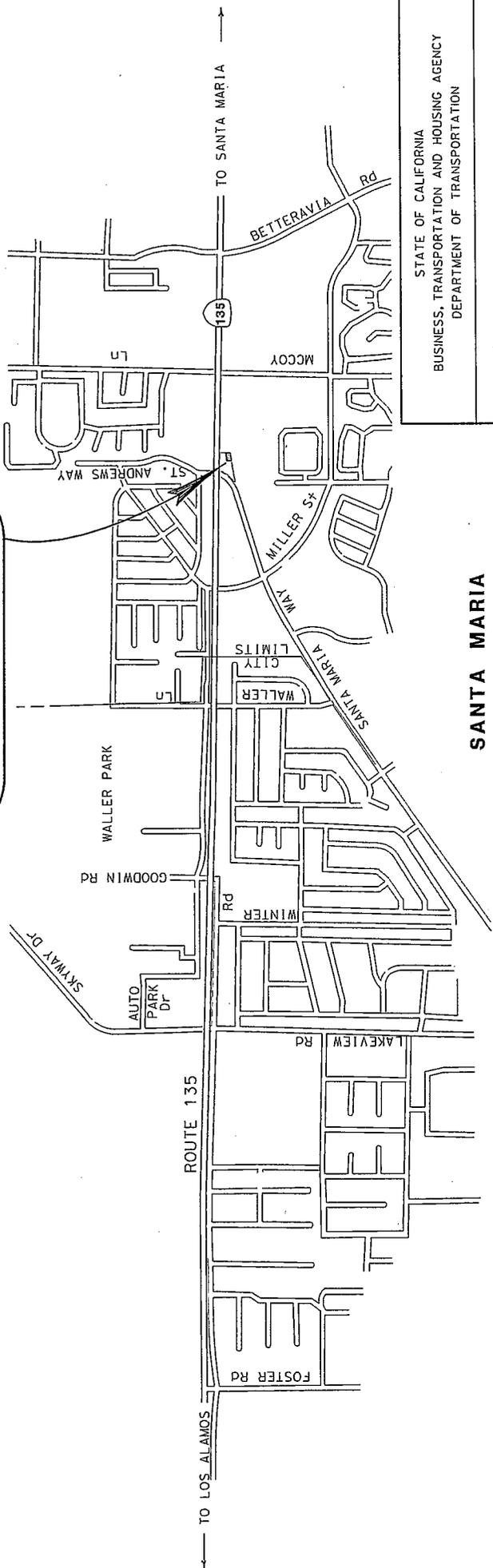


SW 1/4 OF SW 1/4 OF SEC. 26



LOCATION MAP

**DK 11126-01-02**



SANTA MARIA

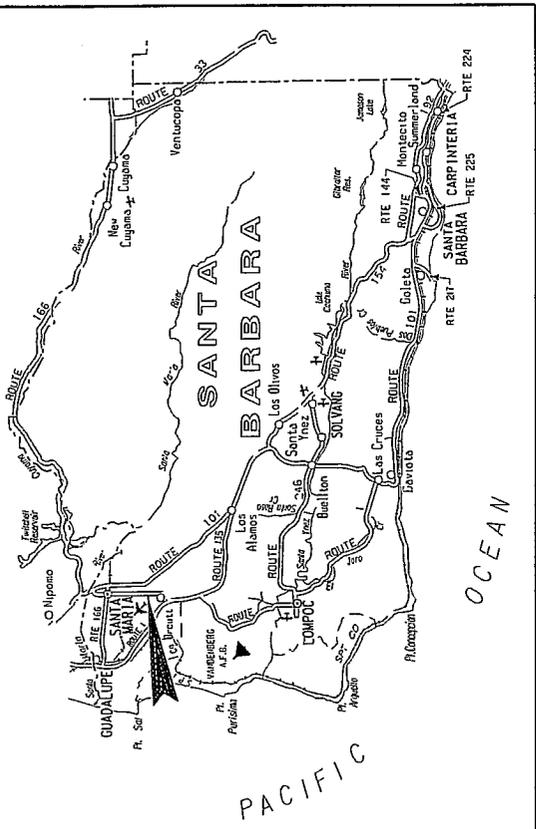
STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION AND HOUSING AGENCY  
DEPARTMENT OF TRANSPORTATION

**DIRECTOR'S DEED  
INDEX MAP  
DK 11126-01-02**

DIST	COUNTY	ROUTE	POST MILE
05	SB	135	13.0



Not to Scale





T.14 S., R.22 E., M.D.B.& M.

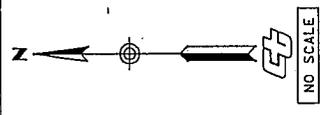
DIST.	COUNTY	ROUTE
6	Fre	180

Section 4

Section 3

NORTH INDIANOLA AVENUE

NORTH FAIRBANKS AVENUE ALIGNMENT



DD 84482-01-01

STATE ROUTE 180

Drawn By: MJ	Date: 07/09/07
Checked By: DF	Date: 07/09/07

DD 84482-01-01  
 DIRECTOR'S DEED AREA MAP  
 June 2007

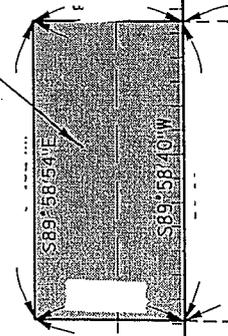
Date: 07/09/07	Drawn By: MJ
Date: 07/09/07	Checked By: DF

DIST.	COUNTY	ROUTE
6	Fre	180

T.14 S., R.22 E., M.D.B.& M.

Section 4

DD 84482-01-01  
8,713 sq.ft



Utility Easement

Proposed RW

BETHEL AVE.

N00°35'37\"/>

77

Existing RW

STATE ROUTE 180

80

ROUTE 180 ( Kings Canyon Ave.)

N 655765.220  
E 1948723.691

4 3

Section Line

SE COR OF  
SECTION 4 F.D.  
1/4\"/>

9 10

CALTRANS PER COR RECORD

DD 84482-01-01

DIRECTOR'S DEED MAP  
Scale 1:1000  
JULY 2007

T.14 S., R.22 E., M.D.B.& M.

Section 4

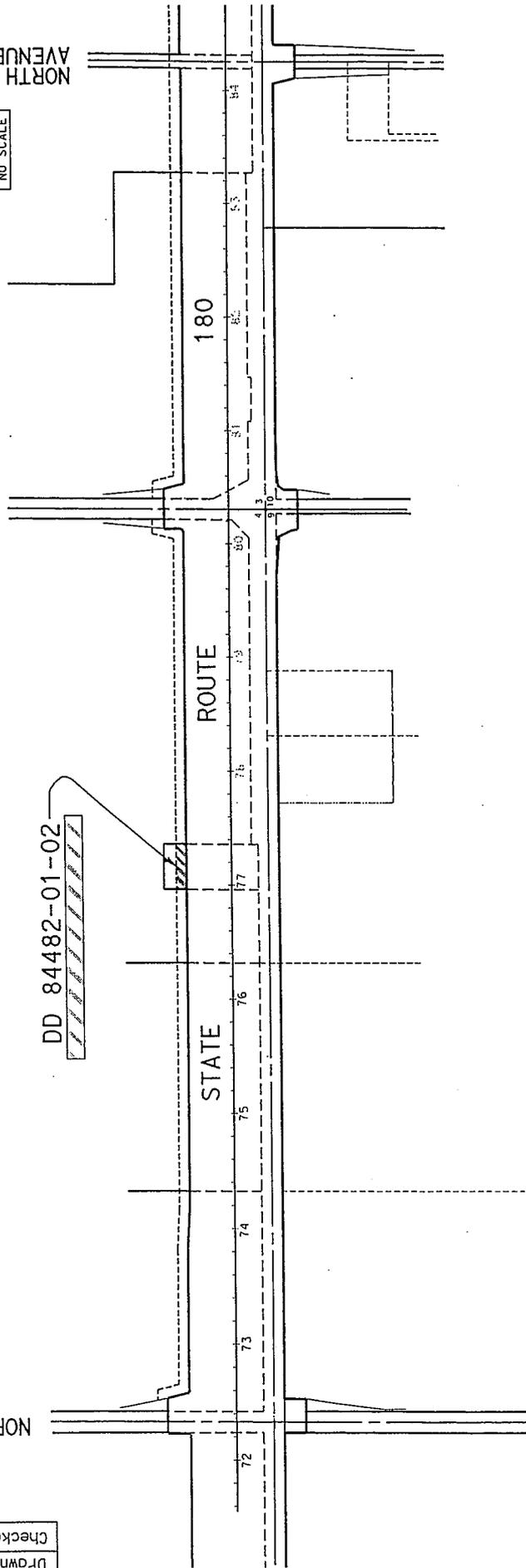
Section 3

Drawn By: MJ	Date: 07/09/07
Checked By: DF	Date: 07/09/07

DIST.	COUNTY	ROUTE
6	Fre	180

NORTH INDIANOLA AVENUE

NORTH FAIRBANKS AVENUE ALIGNMENT



DD 84482-01-02  
**DIRECTOR'S DEED AREA MAP**  
 June 2007

Drawn By: MJ	Date: 07/09/07
Checked By: DF	Date: 07/09/07

DIST.	COUNTY	ROUTE
6	Fre	180

T.14 S., R.22 E., M.D.B.& M.

Section 4

DD 84482-01-02  
3,839 sq.ft

BETHEL AVE.  
Section Line

(P&E) Easement

Proposed RW

STATE ROUTE 180

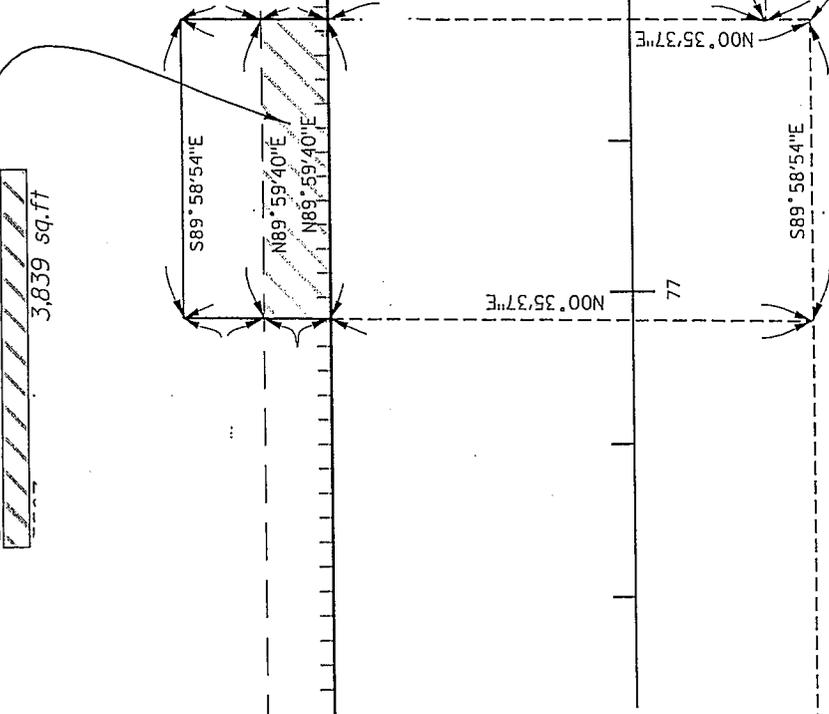
Existing RW

ROUTE 180 ( Kings Canyon Ave. )

SE COR OF SECTION 4 FD. 2 1/4" B.C.M. CALTRANS PER COR RECORD

DD 84482-01-02

DIRECTOR'S DEED MAP  
Scale 1:1000  
July 2007



Drawn By: MJ	Date: 07/09/07
Checked By: DF	Date: 07/09/07

T.14 S., R.22 E., M.D.B.& M.

Section 4

NORTH INDIANOLA AVENUE

NORTH BETHEL AVENUE

Section 3

NORTH FAIRBANKS AVENUE ALIGNMENT

DD 84482-01-03

STATE

ROUTE

180



DIST.	COUNTY	ROUTE
6	Fre	180

Attachment 5 A

DD 84482-01-03

DIRECTOR'S DEED AREA MAP

June 2007

T:\06\06-3425u\surveys\DD\_0706-0113\DD\_84482\_01\_03 area.dgn  
09-JUL-2007 12:43

DIST.	COUNTY	ROUTE
6	Fre	180

T.14 S., R.22 E., M.D.B.& M.  
Section 4

DD 84482-01-03  
3,839 sq.ft

(VERISON) Easement



Proposed RW

Existing RW

N00°35'37"E

77

S89°58'54"E

N89°59'40"E

N89°55'40"E

N00°35'37"E

S89°58'54"E

80

N00°35'37"E

ROUTE 180 ( Kings Canyon Ave.)

N 655765.220  
E 1948723.691

SECTION 4 FD. 9 10  
2 1/4" B.C.M.  
CALTRANS PER COR RECORD

Section Line

DD 84482-01-03

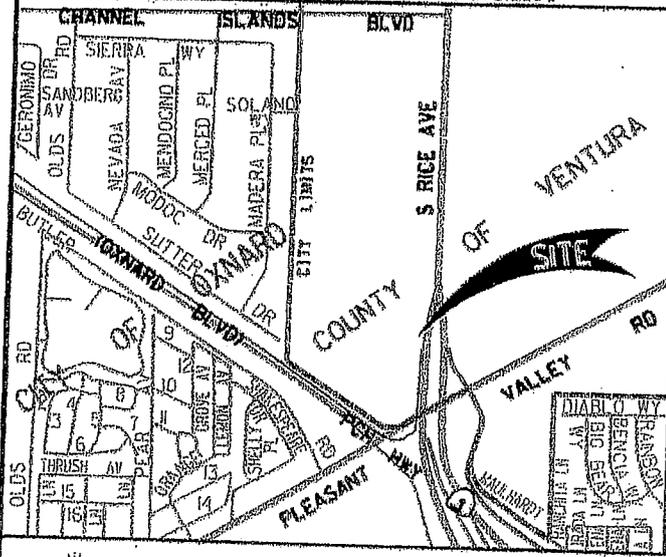
DIRECTOR'S DEED MAP  
Scale 1:1000  
July 2007

Drawn By: MJ	Date: 07/09/07
Checked By: DF	Date: 07/09/07

**COUNTY OF VENTURA**

DIST	COUNTY	ROUTE	POST MILE
07	VEN	1	7/PM14.29

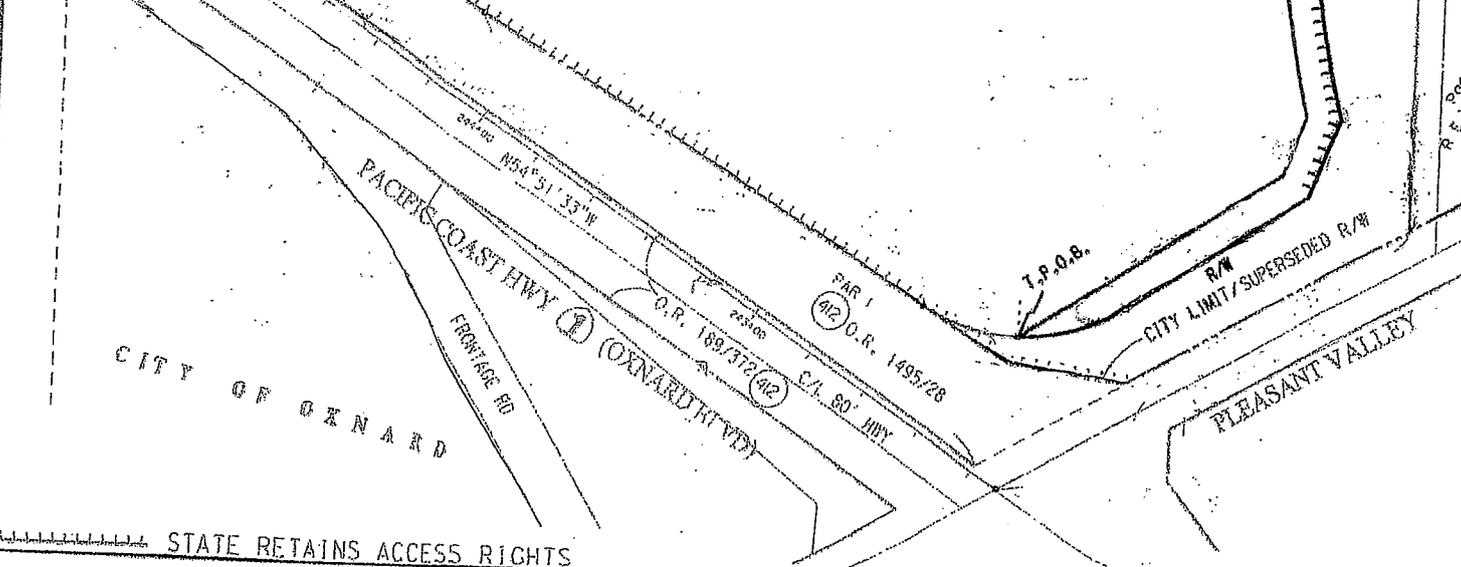
NOTE: DIMENSIONS ARE IN METER UNLESS OTHERWISE NOTED.



COUNTY OF VENTURA  
 RANCHO EL RIO DE LA  
 SANTA CLARA COLONIA 3 NR 14  
 CITY LIMIT EXISTING R/W

Gas Line Ease.  
**DK 75882-2**  
 To The Gas Co.  
 =45360.66 SQF

F.O.C. 75882-1  
 O.C. 2002-0013530-00



STATE RETAINS ACCESS RIGHTS  
 STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07  
 PLAT ACCOMPANYING  
**DIRECTOR'S DEED DK 75882-2**  
 REF. MAP: 26027-C, 26029-C, F-1754-4, CGM 90.3, CGM VE001A-6 & 7, 98V001 S24

SCALE: NONE  
 DRWN: J.T.J CHKD: R.Y.  
 DATE: 05-22-2000  
 Attachment 6.

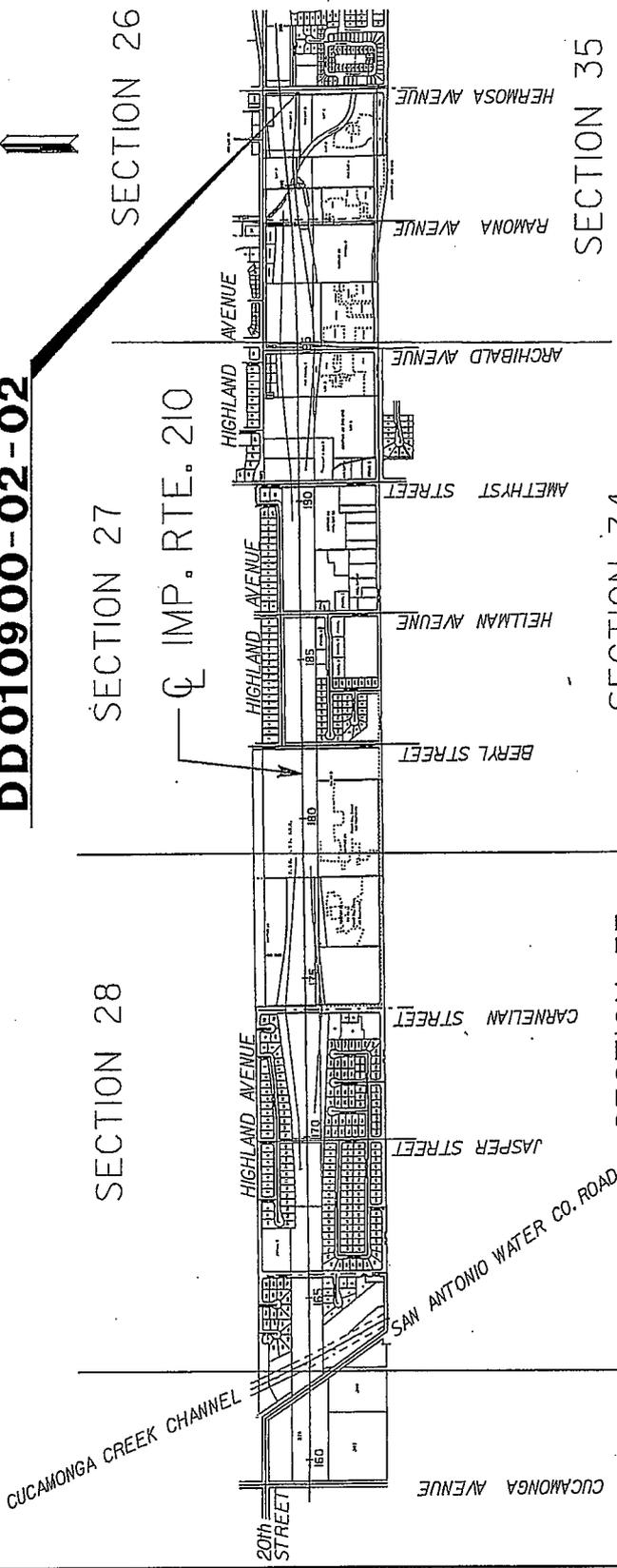
DIST.	COUNTY	ROUTE
08	SBd.	210

EXHIBIT "A"



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

**DD010900-02-02**



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

DIRECTOR'S DEED MAP  
 10900-02-02

SCALE 1: 20000      DATE: 2-15-05

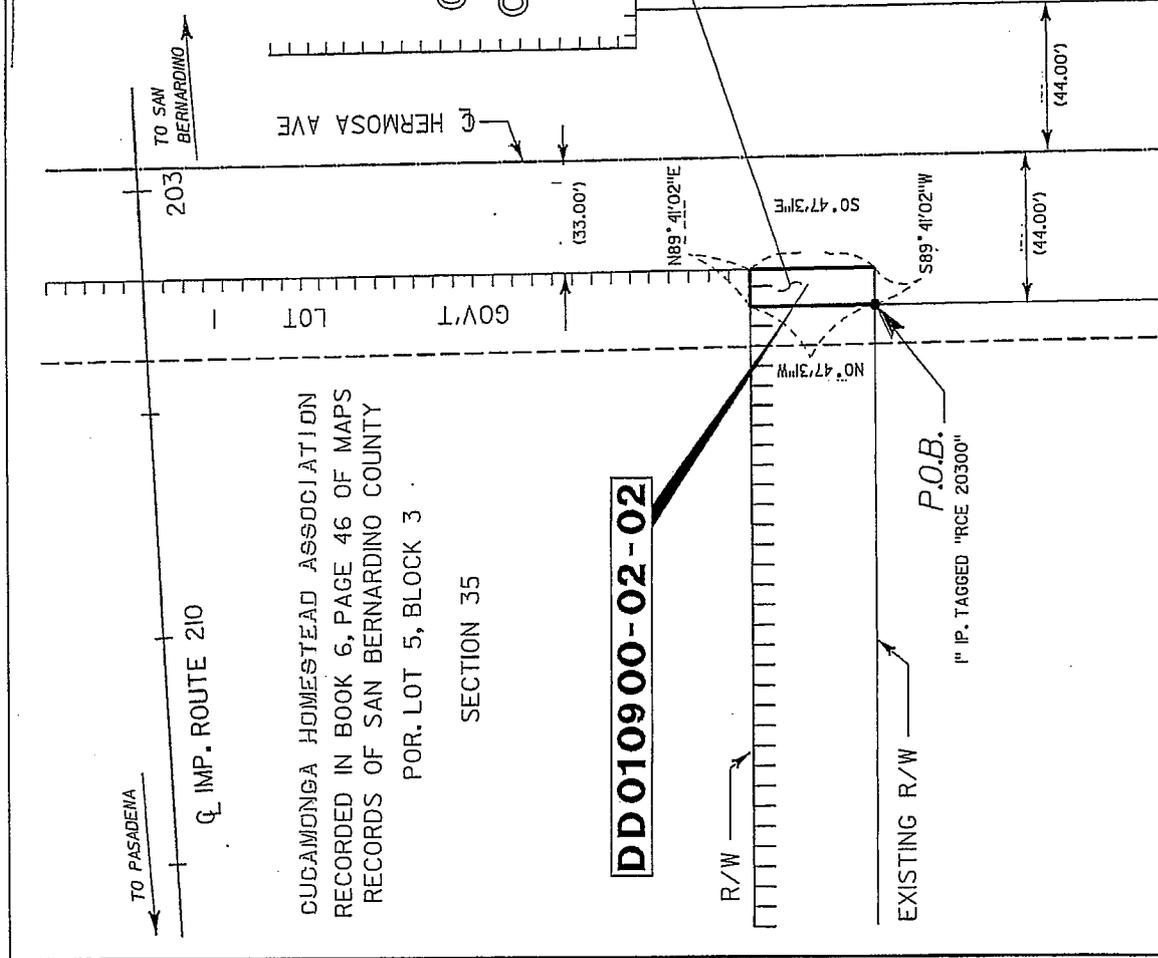
CUCAMONGA HOMESTEAD ASSOCIATION  
 MB 6/46

DIST.	COUNTY	ROUTE
08	SBd.	210

EXHIBIT "B"

COUNTY OF SAN BERNARDINO  
 CITY OF RANCHO CUCAMONGA

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



CUCAMONGA HOMESTEAD ASSOCIATION  
 RECORDED IN BOOK 6, PAGE 46 OF MAPS  
 RECORDS OF SAN BERNARDINO COUNTY  
 POR. LOT 5, BLOCK 3  
 SECTION 35

**DD010900-02-02**

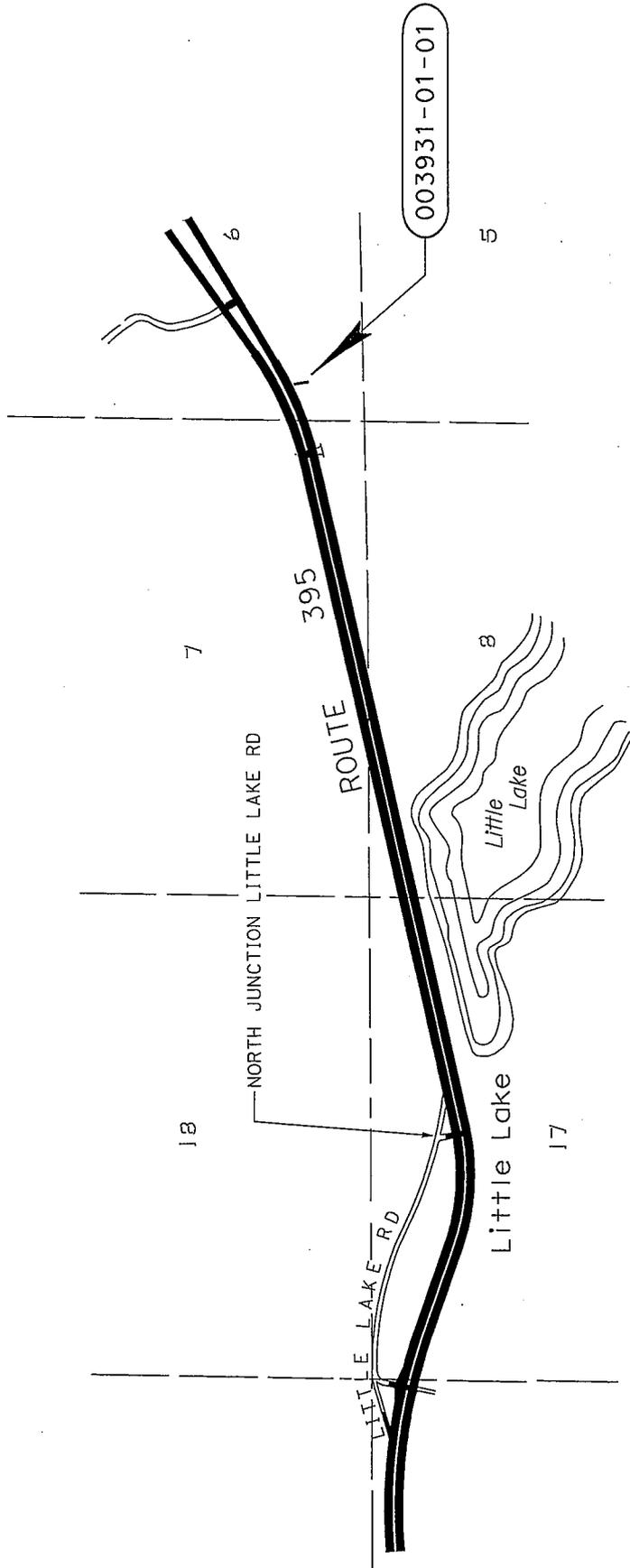
RESERVATION OF INGRESS  
 AND EGRESS EASEMENT

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

DIRECTOR'S DEED MAP  
 10900-02-02

NOT TO SCALE DATE: 2-15-05

**T. 23 S., R. 38 E., M.D.M.**



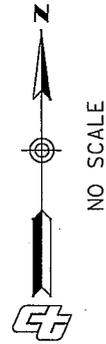
INYO COUNTY

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

**DIRECTOR'S DEED INDEX MAP**  
**DE 003931-01-01**

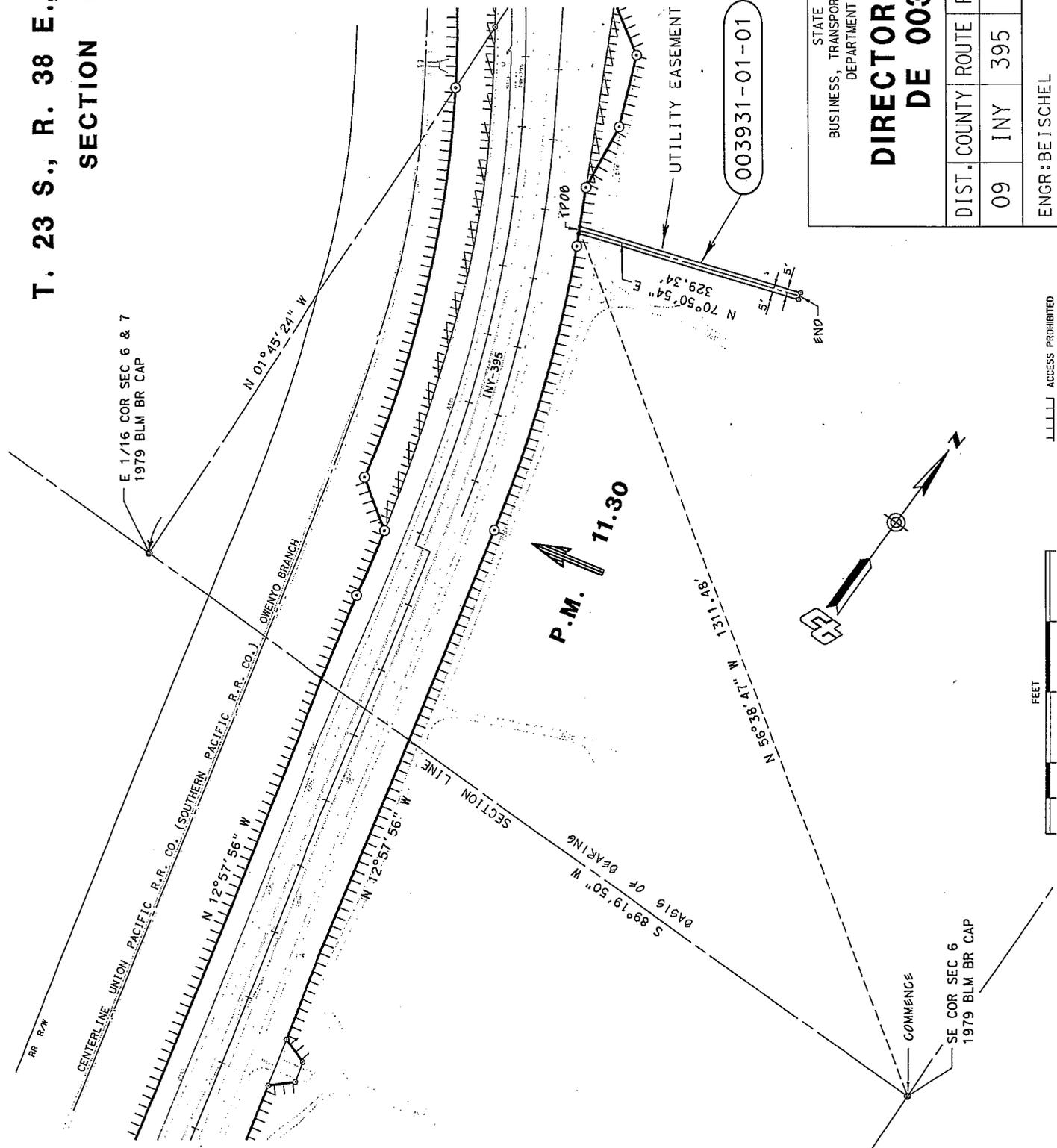
DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.
09	INY	395	11.37	1 OF 2

ENGR: BEISCHEL  
 DATE: 03-18-08  
 DRAWN BY: BEISCHEL  
 DATE: 03-18-08



T. 23 S., R. 38 E., M.D.M.

SECTION 6



INYO COUNTY

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

**DIRECTOR'S DEED MAP  
DE 003931-01-01**

DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.
09	INYO	395	11.37	2 OF 2

ENGR: BEISCHEL  
DATE: 03-18-08

DRAWN BY: BEISCHEL  
DATE: 03-18-08

ACCESS PROHIBITED  
ACCESS PREVIOUSLY ACQ'D.

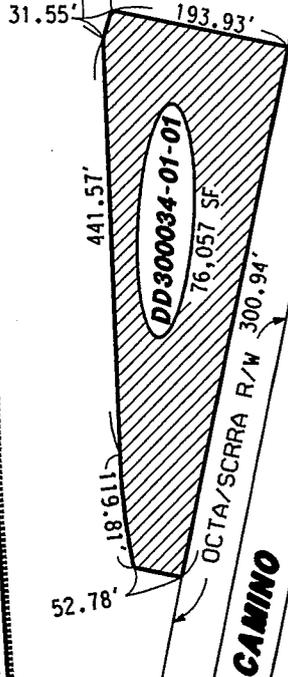






CITY OF LAGUNA NIGUEL (RT 73)

EASTERN TRANSPORTATION CORRIDOR



CAPISTRANO

CAMINO

PASEO DE COLINAS

CTC EXHIBIT ONLY - NOT TO BE RECORDED WITH DEED

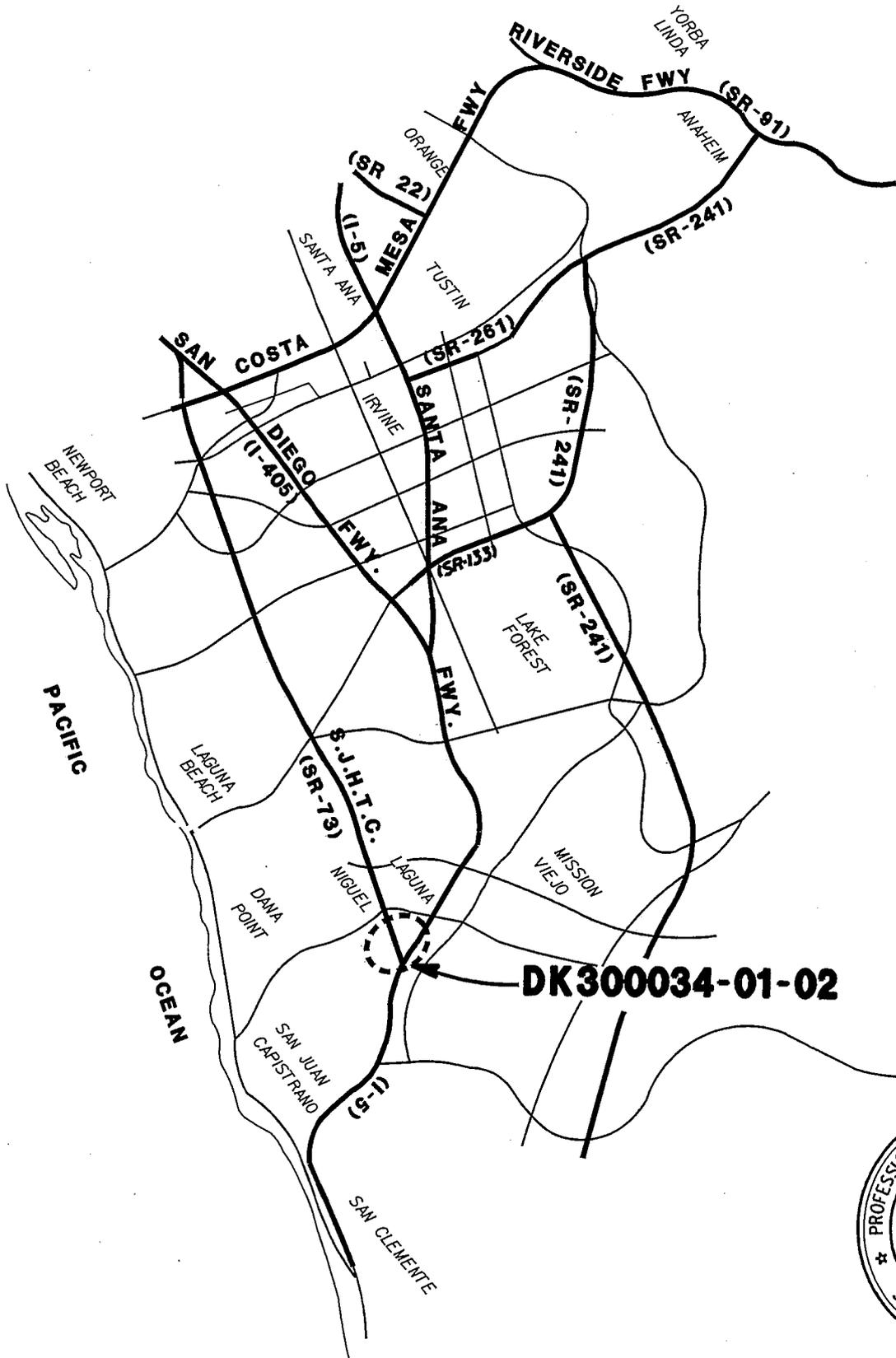


STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 12

PARCEL DD 300034-01-01  
DIRECTOR'S DEED

ACCESS PROHIBITED  
PLAT ACCOMPANYING PARCEL DD 300034-01-01

SCALE: NO SCALE  
DRAWN: SEE CHECKED  
DATE  
DISTRICT: 12  
COUNTY: ORA  
RTF: 73  
Attachment 9 B



**DK300034-01-02**



CTC EXHIBIT ONLY - NOT TO BE RECORDED WITH DEED

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

PARCEL DK300034-01-02  
DIRECTOR'S DEED QUITCLAIM

VICINITY MAP

SCALE: NO SCALE  
DRAWN: SEE  
CHECKED:  
DATE: (

DISTRICT: 12  
COUNTY: ORA  
RTF: 73

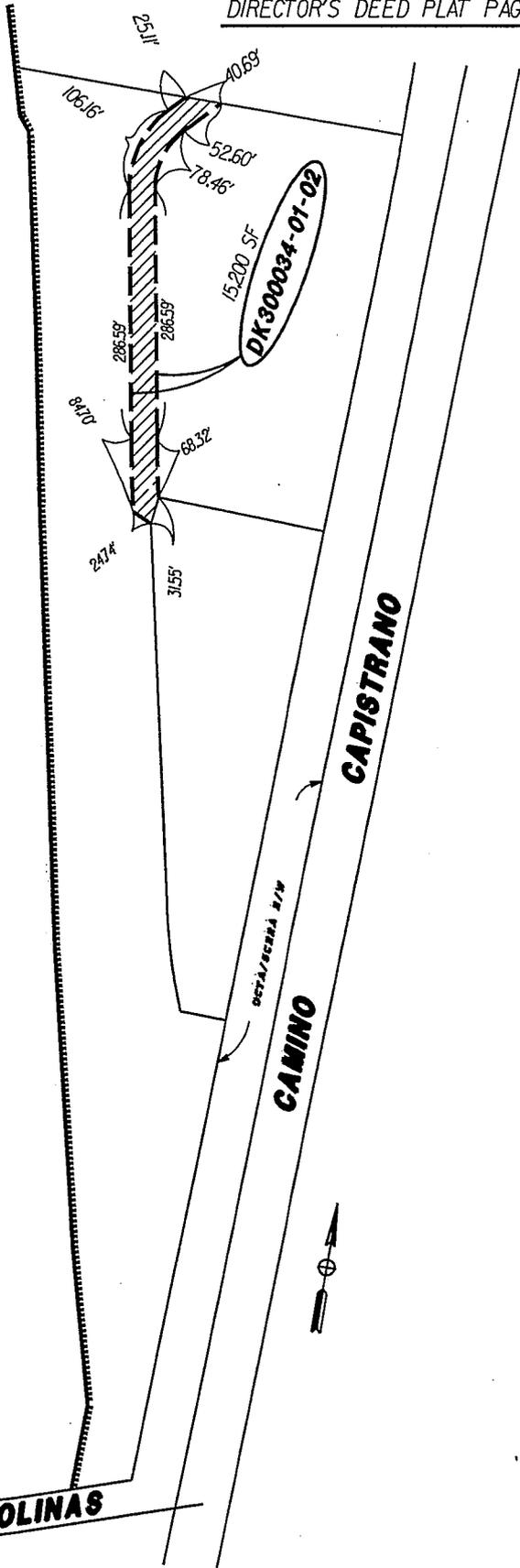
Attachment 9 C



(RT 73)

CITY OF LAGUNA HIGUERA

EASTERN TRANSPORTATION CORRIDOR



OGATA/SCERRA R/W

CAMINO CAPISTRANO

PASEO DE COLINAS



NO SCALE

CTC EXHIBIT ONLY - NOT TO BE RECORDED WITH DEED

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

PARCEL DK 300034-01-02  
DIRECTOR'S DEED QUITCLAIM

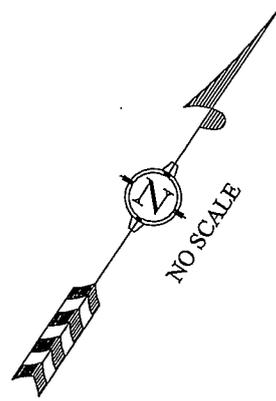
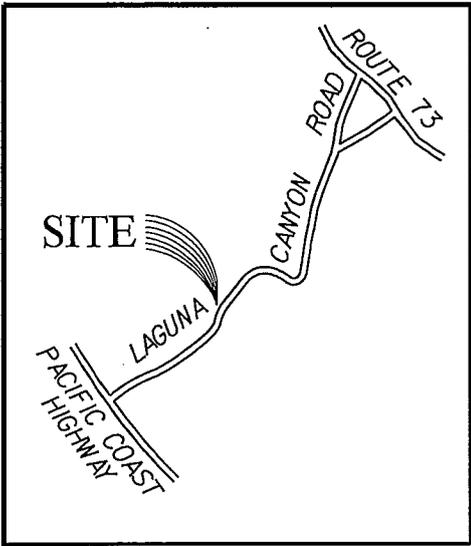
ACCESS PROHIBITED  
PLAT ACCOMPANYING PARCEL DK 300034-01-02

SCALE: NO SCALE  
DRAWN: SEE  
CHECK DATE:

DISTRICT: 12  
COUNTY: ORA  
Attachment 9 D



Caltrans



COUNTY OF ORANGE

LAGUNA COAST WILDERNESS PARK

DD 000036-01-01

ROUTE 133

ROAD

TO STATE HIGHWAY (73)

LAGUNA CANYON

TO STATE HIGHWAY (1)

CITY OF LAGUNA BEACH



### VICINITY MAP

DO NOT RECORD - CTC EXHIBIT ONLY

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

PARCEL DD000036-01-01  
DIRECTOR'S DEED

"C.T.C." - EXHIBIT ONLY

PAGE 1 OF 2

SCALE: NO SCALE  
DRAWN: T.A.  
CHECKED: R.L.  
DATE: Attachment 10 A

DISTRICT: 12  
COUNTY: ORA  
RTE: 133



COUNTY OF ORANGE



BLOCK 135  
IRVINE'S SUBDIVISION  
1/88

STATE R/W  
R/W MAP NO. F1446

STATE R/W  
R/W MAP NO. F1446

DD 000036-01-01  
16810 SQ FT

LAGUNA COAST  
WILDERNESS PARK

R.S.B. 170/22

CITY OF LAGUNA BEACH

STATE R/W  
R/W MAP NO. F1446

P.M.B. 66/44

STATE R/W  
R/W MAP NO. F1446



DO NOT RECORD - CTC EXHIBIT ONLY

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

PARCEL DD 000036-01-01  
DIRECTOR'S DEED

"C.T.C." - EXHIBIT ONLY

PAGE 2 OF 2

SCALE: NO SCALE  
DRAWN: T.A.  
CHECKED: R.L.  
DATE:

DISTRICT: 12  
COUNTY: ORA  
RTE: 133

Attachment 10 B