

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: April 7-8, 2010

Reference No.: 2.4d.
Action Item

From: NORMA ORTEGA
Chief Financial Officer

Prepared by: Tony Tavares
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, 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 \$147,600. The State will receive a return of \$153,350 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

ISSUE:

01-02-Sis-5 PM 14.1

Disposal Unit #DD 9740-01-01

Convey to: Shasta Abbey, a Corporation

Direct conveyance by decertification request. Property to be conveyed is currently part of the right of way between the Shasta Abbey's northern boundary and the Department's access road to Highway 5. The Department will continue to hold access rights along Highway 5.

Mt. Shasta

0.75 acre

\$5,000 (Appraisal \$5,000)

02-03-Sut-99 PM 37.6

Disposal Unit #DD 022938-01-01

#DD 022939-01-01

Convey to: Sharanjit Sidhu & Iqbal Sidhu

Direct sale at fair market value of landlocked property to the adjacent owner who is also the occupying tenant.

Live Oak

19.81 acres

\$119,000 (Appraisal \$119,000)

03-04-SCI-17 PM 7.0

Disposal Unit #DD 012369-02-01

Convey to: Maureen Kelly Healey

Direct Sale. Selling price represents the highest price received from the only adjoining owner willing to purchase the parcel. The highest and best use of the parcel is as plottage to the adjoining property.

Los Gatos

0.05 acre

\$5,000 (Appraisal nominal)

04-04-SC1-17 PM 7.0

Los Gatos

Disposal Unit #DD 012371-03-01

0.01 acre

Convey to: David Patton

\$750 (Appraisal nominal)

Direct Sale. Selling price represents the highest price received from the only adjoining owner. The highest and best use of the parcel is as plottage to the adjoining property.

05-04-Son-116 PM 12.1

Guerneville

Disposal Unit #DD 054553-01-01

0.12 acre

Convey to: County of Sonoma

\$10,000 (Appraisal \$10,000)

Direct Sale. Selling price represents the appraised value received from the County of Sonoma. The highest and best use of the parcel is for public parking.

06-05-Mon-101 PM 98.4

Prunedale

Disposal Unit #DD 002682-01-02

0.32 acre

Convey to: Stubblefield Family Trust

\$6,100 (Appraisal \$6,100)

Direct sale. Selling price represents the appraised value received from an adjoining owner. The subject property represents partial compensation for property rights acquired for the Prunedale Improvement Project.

07-05-SB-217 PM 1.4-2.1

Goleta

Disposal Unit #DD 011207-01-01

0.77 acre

Convey to: City of Goleta

\$3,500 (Appraisal \$3,500)

Direct sale. Selling price is the highest appraised value received from the only adjoining owner. Parcel is landlocked and incapable of independent development.

08-11-SD-125 PM 14.5

La Mesa

Disposal Unit #DD 005255-01-03

0.14 acre

Convey to: Emiko Holland Trust 03/04/98

\$4,000 (Appraisal \$4,000)

Direct Sale. Selling price represents the fair market value received from the adjoining owner. The property is irregular in size and incapable of independent development. The highest and best use of the parcel is as plottage to the adjoining owner.

Attachments

**SUMMARY OF DIRECTOR'S DEEDS - 2.4d.
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - April 7-8, 2010**

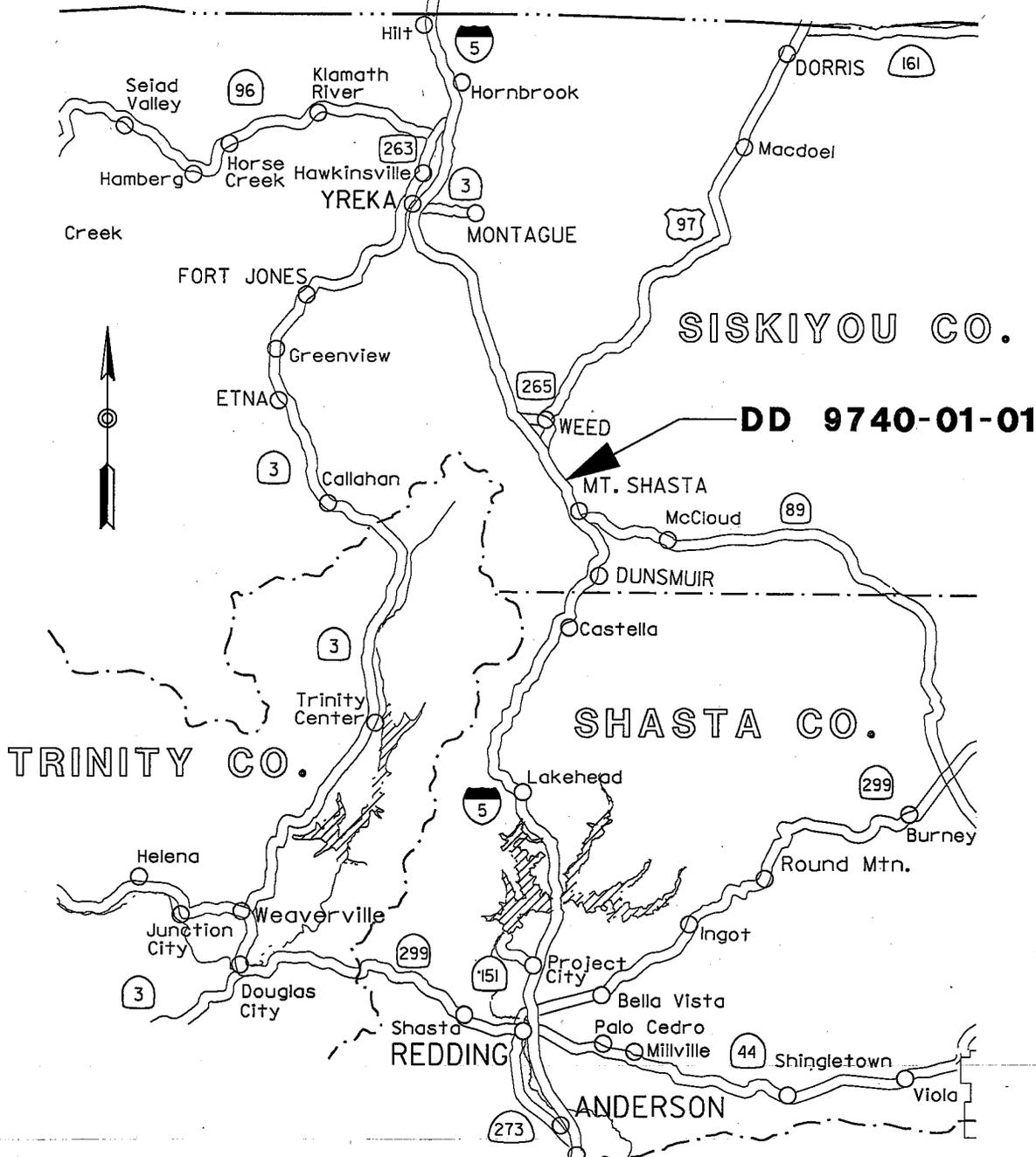
Table I - Volume by Districts

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	\$0	\$0	
02	1	0			1	\$5,000	\$5,000	100%
03	1	0			1	\$119,000	\$119,000	100%
04	3	0			3	\$10,000	\$15,750	158%
05	2	0			2	\$9,600	\$9,600	100%
06	0	0			0	\$0	\$0	
07	0	0			0	\$0	\$0	
08	0	0			0	\$0	\$0	
09	0	0			0	\$0	\$0	
10	0	0			0	\$0	\$0	
11	1	0			1	\$4,000	\$4,000	100%
12	0	0			0	\$0	\$0	
Total	8	0			8	\$147,600	\$153,350	104%

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	8	\$147,600	\$153,350	104%
Public Sales	0	\$0	\$0	
Non-Inventory Conveyances	0			
Sub-Total	8	\$147,600	\$153,350	104%
Other Funded Sales	0			
Total	8	\$147,600	\$153,350	104%

O R E G O N

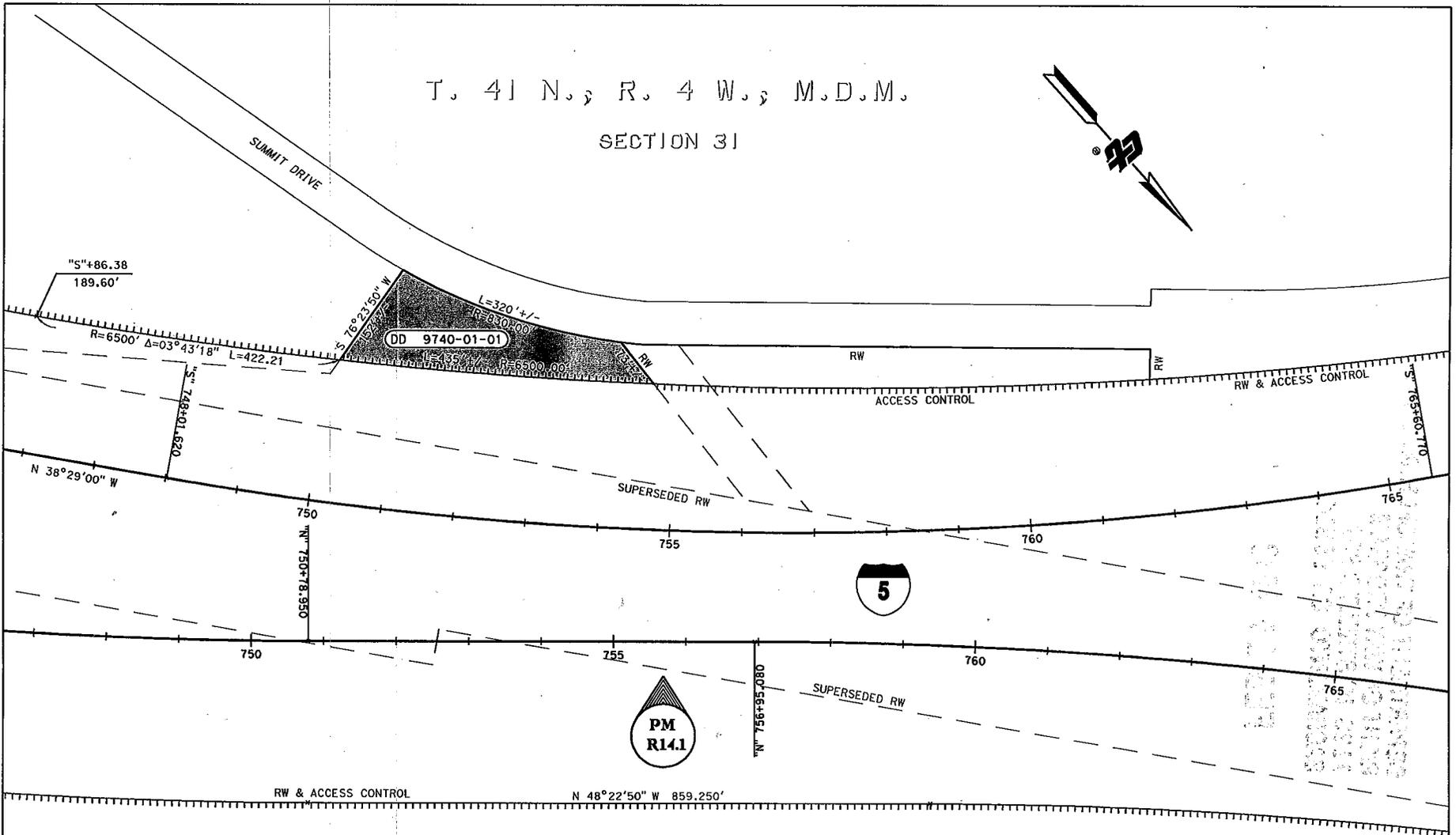
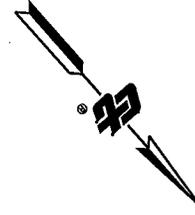


LOCATION MAP



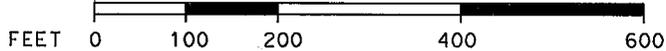
STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 02		
DIRECTOR'S DEED		
DD 9740-01-01		
CO	ROUTE	POSTMILE
SIS	5	R14.1

T. 41 N., R. 4 W., M.D.M.
SECTION 31



LEGEND

 EXCESS PARCEL DD 9740-01-01
AREA = 0.75 AC +/-



STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND
HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 02

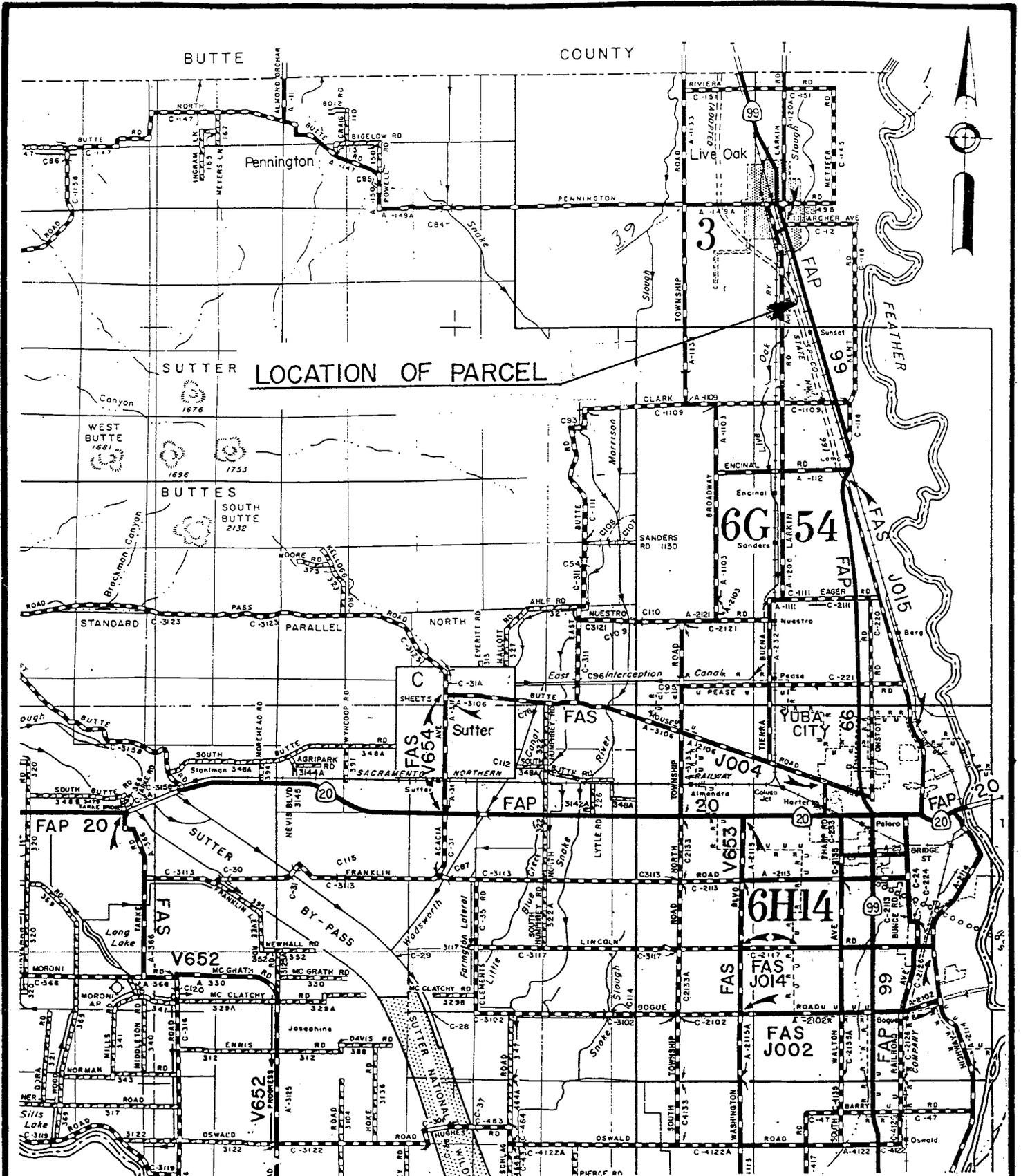
DIRECTOR'S DEED

DD 9740-01-01

CO	ROUTE	POSTMILE
SIS	5	R14.1

Attachment 1B

Attachment 1B



LOCATION OF PARCEL

DIRECTORS DEED MAP

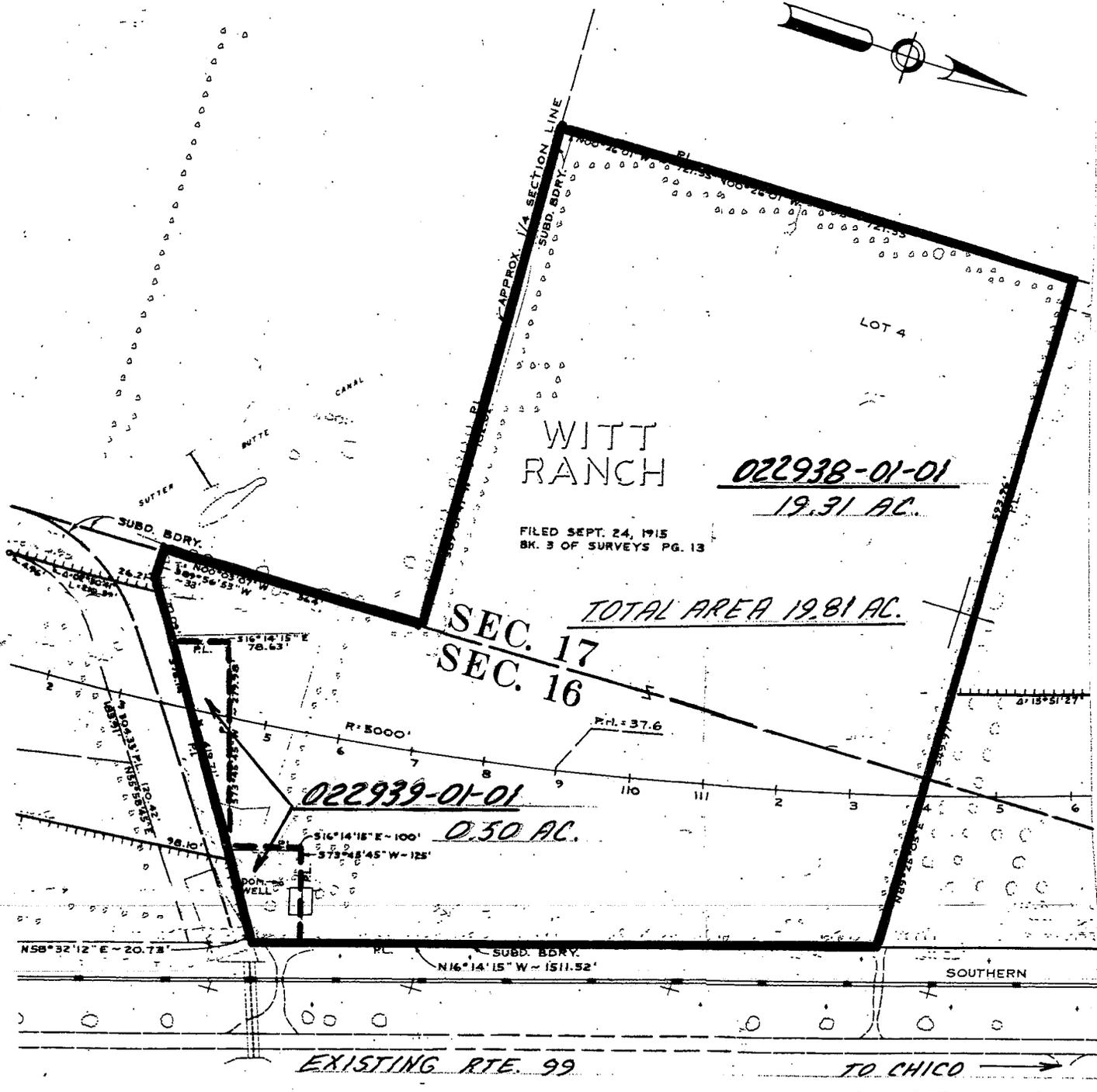
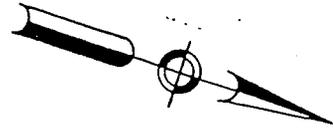
PAR NO *DD-022938-01-01*
DD-022939-01-01

DIST CO RTE PM
03.SUT 99 37.6

LOCATION MAP

RANCHO BOGA
T16N R3E MDB&M
(PROJECTED)

A3 LINE
R=5000'
Δ=30°49'16"
T=1378.22'
L=2689.65'



WITT RANCH
022938-01-01
19.31 AC.
FILED SEPT. 24, 1915
BK. 3 OF SURVEYS PG. 13

SEC. 17
SEC. 16
TOTAL AREA 19.81 AC.

022939-01-01
0.50 AC.

DIRECTORS DEED MAP		
PARCEL NO. <u>DD-022938-01-01,</u> <u>DD-022939-01-01</u>		
CO.	RTE.	P.M.
<u>SUT</u>	<u>99</u>	<u>37.6</u>

TOWN OF LOS GATOS COUNTY OF SANTA CLARA



PARCEL 1
DD-012369-02-01
2,084 sq. ft.

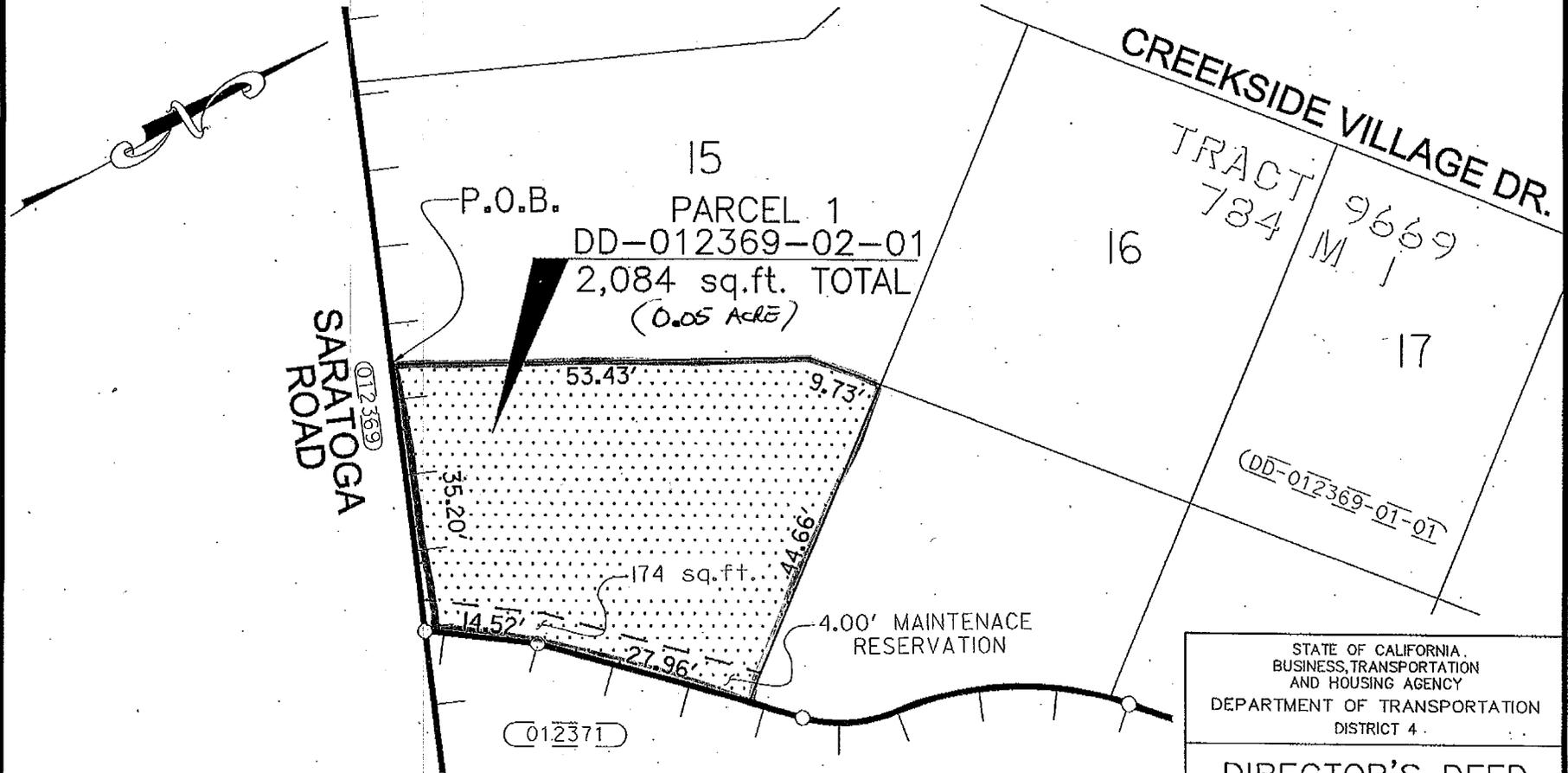
STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED DD-012369-02-01			
DRAWN BY: P.R.		DATE: 01/09	
CHECKED BY: W.N.		SCALE: N.A.	
CO.	RTE.	P.M.	DR.NO.
SCI	17	7.0	1 OF 2

Attachment 3A

R-63.00

COORDINATES AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000478 TO OBTAIN GROUND LEVEL DISTANCES.

TOWN OF LOS GATOS COUNTY OF SANTA CLARA



SARATOGA ROAD
012369

CREEKSIDE VILLAGE DR.
TRACT 734
M 1
9669
17
DD-012369-01-01

15
PARCEL 1
DD-012369-02-01
2,084 sq.ft. TOTAL
(0.05 ACRE)

P.O.B.

174 sq.ft.

4.00' MAINTENANCE RESERVATION

012371

LEGEND

— P.O.B. —
sq.ft. ACCESS PROHIBITED POINT OF BEGINNING SQUARE FOOT

GRAPHIC SCALE



1" = 20'

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

DIRECTOR'S DEED
DD-012369-02-01

DRAWN BY: P.R. DATE: 01/09

CHECKED BY: W.N. SCALE: 1"=20'

CO.	RTE.	P.M.	DR.NO.
SCI	17	7.0	2 OF 2

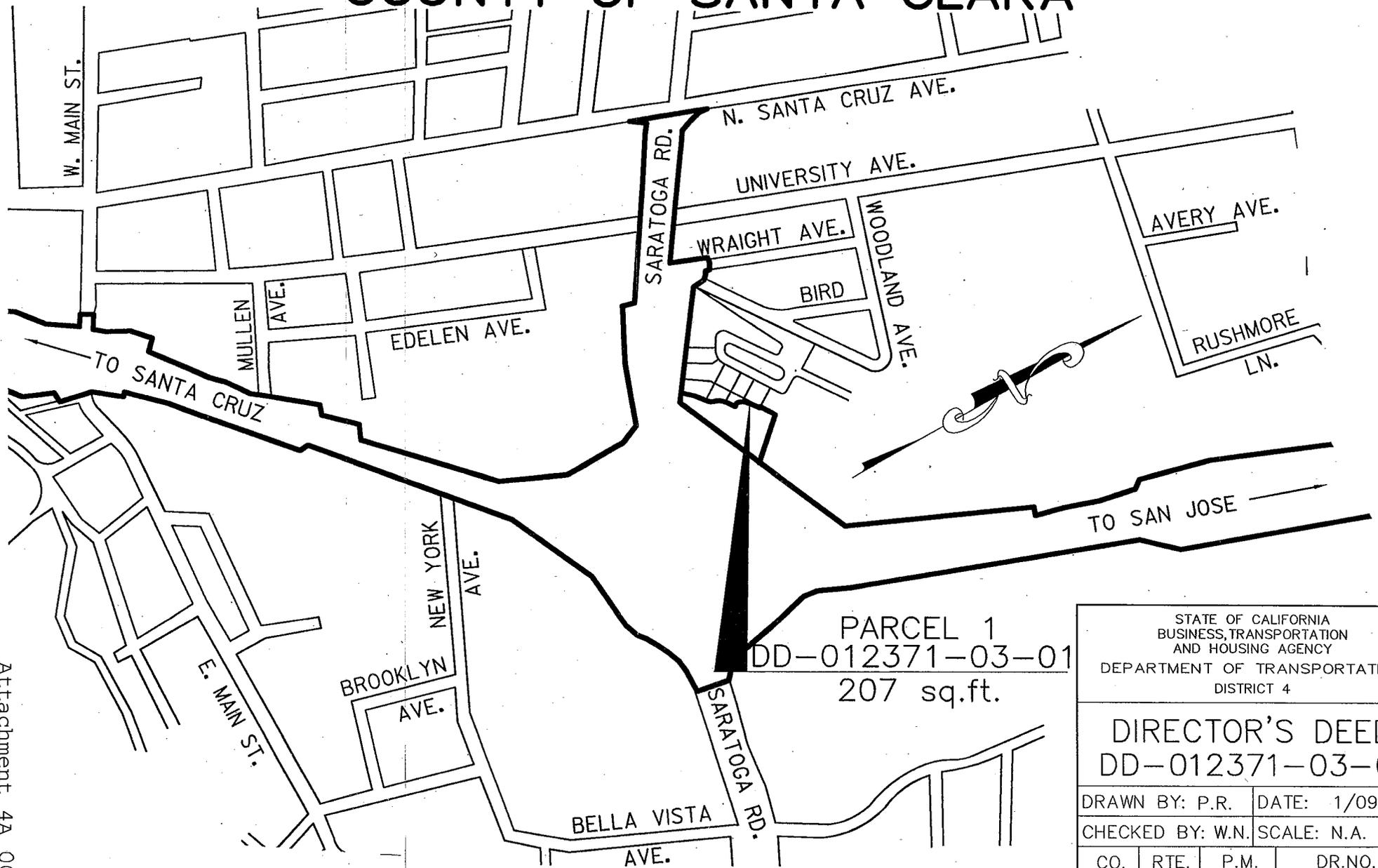
Attachment 3B

R-63.12
R-63.13

Attachment 3B

COORDINATES AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3, MULTIPLY DISTANCES SHOWN BY L0000478 TO OBTAIN GROUND LEVEL DISTANCES.

TOWN OF LOS GATOS COUNTY OF SANTA CLARA

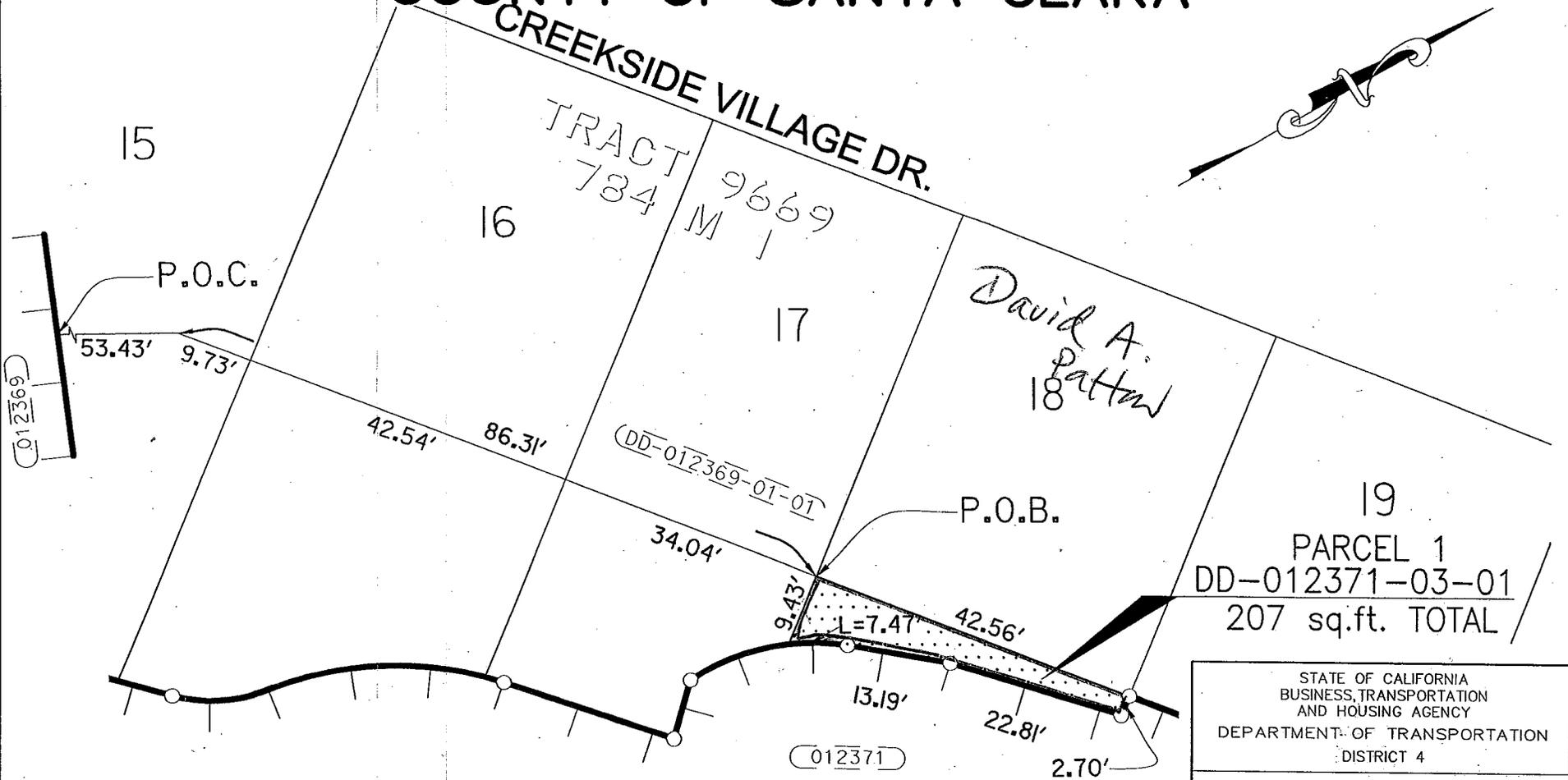
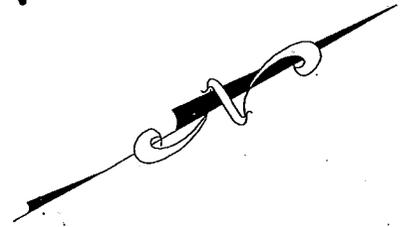


STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED DD-012371-03-01			
DRAWN BY: P.R.		DATE: 1/09	
CHECKED BY: W.N.		SCALE: N.A.	
CO.	RTE.	P.M.	DR.NO.
SCI	17	7.0	1 OF 2

Attachment 4A 00'39-R

COORDINATES AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3, MULTIPLY DISTANCES SHOWN BY 1.0000478 TO OBTAIN GROUND LEVEL DISTANCES.

TOWN OF LOS GATOS COUNTY OF SANTA CLARA



(012371)

LEGEND

- ACCESS PROHIBITED
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- SQUARE FOOT

GRAPHIC SCALE



1" = 20'

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

DIRECTOR'S DEED
DD-012371-03-01

DRAWN BY: P.R. DATE: 1/09

CHECKED BY: W.N. SCALE: 1"=20'

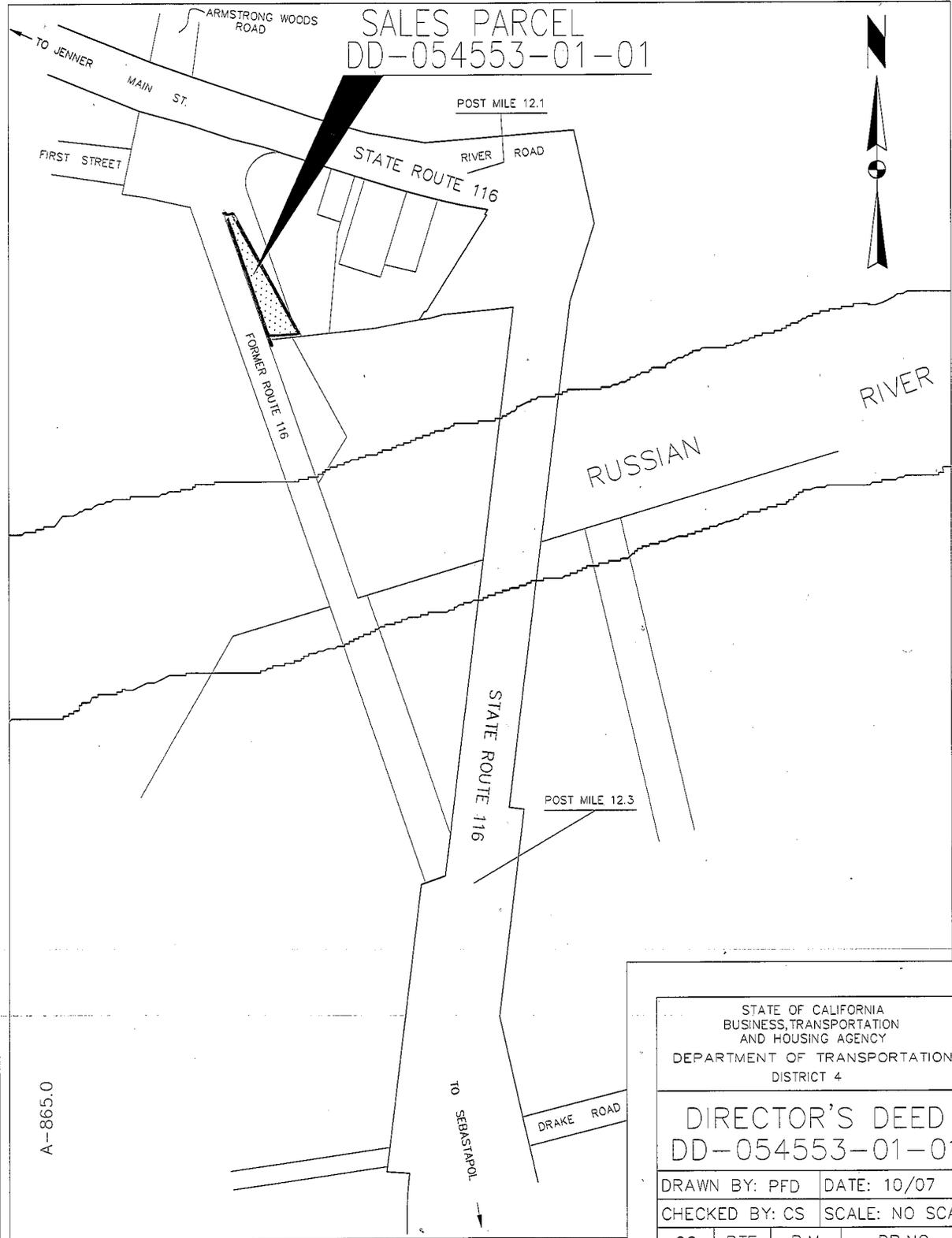
CO.	RTE.	P.M.	DR.NO.
SCI	17	7.0	2 OF 2

Attachment 4B

R-63.12
R-63.13

SONOMA COUNTY
 GUERNEVILLE (UNINCORPORATED)

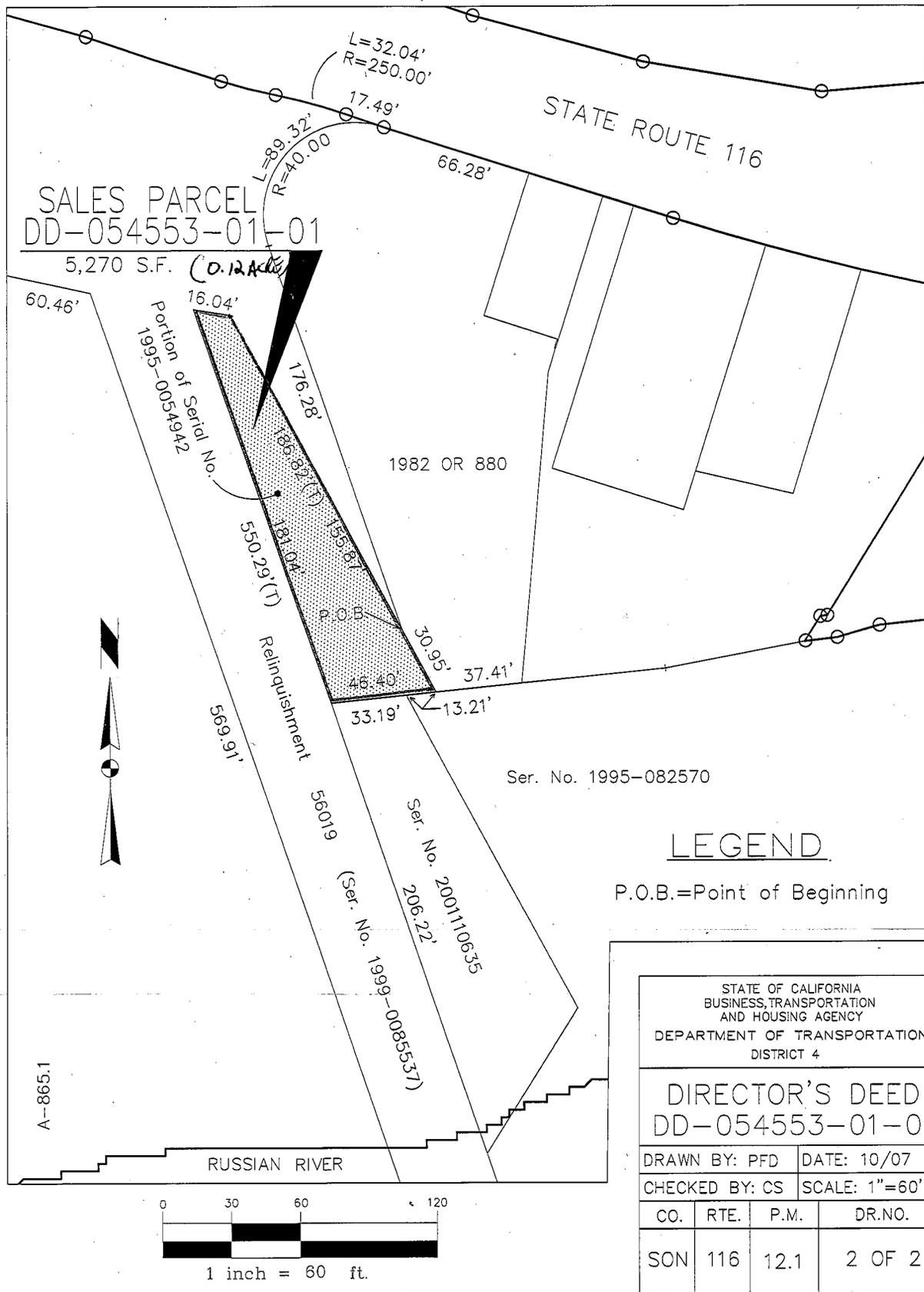
SALES PARCEL
 DD-054553-01-01



A-865.0

STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED DD-054553-01-01			
DRAWN BY: PFD		DATE: 10/07	
CHECKED BY: CS		SCALE: NO SCALE	
CO.	RTE.	P.M.	DR.NO.
SON	116	12.1	1 OF 2

SONOMA COUNTY GUERNEVILLE (UNINCORPORATED)



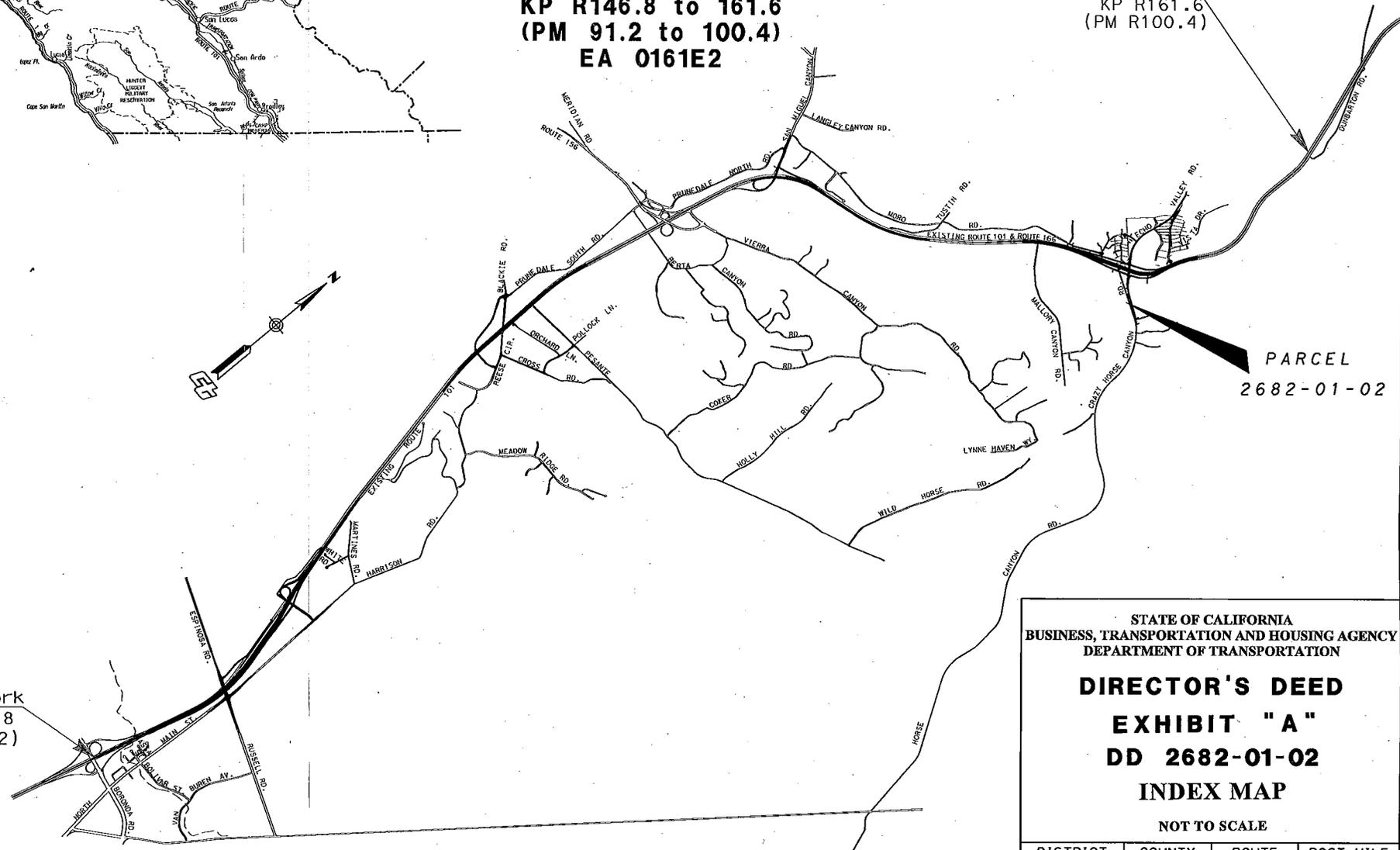
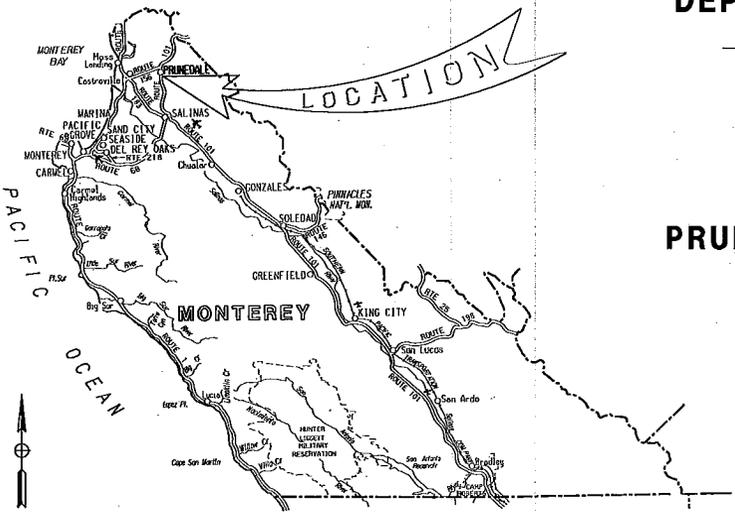
DEPARTMENT OF TRANSPORTATION

STATE HIGHWAY
US 101

IN MONTEREY COUNTY
PRUNEDALE IMPROVEMENT PROJECT

Crazy Horse Cyn Rd
KP R146.8 to 161.6
(PM 91.2 to 100.4)
EA 0161E2

End Work
KP R161.6
(PM R100.4)



PARCEL
2682-01-02

Begin Work
KP R146.8
(PM R91.2)

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

DIRECTOR'S DEED

EXHIBIT "A"

DD 2682-01-02

INDEX MAP

NOT TO SCALE

DISTRICT	COUNTY	ROUTE	POST MILE
05	MON	101	98.45

Attachment 6A

Attachment 6A

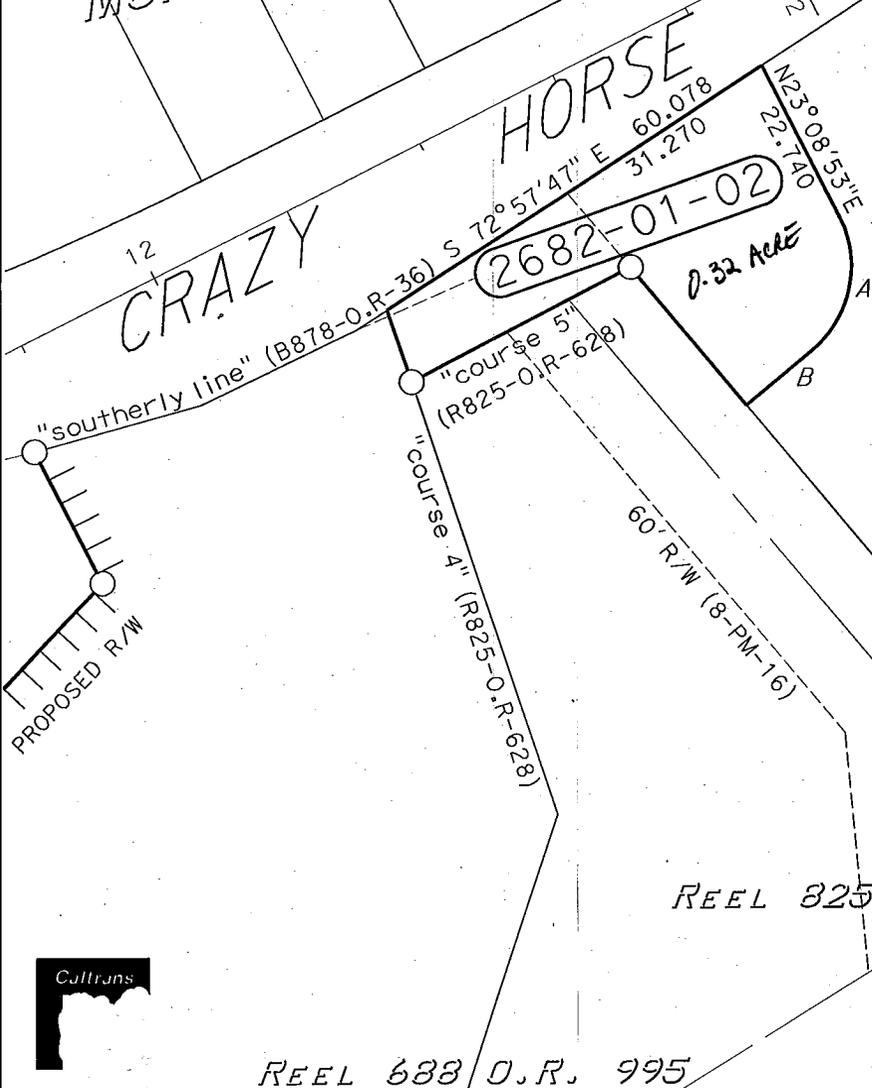
EXHIBIT B

EXECUTIVE DRIVE

CYN. RD.

BOLSA NUEVA Y
MORO COJO RANCHO

10+00
BC



REEL 3525 O.R. 257
(PAR 1 14-PM-28)

- A) $R = 15.000, \Delta = 77^{\circ}17'50'', L = 20.236$
- B) $N 79^{\circ}33'18'' W, 11.195$

REEL 325 O.R. 628

REEL 688 O.R. 995

MONTEREY COUNTY

STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

DIRECTOR'S DEED MAP DD 2682-01-02

Coordinates and bearings are on CGS 83 - Zone 4. Distances and stationing are grid distances. Multiply by 1.00006662 to obtain ground distances. FB#4948

Access Prohibited

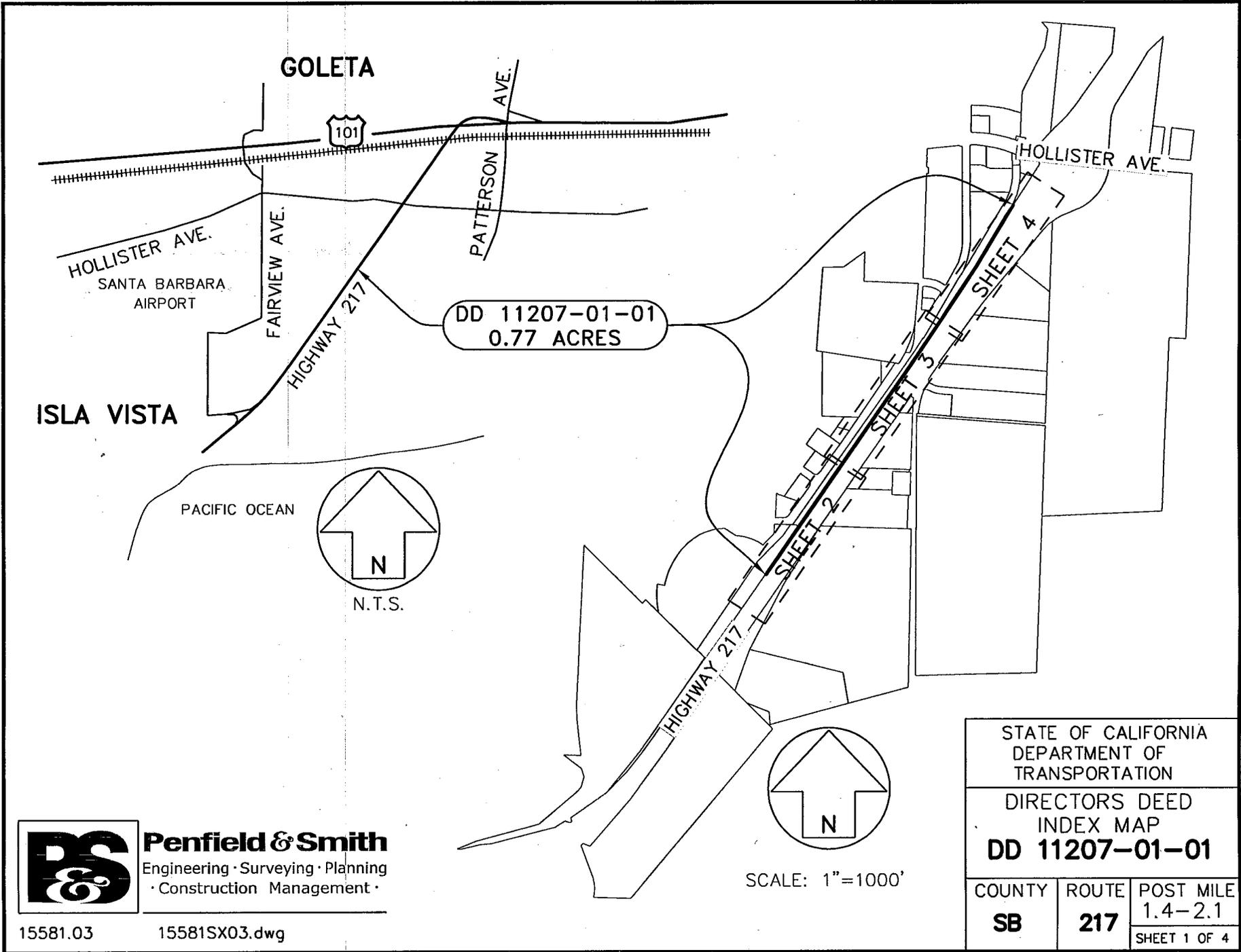
DIST.	COUNTY	ROUTE	KILO POST POST MILE	SHEET NO.	TOTAL SHEETS
05	MON	101	158.4 98.45	2	2

SOURCE 05 CHARGE 05 E. A. 0161E9

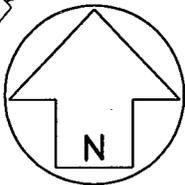
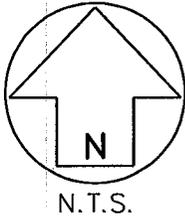
Attachment 6B

Attachment 6B





DD 11207-01-01
0.77 ACRES



SCALE: 1"=1000'

STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION		
DIRECTORS DEED INDEX MAP DD 11207-01-01		
COUNTY	ROUTE	POST MILE
SB	217	1.4-2.1
		SHEET 1 OF 4

Attachment 7A



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15581.03

15581SX03.dwg

Attachment 7A

SAN JOSE CREEK

STA: 432+63.40
OFFSET: 71.00 L

DD 11207-01-01
0.77 ACRES

9.54'
VARIES

2186.61'

8.09'

160.17'

2041.10'

STA: 432+63.40
OFFSET: 62.91 L

STA: 434+23.56
OFFSET: 61.39 L

00 430+00 431+00 432+00 433+00 434+00 435+00 436+00

HIGHWAY 217

MATCHLINE-A

SAN JOSE CREEK

2186.61'

DD 11207-01-01
0.77 ACRES

9.46'
VARIES

2041.10'

437+00 438+00 439+00 440+00 441+00 442+00 443+00

HIGHWAY 217

MATCHLINE-A

MATCHLINE-B
(SHEET 3)

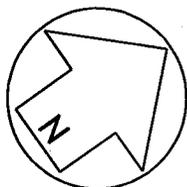
STATE OF CALIFORNIA
DEPARTMENT OF
TRANSPORTATION

DIRECTORS DEED
MAP
DD 11207-01-01

COUNTY	ROUTE	POST MILE
SB	217	1.5
SHEET 2 OF 4		

LEGEND

ACCESS DENIED [hatched pattern]



SCALE: 1"=80'



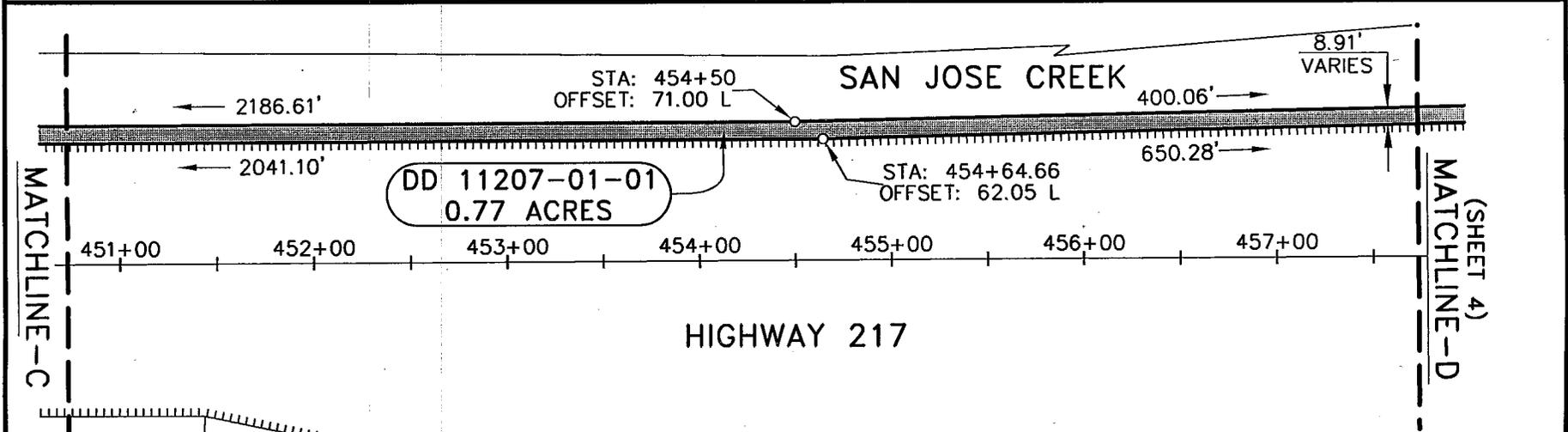
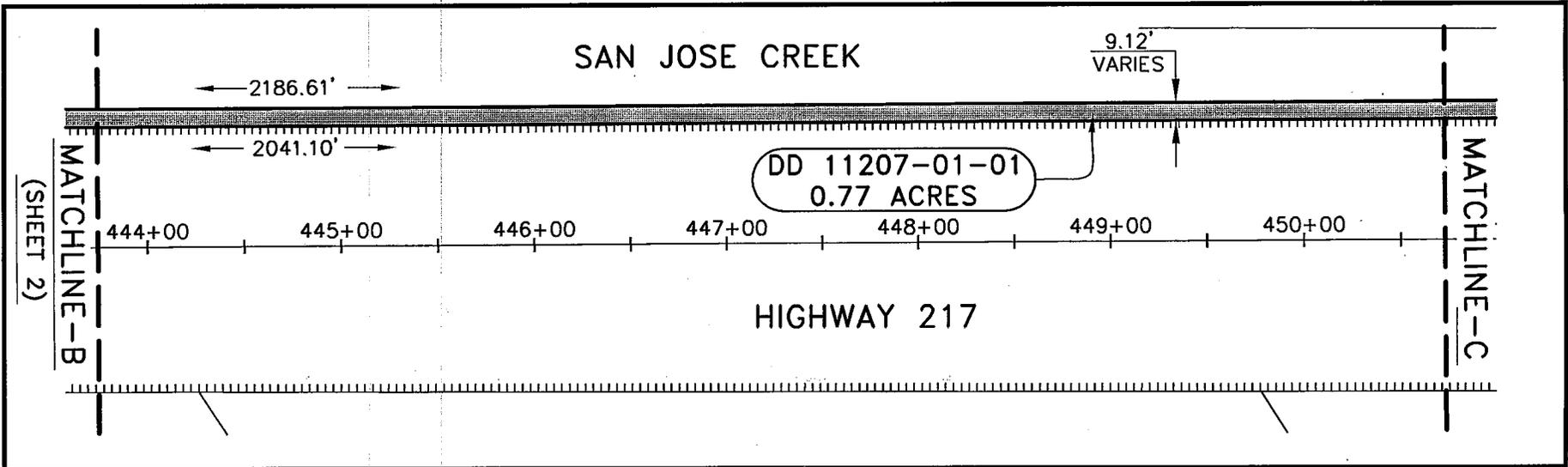
Penfield & Smith
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· Construction Management ·

15581.03

15581SX03.dwg

Attachment 7B

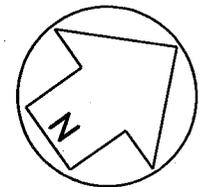
Attachment 7B



Attachment 7C



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SCALE: 1"=80'

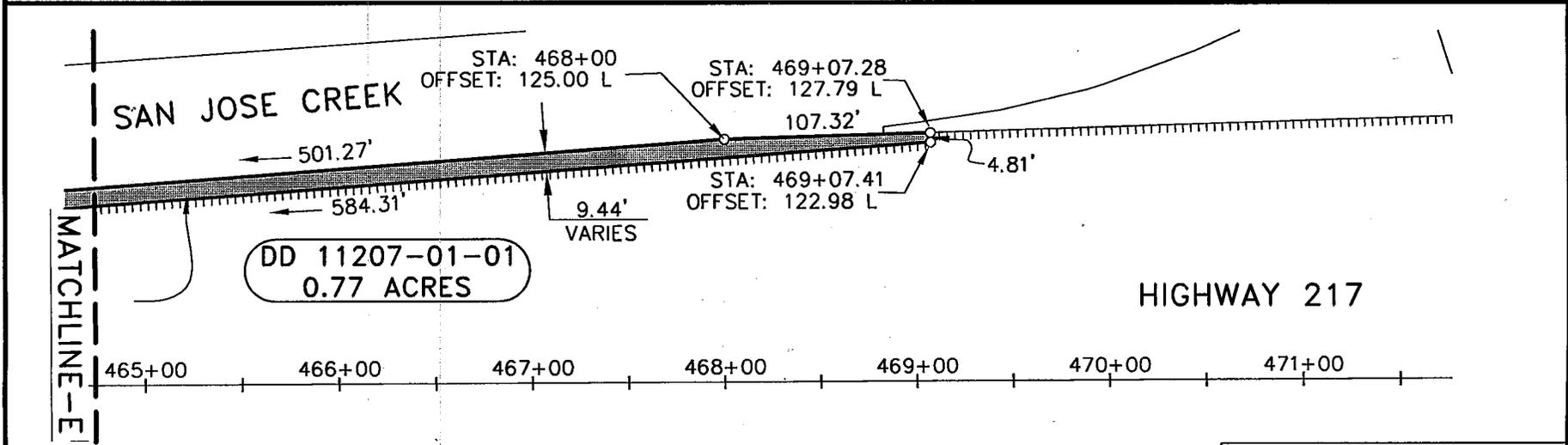
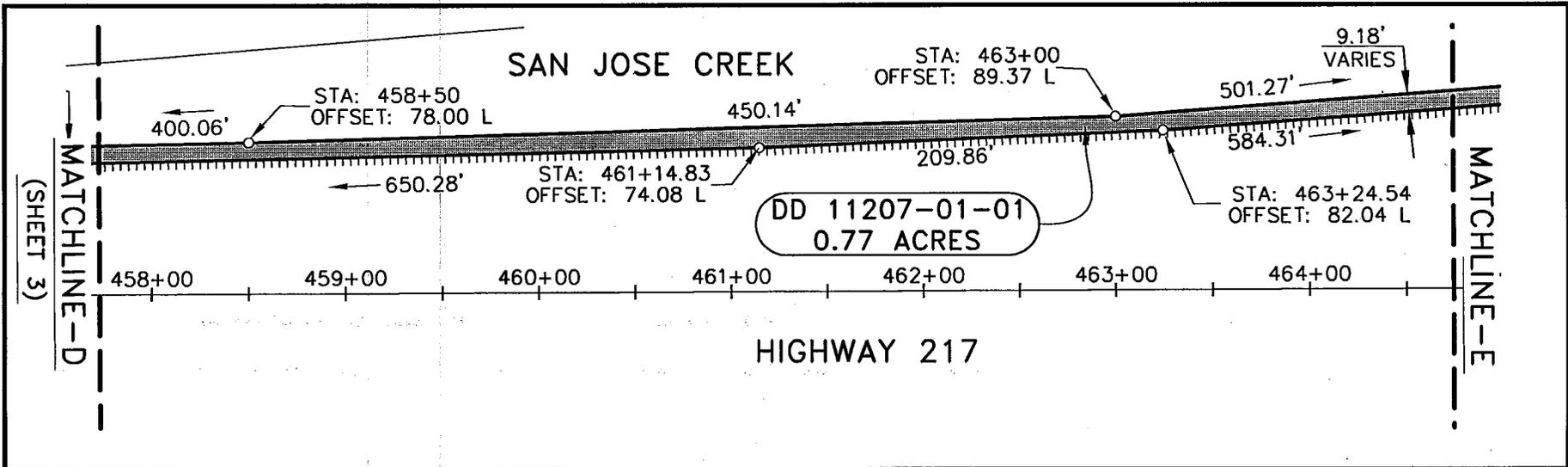


LEGEND

ACCESS DENIED

STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION		
DIRECTORS DEED MAP DD 11207-01-01		
COUNTY	ROUTE	POST MILE
SB	217	1.8
SHEET 3 OF 4		

15581.03 15581SX03.dwg



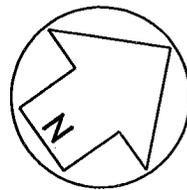
Attachment 7D



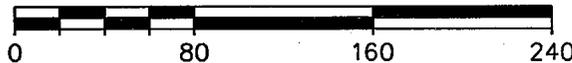
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15581.03

15581SX03.dwg



SCALE: 1"=80'



LEGEND

ACCESS DENIED [hatched pattern]

STATE OF CALIFORNIA
 DEPARTMENT OF
 TRANSPORTATION

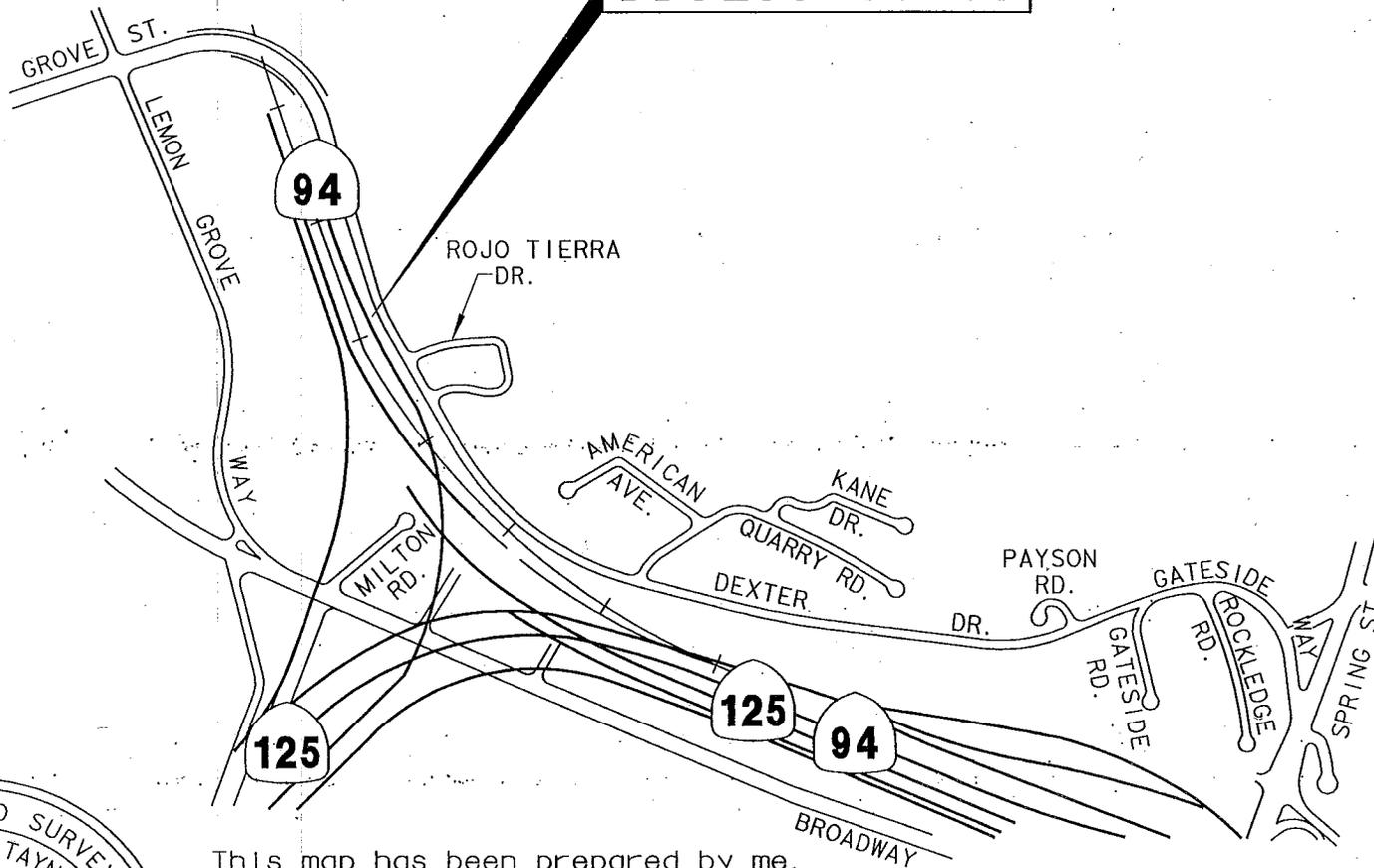
DIRECTORS DEED
 MAP
DD 11207-01-01

COUNTY	ROUTE	POST MILE
SB	217	2.1
		SHEET 4 OF 4

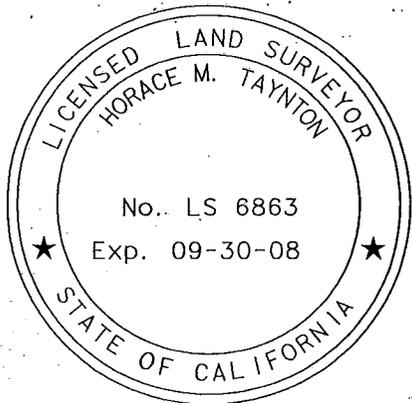
Attachment 7D

CITY OF LA MESA

DD5255-01-03



KEY MAP



This map has been prepared by me,
or under my direction, in conformance
with the Professional Land Surveyors Act.

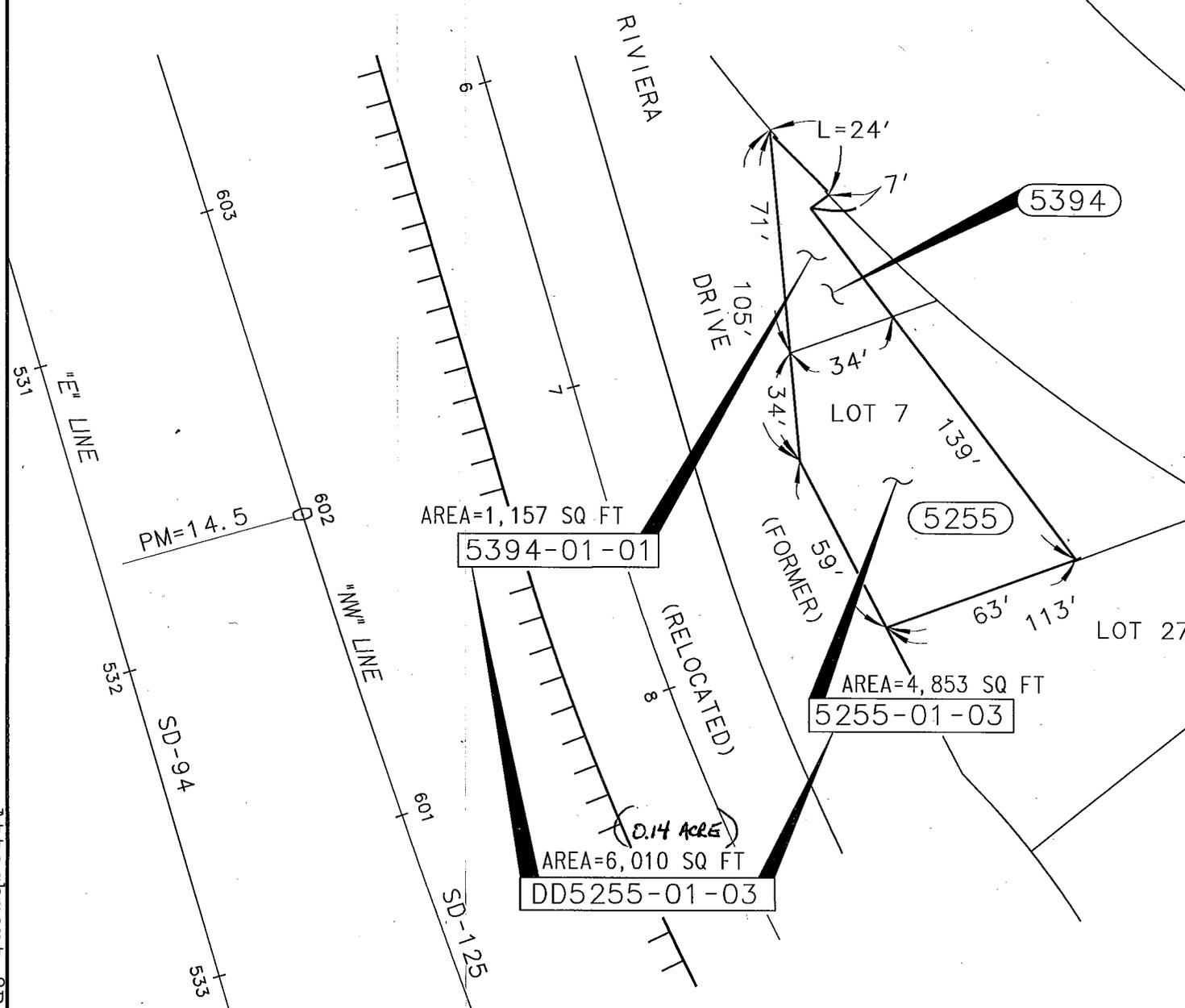
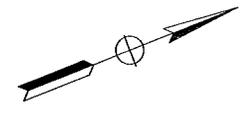
Signature Horace Taynton

Date June 18, 2008

STATE OF CALIFORNIA BUSINESS & TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 11			
EXCESS PARCEL MAP DD5255-01-03			
RIGHT OF WAY MAP NO.		Por. 53530k	
COUNTY	ROUTE	POST MILES	SCALE
SD	125	14.5	NONE
			SHEET 1 OF 2

Attachment 8A

CITY OF LA MESA



<p>STATE OF CALIFORNIA BUSINESS & TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 11</p>			
<p>EXCESS PARCEL MAP DD5255-01-03</p>			
<p>RIGHT OF WAY MAP NO.</p>		<p>Por. 53536.1</p>	
<p>COUNTY</p>	<p>ROUTE</p>	<p>POST MILES</p>	<p>SCALE</p>
<p>SD</p>	<p>125</p>	<p>14.5</p>	<p>NONE</p>
			<p>SHEET 2 OF 2</p>

Attachment 8B