



**January 23, 2019**

**To:** Finance and Administration Committee

**From:** Darrell E. Johnson, Chief Executive Officer 

**Subject:** Sale and Transfer of Property Located in the City of Anaheim from the Orange County Transportation Authority to the Orange County Transportation District

### **Overview**

Property owned by the Orange County Transportation Authority was identified as a preferred site for the proposed Transit Security and Operations Center, which is required to be built on property owned by the Orange County Transportation District. Board of Directors' approval is requested to authorize the sale and transfer of the property rights.

### **Recommendation**

Authorize the Chief Executive Officer to execute sale and transfer documents between the Orange County Transportation Authority and the Orange County Transportation District for Assessors Parcel Number 250-111-03, located in the City of Anaheim.

### **Discussion**

As part of the past Interstate 5 (I-5) widening through the City of Anaheim (City), the California Department of Transportation (Caltrans) acquired a commercial property needed for the widening. Per a cooperative agreement between the Orange County Transportation Authority (OCTA) and Caltrans, the unused remnant parcel, Assessors Parcel Number 250-111-03, was transferred to OCTA in 2004. The property is approximately 2.86 acres and is located along Lincoln Avenue adjacent to the I-5 southbound entrance and exit ramps in the City, as shown in Attachment A. The property was acquired using Measure M proceeds and the sale proceeds from the excess property are required to be deposited to the Orange County Local Transportation Authority (OCLTA), established by the County Board of Supervisors in 1991 pursuant to California Public Utilities Code Section 180050, as part of the enactment of the original Measure M sales tax ordinance.

In 2013, OCTA commenced master planning work for the proposed Transit Security and Operations Center (TSOC). The work scope included a site selection study and related Title VI equity analysis. On September 11, 2015, staff presented the output of the master planning work scope to the Executive Committee, and on October 12, 2015, the Board of Directors (Board) approved the start of design and environmental work for the proposed TSOC at the site in the City. Currently, preliminary engineering (30 percent) along with environmental documents (California Environmental Quality Act and National Environmental Policy Act) are in the completion stage. The proposed TSOC is partially funded by Proposition 1B funds, and must be located on property owned and operated by the Orange County Transportation District (OCTD).

In July 2018, the property was appraised at the fair market value of \$4,719,000. OCTA is required to dispose of the excess land at the fair market value.

To make the site available for the proposed TSOC, staff is recommending the sale and transfer of the property from OCTA to OCTD at the fair market value, utilizing Proposition 1B funding programmed for the TSOC land acquisition. The proceeds from the sale of the property will be deposited to OCLTA. Staff will execute all necessary transfer documents to facilitate the transaction.

#### **Fiscal Impact**

Acquisition of the property by OCTD will be funded from OCTA's Fiscal Year 2016-17 Proposition 1B Transit System Safety, Security & Disaster Response Account funds, totaling \$4,719,000, to be deposited to OCLTA.

#### **Summary**

Based on the information provided, staff recommends the Board authorize the Chief Executive Officer to execute property transfer documents for the sale and transfer of the property located in the City, from OCTA to OCTD, with the proceeds to be received by OCLTA.

***Attachment***

A. Project Location Map

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