

MEMORANDUM

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: March 19-20, 2026

From: STEVEN KECK, Chief Financial Officer

Reference Number: 2.4d.(5), Action Item

Prepared By: René Fletcher, Chief
Division of Right of Way and Land Surveys

Subject: **CONVEYANCE OF EXCESS STATE-OWNED REAL PROPERTY –
TROY STREET/LEMON GROVE**

ISSUE:

Should the California Transportation Commission (Commission) approve execution of the following Director's Deed?

RECOMMENDATION:

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

The Director's Deed included in this item involves an estimated current value of \$955,000. The State will receive a return of \$955,000 from the sale of this property; corresponding maps are attached.

BACKGROUND:

The County of San Diego (County) is purchasing approximately 119,417 square feet of excess land located immediately east of State Route 125, south of Troy Street in the City of Lemon Grove, which is an unincorporated area of San Diego County. The purchase is intended for public purposes.

Initially, the Department started negotiations with the County during the COVID-19 pandemic with the intention of leasing the disposal site at less than fair market value. However, the Federal Highway Administration (FHWA) recently informed the Department that any transaction involving federal funds must adhere to Title 23 of the Code of Federal Regulations (CFR) requiring fair market value. Consequently, the Department and the County reassessed and engaged in numerous rounds of negotiations and risk assessment. After careful consideration, it was agreed that purchasing the site at fair market value was the best course of action for both agencies.

Subsequently, the Department applied for federal approval to authorize the sale to the County under 23 CFR 710.409 and in accordance with the Stewardship and Oversight Agreement between FHWA and the Department. FHWA's approval to sell the disposal unit at fair market value was received on December 2, 2025.

DIRECTOR'S DEED:

<u>01-11-SD-125 PM 13.7</u>	Lemon Grove
Disposal Unit #DD 16450-01-01	119,417 Square Feet (s.f.)
(DD 16450-01-01)	14,115 s.f.
(DD 18256-01-01)	42,347 s.f.
(DD 30351-01-01)	25,436 s.f.
(DD 30548-01-01)	35,184 s.f.
(DD 30546-01-01)	2,335 s.f.
	\$955,000 (Appraisal \$955,000)

Convey to: The County of San Diego,
a political subdivision of the State of California

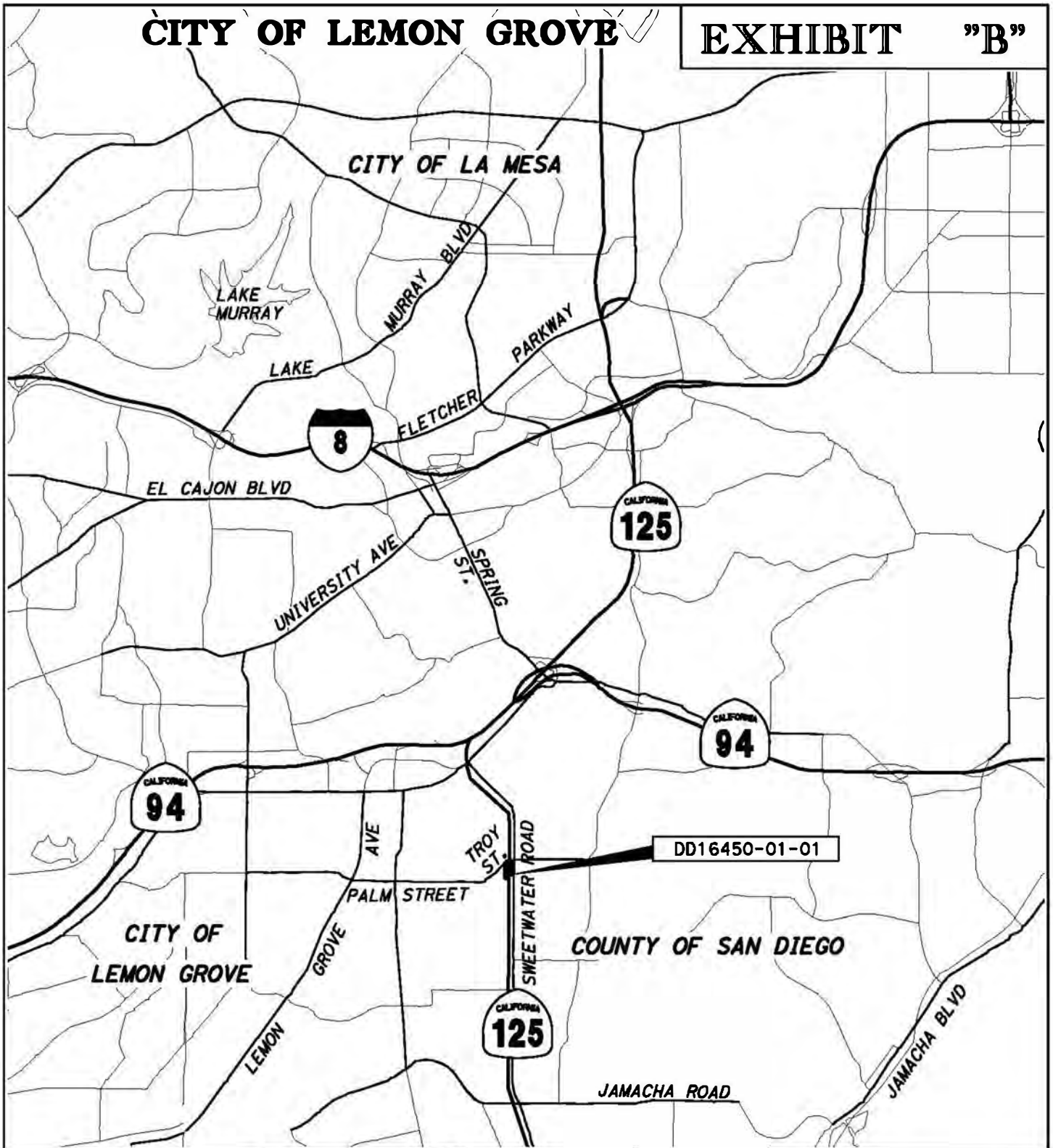
Direct sale. The disposal unit is being sold directly to the County at fair market value. The County has adopted a resolution stating the disposal unit will be utilized for public purposes. The Department filed a Notice of Exemption on February 6, 2026, concluding that the sale of the disposal unit is categorically exempt from the California Environmental Quality Act. The disposal unit does not meet Department of General Services criteria for Executive Order N-06-19.

Attachments:

Exhibit 1A – 1B – Parcel Maps

CITY OF LEMON GROVE

EXHIBIT "B"



NOTES
 Coordinates and bearings are on CCS 1983, Pre HPGN, Zone 6. Distances and stationing are grid distances. Multiply by 1.000025 to obtain ground distances. All distances are in feet unless otherwise noted.

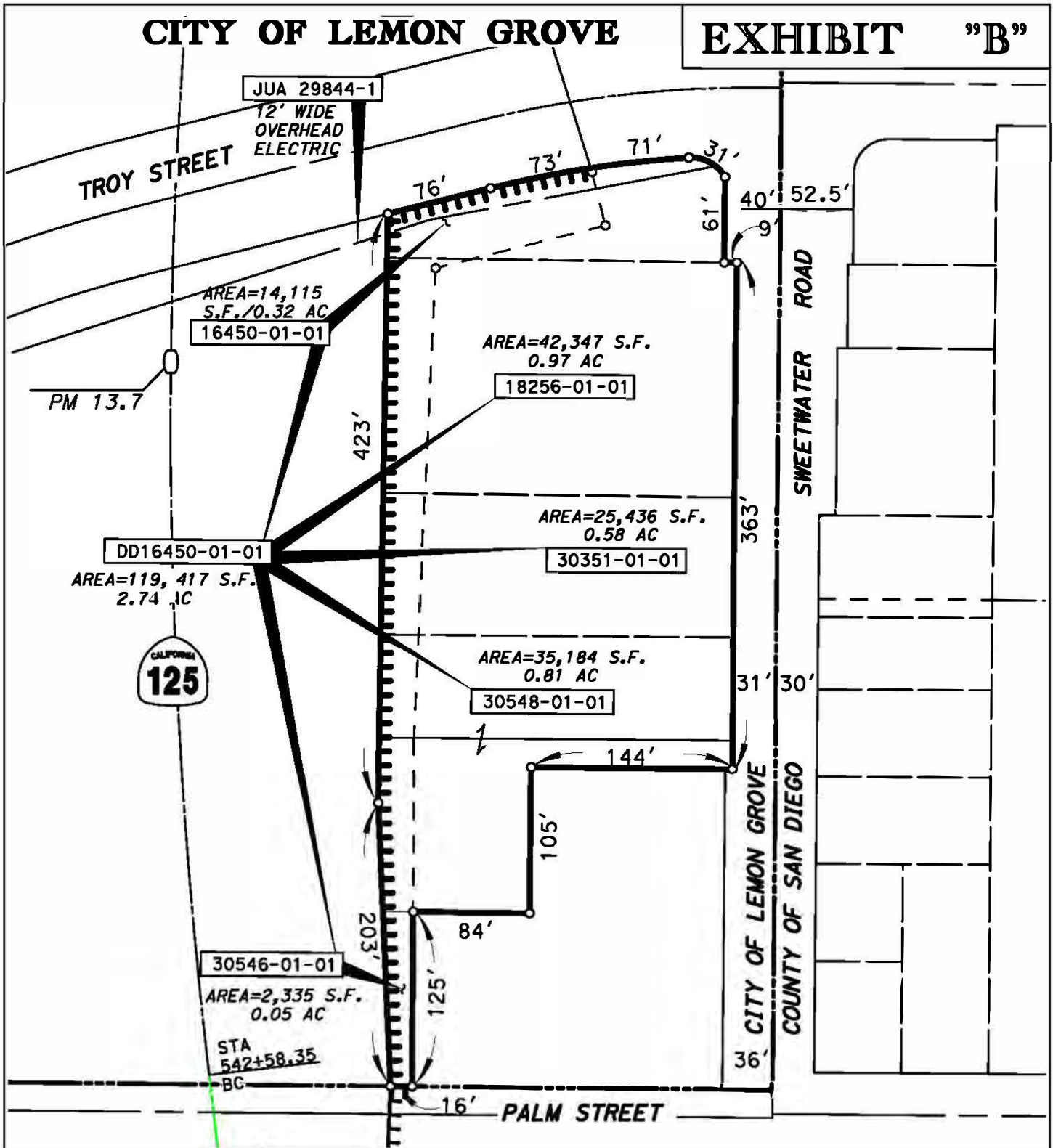
LEGEND
 TTTTT ACCESS CONTROLLED R/W
 ——— BOUNDARY OF DD 16450-01-01

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
EXCESS PARCEL MAP
 DD16450-01-01
 RIGHT OF WAY MAP NO. LO 53531
 NO SCALE

PID	EA	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
1117000003	OR002	SD	11	125	13.7	1	2

CITY OF LEMON GROVE



EXHIBIT "B"



NOTES

Coordinates and bearings are on CCS 1983, Pre HPGN Zone 6. Distances and stationing are grid distances. Multiply by 1.000025 to obtain ground distances. All distances are in feet unless otherwise noted.

LEGEND

-  ACCESS CONTROLLED R/W
-  BOUNDARY OF DD16450-01-01

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY EXCESS PARCEL MAP DD16450-01-01

RIGHT OF WAY MAP NO. LO 53531
SCALE: 1" = 100'

FEET 0 50 100 200

PID	EA	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
111700003	OR002	SD	11	125	13.7	2	2