

MEMORANDUM

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: March 19-20, 2026

From: STEVEN KECK, Chief Financial Officer

Reference Number: 2.4d.(6), Action Item

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

Subject: **CONVEYANCE OF STATE-OWNED REAL PROPERTY-BOSTON AVENUE**

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 \$765,000. The State will receive a return of \$3,000,000 from the sale of the property; corresponding maps are attached.

BACKGROUND:

The Department was prepared to auction disposal unit DD 07732-01-01, located on Boston Avenue in San Diego, in August 2019. The City of San Diego (City) then expressed interest in purchasing, and the disposal unit was pulled from auction. Unfortunately, the City did not proceed with the purchase.

Subsequently, the San Diego Housing Commission, a non-public agency, reached out to the Department to inquire about the potential sale. As a non-public agency, a direct sale was not an option; therefore, the agency would have to compete for the property at auction.

The auction process then stalled due to the arrival of the COVID-19 pandemic, causing the State to focus on mitigating the homelessness crisis.

The Department's excess land inventory was identified by the Department of General Services (DGS) for potential affordable housing development and placed on hold by DGS. DGS later released the property in late 2024, making it available for disposal. The City once again expressed interest in purchasing and declined the offer to purchase after completing feasibility studies. The Department was notified of the City's decision in February 2025, and the disposal unit proceeded to auction.

DIRECTOR'S DEED:

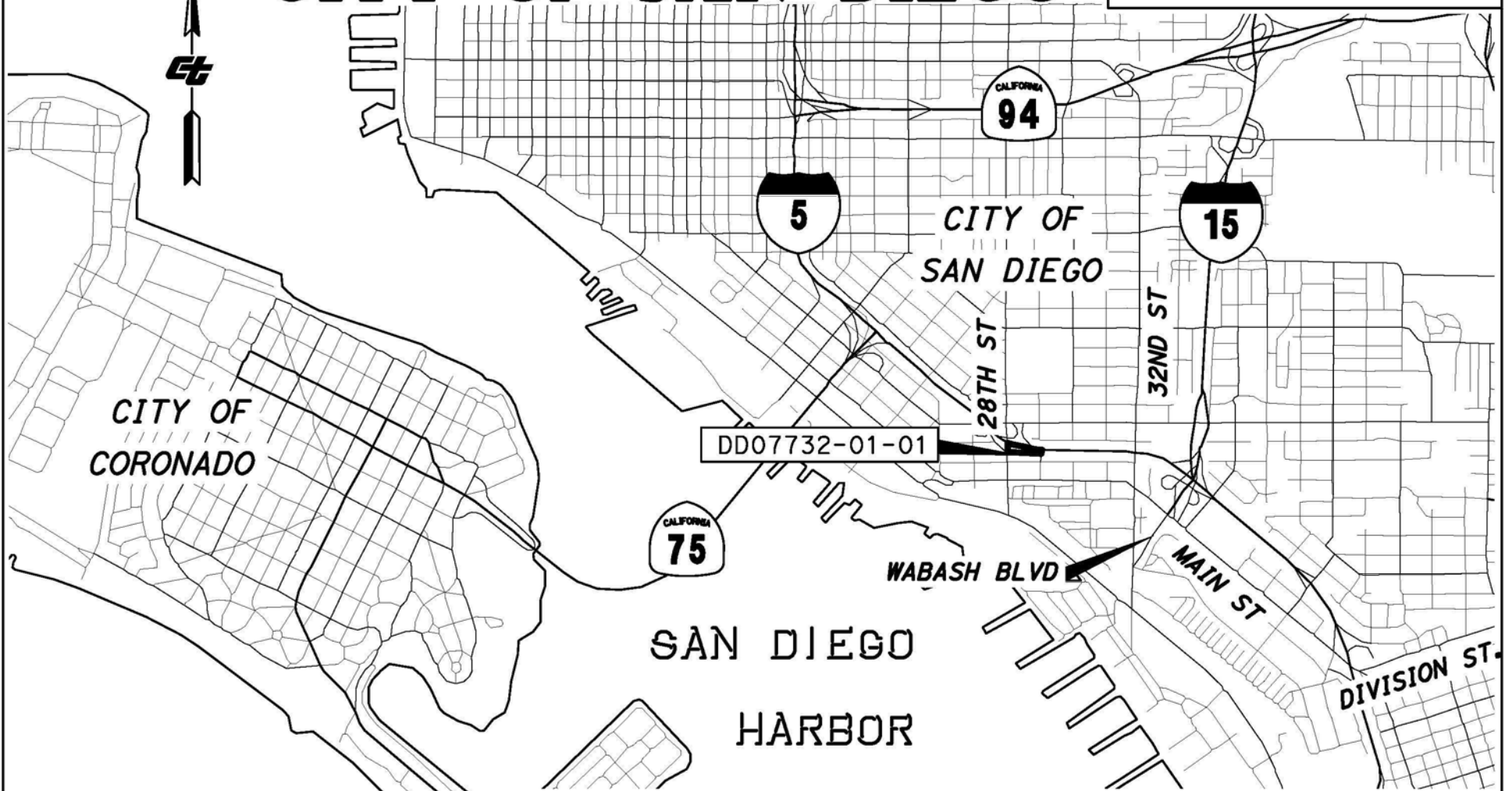
01-11-SD-5 PM 13.2	San Diego
Disposal Unit #DD 07732-01-01	0.64 acre
(DD 07732-01-01)	0.01 acre
(DD 07733-01-01)	0.01 acre
(DD 18943-01-01)	0.01 acre
(DD 18943-02-01)	0.01 acre
(DD 18944-01-01)	0.01 acre
(DD 18945-01-01)	0.13 acre
(DD 18946-01-01)	0.12 acre
(DD 18947-01-01)	0.11 acre
(DD 18948-01-01)	0.14 acre
(DD 18949-01-01)	0.04 acre
(DD 18950-01-01)	0.08 acre
Convey to: Soapy Joe's Inc.	\$3,000,000
	(Public Sale Estimate \$765,000)

Public sale. Six bidders participated in the auction. Selling price represents the highest bid received. Disposal unit does not meet DGS criteria for Executive Order N-06-19.

Attachments:
Exhibit 1A – 1B

CITY OF SAN DIEGO

EXHIBIT "B"



PACIFIC
OCEAN

NOTES
 Coordinates and bearings are on CCS 1983 (1991.35) Zone 6. Distances and stationing are grid distances. Divide by 1.0001607 to obtain ground distances. All distances are in feet unless otherwise noted.

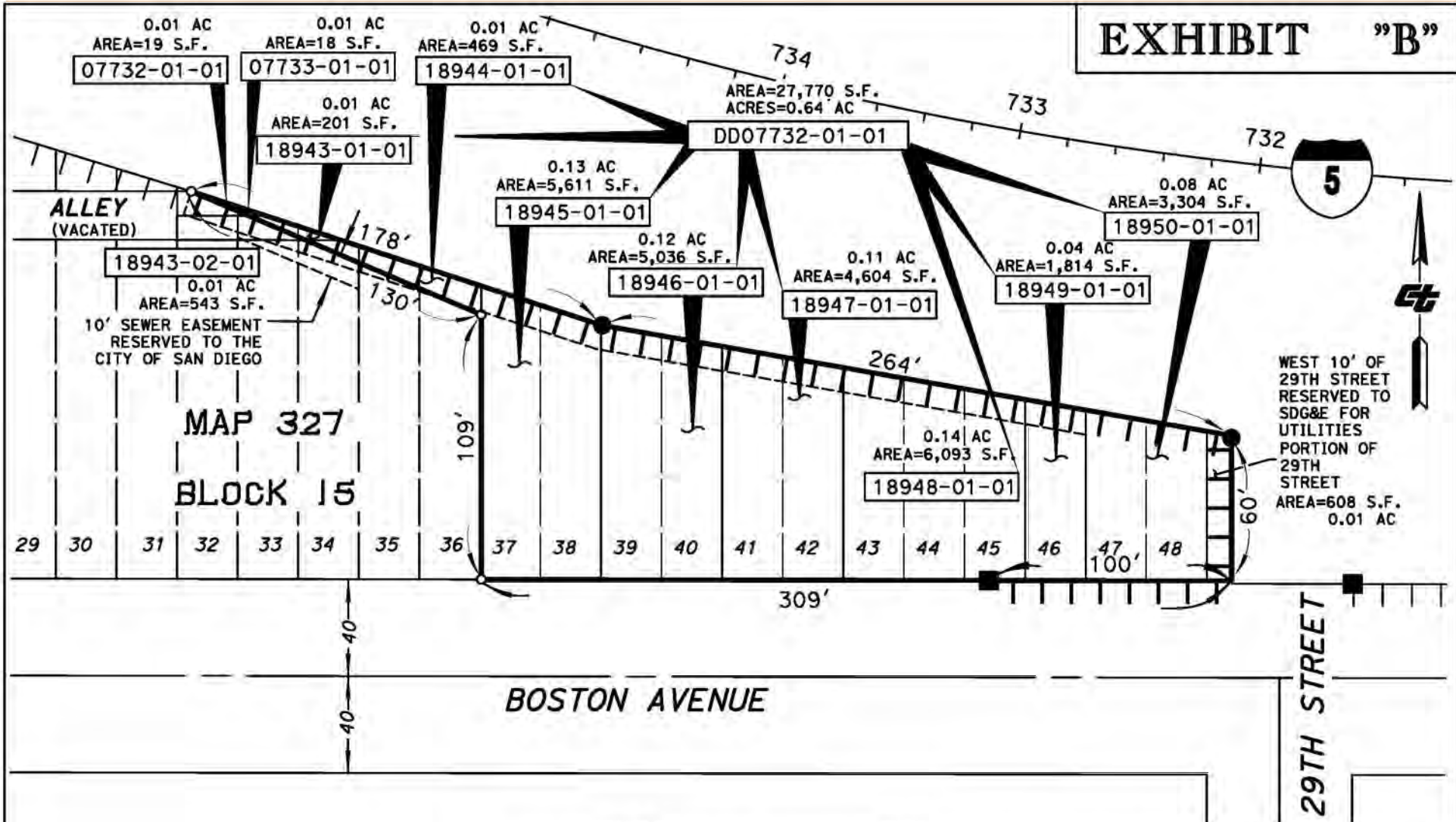
LEGEND

 Access controlled r/w
 Boundary of DD07732-01-01
 Access opening
 Found 1" iron pipe w/disc stamped "div hwys" per MS 594

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
EXCESS PARCEL MAP
 DD07732-01-01
 RIGHT OF WAY MAP NO. POR 3518.10
 SCALE: 1" = 200'

PID	EA	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
1117000003	OR0002	11	SD	5	13.2	1	2

EXHIBIT "B"



NOTES

Coordinates and bearings are on CCS 1983 (1991.35) Zone 6. Distances and stationing are grid distances. Divide by 1.00001607 to obtain ground distances. All distances are in feet unless otherwise noted.

LEGEND

- Access controlled r/w
- Boundary of DD07732-01-01
- Access opening
- Found 1" iron pipe w/disc stamped "div hwys" per MS 594

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
EXCESS PARCEL MAP
DD07732-01-01**

RIGHT OF WAY MAP NO. POR 3518.10
SCALE: 1" = 60'

FEET 0 30 60 120

PID	EA	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
1117000003	OR0002	11	SD	5	13.2	2	2