

MEMORANDUM

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: August 20-21, 2026

From: STEVEN KECK, Chief Financial Officer

Reference Number: 2.4d.(3), Action Item

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

Subject: **CONVEYANCE OF EXCESS STATE-OWNED REAL PROPERTY-
UNIVERSITY OF CALIFORNIA SAN DIEGO**

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 \$TBD*. Corresponding maps are attached.

BACKGROUND:

In 2024, the University of California San Diego (UCSD) requested the Department to decertify both exclusive and non-exclusive highway easements to facilitate development of a new medical center. Decertification is necessary because UCSD cannot secure project financing while the property remains encumbered by an encroachment permit.

The Department will quitclaim two highway easements as part of this transaction. One easement, DK 24573-01-01, is 2.76 acres and currently functions as operating right of way. The second easement, DK 24573-02-01, is 7.05 acres, and serves to protect the interstate by allowing the Department to evaluate any development plans covered by the easement.

Concurrently with the Department's quitclaims, UCSD will donate fee ownership of Right of Way parcel 37939-1, consisting of 1.14 acres. The 1.14 acre donation is comprised of a portion of the former 2.76 acre easement being quitclaimed. This donation will perfect the Department's ownership, allowing operation of the freeway under fee title instead of an easement. The Federal Highway Administration approved the access control modification on April 30, 2026.

As a part of this transaction, UCSD will accept liability for the operation, monitoring and maintenance of the retaining wall at the eastern edge of the decertified and quitclaimed easement areas. Department Engineers have approved UCSD's maintenance and monitoring of the retaining wall, with an Operation and Maintenance Agreement specifying UCSD's responsibilities during and after construction of the medical center.

UCSD and the Department believe this is a mutually beneficial solution. By transferring the property rights, the Department is relieved of the long-term responsibility of maintaining and inspecting the retaining wall and drainage structure. UCSD, in turn, will develop a medical facility that provides public benefit to the broader community.

DIRECTOR'S DEED:

01-11-SD-15 PM 22.9	San Diego
Disposal Unit #DK 24573-01-01	9.81 acres
(DK 24573-01-01)	2.76 acres
(DK 24573-02-01)	7.05 acres
(Dedication Deed 37939-1)	1.14 acres
Convey to: The Regents of the University of California	\$TBD (Appraisal \$TBD*)

Direct conveyance of an easement. Disposal unit is being transferred to The Regents of the University of California (UC Regents) for the purpose of developing a medical facility for public benefit. Upon Commission approval, UC Regents will accept ownership and maintenance of the highway easements, retaining wall, and drainage structures associated with the retaining wall pursuant to the Operations and Maintenance Agreement executed June 17, 2026. This Agreement will transfer ownership and maintenance obligations for the highway easements to UC Regents. Disposal unit does not meet Department of General Services criteria for Executive Order N-06-19.

Attachments:

Exhibit 1A – 3B – Parcel Maps

**The Department will provide the fair market value based on an appraisal prior to the Commission meeting.*

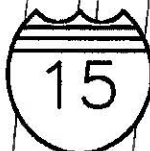
EXHIBIT "B"



GEORGE COOKE EXPRESS DR.

INTERSTATE ROUTE 15 - SB

INTERSTATE ROUTE 15 - NB



BERNARDO CENTER DRIVE

DK24573-01-01

AREA = 120,294 SQ. FT.
2.76 AC.

PM22.9

BERNARDO CENTER DRIVE

0 150 300 600



(IN FEET)

1 inch = 300 ft.

NOTES

Coordinates and bearings are on CCS 1983 (1991.35) Zone 6. Distances and stationing are grid distances. Divide by 0.9999452 to obtain ground distances. All distances are in feet unless otherwise noted.

LEGEND

———— BOUNDARY OF DK24573-01-01

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY

EXCESS PARCEL KEY MAP
DK24573-01-01

PID	EA	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
XXXXXXXXXXXX	OROOD	11	SD	15	22.9	1	2

N
33

LOT 11
BERNARDO INDUSTRIAL PARK
UNIT NO. 8
MAP NO. 6293

PARCEL MAP NO. 17848

PARCEL 1

DK24573-01-01

AREA = 120,294 SQ. FT.
2.78 AC

PARCEL 2
PARCEL MAP

PARCEL 1
No. 16701

R/W 24573-1

BERNARDO CENTER DRIVE
(FORMERLY CARMEL VALLEY ROAD)

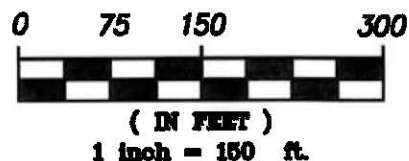
LOT 172
HIGH COUNTRY WEST
UNIT NO. 2
MAP NO. 9156

INTERSTATE ROUTE 15

ENT-9-B5-
"SB-6" LINE

NB-6" LINE

CV LINE



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———— BOUNDARY OF DK24573—01—01

RIGHT OF WAY

EXCESS PARCEL MAP
DK24573-01-01

PID	EA	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
XXXXXXXXXXXX	OR00D	11	SD	15	22.9	2	2

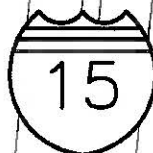
EXHIBIT "B"



GEORGE COOKE EXPRESS DR.

INTERSTATE ROUTE 15 - SB

INTERSTATE ROUTE 15 - NB



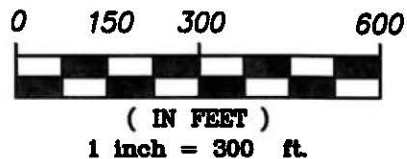
BERNARDO CENTER DRIVE

DK24573-02-01

AREA = 307,060 SQ. FT.
7.05 AC.

BERNARDO CENTER DRIVE

PM22.9



NOTES

Coordinates and bearings are on CCS 1983 (1991.35) Zone 6. Distances and stationing are grid distances. Divide by 0.9999452 to obtain ground distances. All distances are in feet unless otherwise noted.

LEGEND

 BOUNDARY OF DK24573-02-01

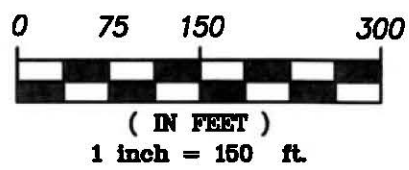
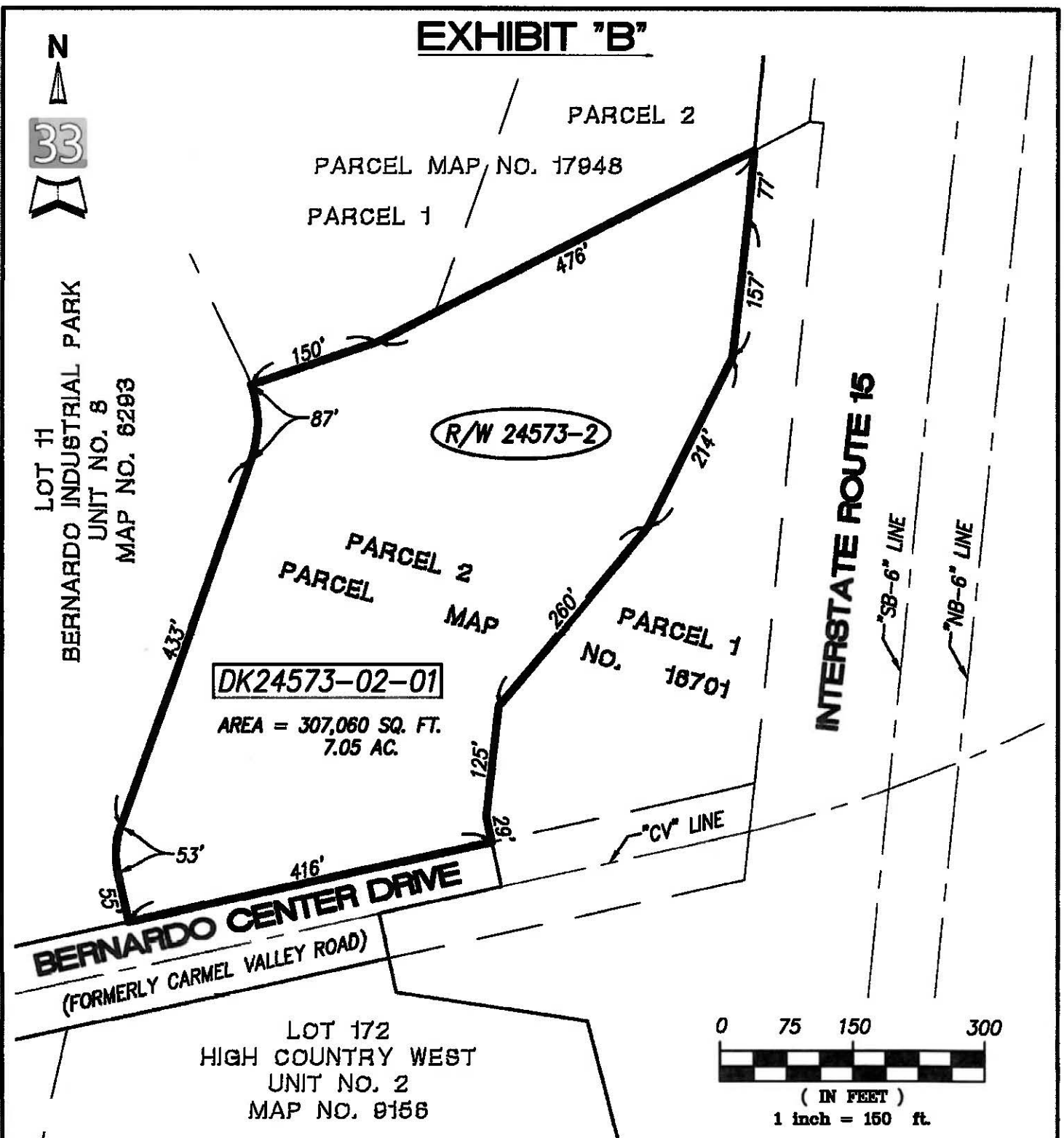
STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY

EXCESS PARCEL KEY MAP
DK24573-02-01

PID	EA	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
XXXXXXXXXX	OROOD	11	SD	15	22.9	1	2

EXHIBIT "B"



NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION		
Coordinates and bearings are on CCS 1983 (1991.35) Zone 6. Distances and stationing are grid distances. Divide by 0.9999452 to obtain ground distances. All distances are in feet unless otherwise noted.		BOUNDARY OF DK24573-02-01			RIGHT OF WAY EXCESS PARCEL MAP DK24573-02-01		
PID	EA	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
XXXXXXXXXXXX	OROOD	11	SD	15	22.9	2	2

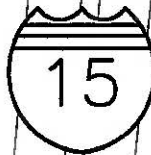
EXHIBIT "B"



GEORGE COOKE EXPRESS DR.

INTERSTATE ROUTE 15 - SB

INTERSTATE ROUTE 15 - NB



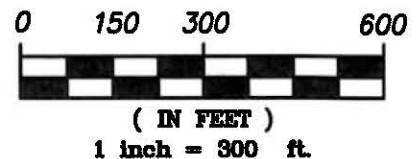
BERNARDO CENTER DRIVE

R/W 37939-1

AREA = 46,539 SQ. FT.
1.07 AC.

BERNARDO CENTER DRIVE

PM22.9



NOTES

Coordinates and bearings are on CCS 1983 (1991.35) Zone 6. Distances and stationing are grid distances.
Divide by 0.9999452 to obtain ground distances.
All distances are in feet unless otherwise noted.

LEGEND

 BOUNDARY OF R/W 37939-1

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY

KEY MAP
R/W 37939-1

PID	EA	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
XXXXXXXXXXXX	OROOD	11	SD	15	22.9	1	2

LOT 11
BERNARDO INDUSTRIAL PARK
UNIT NO. 8
MAP NO. 6293

PARCEL 1

R/W 37939-1

AREA = 46,539 SQ. FT.
1.07 AC.

PARCEL 2
PARCEL MAP

PARCEL
30' 39"
NO. 18701

**AREA
1B**

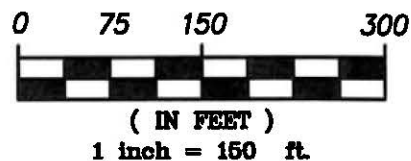
BERNARDO CENTER DRIVE
(FORMERLY CARMEL VALLEY ROAD)

LOT 172
HIGH COUNTRY WEST
UNIT NO. 2
MAP NO. 9156

INTERSTATE ROUTE 15

"SB-6" LINE

NB-6" LINE



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———— BOUNDARY OF R/W 37939-1

FEE SIMPLE AREA
R/W 37939-1

PID	EA	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
XXXXXXXXXX	OR00D	11	SD	15	22.9	2	2