

From: "Young, Lena@DOT"
To: "Angela Jackson-Llamas (Angela.Jackson-Llamas@sdcounty.ca.gov)"
Date: 2025-08-11 11:05:11-07:00
Subject: [External] FW: CESP^H Troy Street Meeting with Caltrans

See below for Jamacha site.

Thank You,

Lena Young
Senior Right of Way Agent, Appraisals Branch (Acting)
Caltrans District 11
4050 Taylor Street, MS 310
San Diego, CA 92110

lena.young@dot.ca.gov
(619) 961-5200

From: Covey, Richard J@DOT <richard.covey@dot.ca.gov>
Sent: Monday, August 11, 2025 11:00 AM
To: Christman, Scott <Scott.Christman@sdcounty.ca.gov>
Cc: Marchesano, Charles <Charles.Marchesano@sdcounty.ca.gov>; Beck, Dijana <Dijana.Beck@sdcounty.ca.gov>; Young, Lena@DOT <lena.young@dot.ca.gov>; Finkbeiner, Brian D@DOT <brian.finkbeiner@dot.ca.gov>
Subject: RE: CESPHE Troy Street Meeting with Caltrans

Hi Scott,

The Jamacha site was purchased with federal funds and in addition, the Jamacha site is part of the operating Right of Way and would be an airspace lease, which requires FHWA approval. It would also require a "red flag" review (to ensure all functions are okay with the project) which necessitates full plans. If the county is interested in purchasing, the parcel would need to be decertified, requiring a similar "red flag" review.

Hope this helps. I wish I could have a better answer for you.

Kind Regards,

Richard Covey
Deputy District Director, Right of Way
District 11 – San Diego
(619) 987-9072

From: Christman, Scott <Scott.Christman@sdcounty.ca.gov>
Sent: Thursday, August 7, 2025 3:04 PM
To: Covey, Richard J@DOT <richard.covey@dot.ca.gov>
Cc: Marchesano, Charles <Charles.Marchesano@sdcounty.ca.gov>; Beck, Dijana

<Dijana.Beck@sdcounty.ca.gov>

Subject: RE: CESPHE Troy Street Meeting with Caltrans

EXTERNAL EMAIL. Links/attachments may not be safe.

Hi Richard,

Just trying to keep any option on the table: was the Jamacha site purchased as part of the SR125 project with federal funding? Would we avoid the FHWA issue if we were at Jamacha? Thank you!

Scott Christman, Deputy Director
Pronouns: he/him/his
Project Management Division
C: 858-414-6014

-----Original Appointment-----

From: Christman, Scott

Sent: Wednesday, August 6, 2025 1:12 PM

To: Christman, Scott; Finkbeiner, Brian D@DOT; Halpen, Neil P; Jackson-Llamas, Angela; Marchesano, Charles; Young, Lena@DOT; Mueller, Rachel@DOT; Ellis, Krista (DGS); Moering, Tiara T@DOT; Beck, Dijana; Covey, Richard J@DOT; Buenviaje, Nicholas@DOT

Subject: CESPHE Troy Street Meeting with Caltrans

When: Friday, August 22, 2025 10:00 AM-11:00 AM (UTC-08:00) Pacific Time (US & Canada).

Where: Microsoft Teams Meeting

Hi Team,

Per our meeting this morning, we are scheduling our next meeting at this time to continue the discussion. Thank you!

Scott Christman, Deputy Director
Pronouns: he/him/his
Project Management Division
C: 858-414-6014

From: Christman, Scott

Sent: Wednesday, August 6, 2025 12:02 PM

To: Finkbeiner, Brian D@DOT brian.finkbeiner@dot.ca.gov; Halpen, Neil P NeilP.Halpen@sdcounty.ca.gov; Jackson-Llamas, Angela Angela.Jackson-Llamas@sdcounty.ca.gov; Marchesano, Charles Charles.Marchesano@sdcounty.ca.gov; Young, Lena@DOT lena.young@dot.ca.gov; Mueller, Rachel@DOT rachel.vidal.mueller@dot.ca.gov; Ellis, Krista (DGS) Krista.Ellis3@sdcounty.ca.gov; Moering, Tiara T@DOT tiara.moering@dot.ca.gov; Beck, Dijana Dijana.Beck@sdcounty.ca.gov; steve.aragon@dot.ca.gov; Covey, Richard J@DOT richard.covey@dot.ca.gov

Cc: Shorb, Elyce Elyce.Shorb@sdcounty.ca.gov

Subject: RE: CESPHE Troy Street Meeting with Caltrans

Hi Caltrans and County Team,

Below is a summary of our meeting. Please let me know if you have any comments or edits. Thank you for all your hard work!

Background: The Troy Street parcel was acquired as part of the SR125 project with federal funds. Caltrans does not have a *transportation use* planned for the project, and so, the parcel became *excess land*. Under both state and federal law (since the parcel was acquired with federal funding), Caltrans is mandated to sell the property at fair market value. Several years ago, the Governor ordered all state agencies to offer their property up at below market rent for homelessness solutions. Caltrans put a hold on the Troy Street parcel (i.e., temporarily stopped it from being sold as excess land). Under the previous federal administration, the FHWA did not object to Caltrans leasing *excess land* at below market rent for homelessness solutions. Under the current administration, the FHWA does not want Caltrans' *excess land* purchased with federal dollars leased—FHWA wants Caltrans' *excess land* sold per the federal regulations.

Potential Solutions Being Explored by Caltrans:

- * The Troy Street parcel may be removed from the excess land list if it will serve a *transportation use* (e.g., staging area for a road project, part of a bike path, a new crosswalk, a new bus stop, etc.). If Caltrans can get it off the *excess land* list, it can lease us the property at market rate. However, Caltrans will have to convince FHWA that the parcel will serve a *transportation use*.
- * Caltrans may be able to orchestrate a lease with an option to buy. That will allow the County to start construction under a lease while we find funding to purchase the property outright. However, Caltrans will likely have to run this by FHWA too.
- * The County could buy the property. However, the County does not believe we have the funding or the time to purchase the property. This project is

already at the budget and is being funded with ARPA money that must be expended by the end of 2026.

Next Steps:

- * Caltrans is completing an appraisal of both the fair market rent and price of the property. They expect to have this information by the end of this month.
- * Caltrans will work internally to explore the potential solutions listed above.
- * County and Caltrans to meet again on Friday, August 22, to continue to discuss a way forward.

Scott Christman, Deputy Director
Pronouns: he/him/his
Project Management Division
C: 858-414-6014

-----Original Appointment-----

From: Christman, Scott

Sent: Monday, July 28, 2025 10:32 AM

To: Christman, Scott; Finkbeiner, Brian D@DOT; Halpen, Neil P; Jackson-Llamas, Angela; Marchesano, Charles; Young, Lena@DOT; Mueller, Rachel@DOT; Ellis, Krista (DGS); Moering, Tiara T@DOT; Beck, Dijana; steve.aragon@dot.ca.gov; Covey, Richard J@DOT

Cc: Shorb, Elyce

Subject: CESPHE Troy Street Meeting with Caltrans

When: Wednesday, August 6, 2025 10:00 AM-11:00 AM (UTC-08:00) Pacific Time (US & Canada).

Where: Microsoft Teams Meeting

Hi Richard and Caltrans Team,

The purpose of this meeting is to understand all the steps needed to get from where we are today to the County breaking ground on the project. I hope this time works for you. We could do 10am on Thursday or Friday if you would prefer. Thank you!

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