

MEMORANDUM

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: October 15-16, 2026

From: STEVEN KECK, Chief Financial Officer

Reference Number: 2.4d.(2), Action Item

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

Subject: **CONVEYANCE OF EXCESS STATE-OWNED REAL PROPERTY- HIGHWAY 50
SOUNDWALL**

ISSUE:

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

RECOMMENDATION:

The California Department of Transportation (Department) recommends the Commission authorize execution of the Director's Deeds 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 Deeds included in this item involve an estimated current value of \$10. The State will receive a return of \$0 from the sale of the properties. Corresponding maps are attached.

BACKGROUND:

Throughout the State, the Department maintains fenced rights of way adjacent to soundwalls separating residential and commercial properties. While these corridors facilitate soundwall maintenance, they have resulted in unintended consequences, including exposure of properties to increased vulnerability, accessibility for unlawful activities, increased maintenance expenses, and greater liability risks for the Department.

In 2012, the Department's District 3 office collaborated with the City of Sacramento to initiate the Highway 99 Soundwall Community Safety and Enhancement Project, a pilot program aimed at enhancing the conditions and safety of affected Sacramento communities. This initiative shifted daily maintenance responsibility away from the State, significantly reducing maintenance costs while supporting community well-being.

In 2019, the T Street Soundwall properties were acquired for the construction of a soundwall between Highway 50 and private properties running parallel to T Street. Ongoing issues such as trespassing, homelessness, and unsafe activities occurring between the soundwall and adjacent properties have prompted the Department to close the gap again, while retaining highway easements for future soundwall maintenance. To improve safety and reduce hazards caused by these activities, the Department plans to sell the fee interest between the soundwall and the affected properties to the respective owners. This effort, based on the experience gained in collaborating with the City of Sacramento in 2012, will lead to cost savings and enhance safety for nearby residents.

DIRECTOR'S DEEDS:

01-03-Sac-50 PM R1.06
Disposal Unit #DD-21132-01-01
Convey to: Dennison Revocable Trust

Sacramento County
652 square feet (s.f.)
\$1 (Appraisal \$1)

Direct sale. Disposal unit, consisting of underlying fee, is being sold to the adjoining owner to address safety issues and reduce maintenance costs. The Department will retain a highway easement over the property. Due to the limited use of the underlying fee area, the parcel has no value and is being sold for \$1, which has been waived by the Department. A Memorandum of Sales Agreement will be recorded against the property to restrict use to non-permanent landscaping. Disposal unit is not subject to Executive Order N-06-19.

02-03-Sac-50 PM R1.31
Disposal Unit #DD-21386-01-01
Convey to: City of Sacramento

Sacramento County
1,605 s.f.
\$1 (Appraisal \$1)

Direct sale. Disposal unit, consisting of underlying fee, is being sold to the adjoining owner to address safety issues and reduce maintenance costs. The Department will retain a highway easement over the property. Due to the limited use of the underlying fee area, the parcel has no value and is being sold for \$1, which has been waived by the Department. A Memorandum of Sales Agreement will be recorded against the property to restrict use to non-permanent landscaping. Disposal unit is not subject to Executive Order N-06-19.

03-03-Sac-50 PM R1.65
Disposal Unit #DD-21212-01-01
Convey to: Stephen R. Bloxham and Gail L. Bloxham

Sacramento County
116 s.f.
\$1 (Appraisal \$1)

Direct sale. Disposal unit, consisting of underlying fee, is being sold to the adjoining owner to address safety issues and reduce maintenance costs. The Department will retain a highway easement over the property. Due to the limited use of the underlying fee area, the parcel has no value and is being sold for \$1, which has been waived by the Department. A Memorandum of Sales Agreement will be recorded against the property to restrict use to non-permanent landscaping. Disposal unit is not subject to Executive Order N-06-19.

04-03-Sac-50 PM R1.77
Disposal Unit #DD-21239-01-01
Convey to: Ronald A. Giarmona and
Kathleen Ann Giarmona

Sacramento County
2,513 s.f.
\$1 (Appraisal \$1)

Direct sale. Disposal unit, consisting of underlying fee, is being sold to the adjoining owner to address safety issues and reduce maintenance costs. The Department will retain a highway easement over the property. Due to the limited use of the underlying fee area, the parcel has no value and is being sold for \$1, which has been waived by the Department. A Memorandum of Sales Agreement will be recorded against the property to restrict use to non-permanent landscaping. Disposal unit is not subject to Executive Order N-06-19.

05-03-Sac-50 PM R1.80
Disposal Unit #DD-21241-01-01
Convey to: Michelle R. Osier

Sacramento County
191 s.f.
\$1 (Appraisal \$1)

Direct sale. Disposal unit, consisting of underlying fee, is being sold to the adjoining owner to address safety issues and reduce maintenance costs. The Department will retain a highway easement over the property. Due to the limited use of the underlying fee area, the parcel has no value and is being sold for \$1, which has been waived by the Department. A Memorandum of Sales Agreement will be recorded against the property to restrict use to non-permanent landscaping. Disposal unit is not subject to Executive Order N-06-19.

06-03-Sac-50 PM R1.81

Disposal Unit #DD-21242-01-01

Convey to: Michael Alan Downey
and Heather Lavezzo Downey

Sacramento County

364 s.f.

\$1 (Appraisal \$1)

Direct sale. Disposal unit, consisting of underlying fee, is being sold to the adjoining owner to address safety issues and reduce maintenance costs. The Department will retain a highway easement over the property. Due to the limited use of the underlying fee area, the parcel has no value and is being sold for \$1, which has been waived by the Department. A Memorandum of Sales Agreement will be recorded against the property to restrict use to non-permanent landscaping. Disposal unit is not subject to Executive Order N-06-19.

07-03-Sac-50 PM R1.84

Disposal Unit #DD-21604-01-01

Convey to: Sara N. Pena

Sacramento County

147 s.f.

\$1 (Appraisal \$1)

Direct sale. Disposal unit, consisting of underlying fee, is being sold to the adjoining owner to address safety issues and reduce maintenance costs. The Department will retain a highway easement over the property. Due to the limited use of the underlying fee area, the parcel has no value and is being sold for \$1, which has been waived by the Department. A Memorandum of Sales Agreement will be recorded against the property to restrict use to non-permanent landscaping. Disposal unit is not subject to Executive Order N-06-19.

08-03-Sac-50 PM R1.85

Disposal Unit #DD-21605-01-01

Convey to: Richard A. Davis and
Cheryl E. Davis, trustees

Sacramento County

147 s.f.

\$1 (Appraisal \$1)

Direct sale. Disposal unit, consisting of underlying fee, is being sold to the adjoining owner to address safety issues and reduce maintenance costs. The Department will retain a highway easement over the property. Due to the limited use of the underlying fee area, the parcel has no value and is being sold for \$1, which has been waived by the Department. A Memorandum of Sales Agreement will be recorded against the property to restrict use to non-permanent landscaping. Disposal unit is not subject to Executive Order N-06-19.

09-03-Sac-50 PM R1.87
Disposal Unit #DD-21606-01-01
Convey to: Juan C. Montanez

Sacramento County
580 s.f.
\$1 (Appraisal \$1)

Direct sale. Disposal unit, consisting of underlying fee, is being sold to the adjoining owner to address safety issues and reduce maintenance costs. The Department will retain a highway easement over the property. Due to the limited use of the underlying fee area, the parcel has no value and is being sold for \$1, which has been waived by the Department. A Memorandum of Sales Agreement will be recorded against the property to restrict use to non-permanent landscaping. Disposal unit is not subject to Executive Order N-06-19.

10-03-Sac-50 PM R1.92
Disposal Unit #DD-21611-01-01
Convey to: Melony Salatich

Sacramento County
661 s.f.
\$1 (Appraisal \$1)

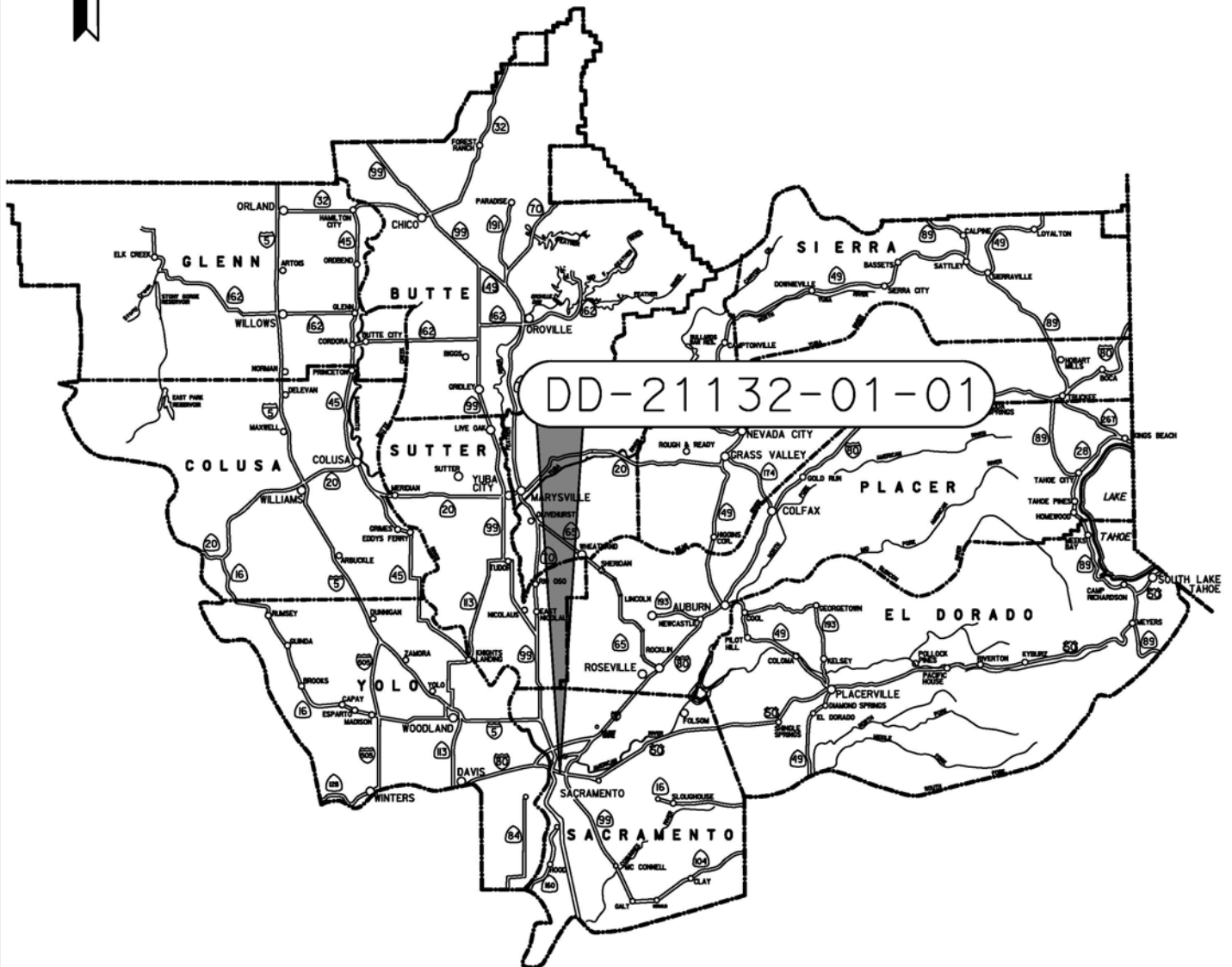
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Attachments:
Exhibits 1A – 10B – Parcel Maps



NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

LOCATION MAP FOR PARCEL DD-21132-01-01 COUNTY OF SACRAMENTO, CA

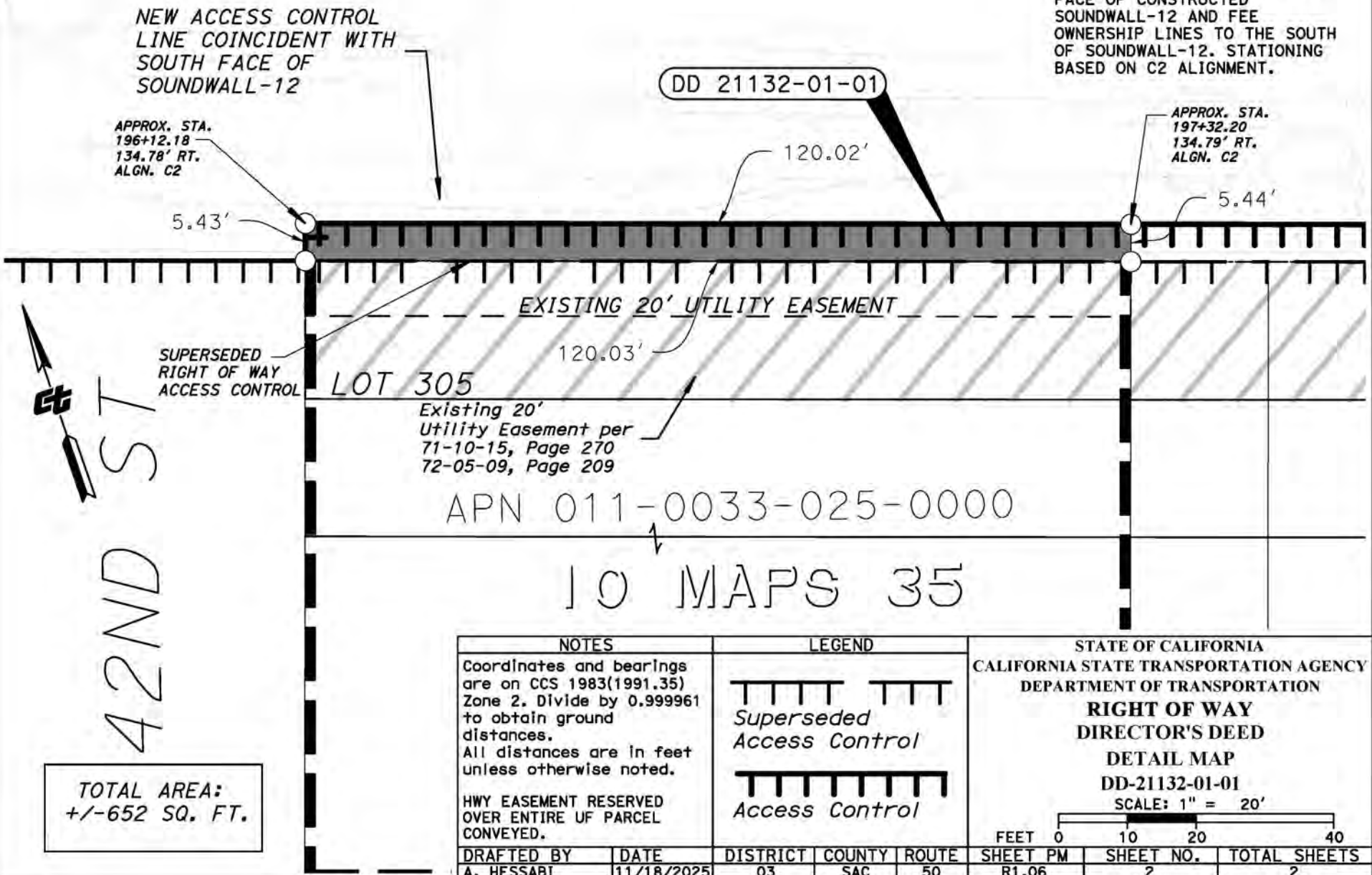


NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTOR'S DEED LOCATION MAP DD-21132-01-01 NO SCALE		
Coordinates and bearings are on CCS 1983 (1991.35) Zone 2. Distances and stationing are grid distances. Divide by 0.999961 to obtain ground distances. All distances are in feet unless otherwise noted.							
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
A. HESSABI	11/18/2025	03	SAC	50	R1.06	1	2

COUNTY OF SACRAMENTO

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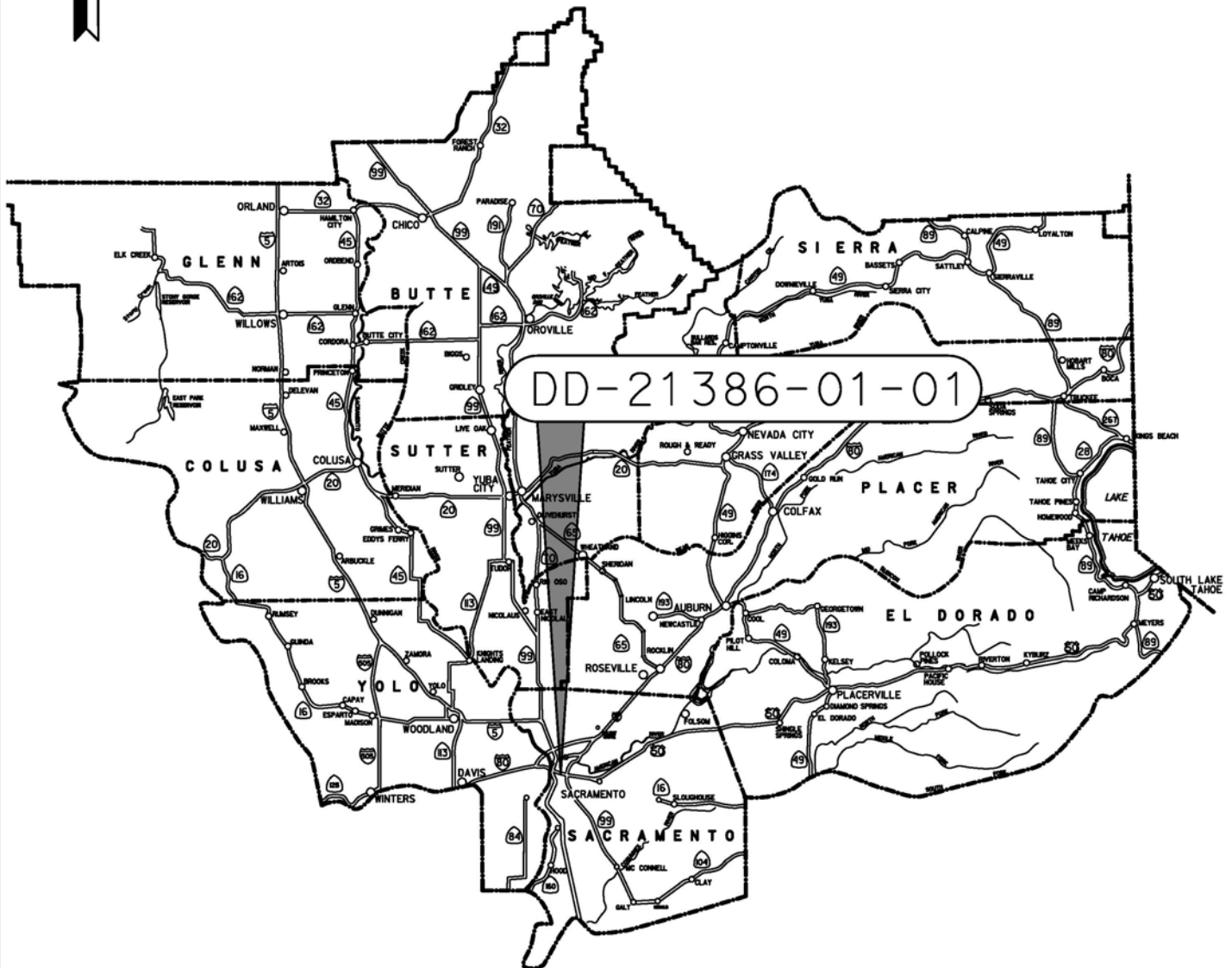
THE PURPOSE OF THIS EXHIBIT IS TO DEFINE THE DIRECTOR'S DEED AREA BETWEEN THE SOUTH FACE OF CONSTRUCTED SOUNDWALL-12 AND FEE OWNERSHIP LINES TO THE SOUTH OF SOUNDWALL-12. STATIONING BASED ON C2 ALIGNMENT.





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LOCATION MAP FOR PARCEL DD-21386-01-01 COUNTY OF SACRAMENTO, CA

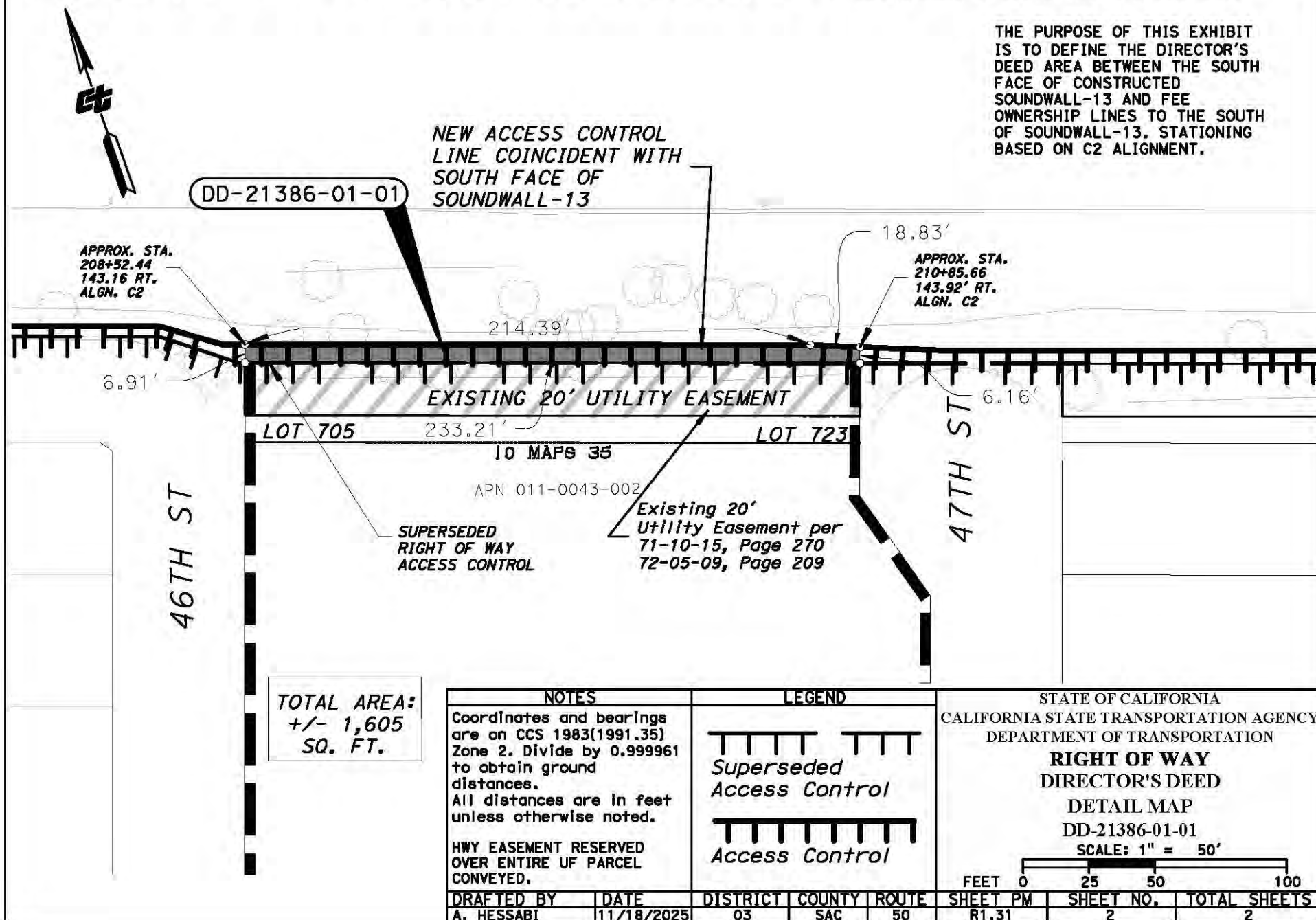


NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTOR'S DEED LOCATION MAP DD-21386-01-01 NO SCALE		
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DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
A. HESSABI	11/18/2025	03	SAC	50	R1.31	1	2

COUNTY OF SACRAMENTO

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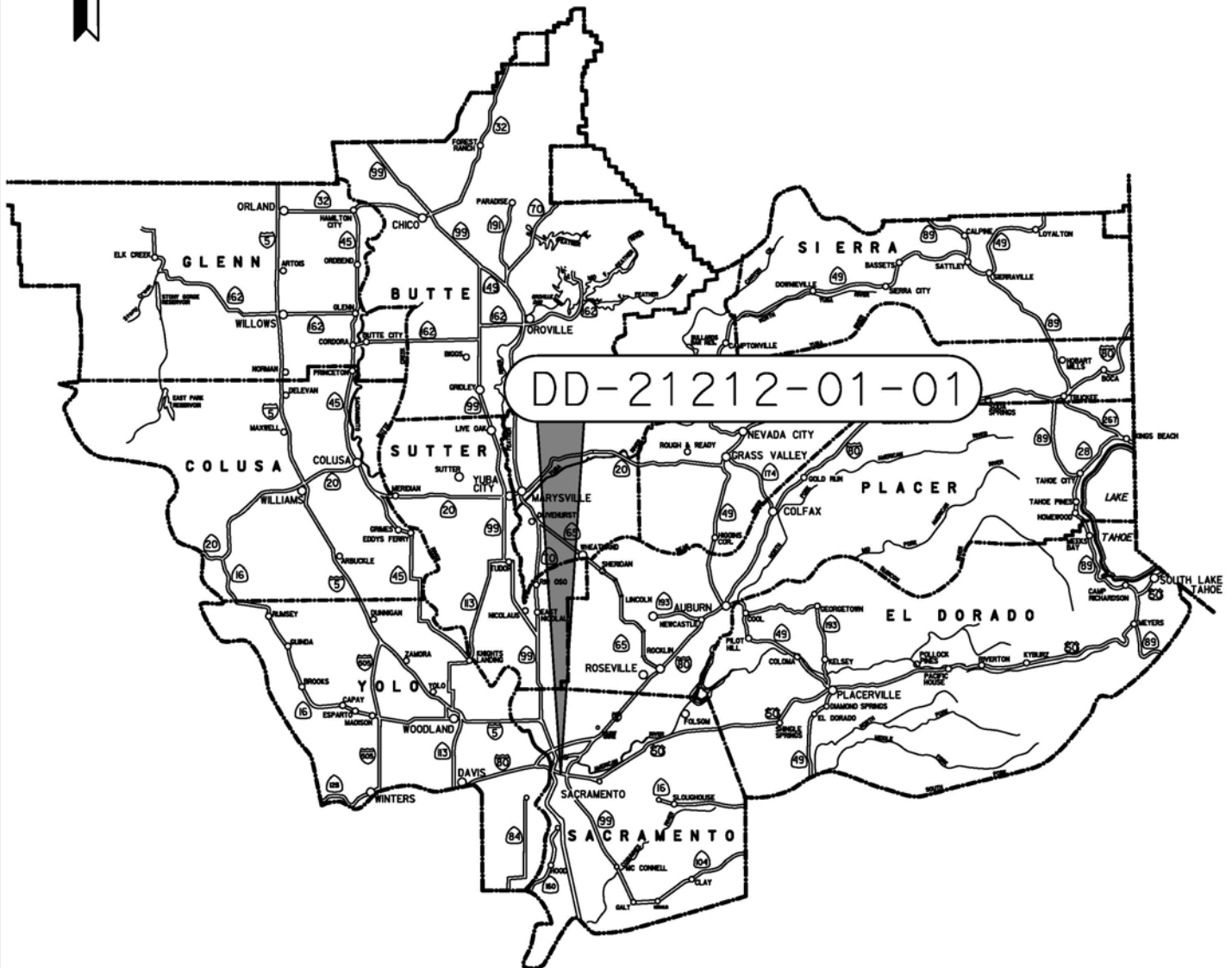
THE PURPOSE OF THIS EXHIBIT IS TO DEFINE THE DIRECTOR'S DEED AREA BETWEEN THE SOUTH FACE OF CONSTRUCTED SOUNDWALL-13 AND FEE OWNERSHIP LINES TO THE SOUTH OF SOUNDWALL-13. STATIONING BASED ON C2 ALIGNMENT.



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LOCATION MAP FOR PARCEL DD-21212-01-01 COUNTY OF SACRAMENTO, CA

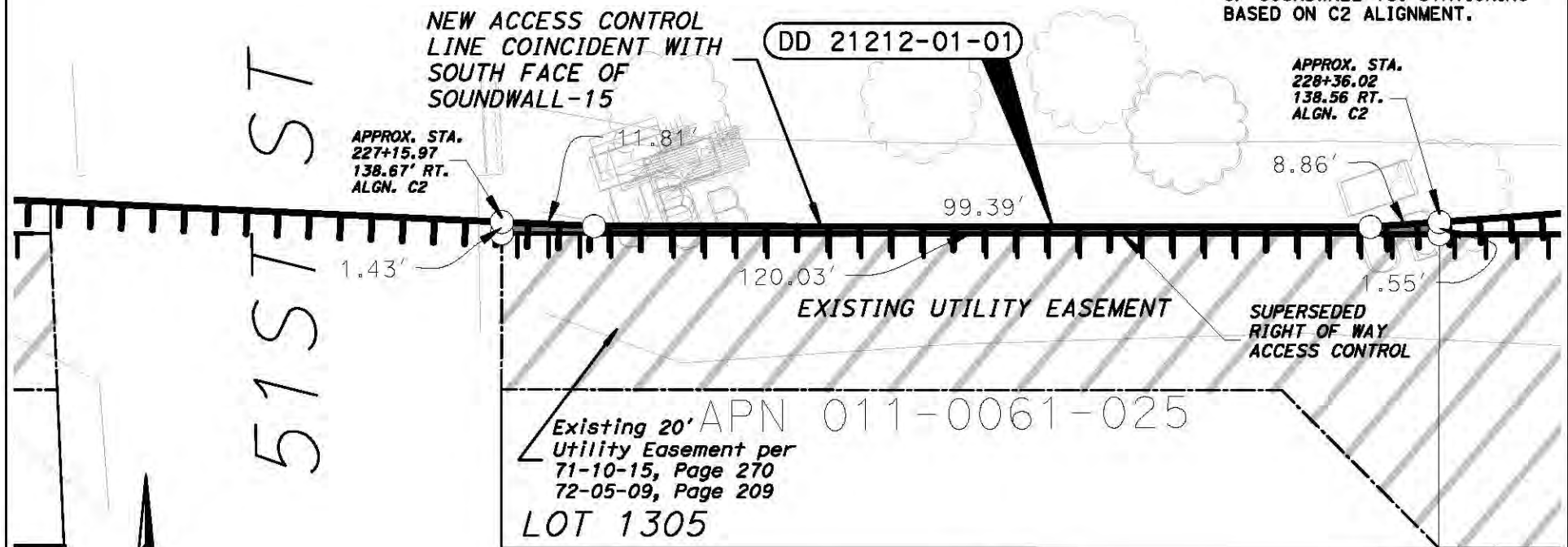


NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTOR'S DEED LOCATION MAP DD-21212-01-01 NO SCALE		
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DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
A. HESSABI	11/18/2025	03	SAC	50	R1.65	1	2

COUNTY OF SACRAMENTO

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THE PURPOSE OF THIS EXHIBIT IS TO DEFINE THE DIRECTOR'S DEED AREA BETWEEN THE SOUTH FACE OF CONSTRUCTED SOUNDWALL-15 AND FEE OWNERSHIP LINES TO THE SOUTH OF SOUNDWALL-15. STATIONING BASED ON C2 ALIGNMENT.



NOTES	
Coordinates and bearings are on CCS 1983(1991.35) Zone 2. Divide by 0.999961 to obtain ground distances. All distances are in feet unless otherwise noted.	
HWY EASEMENT RESERVED OVER ENTIRE UF PARCEL CONVEYED.	
DRAFTED BY	DATE
A. HESSABI	11/18/2025

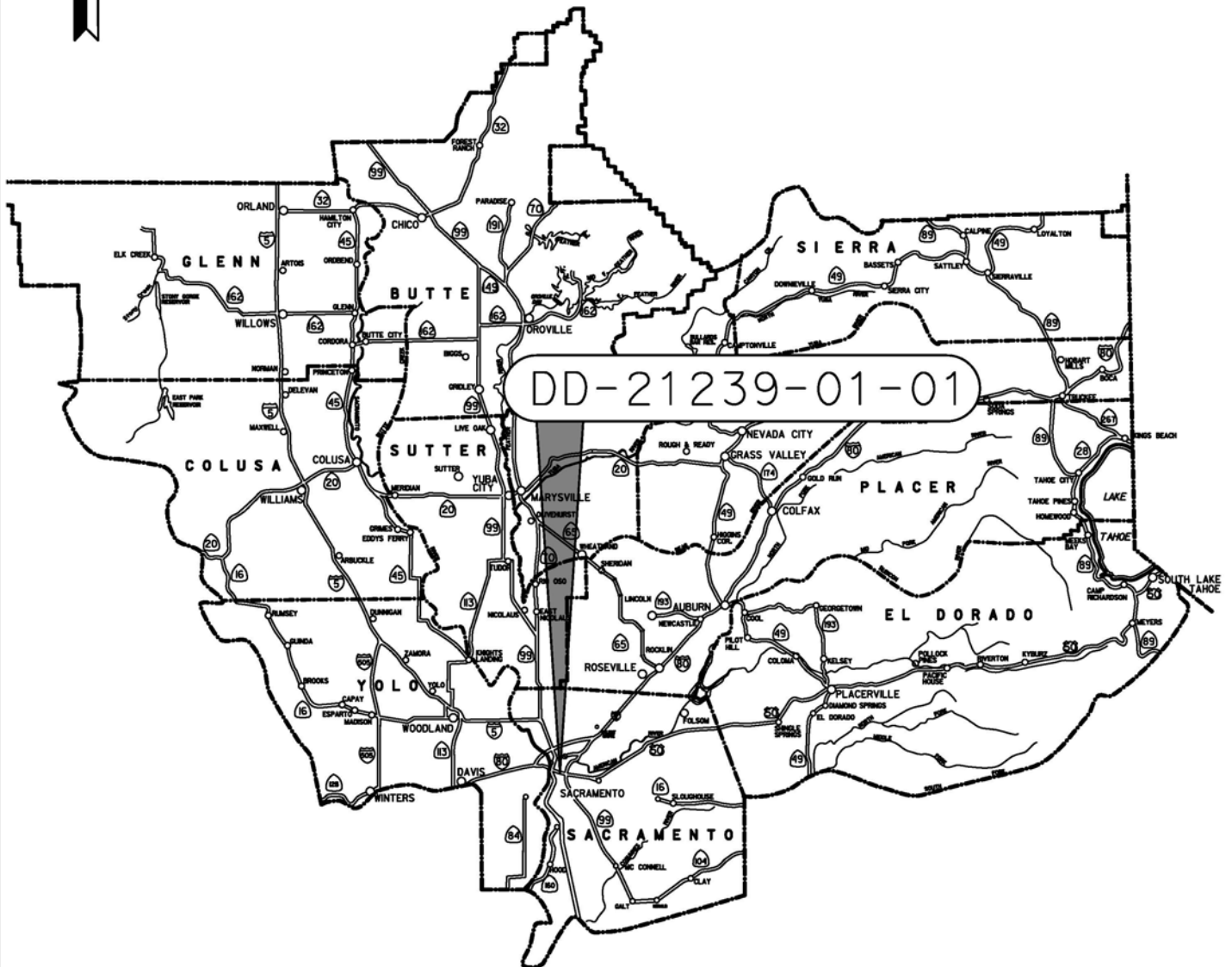
LEGEND		
		
<i>Superseded Access Control</i>		
<i>Access Control</i>		
DISTRICT	COUNTY	ROUTE
03	SAC	50

STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION		
RIGHT OF WAY DIRECTOR'S DEED		
DETAIL MAP		
DD-21212-01-01		
SCALE: 1" = 20'		
FEET 0 10 20 40		
SHEET PM	SHEET NO.	TOTAL SHEETS
R1.65	2	2



NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

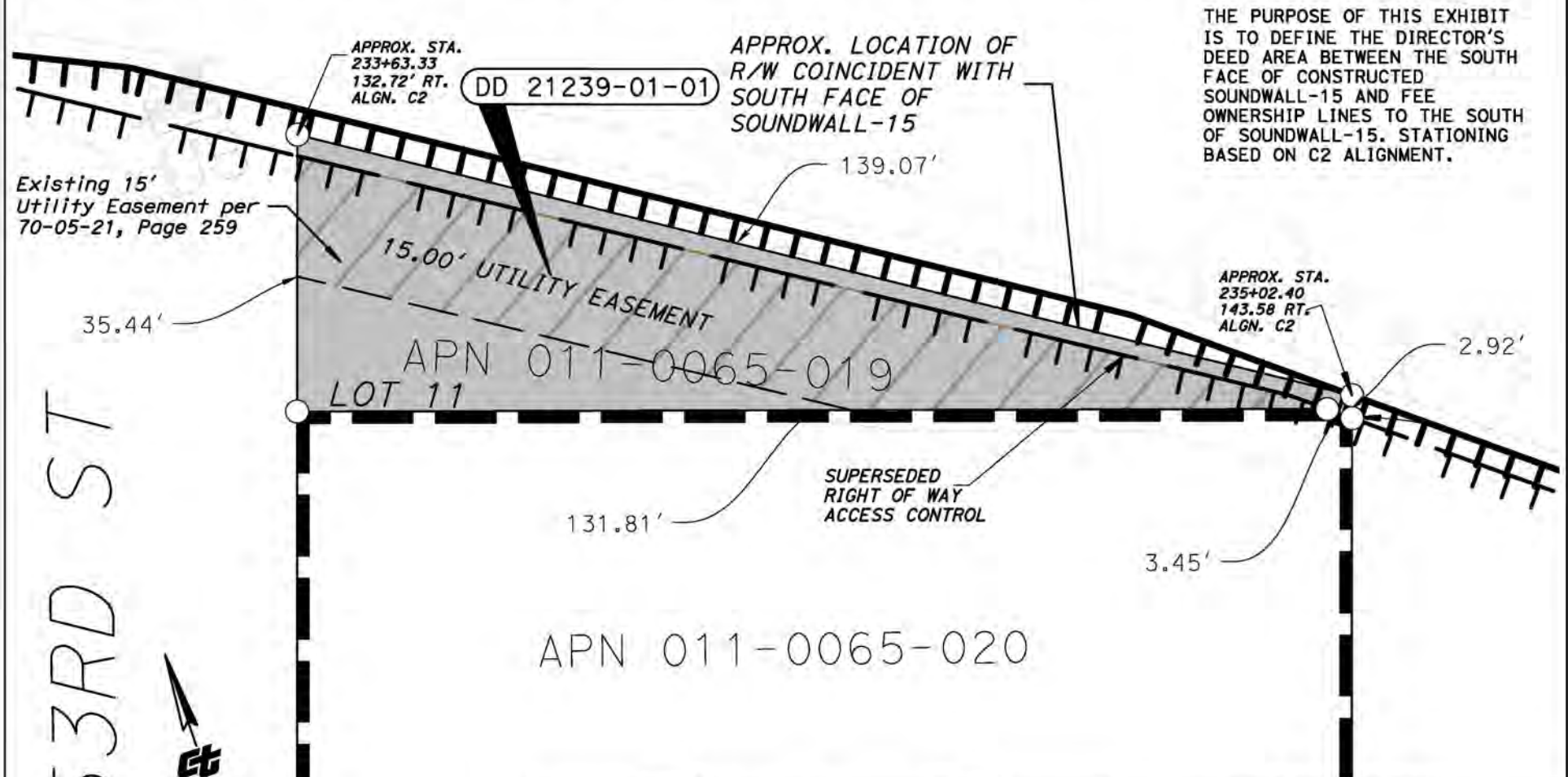
LOCATION MAP FOR PARCEL DD-21239-01-01 COUNTY OF SACRAMENTO, CA



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A. HESSABI	11/18/2025	03	SAC	50	R1.77	1	2

COUNTY OF SACRAMENTO

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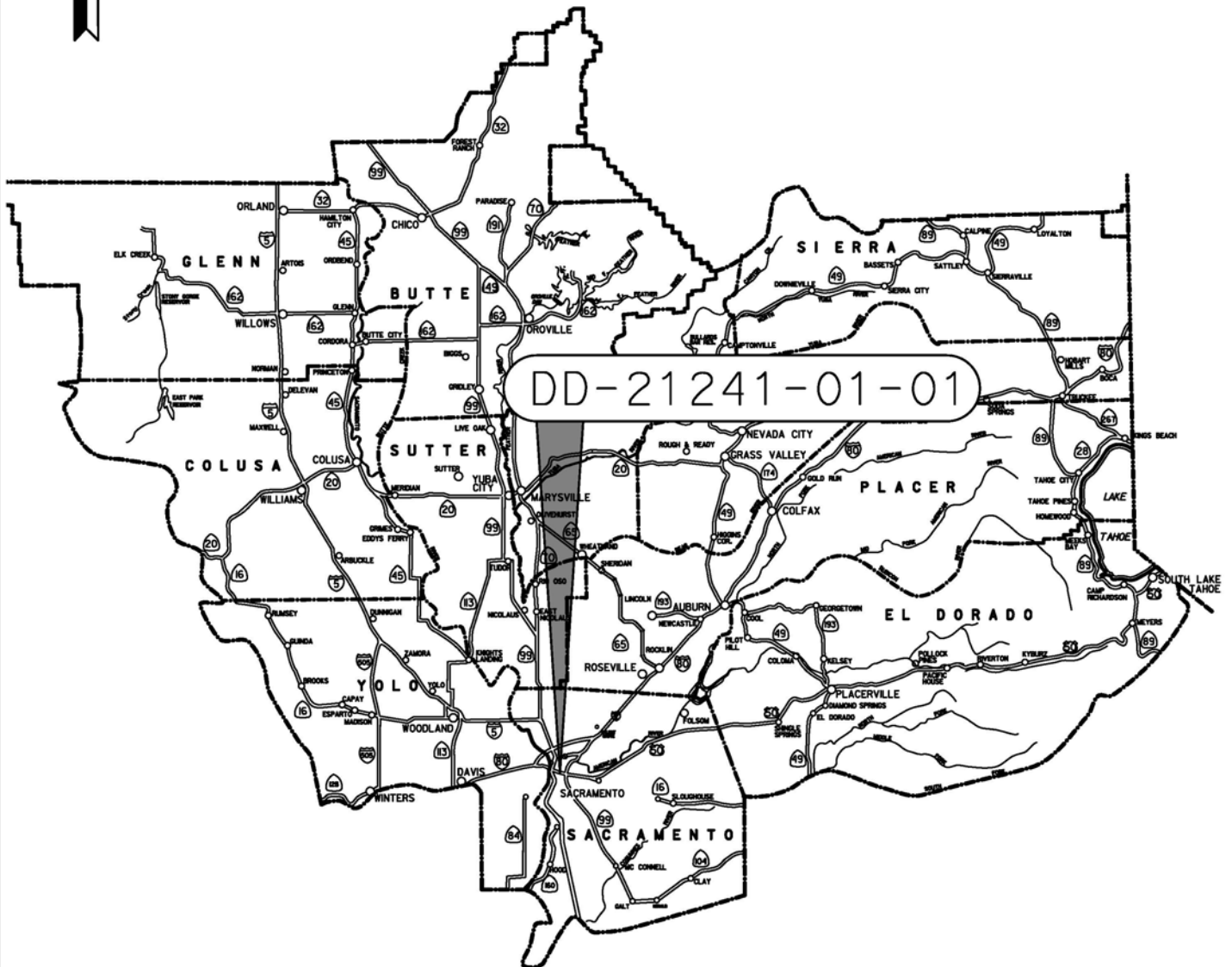
TOTAL AREA:
+/-2,513 SQ.
FT.

NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTOR'S DEED DETAIL MAP DD-21239-01-01 SCALE: 1" = 20'		
Coordinates and bearings are on CCS 1983(1991.35) Zone 2. Divide by 0.999961 to obtain ground distances. All distances are in feet unless otherwise noted. HWY EASEMENT RESERVED OVER ENTIRE UF PARCEL CONVEYED.		 Superseded Access Control Access Control					
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
A. HESSABI	11/18/2025	03	SAC	50	R1.77	2	2



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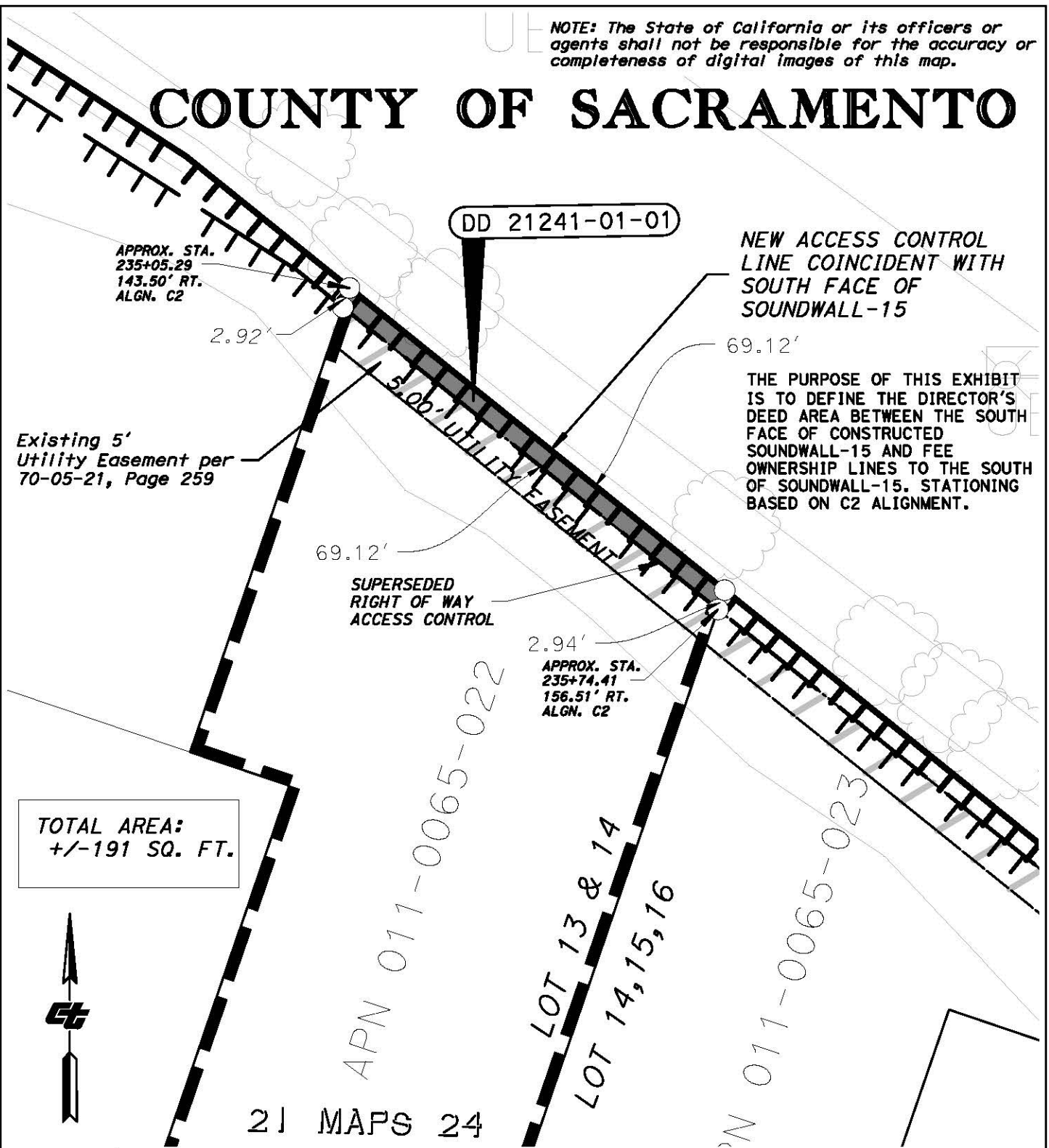
LOCATION MAP FOR PARCEL DD-21241-01-01 COUNTY OF SACRAMENTO, CA



NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTOR'S DEED LOCATION MAP DD-21241-01-01 NO SCALE		
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DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
A. HESSABI	11/18/2025	03	SAC	50	R1.80	1	2

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COUNTY OF SACRAMENTO

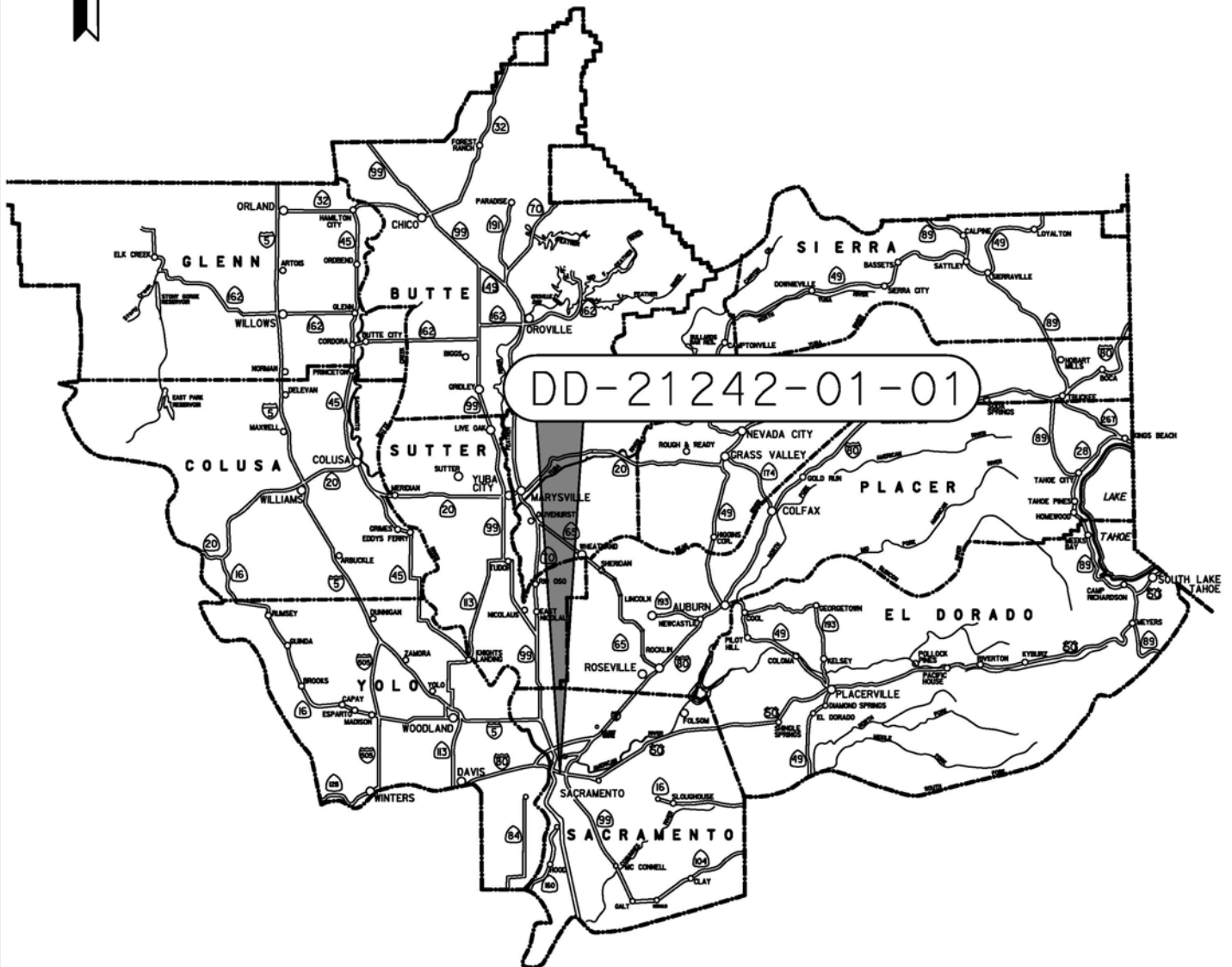


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Coordinates and bearings are on CCS 1983(1991.35) Zone 2. Divide by 0.999961 to obtain ground distances. All distances are in feet unless otherwise noted. HWY EASEMENT RESERVED OVER ENTIRE UF PARCEL CONVEYED.		TTTT TTT Superseded Access Control TTTTTTTT Access Control			FEET 0102040		
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
A. HESSABI	11/18/2025	03	SAC	50	R1.80	2	2

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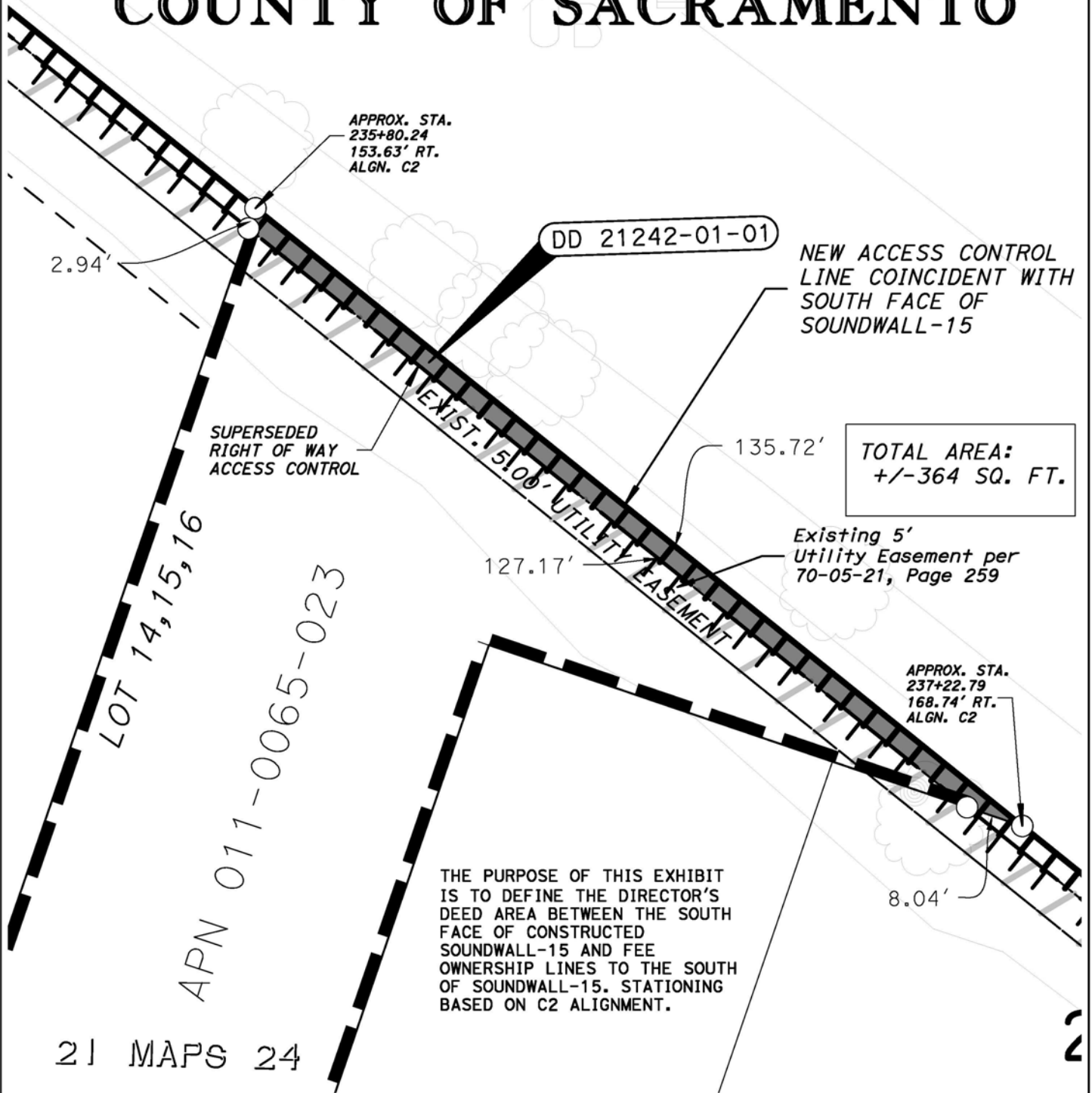
LOCATION MAP FOR PARCEL DD-21242-01-01 COUNTY OF SACRAMENTO, CA



NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTOR'S DEED LOCATION MAP DD-21242-01-01 NO SCALE		
Coordinates and bearings are on CCS 1983 (1991.35) Zone 2. Distances and stationing are grid distances. Divide by 0.999961 to obtain ground distances. All distances are in feet unless otherwise noted.							
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
A. HESSABI	11/18/2025	03	SAC	50	R1.81	1	2

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COUNTY OF SACRAMENTO



21 MAPS 24



NOTES	
Coordinates and bearings are on CCS 1983(1991.35) Zone 2. Divide by 0.999961 to obtain ground distances. All distances are in feet unless otherwise noted.	
HWY EASEMENT RESERVED OVER ENTIRE UF PARCEL CONVEYED.	
DRAFTED BY	DATE
A. HESSABI	11/18/2025

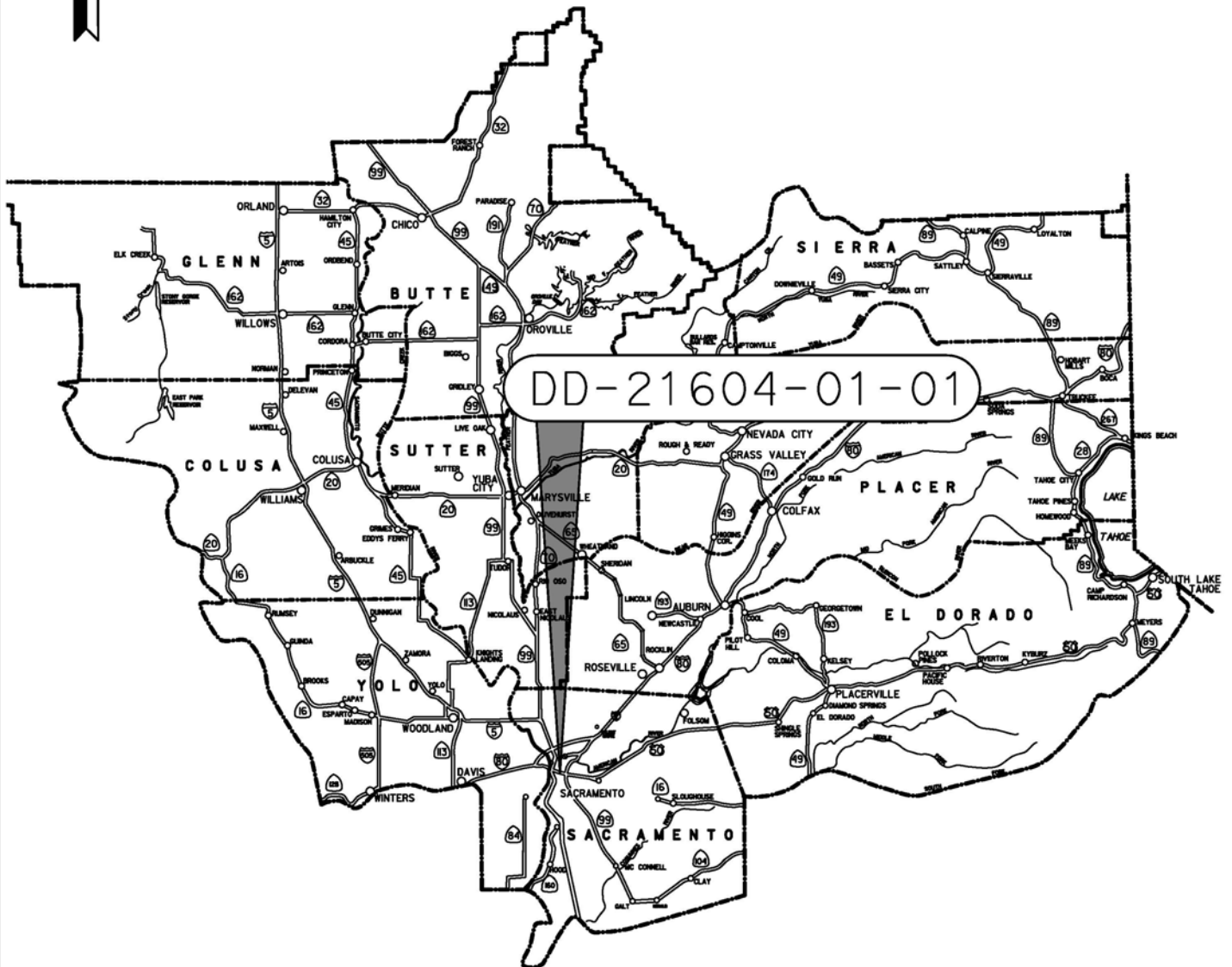
LEGEND		
		
Superseded Access Control		
		
Access Control		
DISTRICT	COUNTY	ROUTE
03	SAC	50

STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION		
RIGHT OF WAY DIRECTOR'S DEED DETAIL MAP DD-21242-01-01 SCALE: 1" = 20'		
SHEET PM	SHEET NO.	TOTAL SHEETS
R1.81	2	2

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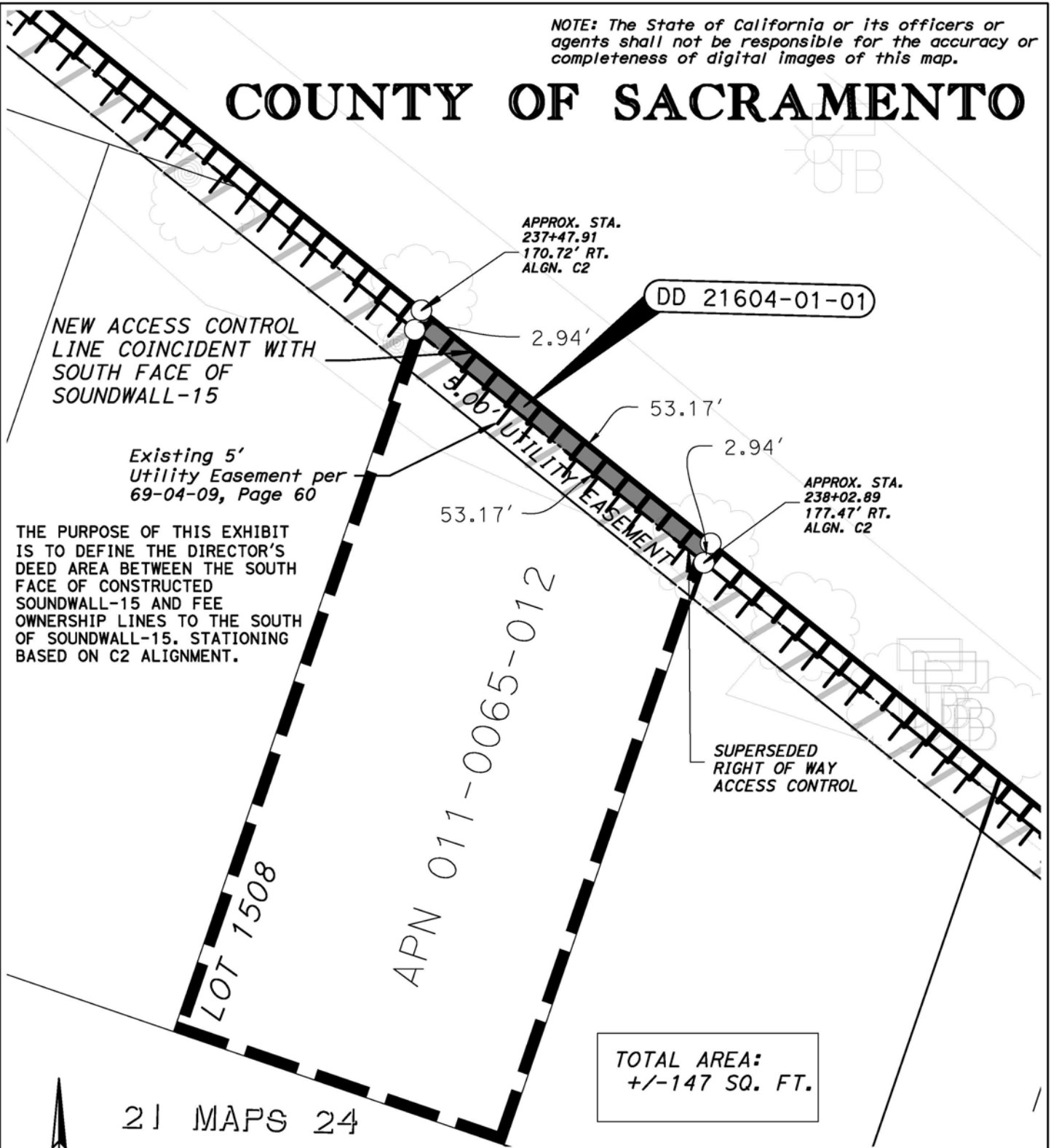
LOCATION MAP FOR PARCEL DD-21604-01-01 COUNTY OF SACRAMENTO, CA



NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTOR'S DEED LOCATION MAP DD-21604-01-01 NO SCALE		
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DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
A. HESSABI	11/18/2025	03	SAC	50	R1.84	1	2

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COUNTY OF SACRAMENTO



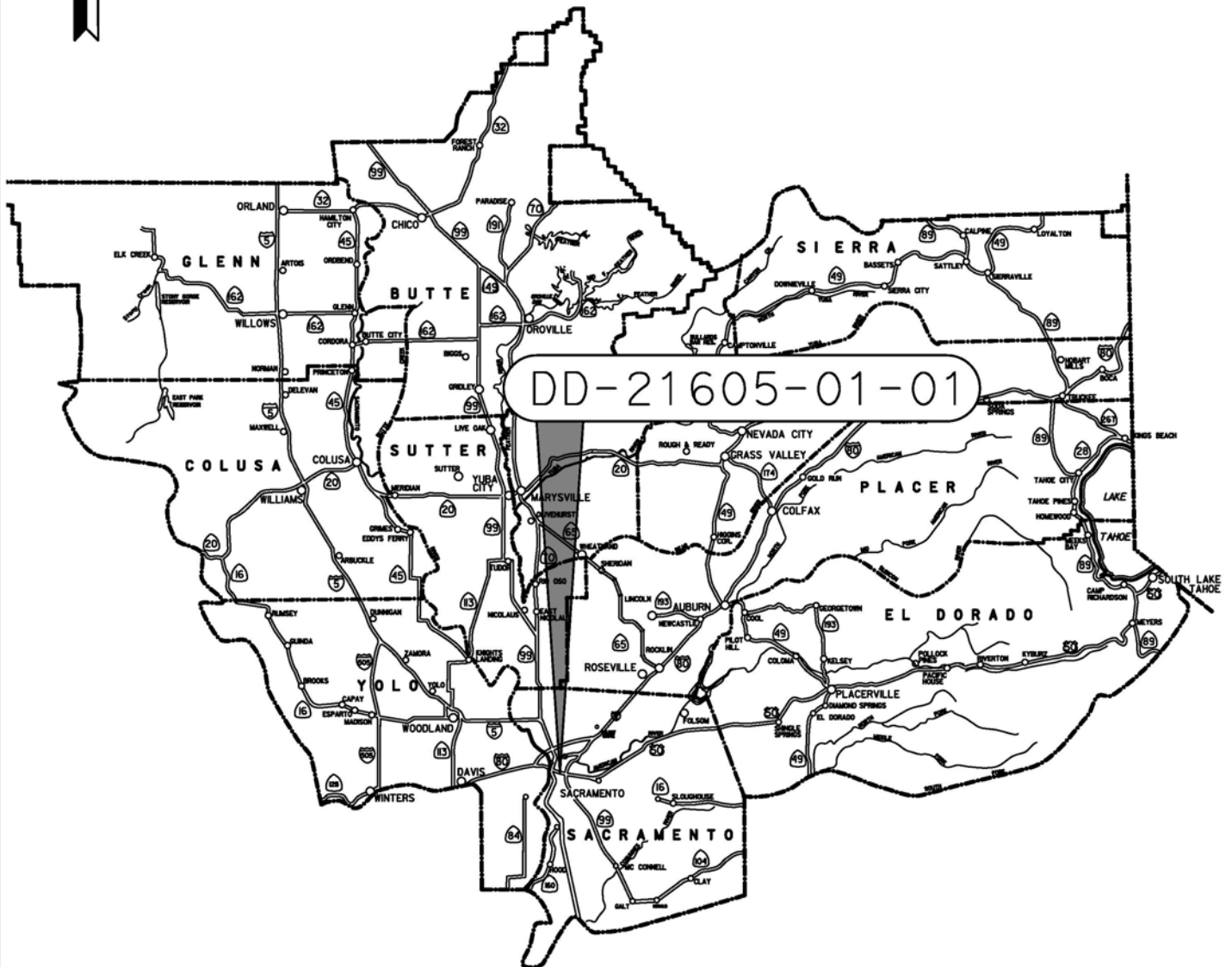
21 MAPS 24

NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTOR'S DEED DETAIL MAP DD-21604-01-01 SCALE: 1" = 20'		
Coordinates and bearings are on CCS 1983(1991.35) Zone 2. Divide by 0.999961 to obtain ground distances. All distances are in feet unless otherwise noted. HWY EASEMENT RESERVED OVER ENTIRE UF PARCEL CONVEYED.		TTTT TTT Superseded Access Control TTTTTTTTT Access Control			FEET 0 10 20 40		
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
A. HESSABI	11/18/2025	03	SAC	50	R1.84	2	2



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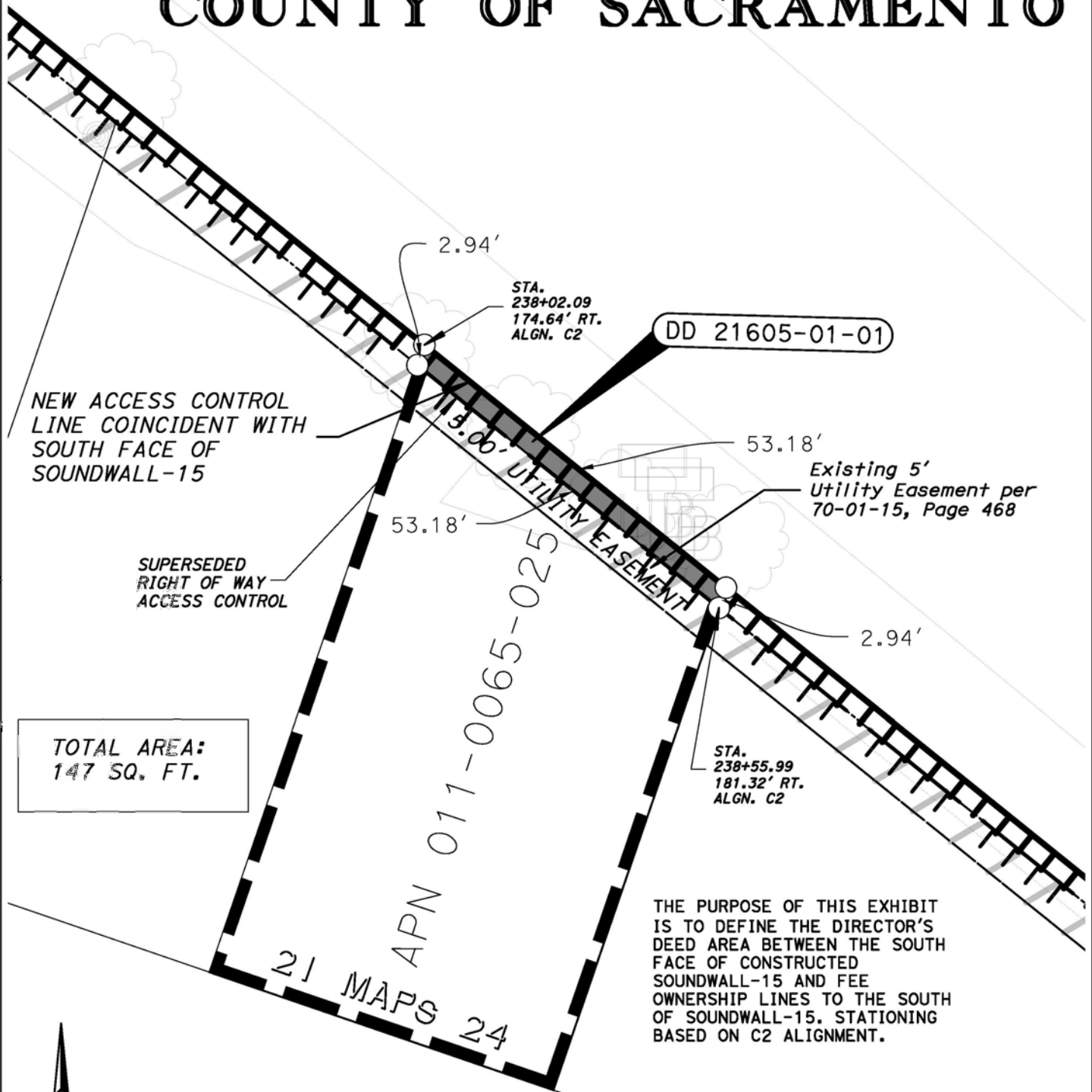
LOCATION MAP FOR PARCEL DD-21605-01-01 COUNTY OF SACRAMENTO, CA



NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTOR'S DEED LOCATION MAP DD-21605-01-01 NO SCALE		
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A. HESSABI	11/18/2025	03	SAC	50	R1.85	1	2

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COUNTY OF SACRAMENTO

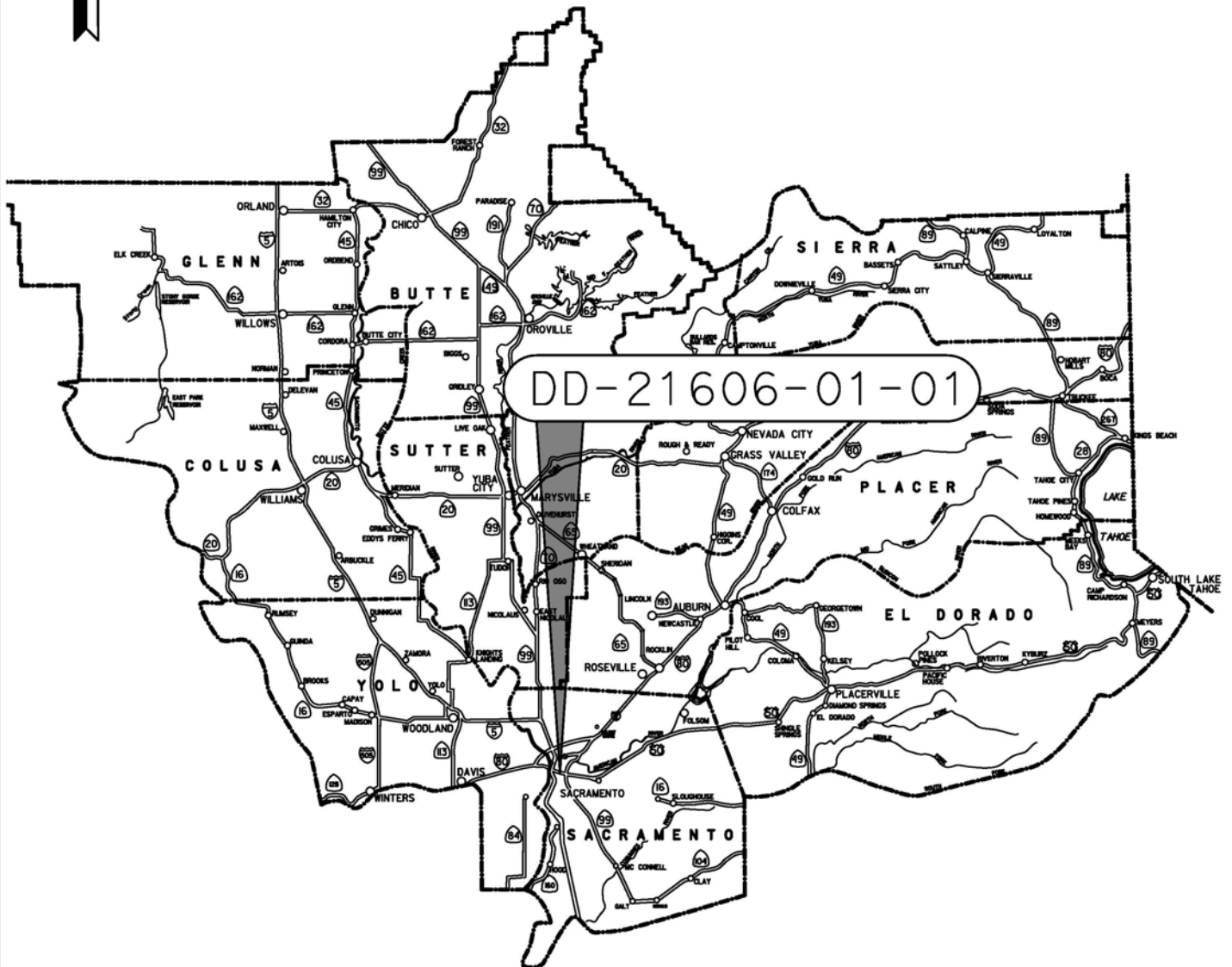


NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTOR'S DEED DETAIL MAP DD-21605-01-01 SCALE: 1" = 20'		
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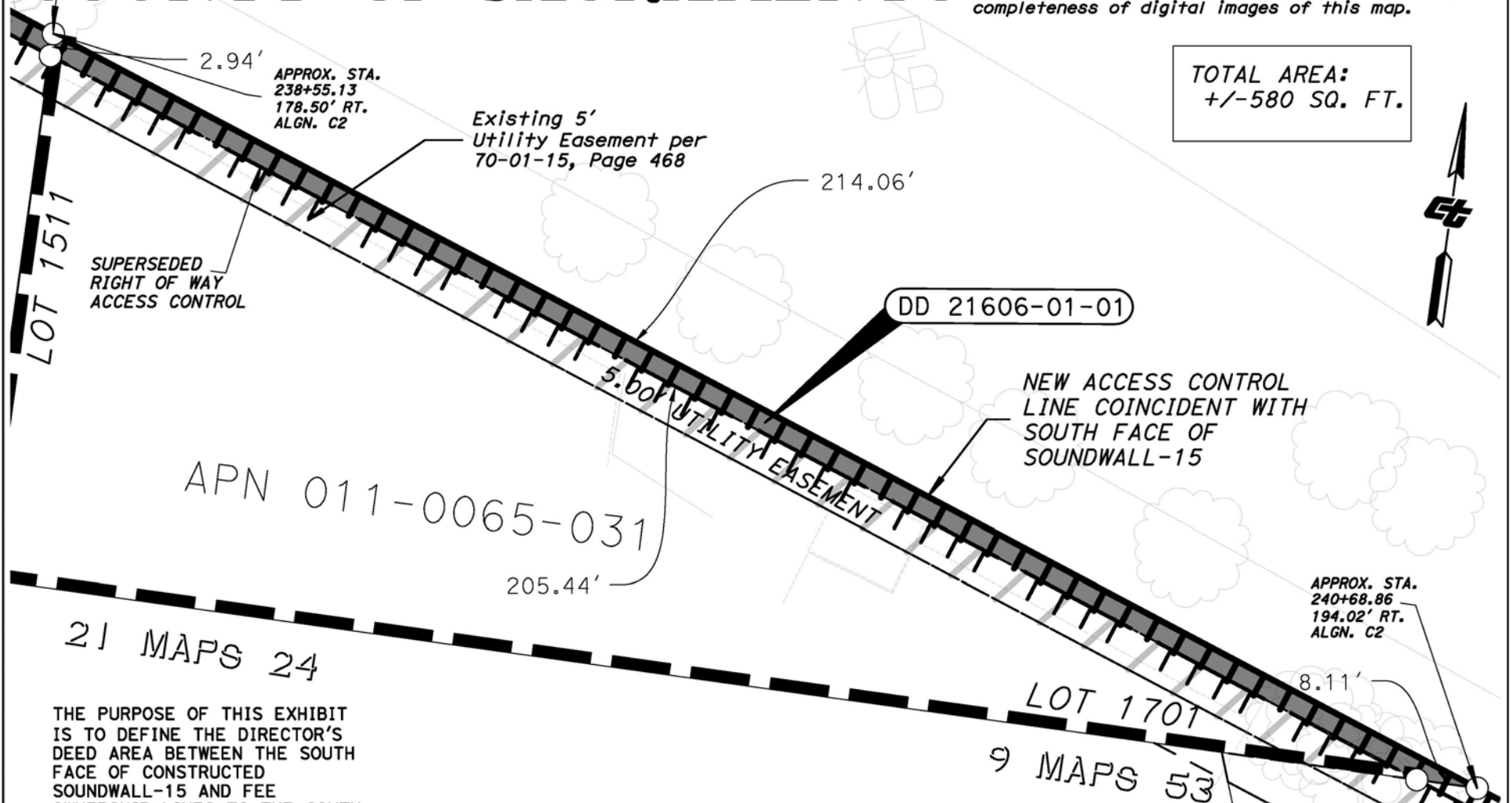
LOCATION MAP FOR PARCEL DD-21606-01-01 COUNTY OF SACRAMENTO, CA



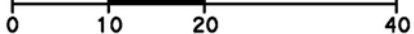
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COUNTY OF SACRAMENTO

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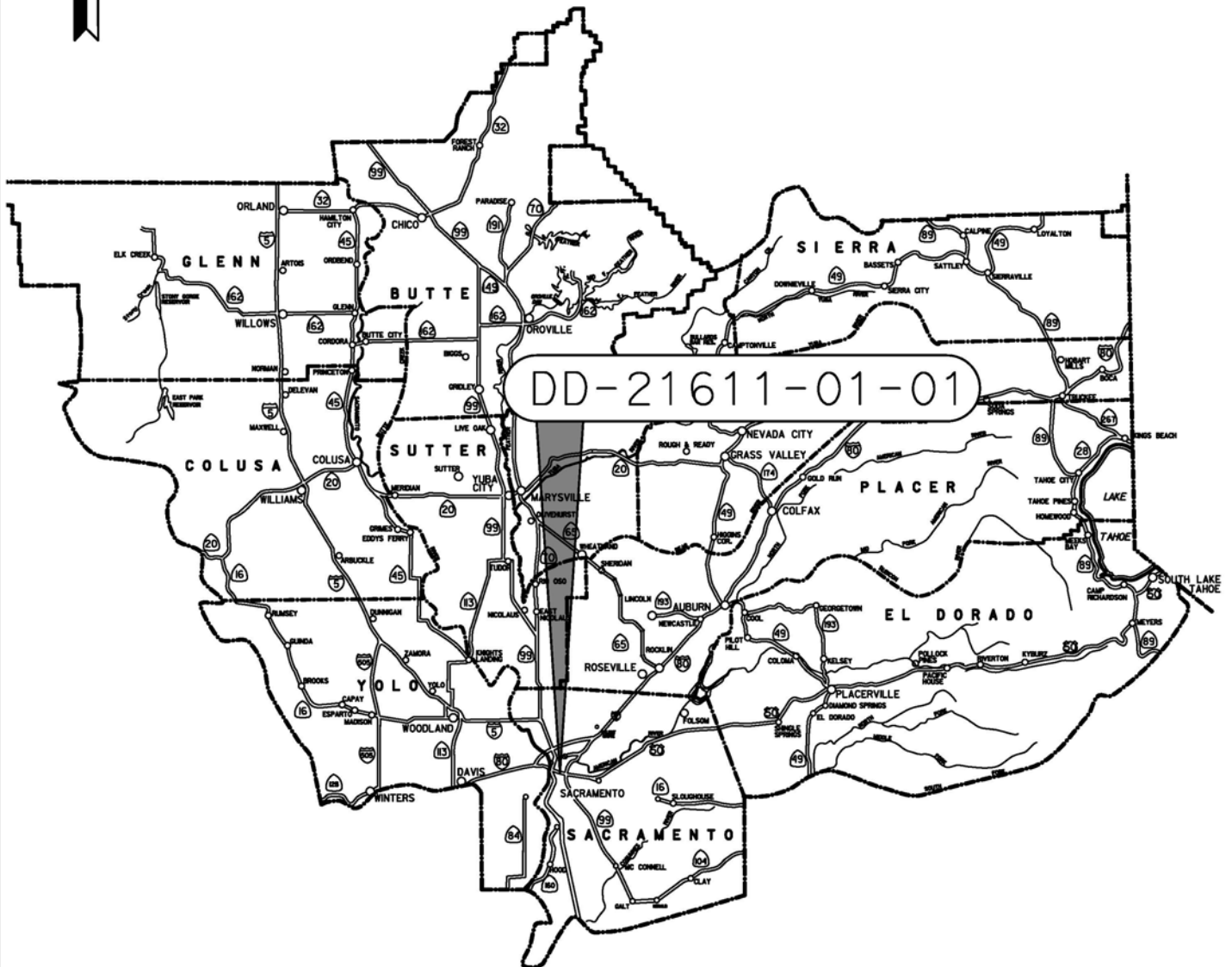
THE PURPOSE OF THIS EXHIBIT
IS TO DEFINE THE DIRECTOR'S
DEED AREA BETWEEN THE SOUTH
FACE OF CONSTRUCTED
SOUNDWALL-15 AND FEE
OWNERSHIP LINES TO THE SOUTH
OF SOUNDWALL-15. STATIONING
BASED ON C2 ALIGNMENT.

NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTOR'S DEED DETAIL MAP DD-21216-01-01 SCALE: 1" = 20'		
Coordinates and bearings are on CCS 1983(1991.35) Zone 2. Divide by 0.999961 to obtain ground distances. All distances are in feet unless otherwise noted.		 <i>Superseded Access Control</i>					
HWY EASEMENT RESERVED OVER ENTIRE UF PARCEL CONVEYED.		 <i>Access Control</i>					
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
A. HESSABI	11/18/2025	03	SAC	50	R1.87	2	2



NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

LOCATION MAP FOR PARCEL DD-21611-01-01 COUNTY OF SACRAMENTO, CA



NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTOR'S DEED LOCATION MAP DD-21611-01-01 NO SCALE		
Coordinates and bearings are on CCS 1983 (1991.35) Zone 2. Distances and stationing are grid distances. Divide by 0.999961 to obtain ground distances. All distances are in feet unless otherwise noted.							
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
A. HESSABI	11/18/2025	03	SAC	50	R1.92	1	2

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