



Regular Meeting Agenda

Tuesday, August 25, 2026

2:00 PM

Regular Meeting Agenda

City Hall Complex, 915 I Street, Sacramento, CA 95814

City Council - 2PM

This is a joint meeting of the Sacramento City Council, the Sacramento City Financing Authority, the Sacramento Housing Authority, the Sacramento Public Financing Authority, and the Sacramento Redevelopment Agency Successor Agency.

CITY COUNCIL

Kevin McCarty, Mayor
Lisa Kaplan, District 1
Roger Dickinson, District 2
Karina Talamantes, Vice Mayor, District 3
Phil Pluckebaum, District 4
Caity Maple, District 5
Eric Guerra, Mayor Pro Tem, District 6
Rick Jennings, II, District 7
Mai Vang, District 8

CHARTER OFFICERS

Mindy Cuppy, City Clerk
Gustavo Limón Martínez, City Attorney
Farishta Ahrary, City Auditor
Maraskeshia Smith, City Manager
John Colville, City Treasurer

Open Session**Roll Call****Land Acknowledgement****Pledge of Allegiance****Closed Session Report****Special Presentation/General Communications****A. International Overdose Awareness Day - Presented by Mayor McCarty****Consent Calendar**

All items listed under the Consent Calendar are considered and acted upon by one Motion.

1. Amendment to a Memorandum of Understanding with the County of Sacramento District Attorney's Office for the Community Prosecutor Program

File ID: 2026-01558

Location: Citywide

Recommendation: Pass a **Motion** authorizing the City Manager or designee to execute an amendment to a Memorandum of Understanding between the City and the County of Sacramento County District Attorney's Office for the Community Prosecutor Program.

Contact: Sarah Sarquiz, Administrative Officer, (916) 808-7868, ssarquiz@cityofsacramento.org, City Manager's Office

Attachments: [2026-01558 STAFF REPORT](#)

2. July 2026 Monthly Investment Transactions Report

File ID: 2026-01325

Location: Citywide

Recommendation: Receive and file.

Contact: Stacy Hussey, Chief Investment Officer, (916) 808-7746, shussey@cityofsacramento.org, Office of the City Treasurer

Attachments: [2026-01325 STAFF REPORT](#)

3. **Authorization for the Sacramento Housing and Redevelopment Agency to Apply for Grant Funding Under the Transformative Climate Communities Program, as Administered by the Strategic Growth Council in the Amount of \$300,000 for the West Broadway Neighborhood**

File ID: 2026-01439

Location: West Broadway Neighborhood, District 4 and District 7

Recommendation: Adopt a **City Council Resolution** authorizing the Sacramento Housing and Redevelopment Agency (SHRA) as lead applicant and the City of Sacramento as its co-applicant, to: 1) submit an application to the California Strategic Growth Council for a Transformative Climate Communities (TCC) Planning Grant in the Amount of \$300,000; 2) if awarded, delegate authority to SHRA, as lead applicant, to execute all necessary grant-related documents in coordination with the City of Sacramento; 3) authorize SHRA and the City of Sacramento to enter into a Memorandum of Understanding related to administration of the TCC grant; and 4) make related findings.

Contact: Kecia Boulware, Deputy Executive Director of Development, (916) 440-1324, KBoulware@shra.org, Sacramento Housing and Redevelopment Agency

Attachments: [2026-01439 STAFF REPORT](#)

4. **[Contract Amendment] Extension of Department of Utilities Leadership Program**

File ID: 2026-01320

Location: Citywide

Recommendation: Pass a **Motion**: 1) authorizing the City Manager or designee to execute Contract Amendment No. 04 to City Contract PRC002217 with Andrew Olson dba Leadership Development Network, LLC., to increase the Department of Utilities Leadership Program not-to-exceed amount by \$100,000 for a total not-to-exceed amount of \$397,780 and extending for a one-year term, for a total not-to-exceed term of 4 years; and 2) ratifying all previous contract amendments executed pursuant to the City Manager's delegated authority to execute contract amendments and thus resetting the City Manager's or designee's authority to issue change orders for City Agreement No. PRC002217.

Contact: Deanne Neighbours, Logistics Manager, (916) 808-3536, dneighbours@cityofsacramento.org; David Herrmann, Operations and Maintenance Manager, Water, (916) 808-6096, dherrmann@cityofsacramento.org; Dalia Fadl, Director, (916) 808-3765, dfadl@cityofsacramento.org; Department of Utilities

Attachments: [2026-01320 STAFF REPORT](#)

5. **Modification and Extension of the Supplemental Parking Permit Pilot Program**

File ID: 2026-01474

Location: District 4

Recommendation: Adopt a **Resolution** modifying and extending the Supplemental Parking Permit Pilot Program through July 31, 2028.

Contact: Greg Lim, Operations General Supervisor, (916) 808-5275, glim@cityofsacramento.org; Staci Kranitz, Parking Manager, (916) 808-5047, skranitz@cityofsacramento.org; Department of Public Works

Attachments: [2026-01474 STAFF REPORT](#)

6. Fiscal Year 2026/27 Business Improvement District Annual Proceedings

File ID: 2026-01498

Location: Citywide

Recommendation: Adopt: 1) a **Resolution** approving the Central Midtown Restaurant Business Improvement District (BID) Annual Report and confirming the annual budget and assessment for fiscal year (FY) 2026/27; 2) a **Resolution** approving the Sacramento Tourism Infrastructure District Annual Report and confirming the annual budget and assessment for the first half of FY2026/27; and 3) a **Resolution** approving the Sacramento Tourism Marketing District Annual Report and confirming the annual budget and assessment for the first half of FY2026/27.

Contact: Susanne Tam, Development Project Manager, (916) 808-7535, stam@cityofsacramento.org; Eric Frederick, Special Districts Manager, (916) 808-5129, efrederick@cityofsacramento.org; Department of Finance

Attachments: [2026-01498 STAFF REPORT](#)

7. [Pass for Publication] Railyards Special Sign District - Subdistrict 2 - Static Digital Signs for Large Entertainment Venues (M25-009)

File ID: 2026-01469

Location: Sacramento Railyards Special Planning District, District 4

Recommendation: 1) Review an ordinance amending subsection 15.148.193.F of the Sacramento City Code, relating to signs in the Railyards; and 2) pass for publication the ordinance title per Sacramento City Charter section 32(c), for City Council consideration on September 1, 2026.

Contact: Matthew Sites, Senior Architect, AIA, LEED AP, (916) 808-7646, msites@cityofsacramento.org; Bruce Monighan, Urban Design Manager, (916) 808-5260, bmonighan@cityofsacramento.org; Community Development Department

Attachments: [2026-01469 STAFF REPORT](#)

Public Hearings**8. Ordinance Listing 3137 33rd Street as a Historic Landmark on the Sacramento Register of Historic and Cultural Resources (M26-011) [Passed for Publication 07/21/2026; Published 07/24/2026; 08/14/2026]**

File ID: 2026-01393

Location: 3137 33rd Street (013-0292-056-0000), District 5

Recommendation: Conduct a public hearing and upon conclusion, pass a **Motion**: 1) determining the listing of 3137 33rd Street as a landmark on the Sacramento register of historic and cultural resources is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15308, which exempts actions taken to assure the maintenance, restoration, enhancement, or protection of the environment and where the regulatory process involves procedures for the protection of the environment; and 2) adopt an **Ordinance** listing 3137 33rd Street as a landmark on the Sacramento register of historic and cultural resources.

Contact: Sean de Courcy, Preservation Director, (916) 808-2796, sdecourcy@cityofsacramento.org, Community Development Department

Attachments: [2026-01393 STAFF REPORT](#)

9. **Ordinance Listing 5241 J Street (El Dorado School) as a Landmark on the Sacramento Register of Historic and Cultural Resources (M26-013) [Passed for Publication 07/21/2026; Published 07/24/2026; 08/14/2026]**

File ID: 2026-01394

Location: 5241 J Street (008-0111-001-0000), District 4

Recommendation: Conduct a public hearing and upon conclusion, pass a **Motion:** 1) determining the listing of 5241 J Street as a landmark on the Sacramento register of historic and cultural resources is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15308, which exempts actions taken to assure the maintenance, restoration, enhancement, or protection of the environment and where the regulatory process involves procedures for the protection of the environment; and 2) adopt an **Ordinance** listing 5241 J Street as a landmark on the Sacramento register of historic and cultural resources.

Contact: Sean de Courcy, Preservation Director, (916) 808-2796, sdecourcy@cityofsacramento.org, Community Development Department

Attachments: [2026-01394 STAFF REPORT](#)

10. **Ordinance Listing 1957 13th Avenue as a Landmark on the Sacramento Register of Historic and Cultural Resources (M26-010) [Passed for Publication 07/21/2026; Published 07/24/2026, 08/14/2026]**

File ID: 2026-01395

Location: 1957 13th Avenue (012-0404-011-0000), District 7

Recommendation: Conduct a public hearing and upon conclusion, pass a **Motion:** 1) determining the listing of 1957 13th Avenue as a landmark on the Sacramento register of historic and cultural resources is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15308, which exempts actions taken to assure the maintenance, restoration, enhancement, or protection of the environment and where the regulatory process involves procedures for the protection of the environment; and 2) adopt an **Ordinance** listing 1957 13th Avenue as a landmark on the Sacramento register of historic and cultural resources.

Contact: Sean de Courcy, Preservation Director, (916) 808-2796, sdecourcy@cityofsacramento.org, Community Development Department

Attachments: [2026-01395 STAFF REPORT](#)

11. **Ordinance Listing 1445 45th Street as a Landmark on the Sacramento Register of Historic and Cultural Resources (M26-009) [Passed for Publication 07/21/2026; Published 07/24/2026, 08/14/2026]**

File ID: 2026-01396

Location: 1445 45th Street (APN 0080-332-009-0000), District 4

Recommendation: Conduct a public hearing and upon conclusion, pass a **Motion:** 1) determining the listing of 1445 45th Street as a landmark on the Sacramento register of historic and cultural resources is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15308, which exempts actions taken to assure the maintenance, restoration, enhancement, or protection of the environment and where the regulatory process involves procedures for the protection of the environment; and 2) adopt an **Ordinance** listing 1445 45th Street as a landmark on the Sacramento register of historic and cultural resources.

Contact: Sean de Courcy, Preservation Director, (916) 808-2796, sdecourcy@cityofsacramento.org, Community Development Department

Attachments: [2026-01396 STAFF REPORT](#)

12. **Vacation of Chinatown Alley at 324 Alhambra Boulevard, Proceeding No. VAC24-0006 [Noticed 08/10/2026; Published 08/10/2026, 08/17/2026]**

File ID: 2026-01443

Location: 324 Alhambra Boulevard, District 4

Recommendation: Conduct a public hearing and upon conclusion, adopt a **Resolution** vacating 20-foot-wide Chinatown alley at 324 Alhambra Boulevard, Proceeding No. VAC24-0006.

Contact: Thomas Adams, Project Manager, (916) 808-7929, tadams@cityofsacramento.org; Chad Copeman, Supervising Engineer, (916) 808-1158, ccopeman@cityofsacramento.org; Ofelia Avalos, Engineering Services Division Manager, (916) 808-5054, oavalos@cityofsacramento.org; Department of Public Works

Attachments: [2026-01443 STAFF REPORT](#)

Discussion Calendar

13. **[Contract] Install 35 Tiny Homes to Expand the Roseville Road Campus (G23000200)**

File ID: 2026-01514

Location: 3900 Roseville Road, District 2

Recommendation: Pass a **Motion** authorizing the City Manager or designee to: 1) award a construction contract to G&G Builders, Inc. for installation of 35 additional tiny homes at the Roseville Road Campus in an amount not to exceed \$479,695; and 2) authorizing the City Manager or designee to execute the contract specified above.

Contact: Brian Pedro, Director, (916) 808-7816, bpedro1@cityofsacramento.org, Department of Community Response

Attachments: [2026-01514 STAFF REPORT](#)

14. **Annual Report on the Affordable Housing Plan Required by the City-County Partnership Agreement**
File ID: 2026-01508
Location: Citywide
Recommendation: Receive and file.
Contact: Christine Weichert, Director of Development, (916) 440-1353, cweichert@shra.org, Sacramento Housing and Redevelopment Agency
Attachments: [2026-01508 STAFF REPORT](#)
15. **Sacramento Housing and Homelessness Ad Hoc Task Force Meeting #1 Report Out [Oral Report]**
File ID: 2026-01524
Location: Citywide
Recommendation: Receive and file.
Contact: Ya-yin Isle, City Housing Manager, (916) 808-1869, yisle@cityofsacramento.org, Economic Development Department
Attachments: [2026-01524 STAFF REPORT](#)

Information Items

16. **Notification of Parcel Map of 1373 48 Street (Z25-039/FPM 26-0017)**
File ID: 2026-01517
Location: District 4
Recommendation: Receive and file.
Contact: David Veasey, Supervising Surveyor, (916) 808-6364, dveasey@cityofsacramento.org, Department of Public Works
Attachments: [2026-01517 STAFF REPORT](#)
17. **Notification of Final Map of Panhandle Cononelos Phase 1 (Z23-043.1/FPM 25-0043)**
File ID: 2026-01540
Location: District 1
Recommendation: Receive and file.
Contact: David Veasey, Supervising Surveyor, (916) 808-6364, dveasey@cityofsacramento.org, Department of Public Works
Attachments: [2026-01540 STAFF REPORT](#)
18. **Notification of Parcel Map of 1532 36th Street (IR25-172/FPM 26-0012)**
File ID: 2026-01554
Location: District 4
Recommendation: Receive and file.
Contact: David Veasey, Supervising Surveyor, (916) 808-6364, dveasey@cityofsacramento.org, Department of Public Works
Attachments: [2026-01558 STAFF REPORT](#)

Council Comments-Ideas, Questions, AB1234 Reports

City Manager's Report

Public Comments-Matters Not on the Agenda

Adjournment

Where to Find the Agenda and Staff Reports: The agenda provides a general description and staff recommendation; however, legislative bodies may take action other than what is recommended.

Watch the Meeting Online: <https://www.youtube.com/user/TheCityofSacramento>.

Watch the Meeting on Metro Cable 14.

Archives of past meetings are available at: <https://meetings.cityofsacramento.org>.

Submit Written Comments Online: Written comments received are filed in the record, and will not be read aloud. Members of the public are encouraged to submit public comments electronically through the City's Upcoming Meetings website at <https://publiccomment.cityofsacramento.gov>.

Public Comment Speaker Time Limits: In the interest of facilitating the legislative body's conduct of the business of the City, members of the public (speakers) who wish to address the legislative body during the meeting will have two minutes per item with the maximum of four items. All items on the Consent Calendar are considered one item. Speakers may only speak on four items per meeting.

Notice to Lobbyists: When addressing the legislative body, you must identify yourself as a lobbyist and announce the client/business/organization you are representing.

In compliance with the Americans with Disabilities Act, if you need special assistance, a disability-related modification or accommodation, agenda materials in an alternative format, or auxiliary aids to participate in this meeting, please contact the Office of the City Clerk at (916) 808-7200 as soon as possible. Providing at least 72 hours' notice will help ensure that reasonable arrangements can be made.

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File ID: 2026-01558

8/25/2026

Amendment to a Memorandum of Understanding with the County of Sacramento District Attorney's Office for the Community Prosecutor Program

File ID: 2026-01558

Location: Citywide

Recommendation: Pass a **Motion** authorizing the City Manager or designee to execute an amendment to a Memorandum of Understanding between the City and the County of Sacramento County District Attorney's Office for the Community Prosecutor Program.

Contact: Sarah Sarquiz, Administrative Officer, (916) 808-7868, ssarquiz@cityofsacramento.org, City Manager's Office

Presenter: None.

Attachments:

- 1-Description/Analysis
- 2-MOU
- 3-Amendment No. 1

Description/Analysis

Issue Detail: The City currently has an agreement with the County of Sacramento to support a Community Prosecutor Program. Under the existing agreement, approximately \$2,700 is provided for vehicle expenses associated with the position.

The proposed amendment would expand the City's financial support for the program to fund the salary and benefits of the Community Prosecutor position. Under the amended agreement, the City's contribution will not exceed \$272,055, inclusive of applicable vehicle expenses. This increased level of funding will provide the resources necessary to maintain the dedicated position and support the continued operation of the program.

The vehicle expense reimbursement authorized under the original agreement has already been paid by the City for the initial term, and no additional vehicle expense reimbursement will be provided for that period. The County of Sacramento will fund the first three months of the Community Prosecutor position. Beginning October 1, 2026, the City will assume responsibility for funding the position's

salary, benefits, and applicable vehicle expenses, up to the established not-to-exceed amount of \$272,055.

The proposed amendment will also extend the agreement term through June 30, 2027. This extension will allow the Community Prosecutor Program to continue without interruption and ensure continuity of services throughout the remainder of the agreement term.

Policy Considerations: Pursuant to Sacramento City Code section 3.56.090, any agreement that is for \$250,000 or more requires City Council approval.

Economic Impacts: None.

Environmental Considerations: This report concerns administrative activities and government fiscal activities that do not constitute a “project” and is not subject to the provisions of California Environmental Quality Act (CEQA) (CEQA Section 15378(b)(2)). Additionally, the activities in this report are exempt from California Environmental Quality Act (CEQA) review because it can be seen with certainty that no significant effects could occur as a result of project implementation (CEQA Guidelines section 15061(b)(3)).

Sustainability: Not applicable.

Commission/Committee Action: [Replace this text with Preservation Commission Action or Not applicable]

Rationale for Recommendation: Services provided by this agreement address the ongoing need for a full-time Community Prosecutor assigned to the designated area to lead problem-solving efforts related to criminal and civil prosecution.

Financial Considerations: Sufficient funding is available (General Fund, Fund 1001) in the North Sacramento Community Prosecutor MYOP (I01000500) to execute the amendment with the County of Sacramento Attorney’s Office in an amount not to exceed \$272,055.

Local Business Enterprise (LBE): Not applicable.

**MEMORANDUM OF UNDERSTANDING
BETWEEN SACRAMENTO COUNTY DISTRICT ATTORNEY'S OFFICE AND
CITY OF SACRAMENTO
FOR COMMUNITY PROSECUTION PROGRAM SERVICES**

THIS MEMORANDUM OF UNDERSTANDING (MOU) is made and entered into this September 19, 2025 by and between the City of Sacramento, a municipal corporation, hereinafter called "CITY," and the County of Sacramento, California, District Attorney's Office hereinafter called "DISTRICT ATTORNEY."

WHEREAS, DISTRICT ATTORNEY operates a Community Prosecution Program to solve problems, ensure public safety, and enhance the quality of life; and

WHEREAS, DISTRICT ATTORNEY's Community Prosecution Program focuses on targeted areas and involves a long-term proactive partnership among prosecutors, law enforcement, the community, and public and private organizations; and

WHEREAS, CITY desires to obtain said Community Prosecution Program services for the benefit of North Sacramento;

NOW, THEREFORE, in consideration of the provisions of this MOU, both CITY and DISTRICT ATTORNEY agree as follows:

A. Scope of Services

The duties of a full-time Community Prosecutor assigned by DISTRICT ATTORNEY to the geographic area described in the attached map ("Assigned Area") shall include:

1. Attend meetings of community organizations to familiarize community members with the Community Prosecution Program.
2. Meet with community members, CITY Incident Management Team Incident Commander or their representative ("IMT IC"), code enforcement officers, and law enforcement officers at regular sessions of community groups, or at discussion sessions organized by the Community Prosecutor or the Sacramento Police Department. The Community Prosecutor and Sacramento Police Department Problem-Oriented Police (POP) Officers will meet with community groups to solicit resident concerns in order to develop ultimate strategies to address the problems identified.
 - a. Work with POP, other police officers, IMT IC, community members, and community organizations to focus resources to solve the most significant and pressing problems.

3. In working with law enforcement and the community to craft solutions, the Community Prosecutor will rely upon:
 - a. Criminal prosecution – including prosecution of felony, misdemeanor, and infractions in the Assigned Area;
 - b. Civil prosecution;
 - c. Probation and parole violations;
 - d. Informal meetings;
 - e. Informal mediation;
 - f. Citizen mobilization;
 - g. Commercial intervention;
 - h. Local and state legislative process;
 - i. Student Attendance Review Boards;
 - j. Juvenile prosecution;
 - k. Referral to mediation centers;
 - l. Referral to neighborhood coaching services;
 - m. Community action;
 - n. Landlord training.
4. Attend regular meetings of public and private organizations, and neighborhood and business associations in the Assigned Area.
5. Monitor the filing and prosecution of significant “impact” cases affecting the Assigned Area.
6. Educate community members on Victim/Witness Assistance Program services available through the DISTRICT ATTORNEY and the State of California. Familiarize community members with the criminal justice process.
7. Conduct periodic informal surveys among community members in the Assigned Area of new public safety and quality of life issues. Periodically distribute surveys to evaluate the success of the Community Prosecution Program.
8. Discuss with POP, other police officers, and IMT IC legal issues that arise in the course of investigations, arrests, and searches in cases involving community problems. Consult with law enforcement agencies, relevant CITY departments, including the Sacramento Department of Community Response, and community members to devise strategies to eliminate community problems. Refine partnerships with the Sacramento Police Department, public and private agencies and community members, to focus resources on identified community problems.

9. Work with CITY to provide reinforcement when dealing with recalcitrant landlords, prosecute cases of significant community interest, and work with the community to address quality of life issues such as chronic inebriates, illegal camping, panhandlers, loiterers, and graffiti vandals.
10. Work in conjunction with the Sacramento City Attorney's Office and the Justice for Neighbors Program to address problem nuisance properties identified in the Assigned Area. Pursuant to the February 5, 2001 MOU between the Sacramento City Attorney's Office and the DISTRICT ATTORNEY, the Sacramento City Attorney shall still have primary jurisdiction over criminal Sacramento City Code violations arising out of the Assigned Area, but the Sacramento City Attorney's Office shall give deference to resolutions proposed by the assigned Community Prosecutor for cases that arise from identified significant "impact" cases in the Assigned Area.
11. The Community Prosecutor shall have the discretion to charge Sacramento City Code violations punishable as misdemeanors within the boundaries of the Community Prosecutor (see attached map).
12. In collaborating to solve community issues, it is agreed that the CITY shall share data, information and CITY reports to the Community Prosecutor, upon request. This includes, but is not limited to, sharing information developed by the Sacramento Department of Community Response, Sacramento Police Department and the Sacramento City Attorney's Office, within the confines of the attorney work product and attorney-client privileges, or as otherwise required or allowed pursuant to law.
13. It is agreed that the Department of Community Response or the Sacramento Police Department's IMPACT Team or other unit designated as a community policing unit will prioritize community issues identified by and in consultation with the Community Prosecutor within the boundaries of the Community Prosecutor (see attached map), and will work in collaboration and with the direction of the Community Prosecutor to support the Community Prosecutor in solving those community issues including chronic inebriates, illegal camping, panhandlers, loiterers, graffiti vandals, and other public safety issues. Notwithstanding the above, the allocation and deployment of all CITY resources, including CITY personnel, shall remain within the sole discretion of the Sacramento City Manager as the chief executive officer of the CITY, pursuant to Article V of the Sacramento City Charter. Prosecutorial discretion of the Community Prosecutor remains within the sole discretion of the DISTRICT ATTORNEY.

14. Present and facilitate community forums throughout the community in the Assigned Area to address issues such as domestic violence, unlawful sexual conduct, corporal punishment and gang activity.

B. Term

1. Initial period. This MOU shall be effective from September 22, 2025, through September 21, 2026; Any extension shall be agreed upon in writing between CITY and DISTRICT ATTORNEY prior to the termination of this MOU.
2. Extension periods: Any extension shall be agreed upon in writing between CITY and DISTRICT ATTORNEY prior to the termination of this MOU. CITY represents that it will make its best efforts to provide or secure funding for two additional extension periods for fiscal years 2026-2027 and 2027-2028 upon the same terms and conditions applicable herein or agreed to by the parties.

C. Qualifications of the Community Prosecutor

DISTRICT ATTORNEY agrees to assign a Community Prosecutor to perform the services provided for under this MOU who meets or exceeds the following criteria:

1. Licensed as an attorney, and in good standing, with the California State Bar Association for a minimum of seven (7) years;
2. Worked as a criminal prosecutor in a district attorney's office, or equivalent, with increasing responsibility for a minimum of seven (7) years;
3. Holds the position of a level Principal Criminal Attorney or greater with DISTRICT ATTORNEY; and
4. Maintains a valid license to operate a motor vehicle issued by the California Department of Motor Vehicles; and

D. Reimbursement

The CITY shall provide payments of \$230.00 to the DISTRICT ATTORNEY to partially cover the monthly cost of renting a vehicle from Fleet Services. This payment shall be due January 1, 2026, and may be made in 12 monthly payments thereafter of \$230.00 each or in one lump sum of \$2760.00, at the CITY's option.

E. Performance and Reporting

The DISTRICT ATTORNEY will provide quarterly reports to the CITY summarizing:

1. Number and types of cases filed under this program.
2. Outcomes of prosecutions.
3. Community engagement activities.
4. Any challenges or opportunities for improved collaboration

F. Indemnification

1. For the purpose of indemnification, the CITY and the DISTRICT ATTORNEY shall be responsible for the acts or omissions of its personnel and, to the extent applicable by law and policy, shall incur any liabilities arising out of the services and activities of those personnel while participating in this MOU.
2. Neither the CITY nor the DISTRICT ATTORNEY shall be responsible for the acts, errors, or omissions of the other's officers, agents or employees, nor incur any liabilities arising out of the services and activities of the other's officers, agents or employees. The parties each assume the liability imposed on them, their officials, employees, and their agents for injury caused by a negligent or wrongful act or omission occurring in the performance of this MOU to the same extent that such liability would be imposed in the absence of Government Code, section 895.2.
3. In the event of a non-criminal claim by a third-party against either party to this MOU based the activities of the Community Prosecutor ("Underlying Claim"), the CITY and the DISTRICT ATTORNEY agree, unless the statutory time restrictions are about to expire, to defer any claims which arise from an Underlying Claim against the other party, or its agent(s), officer(s), or employees, until the associated Underlying Claim is settled or otherwise determined.
4. Thereafter, the claims that arose from an Underlying Claim between the CITY and the DISTRICT ATTORNEY shall be resolved in accordance with law.
5. Nothing in this indemnity obligation shall be construed to create any duty to, any standard of care with reference to, or any liability or obligation, contractual or otherwise, to any third party.
6. This indemnity obligation shall not be limited by the types and amounts of insurance or self-insurance maintained by the parties.

7. The provisions of this Paragraph shall survive the expiration or termination of this MOU.

G. Insurance

Each party, at its sole cost and expense, shall carry insurance or self-insure its activities in connection with this MOU, and obtain and keep in force insurance or equivalent programs of self-insurance, for general liability, professional liability, workers' compensation and business automobile liability adequate to cover its potential liabilities hereunder. Each party agrees to provide the other thirty (30) days advance written notice of any cancellation, termination or lapse of any of the insurance or self-insurance coverage.

H. Disputes

In the event of any dispute arising out of or relating to this MOU, the parties shall attempt, in good faith, to promptly resolve the dispute mutually between themselves. Pending resolution of any such dispute, the DISTRICT ATTORNEY shall continue without delay to carry out all its responsibilities under this MOU unless the MOU is otherwise terminated in accordance with the Termination provisions herein.

I. Termination

This MOU may be terminated without cause by either party upon 30 days written notice to the other party. Notice shall be deemed served on the date of mailing.

J. Entire Agreement

This MOU constitutes the entire agreement between the parties with respect to the subject matter.

K. Amendments

This MOU may be amended only by mutual written consent of both parties.

L. Notice

1. Notice to DISTRICT ATTORNEY

Sacramento County District Attorney
901 G Street
Sacramento, California 95814
ATTN: Chief Deputy District Attorney

2. Notice to CITY OF SACRAMENTO

City of Sacramento
915 I Street
Sacramento, California 95814
ATTN: City Manager

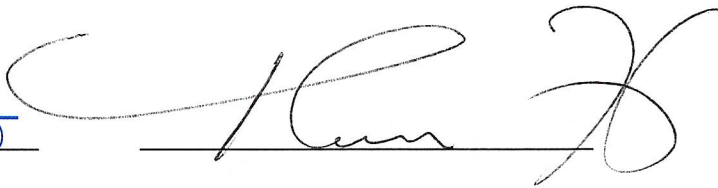
3. Notice to COUNTY OF SACRAMENTO

County of Sacramento
700 H Street
Sacramento, California 95814
ATTN: County Executive

IN WITNESS WHEREOF, both parties agree to the terms outlined in this Memorandum of Understanding.

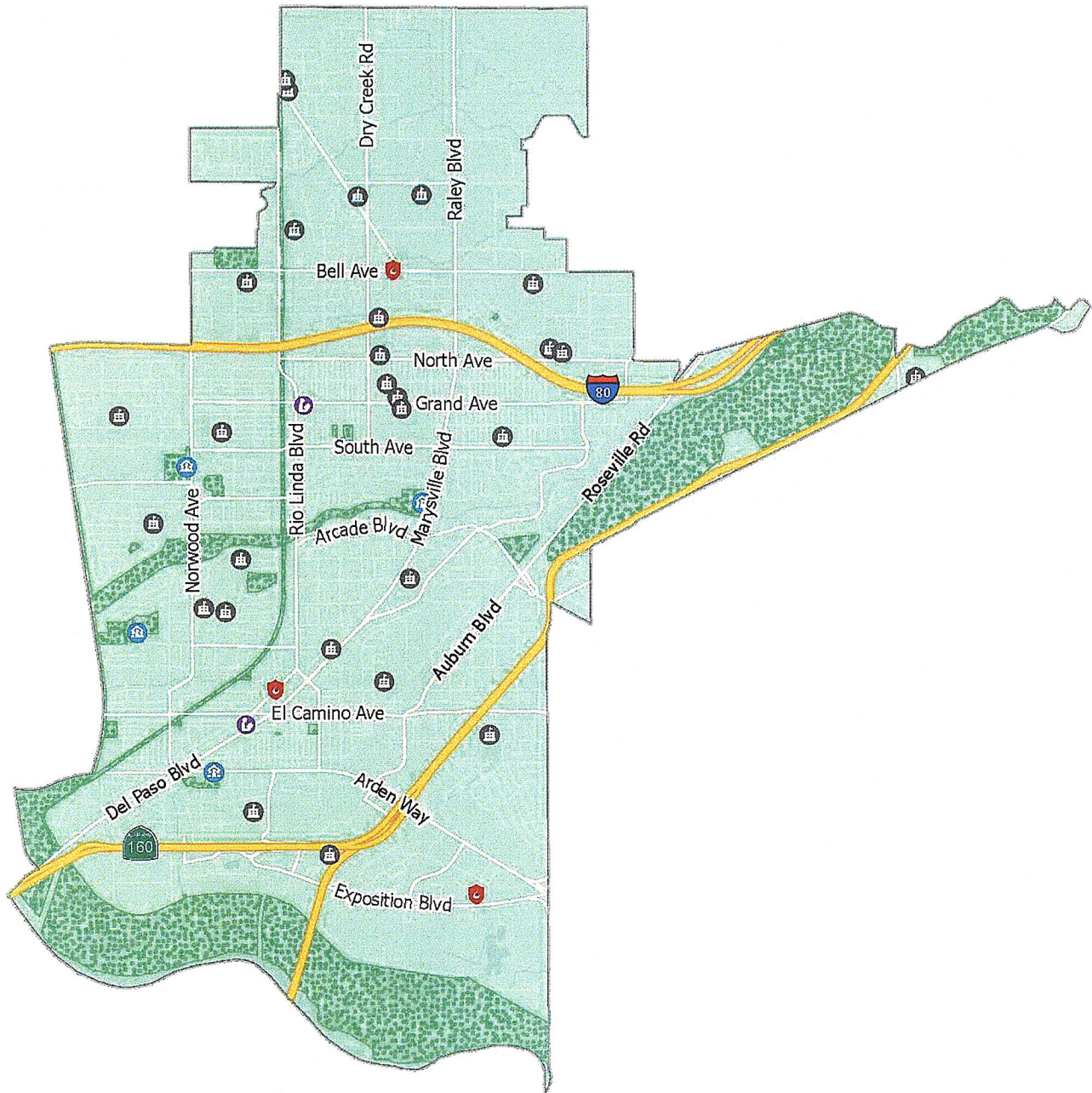

Leyne Milstein (Sep 19, 2025 16:24:31 PDT)

Leyne Milstein
Interim City Manager
City of Sacramento



Thien Ho
District Attorney
Sacramento County District Attorney's Office

ATTACHMENT 1



- | | | |
|----------------------|--------------|-------------------|
| City Office Facility | Fire Station | Police Department |
| Community Center | Library | School |

The City of
Sacramento

This map is for informational purposes only and is not intended to be used for any legal or financial purposes. It is subject to change without notice. For more information, please contact the City of Sacramento, Open Data Portal, at open.sacramento.gov.

**AMENDMENT NO. 1 TO THE MEMORANDUM OF UNDERSTANDING
BETWEEN SACRAMENTO COUNTY DISTRICT ATTORNEY'S OFFICE
AND CITY OF SACRAMENTO**

This Amendment No. 1 ("Amendment") is entered into by and between the City of Sacramento ("CITY") and the Sacramento County District Attorney's Office ("DISTRICT ATTORNEY").

Recitals

A. CITY and DISTRICT ATTORNEY entered into a Memorandum of Understanding dated September 19, 2025 (MOU), which was approved by the Sacramento County Board of Supervisors under Resolution No. 2025-0705 on November 4, 2025.

B. The parties desire to amend the MOU to include reimbursement for the salary, benefits, vehicle, and fuel costs of the full-time Community Prosecutor for COUNTY Fiscal Year 2026–27 (July 1, 2026 through June 30, 2027).

C. CITY previously prepaid Two Thousand Seven Hundred Sixty Dollars (\$2,760) under Section D of the MOU for the service period September 22, 2025 through September 21, 2026.

D. All other terms of the MOU remain unchanged.

1. Amendment to Section D – Reimbursement

Section D is hereby amended and clarified as follows:

The parties acknowledge that the CITY has already paid the amount of Two Thousand Seven Hundred Sixty Dollars (\$2,760) toward vehicle rental costs pursuant to Section D of the MOU for the applicable period of September 22, 2025 through September 21, 2026. No further reimbursement is required for that period.

Effective July 1, 2026, all vehicle rental and fuel costs for the assigned Community Prosecutor are fully incorporated into the annual Employment Cost and the CITY shall not provide any additional payments under the original Section D.

The total Employment Cost for Fiscal Year 2026–27 (July 1, 2026 through June 30, 2027) shall not exceed Three Hundred Sixty-Two Thousand Seven Hundred Thirty-Nine Dollars (\$362,739).

Cost Responsibilities. The COUNTY shall fund the first three (3) months of the Employment Cost (July 1, 2026 through September 30, 2026). The CITY shall reimburse the DISTRICT ATTORNEY for the remaining portion of the annual Employment Cost in an amount not to exceed Two Hundred Seventy-Two Thousand Fifty-Five Dollars (\$272,055).

2. Effective Date

This Amendment shall become effective upon execution by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment No. 1.

CITY OF SACRAMENTO:

Maraskeshia Smith, City Manager

SACRAMENTO COUNTY DISTRICT ATTORNEY'S OFFICE:

Thien Ho, District Attorney

File ID: 2026-01325

8/25/2026

July 2026 Monthly Investment Transactions Report

File ID: 2026-01325

Location: Citywide

Recommendation: Receive and file.

Contact: Stacy Hussey, Chief Investment Officer, (916) 808-7746, shussey@cityofsacramento.org,
Office of the City Treasurer

Presenter: None

Attachments:

1-Description/Analysis

2-Attachments A to F

Description/Analysis

Issue Detail: The City Treasurer provides monthly reports to the City Council on current investment activity.

Policy Considerations: The City Treasurer routinely reports on monthly investment transactions to keep the City Council advised of current investment activity.

Economic Impacts: None.

Environmental Considerations: This action is not a project that is subject to California Environmental Quality Act (CEQA) because it is an administrative activity that will not result in direct or indirect physical changes in the environment and because it relates to government fiscal activities that do not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment. (CEQA Guidelines § 15378 (a), (b)(2), and (b)(5)).

Sustainability: None.

Commission/Committee Action: None.

Rationale for Recommendation: The City Treasurer is responsible for depositing and investing funds in the City treasury and for reporting on investment activity in accordance with the authority granted by City Charter Section 73, City Council ordinances and resolutions, and applicable state law. Consistent with the City of Sacramento Investment Policy which is updated annually by City Treasurer's Office staff and was most recently adopted by City Council on June 9, 2026, the monthly report herein lists the transactions as required by California Government Code section 53607. For informational purposes, the City Treasurer also reports on investment transactions of other funds invested by City Treasurer's Office staff. The summary and transactions detail for the month ended July 31, 2026, are listed in Attachments A, B, C, D, E and F.

Financial Considerations: The monthly investment report sets forth the monthly transactions of the City Treasurer's Office Investment Pool A funds. The market value of the Pool A investment portfolio (Portfolio) on June 30, 2026, was \$1,895,024,885 while the market value of the Portfolio on July 31, 2026, was \$1,727,128,782. The yield of the Portfolio in July was 3.92%. There were 28 total transactions for the period (7 purchases, 2 calls and 19 maturities). The estimated duration of the Portfolio as of July 31, 2026, is 2.7 years.

Local Business Enterprise (LBE): Not applicable.

ATTACHMENT A
City of Sacramento
Summary of Transactions
July-26

Local Agency Funds:

	<u>Pool A</u>	<u>Ethel Hart Trust</u>	<u>Public Trust</u>	<u>George Clark</u>	<u>Total</u>
Purchases	\$ 44,733,600	\$ -	\$ -	\$ -	\$ 44,733,600
Sales	-	8,119	-	120	8,239
Calls	13,101,500	-	-	-	13,101,500
Maturities	166,105,224	-	-	-	166,105,224
Contributions	108,268,681	-	-	-	108,268,681
Withdrawals	276,048,016	150,000	16,604	3,934	276,218,554
Total	\$ 608,257,021	\$ 158,119	\$ 16,604	\$ 4,054	\$ 608,435,798

Outside Agency Funds:

Sacramento City Employees' Retirement System (SCERS) Funds:

	<u>Fixed Bonds</u>	<u>Equity Income</u>	<u>Large Cap</u>	<u>International</u>	<u>Total</u>
Purchases	\$ 3,010,145	\$ 7,363,842	\$ 5,310,932	\$ -	\$ 15,684,919
Sales	-	-	-	-	-
Calls	-	-	-	-	-
Maturities	44,067	-	-	-	44,067
Expenses	-	-	-	-	-
Contributions	4,500,000	-	-	-	4,500,000
Withdrawals	380,051	2,010,091	2,520,554	-	4,910,696
Total	\$ 7,934,263	\$ 9,373,933	\$ 7,831,486	\$ -	\$ 25,139,682

ATTACHMENT A
City of Sacramento
Summary of Transactions
July-26

SHRA Investment Pool Fund:

	<u>Pool D</u>	<u>Total</u>
Purchases	\$ -	\$ -
Sales	-	-
Calls	503,000	503,000
Maturities	1,999,710	1,999,710
Contributions	474,300	474,300
Withdrawals	-	-
Total	<u>\$ 2,977,010</u>	<u>\$ 2,977,010</u>

Capitol Area Development Authority (CADA) Funds:

	<u>CADA</u>	<u>CADA-A</u>	<u>CADA-B</u>	<u>CADA-C</u>	<u>Total</u>
Contributions	\$ -	\$ -	\$ -	\$ -	\$ -
Withdrawals	-	-	-	2,880,000	2,880,000
Total	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,880,000</u>	<u>\$ 2,880,000</u>

All Other Funds:

	<u>ARFCD</u>	<u>RD</u>	<u>SPLA</u>	<u>SPLA-T</u>	<u>TNBC</u>	<u>Total</u>
Purchases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sales	-	-	-	-	-	-
Calls	-	-	-	-	-	-
Maturities	-	-	-	-	-	-
Contributions	-	-	1,022,638	-	-	1,022,638
Withdrawals	-	-	10,500,000	-	2,000,000	12,500,000
Total	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,522,638</u>	<u>\$ -</u>	<u>\$ 2,000,000</u>	<u>\$ 13,522,638</u>

GRAND TOTAL		<u><u>\$ 652,955,128</u></u>
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ATTACHMENT B
City of Sacramento
TRANSACTION SUMMARY
City Investment Pool A
From 07-01-26 To 07-31-26

Trade Date	Quantity	Security	Unit Cost	Total Cost	Unit Price	Total Proceeds	Gain/ Loss
PURCHASES							
07-13-26	10,000,000	BNP Paribas 4.050% Due 03-15-27	97.25	9,725,500			
07-13-26	5,000,000	Federal Farm Credit Bank 4.680% Due 06-30-31	99.80	4,990,000			
07-15-26	5,000,000	Accenture Capital Inc 5.000% Due 07-10-31	100.36	5,018,100			
07-16-26	10,000,000	Goldman Sachs 4.050% Due 04-21-27	100.00	10,000,000			
07-16-26	5,000,000	Federal Farm Credit Bank 4.600% Due 07-24-31	100.00	5,000,000			
07-16-26	5,000,000	Federal Farm Credit Bank 4.300% Due 07-27-28	100.00	5,000,000			
07-23-26	5,000,000	Federal Home Loan Bank 4.625% Due 08-06-31	100.00	5,000,000			
TOTAL				44,733,600			

City of Sacramento
TRANSACTION SUMMARY
City Investment Pool A
From 07-01-26 To 07-31-26

Trade Date	Quantity	Security	Unit Cost	Total Cost	Unit Price	Total Proceeds	Gain/ Loss
CALLS							
07-24-26	5,000,000	International Bk Recon & Develop 5.170% Due 04-24-29	101.10	5,055,000	100.00	5,000,000	-55,000
07-30-26	8,000,000	International Bk Recon & Develop 4.750% Due 07-30-29	100.58	8,046,500	100.00	8,000,000	-46,500
TOTAL				13,101,500		13,000,000	-101,500

City of Sacramento
TRANSACTION SUMMARY
City Investment Pool A
From 07-01-26 To 07-31-26

Trade Date	Quantity	Security	Unit Cost	Total Cost	Unit Price	Total Proceeds	Gain/ Loss
MATURITIES							
07-02-26	10,000,000	Societe Generale 3.800% Due 07-02-26	97.17	9,717,111	97.17	9,717,111	0
07-06-26	10,000,000	Royal Bank of Canada 4.090% Due 07-06-26	100.00	10,000,000	100.00	10,000,000	0
07-06-26	10,000,000	Credit Agricole Corp 3.820% Due 07-06-26	97.13	9,713,500	97.13	9,713,500	0
07-07-26	10,000,000	MUFG Bank Ltd/NY 3.730% Due 07-07-26	97.31	9,730,611	97.31	9,730,611	0
07-13-26	5,000,000	Federal Farm Credit Bank 0.990% Due 07-13-26	100.00	5,000,000	100.00	5,000,000	0
07-14-26	5,000,000	Royal Bank of Canada 1.150% Due 07-14-26	99.97	4,998,550	100.00	5,000,000	1,450
07-15-26	5,000,000	U.S. Treasury Note 4.500% Due 07-15-26	100.51	5,025,391	100.00	5,000,000	-25,391
07-16-26	5,000,000	Mars Inc 0.875% Due 07-16-26	97.32	4,865,950	100.00	5,000,000	134,050
07-16-26	10,000,000	BNP Paribas 3.780% Due 07-16-26	97.47	9,746,950	97.47	9,746,950	0
07-21-26	10,000,000	Societe Generale 3.850% Due 07-21-26	97.41	9,741,194	97.41	9,741,194	0
07-24-26	10,000,000	Natixis NY 3.790% Due 07-24-26	97.42	9,742,069	97.42	9,742,069	0
07-27-26	10,000,000	Natixis NY 3.790% Due 07-27-26	97.58	9,757,861	97.58	9,757,861	0
07-28-26	10,000,000	Banco Santander SA 3.770% Due 07-28-26	97.17	9,717,250	97.17	9,717,250	0
07-28-26	10,000,000	Credit Agricole Corp 3.810% Due 07-28-26	97.17	9,717,425	97.17	9,717,425	0
07-28-26	10,000,000	Ing US Funding LLC 3.830% Due 07-28-26	97.13	9,712,750	97.13	9,712,750	0
07-28-26	10,000,000	MUFG Bank Ltd/NY 3.898% Due 07-28-26	97.22	9,722,067	97.22	9,722,067	0
07-28-26	10,000,000	Royal Bank of Canada 3.780% Due 07-28-26	97.21	9,720,700	97.21	9,720,700	0
07-28-26	10,000,000	Toronto Dominion Bank 3.790% Due 07-28-26	97.38	9,737,858	97.38	9,737,858	0
07-28-26	10,000,000	Toyota Motor Credit Corp 3.850% Due 07-28-26	97.38	9,737,986	97.38	9,737,986	0
TOTAL				166,105,224		166,215,333	110,109

City of Sacramento
TRANSACTION SUMMARY
City Investment Pool A
From 07-01-26 To 07-31-26

Trade Date	Quantity	Security	Unit Cost	Total Cost	Unit Price	Total Proceeds	Gain/ Loss
CONTRIBUTIONS							
07-01-26		JP Morgan Chase Cash		4,282,788			
07-02-26		JP Morgan Chase Cash		6,519,722			
07-03-26		JP Morgan Chase Cash		4,827,398			
07-06-26		JP Morgan Chase Cash		6,222,872			
07-07-26		JP Morgan Chase Cash		5,306,103			
07-08-26		JP Morgan Chase Cash		752,020			
07-08-26		JP Morgan Chase Cash		2,401			
07-10-26		JP Morgan Chase Cash		7,156,540			
07-13-26		JP Morgan Chase Cash		3,366,906			
07-14-26		JP Morgan Chase Cash		4,910,654			
07-15-26		Fidelity Fund		5,875			
07-16-26		JP Morgan Chase Cash		2,202,271			
07-17-26		JP Morgan Chase Cash		5,708,267			
07-20-26		JP Morgan Chase Cash		3,566,035			
07-20-26		Fidelity Fund		150,000			
07-21-26		JP Morgan Chase Cash		5,581,622			
07-22-26		JP Morgan Chase Cash		7,140,220			
07-23-26		JP Morgan Chase Cash		1,534			
07-24-26		JP Morgan Chase Cash		25,466,250			
07-27-26		JP Morgan Chase Cash		6,947,290			
07-28-26		JP Morgan Chase Cash		3,405,495			
07-29-26		JP Morgan Chase Cash		14,975			
07-30-26		JP Morgan Chase Cash		1,054			
07-31-26		JP Morgan Chase Cash		4,192,469			
07-31-26		Fidelity Fund		8,654			
07-31-26		Fidelity Fund		4,158			
07-31-26		Fidelity Fund		16,604			
07-31-26		Fidelity Fund		355,035			
07-31-26		Fidelity Fund		46,249			
07-31-26		Fidelity Fund		107,220			
TOTAL				108,268,681			

City of Sacramento
TRANSACTION SUMMARY
City Investment Pool A
From 07-01-26 To 07-31-26

Trade Date	Quantity	Security	Unit Cost	Total Cost	Unit Price	Total Proceeds	Gain/ Loss
WITHDRAWALS							
07-01-26		JP Morgan Chase Cash		4,998,867			
07-02-26		JP Morgan Chase Cash		1,021,599			
07-02-26		Fidelity Fund		941,376			
07-03-26		JP Morgan Chase Cash		1,477,087			
07-06-26		JP Morgan Chase Cash		1,852,224			
07-06-26		Fidelity Fund		2,000,000			
07-07-26		JP Morgan Chase Cash		13,620,139			
07-08-26		JP Morgan Chase Cash		5,959,217			
07-09-26		JP Morgan Chase Cash		2,659,826			
07-09-26		Fidelity Fund		5,400,000			
07-09-26		Fidelity Fund		3,900,000			
07-10-26		JP Morgan Chase Cash		6,500,000			
07-10-26		JP Morgan Chase Cash		1,309,757			
07-13-26		JP Morgan Chase Cash		2,311,664			
07-14-26		JP Morgan Chase Cash		1,055,515			
07-15-26		JP Morgan Chase Cash		8,053,251			
07-16-26		JP Morgan Chase Cash		1,992,006			
07-17-26		JP Morgan Chase Cash		2,657,858			
07-20-26		JP Morgan Chase Cash		26,001,115			
07-21-26		JP Morgan Chase Cash		2,000,000			
07-21-26		JP Morgan Chase Cash		17,737,039			
07-22-26		JP Morgan Chase Cash		7,646,799			
07-23-26		JP Morgan Chase Cash		3,163,969			
07-24-26		JP Morgan Chase Cash		9,932,950			
07-27-26		JP Morgan Chase Cash		1,631,448			
07-28-26		JP Morgan Chase Cash		1,765,146			
07-29-26		JP Morgan Chase Cash		2,880,000			
07-29-26		JP Morgan Chase Cash		1,317,006			
07-30-26		JP Morgan Chase Cash		126,861,687			
07-31-26		JP Morgan Chase Cash		4,000,000			
07-31-26		JP Morgan Chase Cash		3,400,474			
TOTAL				276,048,016			

City of Sacramento
TRANSACTION SUMMARY
Ethel Hart Mutual Endowment Fund
From 07-01-26 To 07-31-26

Trade Date	Quantity	Security	Unit Cost	Total Cost	Unit Price	Total Proceeds	Gain/ Loss
SALES							
07-17-26	150	Apple Inc.	22.59	3,388	332.47	49,870	46,482
07-17-26	425	Ishares US Technology ETF	11.13	4,730	240.06	102,025	97,295
TOTAL				8,119		151,895	143,776

City of Sacramento
TRANSACTION SUMMARY
Ethel Hart Mutual Endowment Fund
From 07-01-26 To 07-31-26

<u>Trade Date</u>	<u>Quantity</u>	<u>Security</u>	<u>Unit Cost</u>	<u>Total Cost</u>	<u>Unit Price</u>	<u>Total Proceeds</u>	<u>Gain/ Loss</u>
WITHDRAWALS							
07-20-26		Pool A Cash		150,000			
TOTAL				150,000			

City of Sacramento
TRANSACTION SUMMARY
Ann Land/Bertha Henschel Endowment Fund
From 07-01-26 To 07-31-26

<u>Trade Date</u>	<u>Quantity</u>	<u>Security</u>	<u>Unit Cost</u>	<u>Total Cost</u>	<u>Unit Price</u>	<u>Total Proceeds</u>	<u>Gain/ Loss</u>
WITHDRAWALS							
07-31-26		Pool A Cash		16,604			
TOTAL				16,604			

City of Sacramento
TRANSACTION SUMMARY
George H. Clark Memorial Scholarship Fund
From 07-01-26 To 07-31-26

<u>Trade Date</u>	<u>Quantity</u>	<u>Security</u>	<u>Unit Cost</u>	<u>Total Cost</u>	<u>Unit Price</u>	<u>Total Proceeds</u>	<u>Gain/ Loss</u>
SALES							
07-07-26	0	Honeywell Aerospace Inc	117.01	59	219.98	110	51
07-10-26	0	Honeywell International Inc	123.69	62	227.22	114	52
TOTAL				120		224	103

City of Sacramento
TRANSACTION SUMMARY
George H. Clark Memorial Scholarship Fund
From 07-01-26 To 07-31-26

<u>Trade Date</u>	<u>Quantity</u>	<u>Security</u>	<u>Unit Cost</u>	<u>Total Cost</u>	<u>Unit Price</u>	<u>Total Proceeds</u>	<u>Gain/ Loss</u>
WITHDRAWALS							
07-31-26		Pool A Cash		3,934			
TOTAL				3,934			

ATTACHMENT C
City of Sacramento
TRANSACTION SUMMARY
Fixed Bonds
SCERS
From 07-01-26 To 07-31-26

Trade Date	Quantity	Security	Unit Cost	Total Cost	Unit Price	Total Proceeds	Gain/ Loss
PURCHASES							
07-01-26	500,000	Cisco System Inc 4.850% Due 02-26-29	101.22	506,085			
07-01-26	500,000	Mastercard Incorporated 4.875% Due 03-09-28	100.92	504,610			
07-02-26	1,000,000	Fannie Mae 4.375% Due 06-16-31	99.94	999,450			
07-02-26	1,000,000	Fannie Mae 4.500% Due 07-07-31	100.00	1,000,000			
TOTAL				3,010,145			

City of Sacramento
TRANSACTION SUMMARY
Fixed Bonds
SCERS
From 07-01-26 To 07-31-26

Trade Date	Quantity	Security	Unit Cost	Total Cost	Unit Price	Total Proceeds	Gain/ Loss
MATURITIES							
07-15-26	114	Gnma Pool #439515 7.000% Due 03-15-27	98.06	111	100.00	114	2
07-15-26	1,265	Gnma Pool #550718 5.000% Due 11-15-35	97.31	1,231	100.00	1,265	34
07-15-26	308	Gnma Pool #648348 5.500% Due 10-15-35	99.66	307	100.00	308	1
07-20-26	2,971	Gnma Pass-Thru M Single Family 5.000% Due 12-20-55	100.49	2,985	100.00	2,971	-14
07-20-26	5,629	Gnma Pass-Thru M Single Family 5.500% Due 06-20-55	99.70	5,612	100.00	5,629	17
07-20-26	17,328	Gnma Pass-Thru M Single Family 5.500% Due 10-20-55	101.55	17,596	100.00	17,328	-269
07-27-26	4,444	Freddie Mac Pool #SD8278 6.000% Due 12-01-52	101.37	4,506	100.00	4,444	-61
07-27-26	5,679	Freddie Mac Pool #SD8343 6.000% Due 07-01-53	100.06	5,682	100.00	5,679	-4
07-27-26	5,428	Freddie Mac Pool #SD8432 6.000% Due 05-01-54	100.41	5,450	100.00	5,428	-22
07-27-26	588	Fannie Mae Pool #256393 6.000% Due 09-01-36	99.67	586	100.00	588	2
TOTAL				44,067		43,753	-314

City of Sacramento
TRANSACTION SUMMARY
Fixed Bonds
SCERS
From 07-01-26 To 07-31-26

Trade Date	Quantity	Security	Unit Cost	Total Cost	Unit Price	Total Proceeds	Gain/ Loss
CONTRIBUTIONS							
07-01-26		Pool A Cash		2,000,000			
07-01-26		Pool A Cash		2,500,000			
TOTAL				4,500,000			

City of Sacramento
TRANSACTION SUMMARY
Fixed Bonds
SCERS
From 07-01-26 To 07-31-26

<u>Trade Date</u>	<u>Quantity</u>	<u>Security</u>	<u>Unit Cost</u>	<u>Total Cost</u>	<u>Unit Price</u>	<u>Total Proceeds</u>	<u>Gain/ Loss</u>
WITHDRAWALS							
07-31-26		Pool A Cash		380,051			
TOTAL				380,051			

City of Sacramento
TRANSACTION SUMMARY
Equity Income
SCERS
From 07-01-26 To 07-31-26

Trade Date	Quantity	Security	Unit Cost	Total Cost	Unit Price	Total Proceeds	Gain/ Loss
PURCHASES							
07-08-26	30,000	Ishares Tr Russell 1000 Val	245.46	7,363,842			
TOTAL				7,363,842			

City of Sacramento
TRANSACTION SUMMARY
Equity Income
SCERS
From 07-01-26 To 07-31-26

Trade Date	Quantity	Security	Unit Cost	Total Cost	Unit Price	Total Proceeds	Gain/ Loss
WITHDRAWALS							
07-01-26		Pool A Cash		2,000,000			
07-31-26		Pool A Cash		10,091			
TOTAL				2,010,091			

City of Sacramento
TRANSACTION SUMMARY
Large Cap Growth
SCERS
From 07-01-26 To 07-31-26

Trade Date	Quantity	Security	Unit Cost	Total Cost	Unit Price	Total Proceeds	Gain/ Loss
PURCHASES							
07-08-26	25,000	Invesco S&P 500 Equal Weight ETF	212.44	5,310,932			
TOTAL				5,310,932			

City of Sacramento
TRANSACTION SUMMARY
Large Cap Growth
SCERS
From 07-01-26 To 07-31-26

Trade Date	Quantity	Security	Unit Cost	Total Cost	Unit Price	Total Proceeds	Gain/ Loss
WITHDRAWALS							
07-01-26		Pool A Cash		2,500,000			
07-31-26		Pool A Cash		20,554			
TOTAL				2,520,554			

City of Sacramento
TRANSACTION SUMMARY
International
SCERS
From 07-01-26 To 07-31-26

<u>Trade Date</u>	<u>Quantity</u>	<u>Security</u>	<u>Unit Cost</u>	<u>Total Cost</u>	<u>Unit Price</u>	<u>Total Proceeds</u>	<u>Gain/ Loss</u>
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No transactions were found!

ATTACHMENT D
City of Sacramento
TRANSACTION SUMMARY
SHRA Investment Pool D
From 07-01-26 To 07-31-26

Trade Date	Quantity	Security	Unit Cost	Total Cost	Unit Price	Total Proceeds	Gain/ Loss
CALLS							
07-30-26	500,000	International Bk Recon & Develop 4.750% Due 07-30-29	100.60	503,000	100.00	500,000	-3,000
TOTAL				503,000		500,000	-3,000

City of Sacramento
TRANSACTION SUMMARY
SHRA Investment Pool D
From 07-01-26 To 07-31-26

Trade Date	Quantity	Security	Unit Cost	Total Cost	Unit Price	Total Proceeds	Gain/ Loss
MATURITIES							
07-13-26	1,000,000	Federal Farm Credit Bank 0.990% Due 07-13-26	100.00	1,000,000	100.00	1,000,000	0
07-14-26	1,000,000	Royal Bank of Canada 1.150% Due 07-14-26	99.97	999,710	100.00	1,000,000	290
TOTAL				1,999,710		2,000,000	290

City of Sacramento
TRANSACTION SUMMARY
SHRA Investment Pool D
From 07-01-26 To 07-31-26

<u>Trade Date</u>	<u>Quantity</u>	<u>Security</u>	<u>Unit Cost</u>	<u>Total Cost</u>	<u>Unit Price</u>	<u>Total Proceeds</u>	<u>Gain/ Loss</u>
CONTRIBUTIONS							
07-29-26		Fidelity Fund		474,300			
TOTAL				474,300			

ATTACHMENT E
City of Sacramento
TRANSACTION SUMMARY
Capitol Area Development Authority - Banking
From 07-01-26 To 07-31-26

<u>Trade Date</u>	<u>Quantity</u>	<u>Security</u>	<u>Unit Cost</u>	<u>Total Cost</u>	<u>Unit Price</u>	<u>Total Proceeds</u>	<u>Gain/ Loss</u>
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No transactions were found!

City of Sacramento
TRANSACTION SUMMARY
Capitol Area Development Authority - Tax Exempt
From 07-01-26 To 07-31-26

Trade Date	Quantity	Security	Unit Cost	Total Cost	Unit Price	Total Proceeds	Gain/ Loss
-----------------------	-----------------	-----------------	----------------------	-----------------------	-----------------------	---------------------------	-----------------------

No transactions were found!

City of Sacramento
TRANSACTION SUMMARY
Capitol Area Development Authority - Taxable
From 07-01-26 To 07-31-26

Trade Date	Quantity	Security	Unit Cost	Total Cost	Unit Price	Total Proceeds	Gain/ Loss
-----------------------	-----------------	-----------------	----------------------	-----------------------	-----------------------	---------------------------	-----------------------

No transactions were found!

City of Sacramento
TRANSACTION SUMMARY
CADA 2020 Taxable Bond Proceeds
From 07-01-26 To 07-31-26

<u>Trade Date</u>	<u>Quantity</u>	<u>Security</u>	<u>Unit Cost</u>	<u>Total Cost</u>	<u>Unit Price</u>	<u>Total Proceeds</u>	<u>Gain/ Loss</u>
WITHDRAWALS							
07-29-26		Pool A Cash		2,880,000			
TOTAL				2,880,000			

ATTACHMENT F
City of Sacramento
TRANSACTION SUMMARY
American River Flood Control District
From 07-01-26 To 07-31-26

Trade Date	Quantity	Security	Unit Cost	Total Cost	Unit Price	Total Proceeds	Gain/ Loss
-----------------------	-----------------	-----------------	----------------------	-----------------------	-----------------------	---------------------------	-----------------------

No transactions were found!

City of Sacramento
TRANSACTION SUMMARY
Reclamation District No. 1000
From 07-01-26 To 07-31-26

Trade Date	Quantity	Security	Unit Cost	Total Cost	Unit Price	Total Proceeds	Gain/ Loss
-----------------------	-----------------	-----------------	----------------------	-----------------------	-----------------------	---------------------------	-----------------------

No transactions were found!

City of Sacramento
TRANSACTION SUMMARY
Sacramento Public Library Authority
From 07-01-26 To 07-31-26

<u>Trade Date</u>	<u>Quantity</u>	<u>Security</u>	<u>Unit Cost</u>	<u>Total Cost</u>	<u>Unit Price</u>	<u>Total Proceeds</u>	<u>Gain/ Loss</u>
CONTRIBUTIONS							
07-01-26		Pool A Cash		1,022,638			
TOTAL				1,022,638			

City of Sacramento
TRANSACTION SUMMARY
Sacramento Public Library Authority
From 07-01-26 To 07-31-26

<u>Trade Date</u>	<u>Quantity</u>	<u>Security</u>	<u>Unit Cost</u>	<u>Total Cost</u>	<u>Unit Price</u>	<u>Total Proceeds</u>	<u>Gain/ Loss</u>
WITHDRAWALS							
07-10-26		Pool A Cash		6,500,000			
07-31-26		Pool A Cash		4,000,000			
TOTAL				10,500,000			

City of Sacramento
TRANSACTION SUMMARY
Sacramento Public Library Authority Hurst Trust
From 07-01-26 To 07-31-26

Trade Date	Quantity	Security	Unit Cost	Total Cost	Unit Price	Total Proceeds	Gain/ Loss
-----------------------	-----------------	-----------------	----------------------	-----------------------	-----------------------	---------------------------	-----------------------

No transactions were found!

City of Sacramento
TRANSACTION SUMMARY
The Natomas Basin Conservancy
From 07-01-26 To 07-31-26

<u>Trade Date</u>	<u>Quantity</u>	<u>Security</u>	<u>Unit Cost</u>	<u>Total Cost</u>	<u>Unit Price</u>	<u>Total Proceeds</u>	<u>Gain/ Loss</u>
WITHDRAWALS							
07-21-26		Pool A Cash		2,000,000			
TOTAL				2,000,000			

File ID: 2026-01439

8/25/2026

Authorization for the Sacramento Housing and Redevelopment Agency to Apply for Grant Funding Under the Transformative Climate Communities Program, as Administered by the Strategic Growth Council in the Amount of \$300,000 for the West Broadway Neighborhood

File ID: 2026-01439

Location: West Broadway Neighborhood, District 4 and District 7

Recommendation: Adopt a **City Council Resolution** authorizing the Sacramento Housing and Redevelopment Agency (SHRA) as lead applicant and the City of Sacramento as its co-applicant, to: 1) submit an application to the California Strategic Growth Council for a Transformative Climate Communities (TCC) Planning Grant in the Amount of \$300,000; 2) if awarded, delegate authority to SHRA, as lead applicant, to execute all necessary grant-related documents in coordination with the City of Sacramento; 3) authorize SHRA and the City of Sacramento to enter into a Memorandum of Understanding related to administration of the TCC grant; and 4) make related findings.

Contact: Kecia Boulware, Deputy Executive Director of Development, (916) 440-1324, KBoulware@shra.org, Sacramento Housing and Redevelopment Agency

Presenter: None

Attachments:

- 1-Description/Analysis
- 2-City Council Resolution
- 3-West Broadway Project Area Map

Description/Analysis

Issue Detail: SHRA and the City of Sacramento are eligible to apply for a Round 6 Transformative Climate Communities (TCC) Planning Grant, on behalf of the West Broadway neighborhood. Both SHRA and the City have previously led community planning efforts in this neighborhood, but to date, no major improvement plans or projects have moved forward. The TCC grant will be used to build upon past efforts and to achieve a consensus for future redevelopment.

Over the past eight years, the State of California's TCC Program has awarded \$500 million in 40 communities to support community led initiatives, including \$23 million to Sacramento's River District in 2018. The TCC program objectives are to achieve significant reduction in greenhouse gas (GHG)

emissions, to improve public health and to expand economic opportunity and shared prosperity. The maximum Planning Grant amount is \$300,000 and the grant application is due in September 2026.

As a successful TCC grant awardee in 2018, the new City/SHRA application will earn one extra scoring point. If awarded, the Planning Grant will be used to create a shared vision for the West Broadway neighborhood that will prepare it for future funding opportunities from the TCC program including Development Grants for infrastructure, and Implementation Grants for major projects, in amounts that range from that range from five to twenty-seven million dollars. The funds will be used to pay for grant administration staff, public meetings and events, and services provided through consultants, community organizations and non-profits. Grant awards will be announced in early 2027, and the grant performance period is two years.

Policy Considerations: The recommended actions are consistent with: 1) the 2021-2029 Housing Element, Policy H-2.3, “Assist in the Development of Affordable Housing” which encourages the provision of a variety of quality housing types to support neighborhood stability; 2) the West Broadway Specific Plan adopted August 25, 2020; 3) the 2007 Asset Repositioning Strategy of the City and County Housing Authorities; 4) the 2026 City of Sacramento Housing Authority Annual PHA Plan; and 5) the City of Sacramento 2025-2029 Consolidated Plan.

Economic Impacts: None.

Environmental Considerations:

California Environmental Quality Act (CEQA): Pursuant to Cal. Code Regs., tit. 14., section 15378 subds. (b)(2) and (5), the recommended actions are not considered a “project,” as they constitute administrative activities that will not result in direct or indirect physical changes to the environment. Alternatively, if a determination is made that the actions do constitute a project subject to CEQA, the recommended actions are exempt pursuant to Cal. Code Regs., tit. 14, section 15061(b)(3), as they do not have the potential to have a significant effect on the environment. Review for specific projects will be completed prior to any choice-limiting action.

Sustainability: Not applicable.

Commission/Committee Action:

Sacramento Housing and Redevelopment Commission: At its meeting of August 5, 2026, it is anticipated that the Sacramento Housing and Redevelopment Commission will recommend approval of the attached resolution. In the event it fails to do so, Staff will advise the Council at the meeting.

Rationale for Recommendation: The actions recommended in this report enable the SHRA to continue to fulfill its mission of supporting community improvement and providing a range of affordable housing opportunities in the City and the City of Sacramento’s 2021-2029 Housing Element as part of Sacramento’s 2040 General Plan.

Financial Considerations: The recommended funding for this project is \$300,000. Up to 15 percent of the award amount may be used for indirect costs. No additional funding is required to conduct the neighborhood planning activities associated with the grant award. SHRA will administer the grant funds.

LBE - M/WBE and Section 3 requirements: The items discussed in this report have no M/WBE or Section 3 impact; therefore, M/WBE and Section 3 considerations do not apply. LBE considerations do not apply to this report.

RESOLUTION 2026-

Adopted by the Sacramento City Council

August 25, 2026

Authorizing the Sacramento Housing and Redevelopment Agency, as Lead Applicant, and the City of Sacramento, as Co-Applicant, to Apply for \$300,000 in Transformative Climate Communities Program Grant Funding for the West Broadway Neighborhood

BACKGROUND

- A. In 2026 the Legislature and the Governor of the State of California provided funds for the Transformative Climate Communities Program, established by Assembly Bill 2722 (2016).
- B. The Strategic Growth Council is responsible for the administration of this grant program, including developing guidelines and selection criteria and released the application guidance on May 29, 2026, with a due date of September 30, 2026.
- C. The procedures established by the Strategic Growth Council require a resolution certifying the approval of application(s) by the Applicant's governing board before submission to the State.
- D. The Sacramento Housing and Redevelopment Agency (SHRA), as lead applicant, and the City of Sacramento as co-applicant, desire to apply for Transformative Climate Communities grant for the West Broadway Neighborhood.
- E. Pursuant to Cal. Code Regs., tit. 14., section 15378 subds. (b)(2) and (5), the recommended actions are not considered a "project," as they constitute administrative activities that will not result in direct or indirect physical changes to the environment. Alternatively, if a determination is made that the actions do constitute a project subject to CEQA, the recommended actions are exempt pursuant to Cal. Code Regs., tit. 14, section 15061(b)(3), as they do not have the potential to have a significant effect on the environment. Review for specific projects will be completed prior to any choice-limiting action.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1.

All evidence presented having been duly considered, the findings, including environmental findings regarding this action, as stated above, are found to be true and accurate and are hereby approved.

SECTION 2.

The City authorizes SHRA, as lead applicant, and the City of Sacramento, through its Office of Innovation and Economic Development, as co-applicant, to submit an application to the California Strategic Growth Council for a Transformative Climate Communities (TCC) Planning Grant in an amount not to exceed \$300,000 by September 30, 2026.

SECTION 3.

The City Office of Innovation and Economic Development is authorized and directed to represent the City of Sacramento in its capacity as co-applicant for the TCC Planning Grant.

SECTION 4.

The City authorizes SHRA and the City of Sacramento to enter into a Memorandum of Understanding related to administration of the TCC grant.

SECTION 5.

The City and SHRA will have sufficient resources to carry out the community planning efforts that are outlined in the grant application.

SECTION 6.

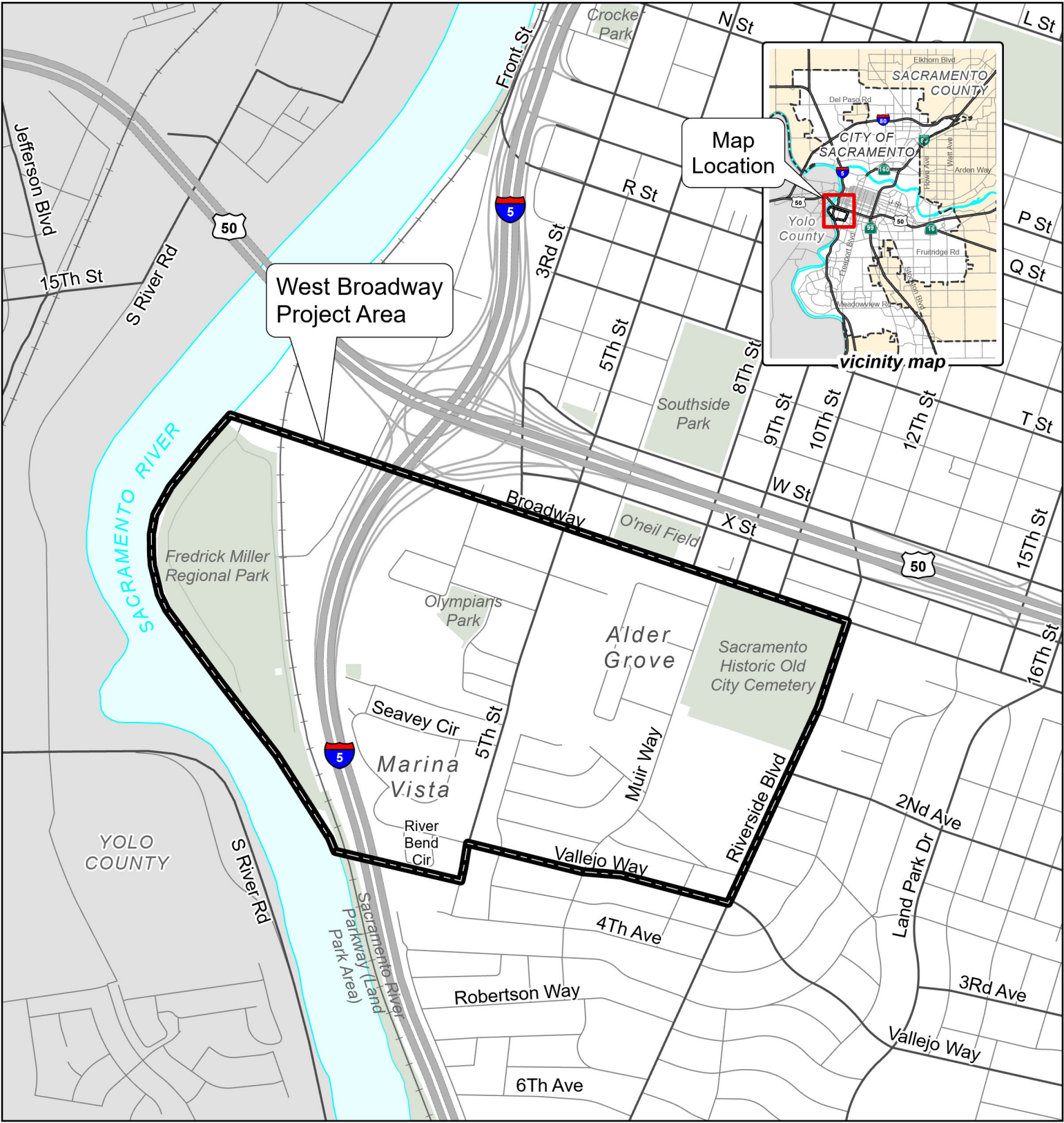
The City authorizes SHRA, as lead applicant, to conduct all negotiations and execute and submit all documents on behalf of SHRA, including, but not limited to, applications, agreements, and payment requests. The City Manager or the City Manager's designee is authorized to execute and submit documents required of the City of Sacramento in its capacity as co-applicant.

SECTION 7.

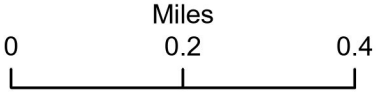
In the event that TCC grant funds are awarded, SHRA is authorized to accept the grant funds and amend its budget in the amount of \$300,000.



West Broadway Project Area



West Broadway Project Area



File ID: 2026-01320

8/25/2026

[Contract Amendment] Extension of Department of Utilities Leadership Program

File ID: 2026-01320

Location: Citywide

Recommendation: Pass a **Motion:** 1) authorizing the City Manager or designee to execute Contract Amendment No. 04 to City Contract PRC002217 with Andrew Olson dba Leadership Development Network, LLC., to increase the Department of Utilities Leadership Program not-to-exceed amount by \$100,000 for a total not-to-exceed amount of \$397,780 and extending for a one-year term, for a total not-to-exceed term of 4 years; and 2) ratifying all previous contract amendments executed pursuant to the City Manager's delegated authority to execute contract amendments and thus resetting the City Manager's or designee's authority to issue change orders for City Agreement No. PRC002217.

Contact: Deanne Neighbours, Logistics Manager, (916) 808-3536, dneighbours@cityofsacramento.org; David Herrmann, Operations and Maintenance Manager, Water, (916) 808-6096, dherrmann@cityofsacramento.org; Dalia Fadl, Director, (916) 808-3765, dfadl@cityofsacramento.org; Department of Utilities

Presenter: None

Attachments:

1-Description/Analysis

2-Contract Amendment - PRC002217-04

Description/Analysis

Issue Detail: The Department of Utilities (DOU) has an ongoing need for the Leadership Program from Andrew Olson dba Leadership Development Network, LLC.

Policy Considerations: City Council approval is required for all contracts involving an expenditure of \$250,000 or more per City Code 3.56.090.

Economic Impacts: None.

Environmental Considerations: The Community Development Department, Environmental Services Manager, has determined that the proposed activity is not a project pursuant to the

California Environmental Quality Act (CEQA). CEQA Guidelines Section 15378(b)(5). The activity is an organizational or administrative activity that will not result in a direct or indirect physical changes in the environment and is not subject to CEQA. CEQA Guidelines Section 15060(c)(3).

Sustainability: The proposed contracts are consistent with the 2040 General Plan PFS-3.1 to continue with the provision of adequate utilities to meet the needs of residents and businesses throughout the City.

Commission/Committee Action: Not applicable.

Rationale for Recommendation: DOU has an ongoing need for leadership development programs from Andrew Olson dba Leadership Development Network, LLC. Andrew Olson dba Leadership Development Network LLC was selected through a Request for Qualifications (RFQ) Q14141651001 and has been providing the DOU Leadership Program to DOU and other City department staff since 2015.

The Program has demonstrated its effectiveness through participant evaluations and program assessment data measuring participant reaction, knowledge acquisition, and behavioral application in the workplace. The curriculum develops core competencies in communication, decision-making, accountability, collaboration, and team leadership. Participants strengthen their understanding of their leadership style and gain practical experience applying leadership concepts to workplace challenges.

The program supports DOU's succession planning and workforce development objectives by preparing employees to assume greater leadership responsibilities and respond to current and future operational needs. Continued delivery of this program provides a consistent leadership development framework that aligns with the Department's organizational goals. Our goals consist of Public Trust, Reliability, Sustainability, Organizational Reliability, and Financial Viability.

The existing agreement (PRC002217) for ongoing leadership development services was authorized by City Council through suspension of competitive bidding on 5/30/23 with a not to exceed amount of \$297,780 and a three-year term. To allow for seamless program continuation and completion, DOU is requesting to extend the contract for one additional year for a total four-year contract. This amendment will also give DOU staff time to evaluate the program and consider lessons learned to assist in drafting a new Request for Qualification (RFQ) to competitively bid the next contract term.

Financial Considerations: The original not-to-exceed amount of the agreement was \$297,780. The proposed Supplemental Agreement No. 4, in the amount of \$100,000, would increase the agreement not-to-exceed amount to \$397,780. Sufficient funding exists in the approved Fiscal Year 2026/27 DOU Operating Budget. Future funding shall be subject to availability in the adopted budgets in an amount not-to-exceed \$397,780 over the term of the contract. Purchase orders encumbering funds under this agreement will not be created until needs and funding are identified in the applicable

budget (operating, capital, multi-operating, or grants).

There are no General Funds allocated or planned for this project.

Local Business Enterprise (LBE): Andrew Olson dba Leadership Development Network LLC is not an LBE. The minimum LBE participation requirement was waived as the City has suspended competitive bidding and utilized an alternative procurement method to select a vendor.

CONTRACT #: **PRC002217**
AMENDMENT #: **04**
CONTRACT NAME: **DOU Leadership Program**
NOT TO EXCEED AMOUNT (INCLUDING SUPPLEMENTS): **\$397,780**

DATE: **6/15/2026**
PROJECT: **N/A**
SOLICITATION: **Alternative Method**
MOTION / DATE OR FILE ID: **2026-01320**

CITY OF SACRAMENTO

**CONTRACT AMENDMENT
CHANGE IN SCOPE AND NOT-TO-EXCEED AMOUNT**

The City of Sacramento ("City") and **Andrew Olson dba Leadership Development Network, LLC**. ("Contractor"), as parties to that certain contract designated as Contract Number **PRC002217**, including any and all prior amendments modifying the contract (the contract and all amendments are hereafter collectively referred to as the "Contract"), hereby amend the Contract as follows:

1. The scope set forth in Exhibit A of the Contract is amended as follows:

The Scope of Services are unchanged.

The Time of Performance is extended from 7/1/2026 through and including 6/30/2027.

2. The maximum not-to-exceed amount that is specified in the Contract for payment of Contractor's fees and expenses is **increased** by **\$100,000**, and the Contract's maximum not-to-exceed amount is amended as follows:

Contract's original not-to-exceed amount:	\$297,780
Net change by previous amendments:	\$0
Not-to-exceed amount prior to this amendment:	\$297,780
Increase by this amendment:	\$100,000
New not-to exceed amount including all amendments:	\$397,780

3. Contractor agrees that the amount specified in section 2 above shall fully compensate Contractor under the Contract, as modified by this amendment, including any and all direct and indirect costs that may be incurred by Contractor in connection with such additional and/or revised services, and costs associated with any changes and/or delays in schedules or in the delivery of other services by Contractor.
4. Contractor warrants and represents that the person or persons executing this contract amendment on behalf of Contractor is duly authorized by Contractor to sign this amendment and bind Contractor to the terms hereof.
5. Except as specifically revised herein, all terms and conditions of the Contract shall remain in full force and effect, and Contractor shall perform as required under the Contract, as modified by this amendment.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURES

The parties have signed this Contract, effective as of the day and year first stated above.

CONTRACTOR

Under penalty of perjury, I certify that the information provided here is correct.

Signature: *Andrew Olson*

Title: President

Additional Signature (if required):

Title:

CITY OF SACRAMENTO

A Municipal Corporation

APPROVED AS TO FORM:

Signature: *Michael Voss*

Title: Senior Deputy City Attorney

Reviewed By:

Signature:

Title:

Approved By:

Signature:

Title:

Additional Signature (if required):

Title:

File ID: 2026-01474

8/25/2026

Modification and Extension of the Supplemental Parking Permit Pilot Program

File ID: 2026-01474

Location: District 4

Recommendation: Adopt a **Resolution** modifying and extending the Supplemental Parking Permit Pilot Program through July 31, 2028.

Contact: Greg Lim, Operations General Supervisor, (916) 808-5275, glim@cityofsacramento.org; Staci Kranitz, Parking Manager, (916) 808-5047, skranitz@cityofsacramento.org; Department of Public Works

Presenter: None

Attachments:

- 1-Description/Analysis
- 2-Resolution

Description/Analysis

Issue Detail: Assembly Bill 2097, approved in 2022, was created to encourage walkability and alternative forms of transportation by eliminating parking space minimums for new residential projects. Developers now have the option of providing sufficient on-site parking for residents or they can include limited or no parking spaces, which may help create more affordable housing by significantly reducing construction costs.

On February 27, 2024, City Council adopted Resolution 2024-0473 approving the Supplemental Parking Permit (“SPP”) Pilot Program, which authorized supplemental on-street parking permits in support of new development projects with limited on-site parking. The SPP Pilot Program is a voluntary initiative offering on-street parking as an alternative to off-street parking, aiming to reduce vehicle dependency.

City Council adopted Resolution 2025-00233 on January 21, 2025, extending the SPP Pilot Program through December 31, 2026.

The Supplemental Parking Permit (SPP) Pilot Program provides a mechanism for qualifying new

developments with limited on-site parking to obtain supplemental on-street parking permits for residents. The pilot was established to support housing and economic development by providing an alternative to constructing additional off-street parking while making more efficient use of the City's existing parking resources.

Since implementation, 7 development locations have enrolled in the pilot program. While the program has demonstrated interest from the development community, resident participation has been lower than anticipated under the current pricing structure, which requires permit rates to be set at 120 percent of comparable market parking rates. Staff has determined that this pricing requirement may be limiting utilization and reducing the program's effectiveness.

The proposed amendments would authorize the Parking Manager to adjust SPP permit rates based on demand, market conditions, and parking utilization, allowing the program to respond more effectively to changing conditions while ensuring that City parking resources continue to be managed responsibly.

Staff also recommends extending the pilot program through July 31, 2028, to allow additional time to evaluate the revised pricing structure, collect meaningful utilization and parking demand data, and assess the program's impacts on residents, participating developments, and parking availability during peak demand periods. The additional evaluation period will provide the necessary information to determine whether the SPP Pilot Program should be modified further, discontinued, or recommended for permanent implementation.

Policy Considerations: The recommendations in this report are in accordance with California Government Code Section 65863.2 (AB 2097) and the following policies in the proposed 2040 General Plan: M-2.17 Parking Management Strategy and LUP-4.14 Elimination of Vehicle Parking Minimums of the Sacramento 2040 General Plan.

Economic Impacts: None.

Environmental Considerations:

California Environmental Quality Act: This is an administrative activity that is not considered a project as defined by Section 15378 of the California Environmental Quality Act (CEQA) Guidelines. Therefore, no environmental review is required.

Sustainability: Not applicable.

Commission/Committee Action: None.

Rationale for Recommendation: On February 27, 2024, City Council adopted Resolution No. 2024-0473 establishing the Supplemental Parking Permit (SPP) Pilot Program, which authorized

supplemental on-street parking permits in support of new development projects with limited on-site parking. The voluntary pilot program provides an alternative to constructing additional off-street parking, supporting more efficient use of the City's existing parking supply while advancing transportation, housing, and sustainability objectives.

On January 21, 2025, City Council adopted Resolution No. 2025-00233 extending the SPP Pilot Program through December 31, 2026.

To date, 7 development locations have enrolled in the SPP Pilot Program; however, resident participation has been lower than anticipated under the current pricing structure, which requires permit rates to be set at 120 percent of comparable market parking rates. Staff believes this pricing requirement has limited the program's attractiveness and reduced resident utilization. Modifying the pricing structure and authorizing the Parking Manager to adjust permit rates based on demand, market conditions, and parking utilization will provide greater flexibility, improve participation, and allow the program to better respond to changing conditions.

Staff recommends extending the SPP Pilot Program through July 31, 2028, to allow sufficient time to evaluate the effectiveness of the revised pricing structure and collect meaningful data on resident utilization, parking demand, operational flexibility, and overall program performance. This additional evaluation period will help determine whether the program provides measurable benefits to both the City and participating developments while preserving parking availability for other users during peak demand periods. Prior to the pilot's expiration, staff will return to City Council with program findings and recommendations regarding whether the SPP Program should be established as a permanent program.

Financial Considerations: There is no additional financial cost to extend the pilot program. To ensure the program goals are met, the Parking Manager shall have the authority to establish SPP parking rates. All SPP revenue will be credited to the General Fund (Fund 1001).

Local Business Enterprise (LBE): Not applicable.

RESOLUTION NO. 2026-

Adopted by the Sacramento City Council

August 25, 2026

MODIFICATION AND EXTENSION OF SUPPLEMENTAL PARKING PERMIT PILOT PROGRAM

BACKGROUND

- A. Assembly Bill 2097, approved in 2022, was created to encourage walkability and alternative forms of transportation by eliminating parking space minimums for new residential projects. Developers now have the option of providing sufficient on-site parking for residents or they can include limited or no parking spaces, which may help create more affordable housing by significantly reducing construction costs.
- B. On February 27, 2024, City Council adopted Resolution 2024-0473 approving the Supplemental Parking Permit (“SPP”) Pilot Program, which authorized supplemental on-street parking permits in support of development projects with limited on-site parking.
- C. City Council adopted Resolution 2025-00233 on January 21, 2025, extending the SPP Pilot Program through December 31, 2026.
- D. Since implementation, seven development locations have enrolled in the pilot program. While the program has demonstrated interest from the development community, resident participation has been lower than anticipated under the current pricing structure, which requires permit rates to be set at 120 percent of comparable market parking rates. Staff has determined that this pricing requirement may be limiting utilization and reducing the program's effectiveness.
- E. The proposed amendments would authorize the Parking Manager to adjust SPP permit rates based on demand, market conditions, and parking utilization, allowing the program to respond more effectively to changing conditions while ensuring that City parking resources continue to be managed responsibly.
- F. Staff also recommends extending the pilot program through July 31, 2028, to allow additional time to evaluate the revised pricing structure, collect meaningful utilization and parking demand data, and assess the program's impacts on residents, participating developments, and parking availability during peak demand periods. The additional evaluation period will provide the necessary information to determine whether the SPP Pilot Program should be modified further, discontinued, or recommended for permanent implementation.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

- Section 1. The Supplemental Parking Permit Pilot Program is hereby extended through July 31, 2028.
- Section 2. Authorize the Parking Manager to adjust SPP permit rates based on demand, market conditions, and parking utilization, allowing the program to respond more effectively to changing conditions while ensuring that City parking resources continue to be managed responsibly.

File ID: 2026-01498

8/25/2026

Fiscal Year 2026/27 Business Improvement District Annual Proceedings

File ID: 2026-01498

Location: Citywide

Recommendation: Adopt: 1) a **Resolution** approving the Central Midtown Restaurant Business Improvement District (BID) Annual Report and confirming the annual budget and assessment for fiscal year (FY) 2026/27; 2) a **Resolution** approving the Sacramento Tourism Infrastructure District Annual Report and confirming the annual budget and assessment for the first half of FY2026/27; and 3) a **Resolution** approving the Sacramento Tourism Marketing District Annual Report and confirming the annual budget and assessment for the first half of FY2026/27.

Contact: Susanne Tam, Development Project Manager, (916) 808-7535, stam@cityofsacramento.org; Eric Frederick, Special Districts Manager, (916) 808-5129, efrederick@cityofsacramento.org; Department of Finance

Presenter: None

Attachments:

- 1-Description/Analysis
- 2-Central Midtown Restaurant BID Resolution
- 3-Exhibit A, Central Midtown Restaurant BID Annual Report
- 4-Exhibit B, District Budget and Assessment
- 5-Sacramento Tourism Infrastructure District Resolution
- 6-Exhibit A, Sacramento Tourism Infrastructure District Annual Report
- 7-Exhibit B, District Budget and Assessment
- 8-Sacramento Tourism Marketing District Resolution
- 9-Exhibit A, Sacramento Tourism Marketing District
- 10-Exhibit B, District Budget and Assessment

Description/Analysis

Issue Detail: California Streets and Highways Code section 36650 requires each BID to file an Annual Report (Report) with the City Clerk for Council approval. There are currently four BIDs in the City of Sacramento: the Central Midtown Restaurant (CMR), Handle, Sacramento Tourism Infrastructure District (STID), and the Sacramento Tourism Marketing District (STMD). The CMR and

the Handle districts were formed with the intent to increase restaurant sales within the boundaries of those districts. The STID was formed to increase overnight tourism and the desirability of the Sacramento Convention Center as a tourist, meeting, and event destination. Assessments from the STID are used to pay debt service on the bonds or other obligations issued or incurred by the City for construction of the ballroom portion of the Sacramento Convention Center expansion. The STMD was formed with the intention to increase tourism and market STMD lodging businesses as tourist, meeting, and event destinations.

The Owners' Association of each BID, with the exception of the Handle District Corporation, has prepared an Annual Report (Report) for FY2026/27 detailing the proposed budgets, assessments, and services to be provided from the assessments for its respective BID. The Annual Reports for the STID and STMD cover July through December of FY2026/2027 due to a change in the budget year of the STID and STMD. A second Annual Report covering the remainder of FY2026/27 will be brought forth to Council at a later date. The Handle BID will not be renewing when the term of the District ends on September 30, 2026. Therefore, a FY2026/27 Annual Report will not be prepared for the Handle BID.

The Reports for FY2026/27 do not propose any changes to the services provided by the BIDs, boundaries of the BIDs, basis for levying the assessments, or any other aspect of the BID Management District Plans (MDPs). Approval of the attached Resolutions will confirm the associated budget and assessment for each BID.

Policy Considerations: The actions in the recommended resolution are required by the Property and Business Improvement Law of 1994 (California Streets and Highways Code section 36600 et seq.).

Economic Impacts: None.

Environmental Considerations: Administration of assessment districts does not constitute a project under CEQA because it involves continuing administrative or maintenance activities and organizational or administrative activities that will not result in direct or indirect physical changes in the environment. [14 Cal. Code Regs. § 15378(b)(2) & (5)].

Sustainability: Not applicable.

Commission/Committee Action: None.

Rationale for Recommendation: The goal of the BIDs is to provide services, as specified in the MDPs, that supplement services provided by the City. The MDPs are plans that provide guidance for the levy of assessments to provide improvements, maintenance, and activities that benefit businesses in that BID.

Financial Considerations: Financing for the CMR is provided by the levy of assessments on businesses that benefit from the improvements and services. Financing for the STID is provided by the levy of assessments on lodging businesses within the STID that benefit from the Sacramento Convention Center expansion. Financing for the STMD is provided by the levy of assessments upon lodging businesses within the STMD boundaries that benefit from the improvements and services provided by the STMD. The CMR BID and the STMD do not plan to issue bonds. However, with regards to the STID, the City issued bonds in the amount of \$50.4 million for the Convention Center ballroom project, and STID assessment revenue is used to pay debt service on the bonds or other obligations issued or incurred by the City for the ballroom. The operating budget for these three BIDs fluctuates with market conditions and retail sales and is adjusted annually to reflect Council approved assessments and expenditure plans.

Based on the collected levies from FY2025/26, the total assessment budget for FY2026/27 is estimated to be \$112,895 for the CMR BID. The total STID total assessment budget for July through December of FY2026/27 is anticipated to be approximately \$2,044,575. Approximately 94.3% of the STID budget will be funded from revenues collected within the City (\$1,928,034.23) and 5.7% from the unincorporated area of Sacramento County (\$116,540.78). The STMD total assessment budget for July through December of FY2026/27 is estimated to be \$5,253,390, with approximately 94.3% (\$4,903,856) of the revenue collected from businesses within the City and approximately 5.7% from the unincorporated area of Sacramento County (\$297,000).

Approximately \$2,631 in City administration costs are collected from the CMR BID. For the STMD, 2% of the amount of assessments collected from businesses within the City is retained to cover the costs of the City's collection and administration for the STMD. The County is also responsible for collecting assessments from businesses within the unincorporated County area and will retain 2% of the amount of the assessments collected in the unincorporated County for FY2026/27. For the STID, the City and the County will be paid from assessment revenues not used for debt service payments to cover their costs of collection and administration. Budget details are provided in Exhibit B to the Resolution for each BID. All BIDs are self-supporting and have no impact on the General Fund.

Local Business Enterprise (LBE): Not applicable.

RESOLUTION NO. 2026-

Adopted by the Sacramento City Council

August 25, 2026

RESOLUTION APPROVING THE ANNUAL REPORT FOR THE CENTRAL MIDTOWN RESTAURANT BUSINESS IMPROVEMENT DISTRICT FOR FISCAL YEAR 2026/27

BACKGROUND

- A. The business owners within the boundaries of the Central Midtown Restaurant Business Improvement District No. 2017-02 (District) petitioned the City of Sacramento (City) to establish the District to provide services and improvements intended to increase restaurant sales within the District. On June 20, 2017, by Resolution No. 2017-0255, City Council approved the formation of the District, depicted in Exhibit A, the Annual Report, for a five-year term commencing on July 1, 2017. On June 21, 2022, the District was renewed by City Council for a ten-year term running through June 30, 2032 (Resolution No. 2022-0203).
- B. The City Council established the District under the Property and Business Improvement District Law of 1994 (California Streets and Highway Code section 36600 et seq.) (PBID Law) and has previously levied assessments on businesses in the District to pay for improvements and services to be provided within the District, in accordance with the PBID Law.
- C. Expenditures of assessment revenues provide for the following improvements and services within the District, all of which are intended to make the District safer, cleaner, and increase the commercial activity: (1) maintenance, lighting and safety projects; (2) placemaking, arts, and special events; and (3) advocacy and administration to increase patronage for food services businesses within the District. All improvements and services are as defined within the Annual Report. The Annual Report is attached to this resolution as Exhibit A and is also separately on file with the Infrastructure Finance Division of the Department of Finance, which the City Clerk has designated as the custodian of such records.
- D. The Fiscal Year (FY) 2026/27 rate and methodology of assessment is not changed from the prior year.
- E. Pursuant to California Streets and Highways Code section 36650(c), City staff is seeking City Council approval of the Annual Report.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The City Council finds and determines that the Background statements are true and correct.
- Section 2. The City Council finds and determines that businesses within the District specifically benefit from the improvements and services described in the Annual Report and funded by the proposed assessment.
- Section 3. The City Manager or the City Manager's designee is authorized to make any necessary budgetary adjustments associated with the District budget for FY2026/27 as shown in the attached Exhibit B, FY2026/27 District Budget and Business Assessment.
- Section 4. The annual budget and assessments as set forth in the FY2026/27 Annual Report (attached hereto as Exhibit A) are confirmed, and the Annual Report is hereby approved.
- Section 5. Exhibits A and B are part of this resolution.

Table of Contents:

Exhibit A: Annual Report for FY2026/27

Exhibit B: FY2026/27 District Budget and Business Assessment

BUSINESS IMPROVEMENT DISTRICT ANNUAL REPORT CHECKLIST

FY 26/27

BID NAME: Central Midtown Restaurant Business Improvement District

CONTRACT # 2022-02

AUTHORITY (CS&H Code Section)	REQUIREMENT	PAGE FOUND
36650(b)	Specify BID name	2
-Does the BID name exactly match the previous year's BID name? (Check one) YES ☒ NO ☐		
36650(b)	Specify fiscal year to which report applies	2
36650(b)(1)	Any proposed changes in the boundaries	No
36650(b)(1)	Any proposed changes in any benefit zones	No
-Do the boundaries and benefit zones exactly match the previous year? (Check one) YES ☒ NO ☐ (If not, describe change(s) in the NOTES section)		
36650(b)(2)	The improvements and activities for that fiscal year	3-4
-Are the improvements and activities in line with the Original MDP? (Check one) YES ☒ NO ☐		
36650(b)(3)	An estimate of the cost of providing the improvements and activities for that fiscal year	6
- How does the overall budget compare to last year? (Check one) HIGHER ☒ SAME ☐ LOWER ☐ - What is the greatest change (by percentage) between line items from last year to this year <u>20</u>		
36650(b)(4)	The method of levying the assessment in sufficient detail to allow each real property owner/business owner to estimate the amount of the assessment to be levied against his or her property for that fiscal year	2
36650(b)(4)	The basis of levying the assessment in sufficient detail to allow each real property/business owner to estimate the amount of the assessment to be levied against their business/property for that fiscal year	2
-Does the Method and Basis match the MDP? (Check one) YES ☒ NO ☐ -Is there a rate increase for this year? (Check one) YES ☐ NO ☒ -If so: What is the rate? _____		
36650(b)(5)	The amount of any surplus revenues to be carried over from a previous fiscal year	0
-Is the surplus identified for use in specific categories? (Check one) YES ☐ NO ☐ if yes, What category(ies) _____		
36650(b)(5)	The amount of any deficit revenues to be carried over from a previous fiscal year	0
36650(b)(6)	The amount of any contributions to be made from sources other than assessments levied pursuant to this part	0
-Are the contributions identified for use in a specific category? (Check one) YES ☒ NO ☐		
-Did an authorized representative of the nonprofit Board sign the report? (Check one) YES ☒ NO ☐		
-Does the report state the date the Board approved the Report/Budget? (Check one) YES ☒ NO ☐		

NOTES:

8/03/2026

Susanna Tam
Development Project Manager
City of Sacramento
Finance Department
915 I Street, 5th Floor
Sacramento, CA 95814

Re: 2026-2027 Fiscal Year Budget – Central Midtown Business Improvement District - CMRBID

Dear Susanna,

On behalf of the Board of Directors of the Midtown Sacramento PBID Corporation dba Midtown Association, I have enclosed our 2026-2027 fiscal year annual budget pursuant to the State of California Parking and Business Improvement Area law of 1994, Streets and Highways Code section 36600 et seq.

The total CMRBID budget for FY 2026/2027 is **\$112,895.00**

Thank you for your continued support of Midtown, and the Central Midtown Restaurant Business Improvement District. If you have questions or need additional information, I can be reached by phone at (916) 442-1500.

Sincerely,



Emily Baime Michaels
Executive Director



MIDTOWN
ASSOCIATION

**THE CENTER FOR CULTURE, CREATIVITY
& VIBRANCY IN SACRAMENTO'S URBAN CORE.**

Central Midtown Restaurant Business Improvement District 2026-2027 Annual Report

Overview: The Central Midtown Restaurant Business Improvement District (CMRBID), or Midtown Central, is an assessment district proposed to provide specific benefits to payers managed by the Midtown Association. CMRBID was established on June 13, 2017, and renewed July 1, 2022.

Location: The CMRBID includes all restaurant businesses within the portion of Midtown Sacramento generally bound by Jazz Alley to the north, 24th Street to the east, Kayak Alley to the south, and the Union Pacific Railroad to the west, as shown on the map in Exhibit A.

Services: The CMRBID is designed to provide specific benefits directly to payers by increasing restaurant food sales and revenue therefrom. Lighting and safety; placemaking, arts, and events; and advocacy and related administration programs are provided.

Budget: The total CMRBID annual budget is projected at \$112,985.00. The annual assessment rate is 1.5 percent of gross food sales revenue plus a fixed amount based on occupancy. Based on the benefit received, the assessment shall not be collected on: gross alcoholic beverage sales; gross catering or banquet sales; and gross retail sales (such as coffee mugs, t-shirts, etc.). The fixed assessment amount (based on occupancy) is in addition to the gross food sales assessment and is shown in the table below:

Occupancy Threshold	Annual Occupancy Assessment
Under 49 customers	\$500
50-99 customers	\$1,000
100-199 customers	\$2,500
200+ customers	\$5,000

Governance: The Board of the Midtown Association has established a CMRBID advisory committee made of assessed business owners. Membership includes: Azul, Kin Thai Street Eatery, LowBrau, Mango's, Roscoe's Brews & Burgers, Gami Burger, Flamingo House, Midtown Cantina Alley, Der Biergarten, Golden Bear, Omakase Por Favor, and Pizzasaurus Rex.



Programs & Financial Overview:

Lighting & Safety: The lighting and safety program focuses on safety services and amenities that make the CMRBID businesses safer and more welcoming for visitors. The program includes police services for activities such as Second Saturdays and on street events adjacent to assessed businesses, and also includes ambient lighting installation.

Placemaking, Arts, & Events: The placemaking, arts, and events program focuses on attracting patrons to assessed businesses by funding family/neighborhood friendly programming in public spaces such as streets, alleyways, parking lots, and the development of a connective landscaping project between 20th and 24th Streets, across the district. The program focuses on arts and annual signature events that drive restaurant sales, such as Second Saturday, Oktoberfest, and parking programs for assessed businesses, as well as district-wide capital improvement projects. These funds are not used to enhance events or promotions that take place exclusively inside businesses. Program costs can include special event insurance, street closure costs, entertainment fees, advertising, and placemaking projects such as CMRBID welcome signage, banners, and public art installations adjacent to assessed businesses. Assessment funds are not used to rebate businesses for their specific marketing efforts or event planning costs.

Advocacy & Administration: In order to provide the lighting and safety and placemaking, arts, and events services, the Midtown Association incurs various administrative costs, such as staffing, rent, advocacy, insurance, legal, and accounting fees. Advocacy programs will utilize dedicated staff time to provide unified attention, communication, and responsiveness throughout the CMRBID on regulations and policies affecting assessed restaurant businesses.

Collections/Contingency/Reserve: In order to ensure effective provision of services, a contingency will be established to account for uncollected assessments or unanticipated program costs. The reserve fund may be spent on programs described in this Plan in any proportion deemed appropriate by the Midtown Association. This category includes the cost of City administrative fees, not to exceed \$9,000 per year, for collection and disbursement of the assessment. Collection fees from the City of Sacramento are calculated prior to the monthly disbursement checks received.



Specific Projects & Budget Overview:

Lighting and Safety projects include:

- Powerwashing entertainment areas, including private patios
- Landscaping and lighting improvements next to adjacent businesses
- Support with the city Al Fresco Program

Placemaking, Arts & Events projects include:

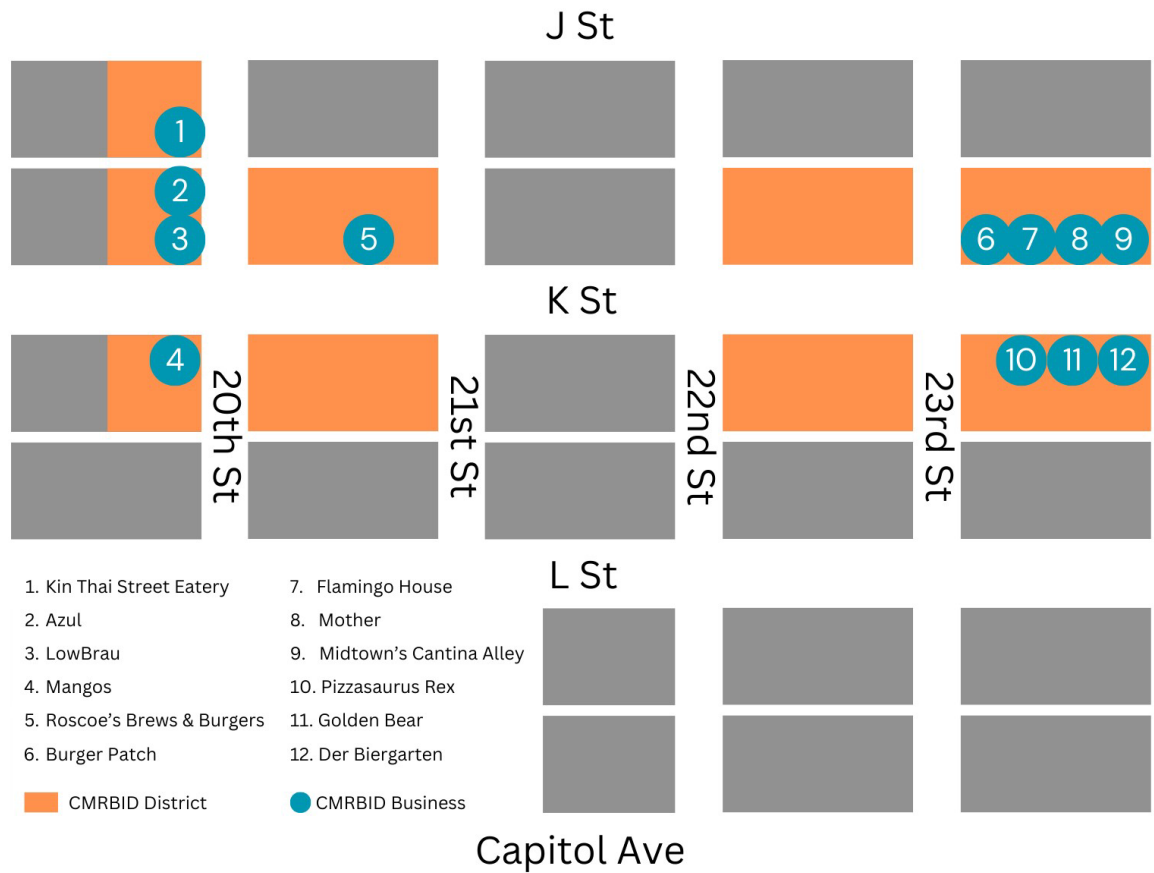
- Administration and production of Midtown Second Saturday
- Development of a connective landscaping project between 20th and 24th Streets
- Permitting support and specific event costs for Der Biergarten's Oktoberfest
- Permitting support and specific event costs for LowBrau
- Permitting support and specific event costs for Cantina Alley's Cinco de Mayo
- Refresh design and branding of Midtown Central including new banners.
- Instagram and social media promotion of district businesses

Advocacy and Administration projects include:

- Implementation of Entertainment Zone at 20th and K
- Advocacy support for Entertainment Zone at 24th and K
- A fairly allocated share of overhead expenses
- Advocacy support such as the city al fresco dining program



Exhibit A: Map



Central Midtown Restaurant Business Improvement District
Annual Budget
Fiscal Year 2026/27

	BID
Resources	
Beginning Reserves	\$ -
Other Revenues	\$ -
Business Tax Collections/ County Billing	\$ 112,985.00
Total Resources	\$ 112,895.00
Expenses	
Maintenance, Lighting & Safety	
Maintenance & Streetscape	\$ 4,056.00
Lighting and Prevention	\$ -
City Police	\$ 5,000.00
Total Lighting & Safety	\$ 9,056.00
Placemaking Arts & Events	
Pilot Projects	\$ 44,744.00
Activations	\$ 18,000.00
Total Placemaking Arts & Events	\$ 62,744.00
Advocacy & Administration	
PR & Marketing	\$ 32,095.00
Administration	\$ 9,000.00
Total Advocacy & Administration	\$ 41,095.00
Total Expenses	\$ 112,895.00

BUSINESS IMPROVEMENT AREA FEES:

ANNUAL FEES AS OF JANUARY 1, 2027

CMRBID:	Minimum Occupancy Assessment Fee:	\$41	Maximum Occupancy Assessment Fee:	\$417
Assessment (1.5% of total Prepared Food Sales)				
Establishment Occupancy		Monthly Charge		
Greater than 200		\$417		
100-199		\$208		
50-99		\$83		
Less than 49		\$41		

Exhibit B

CENTRAL MIDTOWN RESTAURANT (FUND 2251) PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FY2026/27 DISTRICT BUDGET & BUSINESS ASSESSMENT

Resources

Estimated Beginning Balance	
Total Estimated Assessments Collected	\$112,895
Total Resources	\$112,895

Expenses (Estimated)

Lighting & Safety	\$9,056
Placemaking Arts & Events	\$62,744
Advocacy & Administration	\$41,095
Total Expenses	\$112,895

Business Assessment

Annual assessment rates are as follows: Restaurants and businesses that sell prepared food shall be assessed 1.5% of gross sales, excluding alcohol sales and certain items as described in Section V of the Management District Plan (MDP), on file with the Infrastructure Finance Division, designated by the City Clerk as the custodian of such records. The gross sales will be determined from the Business Operations Tax filings with the City of Sacramento.

New restaurant or businesses that sell prepared food that open during the term of the district shall not be exempt from assessment. Assessment rates for new restaurant or businesses that sell prepared food shall be determined by utilizing the most current quarterly gross sales information to extrapolate the annual assessment amount.

RESOLUTION NO. 2026-

Adopted by the Sacramento City Council

August 25, 2026

RESOLUTION APPROVING THE ANNUAL REPORT FOR THE SACRAMENTO TOURISM INFRASTRUCTURE DISTRICT FOR JULY THROUGH DECEMBER OF FISCAL YEAR 2026/27

BACKGROUND

- A. Sacramento lodging business owners within the boundaries of the Sacramento Tourism Infrastructure District No. 2018-04 (District) petitioned the City of Sacramento (City) to establish the District, as a business improvement district, by which the assessments collected would be used to pay debt service on the bonds or other obligations issued or incurred by the City for construction of the ballroom portion of the Sacramento Convention Center expansion, designed to increase overnight tourism and increase the desirability of the Sacramento Convention Center as a tourist, meeting and event destination, thereby increasing room night sales for the assessed lodging businesses. On October 30, 2018, by Resolution No. 2018-0419, City Council approved the establishment of the District for a term of no more than 40 years from the date of issuance of the first series of bonds.
- B. The City Council established the District under the Property and Business Improvement District Law of 1994 (California Streets and Highway Code section 36600 et seq.) (PBID Law) and has previously levied assessments on businesses in the District to pay for improvements to be provided within the District, in accordance with the PBID Law.
- C. Expenditures of assessment revenues provide for the following within the District: paying debt service for the ballroom portion of the Sacramento Convention Center expansion, with the intention to increase tourism and room night sales within the District's boundaries. All improvements are as defined within the Annual Report. The Annual Report is attached to this resolution as Exhibit A and is also on file with the Infrastructure Finance Division of the Finance Department, which the City Clerk has designated as the custodian of such records.
- D. The Fiscal Year (FY) 2026/27 rate and methodology of assessment is not changed from the prior year.
- E. Pursuant to California Streets and Highways Code section 36650(c), City staff is seeking City Council approval of the Annual Report.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

- Section 1. The City Council finds and determines that the Background statements above are true and correct.
- Section 2. The City Council finds and determines that the businesses within the District specifically benefit from the improvements and services described in the Annual Report and funded by the proposed assessment.
- Section 3. The City Manager or City Manager's designee is authorized to make any necessary budgetary adjustments associated with the District budget for the FY2026/27 period of July through December 2026, as shown in the attached Exhibit B.
- Section 4. The annual budget and assessments as set forth in the FY2026/27 Annual Report for the period of July 2026 through December 2026 (attached hereto as Exhibit A) are confirmed, and the Annual Report is hereby approved.
- Section 5. Exhibits A and B are a part of this resolution.

Table of Contents:

Exhibit A: Annual Report for FY2026/27 (July-December)

Exhibit B: FY2026/27(July-December) District Budget and Business Assessment

Sacramento Tourism Infrastructure District

July – December 2026

Annual Report

Developed by Visit Sacramento, the Sacramento Tourism Infrastructure District (STID) is an assessment district proposed to provide specific benefits to payors, by providing funding for capital improvements and other infrastructure project and marketing (if funds allow) designed to increase room night sales for assessed businesses.

The STID is administered by Visit Sacramento in conjunction with an STID Tourism Committee consisting of the following members:

- Rick Jennings, Councilmember District 7
- Michael Ault, Executive Director, Downtown Sacramento Partnership
- David Huber, General Manager, Hilton Arden West
- Doug Warren, General Manager, Marriott Village Cal Expo
- Mike Testa, President & CEO, Visit Sacramento
- Patrick Miller, General Manager, Hyatt Regency Sacramento
- Emily Nichols, General Manager, Kimpton Sawyer Hotel
- Vacant waiting to be appointed by Sacramento Hotel Association, City Manager's Office
- Vacant waiting to be appointed by Sacramento Hotel Association, Lodging Property Representative

Location

The STID includes all lodging businesses, existing and in the future, available for public occupancy within the boundaries of the City of Sacramento and the unincorporated areas of the County of Sacramento. A boundary map is attached as Exhibit A.

Assessment Rates

The annual assessment rate is one percent (1%) of gross short-term room rental revenue. Based on the benefit received, assessments shall not be collected on stays of more than thirty (30) consecutive days. The assessment shall apply to room rental revenue from all stays which are on a transient basis; a stay is considered to be on a transient basis until thirty (30) consecutive room night stays have elapsed.

For July – December 2026, the assessments collected from lodging businesses within the STID will be used to pay debt service on the bonds or other obligations issued or incurred by the City to finance capital improvements specified in the MDP, including the ballroom portion the Sacramento Convention Center expansion. Expansion of the Convention Center was completed in early 2021 and was designed to increase overnight tourism and increase the desirability of the Sacramento Convention Center as a tourist, meeting and event destination, thereby increasing room night sales for assessed lodging businesses.

Budget

The total STID annual budget for July – December 2026 is anticipated to be approximately \$2,044,575. Approximately 94.3 percent of the budget will be funded from revenues collected within the City (\$1,928,034.23) and 5.7 percent from the unincorporated area of Sacramento County (\$116,540.78). There is no surplus or deficit revenues that will be carried over from the previous fiscal year.

Budget number from STID MDP and then used same percentage breakdown as this year's STMD Estimate.

Improvements

The capital improvements and debt service portion of the budget will be used to fund capital improvements designed to increase room night sales for assessed businesses. The focus of the capital improvements program is to fund a portion of the planned expansion to the Sacramento Convention Center, specifically the construction of a ballroom, designed to increase overnight tourism and increase

the desirability of the Sacramento Convention Center as a tourist, meeting and event destination, thereby increasing room night sales for assessed lodging businesses.

EXHIBIT A
STID Boundary Map

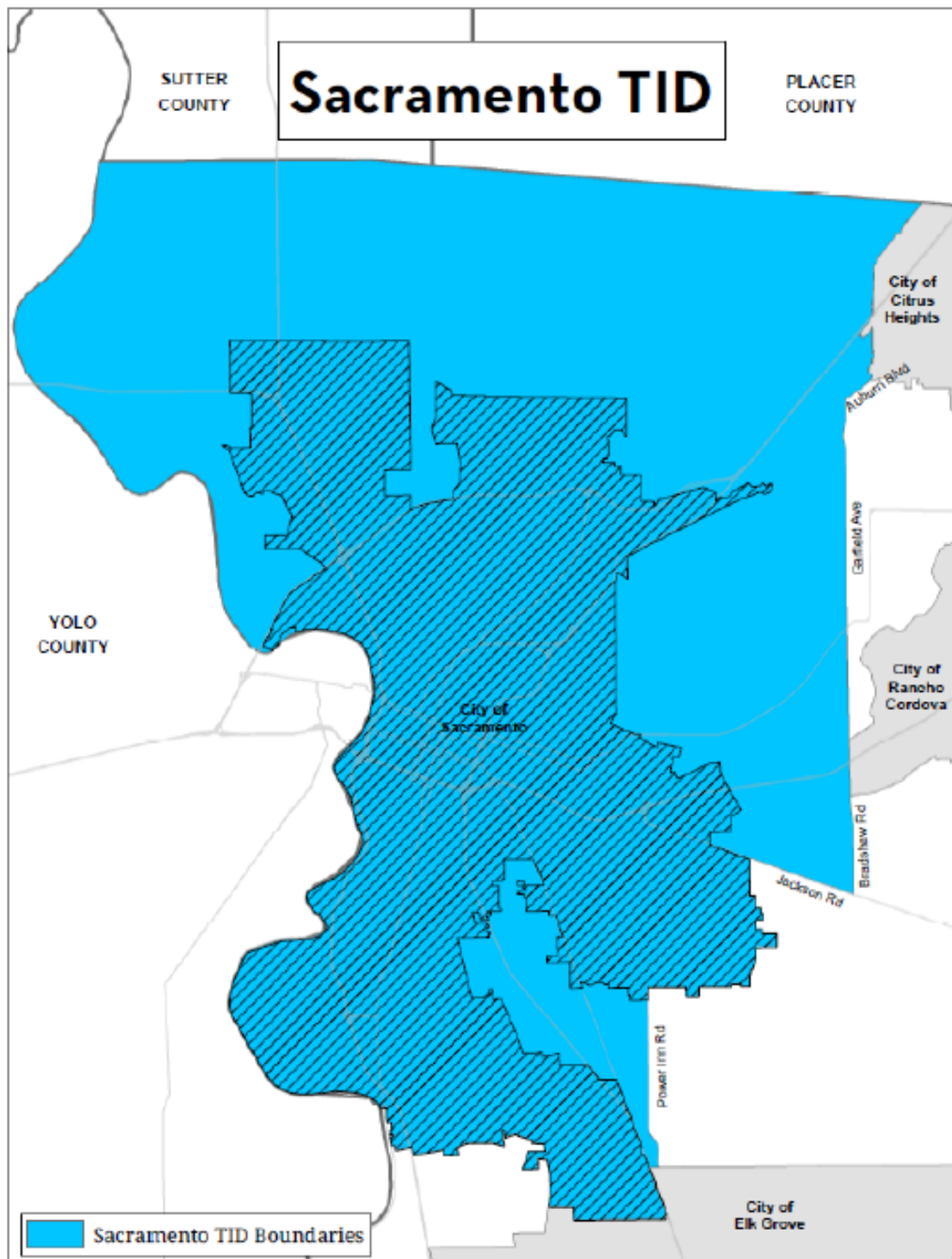


Exhibit B

SACRAMENTO TOURISM INFRASTRUCTURE
BUSINESS IMPROVEMENT DISTRICT (FUND 2253)
FY2026/27(July-December) DISTRICT BUDGET & BUSINESS ASSESSMENT

Resources

Estimated Beginning Balance	\$0
Total Estimated Assessments Collected	\$2,044,575
Total Resources	\$2,044,575

Expenses

Debt Service on Bonds Issued to Finance Improvements	\$40,892
Estimated BID Expenses	\$637,776
Total Expenses	\$678,668

Estimated Ending Fund Balance	\$1,365,908
Year-Over-Year Change	\$1,365,908

Estimated Disbursement to BID	\$2,044,575
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Business Assessment

Annual assessment rate is 1% of gross short-term room rental revenue (stays of no more than 30 consecutive days).

RESOLUTION NO.

Adopted by the Sacramento City Council

August 25, 2026

RESOLUTION APPROVING THE ANNUAL REPORT FOR THE SACRAMENTO TOURISM MARKETING DISTRICT FOR JULY THROUGH DECEMBER OF FISCAL YEAR 2026/27

BACKGROUND

- A. On September 7, 2016, Sacramento lodging business owners within the boundaries of the Sacramento Tourism Marketing District No. 2016-06 (STMD) petitioned the City of Sacramento (City) to re-establish the STMD, as a business improvement district, to assess business income in order to provide marketing and sales promotions with the intent to increase tourism and to market Sacramento lodging businesses as tourist, meeting, and event destinations. The STMD was originally established by the City Council on May 22, 2012 (Resolution No. 2012-0141).
- B. On April 2, 2024, by Resolution No. 2024-0094, City Council approved renewal of the STMD for a ten-year term commencing on July 1, 2024 and running through June 30, 2034.
- C. The City Council established the STMD under the Property and Business Improvement District Law of 1994 (California Streets and Highway Code section 36600 et seq.) (PBID Law) and has previously levied assessments on businesses in the STMD to pay for services to be provided within the STMD, in accordance with the PBID Law.
- D. Expenditures of STMD funds provide for promotion, marketing, and sales efforts within the STMD, which are intended to increase tourism and room night sales in the City and County of Sacramento. All services are as defined within the Annual Report. The Annual Report is attached to this resolution as Exhibit A and is also on file with the Infrastructure Finance Division of the Finance Department, which the City Clerk has designated as the custodian of such records.
- E. The Fiscal Year (FY) 2026/27 rate of assessment will increase for the period covered in the attached Annual Report, which is from July 2026 through December 2026. The methodology of assessment is not changed from the prior year.
- F. Pursuant to California Streets and Highways Code section 36650(c), City staff is seeking City Council approval of the Annual Report.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1 The City Council finds and determines that the Background statements above are true and correct.

- Section 2 The City Council finds and determines that the businesses within the STMD benefit from the services described in the Annual Report and funded by the proposed assessment.
- Section 3 The City Manager or City Manager's designee is authorized to make any necessary budgetary adjustments associated with the STMD budget for the FY2026/27 period of July through December 2026, as shown on the attached Exhibit B.
- Section 4 The annual budget and assessments as set forth in the FY2026/27 Annual Report for the period of July 2026 through December 2026 (attached hereto as Exhibit A) are confirmed, and the Annual Report is hereby approved.
- Section 5 Exhibits A and B are part of this resolution.

Table of Contents:

Exhibit A: Annual Report for FY2026/27(July-December)

Exhibit B: FY2026/27 (July-December) District Budget & Business Assessment

Sacramento Tourism Marketing District

July - December 2026

Annual Report

Developed by the Sacramento Hotel Association, the Sacramento Tourism Marketing District (STMD) is a benefit assessment district formed to help fund marketing and sales promotion efforts to provide specific benefits and exclusive privileges to Sacramento lodging businesses.

The STMD is administered by Visit Sacramento in conjunction with an STMD Tourism Committee consisting of the following members:

Zone 1:

Patrick Miller	General Manager, Hyatt Regency Sacramento
Steve Mammet	General Manager, Embassy Suites Sacramento
Emily Nichols	General Manager, Kimpton Sawyer Hotel

Zone 2:

David Huber	General Manager, Hilton Sacramento Arden West
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Zone 3:

Doug Warren	Regional Director of Operations, Residence Inn by Marriott – Natomas/Airport
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Zone 4:

Danielle Price	General Manager, The Westin Hotel
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Currently has a vacant position that the Sacramento Hotel Association is working to fill.

Location

The STMD includes all lodging businesses, existing and in the future, available for public occupancy within the boundaries of the City of Sacramento and the unincorporated areas of the County of Sacramento. A boundary map is attached as Exhibit A.

Assessment Rates

Annual assessment rates will increase on August 1, 2026 and will be increase from three and forty-five hundredths percent 3.45% to four percent (4%) of gross short-term (stays fewer than 31 days) room rental revenue on lodging businesses in Zone 1, from two and eight hundred seventy-five thousandths percent (2.875%) to three and thirty-three hundredths percent (3.33%) of gross short-term room rental revenue on lodging businesses in Zone 2, from two and thirty hundredths percent (2.30%) to two and sixty-six hundredths percent (2.66%) of gross short-term room rental revenue on lodging businesses in Zone 3, and from one and fifteen hundredths percent (1.15%) to one and thirty-three hundredths percent (1.33%) of gross short-term room rental revenue on lodging businesses in Zone 4.

Based on the benefit received, assessments shall not be collected on stays of more than thirty (30) consecutive days. The assessment shall apply to room rental revenue from all stays which are on a transient basis; a stay is considered to be on a transient basis until thirty (30) consecutive room night stays have elapsed.

Budget

The total STMD annual budget for July – December 2026 is anticipated to be approximately \$5,253,390. Approximately 94.3 percent of the budget will be funded from revenues collected within the City (\$4,903,856) and 5.7 percent from the unincorporated area of Sacramento County (\$297,000). There is no surplus or deficit revenues that will be carried over from the previous fiscal year. The budget, attached as Exhibit B, was approved by the STMD Tourism Committee on May 20, 2026.

Services

Marketing and sales promotions to specifically benefit assessed lodging businesses by increasing tourism and group business and to marketing Sacramento lodging businesses as tourist, meeting, and event destinations to provide the specific benefit and exclusive privilege of additional hotel room night rentals.

Sales and Marketing

While actual revenues collected will determine the scope of services that can be performed, the sales and marketing program will have a central theme of promoting Sacramento as a desirable place to visit overnight, and they could include, but are not limited to, the following activities:

- Attendance at 30+ national trade shows and professional industry conferences and events annually, by the Visit Sacramento Convention Sales and Services team, to meet with certified meeting planners in order to gather new convention RFPs to drive demand for conventions and the associated room sales for assessed lodging businesses;
- Visit Sacramento's Sports & Entertainment and Convention Sales and Services staff will attend industry trade shows and work directly with third party convention planning organizations (e.g. Helms Briscoe, Conference Direct) and national event promoters to generate business leads that will result in attracting national conventions and large leisure travel group events, such as music and food festivals and amateur sporting events;
- Convention familiarization tours of assessed lodging businesses;
- Bid assistance and partnership for special events like the Aftershock music festival and Ironman California.
- Marketing promotion through paid ads, earned and social media, and collateral materials to drive demand for overnight visitation and room sales and to increase awareness of tourist attractions and events in Sacramento;
- Communications and advocacy activities to inform and educate key stakeholders and the public;
- Internet marketing efforts to increase awareness and optimize internet presence to drive demand for overnight visitation and room sales to assessed lodging businesses;
- Print ads in magazines and newspapers, television ads, and radio ads targeted at potential visitors to drive demand for overnight visitation and room sales to assessed lodging businesses;
- Sales blitzes and campaigns, including meetings with potential tourism customers, for assessed lodging businesses;
- Preparation and production of collateral promotional materials such as brochures, flyers and maps featuring assessed lodging businesses;
- Visit Sacramento staff will meet with Directors of Sales, General Managers, owners, and other lodging representatives to plan, communicate, collaborate, and report results on coordinated tourism promotion efforts for assessed lodging businesses; and
- Development and maintenance of a website designed to promote assessed lodging businesses.

EXHIBIT A
STMD Boundary Map

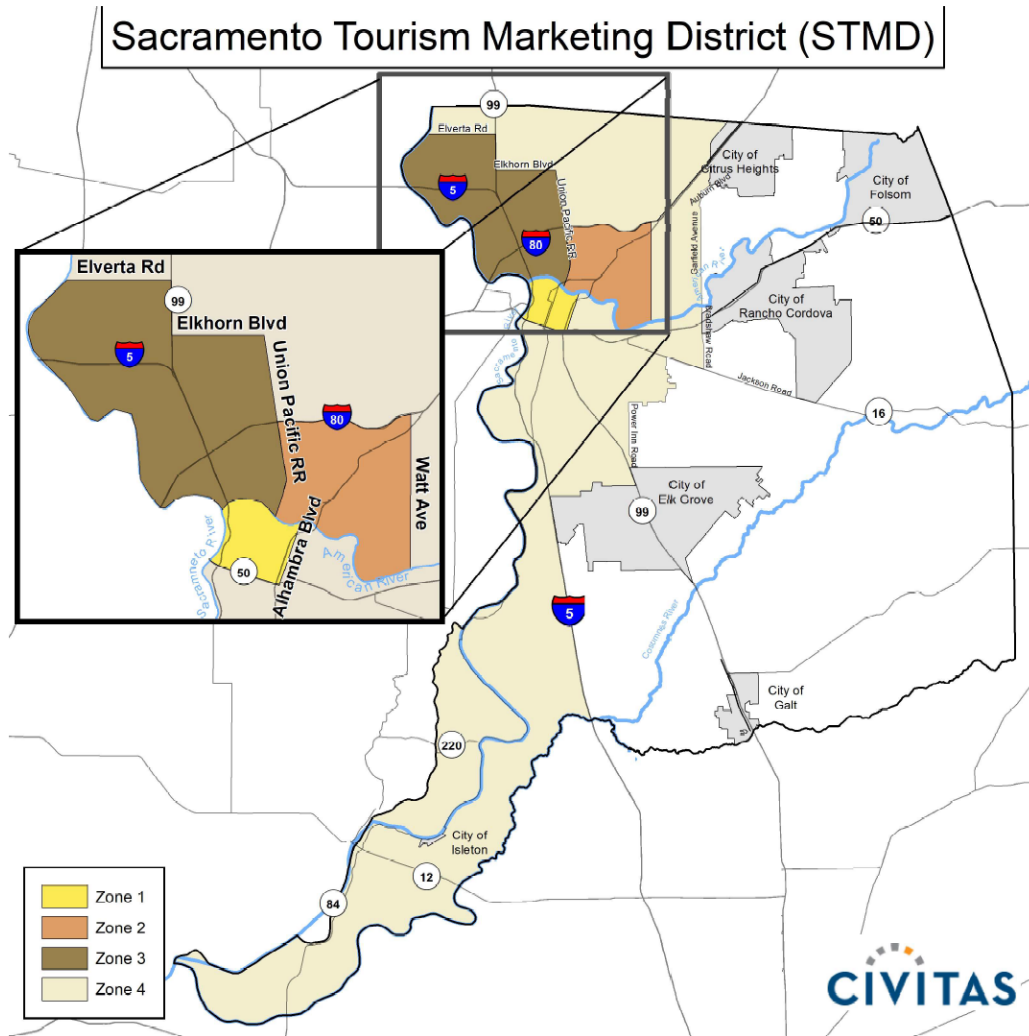


Exhibit B

SACRAMENTO TOURISM MARKETING DISTRICT (FUND 2243) FY2026/27 (July-December) DISTRICT BUDGET & BUSINESS ASSESSMENT

Resources

Estimated Beginning Balance	\$0
Total Estimated Assessments Collected	\$5,253,390
Total Resources	\$5,253,390

Expenses (Estimated)

Administration	\$861,725
Marketing	\$594,750
Convention Sales	\$1,694,807
Travel Trade	\$4,975
Destination Experience & Community Eng	\$488,268
Sports	\$1,035,581
Special Events	\$573,284
Total Expenses	\$5,253,390

Business Assessment

Annual assessment rates on lodging businesses for short term room rental (stays fewer than 31 days) are:

- Zone 1 – 4% of gross room rental revenue
- Zone 2 – 3.33% of gross room rental revenue
- Zone 3 – 2.66% of gross room rental revenue
- Zone 4 – 1.33% of gross room rental revenue

Based on the benefit received, assessments shall not be collected on stays of more than thirty (30) consecutive days. The assessment shall apply to room rental revenue from all stays which are on a transient basis; a stay is considered to be on a transient basis until thirty (30) consecutive room night stays have elapsed.

File ID: 2026-01469

8/25/2026

[Pass for Publication] Railyards Special Sign District - Subdistrict 2 - Static Digital Signs for Large Entertainment Venues (M25-009)

File ID: 2026-01469

Location: Sacramento Railyards Special Planning District, District 4

Recommendation: 1) Review an ordinance amending subsection 15.148.193.F of the Sacramento City Code, relating to signs in the Railyards; and 2) pass for publication the ordinance title per Sacramento City Charter section 32(c), for City Council consideration on September 1, 2026.

Contact: Matthew Sites, Senior Architect, AIA, LEED AP, (916) 808-7646, msites@cityofsacramento.org; Bruce Monighan, Urban Design Manager, (916) 808-5260, bmonighan@cityofsacramento.org; Community Development Department

Presenter: Matthew Sites, Senior Architect, AIA, LEED AP, (916) 808-7646, msites@cityofsacramento.org, Community Development Department

Attachments:

- 1-Description/Analysis
- 2-Ordinance (Redline of 10/14/2025 ordinance)
- 3-Ordinance (Redline)
- 4-Ordinance (Clean)

Description/Analysis

Issue Detail: On December 2, 2025, the City Council, recognizing the strategic and economic importance of establishing a Railyards special sign district to address gaps in the urban fabric and complement adjacent special planning districts, adopted the Railyards special sign district ordinance (City Code section 15.148.193). Staff is bringing forward an amendment to the Railyards special sign district to address the Sacramento Shops Historic District, which embodies the history, structure and namesake of the Railyards. The rehabilitation and repurposing of these existing historic structures into new activated uses requires a fresh yet thoughtful approach to signage.

The proposed ordinance amends City Code section 15.148.193.F., to allow the use of static digital displays that are intended to support the adaptive reuse of historic buildings (such as the Paintshop Building) within subdistrict 2 of the Railyards special sign district (the Sacramento Shops Historic

District). The proposed amendment would allow limited special signage for large entertainment venues, defined as permanent buildings or structures primarily used for entertainment and capable of accommodating more than 2,000 people. While digital signs are currently prohibited within historic districts, the proposed amendment would allow a digital format limited to *static display only*, meaning content would not update every few seconds (as with typical digital signs), but varied in measurements of minutes based on operational periods.

On October 14, 2025, the Law and Legislation Committee reviewed and passed a motion forwarding to City Council for its consideration an ordinance that was substantially similar to the ordinance that is being presented for consideration today (a redline draft that reflects the changes that have been made to the previous ordinance is attached as Attachment 2). After the October 2025 L&L meeting, City staff entered additional discussions with the property owner and operator about the content of the ordinance that led staff to pause further actions before the ordinance was presented to the City Council for consideration. The discussions provided additional information regarding operational needs that were not presented to staff prior to the project entering the construction phase. As a result of this information, under the proposed ordinance, rather than being limited to a single static image every 24 hours, static images may change every 15 minutes, except that during a specified period on event days, images may change every 5 minutes. Furthermore, the hours of operation have changed from dawn to midnight seven days a week to dawn to midnight Sunday through Thursday, and dawn to 2 a.m. on Friday and Saturday. This approach offers flexibility in time, place, and manner of signage while ensuring compatibility with the historic character of the district and maintaining reversibility. On August 18, 2026, L&L reviewed and passed a motion forwarding to the City Council for its consideration the ordinance with the changes described above.

The proposed amendment language is consistent with existing City Code section 15.148.920 ("Signs for Large Entertainment Venues") but applies exclusively to historic structures within the Sacramento Shops Historic District of the Railyards Special Planning District - subdistrict 2. Illumination levels are also addressed in the proposed amendment to complement the character of the historic district.

Policy Considerations: The proposed amendment to signage within the Railyards special sign district, subdistrict 2, Sacramento Shops Historic District would allow limited digital signage within the district while preventing uncontrolled proliferation of digital signs and respectfully promoting new technology to increase economic vitality for businesses, consistent with the following 2040 General Plan goals and policies.

Goal LU 2.4. City of Distinctive and Memorable Places. Promote community design that produces a distinctive, high-quality built environment whose forms and character reflect Sacramento's unique historic, environmental, and architectural context, and create memorable places that enrich community life.

Policy LU 2.4.1. Unique Sense of Place. The City shall promote quality site, architectural,

and landscape design that incorporates those qualities and characteristics that make Sacramento desirable and memorable including: walkable blocks, distinctive parks and open spaces, tree-lined streets, and varied architectural styles.

The Railyards is one of the last large downtown infill sites on the west coast, which makes it unique and an opportunity to apply distinct solutions for City integration. The utilization of limited digital signage in a static format selectively within the Sacramento Shops Historic District for large entertainment venues could benefit a building like the Paintshop as it is converted into one of these venues.

GOAL HCR 2.1 Identification and Preservation of Historic and Cultural Resources. Identify and preserve the city's historic and cultural resources to enrich our sense of place and our understanding of the City's prehistory and history.

HCR 2.1.14 Adaptive Reuse. The City shall encourage adaptive reuse of historic resources when the original use of the resource is no longer feasible.

HCR 2.1.11 Compatibility with Historic Context. The City shall review proposed new development, alterations, and rehabilitation/remodels for compatibility with the surrounding historic context. The City shall pay special attention to the scale, massing, and relationship of proposed new development to surrounding historic resources.

The Sacramento Shops Historic District epitomizes the Railyards identity and serves as a reminder of the past while offering the opportunity to adaptively reuse the existing structures. New uses of these historic spaces require signage commensurate with the use, such as a music venue marquee sign while still being true to the historic form and structure details.

Goal HR-1: Provide for the public use and enjoyment of historic resources within the Plan Area.

Policy HR-1.1: Allow a mixture of public oriented, cultural, and commercial-recreational uses that reinforce the Sacramento Shops Historic District as a regional destination and that promote viable reuse of the historic district.

Policy HR-1.4: Preserve and rehabilitate the Southern Pacific Depot complex in a manner that will enhance its civic significance in the downtown and Railyards area and in conformance with the City of Sacramento's SITF site plan.

The Sacramento Shops Historic District reflects the character and legacy of the Railyards while offering opportunities for adaptive reuse of its historic structures. As these spaces are repurposed for new functions-such as music and entertainment venues-some uses will require signage that is

appropriate to their scale and visibility needs yet still respects the architectural integrity and historic character of the buildings. The proposed ordinance aims to strike a thoughtful balance between modern functional requirements and historic preservation. It allows for limited, static digital signage that complements the historic setting while supporting public access, engagement, and the long-term viability of these landmark structures.

Economic Impacts: Not applicable.

Environmental Considerations: The Community Development Department, Environmental Planning Services Section has determined, pursuant to California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) that the proposed ordinance is exempt from CEQA. The ordinance to allow for limited digital signage within the historic district while continuing to protect the historic integrity of the district and its contributing resources is covered by the common-sense exemption (§15061(b)(3)). With the review protections described in the ordinance and the ability for modifying and removing the signage, the ordinance would not result in a significant effect on the environment and as such is exempt from CEQA. The Railyards Specific Plan Update, KP Medical Center, MLS Stadium, and Stormwater Outfall Subsequent EIR which was certified by the City Council on November 11, 2016 (Resolution No. 2016-0379) included discussion of allowing for provision of tenant signage on walls in addition to the prior allowed signs within the Central Shops District.

Sustainability: No sustainability considerations apply to the request.

Commission/Committee Action: On June 18, 2025, the Preservation Commission passed a motion forwarding a recommendation to City Council to adopt an ordinance amending section 15.148.193 of the Sacramento City Code (Railyards Special Planning District) to allow static digital signage for large entertainment venues within the Sacramento Shops Historic District (Subdistrict 2).

On October 14, 2025, the Law and Legislation Committee reviewed the draft ordinance and forwarded it to the City Council for consideration. On August 18, 2026, the Law and Legislation Committee reviewed minor revisions to the previous draft ordinance language and forwarded it to the City Council for consideration.

Rationale for Recommendation: This amendment would allow for limited static digital signage within the Sacramento Shops Historic District while continuing to protect the historic integrity of the historic district and its contributing resources.

Financial Considerations: None.

Local Business Enterprise (LBE): No goods or services are being purchased under this report.

Background: In 2022, the Paintshop Building was approved for an adaptive reuse as a 5,000-seat

live entertainment venue and currently under construction, which requires signage to advertise performances and events. This presents a unique challenge when such uses are located within historic buildings. Traditionally, entertainment venues used static marquee signs with interchangeable letters to promote upcoming acts. However, the buildings within the Sacramento Shops Historic District were originally industrial and not designed for entertainment purposes, meaning they lack precedent for such signage.

Staff has taken into consideration the following U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties (Rehabilitation Treatment) and National Park Services Preservation Brief while developing this sign code:

1. Standard 2 - Historic Character

"The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided."

- Implication: Static digital signs would not obscure, damage, or detract from character-defining features of the building or site.

2. Standard 9 - New Additions

"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property."

- Implication: Static digital signs would be reversible and should not require major alterations to historic materials (e.g., drilling into masonry).

3. Standard 10 - Reversibility

"New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

- Implication: Static digital signs would be installed in ways that allow for full removal without permanent damage.

National Park Service (NPS) Guidance on Signage:

In its **Preservation Brief 25: The Preservation of Historic Signs**, the NPS provides additional guidance:

- New signs **should be compatible** with the historic character of the building.
- Internally illuminated signs (including digital) **are often inappropriate** for historic buildings, particularly if they are overly bright or clash with the aesthetic.
- Flashing, blinking, or excessively animated digital signs are generally discouraged.

Overall, digital signs **may be allowed** under the Standards if they:

- Are **reversible** and do not damage historic materials.
- Do not detract from or obscure **character-defining features**.
- Are **compatible in design, scale, and illumination** with the historic property.
- Are **subtle** in animation and lighting, avoiding modern visual clutter.

To support adaptive reuse, a modern interpretation of the marquee-specifically, static digital signage-can offer a practical and historically sensitive solution. While traditional signage often relies on illuminated individual letters to attract attention, it lacks the flexibility to accommodate the constantly changing needs of entertainment programming. A static digital sign serves as a contemporary equivalent to the marquee, offering several benefits: it can be updated instantly without the need for ladders or physical tools, it allows for custom graphics (such as artist images or event logos), and it supports the operational needs of a dynamic venue while maintaining compatibility with historic surroundings. Many historic theatres have adopted this type of signage while rehabilitating the building or existing marquees. Most importantly, the brightness of static digital signs will be consistent with standard signage (meeting City standards for digital illumination), and the modified message cycle timing of five and fifteen minutes portrays a traditional static sign while granting flexibility to the venue operator, ensuring visual stability and historic appropriateness.

For clarity, any proposed static digital signage will be subject to review by the Preservation Director. As part of this review, the Director and staff will reference the existing Sacramento Shops Historic District Signage Guidelines, with the most relevant provisions outlined below.

***PRINCIPLE:** Signage in the Central Shops District (now renamed the Sacramento Shops Historic District) shall be designed to reflect the historical character of this area while creating a lively, vibrant entertainment district.*

3) Design signs such that materials, illumination, and size complement the character of the historic resources, yet be of their own time.

7) Provide district identity markers that are pedestrian-scaled and related by design, materials, and location with the character-defining features of the historic district.

ORDINANCE NO.

Adopted by the Sacramento City Council
Date Adopted

AN ORDINANCE AMENDING SUBSECTION F OF SECTION 15.148.193 OF THE SACRAMENTO CITY CODE, RELATING TO SIGNS WITHIN THE RAILYARDS

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

A. Subsection F of section 15.148.193 of the Sacramento City Code is hereby amended to read as follows:

F. Subdistrict 2. Within subdistrict 2, a large entertainment venue that falls within the parameters of subsection A.5 above is allowed static digital displays subject to the following:

1. A static digital display must be a permanently attached sign.
2. One static digital display per street frontage is allowed per primary use and must be attached to a marquee.
3. A static digital display may extend from the front of the marquee and return to the building.
4. The maximum display area of a static digital display is 150 square feet per marquee side.
5. Static digital displays are for primary users only and must be located adjacent to the primary public entrance. No static digital displays are allowed for other building users.
6. Each static digital display must be integral in design to the architectural style of the large entertainment venue to which it is attached.
7. General advertising for hire is not allowed.
8. Static digital displays must meet the following criteria:
 - a. A static digital display may show only ~~a single~~ still images ~~per day~~. The still images may not be animated (i.e., move or present the appearance of motion) and may not use flashing, scintillating, blinking, or traveling lights or any other means not providing constant illumination.

b. The term “operational period” means the period that begins three hours before the start time of, and ends two hours after the conclusion of, an event at the large entertainment venue. During the operational period, a static digital display may change still images at intervals of not less than 5 minutes. The interval may be temporarily decreased if additional operational messaging is required to safely manage crowds queuing outside the venue. At all times other than the operational period, a static digital display may change still images no more than once every 15 minutes.

bc. A static digital display must use either an instant transition between still images or a fading transition with a transition time between still images of not less than one second and not more than two seconds. A digital display must not go blank during a transition.

ed. The maximum pixel pitch of a static digital display is 8 millimeters.

de. Static digital displays must be equipped with a sensor or other device that automatically adjusts the brightness of the display according to changes in ambient lighting to comply with a brightness limitation of 0.3 foot-candles above ambient lighting. Static digital displays must transition smoothly at a consistent rate from the allowed daytime brightness to the allowed nighttime brightness levels, beginning 45 minutes before sunset and ending 45 minutes after sunset. An automatic photometric sensor must be provided for automatic dimming.

ef. Upon the request of the chief building official or designee, the display owner, at the owner's expense, shall have a city-approved testing agency measure the brightness of a digital display as follows:

Step One. Measure the display's brightness at night and during the day by focusing on the direct center of the display from a point that is 6 feet above grade and 20 feet away from the plane of the display (determined by a line that is within 6 degrees of a line perpendicular to the plane of the display).

Step Two. Use the following formula to determine the "measurement distance" (the "display area" in the radicand is in square feet):

$$\text{Measurement Distance (in feet)} = \sqrt{\text{Display Area} \times 100}$$

Step Three. Use the following formulas to calculate the display's equivalent maximum brightness during the day and at night:

Equivalent Maximum Nighttime Brightness
$B_n = 180,000 \div D^2$

B_n = the equivalent maximum nighttime brightness

D = the measurement distance calculated in Step Two

Equivalent Maximum Daytime Brightness
$B_d = 3,000,000 \div D^2$

B_d = the equivalent maximum daytime brightness

D = the measurement distance calculated in Step Two

Step Four. Measure the display's brightness at night and during the day by focusing on the direct center of the display from a point that is 6 feet above grade and D feet away (i.e., the measurement distance calculated in Step Two) from the plane of the display as determined by a line that is within 6 degrees of a line perpendicular to the plane of the display. If a brightness so measured exceeds the relevant equivalent maximum brightness calculated in Step Three, then the display's illumination must be adjusted so that it does not exceed that equivalent maximum brightness.

9. The hours of operation for static digital displays are from dawn to midnight Sunday, Monday, Tuesday, Wednesday, and Thursday, and from dawn until 2:00 a.m. the following day on Friday and Saturday.

10. Based on new or updated information or studies, the city council may amend the standards and other provisions in this section to mitigate effects on the visual environment or on residential properties or other sensitive receptors; to reduce driver distractions or other hazards to traffic; or to otherwise protect and promote the public health, safety, and welfare. The city council may apply the amended standards to existing signs and digital displays.

11. Site plan and design review under chapter 17.808 for static digital displays is subject to staff-level review as provided in section 17.812.010.D. Deviations may be approved under section 17.808.120.

B. Except as amended by subsection A above, all provisions of section 15.148.193 remain unchanged and in full effect.

ORDINANCE NO.

Adopted by the Sacramento City Council
Date Adopted

**AN ORDINANCE AMENDING SUBSECTION F OF SECTION
15.148.193 OF THE SACRAMENTO CITY CODE, RELATING TO
SIGNS WITHIN THE RAILYARDS**

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4. The maximum display area of a static digital display is 150 square feet per marquee side.
5. Static digital displays are for primary users only and must be located adjacent to the primary public entrance. No static digital displays are allowed for other building users.
6. Each static digital display must be integral in design to the architectural style of the large entertainment venue to which it is attached.
7. General advertising for hire is not allowed.
8. Static digital displays must meet the following criteria:
 - a. A static digital display may show only still images. The still images may not be animated (i.e., move or present the appearance of motion) and may not use flashing, scintillating, blinking, or traveling lights or any other means not providing constant illumination.

b. The term “operational period” means the period that begins three hours before the start time of, and ends two hours after the conclusion of, an event at the large entertainment venue. During the operational period, a static digital display may change still images at intervals of not less than 5 minutes. The interval may be temporarily decreased if additional operational messaging is required to safely manage crowds queuing outside the venue. At all times other than the operational period, a static digital display may change still images no more than once every 15 minutes.

c. A static digital display must use either an instant transition between still images or a fading transition with a transition time between still images of not less than one second and not more than two seconds. A digital display must not go blank during a transition.

d. The maximum pixel pitch of a static digital display is 8 millimeters.

e. Static digital displays must be equipped with a sensor or other device that automatically adjusts the brightness of the display according to changes in ambient lighting to comply with a brightness limitation of 0.3 foot-candles above ambient lighting. Static digital displays must transition smoothly at a consistent rate from the allowed daytime brightness to the allowed nighttime brightness levels, beginning 45 minutes before sunset and ending 45 minutes after sunset. An automatic photometric sensor must be provided for automatic dimming.

f. Upon the request of the chief building official or designee, the display owner, at the owner's expense, shall have a city-approved testing agency measure the brightness of a digital display as follows:

Step One. Measure the display's brightness at night and during the day by focusing on the direct center of the display from a point that is 6 feet above grade and 20 feet away from the plane of the display (determined by a line that is within 6 degrees of a line perpendicular to the plane of the display).

Step Two. Use the following formula to determine the "measurement distance" (the "display area" in the radicand is in square feet):

$$\text{Measurement Distance (in feet)} = \sqrt{\text{Display Area} \times 100}$$

Step Three. Use the following formulas to calculate the display's equivalent maximum brightness during the day and at night:

<u>Equivalent Maximum Nighttime Brightness</u>
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<u>Equivalent Maximum Daytime Brightness</u>
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<u>$B_d = 3,000,000 \div D^2$</u>
--

B_d = the equivalent maximum daytime brightness

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9. The hours of operation for static digital displays are from dawn to midnight Sunday, Monday, Tuesday, Wednesday, and Thursday, and from dawn until 2:00 a.m. the following day on Friday and Saturday.

10. Based on new or updated information or studies, the city council may amend the standards and other provisions in this section to mitigate effects on the visual environment or on residential properties or other sensitive receptors; to reduce driver distractions or other hazards to traffic; or to otherwise protect and promote the public health, safety, and welfare. The city council may apply the amended standards to existing signs and digital displays.

11. Site plan and design review under chapter 17.808 for static digital displays is subject to staff-level review as provided in section 17.812.010.D. Deviations may be approved under section 17.808.120.

B. Except as amended by subsection A above, all provisions of section 15.148.193 remain unchanged and in full effect.

ORDINANCE NO.

Adopted by the Sacramento City Council
Date Adopted

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11. Site plan and design review under chapter 17.808 for static digital displays is subject to staff-level review as provided in section 17.812.010.D. Deviations may be approved under section 17.808.120.

B. Except as amended by subsection A above, all provisions of section 15.148.193 remain unchanged and in full effect.

File ID: 2026-01393

8/25/2026

Ordinance Listing 3137 33rd Street as a Historic Landmark on the Sacramento Register of Historic and Cultural Resources (M26-011) [Passed for Publication 07/21/2026; Published 07/24/2026; 08/14/2026]

File ID: 2026-01393

Location: 3137 33rd Street (013-0292-056-0000), District 5

Recommendation: Conduct a public hearing and upon conclusion, pass a **Motion:** 1) determining the listing of 3137 33rd Street as a landmark on the Sacramento register of historic and cultural resources is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15308, which exempts actions taken to assure the maintenance, restoration, enhancement, or protection of the environment and where the regulatory process involves procedures for the protection of the environment; and 2) adopt an **Ordinance** listing 3137 33rd Street as a landmark on the Sacramento register of historic and cultural resources.

Contact: Sean de Courcy, Preservation Director, (916) 808-2796, sdecourcy@cityofsacramento.org, Community Development Department

Presenter: Henry Feuss, Preservation Planner, (916) 808-5880, hfeuss@cityofsacramento.org, Community Development Department

Attachments:

- 1-Description/Analysis
- 2-Proposed Ordinance
- 3-Historic Resource Evaluation
- 4-Presentation

Description/Analysis

Issue Detail: In 2025, the property owner of 3137 33rd Street retained the services of Ella Cross, a qualified architectural historian to prepare the historic evaluation for this property. Staff presented a statement of nomination to the preservation director, who concluded at a public hearing on June 17, 2026, that the property appears eligible for listing in the Sacramento register of historic and cultural resources (Sacramento register) pursuant to the criteria provided in City Code section 17.604.210.A.1.a.i. and iii. Staff has prepared a draft ordinance (Attachment 2) which justifies listing the property on the Sacramento register.

A notice of the public hearing describing the proposed landmark listing was sent to the property owners of 3137 33rd Street. No objections to listing have been received by staff.

Policy Considerations: The city council has found “that significant aspects of the City’s rich and diverse historic resources deserve recognition and preservation to foster an understanding of our heritage, and to promote the public health and safety and the economic and general welfare of the people of the city. The preservation and continued use of historic resources are effective tools to sustain and revitalize neighborhoods and business districts within the city, enhance the city’s economic, cultural and aesthetic standing, its identity, its livability, marketability and urban character.” (City Code, § 17.604.100.A.). To this end, the city code directs the preservation director, to “make preliminary determinations relative to properties’ eligibility for listing on the Sacramento register” and to “initiate proceedings to nominate resources for listing on the Sacramento register.” (City Code, §§ 17.604.100.C.2 and 17.604.220).

The nomination of 3137 33rd Street for listing as a historic landmark on the Sacramento register is consistent with Sacramento 2040 General Plan goal HCR-2, which provides for the identification and preservation of historical and cultural resources. General Plan policy HCR-2.3 states, “The City shall maintain and update the Sacramento Register of Historic and Cultural Resources on a regular basis, including proactively identifying and listing additional unidentified landmarks and historic districts...”

Economic Impacts: Not applicable.

Environmental Considerations:

California Environmental Quality Act (CEQA): The listing of 3137 33rd Street as a historic landmark on the Sacramento register is exempt from review under the California Environmental Quality Act pursuant to CEQA Guidelines section 15308. Section 15308 exempts from CEQA review acts that are undertaken to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Listing the property as a historic landmark would ensure that future development on the site would undergo preservation review, as part of the city’s site plan and design review process, prior to the granting of any entitlements, thereby protecting the historic resource, which would be considered part of the environment.

Sustainability: Not applicable.

Commission/Committee Action: On May 14, 2026, in accordance with City Code section 17.604.220, the preservation director held a public hearing, reviewed the historic analysis prepared by Ella Cross (Attachment 3), concurred with a draft statement of nomination, and directed staff to prepare a draft ordinance (Attachment 2) for review and consideration by the preservation commission. On June 17, 2026, the preservation commission reviewed a draft ordinance and

recommended the city council pass the ordinance to list the nominated property as a landmark on the Sacramento register.

Rationale for Recommendation: Listing of 3137 33rd Street (**Figure 1**) as a landmark on the Sacramento register is consistent with the historic preservation chapter of the city code (City Code, chapter 17.604) and the goals of the 2040 General Plan. Listing the nominated resource on the Sacramento Register will help ensure its preservation and encourage rehabilitation consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties. The residence at 3137 33rd Street is associated with the early development of Oak Park as Sacramento's first streetcar suburb and reflects broader patterns of working-class and immigrant settlement, neighborhood formation, and community development in the early twentieth century. Constructed in 1901 as part of the Oak Terrace Tract, the property also embodies the distinctive characteristics of a working-class Queen Anne residence. Character-defining features of this architectural style present on the building include its steeply pitched front-facing gable, decorative truss, asymmetrical composition, and cutaway bay window. Despite modest alterations, the building retains sufficient integrity to convey its historic and architectural significance. Accordingly, the property meets the criteria for listing under City Code section 17.604.210.A.1.a.i and iii.



Figure 1: 3137 33rd Street, view southeast

The building at 3137 33rd Street retains a high degree of historic integrity of location, design, setting, materials, workmanship and association. The neighborhood and building remain mostly unchanged. The building has had little to no alterations since initial construction, outside the enclosure of the front porch shortly after construction, and the addition of an attached garage. All other elements on the façade appear to be in near original condition after the recent removal of aluminum siding.

The building at 3137 33rd Street has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of City Code chapter 17.604. It has been well-maintained and retains a high level of integrity with regard to its location, design, setting, materials, workmanship, feeling, and association. 3137 33rd Street is a significant and unique representation of the Queen Anne style in Sacramento and is significant in the early development of Oak Park.

Financial Considerations: Not applicable.

Local Business Enterprise (LBE): Not applicable.

ORDINANCE NO. ____

Adopted by the Sacramento City Council

[Date Adopted]

AN ORDINANCE LISTING 3137 33RD STREET AS A LANDMARK ON THE SACRAMENTO REGISTER OF HISTORIC AND CULTURAL RESOURCES

BACKGROUND

- A. The city council has found “that significant aspects of the city’s rich and diverse historic resources deserve recognition and preservation to foster an understanding of our heritage, and to promote the public health and safety and the economic and general welfare of the people of the city. The preservation and continued use of historic resources are effective tools to sustain and revitalize neighborhoods and business districts within the city, enhance the city’s economic, cultural and aesthetic standing, its identity and its livability, marketability and urban character.” (Sacramento City Code, § 17.604.100.A.)
- B. To this end, the city code provides a mechanism for listing landmarks, historic districts, and contributing resources on the Sacramento register of historic and cultural resources (“Sacramento register”).
- C. On May 14, 2026, the Preservation Director reviewed a statement of nomination and determined that the property at 3137 33rd Street (“Nominated Property”) is eligible for listing on the Sacramento register a landmark. On June 17, 2026, the preservation commission concurred with the findings of the preservation director and recommended the city council list the Nominated Property as a landmark on the Sacramento register.

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

- A. 3137 33rd Street meets the requirements for listing as a landmark on the Sacramento register under Sacramento City Code section 17.604.210.A.1.a.i. and iii.
 - i. The building at 3137 33rd Street is associated with events that have made a significant contribution to the broad patterns of the history of the city, the region, the state or the nation. (Sacramento City Code, § 17.604.210.A.1.a.i.)

3137 33rd Street is eligible for listing under Criterion i (Events) for its association with the early development of Oak Park and the broader patterns of streetcar suburb expansion, immigrant and working-class settlement, and community development in

Sacramento during the early twentieth century. Constructed in 1901 as part of the Oak Terrace Tract, the property reflects an early phase of residential development in Oak Park, Sacramento's first streetcar suburb. The property's long-term association with working-class immigrant families, including the Carroll and Williams families, illustrates broader patterns of neighborhood formation, civic engagement, and labor activity that shaped the Oak Park community. Therefore, the building meets criteria for listing in the Sacramento Register of Historic and Cultural Resources under Sacramento City Code section 17.604.210.A.1.a.i.

- ii. The building at 3137 33rd Street embodies the distinctive characteristics of a type, period, or method of construction. (Sacramento City Code, § 17.604.210.A.1.a.iii.)

The residence at 3137 33rd Street is eligible for listing under Criterion iii (Architecture) as a representative example of a working-class Queen Anne residence. Constructed in 1901, the building retains key character-defining features of the Queen Anne style, including its steeply pitched front-facing gable, decorative truss, asymmetrical composition, and cutaway bay window. While modest in scale and detailing compared to high-style examples, the property embodies the distinctive characteristics of Queen Anne architecture as adapted for working-class housing at the turn of the twentieth century. The building is a relatively rare surviving example of this architectural type within Oak Park, where most extant residential development dates to later periods.

- iii. The building at 3137 33rd Street has integrity of location, design, setting, materials, workmanship and association, as judged with reference to the criteria specified in Sacramento City Code section 17.604.210.A.1.a.i. and iii. (Sacramento City Code, § 17.604.210.A.1.b.)

The property retains sufficient integrity to convey its significance. It remains in its original location and continues to reflect its historic residential setting. The building retains its overall design, massing, and fenestration patterns, with alterations largely occurring within the period of significance, including the enclosure of the front porch in 1924 and the addition of a small accessory structure in 1964. Original materials, including clapboard siding and key architectural features have been preserved or restored. Although some windows have been replaced with vinyl units, these alterations are reversible and do not significantly diminish the property's ability to convey its significance. The resource retains integrity of location, design, setting, materials, workmanship, feeling, and association.

- iv. The Nominated Property has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of chapter 17.604 of the Sacramento City Code. (Sacramento City Code, § 17.604.210.A.1.c.)

The property at 3137 33rd Street has significant historic and architectural value, and its designation as a landmark is reasonable, appropriate, and necessary to promote, protect, and further the goals and purposes of the City's historic preservation program. The property is an important representation of early residential development in Oak Park and a notable example of working-class Queen Anne architecture in Sacramento.

- v. The city council has considered the factors in Sacramento City Code section 17.604.210.A.2 and finds none of them applicable to the listing of 3137 33rd Street.

Table of Contents:

Exhibit A: Significant Features and Characteristics

EXHIBIT A



3137 33rd Street

Significant Features and Characteristics for 3137 33rd Street include:

- Steeply pitched front-facing gable roof
- Narrow lap wood siding
- Bay windows
- Shed dormers
- Double hung wood windows
- Smooth finish trim and sills
- Turned post corner details
- Decorative bracketing at top of primary gable end

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 of 17 *Resource Name or #: 3137 33rd Street

P1. Other Identifier: 312 East Avenue, 3130 East Avenue, today: 3137 33rd St.

*P2. Location: ☐ Not for Publication ☒ - Unrestricted

*a. County. Sacramento and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Sacramento East Date 1967 T 8N; R 5E; NW ☐ of 1/4 D of Sec 18; M.D. B.M

c. Address 3137 33rd Street City Sacramento Zip 95817

e. Other Locational Data: APN# 01302920560000

***P3a. Description:**

3137 33rd Street is a 1574 square foot; two-story Queen Anne house on a 0.15-acre lot, built in 1901. It is located one block from McClatchy Park in Sacramento's Oak Park neighborhood. The house faces west to 33rd street and the attractive 6th avenue / 7th avenue gravel alleyway is at its north side. The house is set back approximately 20 feet from the sidewalk. The front facing gable roof has a decorative truss at the top. Beneath the truss there are two sash windows and a strip of simple dentil molding. On either side of the steep gable roof there are dormers, each with one small sash window. The gable roof ends in slightly projecting eaves which protect the first floor. (See continuation sheet)

***P3b. Resource Attributes:** HP2



P5a.

***P4. Resources Present:** ☒ Building
☐ Structure ☐ Object ☐ Site ☐ District
☐ Element of District ☐ Other
(Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Street façade, facing west and alley side, facing east. 10/26/2025

***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric
1901, Sac City Directory

***P7. Owner and Address:** Mr. Brandon Marin, 3137 33rd Street, Sacramento, CA.

***P8. Recorded by:** (Name, affiliation, and address. Ella Cross, Architectural Historian

***P9. Date Recorded:** 01/05/2026

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none."
None

***Attachments:** ☐ NONE ☒ Location Map. ☒ Continuation Sheet
☒ Building, Structure, and Object Record

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder 3137 33rd Street *NRHP Status Code _____
Page 2 of 17

B1. Historic Name: 312 East Avenue, 3130 East Avenue, today: 3137 33rd Street
B2. Common Name: 3137 33rd Street
B3. Original Use: Residence B4. Present Use: Residence *B5. _____
Architectural Style: Queen Anne *B6. _____
Construction History:

Built in 1901 as part of the Oak Terrace Tract, an early Oak Park development of 176 residential lots (Figure A). From 1900 until 1917 today's 33rd Street was known as East Avenue and today's 6th and 7th avenues were known as 5th and 6th avenues. The house's address has changed three times.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown _*B8. Related Features: none_B9a. Architect: unknown b. _____
Builder: unknown *B10. Significance: Themes Streetcar suburbs, immigrant and working-class settlement, community development, urban renewal Area Oak Park Period of Significance 1901-1964
Property Type Residence Applicable Criteria Criteria i and iii

*B10. Significance

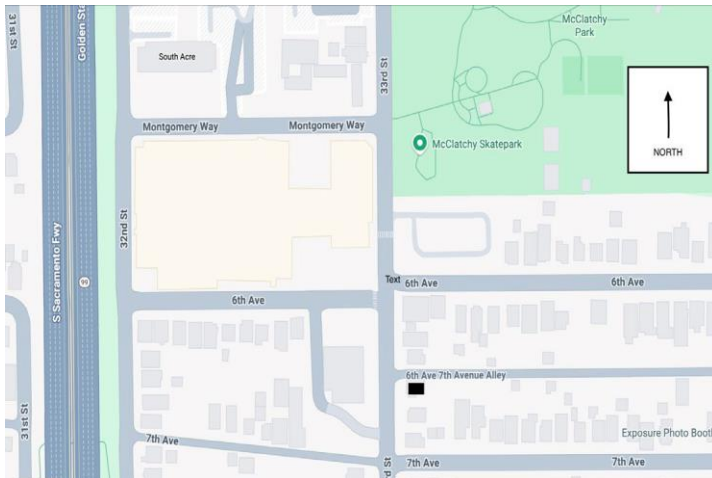
This property appears eligible for listing on the Sacramento Register of Historic and Cultural Resources under Criterion i for its association with early Oak Park streetcar-suburb development, immigrant and working-class settlement, community development and urban renewal/freeway construction impacts; broad patterns of history which are major Oak Park historic trends.

B11. Additional Resource Attributes: (List attributes and codes) HP2 -- Residence

*B12. References: (See continuation sheet) B13. Remarks:

*B14. Evaluator: Ella Cross *Date of Evaluation: 01/05/2026

3137 33rd Street is identified in black.



(Sketch Map with north arrow required.)

(This space reserved for official comments.)

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Property Name: 3317 33rd Street

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P3a Description (continued) The left side of the first-floor street façade contains a cut away, 3 light, bay window. The center window is slightly wider than those on either side. The original 1901 front door is located at the center of the façade. To the right of the door is a large sash window. Originally the front door was set further back, and a wooden porch ran from the bay window at the left to the right side of the house. According to building permits, this porch was enclosed in 1924. At either corner of the front façade there are turned spindle work columns, one on the left side and two on the right. The front door is approached by a short flight of masonry steps and a matching masonry porch with decorative recessed panels, from 1924. To the right of the main façade a lean-to roofed addition (for a tool shed) from 1964, is seen. The house is of balloon frame construction, covered in clapboard and is sitting on a raised, masonry pier foundation. The home's windows have been replaced with vinyl replicas of the same size and configuration. The house was restored by its current owner, Mr. Brandon Marin over the past year and is in excellent condition. It has a fenced front yard with decorative river rock and drought resistant plantings.

B6 Construction History (continued) Built for Mr. and Mrs. Patrick Carroll in 1901, the house did not undergo any alterations until 1924 when the front porch was enclosed to create more living space, and the new masonry porch was constructed. From 1924 until 1964, during the ownership of Mr. and Mrs. Charles Leonard Williams (Leo C.), there were no further alterations. In 1964 the new owner, Ms. Lucille Jefferson, received a permit to add a tool shed attached to the right side of the building. By 1974 the home needed serious repair, and it became a city code case, until the repairs were completed by the owner of the time, Mr. Mario E. McDavid. The home had many owners of short duration from 1974 until 2025 when the current owner Mr. Brandon Marin purchased it and began a full restoration. Mr. Marin located and restored the original 1901 front door, which had been removed, and has reinstalled it. The original wood frame windows have been replaced with vinyl replicas. Mr. Marin intends to eventually replace the vinyl windows with replica wood frame windows. The house is now in excellent shape.

***B10. Significance (Continued):**

Criterion i

Historic Context - The house has achieved significance by its association with the broad themes of history that have shaped Oak Park, Sacramento's first streetcar suburb. It is associated with the patterns of Oak Park's development including themes of community development, immigrant and working-class settlement, and urban renewal. These patterns of history are well reflected in the lives of the two immigrant families who made 3137 33rd street home from 1901 until 1964, the Carrolls and the Williams'. Both families were working class Catholics with large families who were active members of

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Immaculate Conception Parish. They were attracted to Oak Park by its affordable housing and by the streetcar service that connected it with the central city and the railroad.

Oak Park was founded in 1887 on 230 acres of former farmland, once known as the Doyle Ranch. Real estate speculator and streetcar line owner Edwin K. Alsip purchased the ranch and subdivided it. Oak Park, just east of the city limits, was Sacramento's first streetcar suburb. It was annexed by the city in 1911. Alsip's Central Street Railway streetcars provided service from its terminus in today's McClatchy Park to downtown Sacramento and the train station. By 1891 electric streetcars had replaced the original horse drawn cars. The park was originally named Oak Park and contained Joyland, which at first was a playground, built in 1889. Later Joyland evolved into a small amusement park complete with a rollercoaster, vaudeville theatre, dancefloor and carnival games. It closed in 1927 when the McClatchy family purchased the park, demolished Joyland and deeded the park to the city. It was renamed James McClatchy Park. At that time, it was also redesigned as a public park and included a swimming pool and the Oak Park Clubhouse, a community space.¹

By the late 1890's Oak Park's vacant lots were beginning to be replaced with modestly sized single-family homes. Oak Park began as an ethnically and linguistically diverse working-class neighborhood with a high number of immigrant families. Early census records indicate that the major immigrant groups were from Ireland, Portugal, Germany, Croatia and Hungary². Streetcar suburbs like Oak Park were attractive for working-class families without the means to own horse drawn carriages or one of the newly invented automobiles. The streetcar lines that terminated at Oak Park ensured an easy and affordable commute to work each day.

The house at 3137 33rd street was built in 1901, early in the development of Oak Park. It was built in the Oak Terrace Tract, one block south of today's McClatchy Park. The eastern part of Oak Grove became Oak Terrace. 33rd street was then known as "East Avenue".

3137 33rd Street - Built in the late Queen Anne style, this small working-class home embodies the distinctive characteristics of the style with its steeply pitched front facing gable roof with decorative truss and its cutaway bay windows. It has turned spindle work columns applied to the right and left sides of the front façade. The original porch, which very likely contained matching spindle work details, was removed in 1924 and enclosed to provide more living space for the second owners and their six children.

¹ Sacramento's Streetcars, William Burg.

² US Census Records 1900, 1919, Oak Park.

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The home's first owners, the Carrolls, were immigrants from Ireland who had four girls. Mr. Carroll had been a successful hop rancher in Nicholas, Sutter County, unfortunately losing everything in the long recession triggered by the financial panic of 1893. This change of fortune brought them to Oak Park with its affordable homes and streetcar service. By first renting a house in Oak Park on Park Street (today's 5th Avenue) in 1895, and pooling the income of the two eldest daughters and their father, they were able to save up enough money to buy the lot and have the three bedroom house at 33rd street built in 1901. Mr. Carroll worked as a "helper" at California Stoneware Company; a short-lived Oak Park pottery business that made crockery and sewer pipes. He passed away in 1908. Mrs. Carroll and her daughters lived in the house for 21 years, eventually moving one block up, to a house facing McClatchy Park (not extant) where they all spent the remainder of their lives, the last Carroll daughter dying in 1963 as the freeways were being built one block west. The family was Catholic and very involved in the 1909 founding of Oak Park's Immaculate Conception parish, its parish development, and the building its school. Immaculate Conception remains Oak Park's only Catholic church.

The four Carroll daughters were the first American born generation of their family, and all completed two years of college. None of the girls married. Two of these women, Alice and Josephine, became schoolteachers, beginning their careers teaching in the one room schoolhouse in Nicholas where they had attended school as children. Their weekly commute from Oak Park to the remote and rural community of Nicholas was made possible by the streetcar connecting service to the train station. Eventually both obtained teaching positions in Sacramento. Alice Carroll attended the University of California (Berkeley) for two years and taught school from the mid 1890s until 1945. Her sister Josephine Carroll attended the San Francisco Teachers College for two years and taught school from the late 1890s until 1950.

The other two Carroll daughters, Frances and Agnes became clerks and auditors. Frances was the "Clerk in Charge" at the Oak Park Post Office in 1910³, later becoming a clerk at the California State Department of Employment. She was highly involved in the California Women's Democratic Club, serving in several leadership roles. Agnes attended the brand-new Sacramento City College (then on the second floor of Oak Park's Sacramento High School) and transferred to University of California (Berkeley). In 1913, she was elected the Grand Director of the statewide Young Women's Institute, the primary Catholic youth service organization of the time. The Y.W.I. in Oak Park was based at Immaculate Conception, and its function was to raise money for the construction of the permanent church building, completed in

³ 1910 Census

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1916. By the 1940's Agnes was an auditor with the California District Attorney's office.

The Carrolls rented the house in 1923 to fellow Immaculate Conception parishioners, the Williams family and sold it to them the following year⁴. Mr. and Mrs. Williams were first generation Americans whose parents had both been born in Alsace Lorraine, at that time in Germany⁵. Mr. Williams was a skilled linotype printer and had been offered work at the Sacramento Bee, which prompted their relocation from Indiana in 1920⁶. They had six children. Mr. Williams Sr. quickly left the Bee and joined the Sacramento Star⁷. In 1929 he opened the Oak Park Press, "Job Printers and Publishers" at 2979 35th street⁸ (Figure E). This building was demolished during the Urban Renewal era along with most of the rest of the buildings on 35th street between Broadway and McClatchy Park. This was Oak Park's main commercial district. The Oak Park Press did not survive the effects of the Great Depression, folding in 1935. Subsequently Mr. Williams found work at the State of California Printing Office, where he worked until retirement.

As a member of the Sacramento Typographical Union and the Oak Park Boosters Club, Leo Williams Sr. is noted many times in the Bee, the Star and the Independent Leader as organizing community celebrations such as Labor Day and Fourth of July at "Joyland Park", and later at the Oak Park Clubhouse (not extant).

The Williams' and their six children were also extremely involved in their parish, Immaculate Conception, and in the statewide Catholic youth service organizations, the Young Men's Institute (Y.M.I.) and the Young Women's Institute (Y.W.I.). The family is profiled in dozens of news items in the local papers. They were in leadership roles at their parish, and in the Y.M.I. and Y.W.I., volunteering their time to fundraising activities such as the annual Bazaar, picnics, lunches, dinners, a refreshment booth at the State Fair, plays and dances.

Through their labor they raised money that paid for the construction of the Immaculate Conception School, completed in 1935. At the school, students were accepted regardless of their ability to pay tuition and regardless of their religion or race. The school still exists, under different management, as Highlands Charter School, continuing to educate working-class students in Oak Park today.

⁴ 1924 Sacramento County Assessors Records

⁵ 1930 Census

⁶ Sacramento Bee Obituary 01/20/1949.

⁷ 1922 Sacramento City Directory

⁸ 1929 Sacramento City Directory Business Listing.

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The school offered a good education, taught by Carmelite Sisters who had taken a vow of poverty. The Sisters were provided with food, help and necessities by the volunteer women of the Carmelite Auxiliary. At the time of her death in 1968, Mrs. Williams was honored as a former president of the Altar Society and as a member of the Carmelite Auxiliary for over 30 years.

Leo Williams Sr. was a lifelong union member and a labor leader. He was sent as the local representative to the California State Federation of Labor Convention in 1923. In 1924 he is profiled in the Sacramento Bee for establishing a "La Follette for President Club" amongst his brethren of the Sacramento Typographical Union. Robert La Follette, a Congressman and Governor from Wisconsin is not well remembered today, however his platform still resonates in American politics almost 100 years later. La Follette was a leftist, anti-racist, pro-labor, and anti-war candidate. He called for: government ownership of railroads and electric utilities, outlawing of child labor, protections for civil liberties, an end to imperialism in Latin America, a referendum before any President could lead the nation into war and a 10-year term limit for the federal judiciary. He sought to end tax avoidance by the very rich and by corporations. His candidacy for President was endorsed by Eugene Debs and W.E.B. Du Bois among other progressive, labor, and socialist leaders. He was vehement in his hatred for the KKK and was declared public enemy number one by its Grand Wizard. The 1924 Presidential vote in Sacramento County was overwhelmingly won by La Follette, winning almost 60% of the vote.⁹

In 1954 Christian Brothers High School outgrew its Broadway campus and decided to relocate to Oak Park. Son Leo Williams Jr. was elected president of the Christian Brothers' only fundraising organization, the La Salle Club for the 1954/55 period, due to his decades of community organizing and charitable fundraising experience in Oak Park. With the other alumni members, including Sacramento baseball legend, Joe Marty, the men of the La Salle Club raised 1.2 million dollars for construction. The school opened in 1957.¹⁰

The Williams' lived at 3137 33rd street for 42 years. It was the home of two generations of their family. After her husband passed away, the matriarch, Mary Williams, lived there with her adult daughter Mary Williams II, until 1964, when urban renewal first began to destroy their neighborhood to construct the freeway system. The house at 3137 33rd street barely escaped destruction by the freeway. The houses one block west were demolished and became Highway 99 while the houses directly across the street to the west were demolished to build a large commercial bakery plant. Their parish lost approximately 40% of their parishioners since over a thousand homes were

⁹ Wikipedia, Robert La Follette biography and Wikipedia, 1924 Presidential Elections winners by county.

¹⁰ Christian Brothers High School History, Chapter 6, pg. 63. <https://www.cbhs-sacramento.org/wp-content/uploads/2017/05/CB-History-Ch6.pdf>

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destroyed in Oak Park alone.¹¹ Urban renewal and the construction of the freeways isolated Oak Park from the rest of the grid and destroyed a significant number of homes and businesses. It destroyed communities by forcing families to move to different parts of the city. It was also a project that took many years to complete, leading to a number of years when Oak Park, like many parts of Sacramento affected by urban renewal, was a depressing construction site. For these reasons the Williams' chose to sell the house in 1964. Their long involvement in building and sustaining the social, religious and educational communities that made up Oak Park ended as a result of the urban renewal era.

Integrity - In order to convey its significance a building must retain most aspects of its integrity. The seven aspects of integrity are Location, Design, Setting, Materials, Workmanship, Feeling and Association. An evaluation of the seven aspects of integrity follows below.

3137 33rd street retains integrity of location as it remains in its original location.

It retains integrity of design, as the only alterations to its 1901 look were done within the period of significance. Its original massing, front door location and fenestration patterns are unaltered. The original porch was enclosed in 1924 to create more space for the second owners' large family. The masonry porch and stairs were added at the same time. The 1964 lean-to toolshed addition at the right side of the property is also within the period of significance. The alterations help convey its significance as the home of a working-class family.

It retains integrity of setting, sitting well back from the sidewalk with its large front yard intact. 3137 33rd street is located on the east side of the street. The rest of the homes on the east side of 33rd were all built during the period of significance, with 3137 being the earliest home built. The homes on the west side of the street were demolished during the urban renewal era, which is within the period of significance. The urban renewal era is a significant historical pattern that affected Oak Park. Therefore, the absence of historic homes on the west side of 33rd street helps to visually convey the effects of urban renewal on the Oak Park community.

The home at 3137 33rd street retains its integrity of materials. The original clapboard siding has been restored after being covered over by 1970s composition siding. The original 1901 front door was located on the property, restored and reinstalled. The original wood frame windows were replaced with vinyl replicas of the same configuration, but this is reversible. They will be replaced with new wood frame replicas by the current owner.

¹¹ A Short History, Immaculate Conception Parish, Sacramento, California. Diocese of Sacramento.

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It retains integrity of workmanship. As a working-class example of late Queen Anne architecture, it exhibits plain, neat detailing. The steeply pitched front facing gable retains its decorative truss. The two cut away bay windows are sheltered by slightly projecting eaves.

It retains integrity of feeling, expressing its Queen Anne style with its distinctive roofline and bay windows.

It retains its integrity of association since it has not been altered architecturally since 1964 when the period of significance ends. 3137 33rd street would be easily recognizable by its former residents.

The home at 3137 33rd street retains all seven aspects of integrity and as such retains the ability to convey its historical associations with the broad patterns of events that shaped Oak Park.

As Oak Park developed and became a part of the city, local people such as the Carrolls and the Williams' created and sustained community organizations, churches and schools. They were also involved in political and labor organizing, showing their commitment to the ideals of their new country. These families are emblematic of the first wave of working-class people who built and supported Oak Park's civic, religious and business communities.

By the early 1960's urban renewal was destroying older and integrated working-class communities across the country. Oak Park was cut off from the rest of the city by highway construction in 1964. 3137 33rd street was directly affected by urban renewal, with the homes to the west being demolished for highway 99.

These patterns of history are significant in the development of Oak Park and are well represented by the lives of the two families who made it their home from 1901 until 1964.

For these reasons it is appropriate that 3137 33rd Street be added to the Sacramento Register of Historic and Cultural Resources under city code criteria 17.604.201.A.1.a.i for its association with streetcar suburbs, community development, immigrant and working-class settlement and urban renewal, broad themes of history that have shaped Oak Park.

Criterion iii

Additionally, the property appears eligible for listing on the Sacramento Register under Criterion iii as an excellent example of a late Queen Anne home built for a working-class immigrant family. The Queen Anne style was not popular with architects of the late 1890s and 1900s but was very well

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represented in pattern books used by contractors and builders for clients who could not afford an architect designed home.

3137 33rd street is an excellent example of a working-class late Queen Anne style home. As a small, affordable home it was not designed with the architectural flourishes of a more affluent Queen Anne home. This working-class version of the style preserves the distinctive characteristics of late Queen Anne architecture in its cut away bay windows and its steep front facing gable roof with decorative truss. It is a rare survival of working-class residential development from the earliest days of Oak Park. Its 1901 late Queen Anne architectural style is unusual in the neighborhood since most of Oak Park's surviving residential construction dates from the craftsman period of the 1920s or later.

It retains the physical features of working-class Queen Anne residential architecture. Although the original front porch has been enclosed and the wooden stairs replaced with masonry stairs and a small landing, the original pattern of fenestration and the location of the front door has been retained. The addition of the lean-to roofed tool shed does not significantly affect the integrity of the original architectural style. All other features of the exterior street façade are original.

The Oak Park Historic District is located a few blocks north of 3137 33rd. The district contains one large Queen Anne home at 3424 3rd Avenue, complete with more elaborate architectural details such as round towers, decorative exterior shingles, a second-floor terrace and stained-glass windows. Oak Park Historic district does not contain any working-class examples of Queen Anne residences although it does contain many examples of working-class Craftsman homes from the 1920s.

3137 33rd street is a well-preserved example of an early Oak Park residential style created for an immigrant family of humble means. Working-class Queen Anne residences are not currently represented in Oak Park's Historic District or as individual landmarks in Oak Park.

For these reasons it is reasonable to add 3137 33rd street to the Sacramento Register of Historic and Cultural Resources under city code criteria 17.604.201.A.1.a.iii since it embodies the distinctive characteristics of working-class Queen Anne architecture at the beginning of the 20th century, when Oak Park was being built as an affordable, working-class, streetcar suburb outside the city limits.

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Photo 2: West facing street façade and south side of house with tool shed addition from 1964. The front door shown has been replaced with the original 1901 door.

CONTINUATION SHEET

Property Name: 3317 33rd Street

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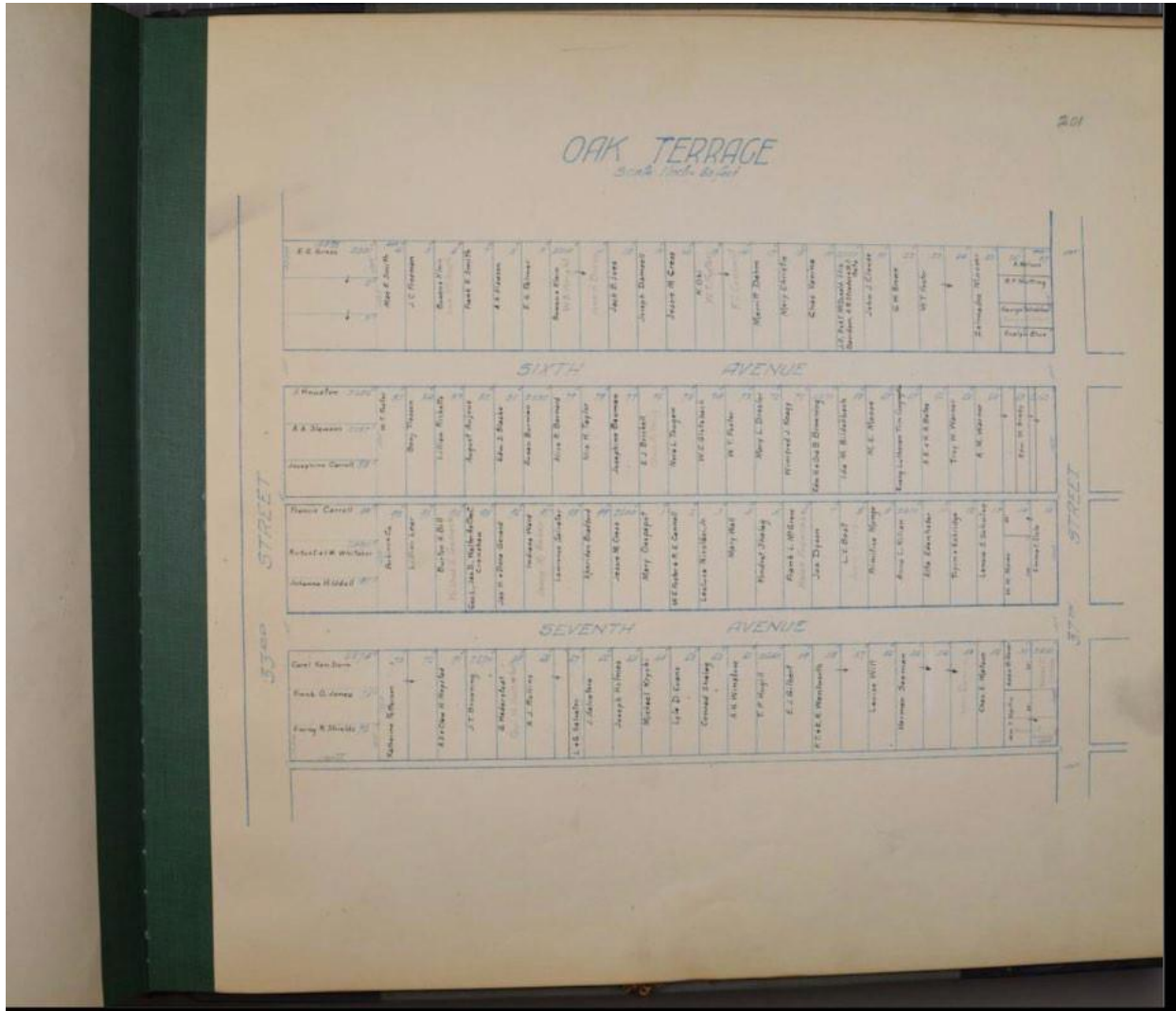


Figure A: 1924 Sacramento County Assessors Map Book showing Annexed Territory.

CONTINUATION SHEET

Property Name: 3317 33rd Street

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Figure B: Leo P. Williams as president of the Young Men's Institute, front and center, Sacramento Bee, 3/26/1932, pg. 4. Organizers of the annual Easter Monday Ball at the Memorial Auditorium.

CONTINUATION SHEET

Property Name: 3317 33rd Street

Page ____ of 17



Figure C: Sacramento Bee: Leo P. Williams as president of the La Salle Club, raising money for Christian Brothers School, Oak Park. 11/22/1955.

CONTINUATION SHEET

Property Name: 3317 33rd Street
Page ____ of 17



Figure D: Leo Williams Sr. and Mary Williams in the living room of 3137 33rd Street in the late 1930's.

CONTINUATION SHEET

Property Name: 3317 33rd Street
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Figure E: Sacramento Bee 10/17/1929 page 11.

CONTINUATION SHEET

Property Name: 3317 33rd Street
Page ____ of 17



Figure F: Leo P. Williams Jr. and C. Leo Williams Sr. in the late 1930s.



Henry Feuss, Preservation Planner
Date 8/25/2026

A dark blue silhouette of the Sacramento skyline, including various buildings and the two towers of the Sacramento-San Joaquin River Delta Bridge, set against a light blue background.

3137 33rd Street Landmark Nomination

M26-011 – Preservation Commission

3137 33rd Street

Criterion i — *Association with Significant Events*

- Constructed in 1901 during early development of Oak Park, Sacramento's first streetcar suburb
- Reflects broader patterns of working-class and immigrant settlement

Criterion iii — *Architectural Significance*

- Representative example of a working-class Queen Anne residence
- Retains sufficient integrity to convey its historic character



Thanks!

Contact us:

Henry Feuss

Preservation Planner

Community Development
Department

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cityofsacramento.org

City of
SACRAMENTO

File ID: 2026-01394

8/25/2026

Ordinance Listing 5241 J Street (El Dorado School) as a Landmark on the Sacramento Register of Historic and Cultural Resources (M26-013) [Passed for Publication 07/21/2026; Published 07/24/2026; 08/14/2026]

File ID: 2026-01394

Location: 5241 J Street (008-0111-001-0000), District 4

Recommendation: Conduct a public hearing and upon conclusion, pass a **Motion:** 1) determining the listing of 5241 J Street as a landmark on the Sacramento register of historic and cultural resources is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15308, which exempts actions taken to assure the maintenance, restoration, enhancement, or protection of the environment and where the regulatory process involves procedures for the protection of the environment; and 2) adopt an **Ordinance** listing 5241 J Street as a landmark on the Sacramento register of historic and cultural resources.

Contact: Sean de Courcy, Preservation Director, (916) 808-2796, sdecourcy@cityofsacramento.org, Community Development Department

Presenter: Henry Feuss, Preservation Planner, (916) 808-5880, hfeuss@cityofsacramento.org, Community Development Department

Attachments:

- 1-Description/Analysis
- 2-Proposed Ordinance
- 3-Historic Resource Evaluation
- 4-Presentation

Description/Analysis

Issue Detail: In 2025, Preservation Sacramento and East Sacramento Preservation retained the services of Brunzell Historical, qualified architectural historians, who prepared the historic evaluation for 5241 J Street and nominated the property to the National Register of Historic Places.

Concurrently, the group requested city staff consider listing the property as a landmark on the Sacramento register of historic and cultural resources (Sacramento register). Following internal review, preservation staff presented a statement of nomination to the preservation director, who

concluded at a public hearing on June 17, 2026, that the property appears eligible for listing on the Sacramento register pursuant to the criteria provided in City Code section 17.604.210.A.1.a.iii. and iv. Staff has prepared a draft ordinance (Attachment 2) which justifies listing the property on the Sacramento register.

Policy Considerations: The City Council has found “that significant aspects of the City’s rich and diverse historic resources deserve recognition and preservation to foster an understanding of our heritage, and to promote the public health and safety and the economic and general welfare of the people of the city. The preservation and continued use of historic resources are effective tools to sustain and revitalize neighborhoods and business districts within the city, enhance the city’s economic, cultural and aesthetic standing, its identity, its livability, marketability and urban character.” (City Code, § 17.604.100.A.). To this end, the city code directs the preservation director, to “make preliminary determinations relative to properties’ eligibility for listing on the Sacramento register” and to “initiate proceedings to nominate resources for listing on the Sacramento register.” (City Code, §§ 17.604.100.C.2 and 17.604.220).

The nomination of 5241 J Street for listing as a historic landmark on the Sacramento register is consistent with Sacramento 2040 General Plan goal HCR-2, which provides for the identification and preservation of historical and cultural resources. General Plan policy HCR-2.3 states, “The City shall maintain and update the Sacramento register of historic and cultural resources on a regular basis, including proactively identifying and listing additional unidentified landmarks and historic districts...”

Economic Impacts: Not applicable.

Environmental Considerations:

California Environmental Quality Act (CEQA): Listing 5241 J Street as a historic landmark on the Sacramento register is exempt from review under the California Environmental Quality Act pursuant to CEQA Guidelines section 15308. Section 15308 exempts from CEQA review acts that are undertaken to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Listing the property as a historic landmark would ensure that future development on the site would undergo preservation review, as part of the city’s site plan and design review process, prior to the granting of any entitlements, thereby protecting the historic resource, which would be considered part of the environment.

Sustainability: Not applicable.

Commission/Committee Action: On June 17, 2026, in accordance with City Code section 17.604.220, the preservation director held a public hearing, reviewed the historic analysis prepared by Brunzell Historical (Attachment 2) and concurred with a draft statement of nomination and directed staff to prepare a draft ordinance for review and consideration by the preservation commission. On

June 17, 2026, the preservation commission reviewed the draft ordinance and recommended the city council pass the ordinance to list the nominated properties as landmarks on the Sacramento register.

Rationale for Recommendation: Listing 5241 J Street (**Figure 1**) as a landmark on the Sacramento register is consistent with the historic preservation chapter of the City Code (City Code, chapter 17.604) and the goals of the 2040 General Plan. Listing the nominated resource on the Sacramento register will help ensure its preservation and encourage rehabilitation consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties. The property at 5241 J Street is a distinctive example of Sacramento School District Architectural and Engineering Commission's architecture program of the 1920s. Significant features and characteristics of this architectural style that are present on the property include its long wings, corridors on the west with widely spaced windows, and east-or north-facing classrooms with large window openings, in addition to its use of fire-resistant materials such as brick and stucco. The property also embodies the Spanish Revival style of architecture, with a clay tile roof, textured stucco cladding, arched door openings, and main façade arcade, as well as a highly ornamented bell tower, decorative metal window grilles and balconet, and main entrance French doors. (City Code, § 17.604.210.A.1.a.iii.)

The property at 5241 J Street was designed by a master architect. The main building was designed by James Dean of Dean and Dean, a master architect who was influential in the design of Sacramento-area schools of the era as the program's primary architect. His brother Charles F. Dean designed the attached auditorium. (City Code, § 17.604.210.A.1.a.iv.)



Figure 1: 5241 J Street, south and west elevations, view northeast



Figure 2: 5241 J Street, east and north elevations, view southwest



Figure 3: 5241 J Street, auditorium, view west

The building at 5241 J Street retains a high degree of historic integrity of location, design, setting, materials, workmanship and association. It remains in its original location in a neighborhood whose character remains mostly unchanged. The building has undergone limited exterior alterations since initial construction outside of the replacement of original windows. The façade retains its essential physical features.

The building at 5241 J Street has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of City Code chapter 17.604. It has been well-maintained and retains a good level of integrity with regard to its location, design, setting, materials, workmanship, and association. 5241 J Street is a significant representation of the Sacramento School District Architectural and Engineering Commission's 1920s architecture program and of Spanish Revival architecture, and is the work of a master architect.

Financial Considerations: Not applicable.

..End

Local Business Enterprise (LBE): Not applicable.

ORDINANCE NO. ____

Adopted by the Sacramento City Council

[Date Adopted]

AN ORDINANCE LISTING 5241 J STREET AS A LANDMARK ON THE SACRAMENTO REGISTER OF HISTORIC AND CULTURAL RESOURCES

BACKGROUND

- A. The city council has found “that significant aspects of the city’s rich and diverse historic resources deserve recognition and preservation to foster an understanding of our heritage, and to promote the public health and safety and the economic and general welfare of the people of the city. The preservation and continued use of historic resources are effective tools to sustain and revitalize neighborhoods and business districts within the city, enhance the city’s economic, cultural and aesthetic standing, its identity and its livability, marketability and urban character.” (Sacramento City Code, § 17.604.100.A.)
- B. To this end, the city code provides a mechanism for listing landmarks, historic districts, and contributing resources on the Sacramento register of historic and cultural resources (“Sacramento register”).
- C. On June 4, 2026, the preservation director reviewed a statement of nomination and determined that the property at 5241 J Street (“Nominated Property”) is eligible for listing on the Sacramento register a landmark. On June 17, 2026, the preservation commission concurred with the findings of the Preservation Director and recommended the City Council list the Nominated Property at as landmarks in the Sacramento register.

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1: 5241 J Street

- i. The building at 5241 J Street embodies the distinctive characteristics of a type, period, or method of construction (Sacramento City Code, § 17.604.210.A.1.a.iii).

The building at 5241 J Street Avenue embodies the characteristics of Sacramento School District Architectural and Engineering Commission’s distinctive architecture program of the 1920s with its long wings, corridors on the west with widely spaced windows, and east-or north-facing classrooms with large window openings, in addition to its use of fire-resistant materials such as brick and stucco. The property also embodies the Spanish Revival style of architecture. The building typifies this style, primarily in its clay tile roof, textured stucco cladding, arched door openings, and main façade arcade. A

highly ornamented bell tower, decorative metal window grilles and balconet, and main entrance French doors with decorative pilasters, sidelights, and transom also reference the Spanish Revival style. The main building was designed by James Dean of Dean and Dean, a master architect who was influential in the design of Sacramento-area schools of the era as the program's primary architect. His brother Charles F. Dean designed the attached auditorium. Therefore, the building meets criteria for listing in the Sacramento Register of Historic and Cultural Resources under City Code criteria 17.604.210.A.1.a.iii.

- ii. The building at 5241 J Street represents the work of an important creative individual or master (Sacramento City Code, § 17.604.210.A.1.a.iv).

The property at 5241 J Street appears to be eligible under Criterion iv as a building designed by a master architect. The main building was designed by James Dean of Dean and Dean, a master architect who was influential in the design of Sacramento-area schools of the era as the program's primary architect. His brother Charles F. Dean designed the attached auditorium. Therefore, the building meets criteria for listing in the Sacramento Register of Historic and Cultural Resources under City Code criteria 17.604.210.A.1.a.iv.

- iii. The building at 5241 J Street has integrity of location, design, setting, materials, workmanship, association and feeling. Integrity shall be judged with reference to the particular criterion or criteria specified in Sacramento City Code section 17.604.210.A.1.a.iii and iv (Sacramento City Code, § 17.604.210.A.1.b).

The building at 5241 J Street retains a good degree of historic integrity of all seven aspects. It remains in its original location, in a residential neighborhood that retains many historic period buildings. The property appears to have undergone limited alterations since its period of significance beyond the replacement of windows (1921-1939), and the essential physical features that define the property's character, including its form, roof material and configuration, textured stucco cladding, fenestration patterns, and overall composition remain intact and identifiable. As such, its feeling and association remain unaltered.

- iv. The building at 5241 J Street has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of Sacramento City Code, chapter 17.604. (Sacramento City Code, § 17.604.210.A.1.c).

The building at 5241 J Street has significant historic and architectural worth. It has been well-maintained and retains a good level of integrity regarding its location, design, setting, materials, workmanship, and association. 5241 J Street is a significant representation of Sacramento School District Architectural and Engineering Commission's 1920s architecture program and of Spanish Revival architecture, and is the work of a master architect.

- v. The city council has considered the factors in Sacramento City Code section 17.604.210.A.2 and finds none of them applicable to the listing of 5241 J Street.

Table of Contents:

Exhibit A: Significant Features and Characteristics

EXHIBIT A



Figure 1: 5241 J Street, south and west elevations, view northeast



Figure 2: 5241 J Street, east and north elevations, view southwest



Figure 3: 5241 J Street, auditorium, view west

5241 J Street

Significant Features and Characteristics for 5241 J Street include:

- Clay tile roof
- Ornamental grilles
- Heavily textured stucco cladding
- Decorative campanile
- Main façade arcade
- Arched doorways
- Irregular plan with long classroom wings
- Large north-and east-facing classroom windows
- Widely spaced west-facing windows

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: El Dorado Elementary SchoolOther names/site number: A. Warren McClaskey Adult CenterName of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: 5241 J StreetCity or town: Sacramento State: California County: SacramentoNot For Publication: ☐ Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide ___local

Applicable National Register Criteria:

___A ___B ___C ___D

Signature of certifying official/Title:_____
Date_____
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:_____
Date_____
Title:_____
State or Federal agency/bureau or Tribal Government

Name of Property

County and State

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☐
Public – Local ☒
Public – State ☐
Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
District ☐
Site ☐
Structure ☐
Object ☐

Name of Property

County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>2</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

EDUCATION: school

Current Functions

(Enter categories from instructions.)

EDUCATION: school

Name of Property

County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

EARLY 20TH CENTURY REVIVALS

Spanish Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: tile, stucco, concrete

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

El Dorado School is located on 4.83 acres in Sacramento's East Sacramento neighborhood east of downtown Sacramento and west of the California State University Sacramento campus. The El Dorado School campus, located at 5241 J Street, is bounded by J Street to the south, 53rd Street to the east, and residential properties to the north and west. Vehicle access to the campus is via 53rd Street, which leads to the main parking lot on the northeast corner of campus. The L-shaped main building (1921 – 1930) is set back from J Street, near the south end of the parcel. There is an auditorium (1939) to the southeast that is connected to the main volume by a curved hyphen and additions (1940s) at the east and north elevations of the auditorium. There is a freestanding cafeteria building (1950s) adjacent to the east elevation of the main building and a non-historic temporary freestanding classroom building (1990s) near the eastern property boundary along 53rd Street. The two freestanding noncontributing buildings post-date the period of significance. The property retains all aspects of historic integrity.

Narrative Description

Name of Property

County and State

El Dorado Elementary School, also known as A. Warren McClaskey Adult Center is at 5241 J Street in Sacramento's East Sacramento residential neighborhood, northwest of California State University Sacramento. The 4.83-acre property occupies a half block, northwest of the intersection of J and 53rd streets. The L-shaped main building, constructed between 1921 and 1930, is set back approximately 125 feet from J Street, near the south end of the parcel; an auditorium (1939) to the southeast is connected to the main volume by a curved hyphen. There are 1940s additions at the east and north elevations of the auditorium. A 1950s freestanding cafeteria building is located adjacent to the east elevation of the main building. There is also a non-historic temporary freestanding 1990s classroom building near the eastern property boundary along 53rd Street. The property is slightly higher in elevation than the street; a set of concrete steps leads from the sidewalk in front of the building to a wide concrete path accessing the main entrance on the south façade of the original building. The area between the buildings and the street is landscaped with mature trees, shrubs, and lawn.

The L-plan main building features the front-gabled two-story original wing (1921) oriented north-south and a side-gabled one-story wing (1922) projecting from its west elevation. The building has a medium-pitch clay tile roof with minimal eaves and decorative vents on the gable ends. An arched campanile with a clay tile roof projects from the east side of the roof on the two-story wing. The building is clad in heavily textured hand-troweled stucco. Primary fenestration on the main building consists of replacement multi-light aluminum-frame windows in the original openings on the west elevation, and in non-original openings on the east elevation. Research has not revealed a specific date for window replacement. The multiple-light aluminum product utilized suggests an installation date between about 1970 and 2000. Most original multi-light wood-frame transoms have been preserved. A few casement windows on the east elevation have been boarded up.

The main entrance to the original wing is left of center and recessed within an arched opening. It is fitted with a set of wood-frame French doors with slanted sidelights and a multi-light transom. There are decorative turned wood pilasters flanking the doors. The entrance is accessed by two wide concrete steps. A painted metal sign to the right of the entrance bears the street address. There are two windows on the main façade, a small window to the right is covered by a decorative metal grille, and a larger window above the main entrance is fitted with an ornamental metal balconet. The single-story west wing projects from the south end of the two-story wing. An arcade, supported by six heavy square pillars, runs along the length of its south elevation. There are three classroom entrances within the arcade, which has an at-grade concrete floor. Entrances are fitted with wood doors, with wood-frame multiple-light transoms. The west end of the building has a small round window and a large multiple-light rectangular door-window assemblage, a replacement from between 1970 and 2000 for what was originally four narrow wooden French doors with transoms. Three large window assemblages at the rear (north) of the west wing, including a projecting bay window on its west end, are fitted with metal replacement windows from an unknown date between 1970 and 2000.

An addition projecting from the north end of the two-story volume's west elevation, constructed about 1930 based on comparing US Department of Agriculture Aerials from 1928 and 1937, is

Name of Property

County and State

one-story and rectangular in plan with a flat roof. There is a non-historic temporary building clad in vertical-groove plywood at the north end of the original wing; it holds accessible bathrooms. Concrete ramps with metal handrails provide access to the bathroom addition as well as to an entrance on the north elevation of the original building. The ramps are partially sheltered by a flat corrugated metal roof supported by square metal posts.

A curved hyphen connects the original 1921 building to the 1939 auditorium to the southeast of the main building and the late 1940s east wing. The double-height auditorium is rectangular in plan with a medium-pitch gabled clay tile roof. It has minimal eaves and circular louvered metal vents on the gable ends. It is clad in textured stucco. There is a partial-width entry portico on the west elevation, which has a clay-tile shed roof supported by a chamfered square pillar adorned with impost molding. Two arched openings provide access to the portico, which shelters the two main entrances to the auditorium. The wide entrances are fitted with partially glazed paneled wood double doors. A projecting single-story volume on the south elevation has a shed clay-tile roof. An entrance to this volume is fitted with double paneled wood doors and accessed by a set of wide concrete steps with a simple metal balustrade. Fenestration consists of original steel casement windows and tall windows fitted with metal replacement sash windows from an unknown date between 1970 and 2000.

A single-story addition is connected to the north elevation of the auditorium. It is rectangular in plan with a flat roof. Its western end, constructed between 1940 and 1946, is clad in textured stucco and has large window assemblages. Its eastern end was constructed as an indoor playground between 1948 and 1949. It is lower in height than the western volume and has narrow bands of windows. It is clad in a combination of spray-on stucco and pressboard panels.

Another single-story addition on the east elevation of the auditorium, also dating from 1948-1949, has a flat roof, wood frame construction, and is clad in pressboard panels with wood framing and a concrete foundation. Fenestration consists of fixed aluminum-frame windows. A carport projects from the east elevation of the addition. It has a low-pitch gable roof supported by round metal posts.

A free-standing cafeteria building from the late 1950s is located east of the original building and north of the late 1940s additions. The cafeteria building is rectangular in plan with a low-pitch shed roof. It is clad in textured stucco with a concrete foundation. Two entrances on the east elevation are fitted with partially glazed wood doors with sidelights and transom; they are accessed by wide sets of concrete steps with a simple metal balustrade. The entrance right of center can also be accessed by a concrete ramp with a simple metal balustrade. An additional entrance on the south elevation is fitted with a simple metal door. Fenestration consists of tall steel-casement windows on the west elevation.

Additions to the auditorium, the freestanding cafeteria building, and temporary classroom building at the southeast corner of the parcel were constructed after 1940, outside the period of significance. They do not share the Spanish Revival architectural features of the main building and auditorium. The auditorium additions and noncontributing resources do not adversely affect

Name of Property

County and State

the integrity of the original building because they are subordinate to the original in size and massing and do not obscure the main elevations, nor were any character-defining features demolished during their construction.

Interior

While some of the building's interior fabric has been altered outside the period of significance, many of the original features have been retained. The wide hallways, offices, and classrooms in the 1921-1930 main wing retain their original layout and spatial arrangement. Both floors of main wing corridors are defined by high ceilings and tall windows. The main entrance to the first floor is fitted with character defining multiple-light glazed double doors with sidelights and transom and leads straight into the main hallway and administrative office. The first and second floors of the main wing are almost identical in design. The hallways at the south end of the original volume have walls of alternating wide and narrow hollow clay tile and concrete floors. The concrete flooring on the first floor is waxed and polished. Original paneled wood doors lead to offices and classrooms, and transom windows between classrooms and the hallway retain original multiple-light wood casements. There are exposed concrete beams at the ceiling of the first floor. Staircases on the north and south ends of the main wing have wide concrete steps. The railing consists of a curved plaster wall with wood trim on top and thin wood handrails. The carved wood newel post on the first floor of the south staircase features a carved Warren McClaskey Adult Center school emblem that reads "success, desire, support," added in the 1970s. Walls at the north end of the hallway, a section of the building that was constructed slightly later, are plastered. The hallways are lit by fluorescent light fixtures added at an unknown date between the mid-1950s (when fluorescent lighting began to be widely adopted in schools) and about 2008 (when LED lights began to gain popularity in educational settings).

Classrooms are on the east side of the hallway on both floors and lack character-defining interior features despite retention of some historic fabric. Classrooms have narrow storage/cubby areas on their north and south ends with tall windows on the east wall and radiators below them. Most classrooms exhibit textured drywall, vinyl flooring, and either textured drywall ceilings or acoustic ceiling tiles. Simple painted wood wainscoting, paneled wood doors, and wood transoms opening onto the hallway are original features that have been retained. The original fenestration pattern consisted of loosely spaced, tall, narrow window openings fitted with multiple-light wood sash. They have been replaced with wide openings fitted with metal replacement windows from an unknown date between 1970 and 2000.

The 1939 auditorium is east of the main building. The auditorium has rounded corners and door openings, a tall ceiling with acoustic ceiling tiles and recessed fluorescent lighting, and hardwood flooring. The original stage is at the east end of the auditorium. The two main entrances on the west end of the auditorium are fitted with wood double doors with round windows and brass handles. Tall windows line the south wall and there is an original mural depicting Coronado's search for gold on the west wall.

Name of Property

County and State

Janitor's closets, storage rooms, administrative offices, bathrooms, and the basement do not exhibit character-defining features. The basement is a utilitarian space that contains the original boilers.

Integrity

Despite some alterations, El Dorado School retains all aspects of historic integrity and therefore conveys its identity as a historic school.

Location

El Dorado School has not been moved and retains integrity of location.

Design

El Dorado School's design is expressed through its Spanish Revival architecture, with exterior character-defining features that include clay tile roof, ornamental grilles, heavily textured stucco cladding, decorative campanile, main façade arcade, and arched doorways. It also expresses the pedagogical theory of its period of construction through functional design features chosen to maximize air and light in classrooms: an irregular plan with long classroom wings, large north- and east-facing classroom windows, wood-frame transoms between hallways and classrooms, an arcade that functions as a corridor, and wide hallways with widely spaced west-facing windows. Although original windows have been replaced in the classrooms, the ratio of window to wall has been retained, as have transoms leading to the corridors, allowing the building to express the original design function of the fenestration. Interior character-defining features include original hollow clay tile walls in the 1921 section of the building, concrete floors, exposed concrete beams, and staircases in main building corridors. The auditorium also features character-defining interior elements including its curving corners and openings, original stage, and a mural commissioned by the parents' club just after the auditorium was constructed. Therefore, the building retains integrity of design despite alterations to some windows.

Setting

The residential and institutional neighborhood surrounding the school has retained many historic period buildings as well as the overall single-family residential character present during the school's period of significance. El Dorado School therefore retains integrity of setting.

Materials

El Dorado School's clay tile roof, some of its multiple-light windows, hollow clay tile walls, concrete floors, and stucco cladding date from the period of significance. They express both this unique building's Spanish Revival architecture and the larger architectural program of the school district during the period of significance. The school thus conveys its historic identity through its materials despite alterations to classroom windows.

Workmanship

El Dorado School's workmanship dates from the period of significance, most notably the heavily textured, hand-troweled stucco on the main building. The school thus conveys its historic identity through its workmanship.

Name of Property

County and State

Feeling

El Dorado School strongly evokes the feeling of an early-twentieth century school building since its physical features from the period of significance convey its historic character. It retains integrity of feeling despite some alterations.

Association

El Dorado School retains sufficient original physical features to convey its historic association with 1920s school design. It therefore retains integrity of association.

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Name of Property

County and State

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE_____

Period of Significance

1921-1939_____

Significant Dates

1921_____

1930_____

1939_____

Significant Person

(Complete only if Criterion B is marked above.)

N/A_____

Cultural Affiliation

N/A_____

Architect/Builder

Dean, James S._____

W. C. Duncan & Company_____

Dean, Charles F._____

Barnett, Earl (architect/muralist)_____

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

El Dorado School is eligible for the National Register of Historic Places at the local level of significance under Criterion C in the area of Architecture. El Dorado School is significant as a building that embodies the characteristics of Sacramento School District Architectural and Engineering Commission's distinctive architecture program of the 1920s as well as of the Spanish Revival style of architecture. The main building was designed by James Dean of Dean and Dean, a master architect who was influential in the design of Sacramento-area schools of the era as the program's primary architect. His brother Charles F. Dean designed the attached auditorium. The period of significance is 1921 to 1939, from construction to completion of the auditorium connected to the main building.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Sacramento and School District Development

The Nisenan, a branch of the Maidu people, occupied the area near the confluence of the American and Sacramento Rivers before the arrival of Europeans. The Spanish explored but did not settle in the region, and the first permanent non-native resident was John Sutter, a Swiss immigrant who arrived in 1839. Sutter's Fort became a way station for immigrants travelling overland to California in the 1840s. When Sutter's employees discovered gold near the end of the decade, Sam Brannan and other speculators laid out Sacramento east of Sutter's Fort near the confluence of the American and Sacramento Rivers, and it became the gateway to California's gold fields. Its influence was confirmed in 1854, when Sacramento became the permanent state capital. Completion of the trans-continental railroad in 1869 further established Sacramento as a hub for commerce. As the nineteenth century progressed, agriculture began to overtake mineral extraction as the most important economic pursuit in the Sacramento Valley.¹

Sacramento's first public school was established in 1854, by which time 500 children were attending Sacramento public and private schools. A high school, the second in California, opened in 1856. By 1891, there were over 4,000 children enrolled in local public schools and Sacramento had thirteen public schools. The very first public schools met in small houses or other existing buildings. As Sacramento became more settled and prosperous, purpose-built schools were constructed. Architectural styles varied and materials included wood-frame and brick construction. All but the smallest late nineteenth century Sacramento school buildings were two or three stories with compact, often square, plans and minimal outdoor space.²

¹ "Sacramento Bird's Eye View," The Daily Record-Union and Weekly Union, 1890s.

²; *Sacramento Daily Union*, 6 October 1881, 3 col.1; Sanborn Insurance Maps, Sacramento, California, 1895; Steven M. Avella, *Sacramento, Indomitable City* (Charleston: Arcadia Publishing, 2003), 49, 58; Richard C. Rogers, *The First 100 Years of the Sacramento City Schools, 1854 – 1954*, California Retired Teachers Association, State Capital Division, c1991, 10.

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Early development was concentrated near the waterfront; the State Capitol on Tenth Street and the rail yards to the northwest stimulated West End development during the nineteenth century. Commercial activity was concentrated at the western end of K Street and to the north near the rail yards. Establishment of streetcar service allowed residential development to push eastward along the streetcar lines beginning in the 1870s. During the nineteenth century, many residences were east of the Capitol in the “Homes District” as well as mixed with businesses along K Street. As Sacramento’s population grew around the turn of the century, K Street became a commercial area and residences were pushed out. During the first two decades of the twentieth century, development densified the West End with multi-story retail, office, hotel, and apartment buildings replacing smaller nineteenth century buildings. The Homes District to the east, meanwhile, became a middle-class enclave. Sacramento’s population growth was stimulated as new levees lessened flood danger and streetcars were electrified, and by 1910, the city had nearly 45,000 residents.³

In 1911, annexation of areas east and south of the original Sacramento grid added 6,000 acres of land and further boosted population. Existing schools in annexed areas were added to the Sacramento School District, increasing its number of schools by fifty percent. William Land School and Washington School, which were built using the same plans and included innovations like covered “roof garden” exercise areas and branch libraries, were built between 1914 and 1916. Sacramento School District also created its first junior college, located at first on the high school campus; additional schools needed to serve the growing population were postponed by US entry into World War I in 1917.⁴

In 1919, Sacramentans passed a bond issue to fund a district-wide program of school construction in the 1920s that ultimately produced a new junior college and high school as well as six elementary school buildings. School development took place within the context of the strong economy of the 1920s, which fueled a broader boom in Sacramento. In addition to the program of school construction, Sacramento’s built environment was reshaped in the 1920s by development of Memorial Auditorium, a new hospital, commercial and lodge buildings, churches, and new residential neighborhoods.⁵

The onset of the Great Depression in 1930 halted most construction and began an era of hardship for Sacramento. Population growth continued, however, and school construction was a bright spot. The 1934 passage of the Field Act by the California legislature codified seismic standards for California schools, consolidating the shift toward low-slung school buildings that had been underway for two decades. Small additions were made to many Sacramento schools throughout the 1930s. A second high school was developed in 1933, and in 1937 a replacement elementary school as well as several new college buildings were completed. In 1939, a \$650,000 building program that included new construction at both high schools, the junior college, and four

³ Environmental Science Associates, “Historical Resource Impact Analysis Report, Sacramento Entertainment and Sports Complex,” prepared by JRP Historical Consulting, October 2013, 13.

⁴ William Burg, *Midtown, Sacramento: The Creative Soul of a City* (Charleston: The History Press, 2014); Rogers, c1991, 28; *Sacramento Bee*, January 25, 1939, 25.

⁵); Rogers, c1991, 40-41.

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elementary schools—including El Dorado School—was funded by a combination of federal Public Works Administration (PWA) grants and local bond money. The program was created under President Franklin D. Roosevelt as an initiative to help revitalize the US economy during the Great Depression, and operated from 1933 to 1943, providing grant funding to municipal and state entities, which were required to provide matching funds.⁶

The entry of the US into World War II in 1941 prompted the establishment or reactivation of three military bases in Sacramento County. The bases stimulated suburban commercial and residential development and drew new residents to the area. It also signaled a shift from an economy built on agriculture and the railroad to one in which military bases and government offices were the biggest local employers. As California's population exploded during and after World War II, state government grew, and the City of Sacramento expanded far outside its original boundaries into former agricultural areas. Between 1946 and 1955, twenty-seven annexations added ten square miles to Sacramento's urban footprint. The shift toward the personal automobile in the postwar period facilitated this trend, making commutes outside the traditional street grid feasible. The expansion in land mass and population required an ambitious new program of school construction. Completion of the Elvas Freeway (Business 80) in 1955, US 50/99 in 1961, and Interstates 5 and 80 in the late 1960s further encouraged development in Sacramento County's rural areas. The 1960s and 1970s saw more substantial annexations, after which growth slowed without stopping. In the 1970s, many historic school buildings were abandoned in order to comply with the Field Act's seismic standards. Some were converted to non-classroom uses, while many others were demolished and replaced with new buildings. Enrollment dropped in the 1980s, and some campuses were closed. By 2013, the City of Sacramento encompassed nearly 100 square miles.⁷

East Sacramento Neighborhood

East Sacramento is bounded by the American River to the north, Watt Avenue to the east, Folsom Boulevard to the south, and Alhambra Boulevard to the west. The area was devoted to agriculture until the late nineteenth century. Development began in the 1890s around the Sacramento Electric Power and Light Company streetcar line. The streetcar, which operated from 1870 to 1947, connected the area to downtown Sacramento, allowing suburban East Sacramento to prosper. In 1911, the neighborhood was officially annexed as part of the City of Sacramento. East Sacramento was home to many professionals and had the reputation of being a fashionable neighborhood. In the 1920s, East Sacramento continued to expand into surrounding agricultural land, flourishing as a desirable neighborhood into the postwar period. Local and family-run businesses began to be established after World War II. In 1949, the State of California purchased around 200 acres of peach farms in the neighborhood to establish a new college. Construction of Sacramento State College in 1951 spurred additional residential and

⁶ *Sacramento Bee*, October 25, 1944, 6; Avella, 2003, 80, 90-92; Sue Norwood, "150 Year History," Sacramento City Unified School District, unpublished manuscript, 2004.

⁷ City of Sacramento, General Plan Technical Background Report, Prepared by Ascent Environmental, August 2014, 81-82, 94, 113; County of Sacramento, County History, 2018, accessed 28 November 2018, <http://www.saccounty.net/Government/Pages/CountyHistory.aspx>; Norwood, 2004.

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commercial development in the area. The college continued to expand in the 1960s and in 1972, the school officially became part of the California State University system.⁸

El Dorado School

El Dorado School started as a single-classroom school and began expanding in 1918. In 1920, East Sacramento residents petitioned the Sacramento Board of Education to purchase a new location for the school, even offering to buy school bonds to fund construction, and were told that they needed to wait for the report of the Architectural Commission. By September 1920, the Board of Education had acquired the J Street property and had accepted preliminary plans from Hemmings-Petersen-Hudnutt. The Spanish Revival school was designed by James S. Dean (later of Dean and Dean architects) like the other schools in Sacramento's 1920s building program. The two-story central wing, which included administration and several classrooms, would be constructed immediately. The original plans included additions that would be constructed as needed. W. C. Duncan & Company won the contract and began building El Dorado School in 1921. The second school in the district-wide construction program, it was completed in late summer. The Spanish Revival building consisted of a two-story rectangular plan volume with heavily textured stucco cladding, tile roof, an ornamental campanile, and light-blue wood window frames. It had a reinforced concrete frame, hollow clay tile walls, and a tile roof. The new El Dorado School opened for use in the fall of 1921, with landscaping completed in September.⁹

East Sacramento was growing quickly during the early 1920s, spurring expansion of El Dorado School. At the start of the 1922-1923 school year, attendance was strong despite the fact that many children missed school to help their parents pick crops in the early fall during this era. A new teacher had been hired, and there were already plans for a three-room addition. In October 1922, the Board of Education let the contract for the addition to Sacramento contractor William Purcell. Although research has not revealed plans or historic photos, this project apparently constructed the one-story side-gabled west wing with its main façade arcade. The cost of the work was just under \$30,000. By 1928, El Dorado School also had a single-story addition at the north end of the original two-story 1921 building. A long rectangular volume parallel to the original building was apparently a temporary "bungalow"¹⁰ classroom building since it had been demolished by 1950.¹¹

As the number of pupils continued to grow, construction projects were undertaken on Sacramento schools every few years, and a four-room addition was made to El Dorado School in

⁸ City of Sacramento, "East Sacramento Community Plan," Mar. 22, 2024; Lee M. A. Simpson, *Images of America: East Sacramento*, 2004; Ronald M. Coleman, "History of the Sacramento State Campus," Sacramento State, Accessed Jan. 15, 2024.

⁹ *Sacramento Union*, "Site Urged for El Dorado School," May 6, 1920, 8; *Sacramento Bee*, "Building Operations Take Upward Trend," Feb. 12, 1921, 13.

¹⁰ "Bungalow" is described in Webster's Dictionary as a one-story house with a low-pitch roof and is usually used to connote a Craftsman style residence. During this era, the school district referred to temporary classroom buildings as bungalows even though they do not embody the typical use of the word.

¹¹ Georgia E. Gilpin, *Sacramento Union*, El Dorado school is growing fast, September 6, 1922; "Construction will Be Started Shortly on School Contracts," October 21, 1922.

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1930, one of seven building projects for the school district that year. The second story on the mid-1920s addition to the rear of the original two-story wing as well as the flat-roofed northwest addition appear to have been constructed in 1930. Although early additions were built by different contractors, they conformed to the original plans developed by James S. Dean and exhibit the harmonious appearance of original construction. By 1937, the school building consisted of the two-story wing, the 1922 west wing, and a flat-roofed one-story northwest addition. A long rectangular volume east of the primary building has since been demolished as has a single-story volume at the north end of the original building.¹²

By 1938, plans were underway to construct an auditorium and more new classrooms; the project would be jointly funded by a bond issue and a PWA grant, with local funds accounting for slightly more than half of the expense. The Board of Education contracted Charles F. Dean of Dean and Dean to design the project (James Dean had left the practice for a position as City Manager), and H. W. Robertson was the contractor for the addition. The El Dorado Parent Teacher Association funded a mural of the search for El Dorado in the auditorium in 1939. The mural was designed by Dean and Dean architect Earl Barnett, who was also a muralist.¹³

In 1974, El Dorado School closed. In 1977, six schools in Sacramento were sold, including El Dorado School. The school was purchased by the Sacramento Association for the Retarded and the A. Warren McClaskey Adult Center was established. The adult education school was named after a former Sacramento City Unified District adult education director, Alfred Warren McClaskey Jr. (1922-1976), whose wife, Merilynn Mable McClaskey (1921-1997), was Sacramento's first occupational therapist. By the 1980s, the school had approximately 300 students from the ages of 18 to 80. The school aimed to teach adults with special needs how to gain more independence. In the 1970s and 1980s, Charles Gilbert (1925-2006) was the principal for the A. Warren McClaskey Adult Center and an administrative specialist for the Sacramento City Unified School District. He was a pioneer in special education programs, inspired by teaching his crew members to read and write when he was deployed in the Navy. Gilbert taught at one middle school before transitioning to special education at Hiram Johnson High School in the 1950s. He returned to San Francisco State University for his master's degree in special education before becoming the first principal of McClaskey Adult Center, retiring in 1985. In the 1980s and 1990s, Richard Pierce was the program coordinator and a teacher at the school. In 2025, the McClaskey Adult Center is still in operation at the school.¹⁴

¹² *Sacramento Bee*, "Major Building Jobs Are Varied," July 5, 1930.

¹³ *Sacramento Bee*, July 11, 1938, 4; National Archives, "Records of the Public Works Administration," Guide to Federal Records, Accessed Feb. 2, 2025, <https://www.archives.gov/research/guide-fed-records/groups/135.html>; *Sacramento Union*, Mar. 3, 1940, 25.

¹⁴ James Bow, "Parents Hit Closure of El Dorado," *Sacramento Bee*, Oct. 22, 1974, 18; *Sacramento Bee*, "Six City Schools May Be Sold," Nov. 30, 1977, 19; *Sacramento Bee*, "McClaskey," Jan. 7, 1976, 27; *Sacramento Bee*, "Coming Up," Nov. 29, 1978, 29; *Sacramento Union*, "Mrs. A. Warren McClaskey," Feb. 17, 1954, 14; Sue Boylan, "A Place to Learn and Grow," *Sacramento Bee*, Dec. 8, 1983, 116; ; *Sacramento Bee*, "People," Oct. 15, 1992, 36; Paula Thorpe, "Occupational Therapist Took Joy in Work," *Sacramento Bee*, Mar. 15, 1997, 21; Maija-Liisa Young, "Charles Gilbert, A Pioneer in Special Education," *Sacramento Bee*, Mar. 17, 2006, B5.

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W. C. Duncan & Company

William Cluff Duncan (1895-1945) was born in San Francisco, California in 1895. In 1919, Duncan started his construction company in San Francisco with A. F. Mattock as his partner. Arthur F. Mattock (1884-1961) was born in Leicester, England and came to San Francisco in 1911. The partnership was dissolved in May 1921, and Duncan and Mattock continued with their own individual companies. Duncan continued to call his company "W. C. Duncan & Co.," and he was contracted for construction of El Dorado School in 1921.¹⁵

Notable Buildings Completed in Sacramento

El Dorado Elementary School, 1921

Newton Booth School, 1929

Other Notable Projects

Nicolaus Bridge, Yuba City, 1920

H. W. Robertson

Harry Wilson Robertson (1885-1965) was born in Eel River, California in 1885. Robertson started working for Walter W. Campbell Construction Co. in Sacramento in 1910. That same year, he married Hazel Fowler (1892-1990). In 1921, he formed his own contractor business in Sacramento. During his career, he worked on a number of schools and auditoriums in the area as well as hospitals in Colusa and Trinity Counties. He retired in 1954 after selling his business to Frederick J. Chapek. The California Almond Growers Exchange in Sacramento, completed in 1915 at the start of his career, was listed in 1985 as a California Historical Landmark.¹⁶

Notable Buildings Completed in Sacramento

California Almond Growers Exchange, 1915

Sierra School, 1923

Immaculate Conception Parish, 1930

The Capital Athletic Club, 808 O Street, 1931

Grant Union High School, 1932

Sacramento Public Library, McKinley Branch, 1936

Clunie Memorial Clubhouse, 1936

El Dorado Elementary School Auditorium, 1939

Other Notable Projects

Mt. St. Mary's Academy, Grass Valley, Nevada County, 1920

¹⁵ *San Francisco Recorder*, "Certificate of Copartnership Transacting Business Under Fictitious Name," Apr. 9, 1919, 7; *Sacramento Union*, "Suit Against Sutter County," Mar. 21, 1920, 9; *The Recorder*, "Notice of Dissolution of W. C. Duncan & Company, a Copartnership," Apr. 20, 1921, 8; *San Francisco Examiner*, "Marriage Licenses," Jun. 28, 1923, 4; *Sacramento Bee*, "13,000 Baywood Dwelling Planned," May 6, 1933, 4; Ancestry.com, "Arthur F. Mattock," Family Tree, Accessed Feb. 2, 2025; Ancestry.com, "William Cluff Duncan," Family Tree, Accessed Feb. 2, 2025; *Honolulu Star-Advertiser*, "William C. Duncan," Sept. 6, 1945, 6.

¹⁶ Ancestry.com, "Harry Wilson Robertson," Family Tree, Accessed Feb. 2, 2025; California State Parks, "Historical Landmark No. 967," Office of Historic Preservation, Accessed Feb. 5, 2025, <https://ohp.parks.ca.gov/ListedResources/Detail/967>; *Sacramento Bee*, "Harry W. Robertson," Sept. 8, 1965, 43.

Name of Property

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Earl Barnett

Earl Rand Barnett (1902-1990) was born and raised in Sacramento, where his father worked for the Southern Pacific Railroad. Barnett studied architecture at the University of California and the American School in Rome. His first job was with Charles Hemmings' architectural firm in Sacramento. He was a colleague of Charles Dean and joined him when Dean started the firm Dean and Dean with his brother in 1922. He worked for them as a draftsman. Barnett worked on a number of school and churches in Sacramento, as well as hundreds of mostly brick houses. He was also a muralist with the New Deal Public Works of Art Project (PWAP). He continued to work with Dean and Dean, which later purchased by Tomich and Yee, even designing part-time into after his retirement in 1968.¹⁷

Notable Buildings Completed in Sacramento

Sacramento Memorial Auditorium, 1927 (NRHP)

Westminster Presbyterian Church, 1927 (NRHP)

Sutter Lawn and Tennis Club, 1930 (NRHP)

El Dorado School Mural, 1939

St. Philomene Catholic Church, 1948

First English Lutheran Church, 1957

Dean and Dean

Charles Francis Dean and his brother James Sommerville Dean were born in Belton Texas in 1884 and 1885. Charles F. Dean studied at Texas A&M, working for a San Antonio architect and then in Chicago after graduation. He joined California state architect George Sellon's office in 1908. James S. Dean followed his brother to Texas A&M and into architecture. He married Ruth Cook, an Iowa native. In 1912, he joined Charles in Sacramento and became an assistant at the Office of the State Architect. Charles married Alvina Laue of Sacramento in 1913. In June 1920, James became chief deputy in charge of drafting for Hemmings-Petersen-Hudnutt, the partnership that had formed to act as the Sacramento School District's Architecture Engineering Commission a few months earlier.¹⁸

The Dean brothers went into private practice in 1922, forming Dean and Dean to take over the school building program from Hemmings-Petersen-Hudnutt. Dean and Dean was given public credit for the design of the School District's building program; although the partnership did not form until after at least five of the schools were complete, James S. Dean appears to have been the principal designer for the program of district expansion. Hemmings-Petersen-Hudnutt was apparently willing to allow the new firm design credit in order to be released from an unprofitable contract. Dean and Dean was extraordinarily productive during the 1920s. In addition to taking over the school program, the firm designed high-profile Sacramento buildings including Westminster Presbyterian Church, Sacramento Memorial Auditorium, Sutter Lawn and

¹⁷ Dixie Reid, "The Love Affair is Far From Over For Memorial's Maker," *Sacramento Bee*, Feb. 17, 1986, 21; *Sacramento Bee*, "Unmasking the Medicine Man," Oct. 8, 1981, 91; *Sacramento Bee*, "Earl R. Barnett," Mar. 8, 1990, 21; Edan Milton Hughes, *Artists in California, 1786-1940*, Crocker Art Museum, 2002.

¹⁸ US Census Records, Sacramento, 1920, 1930; *Sacramento Bee*, May 10, 1920, 12.

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Tennis Club, Sutter Maternity Hospital, and an orphanage, as well as numerous architecturally significant commercial buildings. Dean and Dean also designed buildings in Marysville, Woodland, and other Sacramento Valley cities, as well as more distant locations like Seattle. At the same time, the brothers became renowned as residential designers. Dean and Dean designed dozens of houses, both modest and lavish. The National Register-listed J.C. Carly House (#06000143) in Sacramento, completed in 1922 at the start of their partnership, is significant for its architecture. In 1929, California's American Institute of Architects gave the partnership a design award for a Sacramento residence and Memorial Auditorium. The Dean and Dean design oeuvre extended across the popular revival styles of the era: Spanish, Colonial, Tudor, Romanesque, and Mediterranean. A preference for brick or stucco walls, tile roofs, and asymmetric massing is observable across their work in the disparate styles. Influence of the Arts and Crafts movement can be seen the careful landscape design for both domestic and institutional projects.

Trade publications from the 1920s described Charles Dean as the principal designer and James as the executive; James clearly had important design input for the school program. In 1930, James Dean left the practice for a position as Sacramento City Manager. He served in that capacity, at the time the most powerful position in local government, for twelve years before moving on to work as state finance director until his retirement in the 1950s. Charles Dean continued to lead the firm under the Dean and Dean name until his death in 1956, adopting new methods and styles as they emerged. Later Dean and Dean projects include Theodore Judah School completed in the late 1930s in the Streamline Moderne style and the Modernist New Helvetia Defense Housing project, on which he collaborated with other local architects in 1942.¹⁹

Notable Buildings Completed in Sacramento

Sutter Lawn and Tennis Club, 1930 (NRHP)

Sacramento Orphanage and Children's Home

Golf Club House at Land Park

J.C. Carly House, 1922 (NRHP)

Sacramento Junior College

Royal Miller House

Westminster Presbyterian Church, 1927 (NRHP)

Sacramento Memorial Auditorium, 1927 (NRHP)

Hart Store Building

Alison Ware Store Building

Hart's Cafeteria

YWCA Dean Apartments, 1929

Newton Booth School, 1929

Sutter Maternity Hospital

Sutter Club (with Stark & Flanders), 1930 (NRHP)

Theodore Judah School, 1938 (NRHP)

New Helvetia Defense Housing (with Starks & Flanders and Harry Devine, Sr.), 1942 (NRHP)

¹⁹ *Eureka Humboldt Standard*, "Ex-finance Chief James Dean Dies," 12 November 1962, 20.

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Other Notable Works

SP Hart Building, Marysville, 1927 (NRHP)

Lincoln Women's Club

Palisade Club House, Placer County

Shasta Union High School, Redding

Thomas Youell House, Seattle, 1928

Elks Club, Marysville, 1928

Sacramento School District 1920s Building Program

After the turn of the twentieth century, the Progressive Education Movement began calling for educational reform and more child-centered teaching. The thought leaders developing these new educational philosophies also began to focus on updating school design, advocating a move away from monumentalism to more modest and functional school buildings. The open-air school movement, which promoted the year-round free flow of outdoor air in classrooms, was also influential on twentieth century school design. Meanwhile, educators and parents began pushing to replace wooden schools, which were vulnerable to fire, with fire-resistant schools constructed of materials like brick and tile. In addition to ventilation, natural light became a prized element in classrooms, and school designers began to focus on providing classrooms with the highest ratio possible of window to wall. During the 1910s, building technology evolved to allow maximization of window space in walls. The massed plans of Victorian-era schools fell out of favor, replaced by irregular plans in which long one-story wings connected at right angles, often enclosing courtyards. Spread out school plans maximized classroom access to sunlight and fresh air and minimized danger from fires and earthquakes and became nearly ubiquitous in California. Schools had also become de facto community centers, and it became standard practice to include auditoriums, public branch libraries, parents club rooms, and large outdoor areas in early twentieth century schools.²⁰

In 1912, the year after Sacramento had expanded its footprint and population with annexation, Charles C. Hughes became District Superintendent, a role in which he served until his retirement in 1942. Hughes advocated for many progressive educational reforms including construction larger schools, moving students to different rooms for different types of instruction, and discouraging homework. When he was hired, Hughes was slated to preside over an already-developed plan to replace the district's older schools. US entry into World War I derailed the building program after only two new elementary schools were constructed. The Sacramento School District was in dire need of a program of modernization and expansion for its facilities by the end of the decade. After vigorous campaigning by parents and teachers and by the Sacramento Chamber of Commerce, whose members considered state-of-the-art schools a necessary condition for economic growth, Sacramento voters passed over \$3 million in school bonds by a margin of seven to one in October 1919. The district planned to use the bond funds to

²⁰ Superintendent of Public Instruction, *School Architecture in California*, California State Printing Office, 1914; Rogers, c1991, 27; Los Angeles Unified School District Historic Context Statement, 1870 to 1969, Prepared by Sapphos Environmental, Inc. for the Los Angeles Unified School District Office of Environmental Health and Safety, March 2014, 29 – 31.

Name of Property

County and State

construct two high schools and fourteen elementary schools, purchasing large new properties, when possible, to allow for the expansive playgrounds that had become a priority.²¹

The architectural program for the massive expansion of the Sacramento school system in the 1920s has traditionally been attributed to Dean and Dean, one of Sacramento's most famous early-twentieth century architectural firms. Close examination of the chronology of development points to a more complex attribution. In early 1920, the Board of Education formed an Architectural and Engineering Commission to which it delegated planning and design of the school expansion program. The partners in Hemmings-Petersen-Hudnutt, a firm established solely to work on this program, made up the membership of the Commission. Edward Charles Hemmings (1874-1924), an architect who had worked on important local buildings including the American Apartments, Sacramento Hotel, and Mohr & Yoerk Building, was chairman and the partner in charge of design. George D Hudnutt was an engineer by training and a builder who specialized in commercial construction. Jens C. Petersen (1873-1939) was an architect who had relocated to Sacramento just before formation of the Commission. James Dean came to work for the group shortly after Commission formation and was both project manager and principal designer. The Commission initiated standardized plan and design parameters for the program. Petersen may have participated in preparation of design plans for the first schools that were constructed. Elmhurst, Jefferson, and Fremont were among the five schools completed by early 1922 under the aegis of the Commission.²²

Hemmings-Petersen-Hudnutt began asking to be released from the contract in March 1922, complaining that they could not make a profit at the agreed-upon percentage. According to trade publications, Hemmings had dozens of private commissions in 1922 and was also working on an ambitious expansion of North Sacramento School, which would have made the lower-paying work of the Commission less attractive. The mercurial Hemmings, who had at least six partnerships in less than two decades, frequently commented publicly on local building and architectural issues and, as chairman, was apparently the driving force behind the Commission

The Dean brothers, meanwhile, saw an opportunity to start a firm their own and felt they could profitably take over the school design program. James Dean had been designing Sacramento school buildings for the Commission as an employee for nearly two years, and a strong template had been established. The program was carefully calibrated to meet the District's practical needs and provide outstanding aesthetics on a limited budget. Elements of building plans were standardized for efficiency—often rough U-plans with an auditorium at one side—adapted as necessary to student body size and lot conditions and designed with future additions in mind. The program was heavily influenced by progressive concepts in school design. Large properties, which allowed for playgrounds, gardens, and attractive landscaping, were chosen for most of the new schools. All the buildings in the District's program featured long classroom wings separated by landscaped courtyards. Extra-tall multiple-light windows provided prized light and ventilation to students as well as a connection between indoor and outdoor spaces. Where properties allowed, classrooms, with as much wall space as possible given to windows, faced the east and

²¹ *Sacramento Independent-Leader*, Oct 19, 1919, 1.

²² *Sacramento Union*, "Jens Petersen, Architect, Dies," October 19, 1939, 1.

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corridors, with more widely spaced fenestration, to the west. Lower in height and more spread out than older school buildings, the schools in the program were designed to be safer for students in fires and earthquakes.²³

Materials were standardized: structural members were concrete and steel, exterior walls were brick or stuccoed hollow clay tile, ornamental exterior features were terra cotta, and roofs were clay tile. These elements had several virtues. They were modern, relatively low-cost, durable, low-maintenance, and fire resistant. They were also locally produced, endlessly adaptable to the creativity of architects, and ideal for expressing the romanticized Mediterranean and Spanish Revival styles of the 1920s. Small projecting volumes, variable roof height and pitch, and ornamental chimneys and towers evoked the ambience of European villages. This informal massing allowed harmonious additions to expand school buildings as needed, a crucial element of an ambitious building program in which each school was intended to be constructed in phases. Elementary schools were designed to accommodate 1,200 students; just enough of each building was constructed to meet immediate needs, with additions planned a year or two after first phase completion. Despite unique plan, style, massing, and decorative elements on each, the schools were instantly recognizable as “parts of one large program.”²⁴

By June 1922, just three months after Dean and Dean took over management, ten new schools and three additions were complete. A second bond measure was soon passed to fund more additions. A building trade publication praised the dignity, charm, poise, and site-responsiveness of the buildings in June 1922, noting with approval that the program was straightforward and logical. Local observers were effusive, using terms like “splendid.”²⁵

In 1924, another school bond was brought before the people of Sacramento. School construction could not keep pace with projected population growth and in 1925 there were still 3,500 local students attending school in obsolete or temporary buildings. Between 1920 and 1928, the Sacramento population grew by 51%, while school enrollment increased by 57% as the average child began spending more years at school. By 1930, Sacramento School District had thirty campuses.²⁶

Conclusion: Criterion C—Architecture

El Dorado School is significant at the local level in the area of Architecture. The building was designed under the aegis of the Sacramento School District’s Architectural and Engineering Commission, which was formed in 1920 to efficiently execute a district-wide building program. It was designed by master architect James Dean of Dean and Dean, who was the primary architect responsible for the Sacramento school-building program of the era. It is an excellent

²³ Wei Wu and Edward Ng, Department of Architecture, Chinese University of Hong Kong, Hong Kong, China, “A review of the development of daylighting in schools,” *Lighting Research and Technology*, 35, 2, 2003.

²⁴ *Sacramento Bee*, 30 July 1921, 11,

²⁵ Irving F. Morrow, “Recent Work by Dean and Dean, Architects,” *Architect and Engineer*, June 1922; Andrew Hope, Caltrans, DPR 523, Coloma Community Center, December 1995; Janice C. Calpo, National Register of Historic Places Registration Form, J.C. Carly House, November 8, 2005, 8:10; *Sacramento Bee*, 25 February 1924, 13.

²⁶ Sue Norwood, “150 Year History,” Sacramento City Unified School District, unpublished manuscript, 2004

Name of Property

County and State

example of Sacramento School District's distinctive 1920s architecture program. The building exhibits stylistic elements of Spanish Revival architecture, a design idiom of the program. Character-defining features include a clay tile roof, strongly textured stucco cladding, arched door openings, and main façade arcade. A highly ornamented bell tower, decorative metal window grilles and balconet, and main entrance French doors with decorative pilasters, sidelights, and transom also reference the Spanish Revival style. Interior character-defining features are concentrated in the main building corridors and the auditorium; walls of handsome alternating wide and narrow hollow clay tile, open staircases with decorative newel posts, polished concrete floors, and high ceilings characterize the corridors. The auditorium has its original stage, rounded corners and door openings, and a significant original mural created by a well-known Sacramento artist and architect. The building reflects the functional elements which exemplify the broader district-wide program of the 1920s: an expansive property, long wings, corridors on the west with widely spaced windows, and east-or north-facing classrooms with large window openings designed to maximize students' exposure to the outdoors and to bring daylight and ventilation into classrooms. Stucco and brick construction were chosen for fire-resistance, as were the concrete floors and clay-tile roofs. El Dorado School exemplifies the extraordinary ability of Dean to design unique, architecturally significant buildings while meeting the strict functional and budgetary requirements of a multi-building program.

Name of Property

County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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17 February 1954.

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22 October 1974.

7 January 1976.

30 November 1977.

29 November 1978.

8 October 1981.

8 December 1983.

17 February 1986.

8 March 1990.

15 October 1992.

15 March 1997.

17 March 2006.

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6 May 1920.

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20 April 1921.

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Maps

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Polk Directory. San Francisco.

1907.

1908.

US Census Records. Sacramento, California.

1910.

1920.

1930.

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested

____ previously listed in the National Register

____ previously determined eligible by the National Register

____ designated a National Historic Landmark

____ recorded by Historic American Buildings Survey # _____

____ recorded by Historic American Engineering Record # _____

____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office

____ Other State agency

____ Federal agency

____ Local government

____ University

X Other

Name of repository: Sacramento City Unified School District

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 4.8

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(Enter coordinates to 6 decimal places)

Latitude: 38.566318

Longitude: -121.439211

Name of Property

County and State

Verbal Boundary Description (Describe the boundaries of the property.)

El Dorado School occupies a 4.83-acre block in Sacramento bounded by Hidden Lane to the north, 53rd Street to the east, J Street to the south, and 52nd Street to the west.

Boundary Justification (Explain why the boundaries were selected.)

The property boundaries are the limits of the parcel as defined by the Sacramento County Assessor (APN 008-0111-001-0000) and the legal description of the parcel.

11. Form Prepared By

name/title: Kara Brunzell & Tatyana Dunn
organization: Brunzell Historical
street & number: 1613 B Street
city or town: Napa state: CA zip code: 94559
e-mail: kara.brunzell@yahoo.com
telephone: (707) 290-2918
date: February 2025; Revised June 2025, July 2025

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Name of Property

County and State

Photo Log

Name of Property: El Dorado School
City or Vicinity: Sacramento
County: Sacramento
State: California
Photographer: Tatyana Dunn
Date Photographed: January 27, 2025

Description of Photograph(s) & number, include description of view indicating camera direction:

1 of 17 South elevation, camera facing north with auditorium to the right

2 of 17 South elevation, camera facing north

3 of 17 South and west elevations, camera facing northeast

4 of 17 Arcade, camera facing west

5 of 17 North and west elevations, camera facing southeast

6 of 17 West elevation, camera facing southeast

7 of 17 East and north elevations, camera facing southwest

8 of 17 South and east elevations, camera facing northwest

9 of 17 Auditorium (1939) south façade, camera facing northeast

10 of 17 Auditorium (1939) west façade, camera facing southeast

11 of 17 First floor interior, camera facing north

12 of 17 First floor interior, carved newel post, camera facing east

13 of 17 Second floor interior, camera facing south

14 of 17 Auditorium lobby (first floor) interior, camera facing south

15 of 17 Auditorium (first floor) interior, camera facing southeast

16 of 17 Auditorium (first floor) interior mural, camera facing northeast

17 of 17 Classroom 10 (second floor) interior, camera facing northeast

Name of Property

County and State

Location Map

Latitude: 38.566318, Longitude: -121.439211



Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

Name of Property _____

County and State _____

Sketch Map



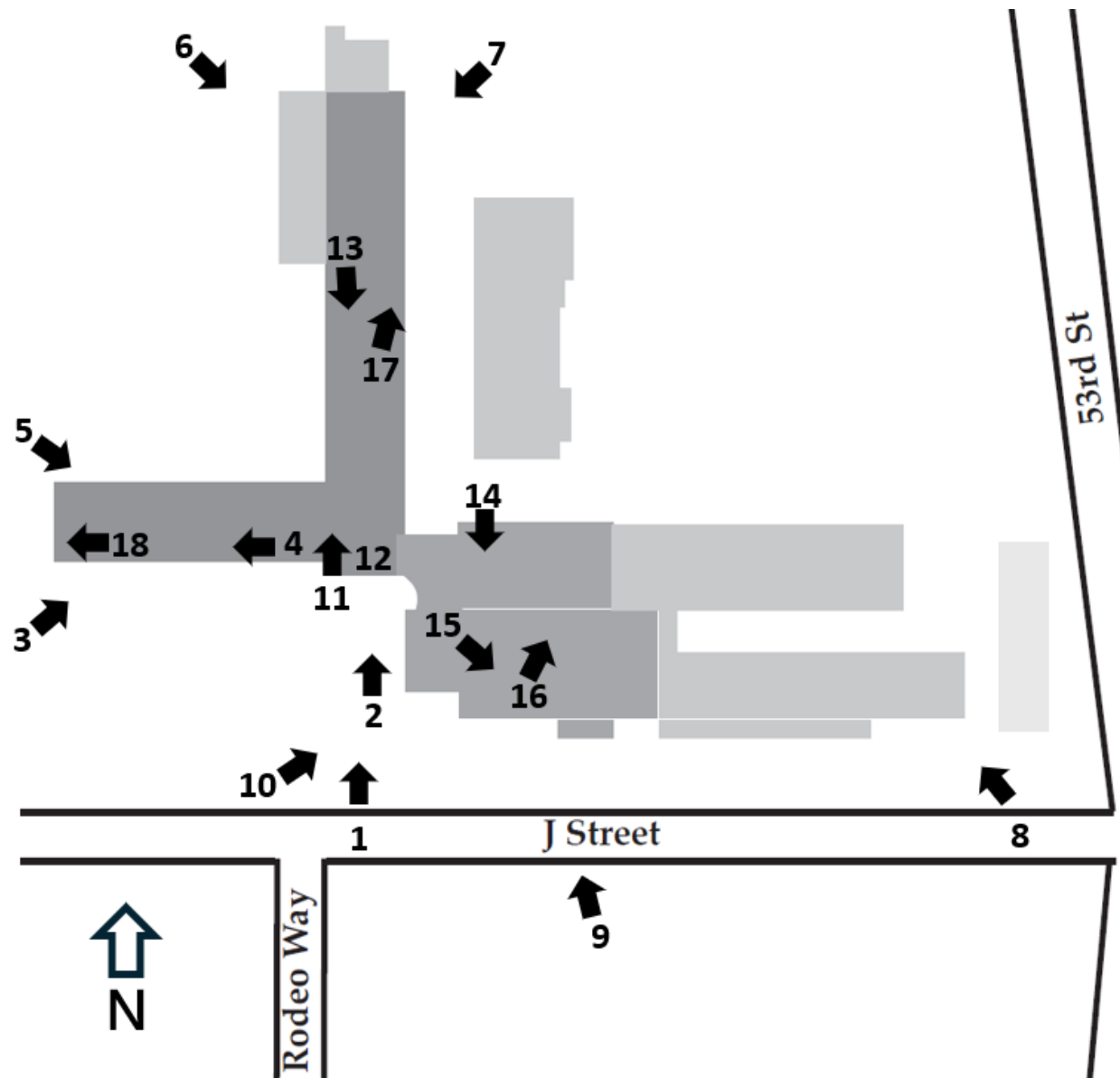
Year of Construction

	1921
	1922
	1922 (first floor), 1930 (second floor)
	1930
	1939
	1940 – 1946
	1948 – 1949
	1951 – 1956
	1993 – 1998

Name of Property

County and State

Photo Key



Name of Property

County and State

Figure 1 El Dorado School under construction, 1921; *Sacramento Bee*

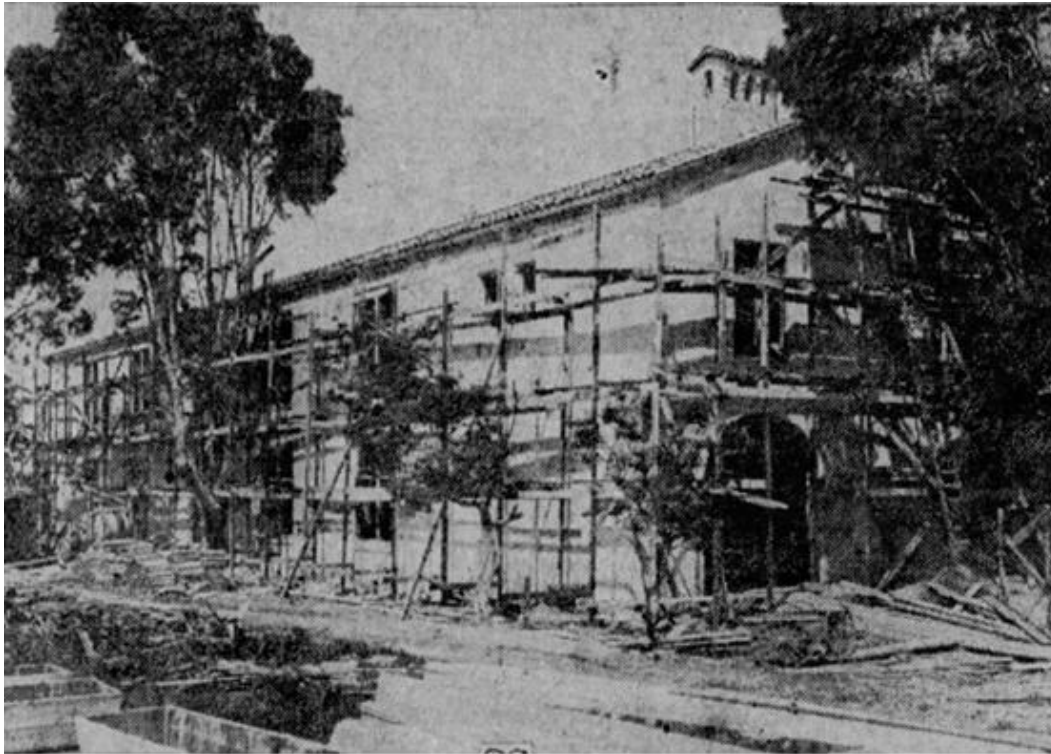


Figure 2 El Dorado School, 1922; *Architect and Engineer, California*



Name of Property

County and State

Figure 3 El Dorado School, 1930; *Bob McCabe Collection, Center for Sacramento History*



Figure 4 El Dorado School, 1940; *Weinstock Collection, Center for Sacramento History*



Name of Property

County and State

Figure 5 Sixth grade graduation class photo, 1937; *Michael T. Benning Collection, Center for Sacramento History*



Figure 6 Class photo in front of auditorium, c. 1940; *Sacramento Public Library*



Name of Property

County and State

Photo 1 South elevation, camera facing north with auditorium to the right



Photo 2 South elevation, camera facing north



Name of Property

County and State

Photo 3 South and west elevations, camera facing northeast



Photo 4 Arcade, camera facing west



Name of Property

County and State

Photo 5 North and west elevations, camera facing southeast



Photo 6 West elevation, camera facing southeast



Name of Property

County and State

Photo 7 East and north elevations, camera facing southwest



Photo 8 South and east elevations, camera facing northwest



Name of Property

County and State

Photo 9 Auditorium (1939) south façade, camera facing northeast



Photo 10 Auditorium (1939) west façade, camera facing east



Name of Property

County and State

Photo 11 First floor interior, camera facing north

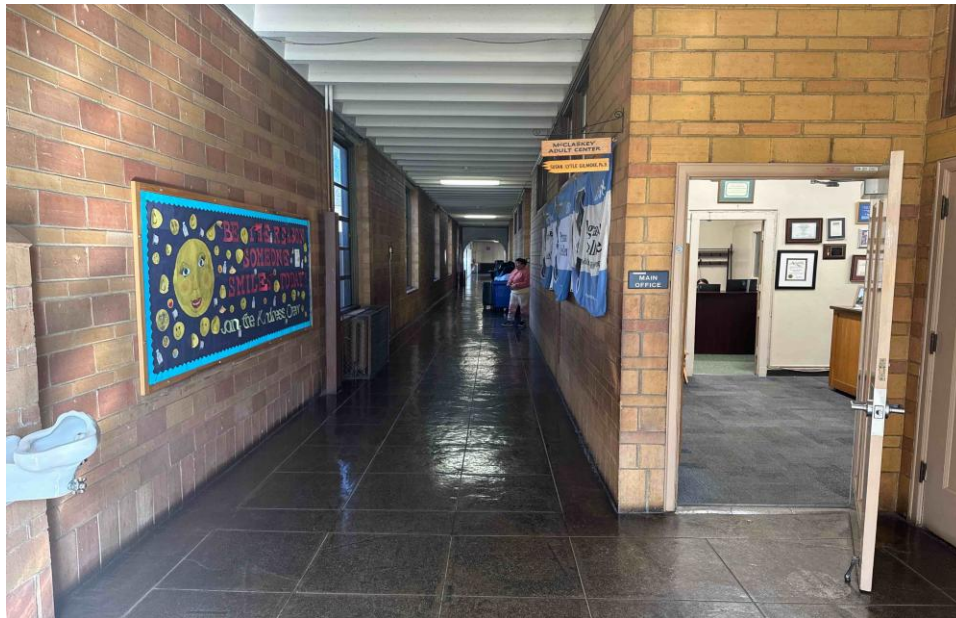
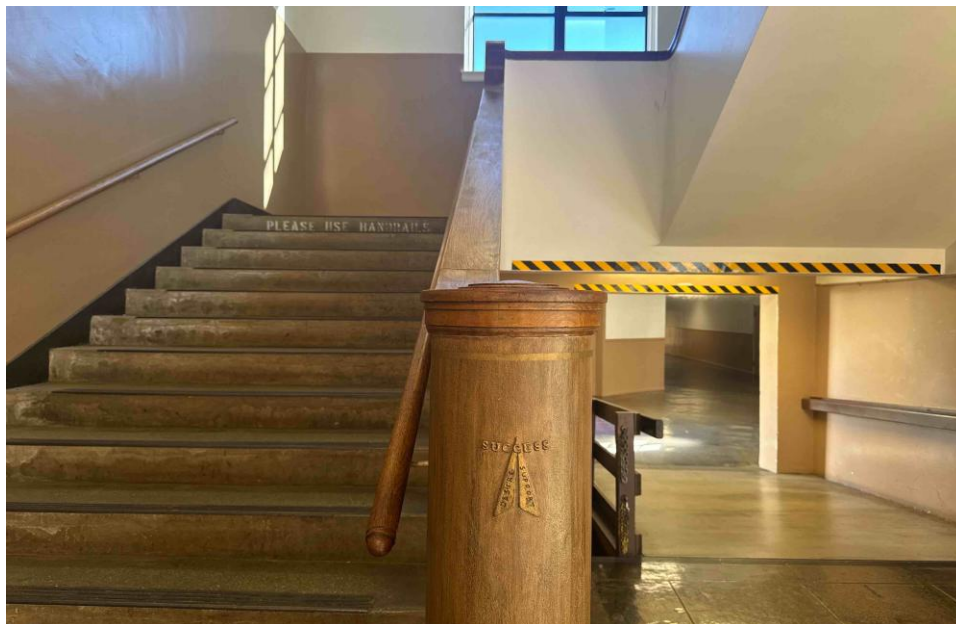


Photo 12 First floor interior, with staircase and carved newel post, camera facing east



Name of Property

County and State

Photo 13 Second floor interior, camera facing south



Photo 14 Auditorium lobby (first floor) interior, camera facing south



Name of Property

County and State

Photo 15 Auditorium (first floor) interior, camera facing southeast



Photo 16 Auditorium (first floor) interior mural, camera facing northeast



Name of Property

County and State

Photo 17 Classroom 10 (second floor) interior, camera facing northeast





Henry Feuss, Preservation Planner
Date 8/25/2026



El Dorado School Landmark Nomination

M26-013 – Preservation Commission

El Dorado School

5241 J Street

Criterion iii — *Architectural Significance*

- Spanish Revival style
- Sacramento School District Architectural and Engineering Commission's 1920s architecture program

Criterion iv — *Master Architect*

- The work of James and Charles Dean of Dean & Dean
- 1921-1939 period of significance



Thanks!

Contact us:

Henry Feuss

Preservation Planner

Community Development
Department

preservation@cityofsacramento.org

cityofsacramento.org

City of
SACRAMENTO



File ID: 2026-01395

8/25/2026

Ordinance Listing 1957 13th Avenue as a Landmark on the Sacramento Register of Historic and Cultural Resources (M26-010) [Passed for Publication 07/21/2026; Published 07/24/2026, 08/14/2026]

File ID: 2026-01395

Location: 1957 13th Avenue (012-0404-011-0000), District 7

Recommendation: Conduct a public hearing and upon conclusion, pass a **Motion:** 1) determining the listing of 1957 13th Avenue as a landmark on the Sacramento register of historic and cultural resources is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15308, which exempts actions taken to assure the maintenance, restoration, enhancement, or protection of the environment and where the regulatory process involves procedures for the protection of the environment; and 2) adopt an **Ordinance** listing 1957 13th Avenue as a landmark on the Sacramento register of historic and cultural resources.

Contact: Sean de Courcy, Preservation Director, (916) 808-2796, sdecourcy@cityofsacramento.org, Community Development Department

Presenter: Henry Feuss, Preservation Planner, (916) 808-5880, hfeuss@cityofsacramento.org, Community Development Department

Attachments:

- 1-Description/Analysis
- 2-Proposed Ordinance
- 3-Historic Resource Evaluation
- 4-Presentation

Description/Analysis

Issue Detail: In 2025, the property owner of 1957 13th Avenue retained the services of Historic Environment Consultants, who prepared the historic evaluation for this property, which has been revised by City staff. Staff presented a statement of nomination to the preservation director, who concluded at a public hearing on May 14, 2026, that the property appears eligible for listing as a landmark on the Sacramento register of historical and cultural resources (Sacramento register) pursuant to the criteria provided in City Code section 17.604.210.A.1.a.iii. Staff has prepared a draft ordinance (Attachment 1) which justifies listing the property on the Sacramento register.

A notice of the public hearing describing the proposed landmark listing was sent to the property owners of 1957 13th Avenue. No objections to listing have been received by staff.

Policy Considerations: The City Council has found “that significant aspects of the City’s rich and diverse historic resources deserve recognition and preservation to foster an understanding of our heritage, and to promote the public health and safety and the economic and general welfare of the people of the city. The preservation and continued use of historic resources are effective tools to sustain and revitalize neighborhoods and business districts within the city, enhance the city’s economic, cultural and aesthetic standing, its identity, its livability, marketability and urban character.” (City Code, § 17.604.100.A.) To this end, the city code directs the preservation director, to “make preliminary determinations relative to properties’ eligibility for listing on the Sacramento register” and to “initiate proceedings to nominate resources for listing on the Sacramento register.” (City Code, §§ 17.604.100.C.2 and 17.604.220.)

The nomination of 1957 13th Ave for listing as a historic landmark on the Sacramento register is consistent with Sacramento 2040 General Plan goal HCR-2, which provides for the identification and preservation of historical and cultural resources. General Plan policy HCR-2.3 states, “The City shall maintain and update the Sacramento Register of Historic and Cultural Resources on a regular basis, including proactively identifying and listing additional unidentified landmarks and historic districts...”

Economic Impacts: Not applicable.

Environmental Considerations:

California Environmental Quality Act (CEQA): Listing 1957 13th Avenue as a historic landmark on the Sacramento register is exempt from review under the California Environmental Quality Act pursuant to CEQA Guidelines section 15308. Section 15308 exempts from CEQA review acts that are undertaken to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Listing the property as a historic landmark would ensure that future development on the site would undergo preservation review, as part of the city’s site plan and design review process, prior to the granting of any entitlements, thereby protecting the historic resource, which would be considered part of the environment.

Sustainability: Not applicable.

Commission/Committee Action: On May 14, 2026, in accordance City Code section 17.604.220, the preservation director held a public hearing, reviewed the historic analysis prepared by Historic Environment Consultants and city staff (Attachment 2), concurred with a draft statement of nomination, and directed staff to prepare a draft ordinance for review and consideration by the preservation commission. On May 20, 2026, the preservation commission reviewed the draft

ordinance and recommended the city council pass the ordinance to list the nominated property as a landmark on the Sacramento register.

Rationale for Recommendation: Listing 1957 13th Avenue (**Figure 1**) as a landmark on the Sacramento register is consistent with the historic preservation chapter of the City Code (City Code, chapter 17.604) and the goals of the 2040 General Plan. Listing the nominated resource on the Sacramento register will help ensure its preservation and encourage rehabilitation consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties. 1957 13th Avenue is a distinctive example of Tudor Revival architecture. Significant features and characteristics of this architectural style that are present on the building include its front-facing gables, steeply pitched roofs, multi-lite metal casement windows, arched front entry, large chimney, and asymmetrical plan. (City Code, § 17.604.210.A.1.a.iii.)



Figure 1: 1957 13th Avenue, view north

The building at 1957 13th Avenue retains a high degree of historic integrity of location, design, setting, materials, workmanship and association. The neighborhood and building remain mostly unchanged. The building has had little to no alterations since initial construction, outside of the removal or concealment of the half timbering. All other elements on the façade appear to be in near original condition.

The building at 1957 13th Avenue has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter. It has been well-maintained and retains a high level of integrity with regard

to its location, design, setting, materials, workmanship, and association. 1957 13th Avenue is a significant and unique representation of the Tudor Revival style in Sacramento.

Financial Considerations: Not applicable.

Local Business Enterprise (LBE): Not applicable.



Henry Feuss, Preservation Planner
8/25/26

A dark blue silhouette of the Sacramento skyline, including various buildings and the two towers of the Sacramento-San Joaquin River Delta Bridge, set against a light blue background.

1957 13th Avenue Landmark Nomination

M26-010 – Preservation Commission

Introduction – 1957 13th Avenue

- Built 1928
- Residential
- Located in South Land Park
- One criterion of significance
- Historic Environment Consultants produced evaluation, revised by staff



Criterion iii. (Architecture)



Steeply pitched
gable roofs

Wide brick chimney

Multi-tone ceramic tile

Recessed, arched
front entry and
paneled wood door

Louvered eave vents

Stucco cladding

Bay window

Multi-lite, wood-
framed casement
windows

Thanks!

Contact us:

Hazel Bess

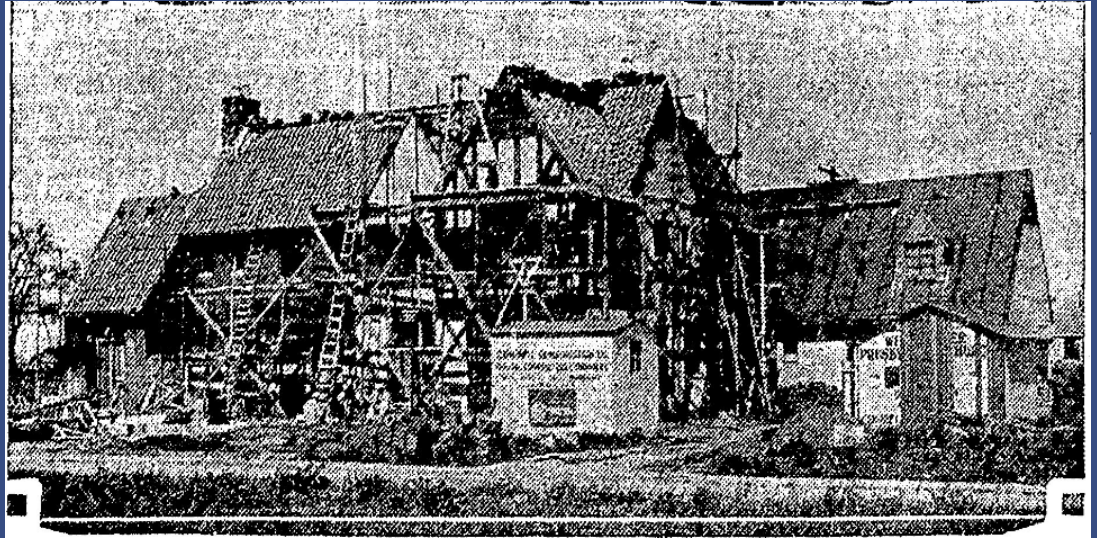
Preservation Intern

Community Development
Department

preservation@cityofsacramento.org

cityofsacramento.org

City of
SACRAMENTO



File ID: 2026-01396

8/25/2026

Ordinance Listing 1445 45th Street as a Landmark on the Sacramento Register of Historic and Cultural Resources (M26-009) [Passed for Publication 07/21/2026; Published 07/24/2026, 08/14/2026]

File ID: 2026-01396

Location: 1445 45th Street (APN 0080-332-009-0000), District 4

Recommendation: Conduct a public hearing and upon conclusion, pass a **Motion:** 1) determining the listing of 1445 45th Street as a landmark on the Sacramento register of historic and cultural resources is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15308, which exempts actions taken to assure the maintenance, restoration, enhancement, or protection of the environment and where the regulatory process involves procedures for the protection of the environment; and 2) adopt an **Ordinance** listing 1445 45th Street as a landmark on the Sacramento register of historic and cultural resources.

Contact: Sean de Courcy, Preservation Director, (916) 808-2796, sdecourcy@cityofsacramento.org, Community Development Department

Presenter: Henry Feuss, Preservation Planner, (916) 808-5880, hfeuss@cityofsacramento.org, Community Development Department

Attachments:

- 1-Description/Analysis
- 2-Ordinance
- 3-Historic Resource Evaluation
- 4-Presentation

Description/Analysis

Issue Detail: In 2025, the property owner of 1445 45th Street retained the services of Historic Environment Consultants, who prepared the historic evaluation for this property, which has been revised by City staff. Staff presented a statement of nomination to the preservation director, who concluded at a public hearing on May 14, 2026, that the property appears eligible for listing as a landmark on the Sacramento register of historic and cultural resources (Sacramento register) pursuant to the criteria provided in City Code section 17.604.210.A.1.iii. Staff has prepared a draft ordinance (Attachment 2) which justifies listing the property on the Sacramento register.

A notice of the public hearing describing the proposed landmark listing was sent to the property owners of 1445 45th Street. No objections to listing have been received by staff.

Policy Considerations: The City Council has found “that significant aspects of the City’s rich and diverse historic resources deserve recognition and preservation to foster an understanding of our heritage, and to promote the public health and safety and the economic and general welfare of the people of the city. The preservation and continued use of historic resources are effective tools to sustain and revitalize neighborhoods and business districts within the city, enhance the city’s economic, cultural and aesthetic standing, its identity, its livability, marketability and urban character.” (City Code, § 17.604.100.A.) To this end, the city code directs the preservation director, to “make preliminary determinations relative to properties’ eligibility for listing on the Sacramento register” and to “initiate proceedings to nominate resources for listing on the Sacramento register.” (City Code, §§ 17.604.100.C.2 and 17.604.220.)

The nomination of 1445 45th Street for listing as a historic landmark on the Sacramento Register is consistent with Sacramento 2040 General Plan goal HCR-2, which provides for the identification and preservation of historical and cultural resources. General Plan policy HCR-2.3 states, “The City shall maintain and update the Sacramento Register of Historic and Cultural Resources on a regular basis, including proactively identifying and listing additional unidentified landmarks and historic districts...”

Economic Impacts: Not applicable.

Environmental Considerations:

California Environmental Quality Act (CEQA): The listing of 1445 45th Street as a historic landmark on the Sacramento register is exempt from review under the California Environmental Quality Act pursuant to CEQA Guidelines section 15308. Section 15308 exempts from CEQA review acts that are undertaken to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Listing the property as a historic landmark would ensure that future development on the site would undergo preservation review, as part of the city’s site plan and design review process, prior to the granting of any entitlements, thereby protecting the historic resource, which would be considered part of the environment.

Sustainability: Not applicable.

Commission/Committee Action: On May 14, 2026, in accordance with City Code section 17.604.220, the preservation director held a public hearing, reviewed the historic analysis prepared by Historic Environment Consultants, which has been revised by city staff (Attachment 2), and concurred with the draft statement of nomination as revised, and directed staff to prepare a draft ordinance (Attachment 1) for review and consideration by the preservation commission. On May 20,

2026, the preservation commission reviewed a draft ordinance and recommended the city council pass the ordinance to list the nominated property as a landmark on the Sacramento register.

Rationale for Recommendation: Listing of 1445 45th Street (**Figure 1**) as a landmark on the Sacramento Register is consistent with the historic preservation chapter of the City Code (City Code, chapter 17.604) and the goals of the 2040 General Plan. Listing the nominated resource on the Sacramento Register will help ensure its preservation and encourage rehabilitation consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties. 1445 45th Street is eligible as a distinctive example of Colonial Revival architecture. Its significant features and characteristics include its arched entrance surround, brick quoining, and decorative brackets. (City Code, § 17.604.210.A.1.a.iii.)



Figure 1: 1445 45th Street, view east

The building at 1445 45th Street retains a high degree of historic integrity of location, design, setting, materials, workmanship and association . The neighborhood and building remain mostly unchanged. The building has had little to no alterations since initial construction, outside of the addition of a chimney on the north side of the central bay. All elements on the façade appear to be in near original condition.

The building at 1445 45th Street has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter. It has been well-maintained and retains a high level of integrity with regard to its location, design, setting, materials, workmanship, and association. 1445 45th Street is a

significant and unique representation of the Colonial Revival style in Sacramento.

Financial Considerations: Not applicable.

Local Business Enterprise (LBE): Not applicable.

..End



Henry Feuss, Preservation Planner
8/25/2026

A dark blue silhouette of the Sacramento skyline, including various buildings and the two towers of the Sacramento-San Joaquin River Delta Bridge, set against a light blue background.

1445 45th Street Landmark Nomination

M26-009 – Preservation Commission

Background

- Historic Environment Consultants
- East Sacramento
- Criterion 3
 - Colonial Revival Architecture



Thanks!

Contact us:

Henry Feuss

Preservation Planner

Community Development
Department

preservation@cityofsacramento.org

cityofsacramento.org

City of
SACRAMENTO



File ID: 2026-01443

8/25/2026

Vacation of Chinatown Alley at 324 Alhambra Boulevard, Proceeding No. VAC24-0006 [Noticed 08/10/2026; Published 08/10/2026, 08/17/2026]

File ID: 2026-01443

Location: 324 Alhambra Boulevard, District 4

Recommendation: Conduct a public hearing and upon conclusion, adopt a **Resolution** vacating 20-foot-wide Chinatown alley at 324 Alhambra Boulevard, Proceeding No. VAC24-0006.

Contact: Thomas Adams, Project Manager, (916) 808-7929, tadams@cityofsacramento.org; Chad Copeman, Supervising Engineer, (916) 808-1158, ccopeman@cityofsacramento.org; Ofelia Avalos, Engineering Services Division Manager, (916) 808-5054, oavalos@cityofsacramento.org;
Department of Public Works

Presenter: Thomas Adams, Project Manager, (916) 808-7929, tadams@cityofsacramento.org,
Department of Public Works

Attachments:

- 1-Description/Analysis
- 2-Resolution
- 3-Exhibit A - Legal Description of Public Alley to be Vacated
- 4-Exhibit B - Plat/Map of Public Alley to be Vacated

Description/Analysis

Issue Detail: The request is to vacate the public alley known as Chinatown Alley, located adjacent to the former Mary Ann's Bakery industrial buildings, to facilitate implementation of the approved Alhambra Redevelopment Project (P24-007). The project consists of a six-story, approximately 420,165-square-foot mixed-use development on a 2.19-acre site that encompasses the public alley proposed for abandonment and all adjacent parcels comprising the overall project site.

The approved redevelopment includes 302 multi-family residential units, approximately 2,400 square feet of ground-floor commercial space, and 344 on-site parking spaces. A key feature of the project is the preservation and adaptive reuse of the historic brick façades of the former Mary Ann's Bakery buildings along Alhambra Boulevard, D Street, and Chinatown Alley, integrating these historic elements into the design of the new development while preserving the site's architectural character.

To accommodate the redevelopment, the public alley must be vacated and incorporated into the project site. Existing public and private utility facilities located within the alley will require relocation and, where necessary, the dedication of new easements. Any required utility relocations and easements will be completed to the satisfaction of the City's Department of Utilities and the affected utility providers prior to final abandonment of the alley.

Policy Considerations: The City Council action recommended in this report is consistent with the Sacramento 2040 General Plan and in compliance with the California Streets and Highways Code, Sections 8300-8325.

Economic Impacts: None.

Environmental Considerations: The Community Development Department, Environmental Planning Services Division has reviewed this vacation/abandonment of the alley located between 30th Street and Alhambra Boulevard in the block between C Street and D Street and determined that this the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Minor Alteration in Land Use Limitation. Vacation of the alley located between 30th Street and Alhambra Boulevard in the block between C Street and D Street allows for the development of multi-family residential units, as described in Resolution No. 2026-0106, approval of the Alhambra Redevelopment Project (P24-007), at the April 28, 2026, City Council hearing.

Sustainability: Not applicable.

Commission/Committee Action: None

Rationale for Recommendation: Adoption of the attached Resolution vacating the 20-foot-wide Chinatown Alley will facilitate the approved mixed-use development by allowing the alley area to be incorporated into the overall project site. The redevelopment will provide additional housing, ground-floor commercial space, and other project amenities that support the City's development objectives.

Financial Considerations: The estimated cost to process this vacation request is approximately \$5,000. The applicant is responsible for all fees required to process this application at no cost to the city.

Local Business Enterprise (LBE): Not applicable.

RESOLUTION 2026-XXXX

Adopted by the Sacramento City Council

August 25, 2026

Vacation of Chinatown Alley at 324 Alhambra Boulevard, Proceeding No. VAC24-0006

BACKGROUND

- A. The public alley located between 30th Street and Alhambra Boulevard commonly identified as Chinatown Alley as shown on the map of Sacramento City in Book 3 of Page 27 with the Sacramento County Office of the Recorder has been requested for abandonment. Planning application P24-007 has been approved to develop 302 multi-family residential units, approximately 2,400 square feet of ground-floor commercial space, and 344 parking spaces on 2.19-acre site. Vacating the 20-foot-wide Chinatown Alley will help facilitate the redevelopment of the former Mary Ann's Bakery site by incorporating the area to be abandoned into the adjacent parcels.
- B. The vacation of Chinatown Alley will require the removal, relocation, and protection of several existing public and private utility facilities. The abandonment is therefore subject to conditions requiring the relocation of affected utility infrastructure and the reservation or dedication of any necessary easements, as determined by the City and the affected utility service providers.
- C. The City of Sacramento's Planning Director reviewed this vacation proceeding pursuant to Sacramento City Code 17.912.030 and State of California Government Code Section 65402 and concluded that this vacation is consistent with the City of Sacramento's 2040 General Plan.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1.

Based upon substantial evidence present in the record of the proceedings regarding this matter, City Council hereby makes the following findings:

- A. The public alley identified as Chinatown Alley, more specifically described in Exhibits A and B of this Resolution, is unnecessary for present or prospective public use and is vacated subject to the conditions below specified in Section 3.

SECTION 2.

The vacation of the sanitary sewer easement, more specifically described in Exhibit A and Exhibit B, is made pursuant to the State of California Streets and Highways Code, Division 9, Part 3, Chapter 1-3, Sections 8300-8325.

SECTION 3.

The vacation is subject to the following conditions:

- A. The applicant is required to remove and relocate the affected water and sewer services for 3004 C Street and 3001 D Street, construct a new public water main on D Street and comply with all applicable conditions of entitlement P24-007, all to the satisfaction of the City's Department of Utilities.
- B. Dedicate new Public Utility Easements to the satisfaction Comcast Cable and all other affected utility agencies that require services to and from the new mixed-use project (P24-007) to the satisfaction of all affected utility agencies and departments served.
- C. Prior to recordation of the Resolution of Vacation, all existing SMUD infrastructure and facilities within Chinatown Alley shall be removed. An electrical utility service relocation plan must be approved by SMUD prior to the disconnection and removal of services serving Assessor Parcel Numbers 003-0112-017, 003-0112-018, 003-0112-020 and 003-0112-021-000. In addition, the required lot merger and demolition of the identified existing structures shall be completed all to the satisfaction of SMUD.
- D. Prior to recordation of the Resolution of Vacation, all AT&T facilities shall be removed, disconnected, or relocated at the property owner's expense. Any required easement dedications for future AT&T facilities shall be granted, the developer's utility relocation plans shall be reviewed and approved by AT&T, and all AT&T services serving Assessor Parcel Numbers (APNs) 003-0112-001-0000 through 003-0112-004-0000, 003-0112-015, 003-0112-017, 003-0112-018, 003-0112-020, and 003-0112-021-0000 shall be disconnected and removed, all to the satisfaction of AT&T.

SECTION 4.

The City Council finds that the vacation has been submitted to and reported on by the City of Sacramento's Planning Director and finds that the vacation is consistent with the City of Sacramento's 2040 General Plan.

SECTION 5.

The conditions specified in Section 3 of this Resolution must be completed within two years of the date of this Resolution or said Resolution shall become void unless the City Council grants discretionary time extensions. Once the conditions listed in Section 3 of this Resolution have been satisfied, the City Clerk shall cause a certified copy of this Resolution, attested by City Clerk under seal to be recorded. The vacation shall be effective when a City designee records this Resolution in the office of the County Recorder.

SECTION 6.

Exhibits A and B are attached and are a part of this Resolution.

TABLE OF CONTENTS:

Exhibit A – Legal Description of Public Alley to be Vacated

Exhibit B – Plat/Map of Public Alley to be Vacated

EXHIBIT "A"
LEGAL DESCRIPTION
VACATION OF CHINATOWN ALLEY
PAGE 1 OF 1

A PORTION OF THAT REAL PROPERTY SITUATED IN THE BLOCK BOUNDED BY "C" AND "D" STREETS AND BY 30TH AND 31ST STREETS (31ST STREET NOW BEING KNOWN AS ALHAMBRA BOULEVARD), SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID EASEMENT AREA TO BE ABANDONED LIES WITHIN THE ALLEY BETWEEN 30TH STREET AND 31ST STREET (31ST STREET NOW BEING KNOWN AS ALHAMBRA BOULEVARD) WITHIN THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP OF PLAN THEREOF.

SAID PROPERTY CONTAINS 6453.31 SQUARE FEET MORE OR LESS (0.15 AC MORE OR LESS).

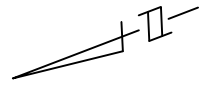
END OF DESCRIPTION

JULY 6, 2026
Date



John P. Mattimoe
John Mattimoe
P.L.S. 4600

ALHAMBRA BLVD
(FORMERLY 31ST STREET)



210.67'

210.67'

40.00'

40'

"C" STREET

DOC# 202210141088

BOOK 94 07-1 PAGE 0906

CHINATOWN ALLEY

20'

20' ALLEY TO BE VACATED

DOC# 202210141088

"D" STREET

DOC# 201911060171

DOC# 201911060171

BOOK 20050307
PAGE 2629

BOOK 20041229
PAGE 2520

DOC# 202510141316

40'

40.00'

211.05'

211.05'

30TH STREET

DESIGN: STAFF

DRAWN: MR

CHECKED: JAV



EXHIBIT "B"
VACATION OF CHINATOWN ALLEY
BETWEEN 30TH ST. & ALHAMBRA
BLVD.,
CITY OF SACRAMENTO, CALIFORNIA

JOB NO. 0827.010

SCALE: 1"=50'

DATE: 7-6-2026

SHEET NO.

1 OF 1

File ID: 2026-01514

8/25/2026

[Contract] Install 35 Tiny Homes to Expand the Roseville Road Campus (G23000200)

File ID: 2026-01514

Location: 3900 Roseville Road, District 2

Recommendation: Pass a **Motion** authorizing the City Manager or designee to: 1) award a construction contract to G&G Builders, Inc. for installation of 35 additional tiny homes at the Roseville Road Campus in an amount not to exceed \$479,695; and 2) authorizing the City Manager or designee to execute the contract specified above.

Contact: Brian Pedro, Director, (916) 808-7816, bpedro1@cityofsacramento.org, Department of Community Response

Presenter: None

Attachments:

1-Description/Analysis

2-Contract - G&G Builders, Inc.

Description/Analysis

Issue Detail: City Council adopted Ordinance 2023-0015 on August 1, 2023, granting the City Manager or designee authority to do all things necessary and convenient to establish new temporary shelter spaces. This authority includes executing agreements up to \$5 million necessary to implement and administer the temporary shelter program without complying with the competitive bidding procedures in Title 3 of the Sacramento City Code and without obtaining specific authorization from the City Council.

Under this authority, G&G Builders, Inc. was selected by City staff based on its qualifications and experience and has performed work associated with the Roseville Road Campus and other temporary shelter facilities.

The proposed \$479,695 contract for installation of the additional 35 tiny homes would bring the cumulative amount of contracting for the Roseville Rd Campus to approximately \$5,044,405. Bringing this action to Council also provides transparency regarding the additional expenditure and continued work at the Roseville Road Campus.

Policy Considerations: Ordinance 2023-0015 authorizes the City Manager or designee to execute agreements up to \$5 million necessary to implement and administer the temporary shelter program without complying with applicable competitive bidding procedures in Title 3 of the Sacramento City Code and without obtaining specific authorization from the City Council.

The recommended action does not establish new competitive bidding authority or request that Council suspend competitive bidding. Rather, staff is requesting Council authorization for the additional \$479,695 contract with G&G Builders, Inc. The proposed contract would bring cumulative contracting at the Roseville Rd Campus to approximately \$5,044,405. Bringing this action to Council also provides transparency regarding the additional expenditure and continued work at the Roseville Road Campus.

Economic Impacts: The recommended contract is expected to create 3.55 jobs (2.25 direct jobs and 1.30 jobs through indirect and induced activities) and create \$468,433 in total economic output (\$300,278 of direct output and another \$168,155 of output in indirect and induced activities).

The indicated economic impacts are estimates calculated using a calculation tool developed by the Center for Strategic Economic Research (CSER). CSER utilized the IMPLAN input-output model (2009 coefficients) to quantify the economic impacts of a hypothetical \$1 million of spending in various construction categories within the City of Sacramento in an average one-year period. Actual impacts could differ significantly from the estimates, and neither the City of Sacramento nor CSER shall be held responsible for consequences resulting from such differences.

Environmental Considerations:

California Environmental Quality Act: The City considered the potential effects on the environment at the time the site was proposed and approved for operation. The City concluded that it could determine with certainty that no significant effects would result from establishing and operating the Roseville Road Campus, and pursuant to CEQA Guidelines section 15061(b)(3), the activities were exempt from the California Environmental Quality Act (CEQA). This action includes minor improvements to a developed site, with negligible ground disturbance. A Notice of Exemption was posted on Jan. 8, 2024.

Sustainability: Not applicable.

Commission/Committee Action: Not applicable.

Rationale for Recommendation: Installation of the 35 additional tiny homes will expand temporary shelter capacity at the Roseville Road Campus. G&G Builders, Inc. previously installed the same BOSS Homes tiny homes at the site, and the contractor and its electrical subcontractor are familiar with the existing infrastructure, site constraints, and installation requirements.

City staff reviewed the proposed cost against previous tiny home installation costs at RRC North and

RRC South and determined that the proposed pricing is consistent with prior work. Staff recommends Council authorize the additional \$479,695 contract. Upon approval, cumulative contracting at the Roseville Rd Campus for this work will total approximately \$5,044,405.

Financial Considerations: The Roseville Road Campus Expansion Project is funded by State Encampment Resolution Funding, not by the City of Sacramento's General Fund. Sufficient funding is available in the ERF4L Community Response Grant Project (G23000200), Operating Grants Fund (Fund 2702), to execute an agreement with G&G Builders, Inc. for an amount not to exceed \$479,695 and to cover the remaining project costs.

Local Business Enterprise (LBE): G&G Builders, Inc. is not an LBE.

CONTRACT #: PRC00
CONTRACT NAME: **Install 35 Tiny Homes to Expand the Roseville Road Campus**
AGREEMENT TERM: NA
AUTHORIZED RENEWALS: NA
DEPARTMENT/DIVISION: Public Works Facilities and Real Property Management

PROJECT: G2300202
NOT-TO-EXCEED AMOUNT: \$479,695.00
SOLICITATION: O2023-0015 CM Authority
LBE (Y/N): N
COUNCIL FILE ID: 2026-01514

AGREEMENT

(Construction Contract Over \$25,000)

THIS AGREEMENT, dated for identification _____, 2026, is made and entered into between the CITY OF SACRAMENTO, a municipal corporation ("City"), and **G & G Builders, Inc., 4524 Contractor Place, Livermore, CA 94551** ("Contractor").

The City and Contractor hereby mutually agree as follows:

1. CONTRACT DOCUMENTS

The Contract Documents, sometimes also referred to as the "Contract," consist of the following items, which are hereby incorporated by reference as if set forth in full in this Agreement:

- Notice to Contractors
- Proposal Form submitted by the Contractor
- Instructions to Bidders
- Subcontractor and Local Business Enterprise Participation Form
- Drug-Free Workplace Policy and Affidavit
- Construction and Demolition (C&D) Debris Recycling Requirements
- Workers' Compensation Insurance Certification
- Federal or State funding requirements (if applicable)
- Local Business Enterprise (LBE) Requirements
- Requirements of the Non-Discrimination in Employee Benefits Code
- Ban-The-Box Requirements
- CWTA Requirements (if applicable)
- Addenda, if any
- This Agreement
- Standard Specifications
- Special Provisions
- Plans and Technical Specifications
- The drawings and other data and all developments thereof prepared by City pursuant to the Contract
- Project Progress Payment Application
- Any modifications of any of the foregoing made or approved by City, including but not limited to duly authorized change orders

Unless specifically noted otherwise, references to the "Standard Specifications" shall mean and refer to the Standard Specifications for Public Construction of the City of Sacramento approved by the Sacramento City Council on November 10, 2020 (Resolution No. 2020-0354), and any subsequent amendments thereto approved by the Sacramento City Council or the

Sacramento City Manager. Work called for in any one Contract Document and not mentioned in another is to be performed and executed as if mentioned in all Contract Documents. The table of contents, titles and headings contained in the Contract Documents are provided solely to facilitate reference to various provisions of the Contract Documents and in no way affect or limit the interpretation of the provisions to which they refer.

2. DEFINITIONS

Unless otherwise specifically provided herein, all words and phrases defined in the Standard Specifications shall have the same meaning and intent in this Agreement.

3. AGREEMENT CONTROLS

In the event of a conflict between any of the terms and conditions set forth in this Agreement and the terms and conditions set forth in other Contract Documents, the terms and conditions set forth in this Agreement shall prevail, except that the provisions of any duly authorized change order shall prevail over any conflicting provisions of this Agreement.

4. SCOPE OF CONTRACT

Contractor agrees to furnish all tools, equipment, apparatus, facilities, labor, material and transportation necessary to perform and complete in a good and workmanlike manner to the satisfaction of City, all the Work called for in the Contract Documents entitled:

Install 35 Tiny Homes to Expand the Roseville Road Campus (PN: G2300202)

Including the Work called for in the following alternative bid items described in the Proposal Form:

Contractor agrees to perform such Work in the manner designated in and in strict conformity with the Contract Documents.

5. CONTRACT AMOUNT AND PAYMENTS

City agrees to pay and Contractor agrees to accept, as complete payment for the above Work, in accordance with the schedule and procedures set forth in the Contract Documents and subject to deductions, withholdings and additions as specified in the Contract Documents, a total sum that shall not exceed **\$479,695.00, (FOUR HUNDRED SEVENTY-NINE THOUSAND SIX HUNDRED NINTY-FIVE DOLLARS AND ZERO CENTS)**, as set forth in Contractor's Proposal Form. In addition, subject to deductions, withholdings and additions as specified in the Contract Documents, payment for individual items of the Work shall be computed as follows:

- A. For items of the Work for which a lump sum price is specified in Contractor's Proposal Form, Contractor shall be paid the lump sum price(s) specified in Contractor's Proposal Form; and

- B. For items of the Work for which a unit price is specified in Contractor's Proposal Form, Contractor shall be paid the sum computed at such unit price, or computed at a different price if such different price is determined by City in accordance with the Standard Specifications, based on the actual amount of each such item performed and/or furnished and incorporated in the Work; provided that in no event shall the total sum for a unit price item exceed the total bid amount set forth for such item in the Contractor's Proposal Form, unless authorized by Change Order.

6. PROGRESS PAYMENTS

Subject to the terms and conditions of the Contract, City shall cause payments to be made upon demand of Contractor as follows:

- A. On or about the first of the month, the Engineer, as defined in section 1-25 of the Standard Specifications ("Engineer"), shall present to the Contractor a statement, which may be in the form of a Project Progress Payment Application, showing the amount of labor and materials incorporated in the Work through the twentieth (20) calendar day of the preceding month. After both Contractor and Engineer approve and execute the statement in writing, and the City's labor compliance officer provides written approval, the City shall issue a certificate for payment of ninety-five (95) percent of the amount in the statement it shall find to be due, subject to any deductions or withholdings authorized or required under the Contract or any applicable Laws or Regulations.
- B. Contractor's written approval and execution of the statement shall contain a signed certification under penalty of perjury under the Laws of the State of California that all items, units, prices, and quantities listed in the monthly estimate are correct, and that all Work has been performed, and materials supplied in full accordance with the conditions of applicable laws, rules, and regulations, and the Contract Documents.
- C. No inaccuracy or error in said monthly statements or estimates shall operate to release Contractor from damages arising from such Work or from enforcement of each and every provision of the Contract Documents, and City shall have the right subsequently to correct any error made in any statement, certificate, or estimate for payment.
- D. Contractor shall not be paid for any defective or improper Work.
- E. The remaining five (5) percent of the value of the Work performed under the Contract, if unencumbered and subject to any deductions or withholdings authorized or required under the Contract or any applicable Laws or Regulations, shall be released not later than sixty (60) days after completion and final acceptance of the Work by City. Acceptance by Contractor of the final payment shall constitute a waiver of all claims against the City arising under the Contract Documents, except for disputed claims in stated amounts that the Contractor specifically reserves in writing, but only to the extent that the Contractor has complied with all procedures and requirements applicable to the presentation and

processing of such claim(s) under the Contract Documents. Contractor shall be entitled to substitute securities for retention or to direct that payments of retention be made into escrow, as provided in Public Contract Code Section 22300, upon execution of the City's Escrow Agreement for Security Deposits in Lieu of Retention.

- F. The parties agree that, for purposes of the timely progress payment requirements specified in Public Contract Code Section 20104.50, the date that the City receives a statement jointly approved by the Contractor and the Engineer as provided above shall be deemed to constitute the date that City receives an undisputed and properly submitted payment request from the Contractor. Progress payments not made within 30 days after this date may be subject to payment of interest as provided in Public Contract Code Section 20104.50.
- G. This Contract is subject to compliance monitoring and enforcement by the California Department of Industrial Relations, as specified in California Labor Code section 1771.4.

7. PUBLIC WORKS REQUIREMENTS

- A. Payment of Prevailing Wages: Contractor and any subcontractor(s) performing any Public Work shall comply with the provisions of Sacramento City Code section 3.60.180 and applicable provisions of the California Labor Code, which require, among other things, that Contractor and all subcontractors pay not less than the prevailing rate of wages, as determined by the Director of the California Department of Industrial Relations ("DIR") in accordance with California Labor Code section 1773. Contractor and every subcontractor shall maintain payroll records and submit certified payrolls and other labor compliance documentation electronically when and as required by CITY. In addition, Labor Code Section 1771.4 requires the Contractor and any subcontractor performing any Public Work to furnish electronic payroll records directly to the Labor Commissioner. Contractor shall include these requirements in every subcontract.

This Agreement is subject to compliance monitoring and enforcement by the DIR, as specified in California Labor Code section 1771.4. The Contractor and any subcontractor will be subject to withholding and penalties for violation of prevailing wage requirements in accordance with applicable law, including Labor Code Sections 1726, 1741, 1771.5, and 1775, and City Code Section 3.60.180. Questions regarding the City's Labor Compliance Program should be directed to the City Representative.

- B. DIR Registration: California Labor Code Section 1725.5 requires the Contractor and all subcontractors performing Public Works services to be currently registered with the DIR, as specified in California Labor Code Section 1725.5. California Labor Code Section 1771.1 provides that a contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal (subject to the requirements of Section 4104 of the California Public Contract Code), or engage in the performance of any contract for

Public Work, unless currently registered and qualified to perform Public Work in accordance with California Labor Code Section 1725.5.

Further information can be found on DIR's website at <http://www.dir.ca.gov/Public-Works/Contractors.html>. The above summary is provided solely for informational purposes and does not in any way affect the Contractor's and subcontractors' obligation to comply in all respects with all other applicable laws and regulations. The Contractor shall disseminate these provisions to all subcontractors.

Before the performance of work by Contractor or any subcontractor(s) under this Contract, Contractor shall furnish Contractor's and any subcontractors' current DIR registration number(s). The Contractor's current DIR registration number and the current DIR registration number of all subcontractors will be listed on the Subcontractor and LBE Participation Verification Form, incorporated herein.

- C. Workers' Compensation Certification. In accordance with California Labor Code Section 1861, by signing this Contract, Contractor acknowledges and represents that Contractor is aware of the provisions of section 3700 of the California Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and that Contractor will comply with the provisions of the Labor Code before commencing performance under this Contract.
- D. Apprentices. If this Contract is for the performance of any Public Work, and the amount of the Contract is \$30,000 or more, the Contractor and any subcontractors performing any Public Work under this Contract must comply with and be subject to enforcement under, the provisions of Sacramento City Code Section 3.60.190, Section 1777.5 et seq. of the California Labor Code, and implementing regulations set forth in Title 8 of the California Code of Regulations, governing the employment of apprentices. The Contractor and any subcontractors performing Public Work will be subject to penalties for apprenticeship violations in accordance with Labor Code Section 1777.7.
- E. Working Hours. If this Contract is for the performance of any Public Work, Contractor and any subcontractors performing any Public Work under this Contract must comply with and be subject to enforcement under, the provisions of Sacramento City Code Section 3.60.180 and California Labor Code Section 1810 et seq., governing the working hours of employees performing Public Work.
- F. Failure to Comply with Labor Compliance. If all applicable labor compliance requirements are not met, the City will have the right to withhold or reject a payment request and/or invoice, in whole or in part, without in any way relieving Contractor or its subcontractors of any obligations under this Contract.
- G. Subcontractors. The Contractor shall include these provisions A through F in every subcontract or sub-agreement for any subcontractors performing work under this Contract.

8. PERFORMANCE AND PAYMENT BONDS

Contractor must provide a Performance Bond and a Payment Bond to the City, each for a sum equal to one-hundred percent (100%) of the Contract amount. Each Bond shall be executed by a surety insurer admitted and duly authorized to transact business in the State of California. If the amount of this Contract is increased, Contractor shall increase the amount of the Performance and/or Payment bond if and to the extent required by the City.

9. RETENTION OF SUMS CHARGED AGAINST CONTRACTOR

When, under the provisions of this Contract or any applicable Laws or Regulations, City is authorized or required to withhold, deduct or charge any sum of money against Contractor, City may deduct and retain the amount of such charge from the amount of the next succeeding progress estimate(s), or from any other moneys due or that may become due Contractor from City. If, on completion or termination of the Contract, sums due Contractor are insufficient to pay City's charges, City shall have the right to recover the balance from Contractor or its Sureties.

10. COMMENCEMENT AND PROSECUTION OF WORK

Contractor shall commence the Work not later than fifteen (15) working days after the date of the written Notice to Proceed from City to Contractor and shall diligently prosecute the Work to final completion. The phrase "commence the Work" means to engage in a continuous program on-site including, but not limited to, site clearance, grading, dredging, land filling and the fabrications, erection, or installation of the Work. The Notice to Proceed shall be issued within fifteen (15) calendar days following execution of the Agreement by the City and the filing by Contractor of the required Bonds and proof of insurance, provided that the Engineer may delay issuance of the Notice to Proceed if the Engineer determines in the Engineer's sole discretion that conditions on the site of the Work are unsuitable for commencement of the Work. After the Notice to Proceed is issued, the continuous prosecution of Work by Contractor shall be subject only to Excusable Delays as defined in this Agreement.

11. TIME OF COMPLETION

The entire Work shall be brought to completion in the manner provided for in the Contract Documents on or before **ONE HUNDRED AND EIGHTY CALENDAR (180)** days from the date of the Notice to Proceed (hereinafter called the "Completion Date") unless extensions of time are granted in accordance with the Contract Documents.

Failure to complete the entire Work by the Completion Date and in the manner provided for in the Contract Documents shall subject Contractor to liquidated damages as provided in this Agreement. Time is and shall be of the essence in the performance of the Contract and the Work.

12. PAYMENTS DO NOT IMPLY ACCEPTANCE OF WORK

The payment of any progress payment, or the acceptance thereof by Contractor, shall not constitute acceptance of the Work or any portion thereof and shall in no way reduce the liability of Contractor to replace unsatisfactory work or material, whether or not the unsatisfactory character of such work or material was apparent or detected at the time such payment was made.

13. ACCEPTANCE NOT RELEASE

Contractor shall correct immediately any defective or imperfect work or materials that may be discovered before final acceptance of the entire Work, whether or not such defect or imperfection was previously noticed or identified by the City. The inspection of the Work, or any part thereof, shall not relieve Contractor of any of its obligations to perform satisfactory work as herein specified.

Failure or neglect on the part of City or any of its officers, employees or authorized agents to discover, identify, condemn or reject defective or imperfect work or materials shall not be construed to imply an acceptance of such work or materials, if such defect or imperfection becomes evident at any time prior to final acceptance of the entire Work, nor shall such failure or neglect be construed as barring City from enforcing Contractor's warranty(ies) or otherwise recovering damages or such a sum of money as may be required to repair or rebuild the defective or imperfect work or materials whenever City may discover the same, subject only to any statutes of limitation that may apply to any such claim.

14. CITY'S RIGHT TO TAKE POSSESSION OF THE WORK IN WHOLE OR IN PART

The City shall have the right at any time to enter upon the Work and perform work not covered by this Contract, or to occupy and use a portion of the Work, prior to the date of the final acceptance of the Work as a whole, without in any way relieving Contractor of any obligations under this Contract.

15. NO WAIVER OF REMEDIES

Neither the inspection by City, its officers, employees or agents, nor any certificate or other approval for the payment of money, nor any payment for, nor acceptance of the whole or any part of the Work by City, nor any extensions of time, nor any position taken by City, its officers, employees or its agents shall operate as a waiver of any provision of the Contract Documents nor of any power herein reserved to City or any right to damages herein provided, nor shall any waiver of any breach of this Agreement be held to be a waiver of any other or subsequent breach. All remedies provided in the Contract Documents shall be taken and construed as cumulative; in addition to each and every other remedy herein provided, the City shall have any and all equitable and legal remedies that it would in any case have.

16. WARRANTY

Except as otherwise expressly provided in the Contract Documents, and excepting only items of routine maintenance, ordinary wear and tear and unusual abuse or neglect by City, Contractor warrants and guarantees all Work executed and all supplies, materials and devices of whatsoever nature incorporated in or attached to the Work, or otherwise provided as a part of the Work pursuant to the Contract, to be absolutely free of all defects of workmanship and materials for a period of one year after final acceptance of the entire Work by the City. Contractor shall repair or replace all work or material, together with any other work or material that may be displaced or damaged in so doing, that may prove defective in workmanship or material within this one year warranty period without expense or charge of any nature whatsoever to City.

In the event that Contractor shall fail to comply with the conditions of the foregoing warranty within ten (10) days after being notified of the defect in writing, City shall have the right, but shall not be obligated, to repair, or obtain the repair of, the defect and Contractor shall pay to City on demand all costs and expense of such repair. Notwithstanding anything herein to the contrary, in the event that any defect in workmanship or material covered by the foregoing warranty results in a condition that constitutes an immediate hazard to public health or safety, or any property interest, or any person, City shall have the right to immediately repair, or cause to be repaired, such defect, and Contractor shall pay to City on demand all costs and expense of such repair. The foregoing statement relating to hazards to health, safety or property shall be deemed to include both temporary and permanent repairs that may be required as determined in the sole discretion and judgment of City.

In addition to the above, the Contractor shall make a written assignment of all manufacturer's and other product warranties to the City, prior to completion and final acceptance of the Work by City.

The Contractor's Performance Bond shall secure the performance of the Contractor's obligations under this Section 16, and the Contractor and its Surety shall be jointly and severally liable for these obligations.

17. LIQUIDATED DAMAGES IF WORK NOT COMPLETED ON TIME

- A. The actual fact of the occurrence of damages and the actual amount of the damages that City would suffer if the entire Work, and/or any specified portion thereof, were not completed within the time(s) specified herein are dependent upon many circumstances and conditions that could prevail in various combinations, and for this reason, it is impracticable and extremely difficult to fix the actual damages. Damages that City would suffer in the event of such delay include: loss of the use of the project; expenses of prolonged assignment to the project of an architectural and/or engineering staff; prolonged costs of administration, inspection, and supervision;

increased operational expenses and/or impaired operation of other facilities dependent upon completion of the project; and the loss and inconvenience suffered by the public within the City of Sacramento by reason of the delay in the completion of the project or portion thereof. Accordingly, the parties agree, and by execution of this Agreement, Contractor acknowledges that it understands and agrees, that the amount(s) set forth herein as liquidated damages reflect the parties' best efforts at the time of entering into the Contract to estimate the damages that may be incurred by City and the public due to the Contractor's delay in completion of the Work and/or any specified portion thereof, and shall be presumed to be the amount of damages sustained by the failure of Contractor to complete the entire Work and/or any specified portion thereof within the time(s) specified herein.

- B. Contractor shall pay liquidated damages to City for failure to complete the entire Work by the Completion Date (as extended in accordance with the Contract Documents, if applicable) in the amount of **\$1000 DOLLARS A DAY** for each calendar day after the Completion Date (as extended in accordance with the Contract Documents, if applicable), continuing to the time at which the entire Work is completed. Such amount is the actual cash value agreed upon by the City and Contractor as the loss to City and the public resulting from Contractor's default.

The parties agree, and by execution of this Agreement, Contractor acknowledges that it understands and agrees, that the foregoing provisions provide for the imposition of liquidated damages from the Completion Date (as extended in accordance with the Contract Documents, if applicable) until the date of completion of the entire Work as determined by the Engineer in accordance with Section 8-4 of the Standard Specifications, whether or not the Work or any portion thereof is claimed or determined to be substantially complete prior to such date of completion.

- C. In the event Contractor shall become liable for liquidated damages, City, in addition to all other remedies provided by law, shall have the right to withhold any and all payments that otherwise would be or become due Contractor until the liability of Contractor under this section is finally determined. City shall have the right to use and apply such payments, in whole or in part, to reimburse City for all liquidated damages due or to become due to City. Any remaining balance of such payments shall be paid to Contractor only after discharge in full of all liability incurred by Contractor under this section or otherwise under any provision of the Contract Documents or any applicable Law or Regulation. If the sum so retained by City is not sufficient to discharge all such liabilities of Contractor, Contractor shall continue to remain liable to City until all such liabilities are satisfied in full. No failure by City to withhold any payment as specified above shall in any manner be construed to constitute a release of any such liabilities nor a waiver of the City's right to withhold payment for such liabilities.

18. INDEMNITY AND HOLD HARMLESS

- A. Contractor shall defend, hold harmless and indemnify the City, its officers, employees, and agents, and each and every one of them, from and against any and all actions, damages, costs, liabilities, claims, demands, losses, judgments, penalties, costs and expenses of every type and description, whether arising on or off the site of the Work, including, but not limited to, any fees and/or costs reasonably incurred by City's staff attorneys or outside attorneys and any fees and expenses incurred in enforcing this provision (hereafter collectively referred to as "Liabilities"), including but not limited to Liabilities arising from personal injury or death, damage to personal, real or intellectual property or the environment, contractual or other economic damages, or regulatory penalties, arising out of or in any way connected with performance of or failure to perform the Work by the Contractor, any subcontractor or agent, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, whether or not (i) such Liabilities are caused in part by a party indemnified hereunder, or (ii) such Liabilities are litigated, settled or reduced to judgment; provided that the foregoing indemnity does not apply to liability for damages for death or bodily injury to persons, injury to property, or other loss, damage or expense to the extent arising from (i) the sole negligence or willful misconduct of, or defects in design furnished by, City, its agents, servants, or independent contractors who are directly responsible to City, or (ii) the active negligence of City.
- B. The existence or acceptance by City of any of the insurance policies or coverages described in this Agreement shall not affect or limit any of City's rights under this Section 18, nor shall the limits of such insurance limit the liability of Contractor hereunder. The provisions of this Section 18 shall survive any expiration or termination of the Contract.

19. CONTRACTOR SHALL ASSUME RISKS

Until the completion and final acceptance by City of all Work under this Contract, the Work shall be under Contractor's responsible care and charge, and Contractor, at no cost to City, shall rebuild, repair, restore and make good all injuries, damages, re-erections, and repairs occasioned or rendered necessary by accidental causes of any nature, to all or any portions of the Work.

20. GENERAL LIABILITY OF CONTRACTOR

Except as otherwise herein expressly stipulated, Contractor shall perform all the Work and furnish all the labor, materials, tools, equipment, apparatus, facilities, transportation, power and light, and appliances, necessary or proper for performing and completing the Work herein required in the manner and within the time herein specified. The mention of any specific duty or liability of Contractor shall not be construed as a limitation or restriction of any general liability or duty of Contractor, and any reference to any specific duty or liability shall be construed to be solely for the purpose of explanation.

21. INSURANCE

During the entire term of the Contract, Contractor shall maintain the insurance coverage described in this Section 21.

Full compensation for all premiums that Contractor is required to pay for the insurance coverage described herein shall be included in the compensation specified for the Work performed by Contractor under this Contract. No additional compensation will be provided for Contractor's insurance premiums. Any available insurance proceeds in excess of the specified minimum limits and coverages shall be available to the City.

If the Contractor maintains broader coverage and/or higher limits than the minimums shown below, the City requires and shall be entitled to the broader coverage and/or the higher limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

A. Minimum Scope & Limits of Insurance Coverage

- (1) Commercial General Liability Insurance is required providing coverage at least as broad as ISO CGL Form 00 01 on an occurrence basis for bodily injury, including death, of one or more persons, property damage, and personal injury, arising out of activities performed by or on behalf of Contractor and its subcontractors, products and completed operations of Contractor and its subcontractors, and premises owned, leased, or used by Contractor and its subcontractors, with limits of not less than two million dollars (\$2,000,000) per occurrence. The policy shall provide contractual liability and products and completed operations coverage for the term of the policy. If a general aggregate limit applies, either the general aggregate limit shall apply separately (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.

The City, its officials, employees and volunteers shall be covered by policy terms or endorsement as additional insureds as respects general liability arising out of: activities performed by or on behalf of Contractor and subcontractors; products and completed operations of Contractor and subcontractors; and premises owned, leased, or used by Contractor and subcontractors.

- (2) Automobile Liability Minimum Scope and Limits of Insurance Coverage.
(Check the applicable provision)

 X Automobile Liability Insurance is required providing coverage at least as broad as ISO Form CA 00 01 for bodily injury, including death, of one or more persons, property damage and personal injury, with limits of not less than one million dollars (\$1,000,000) per occurrence. The policy shall provide coverage

for owned, non-owned and/or hired autos as appropriate to the operations of the Contractor.

The City, its officials, employees and volunteers shall be covered by policy terms or endorsement as additional insureds as respects auto liability.

— No automobile liability insurance is required, and by signing this Contract, Contractor certifies as follows:

“Contractor certifies that a motor vehicle will not be used in the performance of any work or services under this agreement. If, however, Contractor does transport items under this Contract, or this Contract is amended to require any employees of Contractor to use a vehicle to perform services under the Contract, Contractor understands that it must maintain and provide evidence of Automobile Liability Insurance providing coverage at least as broad as ISO Form CA 00 01 for bodily injury, including death, of one or more persons, property damage and personal injury, with limits of not less than one million dollars (\$1,000,000) per occurrence. The policy shall provide coverage for owned, non-owned and/or hired autos as appropriate to the operations of the Contractor.”

- (3) Excess Insurance: The Contractor may use Umbrella or Excess Policies to meet the required liability limits. This form of insurance will be acceptable provided that any umbrella or excess policies provide all of the insurance coverages required and meet the other requirements for the primary policies as set forth in this Agreement. Umbrella and/or Excess policies shall be provided on a true “following form” or broader coverage basis, with coverage at least as broad as provided in the underlying primary policy.

Umbrella or excess policies shall contain, or be endorsed to provide that the City, its officials, employees, and volunteers shall be covered as additional insureds, as well as a provision that it will apply on a primary basis for the benefit of the City. Any insurance or self-insurance maintained by City, its officials, employees, or volunteers will be in excess of Contractor's umbrella or excess coverage and will not contribute to it. No insurance or self-insurance maintained by the City that applies to a loss covered herein, whether Primary or Excess, and which also applies to a loss covered hereunder, shall be called upon to contribute to a loss until the Contractor's Primary and Excess liability policies are exhausted.

(4) Workers' Compensation Minimum Scope and Limits of Insurance Coverage. *(Check all applicable provisions)*

- X Workers' Compensation Insurance is required with statutory limits and Employers' Liability Insurance with limits of not less than one million dollars (\$1,000,000). The Workers' Compensation policy shall include a waiver of subrogation in favor of the City.
- No work or services will be performed on or at CITY facilities or CITY Property, therefore a Workers' Compensation waiver of subrogation in favor of the CITY is not required.
- No Workers' Compensation insurance is required, and by signing this Contract, Contractor certifies as follows:

"Contractor certifies that its business has no employees, and that it does not employ anyone, and is therefore exempt from the legal requirements to provide Workers' Compensation insurance. If, however, Contractor hires any employee during the term of this Contract, Contractor understands that Workers' Compensation with statutory limits and Employer's Liability Insurance with a limit of not less than one million dollars (\$1,000,000) is required. The Workers' Compensation policy will include a waiver of subrogation in favor of the City."

B. Other Insurance Provisions

The policies are to contain, or be endorsed to contain, the following provisions:

- (1) Contractor's insurance coverage, including excess insurance, shall be primary and non-contributory insurance as respects City, its officials, employees, and volunteers. Any insurance or self-insurance maintained by City, its officials, employees, or volunteers will be in excess of Contractor's insurance and will not contribute with it.
- (2) Any failure to comply with reporting provisions of the policies will not affect coverage provided to City, its officials, employees, or volunteers.
- (3) Coverage shall state that Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
- (4) City will be provided with thirty (30) days written notice of cancellation or material change in the policy language or terms.

C. Waiver of Subrogation.

Contractor hereby grants to City a waiver of any right to subrogation which any insurer may acquire against the City by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from an insurer.

D. Acceptability of Insurance

Insurance shall be placed with insurers with a Bests' rating of not less than A:VI. Self-insured retentions, policy terms or other variations that do not comply with the requirements of this Section 21 must be declared to and approved by the City in writing prior to execution of this Contract.

E. Verification of Coverage

(1) Contractor shall furnish City with certificates and required endorsements evidencing the insurance required. Copies of policies shall be delivered to the City on demand. Certificates of insurance must be signed by an authorized representative of the insurance carrier. Copies of policies shall be delivered to the City Representative on demand.

(2) Contractor shall send all insurance certificates and endorsements, including policy renewals, during the term of this Contract directly to:

City of Sacramento
c/o Exigis LLC
PO Box 947
Murrieta, CA 92564

(3) Certificate Holder must be listed as:

City of Sacramento
c/o Exigis LLC
PO Box 947
Murrieta, CA 92564

(4) The City may withdraw its offer of contract or cancel this Contract if the certificates of insurance and endorsements required have not been provided prior to execution of this Contract. The City may withhold payments to Contractor or cancel the Contract if the insurance is canceled or Contractor otherwise ceases to be insured as required herein.

F. Subcontractors

Contractor shall require and verify that all subcontractors maintain insurance coverage that meets the minimum scope and limits of insurance coverage specified in this Section 21.

22. FAILURE TO MAINTAIN BONDS OR INSURANCE

If, at any time during the performance of this Contract, Contractor fails to maintain any item of the bonds and/or insurance required under the Contract in full force and effect, Contractor shall immediately suspend all work under the Contract and notify City in writing of such failure. After such notice is provided, or if City discovers such failure and notifies Contractor, the City thereafter may withhold all Contract payments due or that become due until notice is received by City that such bonds and/or insurance have been restored in full force and effect and that the premiums therefor have been paid for a period satisfactory to the Division of Risk Management. Contractor shall not resume work until notified by City to do so, and the City shall have no responsibility or liability for any costs incurred by Contractor as a result of such suspension of Work.

In addition to the foregoing, any failure to maintain any item of the required bonds and/or insurance at any time during the performance of this Contract will be sufficient cause for termination of the Contract by City.

The Contractor shall be solely responsible for, and shall defend, indemnify and hold harmless the City, its officers, employees and agents against and from, any and all damages, claims, losses, actions, costs or other expenses of any kind incurred by any party as a direct or indirect result of any suspension of Work or termination of the Contract under the provisions of this Section 22.

23. EXCUSABLE DELAYS

For the purpose of these Contract Documents, the term "Excusable Delay" shall mean, and is limited to, delay caused directly by: acts of God; acts of a public enemy; fires; inclement weather as determined by the Engineer; riots; insurrections; epidemics; quarantine restrictions; strikes; lockouts; sitdowns; acts of a governmental agency; priorities or privileges established for the manufacture, assemble, or allotment of materials necessary in the Work by order, decree or otherwise of the United States or by any department, bureau, commission, committee, agent, or administrator of any legally constituted public authority; changes in the Work ordered by City insofar as they necessarily require additional time in which to complete the Work; the prevention of Contractor from commencing or prosecuting the Work because of the acts of others, excepting Contractor's subcontractors or suppliers; or the prevention of Contractor from commencing or prosecuting the Work because of a Citywide failure of public utility service.

The term "Excusable Delay" shall specifically not include: (i) any delay that could have been avoided by the exercise of care, prudence, foresight and diligence on the part of Contractor; (ii) any delay in the prosecution of any part of the Work that does not constitute a Controlling

Operation, whether or not such delay is unavoidable; (iii) any reasonable delay resulting from time required by City for review of any Contractor submittals and for the making of surveys, measurements and inspection; and, (iv) any delay arising from an interruption in the prosecution of the Work on account of reasonable interference by other Contractors employed by City that does not necessarily prevent the completion of the entire Work within the time specified. Excusable Delays, if any, shall operate only to extend the Completion Date (not in excess of the period of such delay as determined by City) and shall not under any circumstances increase the amount City is required to pay Contractor except as otherwise provided in these Contract Documents.

24. CONTRACTOR TO SERVE NOTICE OF DELAYS

Whenever Contractor foresees any delay in the prosecution of the Work, and in any event as soon as possible (not to exceed a period of ten (10) calendar days) after the initial occurrence of any delay that Contractor regards as or may later claim to be an Excusable Delay, the Contractor shall notify the Engineer in writing of such delay and its cause, in order that the Engineer: (i) may take immediate steps to prevent if possible the occurrence or continuance of the delay; or (ii) if this cannot be done, may determine whether the delay is to be considered excusable, how long it continues, and to what extent the prosecution and completion of the Work are delayed thereby. Said written notice shall constitute an application for an extension of time only if the notice requests such an extension and sets forth the Contractor's estimate of the additional time required together with a full description of the cause of the delay relied upon.

After the completion of any part or whole of the Work, the Engineer, in estimating the amount due Contractor, will assume that any and all delays that may have occurred in its prosecution and completion were not Excusable Delays, except for such delays for which the Contractor has provided timely written notice as required herein, and that the Engineer has found to be excusable. Contractor shall not be entitled to claim Excusable Delay for any delay for which the Contractor failed to provide such timely written notice.

25. EXTENSION OF TIME

If the Contractor complies with Section 24, above, and the Engineer finds a delay claimed by the Contractor to be an Excusable Delay, the Contractor shall be allowed an extension of time to complete the Work that is proportional to the period of Excusable Delay determined by the Engineer, subject to the approval by City of a change order granting such time extension. During a duly authorized extension for an Excusable Delay, City shall not charge liquidated damages against the Contractor for such delay.

If the City extends the time to complete the Work as provided herein, such extension shall in no way release any warranty or guarantee given by Contractor pursuant to the provisions of the Contract Documents, nor shall such extension of time relieve or release the sureties of the Bonds provided pursuant to the Contract Documents. By executing such Bonds, the Sureties shall be deemed to have expressly agreed to any such extension of time. The

granting of any extension of time as provided herein shall in no way operate as a waiver on the part of City of its rights under this Contract, excepting only extension of the Completion Date for such period of Excusable Delay as may be determined by the Engineer and approved by a duly authorized change order.

26. NO PAYMENT FOR DELAYS

No damages or compensation of any kind shall be paid to Contractor or any subcontractor because of delays in the progress of the Work whether or not such delays qualify for extension of time under this Agreement; except that this provision shall not preclude the recovery of damages for a delay caused by the City that is unreasonable under the circumstances and that is not within the contemplation of the parties, provided that the Contractor timely submits all such written notice(s) and fully complies with such other procedures as may be specified in the Contract Documents or any Laws or Regulations for Contractor to claim damages for such delay.

27. CHANGES IN THE WORK

Changes in the Work authorized or directed in accordance with the Contract Documents and extensions of time of completion made necessary by reason thereof shall not in any way release any warranty or guarantee given by Contractor pursuant to the provisions of the Contract Documents, nor shall such changes in the Work relieve or release the Sureties on Bonds provided pursuant to the Contract Documents. By executing such Bonds, the Sureties shall be deemed to have expressly agreed to any such change in Work and to any extension of time made by reason thereof.

28. TERMINATION AFTER COMPLETION DATE

In addition to any other rights City may have, if any services or work required under the Contract (including but not limited to punch list items) are not completed as of the Completion Date (as adjusted by any extensions of time for Excusable Delays granted pursuant to the Contract Documents), City may terminate the Contract at any time after the Completion Date (as adjusted by any extensions of time for Excusable Delays granted pursuant to the Contract Documents), by providing a written notice to Contractor specifying the date of termination. Such notice also may specify conditions or requirements that Contractor must meet to avoid termination of the Contract on such date. If Contractor fails to fulfill all such conditions and requirements by such termination date, or, if no such conditions or requirements are specified, Contractor shall cease rendering services and performing work on such termination date, and shall not be entitled to receive any compensation for services rendered or work performed after such termination date. In the event of such termination, Contractor shall remain liable to City for liquidated damages incurred for any period of time prior to the termination date.

In addition to any other charges, withholdings or deductions authorized under the Contract or any Laws or Regulations, if City terminates the Contract pursuant to this section, City may withhold and deduct from any payment and/or retention funds otherwise due Contractor any sum necessary to pay the City's cost of completing or correcting, or contracting for the

completion or correction of, any services or work under the Contract that are not completed to the satisfaction of the City or that otherwise are deficient or require correction as of such termination date, including but not limited to incomplete punch list items. Such costs shall include all of the City's direct and indirect costs incurred to complete or correct such services or work, including the City's administrative and overhead costs. If the amount of payment(s) and/or retention funds otherwise due the Contractor are insufficient to pay such costs, City shall have the right to recover the balance of such costs from the Contractor and/or its Surety(ies).

29. TERMINATION FOR CONVENIENCE

Upon written notice to the Contractor, the City may at any time, without cause and without prejudice to any other right or remedy of the City, elect to terminate the Contract for the convenience of City. In such case, the Contractor shall be paid (without duplication of any items, and after deduction and/or withholding of any amounts authorized to be deducted or withheld by the Contract Documents or any Laws or Regulations):

- A. For Work executed in accordance with the Contract Documents prior to the effective date of termination and determined to be acceptable by the Engineer, including fair and reasonable sums for overhead and profit on such Work;
- B. For reasonable claims, costs, losses, and damages incurred in settlement of terminated contracts with subcontractors, suppliers, and others; and
- C. For reasonable expenses directly attributable to termination.

Contractor shall not be paid for any loss of anticipated profits or revenue for any Work not performed prior to termination, nor for any economic loss arising out of or resulting from such termination, except for the payments listed in this section. Contractor's warranty under Section 16 of this Agreement shall apply, and Contractor shall remain responsible for all obligations related to such warranty, with respect to all portions of the Work performed prior to the effective date of the termination for convenience pursuant to this section. The City shall be entitled to have any or all remaining Work performed by other contractors or by any other means at any time after the effective date of a termination for convenience pursuant to this section.

30. TERMINATION FOR BREACH OF CONTRACT

If Contractor abandons the Work under this Contract, or if the Contract or any portion of the Contract is sublet or assigned without the consent of the City, or if the Engineer determines in the Engineer's sole discretion that the conditions of the Contract in respect to the rate of progress of the Work are not being fulfilled or any part thereof is unnecessarily delayed, or if Contractor violates or breaches, or fails to execute in good faith, any of the terms or

conditions of the Contract, or if Contractor refuses or fails to supply enough properly skilled labor or materials or refuses or fails to make prompt payment to subcontractors for material or labor, or if Contractor disregards any Laws or Regulations or proper instruction or orders of the Engineer, then, notwithstanding any provision to the contrary herein, the City may give Contractor and its Sureties written notification to immediately correct the situation or the Contract shall be terminated.

In the event that such notice is given, and, in the event such situation is not corrected, or arrangements for correction satisfactory to the City are not made, within ten (10) calendar days from the date of such notice or within such other period of time as may be specified by the City in the notice, the Contract shall upon the expiration of said period cease and terminate. In the event of any such termination, City may take over the Work and prosecute the Work to completion, or otherwise, and the Contractor and its Sureties shall be liable to City for any cost occasioned City thereby, as hereinafter set forth.

In the event City completes the Work, or causes the Work to be completed, no payment of any kind shall be made to Contractor until the Work is complete. The cost of completing the Work, including but not limited to, extra costs of project administration and management incurred by City, both direct or indirect, shall be deducted from any sum then due, or that becomes due, to Contractor from City. If sums due to Contractor from City are less than the cost of completing the Work, Contractor and its Sureties shall pay City a sum equal to this difference on demand. In the event City completes the Work, and there is a sum remaining due to Contractor after City deducts the costs of completing the Work, then City shall pay such sum to Contractor. The Contractor and Contractor's Sureties shall be jointly and severally liable for all obligations imposed on Contractor hereunder.

No act by City before the Work is finally accepted, including, but not limited to, exercise of other rights under the Contract, actions at law or in equity, extensions of time, payments, assessments of liquidated damages, occupation or acceptance of any part of the Work, waiver of any prior breach of the Contract or failure to take action pursuant to this section upon the happening of any prior default or breach of Contractor, shall be construed to be a waiver or estoppel of the City's right to act pursuant to this Section upon any subsequent event, occurrence or failure by Contractor to fulfill the terms and conditions of the Contract. The rights of City to terminate the Contract pursuant to this Section and pursuant to Sections 28 and 29 are cumulative and are in addition to all other rights of City pursuant to the Contract and at law or in equity.

31. CONTRACTOR BANKRUPT

If Contractor should commence any bankruptcy proceeding, or if Contractor is adjudged a bankrupt, or if Contractor makes any assignment for the benefit of creditors, or if a receiver is appointed on account of Contractor's insolvency, then the City may, without prejudice to any other right or remedy, terminate the Contract and complete the work by giving notice as provided in Section 30 above.

32. SURETIES' OBLIGATIONS UPON TERMINATION

If the City terminates the Contract pursuant to Section 30 or Section 31 above:

- A. The Surety under Contractor's performance bond shall be fully responsible for all of the Contractor's remaining obligations of performance under the Contract as if the Surety were a party to the Contract, including without limitation Contractor's obligations, as provided in the Contract Documents, to complete and provide a one-year warranty of the entire Work, pay liquidated damages and indemnify, defend and hold harmless City, up to the full amount of the performance bond.
- B. The Surety under Contractor's payment bond shall be fully responsible for the performance of all of the Contractor's remaining payment obligations for work, services, equipment or materials performed or provided in connection with the Work or any portion thereof, up to the full amount of the payment bond.

33. ACCOUNTING RECORDS OF CONTRACTOR

During performance of the Contract and for a period of three (3) years after completing the entire Work, Contractor shall maintain all accounting and financial records related to the Contract and performance of the Work in accordance with generally accepted accounting practices, and shall keep and make such records available for inspection and audit by representatives of the City upon reasonable written notice.

34. REPRESENTATIVES OF THE PARTIES.

A. City Engineer.

- (1) The Engineer for this Contract is:

James Christensen
5730 24th Street, Building 4
Sacramento, CA 95822
Phone 916-808-5863 /Email: jechristensen@cityofsacramento.org

- (2) All Contractor questions and correspondence pertaining to this Contract must be addressed to the Engineer. In the event the City hires a third-party consultant to assist with construction management, the Engineer may direct Contractor to copy such consultant on questions and correspondence, but such a request does not constitute a delegation of authority to the third-party consultant to serve as the Engineer (i.e., any alterations, deviations, additions to, or deletions from the Work or any of the Contract Documents, must be authorized by the Engineer, not a third-party consultant, pursuant to a properly executed change order).

B. Contractor Representative.

- (1) The Contractor Representative for this Contract is:

Tom Stavropoulos
4524 Contractor Place
Livermore, CA 94551
Phone: 570-882-3478/Email: tom@ggbuildersinc.com

(2) All City questions pertaining to the Contract shall be referred to the Contractor Representative. All correspondence to Contractor shall be addressed to the Contractor Representative.

C. Notice. Whenever the Contract Documents require that notice be provided to the other party, notice will be deemed to have been validly given: (i) if delivered in person to the individual intended to receive such notice; (ii) four (4) days after being sent by registered or certified mail, postage prepaid to the address indicated in the Contract; or (iii) if transmitted by email, by the time stated on the intended recipient's email.

35. USE TAX REQUIREMENTS

During the performance of this Agreement, Contractor, for itself, its assignees and successors in interest, agrees as follows:

- A. Use Tax Direct Payment Permit: For all leases and purchases of materials, equipment, supplies, or other tangible personal property used to perform the Agreement and shipped from outside California, the Contractor and any subcontractors leasing or purchasing such materials, equipment, supplies or other tangible personal property shall obtain a Use Tax Direct Payment Permit from the California State Board of Equalization ("SBE") in accordance with the applicable SBE criteria and requirements.
- B. Sellers Permit: For any construction contract and any construction subcontract in the amount of \$5,000,000 or more, Contractor and the subcontractor(s) shall obtain sellers permits from the SBE and shall register the jobsite as the place of business for the purpose of allocating local sales and use tax to the City. Contractor and its subcontractors shall remit the self-accrued use tax to the SBE, and shall provide a copy of each remittance to the City.
- C. The above provisions shall apply in all instances unless prohibited by the funding source for the Agreement.

36. NON-DISCRIMINATION IN EMPLOYEE BENEFITS

This Agreement may be subject to the requirements of Sacramento City Code Chapter 3.54, Non-Discrimination in Employee Benefits by City Contractors. The Contract

Documents include a summary of the requirements of Sacramento City Code Chapter 3.54, entitled "Requirements of the Non-Discrimination in Employee Benefits Code." By signing this Agreement, Contractor acknowledges and represents that Contractor has read and understands these requirements and agrees to fully comply with all applicable requirements of Sacramento City Code Chapter 3.54. If requested by City, Contractor agrees to promptly provide such documents and information as may be required by City to verify Contractor's compliance. Any violation by Contractor of Sacramento City Code Chapter 3.54 constitutes a material breach of this Agreement, for which the City may terminate the Agreement and pursue all available legal and equitable remedies.

37. CONSIDERING CRIMINAL CONVICTION INFORMATION IN THE EMPLOYMENT APPLICATION PROCESS

This Agreement may be subject to the requirements of Sacramento City Code Chapter 3.62, Procedures for Considering Criminal Conviction Information in the Employment Application Process. The Contract Documents include a summary of the requirements of Sacramento City Code Chapter 3.62, entitled "Ban-The-Box Requirements." By signing this Agreement, Contractor acknowledges and represents that Contractor has read and understands these requirements and agrees to fully comply with all applicable requirements of Sacramento City Code Chapter 3.62. If requested by City, Contractor agrees to promptly provide such documents and information as may be required by City to verify Contractor's compliance. Any violation by Contractor of Sacramento City Code Chapter 3.62 constitutes a material breach of this Agreement, for which the City may terminate the Agreement and pursue all available legal and equitable remedies. Contractor agrees to require its subcontractors to fully comply with all applicable requirements of Sacramento City Code Chapter 3.62, and include these requirements in all subcontracts covered by Sacramento City Code Chapter 3.62.

38. DEBARMENT CERTIFICATION

A. Pursuant to 2 CFR, Part 200, and applicable Executive Orders, the City is restricted in its ability to contract with certain parties that are debarred, suspended, or otherwise excluded or ineligible for participating in Federal assistance programs or activities. By signing this Agreement, CONTRACTOR warrants and certifies under penalty of perjury under the laws of the State of California that Contractor, including any owner, partner, director, officer, or principal of the CONTRACTOR, or any person in a position with management responsibility or responsibility for the administration of federal funds:

- (1) Is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal or state department/agency;
- (2) Has not within a three-year period preceding this certification been convicted of or had a civil judgment rendered against it for: commission of fraud or a criminal offense in connection with obtaining, attempting to

obtain, or performing a public transaction or contract (federal, state, or local); violation of federal or state antitrust statutes; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, receiving stolen property, or other criminal felony;

- (3) Is not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (b) above; or
- (4) Has not, within a three-year period preceding this certification, had one or more public contracts (federal, state, or local) or transactions terminated for cause or default.
- (5) Has not been notified, within a three-year period preceding this certification, been notified of any delinquent Federal taxes in an amount that exceeds \$3,500 for which the liability remains unsatisfied. Federal taxes are considered delinquent if the tax liability has been finally determined and the taxpayer is delinquent in making payment, as defined in Section 52.209-5 of the Federal Acquisition Regulations.

- B. Contractor further warrants and certifies that it shall not knowingly enter into any transaction with any subcontractor, material supplier, or vendor who is debarred, suspended, declared ineligible, or voluntarily excluded from covered transactions by any federal or state department/agency. Any exceptions to the warranties and certifications in this Section must be disclosed to the City.
- C. Exceptions will not necessarily result in denial of recommendation for award, but will be considered in determining Contractor's responsibility. Disclosures must indicate to whom exceptions apply, the initiating agency, and dates of action.
- D. City will review the Federal Government's System for Award Management Exclusions maintained by the General Services Administration for eligibility, prior to the execution of this Agreement. The Contractor shall provide immediate written notice to the City if, at any time prior to execution, the Contractor learns this certification is erroneous or has become erroneous by reason of changed circumstances. If it is later determined that the Contractor's warranties and certification in this Section were erroneous, the City may terminate this Agreement for default.

39. **COMMUNITY WORKFORCE TRAINING AGREEMENT** *(Check below if the engineer's estimate of the total construction cost of the project or the actual cumulative bid amounts submitted by Contractor exceed \$1,000,000.)*

_____ The work to be completed under this Agreement is subject to the City's Community Workforce Training Agreement ("CWTA") and CWTA Program. A

copy of the CWTA and summary of its requirements are attached hereto as Exhibit X.

Prior to executing this Agreement, Contractor has executed Addendum A to the CWTA. All subcontractors (listed or hired after the time of bid or award) must also execute Addendum A to the CWTA prior to performing any Work.

Contractor must include the provisions of this section, as well as a copy of Exhibit X, in every subcontract for Work covered by the CWTA.

Failure to sign and submit Addendum A shall be grounds for subcontractor substitution and/or for the City to withhold payment for the Work performed in the absence of the necessary Addendum A. Failure to satisfy the requirements of the CWTA and demonstrate a good faith effort to meet any Local Hire and Priority Apprentice Goals (if applicable), may result in a determination that the Contractor does not meet the City's minimum qualifications to bid on future projects for the City of Sacramento.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the date set for opposite their names.

CONTRACTOR

Under penalty of perjury, I certify that the taxpayer identification number and all other information provided here are correct.

DATE _____

BY _____

Print Name

Title

BY _____

Print Name

Title

DIR Registration #

Federal ID#

State ID#

City of Sacramento Business Operation Tax
Certificate No. (City will not award contract until
Certificate Number is obtained)

Type of Business Entity (*check one*):

_____ Individual/Sole Proprietor

_____ Partnership

_____ Corporation

_____ Limited Liability Company

_____ Other (*please specify:* _____)

CITY OF SACRAMENTO

a municipal corporation

DATE _____

BY _____

For: Maraskeshia Smith, City Manager

Original Approved As To Form:

Attest:

City Attorney

City Clerk



G&G Builders, Inc.
Powered by RedTeam

PROPOSAL

7/20/2026

Zane Jackson
City of Sacramento
915 I Street
Sacramento, CA 95814

Re: Our Proposal 2150016 for **Safe Ground Site Expansion**

Facility City of Sacramento
Name:

Safe Ground Site Phase 4, 3900 Roseville Rd, Sacramento, CA 95821

This Proposal is for the Project referenced above and more particularly defined by the Scope of Work comprised of this Proposal, its Attachments, and other Contract Documents incorporated by reference. Therefore, we propose to furnish the following:

02 - Bond

1. Bond
Bond 1%

010000 - General Requirements

1. On-Site Supervision
2. Project Management/Admin
3. General Labor/Progressive Clean-up
4. Portable Restrooms & Hand Wash Stations
5. Misc. Tools, Equipment & Training
6. Temporary Construction Fencing
Approx. 300LF at North Side, 3-month Rental included.
7. Dumpster

010000 - Overhead & Profit

1. Overhead & Profit
Overhead & Profit

061500 - Wood Step Decks (South)

1. Fabrication/Assembly - Carpenter
2. Fabrication/Assembly - Laborer
3. Lumber Material & Fasteners

076000 - Sheet Metal Flashing & Trim

1. Installation Labor
2. Material - 4" 18GA x 100' Sheet Metal Rolls

096000 - Flooring

1. Labor - Vinyl Sheet Flooring Installation
Excludes Vinyl Flooring Material and adhesive, to be furnished by Boss Homes.

104400 - Fire Protection

1. Labor - Fire Extinguisher Installation
2. Material - Fire Extinguisher
Qty, (8) - U-Line S-14434 Class ABC Fire Extinguisher - 20-lb.
3. Material - Fire Extinguisher Bracket
Qty, (8) - U-Line H-5938 Fire Extinguisher Bracket - 20 lb. Heavy Duty Mount
4. Material - Fire Extinguisher Sign
Qty, (8) - U-Line S-14801V - Fire Extinguisher Arrow Down Sign - Vinyl, Adhesive-Backed
5. Fire Extinguisher Shipping Costs
6. Fire Extinguisher Sales Tax
7. Fire Extinguisher Tagged & Certification

133400 - Fabricated Engineered Structures

1. Labor to Accept Delivery & Off-Load
2. Telehandler 6,000 - 7,000 lb. Equipment Rental
3. Equipment Rental Delivery/Pick-up Fees
4. Dispose of packaging material & Pallets from Boss Homes
5. Boss Homes Layout
6. Boss Homes Assembly Labor - Carpenter
(35) Boss Homes modular buildings, (30) at North side and (5) at South side.
7. Boss Homes Assembly Labor - Laborer
8. AEA PE-L90 Penetrator 90-degree bracket
(4) per building, (140) total
9. AEA PE10: 10" Penetrator Anchors
(4) per building/bracket, (140) total
10. AEA Freight/Shipping Costs
11. Vapor Barrier
Stego Wrap 15 Mil Vapor Barrier for (5) modular buildings on the South side and (30) modular buildings on the North side.
12. Liquid Membrane for Plywood
Only applied at (5) modular buildings on the South side.

208000 - Insurance

1. Insurance
Insurance

260000 - Electrical

1. Collins Electrical Proposal dated 07/20/2026
Includes:
 - Drawings E-101 and E-1 dated 06/30/2026
 - Provide and install all necessary labor, materials and equipment to required for an electrical system per the bid documents acknowledged above.
 - Electrical work required for the (35) modular buildings, (30) on the North side and (5) on the South side
 - Single-point connection to equipment shown on electrical plans.
 - Excavation, backfill, patch back, saw cutting, and compaction for electrical underground
 - As-built drawings (for bid contract work only)
 - GPR
 - Excludes procurement and/or installation of exterior lights, to be furnished/install by modular building manufacture

312200 - Grading

1. Prep & Grading Labor - Laborer
2. Loader Equipment Delivery & Pick-up

Price: **\$ 479,695.00** *Four Hundred Seventy Nine Thousand Six Hundred Ninety Five Dollars and Zero Cents*

Time: The duration of the Work to achieve Substantial Completion will be **90 calendar days** and the duration of Punch to achieve Final Completion will be another 5 calendar days.

Terms: NET30, 0.00% Retainage

Clarification(s):

- Includes Prevailing Wage
- Excludes Special Inspections, to be completed by the City of Sacramento's contracted Special Inspection Agency.

Expiration: This Proposal shall remain open for 30 calendar day(s).

Please contact me at 510-882-3478 or via e-mail tom@ggbuildersinc.com if you have any questions or require additional information.

Regards,

G&G Builders, Inc.

Tom Stavropoulos, Project Manager

ACCEPTANCE OF PROPOSAL

The Scope of Work described above supersedes any and all prior communication about this Work. By accepting this Proposal, Customer understands that changes to the scope for any reason not controlled by **G&G Builders, Inc.** may result in additional charges. Invoices for Work completed shall be presented at least monthly and shall be due within 30 days. In the event **G&G Builders, Inc.** is required to pursue any collection efforts to be paid, Customer shall be responsible for all of **G&G Builders, Inc.**'s attorney's fees and costs incurred pre-suit, in litigation, and any appeals which ensue, together with interest on all unpaid amounts at 1 1/2 % per month.

Client Signature:

City of Sacramento

Date:



G&G Builders, Inc.
Powered by RedTeam

NEGOTIATED PRICING
Including Item Details

2150016 - Safe Ground Site Expansion

Manager: Tom Stavropoulos

As of 7/20/2026

Original Scope

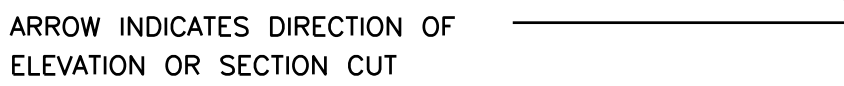
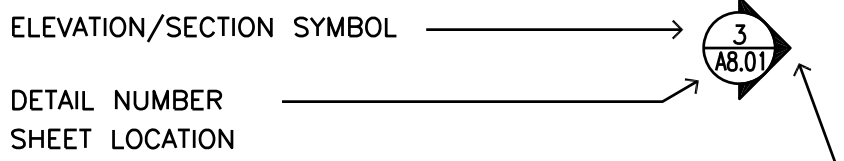
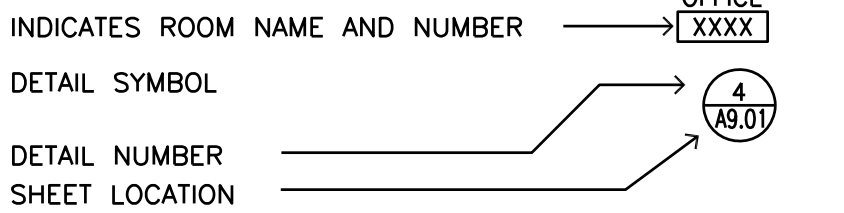
Phase		Description	Quantity	U/M	Labor (\$)	Material (\$)	Subcontract (\$)	Equipment (\$)	Other (\$)	Total (\$)
-	010000	General Requirements	1.00	l/s	67,600.00	5,000.00	0.00	12,000.00	5,000.00	89,600.00
		On-Site Supervision	8.00	wks	Labor @	3,750.00	=			30,000.00
		Project Management/Admin	8.00	wks	Labor @	1,500.00	=			12,000.00
		General Labor/Progressive Clean-up	8.00	wks	Labor @	3,200.00	=			25,600.00
		Portable Restrooms & Hand Wash Stations	2.00	mths	Equipment @	750.00	=			1,500.00
		Misc. Tools, Equipment & Training	1.00	cf	Material @	5,000.00	=			5,000.00
		Temporary Construction Fencing	3.00	mths	Equipment @	3,500.00	=			10,500.00
		Approx. 300LF at North Side, 3-month Rental included.								
		Dumpster	1.00	l/s	Other @	5,000.00	=			5,000.00
-	061500	Wood Step Decks (South)	1.00	l/s	5,072.00	2,500.00	0.00	0.00	0.00	7,572.00
		Fabrication/Assembly - Carpenter	32.00	hrs	Labor @	116.00	=			3,712.00
		Fabrication/Assembly - Laborer	16.00	hrs	Labor @	85.00	=			1,360.00
		Lumber Material & Fasteners	1.00	l/s	Material @	2,500.00	=			2,500.00
-	076000	Sheet Metal Flashing & Trim	1.00	l/s	3,400.00	1,470.00	0.00	0.00	0.00	4,870.00
		Installation Labor	40.00	hrs	Labor @	85.00	=			3,400.00
		Material - 4" 18GA x 100' Sheet Metal Rolls	5.00	ea	Material @	294.00	=			1,470.00
-	096000	Flooring	1.00	l/s	0.00	0.00	11,543.00	0.00	0.00	11,543.00
		Labor - Vinyl Sheet Flooring Installation	1.00	l/s	Subcontract @	11,543.00	=			11,543.00
		Excludes Vinyl Flooring Material and adhesive, to be furnished by Boss Homes.								
-	104400	Fire Protection	1.00	l/s	2,720.00	2,547.30	200.00	0.00	0.00	5,467.30
		Labor - Fire Extinguisher Installation	32.00	hrs	Labor @	85.00	=			2,720.00
		Material - Fire Extinguisher	8.00	ea	Material @	202.00	=			1,616.00
		Qty, (8) - U-Line S-14434 Class ABC Fire Extinguisher - 20-lb.								
		Material - Fire Extinguisher Bracket	8.00	ea	Material @	70.00	=			560.00
		Qty, (8) - U-Line H-5938 Fire Extinguisher Bracket - 20 lb. Heavy Duty Mount								
		Material - Fire Extinguisher Sign	8.00	ea	Material @	8.00	=			64.00
		Qty, (8) - U-Line S-14801V - Fire Extinguisher Arrow Down Sign - Vinyl, Adhesive-Backed								
		Fire Extinguisher Shipping Costs	1.00	l/s	Material @	77.55	=			77.55
		Fire Extinguisher Sales Tax	1.00	l/s	Material @	229.75	=			229.75
		Fire Extinguisher Tagged & Certification	8.00	ea	Subcontract @	25.00	=			200.00
-	133400	Fabricated Engineered Structures	1.00	l/s	118,680.00	8,889.20	0.00	5,400.00	0.00	132,969.20
		Labor to Accept Delivery & Off-Load	32.00	hrs	Labor @	85.00	=			2,720.00

		Telehandler 6,000 - 7,000 lb. Equipment Rental	2.00	mths	Equipment @	2,500.00	=				5,000.00
		Equipment Rental Delivery/Pick-up Fees	2.00	ea	Equipment @	200.00	=				400.00
		Dispose of packaging material & Pallets from Boss Homes	16.00	hrs	Labor @	85.00	=				1,360.00
		Boss Homes Layout	24.00	hrs	Labor @	85.00	=				2,040.00
		Boss Homes Assembly Labor - Carpenter	560.00	hrs	Labor @	116.00	=				64,960.00
		(35) Boss Homes modular buildings, (30) at North side and (5) at South side.									
		Boss Homes Assembly Labor - Laborer	560.00	hrs	Labor @	85.00	=				47,600.00
		AEA PE-L90 Penetrator 90-degree bracket	140.00	ea	Material @	18.77	=				2,627.80
		(4) per building, (140) total									
		AEA PE10: 10" Penetrator Anchors	140.00	ea	Material @	25.26	=				3,536.40
		(4) per building/bracket, (140) total									
		AEA Freight/Shipping Costs	1.00	l/s	Material @	500.00	=				500.00
		Vapor Barrier	3.00	ea	Material @	575.00	=				1,725.00
		Stego Wrap 15 Mil Vapor Barrier for (5) modular buildings on the South side and (30) modular buildings on the North side.									
		Liquid Membrane for Plywood	1.00	l/s	Material @	500.00	=				500.00
		Only applied at (5) modular buildings on the South side.									
-	260000	Electrical	1.00	l/s	0.00	0.00		140,909.00	0.00	0.00	140,909.00
		Collins Electrical Proposal dated 07/20/2026	1.00	l/s	Subcontract @	140,909.00	=				140,909.00
		Includes:									
		- Drawings E-101 and E-1 dated 06/30/2026									
		- Provide and install all necessary labor, materials and equipment to required for an electrical system per the bid documents acknowledged above.									
		- Electrical work required for the (35) modular buildings, (30) on the North side and (5) on the South side									
		- Single-point connection to equipment shown on electrical plans.									
		- Excavation, backfill, patch back, saw cutting, and compaction for electrical underground									
		- As-built drawings (for bid contract work only)									
		- GPR									
		- Excludes procurement and/or installation of exterior lights, to be furnished/install by modular building manufacture									
-	312200	Grading	1.00	l/s	4,824.00	0.00		0.00	1,200.00	0.00	6,024.00
		Prep & Grading Labor - Operator	24.00	hrs	Labor @	116.00	=				2,784.00
		Grading									
		Prep & Grading Labor - Laborer	24.00	hrs	Labor @	85.00	=				2,040.00
		Loader Equipment Delivery & Pick-up	8.00	hrs	Equipment @	150.00	=				1,200.00
SUBTOTAL DIRECT COSTS Indirect Costs Indirect Cost Allocation Rates TOTAL DIRECT & INDIRECT COSTS Profit 202,296.00 0.00 0.00% 202,296.00 20,406.50 0.00 0.00% 20,406.50 152,652.00 0.00 0.00% 152,652.00 18,600.00 0.00 0.00% 18,600.00 5,000.00 0.00 0.00% 5,000.00 -0.00% 398,954.50 398,954.50 -0.24											
Supplemental Markups:											
-	02	Bond	1.00	Percent of Total Price							4,796.95
-	010000	Overhead & Profit	15.00	Percent of Total Price							71,954.25
-	208000	Insurance	1.00	Percent of Total Direct, Indirect Costs & Fee							3,989.54
TOTAL PRICE											479,695.00

∠	ANGLE	I.D.	INSIDE DIAMETER/DIMENSION
⊙	AT	INSUL.	INSULATION
⊙	DIAMETER/ROUND	JAN.	JANITOR
(E)	EXISTING	JT.	JOINT
(N)	NEW	LAB.	LABORATORY
AC.	ASPHALTIC CONCRETE	LAM.	LAMINATE
ACUS.	ACOUSTICAL	LAV.	LAVATORY
APPROX.	APPROXIMATE		
BD.	BOARD	MAX.	MAXIMUM
BLDG.	BUILDING	MECH.	MECHANICAL
BLK.	BLOCK	MEMB.	MEMBRANE
BLKG.	BLOCKING	MFR.	MANUFACTURER
CAB.	CABINET	MIN.	MINIMUM
CER.	CERAMIC	MTD.	MOUNTED
C.J.	CONTROL JOINT	MTL.	METAL
CLG.	CEILING	MUL.	MULLION
CLKG.	CAULKING	(N)	NEW
CLR.	CLEAR	N.I.C.	NOT IN CONTRACT
CONC.	CONCRETE	NOM.	NOMINAL
CONSTR.	CONSTRUCTION	N.T.S.	NOT TO SCALE
CONT.	CONTINUOUS	O/	OVER
		O.C.	ON CENTER
DBL.	DOUBLE	O.D.	OUTSIDE DIAMETER/DIMENSION
D.F.	DRINKING FOUNTAIN	O.H.	OVERHEAD
DIM.	DIMENSION	P.C.	PRECAST
DISP.	DISPENSER	PL.	PLATE
DN.	DOWN	P.M.	PRESS METAL
DS.	DOWNSPOUT	PLYWD.	PLYWOOD
DWG.	DRAWING	R.D.	ROOF DRAIN
EA.	EACH	REF.	REFRIGERATOR
E.J.	EXPANSION JOINT	REINF.	REINFORCED
EMER.	EMERGENCY	REQ'D.	REQUIRED
ENCL.	ENCLOSURE	RESIL.	RESILIENT
E.P.	ELECTRICAL PANELBOARD	RM.	ROOM
EQ.	EQUAL	R.O.	ROUGH OPENING
(E)	EXISTING	R.W.L.	RAIN WATER LEADER
EXP.	EXPANSION	SCHED.	SCHEDULE
(F)	FUTURE (N.I.C.)	SIM.	SIMILAR
F.A.	FIRE ALARM	SPEC.	SPECIFICATION
F.D.	FLOOR DRAIN	SQ.	SQUARE
FDN.	FOUNDATION	S.S.	STAINLESS STEEL
FIN.	FINISH	STD.	STANDARD
FLR.	FLOOR	STRUC.	STRUCTURAL
FLASH.	FLASHING	SUSP.	SUSPENDED
F.O.C.	FACE OF CONCRETE/CURB	SYM.	SYMMETRICAL
F.O.F.	FACE OF FINISH	S.H.	SPRINKLER HEAD
F.R.T.	FIRE RETARDANT TREATED	S.D.	SMOKE DETECTOR
FURR.	FURRING	TEL.	TELEPHONE
GA.	GAUGE	THK.	THICK
GALV.	GALVANIZED	T.O.	TOP OF
G.B.	GRAB BAR	TP.	TYPICAL
GL.	GLASS	U.O.N.	UNLESS OTHERWISE NOTED
GND.	GROUND	VERT.	VERTICAL
GYP.	GYPSUM	W/	WITH
H.B.	HOSE BIBB	W.C.	WATER CLOSET
HDWD.	HARDWOOD	W/O	WITHOUT
H.M.	HOLLOW METAL	WP.	WATERPROOF
HORIZ.	HORIZONTAL	WSCT.	WAINSCOT
HR.	HOUR	WT.	WEIGHT
H.S.	HORN/STROBE		

ABBREVIATIONS

ROOM IDENTIFIER



SYMBOLS

CONTRACTOR RESPONSIBILITIES

1. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS, SPECIFICATIONS AND VERIFY CONDITIONS AT THE SITE. NOTIFY THE ENGINEER. OF ANY DISCREPANCIES FOUND BEFORE PROCEEDING WITH THE WORK.
2. THE CONTRACTOR SHALL COORDINATE REMOVAL, ABANDONMENT AND/OR RELOCATION OF EXISTING UTILITIES ABOVE OR BELOW THE AFFECTED SURFACE WITH THE RESPECTIVE UTILITY PROVIDER AND FACILITY OWNER.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACES, SHORING, AND GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE BUILDING STRUCTURE(S) AND COMPONENTS, ADJACENT SOIL, UTILITIES, AND RIGHT-OF-WAYS MY BE AFFECTED DURING CONSTRUCTION.
4. FLOOR AND WALL OPENINGS, SLEEVES, VARIATIONS IN THE STRUCTURAL SLAB ELEVATIONS, DEPRESSED AREAS, AND ALL OTHER ARCHITECTURAL, MECHANICAL, ELECTRICAL AND/OR CIVIL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.

CONSTRUCTION DOCUMENTS

1. ALL DRAWINGS, ISSUED SEPARATELY AS CONSTRUCTION PACKAGES INCLUDING ALL DETAILS, SPECIFICATIONS, AND SCHEDULES, BOUND SEPARATELY, ARE A PART OF THE CONTRACT DRAWINGS.
2. ITEMS MARKED "N.I.C." ARE NOT IN CONTRACT. SUCH ITEMS ARE INCLUDED IN THE DOCUMENTS WHEN CONTRACTORS COORDINATION FOR CONSTRUCTION IS REQUIRED.
3. DIMENSIONS:
 - A. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON DRAWING.
 - B. ALL DIMENSIONS TO OPENINGS ARE TO THE FINISHED FACE UNLESS NOTED OTHERWISE.
 - C. ALL DIMENSIONS TO STUD PARTITIONS ARE TO THE FACE OF FINISH UNLESS NOTED F.O.S. (FACE OF STUD).
 - D. CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR TO FINISH FACE OF CEILING.
 - E. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK.
4. DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL SIMILAR CASES UNLESS SPECIFICALLY NOTED OTHERWISE.
5. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT.
6. PROVIDE AND INSTALL U.L. APPROVED FIRESTOPPING AND WRAPS AT ALL PENETRATIONS PER CHAPTER 7 OF THE CALIFORNIA BUILDING CODE AND THE UNIFORM FIRE CODE. SEE DRAWINGS FOR TYPICAL DETAILS.
7. WHERE LARGER STUDS OR FURRING ARE REQUIRED TO COVER DUCTS, PIPING, CONDUITS,ETC.,THE LARGER STUD SIZE OR FURRING TO EXTEND FULL WIDTH OF WALL SURFACE WHERE FURRING OCCURS.
8. PROVIDE ADEQUATE ANCHORAGE, BLOCKING, BACKING, AND FRAMING FOR FIRE SPRINKLERS, PIPING, LIGHT FIXTURES, ELECTRICAL UNITS, HVAC EQUIPMENT, DRAPERY, AND CEILING TRACKS AS REQUIRED FOR A COMPLETE INSTALLATION.
9. GYPSUM BOARD ON INTERIOR METAL STUDS SHALL BE 5/8" THICK UNLESS NOTED OTHERWISE.

TYPICAL NOTES

1. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND/OR ORIENTATIONS ON PLAN / ELEVATIONS.
2. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT IN WRITING.

GENERAL NOTES

IT IS THE PURPOSE OF THIS WORK TO PROVIDE NEW TEMPORARY HOUSING CABINS.

- ⊖ REMOVE EXISTING OBSTRUCTIONS, ABANDONED ELECTRICAL EQUIPMENT, AND PATCH (E) AC TO MEET SURROUNDING GRADE.
- ⊖ PROVIDE ELECTRICAL DISTRIBUTION SYSTEM FROM SERVICE SWITCHBOARD TO CABIN PANELS.
- ⊖ PROVIDE STRUCTURAL MOUNTING OF TEMPORARY HOUSING CABINS ON (E) GRADE.
- ⊖ PROVIDE CIVIL DESIGN PROVISIONS TO ADDRESS TRIPPING HAZARDS AND INGRESS/EGRESS.
- ⊖ PROVIDE SITE LIGHTING SUFFICIENT FOR SAFETY AND SECURITY OF ALL ON-SITE PERSONS.

SCOPE

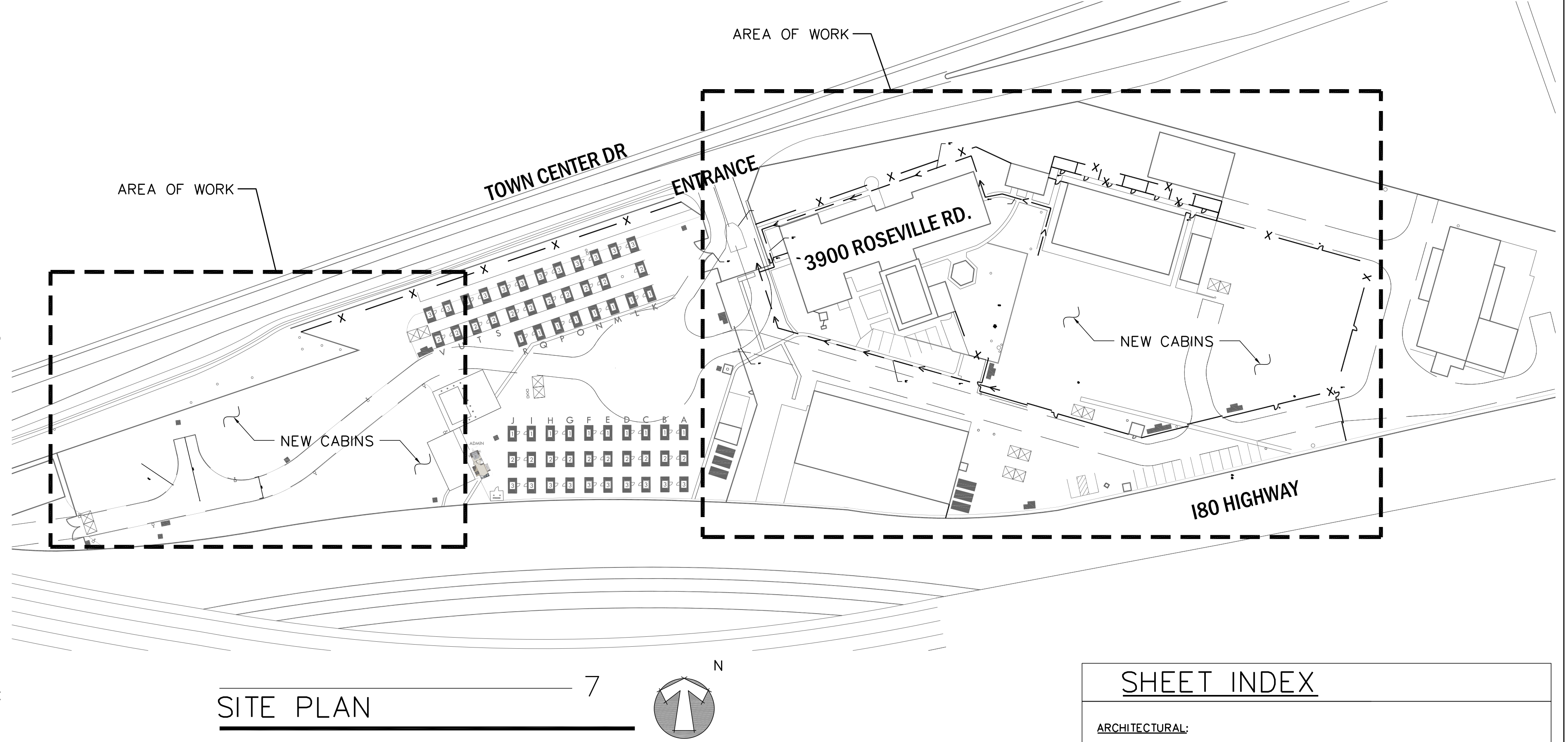
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
AND ALL LOCAL AMENDMENTS.

CODE ANALYSIS

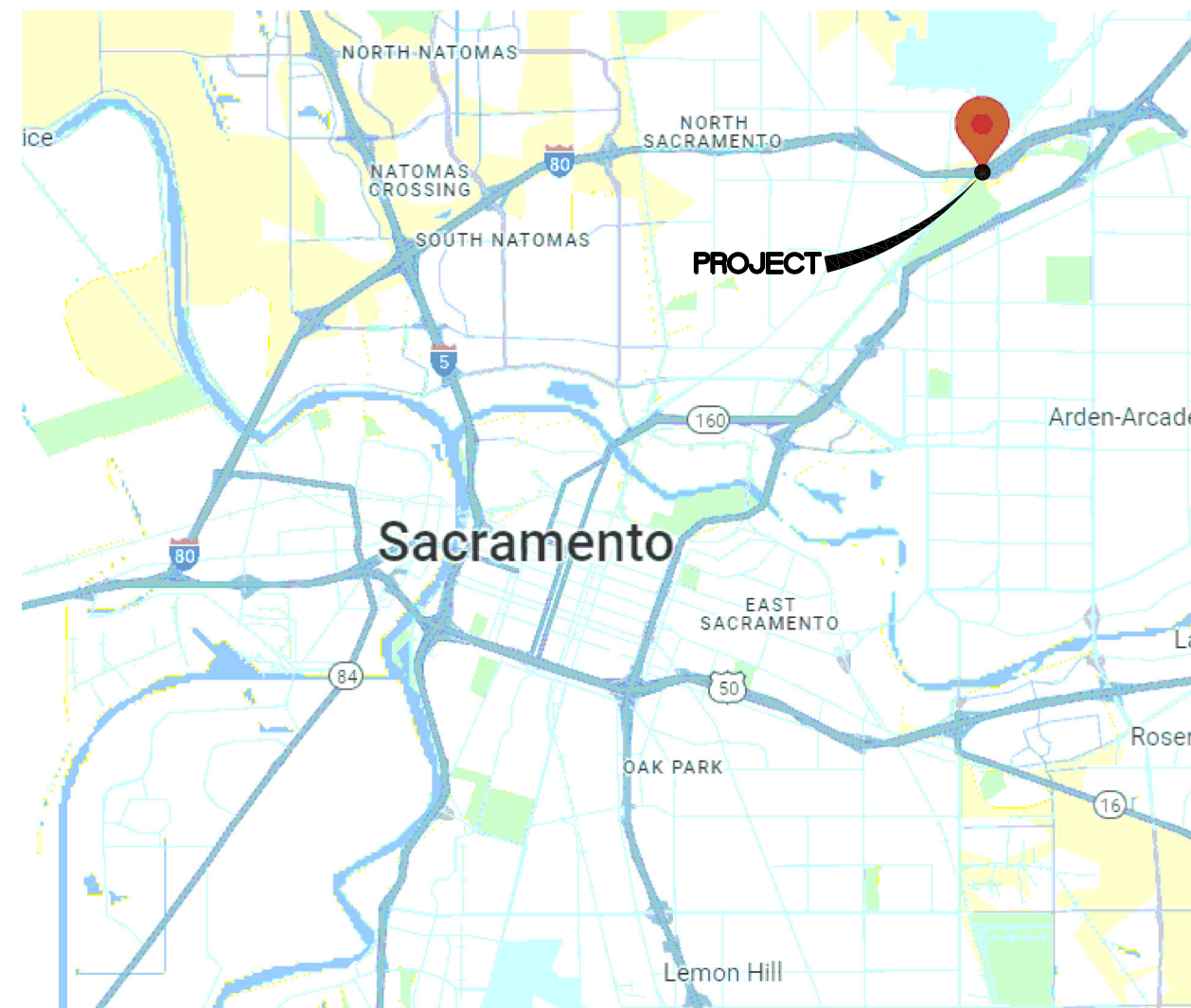
VERIFY EXISTING SERVICE & UTILITY LINES IN VICINITY OF PROJECT. LOCATIONS OF LINES SHOWN ON PLAN ARE APPROXIMATE BASED ON AVAILABLE INFORMATION AND TRENCHING MAY BE REQUIRED IN AREAS WHERE UTILITY & SERVICE LINES & LANDSCAPING EXIST. DETERMINATION OF DEPTH AND ROUTING OF NEW CONDUITS MAY HAVE TO BE MADE IN THE FIELD AFTER EXISTING LINES ARE LOCATED AND VERIFIED. IF EXISTING LINES, SYSTEMS OR PLANTINGS ARE DAMAGED OR REMOVED DUE TO WORK, CONTRACTOR SHALL REPAIR OR RESTORE THEM AT NO ADDITIONAL COST TO THE CITY. MATCH EXISTING MATERIALS AND PROVIDE SUITABLE BASE OR SUBSTANCE TREATMENT AS REQUIRED.

(SEE CITY OF SACRAMENTO STANDARDS FOR PROTECTION OF EXISTING IMPROVEMENTS SECTION 34-7)

SITE PLAN NOTES



SITE PLAN



VICINITY PLAN

SHEET INDEX

ARCHITECTURAL:

- G001 - COVER SHEET.
- G002 - FIRE ACCESS PLAN
- G003 - PEDESTRIAN ROUTE & SIGNAGE PLAN
- G101 - EXISTING SITE DEMO PLAN
- G102 - EXISTING SITE DEMO PLAN
- G111 - NEW SITE IMPROVEMENTS PLAN
- G112 - NEW SITE IMPROVEMENTS PLAN
- G113 - NEW SITE IMPROVEMENTS PLAN
- G211 - FLOOR PLAN, INTERIOR AND EXTERIOR ELEVATIONS
- G501 - PLAN SECTION VIEW AND DETAILS
- G502 - FENCE DETAILS

ELECTRICAL:

- E-001 ELECTRICAL LEGEND, SYMBOLS, NOTES & DETAILS
- E-100 SITE PLAN SOUTH CABINS
- E-101 SITE PLAN NORTH CABINS
- E-102 SITE PLAN NORTH CABINS
- E-103 SITE PLAN NORTH CABINS
- E-104 TRAILER REPLACEMENT CABINS
- E-111 ELECTRICAL DETAILS
- E-121 PANEL SCHEDULES

STRUCTURAL:

STRUCTURAL SHEETS ARE TO BE PROVIDED BY GENERAL CONTRACTOR AND COORDINATED IN THE FIELD WITH CITY PM AND CITY INSPECTOR.



City of Sacramento
Dept. of Public Works
Facilities / Real Property Mgt.
5730 24th Street
Bldg. #4
Sacramento, CA.95822
(916) 808-8300
(916) 808-8337 (Fax)
www.cityofsacramento.org

Approval:

Revisions / Issuances

No.	Description	Date.

CITY OF SACRAMENTO SAFE GROUND SITE Phase 4

3900 ROSEVILLE RD, SACRAMENTO, CA 95821

Public Works

Project Name & Location:

Issue Date: 5/9/2025

Sheet Title:

COVER SHEET

Designed By:	Work Order No:
I.M./ZJ	WO#
Drawn By:	Sheet No:
I.M	
Reviewed By:	
ZJ/JC	
Sheet Scale:	
SCALE	

G001

1 OF 11



Approval:

Revisions / Issuances		
No.	Description	Date.

CITY OF SACRAMENTO SAFE GROUND SITE Phase 4

Public

ACAD Print Date & Time: May 08, 2025 - 6:02pm

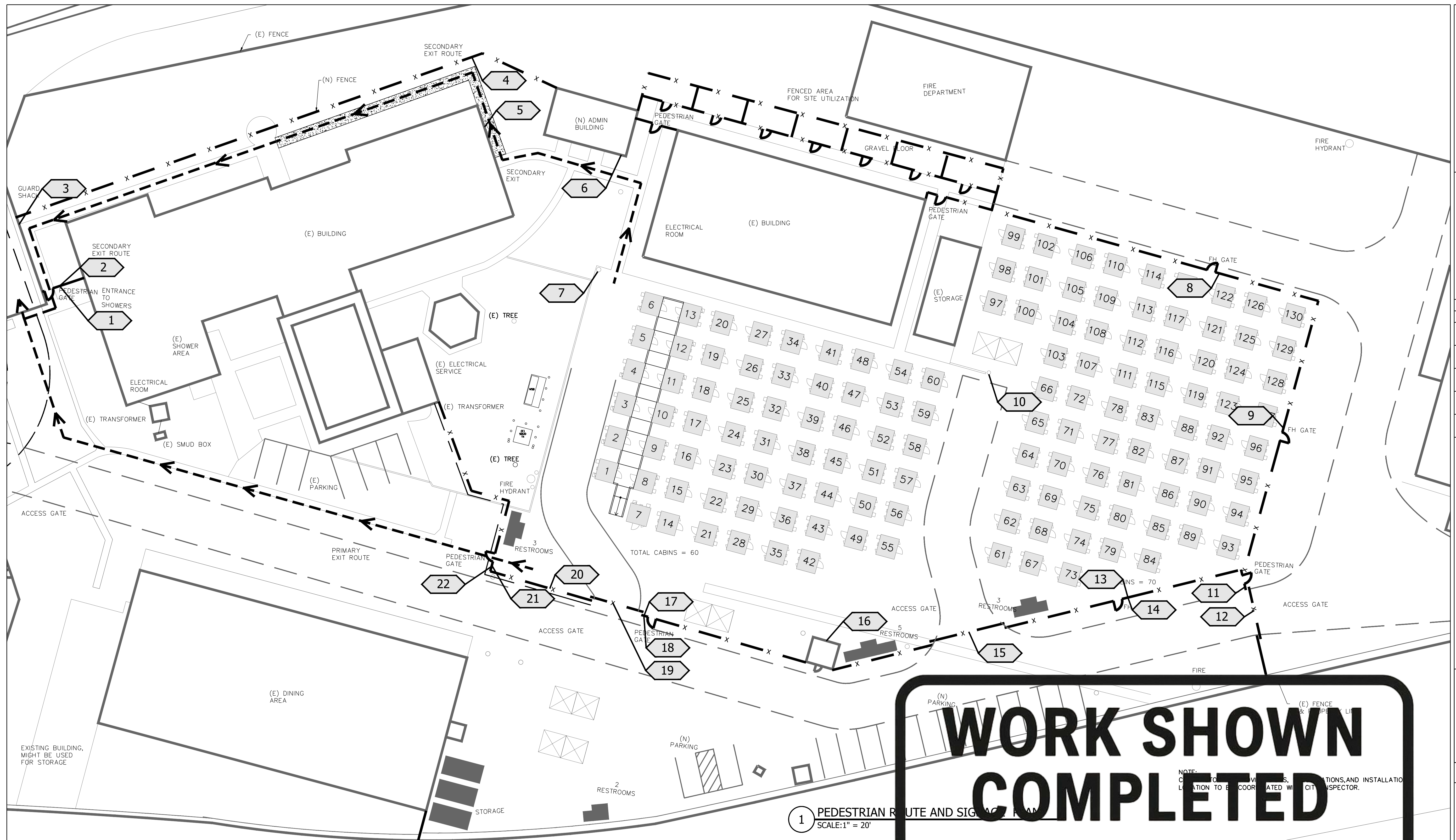
Project Name & Location:

Issue Date: 5/9/2025

Sheet Title:

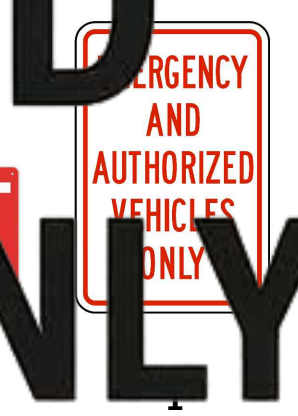
**PEDESTRIAN
ROUTE
&
SIGNAGE
PLAN**

Designed By: I.M/ZJ	Work Order No: WO#
Drawn By: I.M	Sheet No: G003
Reviewed By: ZJ/JC	
Sheet Scale: SCALE	3 OF 11

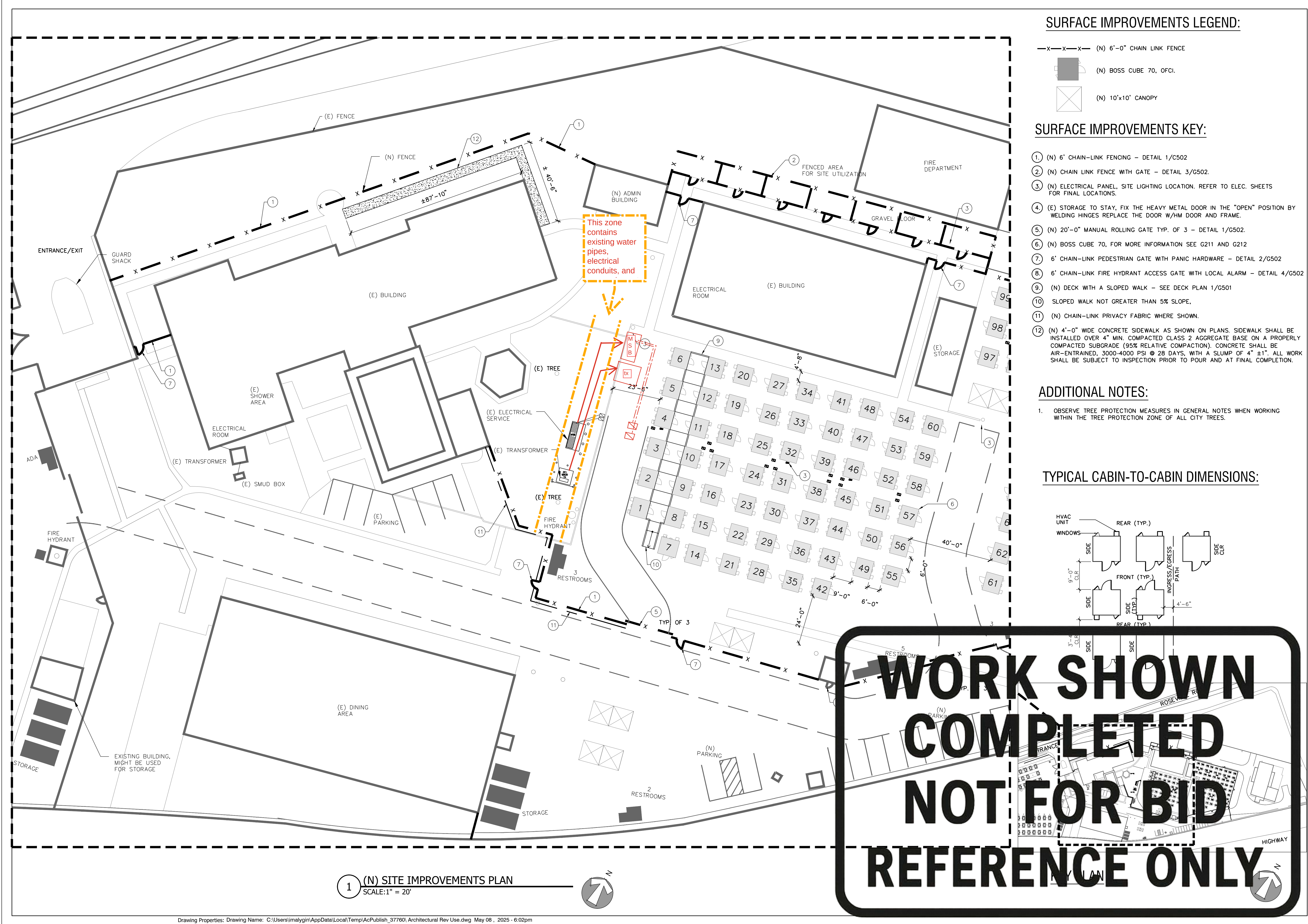


SIGN ID	VISUAL TEXT MESSAGE	MOUNTING LOCATION	IMAGE ID
			
1	STOP DO NOT ENTER	FENCE	A
2	EMERGENCY EXIT ONLY DOOR MUST REMAIN CLOSED AT ALL TIMES	FENCE	B
3	EMERGENCY EXIT WITH ARROW LEFT SIGN	FENCE	C
4	EMERGENCY EXIT WITH ARROW LEFT SIGN	FENCE	C
5	EMERGENCY EXIT WITH ARROW RIGHT SIGN	WALL	D
6	EMERGENCY EXIT WITH ARROW LEFT SIGN	WALL	C
7	EMERGENCY EXIT WITH ARROW STRAIT SIGN	POLE	E
8	FIRE ACCESS DOOR / DO NOT BLOCK	FENCE	F
9	FIRE ACCESS DOOR / DO NOT BLOCK	FENCE	F
10	EMERGENCY EXIT WITH ARROW LEFT SIGN	POLE	C
11	STOP DO NOT ENTER	FENCE	A

SIGN ID	VISUAL TEXT MESSAGE	MOUNTING LOCATION	IMAGE ID
			
12	EMERGENCY AND AUTHORIZED VEHICLES ONLY	FENCE GATE	I
13	FIRE ACCESS DOOR / DO NOT BLOCK	FENCE	F
14	FIRE ACCESS DOOR / DO NOT BLOCK	FENCE	F
15	EMERGENCY AND AUTHORIZED VEHICLES ONLY	FENCE GATE	I
16	EMERGENCY EXIT WITH ARROW RIGHT SIGN	WALL	D
17	EXIT	FENCE	H
18	EMPLOYEE ENTRANCE ONLY	FENCE	G
19	EMERGENCY AND AUTHORIZED VEHICLES ONLY	FENCE GATE	I
20	EMERGENCY EXIT WITH ARROW RIGHT SIGN	FENCE	D
21	EXIT	FENCE	H
22	MAIN ENTRY	FENCE	J



Drawing Properties: Drawing Name: C:\Users\jimalygin\AppData\Local\Temp\AcPublish_37760\ Architectural Rev Use.dwg May 08 , 2025 - 6:02pm



SURFACE IMPROVEMENTS LEGEND:

- (N) 6'-0" CHAIN LINK FENCE
- (N) BOSS CUBE 70, OFCI.
- (N) 10'x10' CANOPY

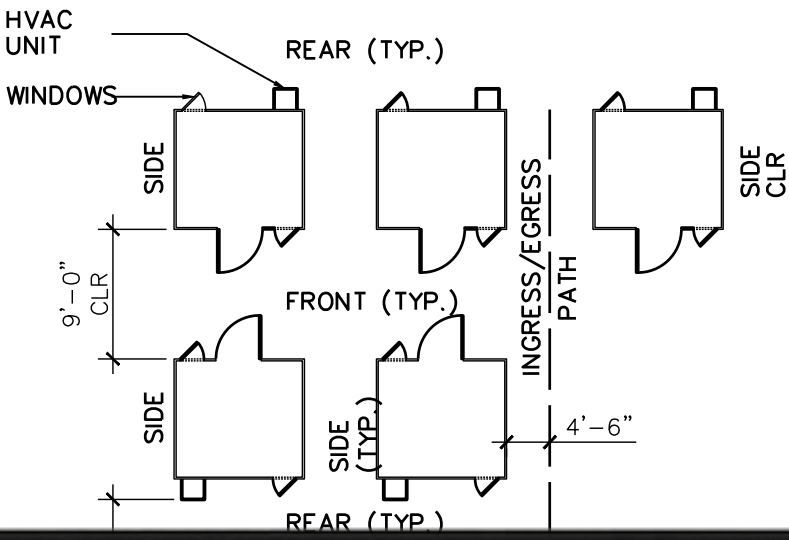
SURFACE IMPROVEMENTS KEY:

- (1) (N) 6' CHAIN-LINK FENCING - DETAIL 1/C502
- (2) (N) CHAIN LINK FENCE WITH GATE - DETAIL 3/G502.
- (3) (N) ELECTRICAL PANEL, SITE LIGHTING LOCATION. REFER TO ELEC. SHEETS FOR FINAL LOCATIONS.
- (4) (E) STORAGE TO STAY, FIX THE HEAVY METAL DOOR IN THE "OPEN" POSITION BY WELDING HINGES REPLACE THE DOOR W/HM DOOR AND FRAME.
- (5) (N) 20'-0" MANUAL ROLLING GATE TYP. OF 3 - DETAIL 1/G502.
- (6) (N) BOSS CUBE 70, FOR MORE INFORMATION SEE G211 AND G212
- (7) 6' CHAIN-LINK PEDESTRIAN GATE WITH PANIC HARDWARE - DETAIL 2/G502
- (8) 6' CHAIN-LINK FIRE HYDRANT ACCESS GATE WITH LOCAL ALARM - DETAIL 4/G502
- (9) (N) DECK WITH A SLOPED WALK - SEE DECK PLAN 1/G501
- (10) SLOPED WALK NOT GREATER THAN 5% SLOPE.
- (11) (N) CHAIN-LINK PRIVACY FABRIC WHERE SHOWN.
- (12) (N) 4'-0" WIDE CONCRETE SIDEWALK AS SHOWN ON PLANS. SIDEWALK SHALL BE INSTALLED OVER 4" MIN. COMPACTED CLASS 2 AGGREGATE BASE ON A PROPERLY COMPACTED SUBGRADE (95% RELATIVE COMPACTION). CONCRETE SHALL BE AIR-ENTRAINED, 3000-4000 PSI @ 28 DAYS, WITH A SLUMP OF 4" ±1". ALL WORK SHALL BE SUBJECT TO INSPECTION PRIOR TO POUR AND AT FINAL COMPLETION.

ADDITIONAL NOTES:

- 1. OBSERVE TREE PROTECTION MEASURES IN GENERAL NOTES WHEN WORKING WITHIN THE TREE PROTECTION ZONE OF ALL CITY TREES.

TYPICAL CABIN-TO-CABIN DIMENSIONS:



1 (N) SITE IMPROVEMENTS PLAN
SCALE: 1" = 20'



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Approval:

Revisions / Issuances		
No.	Description	Date.

Project Name & Location:

CITY OF SACRAMENTO
SAFE GROUND SITE
Phase 4

3900 ROSEVILLE RD, SACRAMENTO, CA 95821

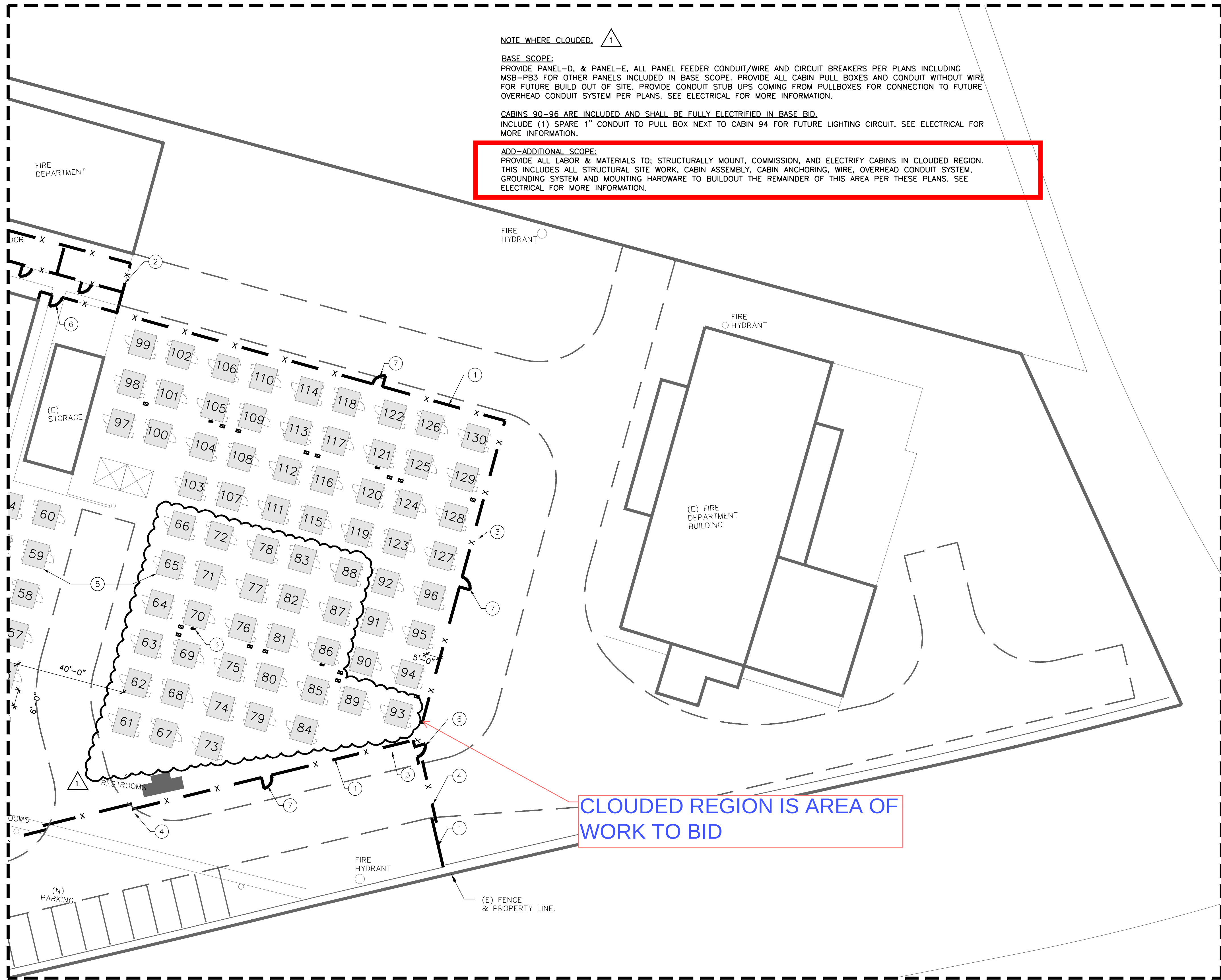
Public Works

Issue Date: 5/9/2025

Sheet Title:

NEW SITE
IMPROVEMENTS
PLAN

Designed By:	Work Order No:
I.M/ZJ	WO#
Drawn By:	Sheet No:
I.M	G111
Reviewed By:	
ZJ/JC	
Sheet Scale:	6 OF 11
SCALE	



SURFACE IMPROVEMENTS LEGEND:

- X—X—X— (N) 6'-0" CHAIN LINK FENCE
- (N) BOSS CUBE 70, OFCI.
- (N) 10'x10' CANOPY

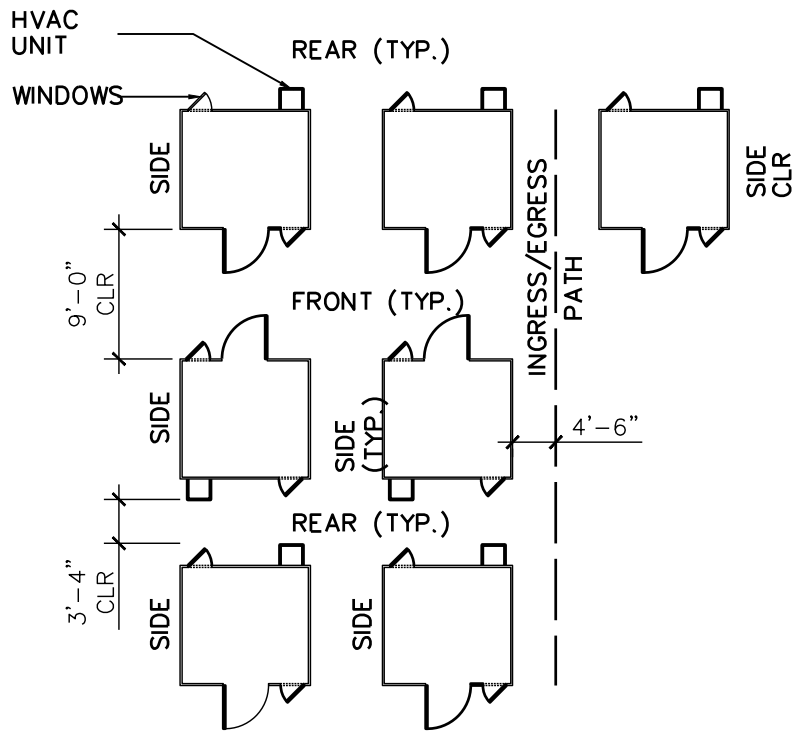
SURFACE IMPROVEMENTS KEY:

- (N) 6' CHAIN-LINK FENCING - DETAIL 1/G502
- (N) CHAIN LINK FENCE WITH DOORS - DETAIL 3/G502.
- ELECTRICAL PANEL, SITE LIGHTING LOCATION. REFER TO ELEC. SHEETS FOR FINAL LOCATIONS.
- (N) 20'-0" MANUAL ROLLING GATE TYP. OF 3 SEE DETAIL 1/G502
- (N) BOSS CUBE 70, FOR MORE INFORMATION SEE G211 AND G212
- 6' CHAIN-LINK PEDESTRIAN GATE WITH PANIC HARDWARE - DETAIL 2/G502
- 6' CHAIN-LINK FIRE DEPARTMENT ACCESS GATE WITH LOCAL ALARM - DETAIL 4/G502

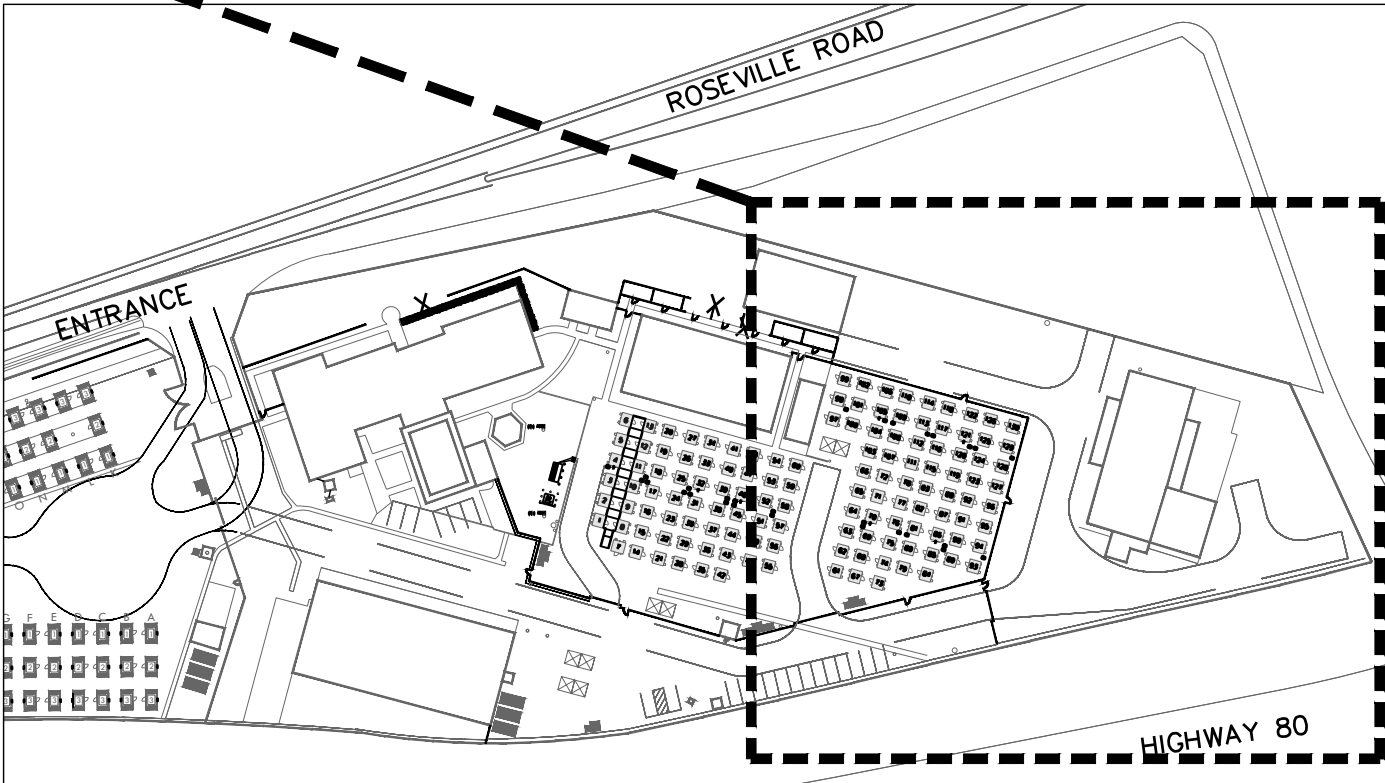
ADDITIONAL NOTES:

- OBSERVE TREE PROTECTION MEASURES IN GENERAL NOTES WHEN WORKING WITHIN THE TREE PROTECTION ZONE OF ALL CITY TREES.

TYPICAL CABIN-TO-CABIN DIMENSIONS:

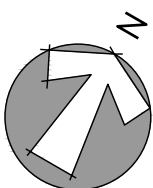


CLOUDED REGION IS AREA OF WORK TO BID



KEY PLAN

1 (N) SITE IMPROVEMENTS
SCALE: 1" = 20'



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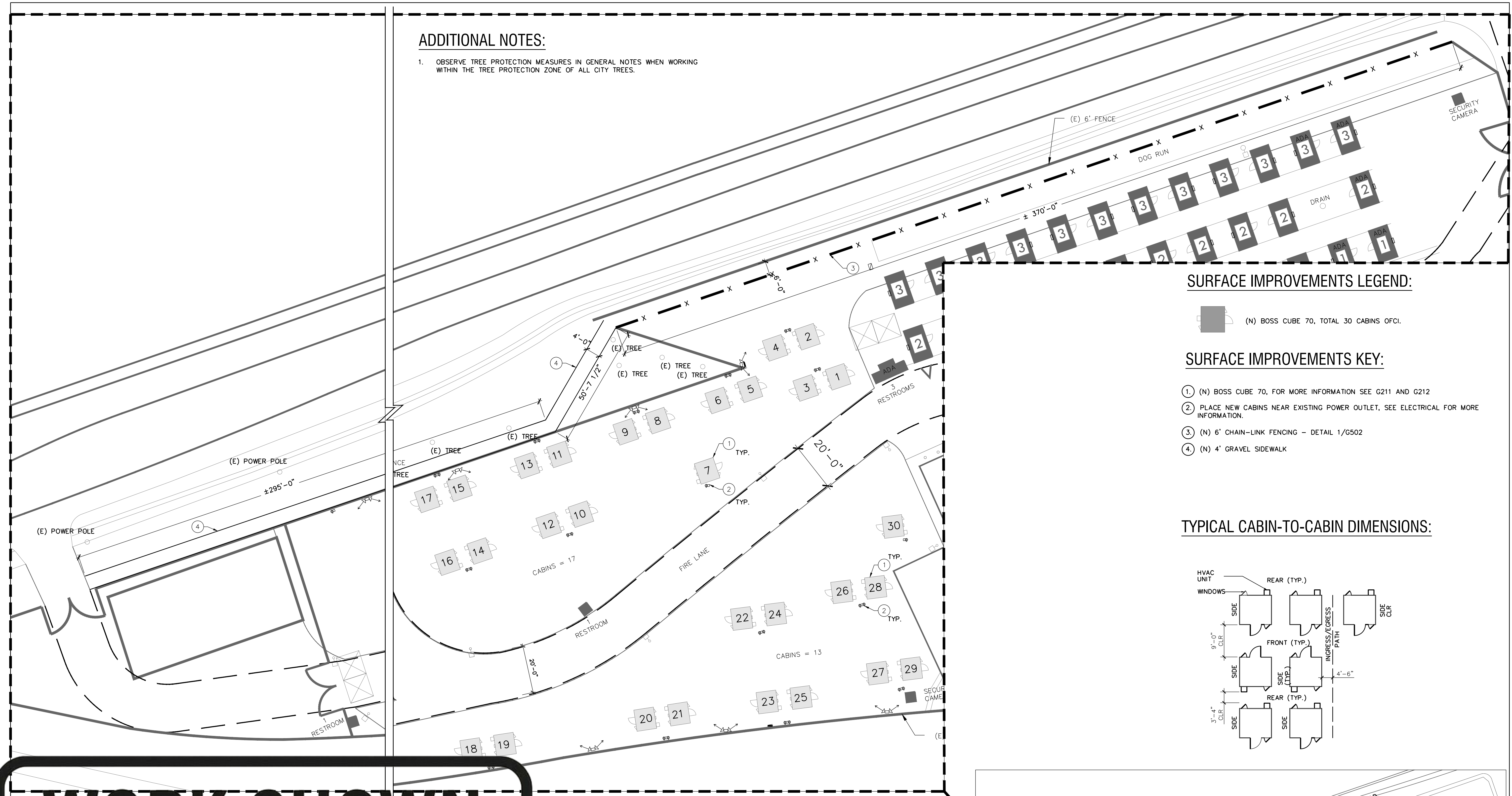
Issue Date: 5/9/2025

Sheet Title:

NEW SITE
IMPROVEMENTS
PLAN

Designed By:	Work Order No:
I.M./ZJ	WO#
Drawn By:	Sheet No:
I.M	G112
Reviewed By:	
ZJ/JC	
Sheet Scale:	7 OF 11
SCALE	

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ADDITIONAL NOTES:

1. OBSERVE TREE PROTECTION MEASURES IN GENERAL NOTES WHEN WORKING WITHIN THE TREE PROTECTION ZONE OF ALL CITY TREES.

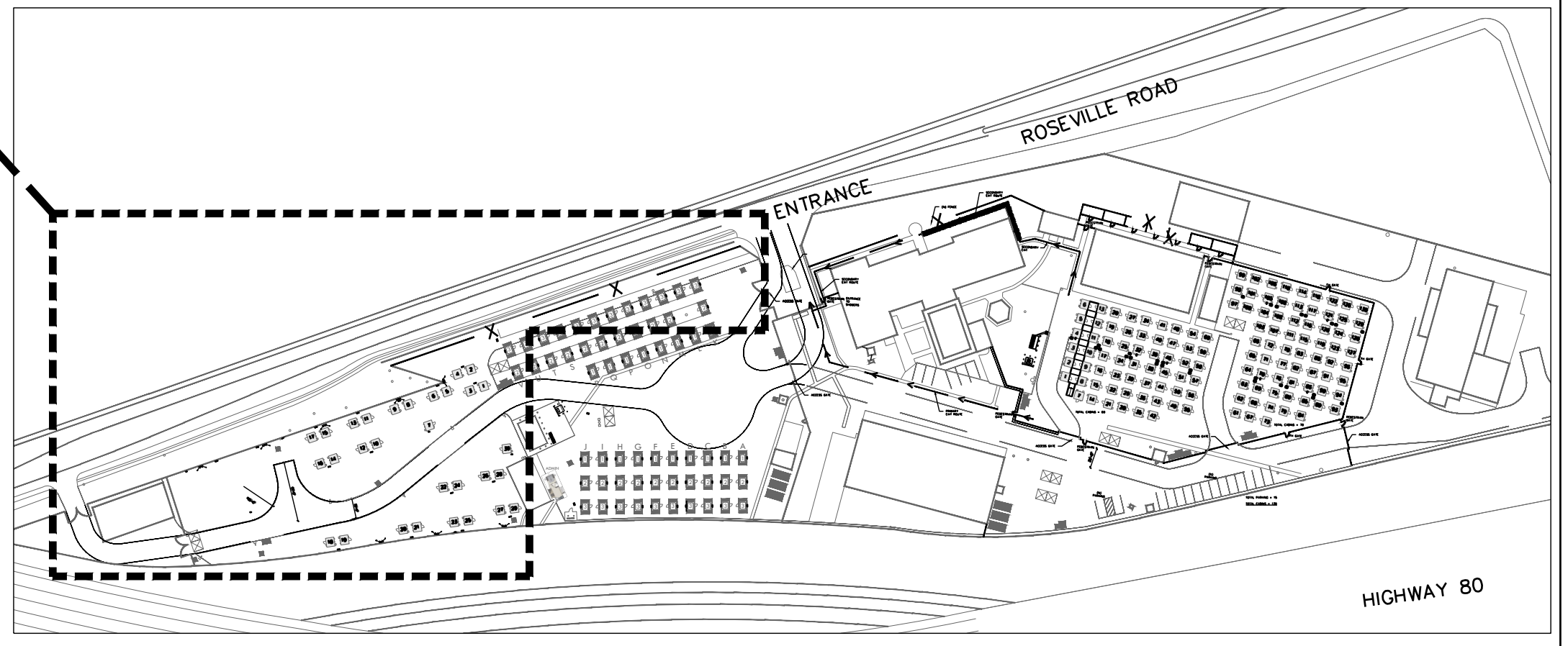
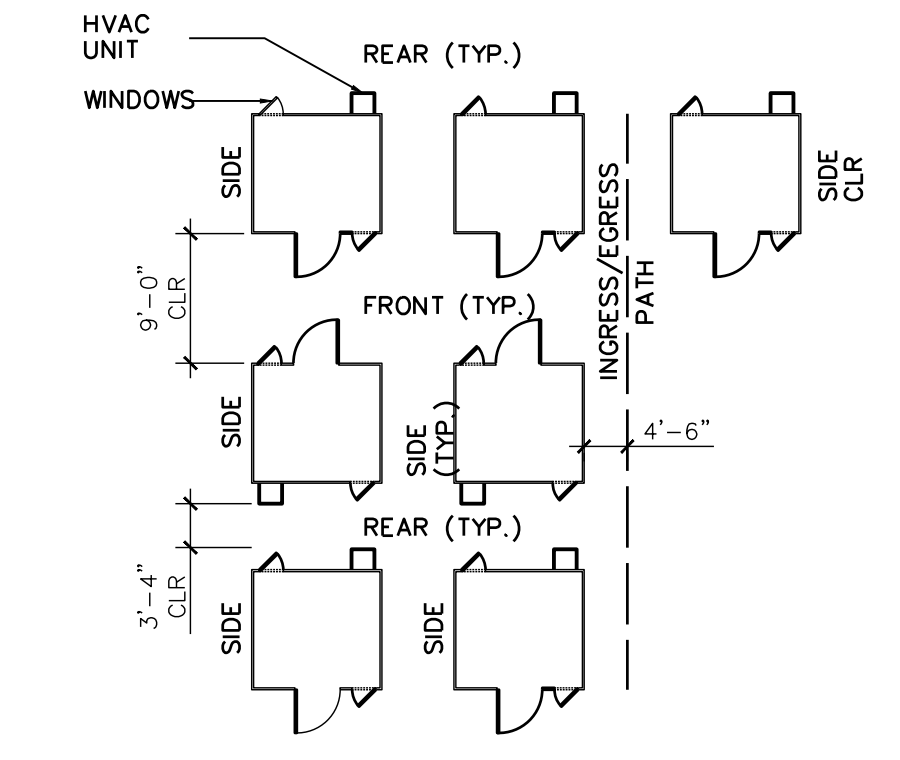
SURFACE IMPROVEMENTS LEGEND:

(N) BOSS CUBE 70, TOTAL 30 CABINS OFCI.

SURFACE IMPROVEMENTS KEY:

1. (N) BOSS CUBE 70, FOR MORE INFORMATION SEE G211 AND G212
2. PLACE NEW CABINS NEAR EXISTING POWER OUTLET, SEE ELECTRICAL FOR MORE INFORMATION.
3. (N) 6' CHAIN-LINK FENCING - DETAIL 1/G502
4. (N) 4' GRAVEL SIDEWALK

TYPICAL CABIN-TO-CABIN DIMENSIONS:



KEY PLAN



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Project Name & Location:

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Phase 4

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Public Works

Issue Date: 5/9/2025

Sheet Title:

NEW SITE
IMPROVEMENTS
PLAN

Designed By:	Work Order No:
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Drawn By:	Sheet No:
I.M	G113
Reviewed By:	
ZJ/JC	
Sheet Scale:	8 OF 11
SCALE	



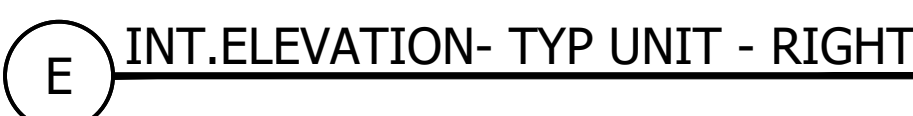
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No.	Description	Date

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FLOOR PLAN
&
INT. ELEV.

Designed By: I.M/ZJ	Work Order No: WO#
Drawn By: I.M	Sheet No:
Reviewed By: ZJ/JC	G211 9 OF 11
Sheet Scale: SCALE	

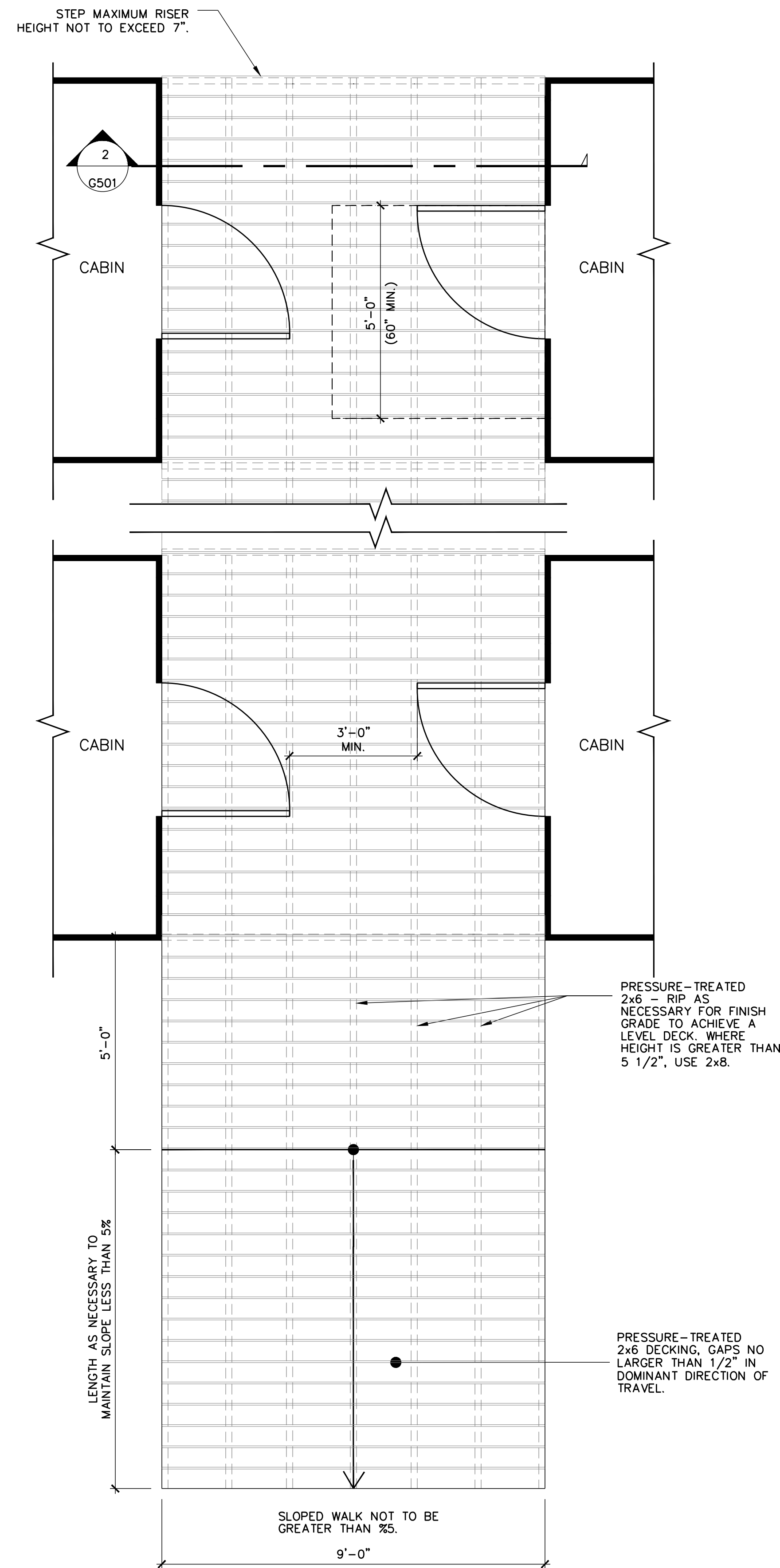
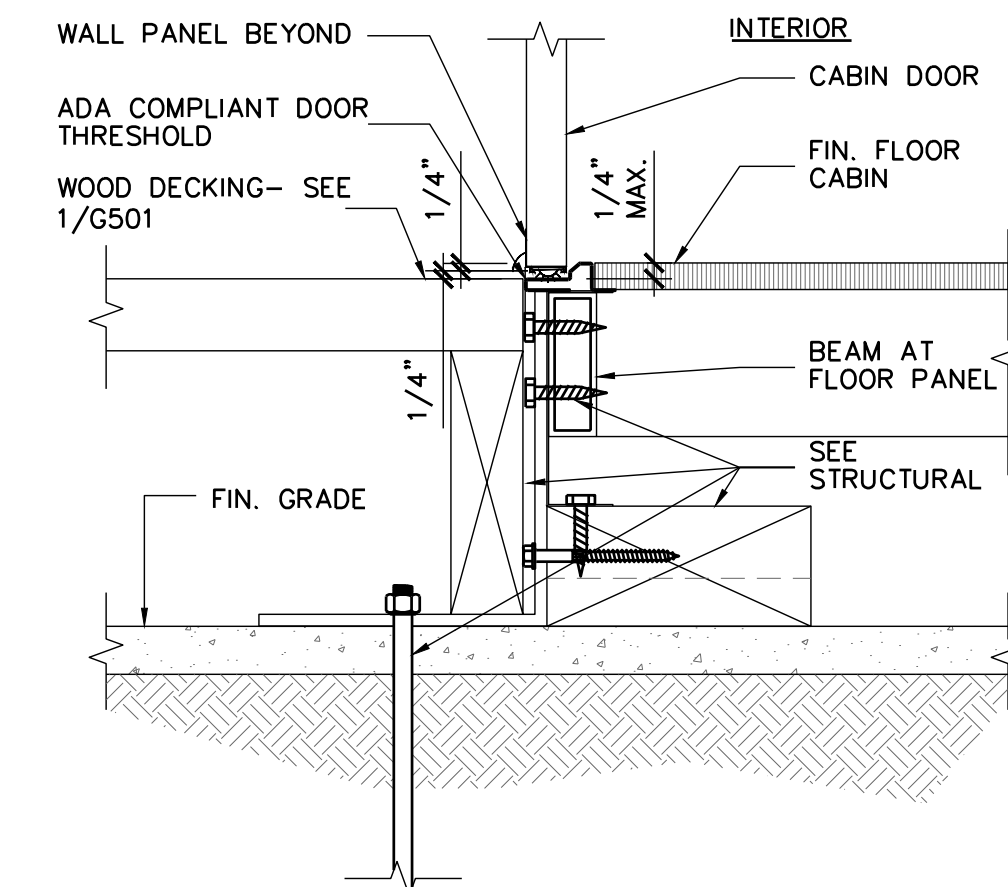
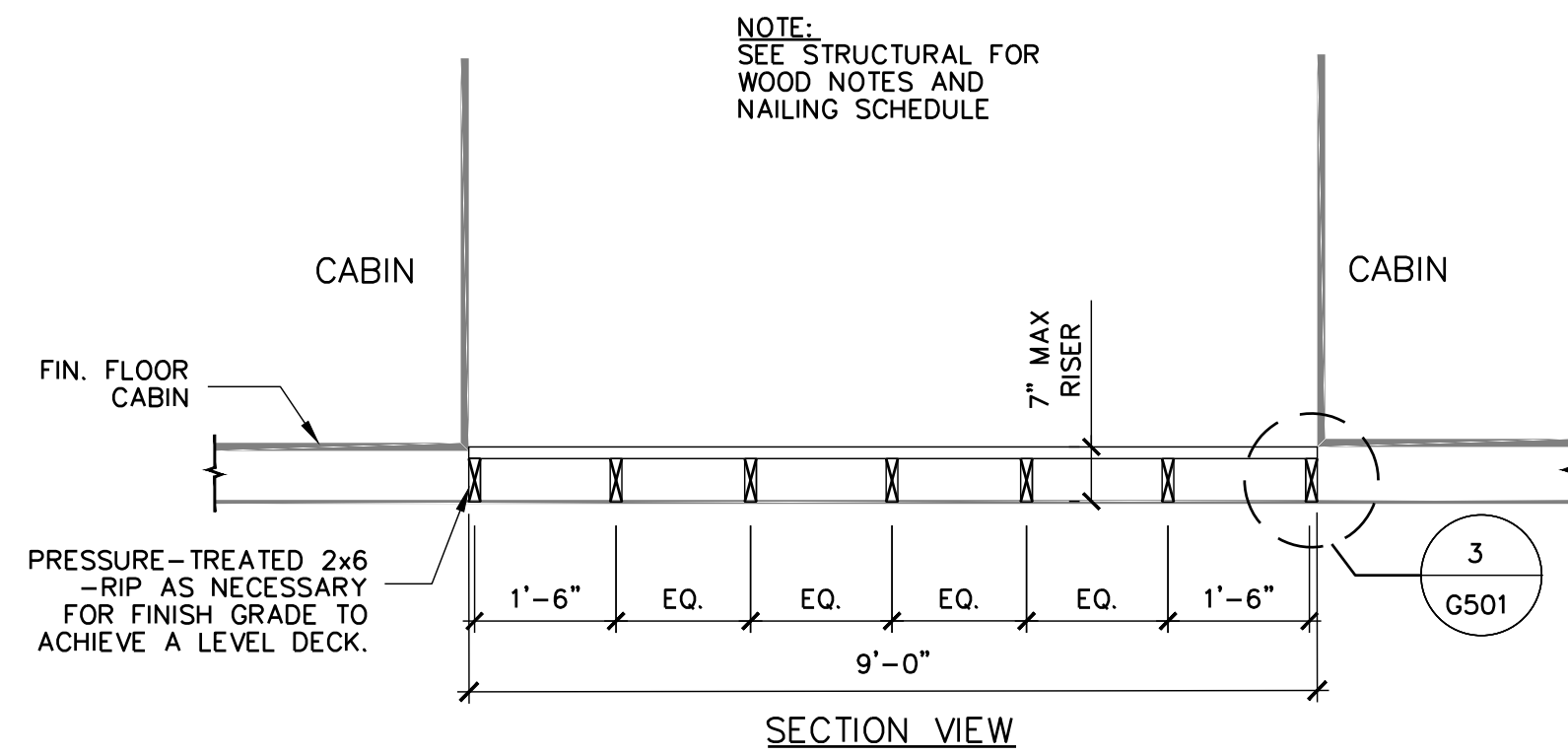
ACAD Print Date & Time: May 08, 2025 - 6:02pm



1. REFER TO MANUFACTURERS SPECIFICATIONS AND DETAILS. ALL CABINS ARE DELIVERED TO THE SITE AND CONTRACTOR INSTALLED. ALL CABINS ARE OWNER FURNISHED - CONTRACTOR INSTALLED (OFCI).

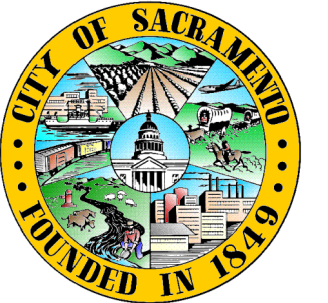


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ADDITIONAL NOTES:

- CONTRACTOR TO PROVIDE STRUCTURAL ENGINEER SERVICES TO VERIFY ALL ANCHORAGE AND PROVIDE SHOP DRAWINGS FOR ALL ANCHORAGE. COORDINATE WITH CITY INSPECTOR.
- PROVIDE VAPOR BARRIER UNDER THE ENTIRE FOOTPRINT OF ALL CABIN FRAMES. VAPOR BARRIER SHALL BE A MINIMUM 6-MIL POLYETHYLENE SHEET OR APPROVED EQUIVALENT, INSTALLED ON TOP OF STRUCTURAL FRAME AND UNDER BASE FLOOR BOARD. LAP JOINTS A MINIMUM OF 6" AND TAPE ALL SEAMS. EXTEND BARRIER TO THE EDGE OF FLOOR BOARD AND SEAL AS REQUIRED TO PREVENT MOISTURE INTRUSION.
- ALL WOOD USED IN CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SILL PLATES, FRAMING IN CONTACT WITH CONCRETE OR MASONRY, EXTERIOR FRAMING, AND DECKING, SHALL BE PRESSURE-TREATED AND RATED FOR GROUND CONTACT OR EXTERIOR USE AS APPLICABLE. TREATED WOOD SHALL CONFORM TO ANPA STANDARDS AND BEAR LEGIBLE STAMPS INDICATING TREATMENT TYPE AND RETENTION LEVEL.
- PROVIDE A 2x4 FRAME ANCHORED TO THE ASPHALT - SEE DETAIL 3/G501 SIM. -WHICH IS THE SAME WIDTH AND DEPTH OF THE ELECTRICAL PANEL OR HVAC UNIT THAT PROTRUDES MORE THAN 4" AND HAS EDGES MORE THAN 27 INCHES AND NOT MORE THAN 60 INCHES ABOVE THE FINISH GROUND.



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CITY OF SACRAMENTO
SAFE GROUND SITE
Phase 4

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Public Works

Issue Date: 5/9/2025

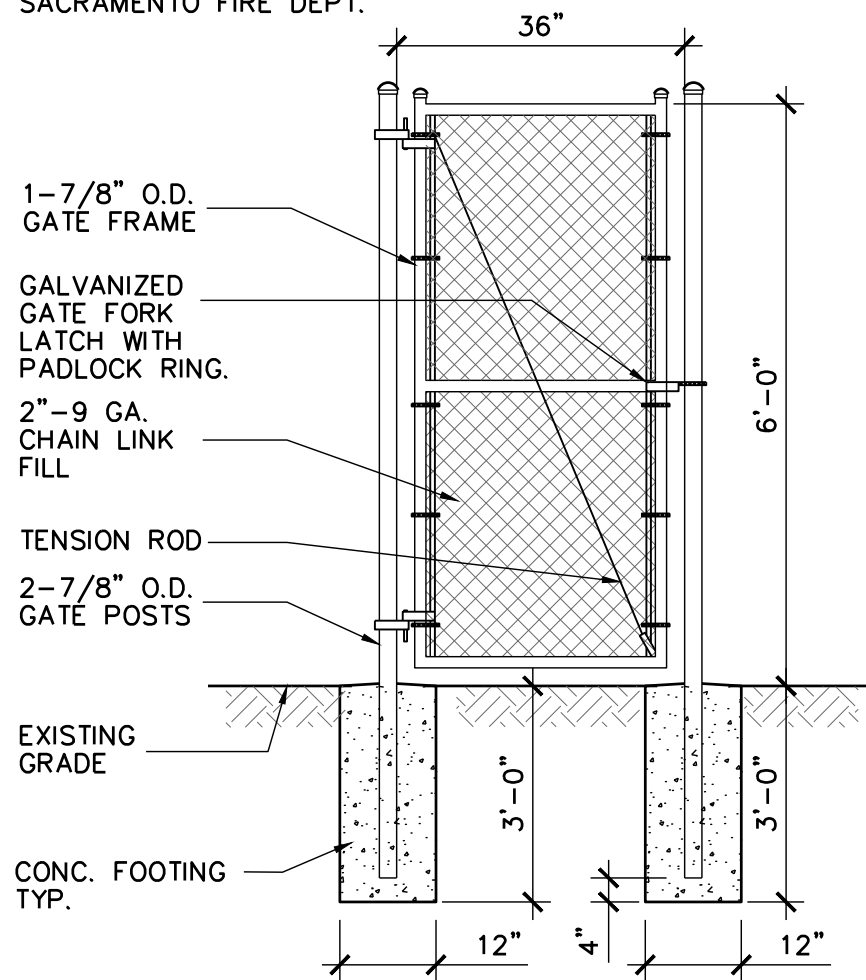
Sheet Title:

**PLAN/SECTION
AND
DETAIL**

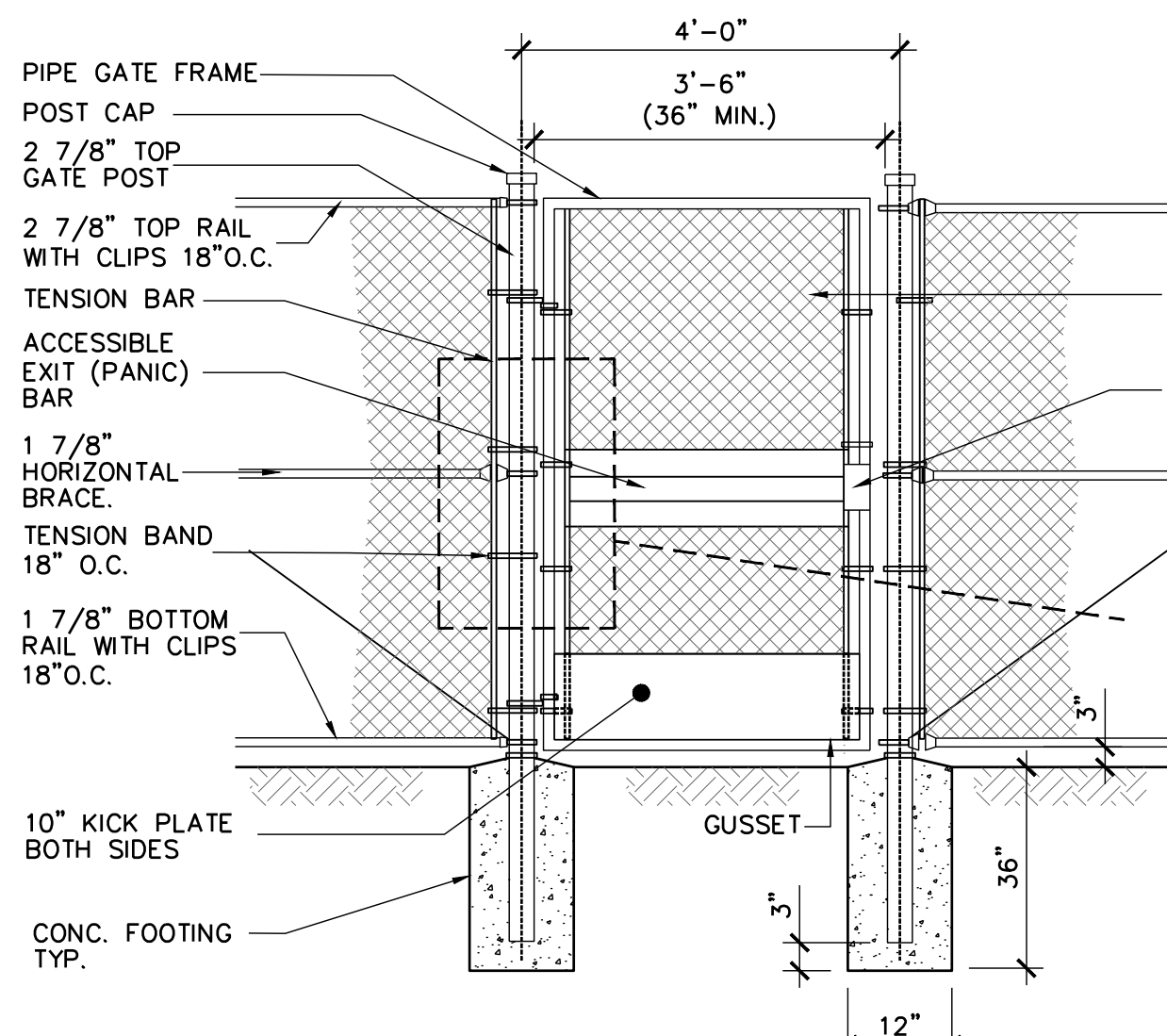
Designed By:	Work Order No:
I.M/ZJ	WO#
Drawn By:	Sheet No:
I.M	G501
Reviewed By:	
ZJ/JC	
Sheet Scale:	10 OF 11
SCALE	

NOTE:

PROVIDE KNOX PADLOCK MODEL NUMBER 3771 FOR EACH FIRE HYDRANT ACCESS GATE. COORD. KEYWAY WITH CITY OF SACRAMENTO FIRE DEPT.

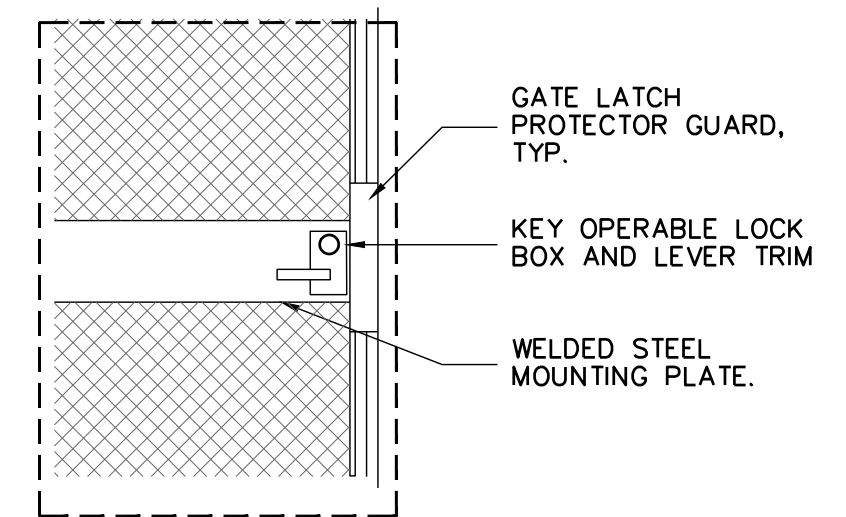


4 FIRE HYDRANT ACCESS GATE
SCALE: N/A

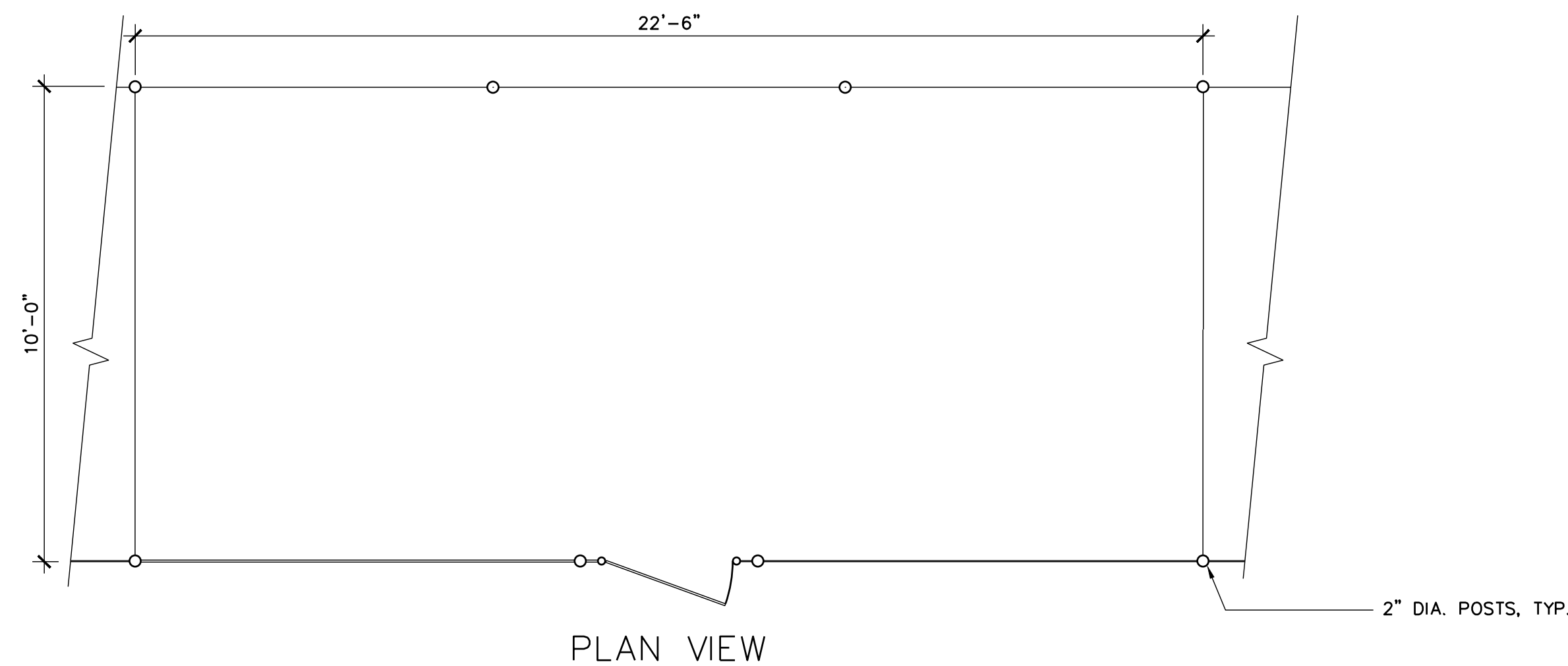


2 6' CHAIN-LINK PEDESTRIAN GATE
SCALE: N/A

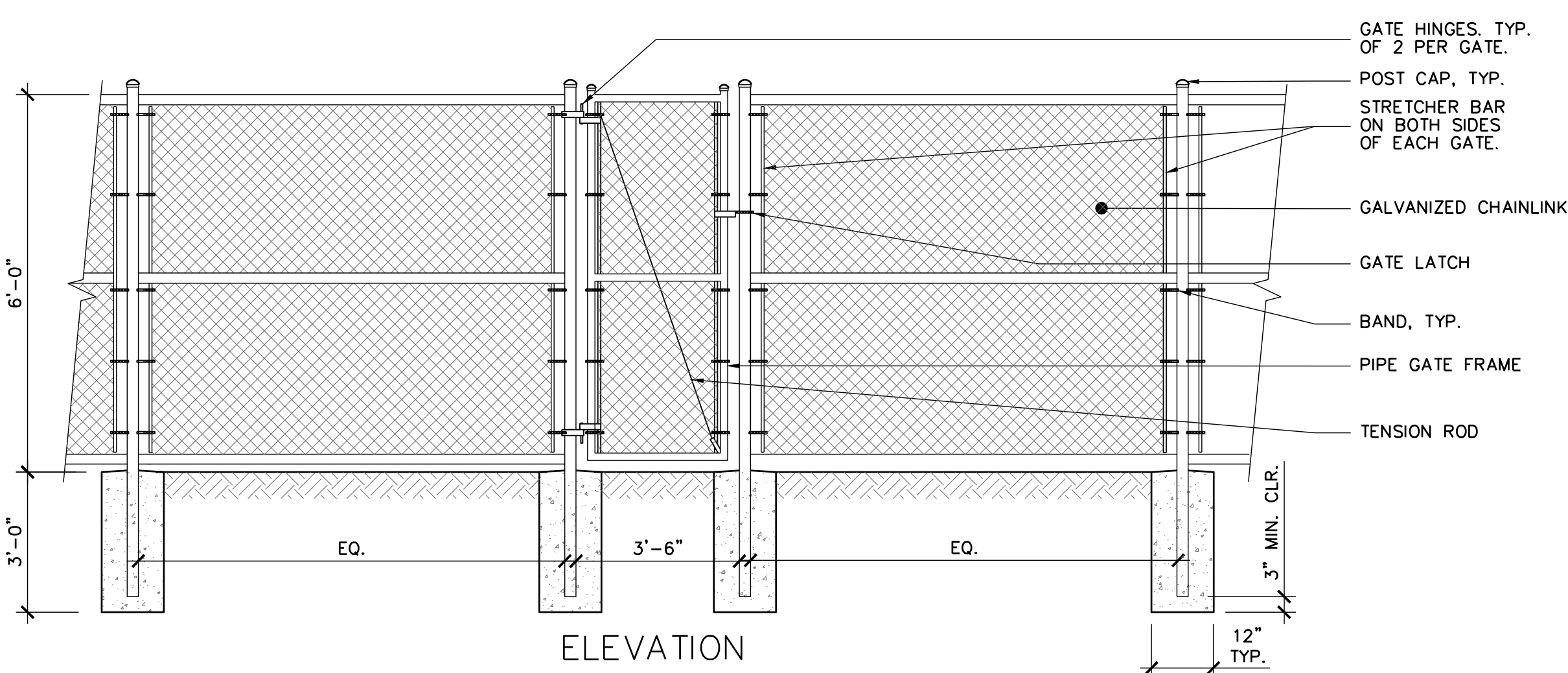
NOTE:
1. PROVIDE ACCESSIBLE PANIC BAR HARDWARE KIT. COMPLETE WITH ADJUSTABLE MOUNTING PLATE AND RECEIVER BRACKET, GATE LATCH PROTECTOR GUARD, LACK BOX, KEY CYLINDER AND LEVER STYLE HANDLE. MOUNT USING STAINLESS STEEL SCREWS.
2. REINFORCE GATE FRAME CORNERS WITH MALLEABLE IRON OR PRESSED STEEL FITTING DESIGNED FOR PURPOSE OR SHOP WELD CORNERS AND WELD 4"x4"x3/8" GUSSET PLATE TO TWP DIAGONAL CORNERS. GRIND SMOOTH ALL WELDS AND PAINT WITH APPROVED ZINC RICH PAINT.
3. CONCRETE SLOPE AT POSTS NOT TO EXCEED 1:48 MAX.



A EXIT GATE BACK VIEW

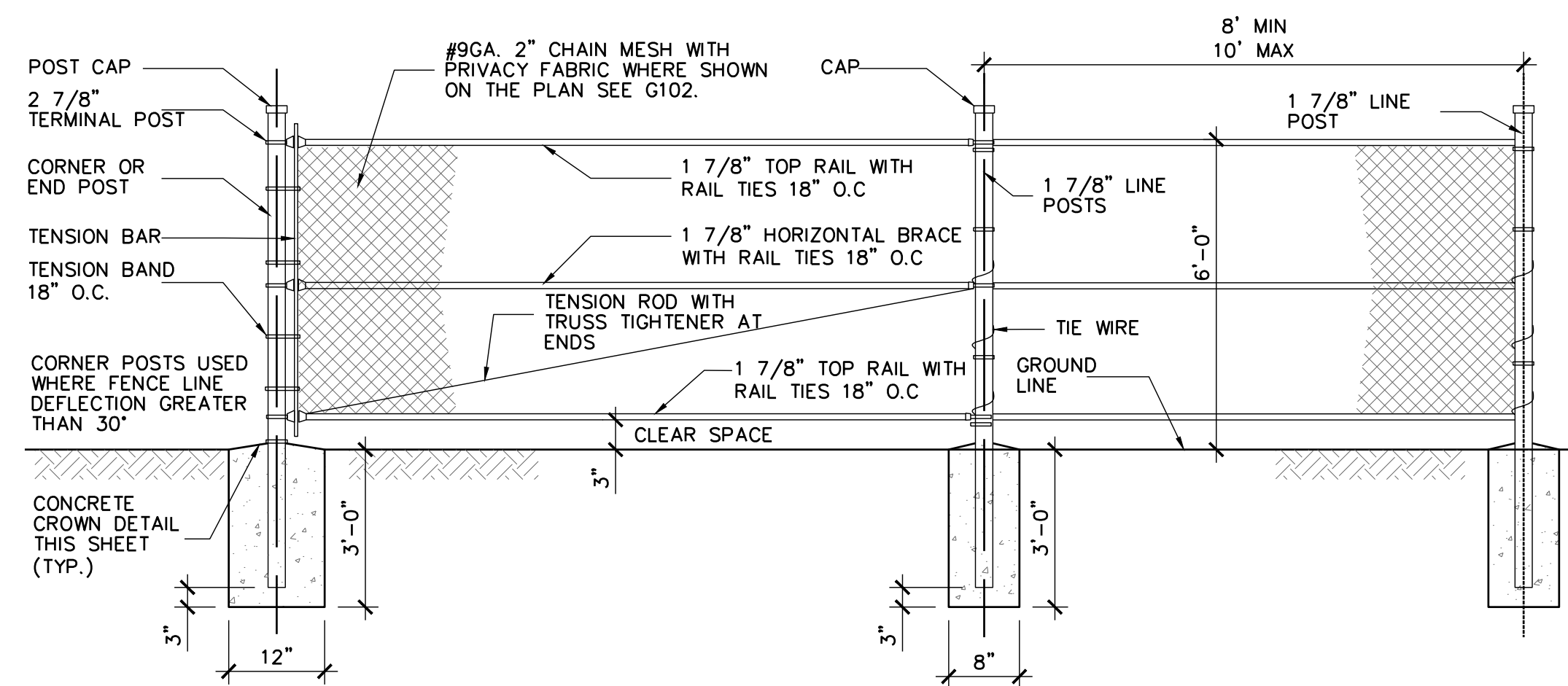


PLAN VIEW

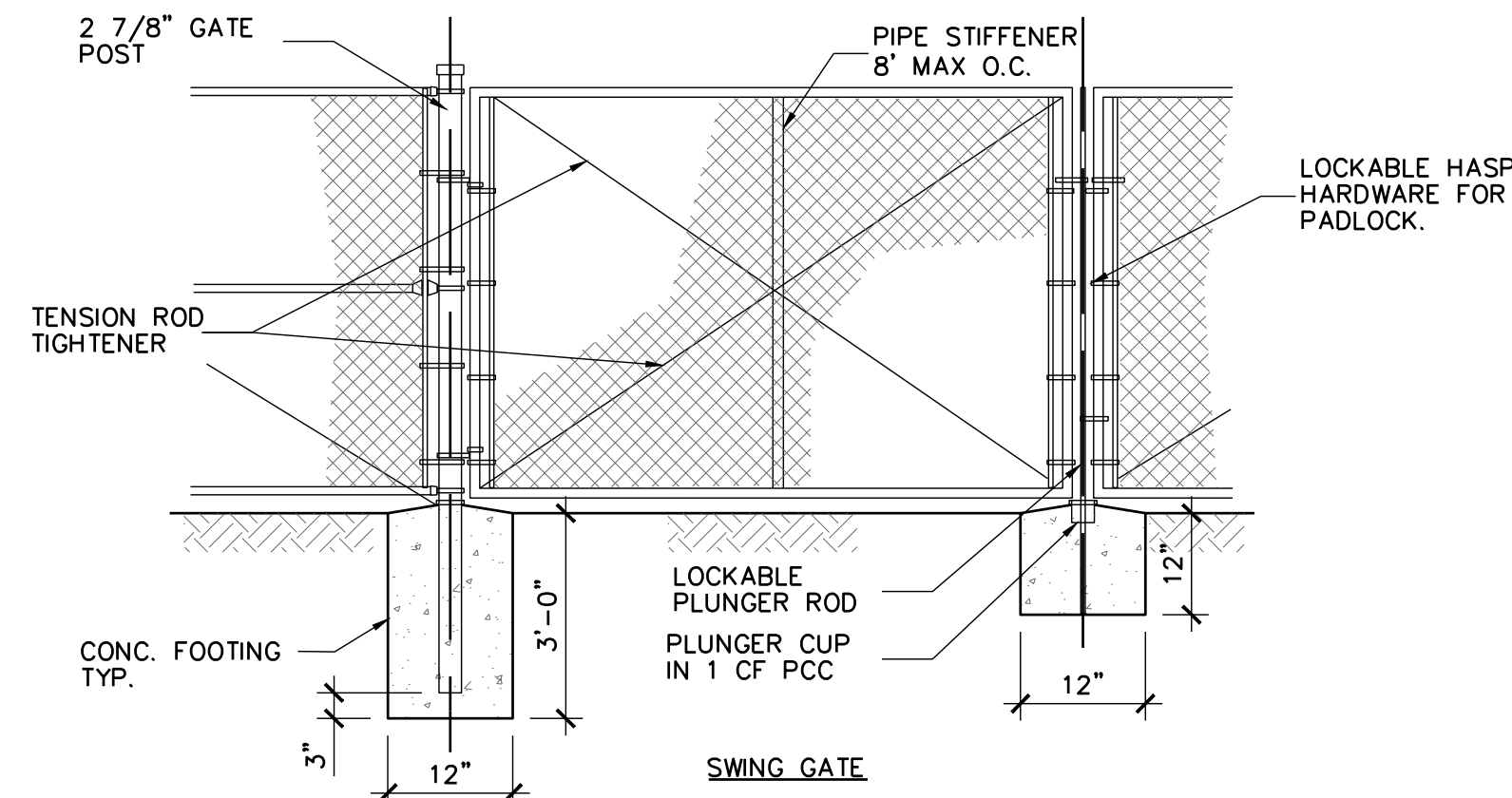


ELEVATION

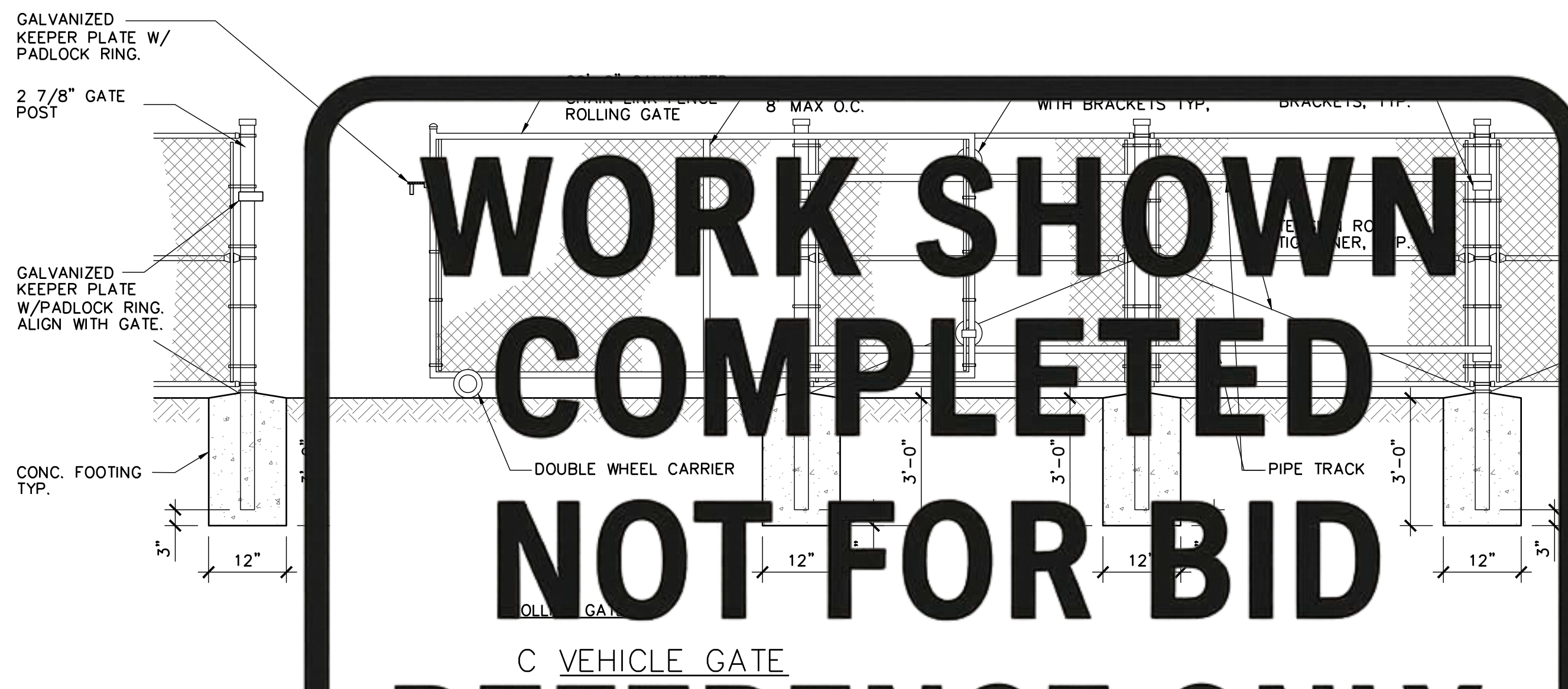
3 FENCED AREA ELEVATION AND PLAN VIEW
SCALE: N/A



A TYPICAL FENCE



B VEHICLE GATE



C VEHICLE GATE

1 6' CHAIN-LINK FENCE AND GATE
SCALE: N/A



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SAFE GROUND SITE
Phase 4

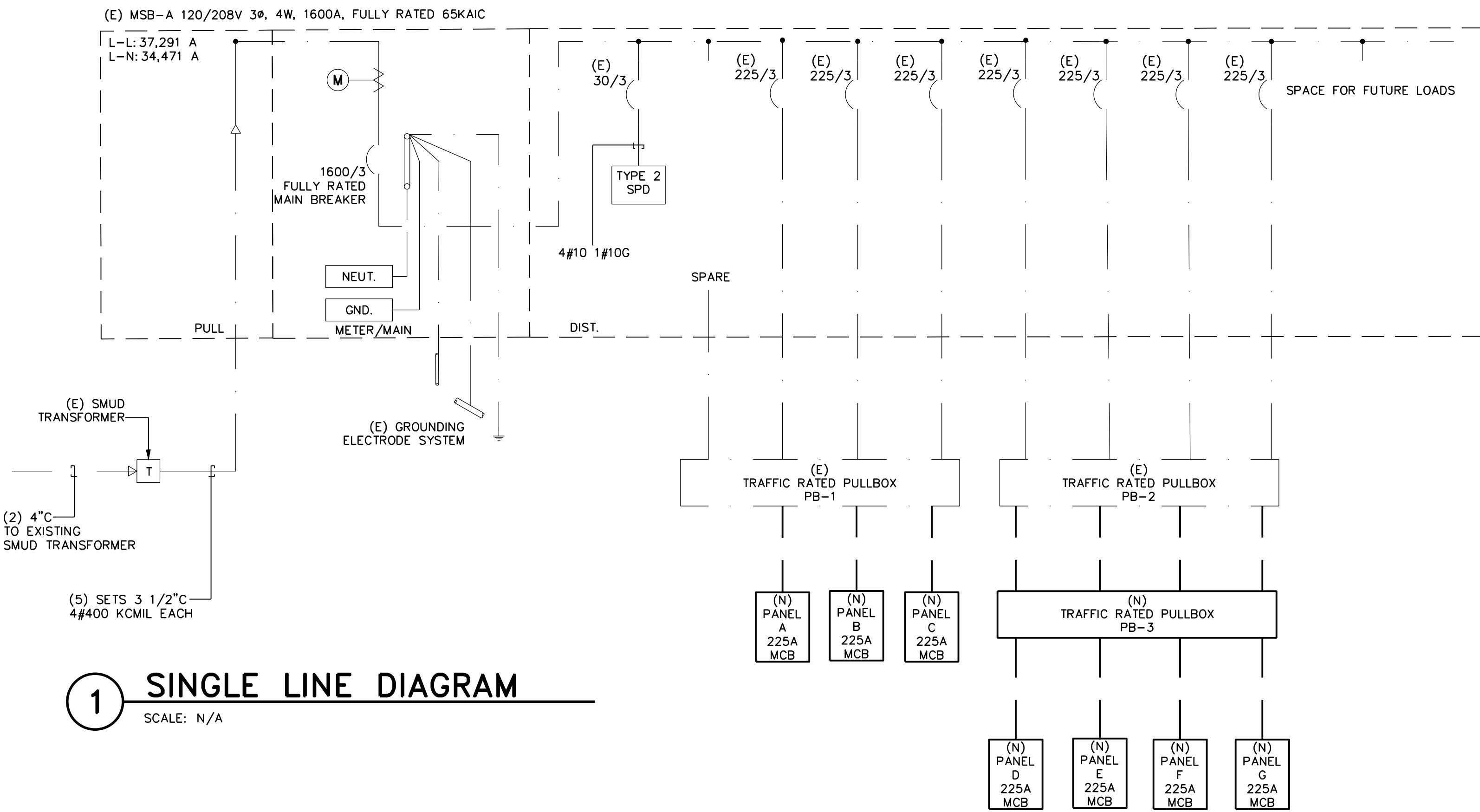
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Issue Date: 5/9/2025

Sheet Title:

FENCE
DETAILS

Designed By: I.M/ZJ	Work Order No: WO#
Drawn By: I.M	Sheet No: G502
Reviewed By: ZJ/JC	11 OF 11
Sheet Scale: SCALE	



1 SINGLE LINE DIAGRAM

SCALE: N/A

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ELECTRICAL LEGEND

ABBREVIATION	DESCRIPTION
A	AMPERES
A/C	AIR CONDITIONING
AFG	ABOVE FINISHED GRADE
BFG	BELOW FINISHED GRADE
BC	BARE COPPER
C	CONDUIT
CU	COPPER
DEMO	DEMOLITION
DIA	DIAMETER
DN	DOWN
(E)	EXISTING
(ER)	EXISTING TO BE REMOVED
EVCS	ELECTRIC VEHICLE CHARGING STATION
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
C	GROUND
GFCI OR GFI	GROUND FAULT CIRCUIT INTERRUPTER
HACR	HEATING AIR CONDITIONING & REFRIGERATION
J-BOX	JUNCTION BOX
KVA	KILOVOLT AMPERE
KW	KILOWATT
LCP	LIGHTING CONTROL PANEL
LV	LOW VOLTAGE
MAX	MAXIMUM
MCA	MINIMUM CIRCUIT AMPERES
MLO	MAIN LUGS ONLY
MIN	MINIMUM
MSB	MAIN SWITCHBOARD
NL	NIGHT LIGHT
PB	PULL BOX
POC	POINT OF CONNECTION
POD	POINT OF DISCONNECTION
RSC	RIGID STEEL CONDUIT
SPD	SURGE PROTECTION DEVICE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VOLT
WP	WEATHER PROOF

SYMBOL	DESCRIPTION
	FUSED DISCONNECT. FUSE PER EQUIPMENT MANUFACTURERS NAMEPLATE
	DUPLEX RECEPTACLE
	(E) MAIN SWITCHBOARD
	SURFACE MOUNTED PANELBOARD. MOUNT TRIM TOP 6" AFF UON.
	AUXILIARY PANEL, MOUNT TRIM TOP 6" AFF UON.
	CONDUIT BELOW FLOOR OR GRADE
	CONDUIT RUN CONCEALED IN WALL OR CEILING U.O.N.
	EXISTING CONDUIT, WIRE AND EQUIPMENT
	EXISTING CONDUIT, WIRE AND EQUIPMENT TO BE REMOVED
	HASH MARKS INDICATE NUMBER OF CONDUCTORS. CONDUCTOR ARE #12 AWG U.O.N, NO HASH MARKS=2#12 #12G
	HOME RUN TO PANEL BOARD HASH MARKS = NO. OF CONDUCTORS NO HASH MARKS = 2 #12 IN 3/4" CONDUIT, = ISOLATED GROUND
	DETAIL REFERENCE, DETAIL NUMBER/SHEET
	LED FIXTURE, REFER TO LIGHTING FIXTURE SCHEDULE
	KEY NOTE REFERENCE

GENERAL NOTES

- A. THE ELECTRICAL INSTALLATION FOR THIS PROJECT SHALL CONFORM TO THE LATEST ADOPTED VERSION OF THE CEC, AS WELL AS ALL APPLICABLE LOCAL, AND STATE CODES.
- B. DO NOT USE THIS DRAWING FOR DIMENSIONING. ALL MEASUREMENTS AND DIMENSIONS SHOULD BE FIELD VERIFIED.
- C. ALL NEW ELECTRICAL MATERIAL SHALL BE UL OR CSA LISTED FOR THE SPECIFIC USE.
- D. ALL WIRE TO BE COPPER, THHN/THWN-2 90 DEGREE C RATED.
- E. UNDERGROUND CONDUIT SWEEPS TO BE RIGID METAL CONDUIT WRAPPED IN 10MIL PVC TAPE. ALL CABIN CIRCUIT CONDUIT RISERS TO BE SCHEDULE 80 PVC.
- F. ALL OVERHEAD CONDUIT & STRUT MUST BE MOUNTED AT A MINIMUM OF 6" ABOVE GRADE TO MEET MINIMUM PATHWAY CLEARANCE HEIGHT. MOUNT HIGH AS POSSIBLE.
- G. CONTRACTOR TO PROVIDE HEAVY DUTY CABLE PROTECTOR EVERYWHERE NECESSARY TO PREVENT TRAILER WHIP TRIP HAZARD
- H. ALL MATERIAL MUST COMPLY WITH MANUFACTURERS SPECIFICATIONS.
- I. ALL ELECTRICAL EQUIPMENT MOUNTED TO CABINS MUST BE COORDINATED WITH CABIN MANUFACTURER AND CITY PROJECT MANAGER FOR APPROVAL

SCOPE

PROVIDE (7) 225 AMP DISTRIBUTION PANELS AND POWER TO (130) SINGLE UNIT CABINS. PROVIDE SITE LIGHTING ALONG ROADWAYS AND PERIMETER OF JOBSITE. PROVIDE ALL NECESSARY EQUIPMENT, MATERIAL AND LABOR FOR A COMPLETE PROJECT. COORDINATE WITH CABIN MANUFACTURER AND STRUCTURAL ENGINEER FOR CABIN ANCHORING, AND CONDUIT MOUNTING.

LOAD CALCULATIONS

MSB-A (1600A) LOAD CALCULATION	
LOAD	KVA
PANEL A	60.0
PANEL B	60.0
PANEL C	60.0
PANEL D	54.0
PANEL E	54.0
PANEL F	56.8
PANEL G	44.7
SUBTOTAL	389.5
3% SPARE	19.5
TOTAL	408.9
1135.9 AMPS @208V 3 PHASE	



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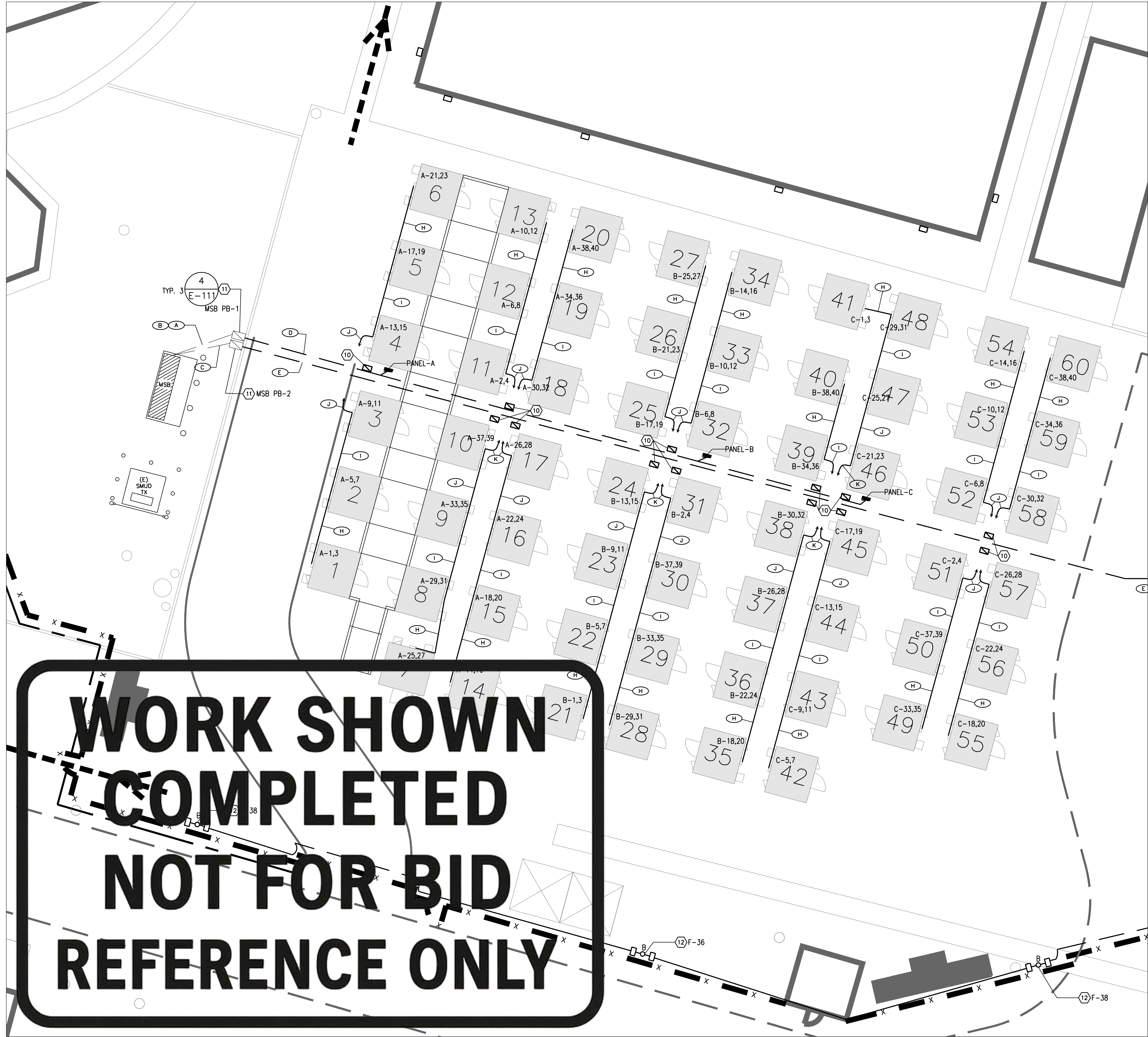
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Issue Date: 5/9/2025

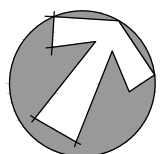
Sheet Title:

ELECTRICAL
LEGEND, SYMBOLS,
NOTES & DETAILS

Designed By: J.C. / Z.J.	Work Order No:
Drawn By: Z.J.	Sheet No: E-001
Reviewed By: J.C.	1 OF 8
Sheet Scale: AS NOTED	



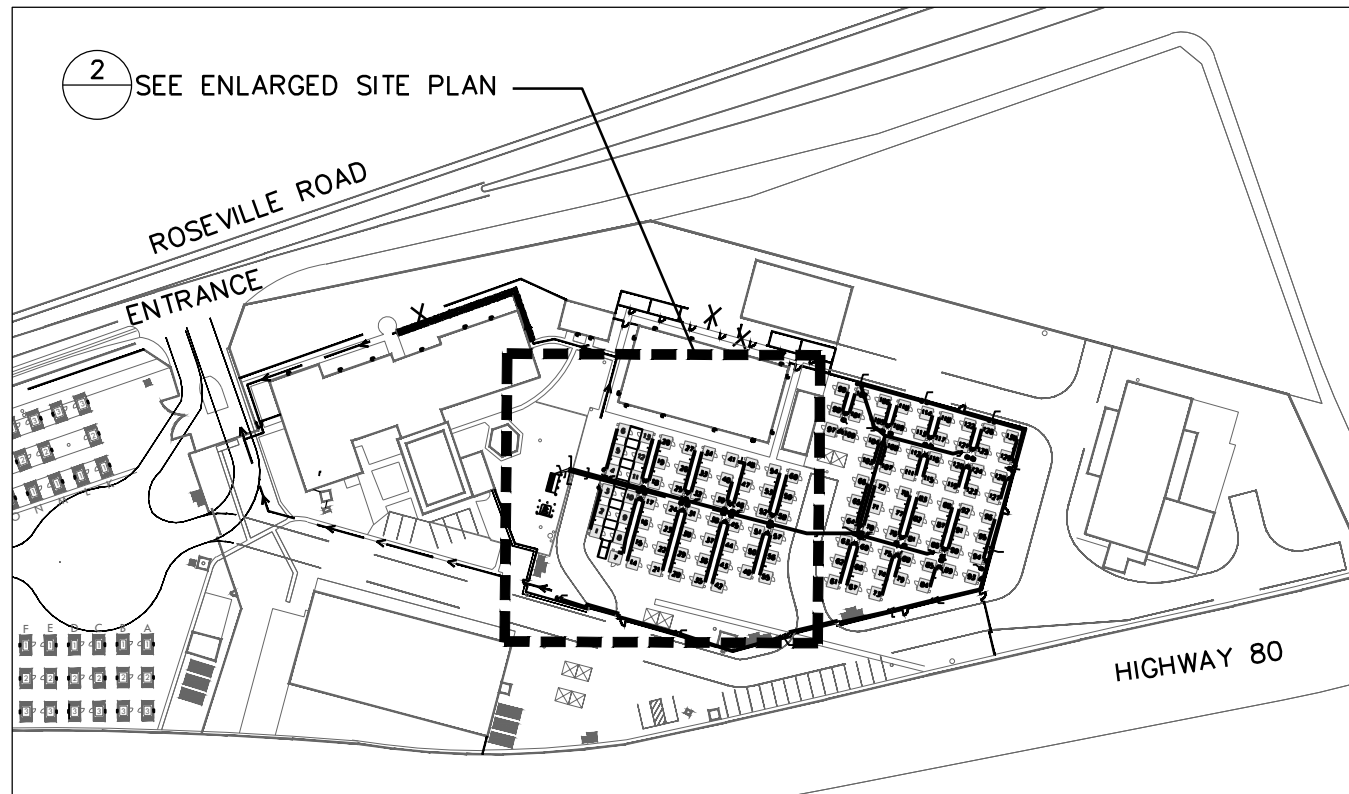
2 SITE PLAN SOUTH CABINS
SCALE: 1" = 10'-0"



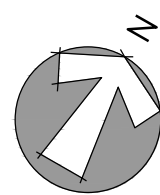
- ### KEY NOTES
- 1 SAW CUT, DEMO AND EXCAVATE FOR NEW PANEL FEEDERS AND CABIN POWER DISTRIBUTION. PATCH BACK, BACKFILL AND COMPACT PER DETAIL 5/E-111.
 - 2 PROVIDE (7) NEMA 3R 120/208 VOLT 225 AMP 3-PHASE 4-WIRE 42 CIRCUIT PANELS. REFER TO THE SINGLE LINE DIAGRAM #1/E-001, AND PANEL SCHEDULES ON SHEET E-501 FOR BRANCH CIRCUIT BREAKER COUNT. PROVIDE PANEL NAMEPLATES FOR ALL PANELS. ALL PANELS SHALL BE LOCKABLE AND KEYS PROVIDED TO CITY PERSONNEL ONCE JOB IS COMPLETE.
 - 3 MOUNT PANEL ON STRUT PER DETAIL #6/E-111. PROVIDE ALL NECESSARY HARDWARE AND ACCESSORIES. INSTALLATION SHALL MAINTAIN 5' CLEARANCE IN FRONT OF PANEL.
 - 4 PROVIDE 40A/2P CIRCUIT TO EACH CABIN. PROVIDE ALL WIRE, CONDUIT, PULL BOXES, STRUT AND JUNCTION BOXES REQUIRED. REFER TO FEEDER SCHEDULES AND PANEL SCHEDULES FOR CIRCUITING, CONDUIT & CONDUCTORS. REFER TO E-111 FOR TYPICAL ELECTRICAL INSTALLATION AND GROUNDING DETAILS.
 - 5 BRANCH CIRCUITS TO BE RAN IN TRENCH FROM PANELS TO PULL BOX TO NEAREST CABIN WHERE PVC WILL TRANSITION TO EMT AND BE SURFACE MOUNTED ON EXTERIOR OF CABINS. COORDINATE MOUNTING REQUIREMENTS WITH CABIN MANUFACTURER. REFER TO DETAIL #1/E-111 FOR TYPICAL ABOVE GROUND CONDUIT MOUNTING DETAIL.
 - 6 PROVIDE CONDUIT AND CONDUCTORS PER CABIN CIRCUIT SCHEDULE AND PANEL FEEDER SCHEDULE. ALL CABIN HOME RUNS WILL MAINTAIN CONDUIT AND CONDUCTOR SIZE ENTIRE HOME RUN TO MAINTAIN CONDUIT FILL CONFIGURATION, UTILIZE LOCALIZED PULL BOXES AT THE START OF EACH CABIN AISLE. CONDUIT COUNT AND CONDUCTOR COUNT MAY VARY REFER TO SITE PLAN FOR FINAL COUNTS.
 - 7 PROVIDE 3/4" x 10' COPPER GROUND ROD AT EACH CABIN, TERMINATE GROUNDING CONDUCTOR ON CABIN PANEL. REFER TO DETAIL #1/E-111
 - 8 PROVIDE LIGHT CONTROLS MOUNTED TO STRUT, INTERMATIC ET8215C WITH ASTRONOMICAL TIME CLOCK, OR APPROVED EQUAL INSTALLED IN A LOCKABLE NEMA 3R HINGED BOX. PROGRAM LIGHTS TO TURN ON 30-MINUTES BEFORE SUNSET AND TURN OFF 30-MINUTES AFTER SUNRISE.
 - 9 PROVIDE ASTRONOMICAL TIME CLOCK CONTROLLED LED NIGHT LIGHTS, RAB X17XFU35 OR APPROVED EQUAL. FIXTURES SHALL NOT HAVE A BEAM ANGLE GREATER THAN 90 DEGREES. APPROVE FIXTURE MOUNTING WITH PROJECT MANAGER.
 - 10 PROVIDE (28) 19"x30" PULL BOX'S FOR CABIN BRANCH CIRCUITS AS SHOWN ON THE SITE PLAN, CHRISTY B1324 OR APPROVED EQUAL. REFER TO DETAIL #3/E-111.
 - 11 PROVIDE (3) 36"x55" PULL BOX'S FOR DISTRIBUTION PANEL FEEDERS AS SHOWN ON THE SITE PLAN, CHRISTY B3048 OR APPROVED EQUAL. REFER TO DETAIL #4/E-111.
 - 12 PROVIDE (N) LED FIXTURES PER SITE PLAN MOUNT (2) FLOOD LIGHTS ON EMT ATTACHED TO FENCE POSTS AT 9'6" ABOVE GRADE. PULL 3/4" 4#10AWG-2#10G TO (N) FIXTURES. PANEL F CIRCUITS 36,38. PROVIDE ALL WIRE, CONDUIT, JUNCTION BOXES AND SUPPORTS. APPROVE FIXTURE MOUNTING WITH PROJECT MANAGER. SEE LIGHTING FIXTURE SCHEDULE ON SHEET E-102.
 - 13 CONTRACTOR TO PROVIDE LIGHT CONTROLS MOUNTED TO STRUT IN NEMA 3R BOX, INTERMATIC ET8215C WITH ASTRONOMICAL TIME CLOCK, OR APPROVED EQUAL. PROGRAM LIGHTS TO TURN ON 30-MINUTES BEFORE SUNSET AND TURN OFF 30-MINUTES AFTER SUNRISE.

PANEL FEEDER SCHEDULE				
TAG	CONDUIT	CONDUCTORS PER CONDUIT	FROM	TO
A	(3) 3"C	4#250KCMIL #4G	MSB	MSB PB-1
B	(1) 3"C	SPARE	MSB	MSB PB-1
C	(4) 3-1/2"C	4#350KCMIL #4G	MSB	MSB PB-2
D	(3) 3"C	4#250KCMIL #4G	MSB PB-1	MSB PB-3
E	(4) 3-1/2"C	4#350KCMIL #4G	MSB PB-2	PANEL A, B, C
F	(2) 3-1/2"C	4#350KCMIL #4G	MSB PB-3	PANEL D & E
G	(2) 3-1/2"C	4#350KCMIL #4G	MSB PB-3	PANEL F & G

CABIN FEEDER SCHEDULE		
TAG	CONDUIT	CONDUCTORS PER CONDUIT
H	3/4"C	3#6AWG - 1#10G
I	1"C	6#6AWG - 2#10G
J	1-1/2"C	9#6AWG - 3#10G
K	(2) 1"C	6#6AWG - 2#10G



1 SITE PLAN
SCALE: N/A



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Approval:

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No.	Description	Date.

Project Name & Location:

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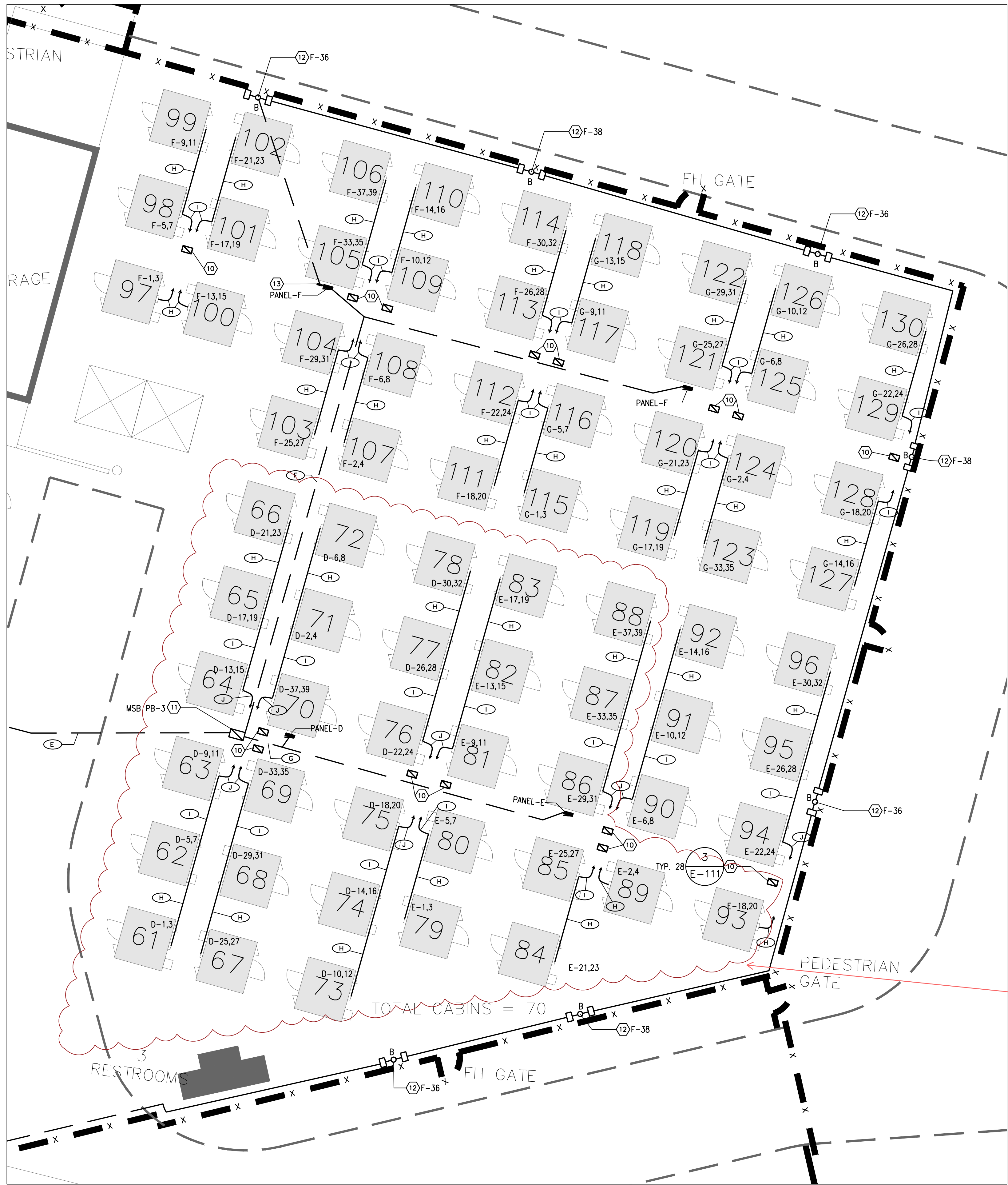
Public Works

Issue Date: 5/9/2025

Sheet Title:

SITE PLAN
SOUTH CABINS

Designed By: J.C / Z.J	Work Order No:
Drawn By: Z.J	Sheet No: E-100
Reviewed By: J.C	2 OF 8
Sheet Scale: AS NOTED	



2 SITE PLAN NORTH CABINS
SCALE: 1" = 10'-0"

NOTE WHERE CLOUDED.

BASE SCOPE:
PROVIDE PANEL-D, & PANEL-E, ALL PANEL FEEDER CONDUIT/WIRE AND CIRCUIT BREAKERS PER PLANS INCLUDING MSB-PB3 FOR OTHER PANELS INCLUDED IN BASE SCOPE. PROVIDE ALL CABIN PULL BOXES AND CONDUIT WITHOUT WIRE FOR FUTURE BUILD OUT OF SITE. SEE ELECTRICAL FOR MORE INFORMATION.

CABINS 90-96 ARE INCLUDED AND SHALL BE FULLY ELECTRIFIED IN BASE BID.

ADD-ADDITIONAL SCOPE:
PROVIDE ALL LABOR & MATERIALS TO: STRUCTURALLY MOUNT, COMMISSION, AND ELECTRIFY CABINS IN CLOUDED REGION. THIS INCLUDES ALL STRUCTURAL SITE WORK, CABIN ASSEMBLY, CABIN ANCHORING, WIRE, OVERHEAD CONDUIT SYSTEM, GROUNDING SYSTEM AND MOUNTING HARDWARE TO BUILDOUT THE REMAINDER OF THIS AREA PER THESE PLANS. SEE ELECTRICAL FOR MORE INFORMATION.

CLOUDED REGION IS
AREA OF WORK TO
BID.

KEY NOTES

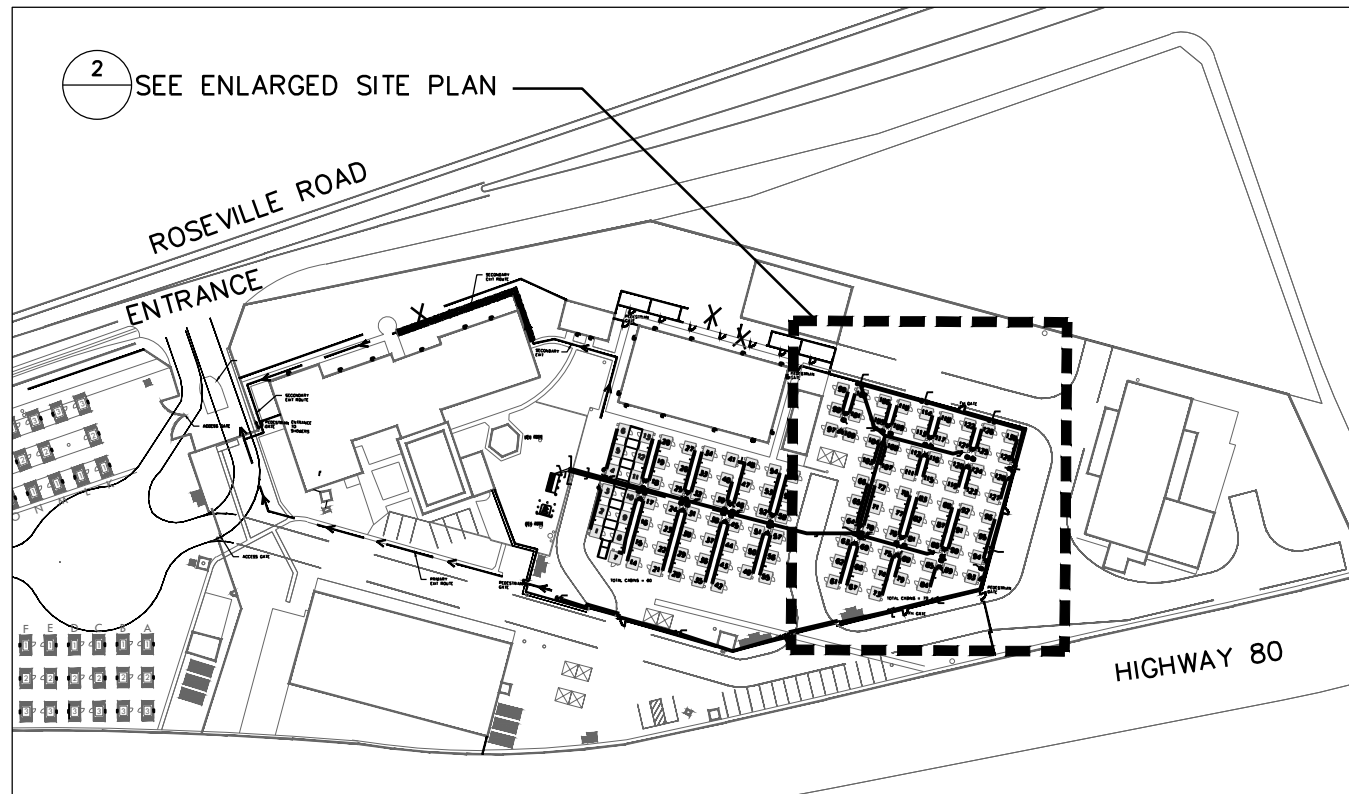
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- PROVIDE 3/4" x 10' COPPER GROUND ROD AT EACH CABIN, TERMINATE GROUNDING CONDUCTOR ON CABIN PANEL, REFER TO DETAIL #1/E-111
- PROVIDE LIGHT CONTROLS MOUNTED TO STRUT, INTERMATIC ET8215C WITH ASTRONOMICAL TIME CLOCK, OR APPROVED EQUAL INSTALLED IN A LOCKABLE NEMA 3R HINGED BOX. PROGRAM LIGHTS TO TURN ON 30-MINUTES BEFORE SUNSET AND TURN OFF 30-MINUTES AFTER SUNRISE.
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PANEL FEEDER SCHEDULE

TAG	CONDUIT	CONDUCTORS PER CONDUIT	FROM	TO
A	(3) 3"C	4#250KCMIL #4G	MSB	MSB PB-1
B	(1) 3"C	SPARE	MSB	MSB PB-1
C	(4) 3-1/2"C	4#350KCMIL #4G	MSB	MSB PB-2
D	(3) 3"C	4#250KCMIL #4G	MSB PB-1	MSB PB-3
E	(4) 3-1/2"C	4#350KCMIL #4G	MSB PB-2	PANEL A, B, C
F	(2) 3-1/2"C	4#350KCMIL #4G	MSB PB-3	PANEL D & E
G	(2) 3-1/2"C	4#350KCMIL #4G	MSB PB-3	PANEL F & G

CABIN FEEDER SCHEDULE

TAG	CONDUIT	CONDUCTORS PER CONDUIT
H	3/4"C	3#6AWG - 1#10G
I	1"C	6#6AWG - 2#10G
J	1-1/2"C	9#6AWG - 3#10G
K	(2) 1"C	6#6AWG - 2#10G



1 SITE PLAN
SCALE: N/A



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Approval:

Revisions / Issuances		
No.	Description	Date.

Project Name & Location:

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SAFE GROUND SITE
Phase 4

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Public Works

Issue Date: 5/9/2025

Sheet Title:

SITE PLAN
NORTH CABINS

Designed By: J.C / Z.J	Work Order No:
Drawn By: Z.J	Sheet No: E-101
Reviewed By: J.C	
Sheet Scale: AS NOTED	3 OF 8

WORK SHOWN
COMPLETED
NOT FOR BID
REFERENCE ONLY

KEY NOTES

- 1 LOCATE LIGHTING CIRCUIT INSIDE EXISTING BUILDING, TURN OFF AND UPDATE PANEL SCHEDULE.
- 2 DEMOLISH EXISTING WALL PACK FIXTURES, SAFE OFF WIRE FOR RECONNECTION TO NEW FIXTURES.
- 3 PROVIDE (N) WALL PACKS PER SITE PLAN AND FIXTURE SCHEDULE BELOW, MOUNT ON EXTERIOR WALL AT 8" ABOVE GRADE. PROVIDE ALL WIRE, CONDUIT, JUNCTION BOX AND SUPPORTS TO EXTEND (E) LIGHTING CIRCUITS AS NEEDED. WIRE SHALL BE 2#12-1#12G. FIXTURES TO BE CONTROLLED BY LIGHTING CONTROLLER.
- 4 PROGRAM (E) LIGHTING CONTROLLER TO TURN LIGHTS ON 30-MINUTES BEFORE SUNSET AND LIGHTS OFF 30-MINUTES AFTER SUNRISE.

LIGHTING FIXTURE SCHEDULE

TAG	DESCRIPTION	WATTS	TEMPERATURE	MANUFACTURER	MODEL NUMBER	HEIGHT	QTY
A	BUILDING MOUNTED WALL PACK	44W	4000K	BASELINE LUMECON	BLS-FCW-40-1-PC-AD	8'	19
B	(2) FENCE MOUNTED FLOOD LIGHT EACH LOCATION	27W	3000K	BASELINE LUMECON	BLS-FLD-27-1-ADJ-D-B77	9'6"	20



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SAFE GROUND SITE
Phase 4

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Public Works

Project Name & Location:

Issue Date: 5/9/2025

Sheet Title:

SITE LIGHTING
PLAN 1

Designed By:
J.C / Z.J

Work Order No:

Drawn By:
Z.J

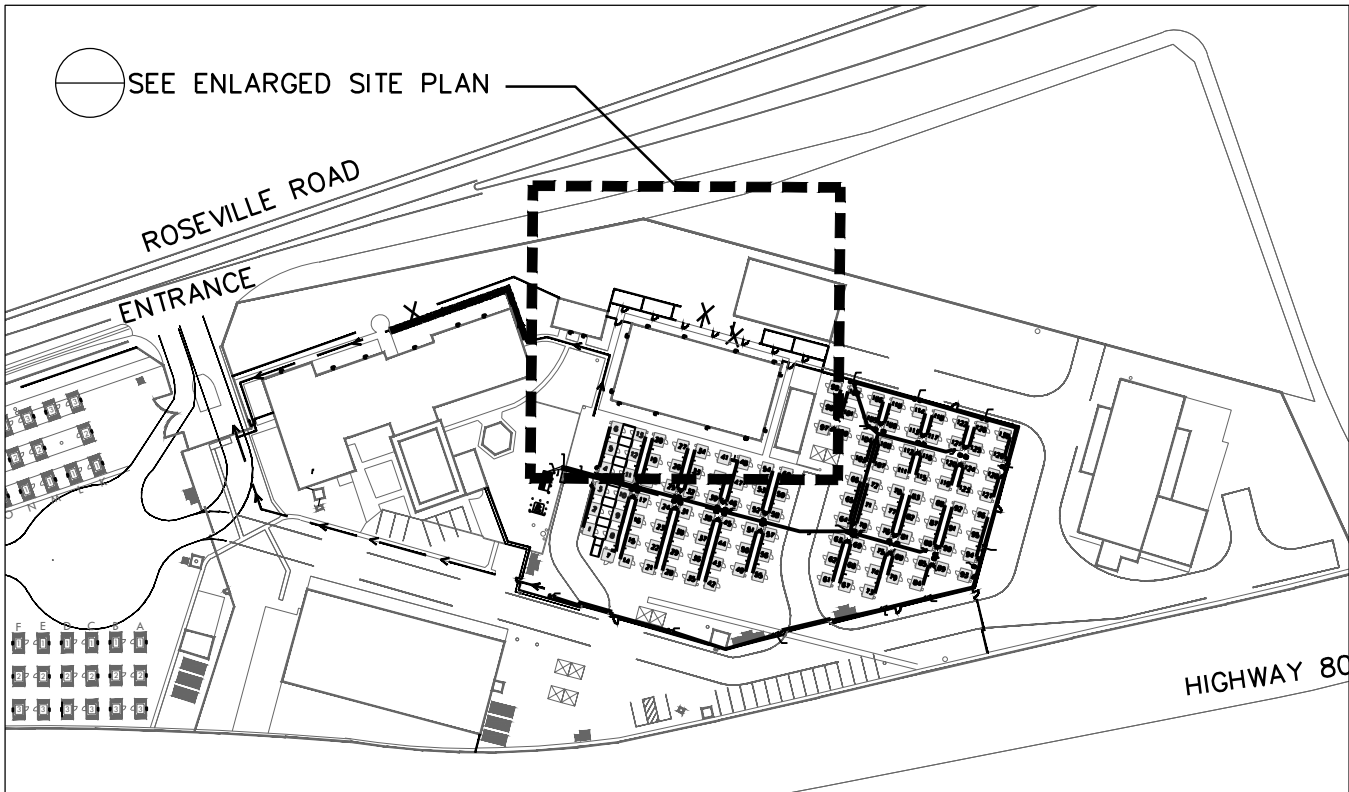
Sheet No:

Reviewed By:
J.C

E-102

Sheet Scale:
AS NOTED

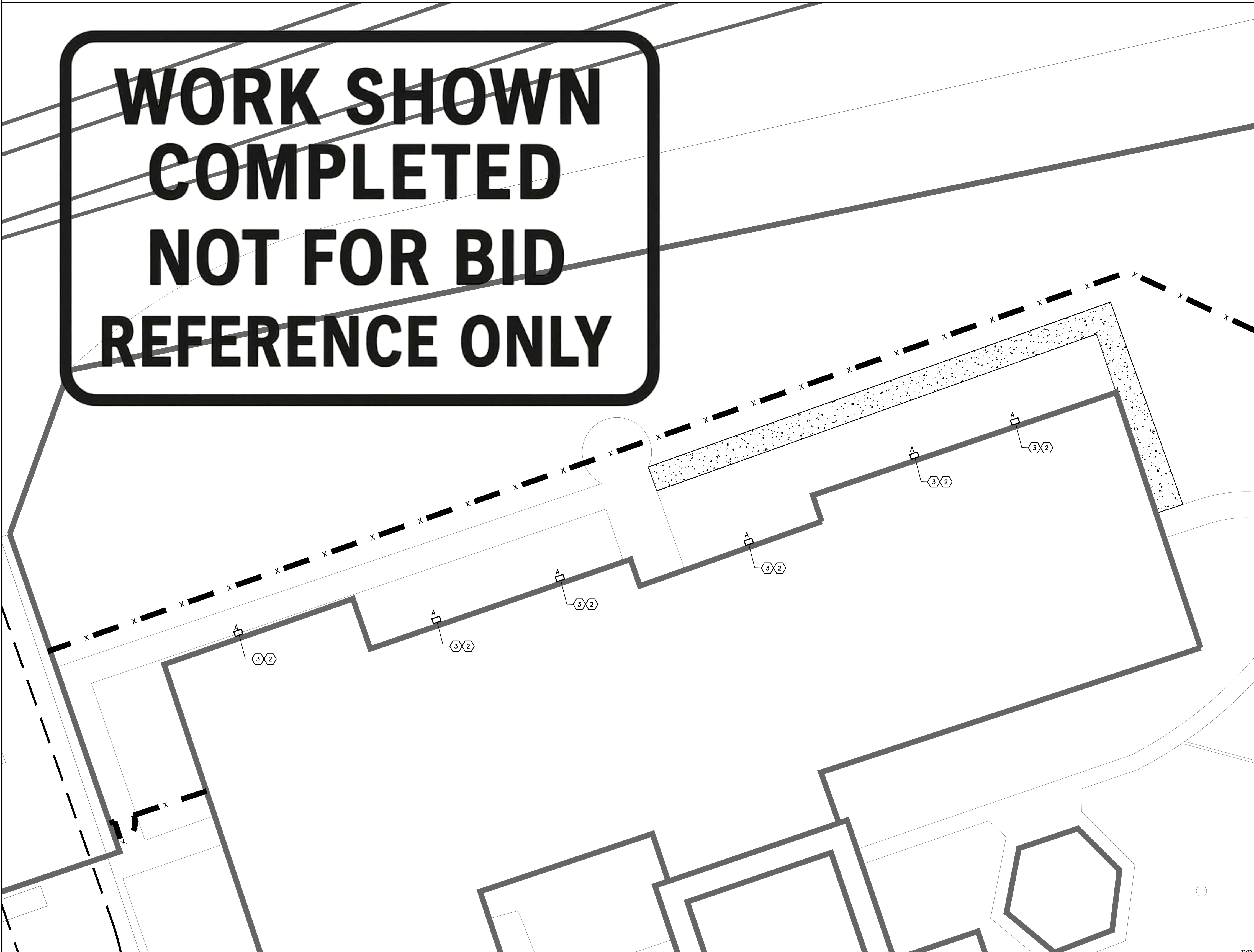
3 OF 8



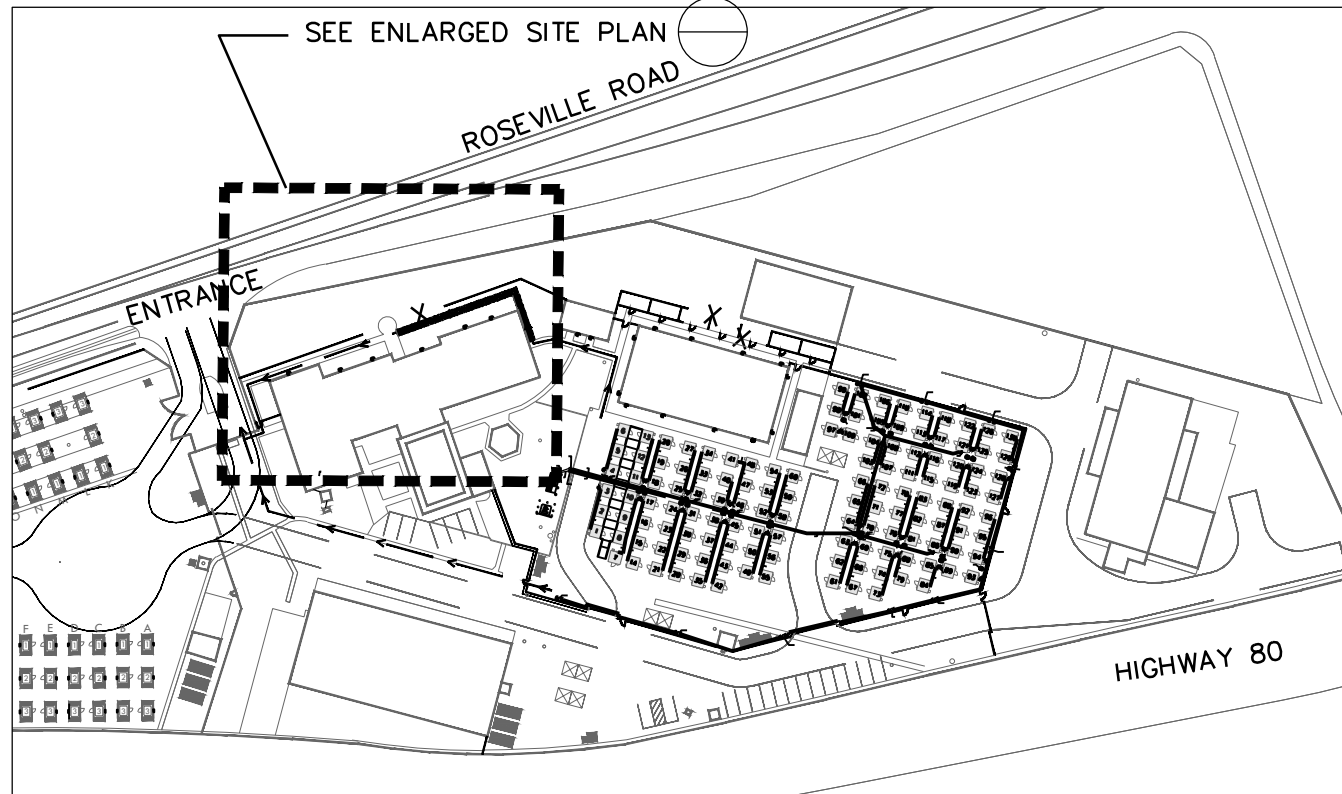
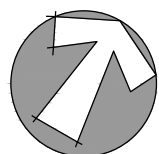
1 SITE PLAN
SCALE: N/A

2 SITE LIGHTING PLAN 1
SCALE: 1" = 10'-0"

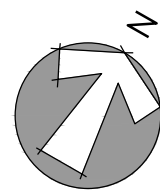
WORK SHOWN
COMPLETED
NOT FOR BID
REFERENCE ONLY



2 SITE PLAN NORTH CABINS
SCALE: 1" = 10'-0"



1 SITE PLAN
SCALE: N/A



KEY NOTES

- 1 LOCATE LIGHTING CIRCUIT INSIDE EXISTING BUILDING, TURN OFF AND UPDATE PANEL SCHEDULE.
- 2 DEMOLISH EXISTING WALL PACK FIXTURES, SAFE OFF WIRE FOR RECONNECTION TO NEW FIXTURES.
- 3 PROVIDE (N) WALL PACKS PER SITE PLAN AND FIXTURE SCHEDULE ON SHEET E-102. MOUNT ON EXTERIOR WALL AT 8' ABOVE GRADE. PROVIDE ALL WIRE, CONDUIT, JUNCTION BOX AND SUPPORTS TO EXTEND (E) LIGHTING CIRCUITS AS NEEDED. WIRE SHALL BE 2#12-1#12G. FIXTURES TO BE CONTROLLED BY LIGHTING CONTROLLER.
- 4 PROGRAM (E) LIGHTING CONTROLLER TO TURN LIGHTS ON 30-MINUTES BEFORE SUNSET AND LIGHTS OFF 30-MINUTES AFTER SUNRISE.



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SAFE GROUND SITE
Phase 4

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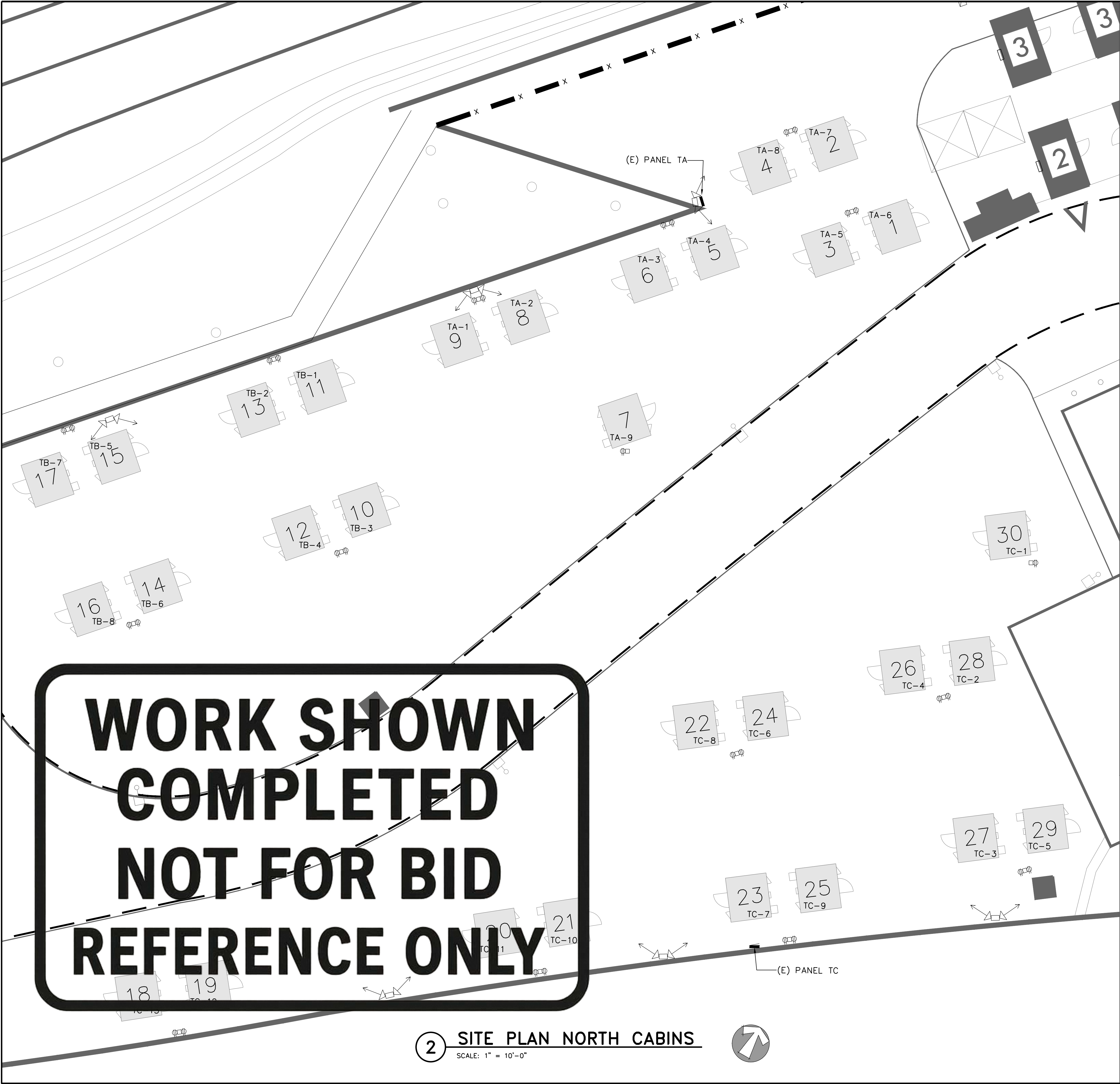
Public Works

Issue Date: 5/9/2025

Sheet Title:

SITE LIGHTING
PLAN 2

Designed By: J.C / Z.J	Work Order No:
Drawn By: Z.J	Sheet No: E-103
Reviewed By: J.C	5 OF 8
Sheet Scale: AS NOTED	



2 SITE PLAN NORTH CABINS
SCALE: 1" = 10'-0"

KEY NOTES

1

TURN OFF (E) TRAILER CIRCUITS AT BREAKER. DISCONNECT AND RETURN BLOCK MOUNTED RECEPTACLE TO CITY STAFF. PROTECT EXISTING CONDUIT AND WIRE FOR RE-USE.

2

EXTEND (E) WIRE AND EMT CONDUIT TO FEED (N) CABINS FROM (E) STUB UPS AND FENCE LINE JUNCTION BOXES WHERE APPLICABLE. UPDATE PANEL SCHEDULE WITH (N) CABIN ID TAG. ALL (N) WIRE FEEDING EACH CABIN SHALL BE 2#10AWG-1#10G.

3

EXTEND (E) CONDUIT AND WIRE TO (N) J-BOX MOUNTED ON BACK OF CABIN. PROVIDE 3/4"C EMT FROM J-BOX TO CABIN PANEL AND PROVIDE 3/4"C EMT TO ADJACENT CABIN WHERE APPLICABLE. PROVIDE ALL CONDUIT SUPPORTS AND STRAPS REQUIRED.

4

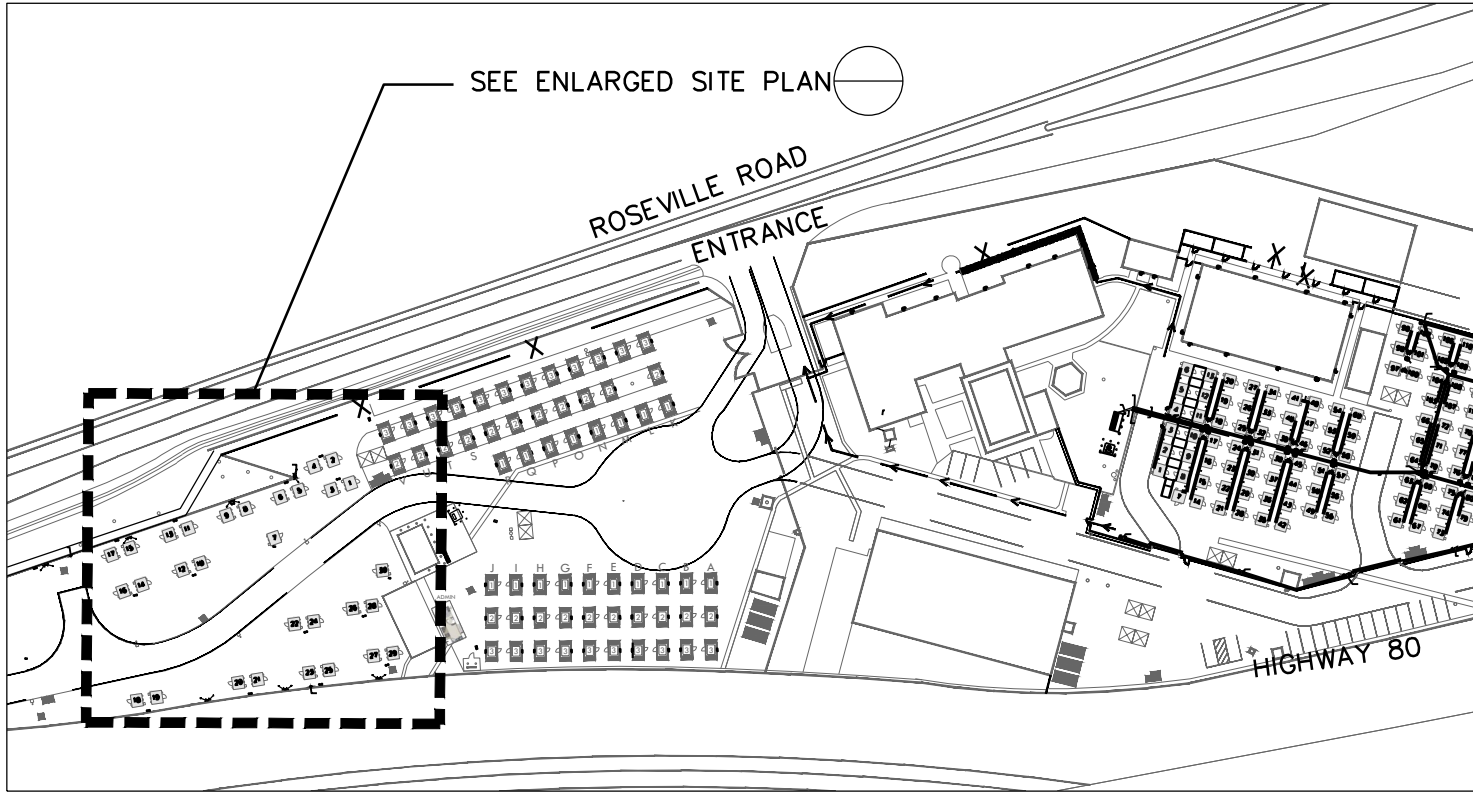
PROVIDE 1/2"C EMT WITH 1#8G TO (N) 3/4"Ø x 10' COPPER GROUND ROD AT EACH CABIN. TERMINATE GROUNDING CONDUCTOR ON CABIN PANEL AND GROUND ROD. REFER TO DETAIL #1/E-111.

5

ASSEMBLE AND ANCHOR (N) CABIN CLOSE TO (E) TRAILER CIRCUITS TO BE RE-PURPOSED. VERIFY EXACT LOCATION IN FIELD. REFER ARCHITECTURAL SHEETS.

LOAD CALCULATION:
PANEL IS LOADED WITH 27.8 KVA OF CONNECTED LOAD, WITH A 125% SAFETY FACTOR 27.8 KVA * 1.25 = 34.8 KVA OF DEMAND LOAD, 96.5 AMPS AT 208 VOLTS. PANEL LOAD WILL BE REDUCED BY SWAPPING CABINS FOR EXISTING TRAILERS HAS SUFFICIENT SPACE FOR TRAILER LOADS.

PANEL TA		120/208 VOLT, 3 PHASE, 4 WIRE				BUS:225 AMPERE				
		TYPE:NEMA 3R		MOUNTING TRIM: PANEL		MAIN:200 CB				
		LOCATION: SEE DRAWINGS				AIC: 22,000				
1	CABIN 9	2.4	30	1	X	30	1	2.4	CABIN 8	2
3	CABIN 6	2.4	30	1	X	30	1	2.4	CABIN 5	4
5	CABIN 3	2.4	30	1	X	30	1	2.4	CABIN 1	6
7	CABIN 2	2.4	30	1	X	30	1	2.4	CABIN 4	8
9	CABIN 7	2.4	30	1	X	30	1	1.9	PALLET U2	10
11					X	30	1	1.9	PALLET V2	12
13					X	30	1	1.9	PALLET V3	14
15					X	20	1	0.5	LIGHTS	16
17					X	30	1		SPARE	18
19					X					20
21					X	X				22
23					X	X				24
25					X	X				26
27					X	X				28
29					X	X				30
31					X					32
33					X	X				34
35					X	X				36
37					X					38
39					X					40
41					1	X				42
TOTAL PHASE A		11.5	KVA	CONNECTED LOAD:		27.8				
TOTAL PHASE B		9.6	KVA	25% LIGHTING:		0.0				
TOTAL PHASE C		6.7	KVA	25% Continuous:		7.0				
				DEMAND LOAD:		34.8				
				AMPERES @ 208V:		96.5				



1 SITE PLAN
SCALE: N/A



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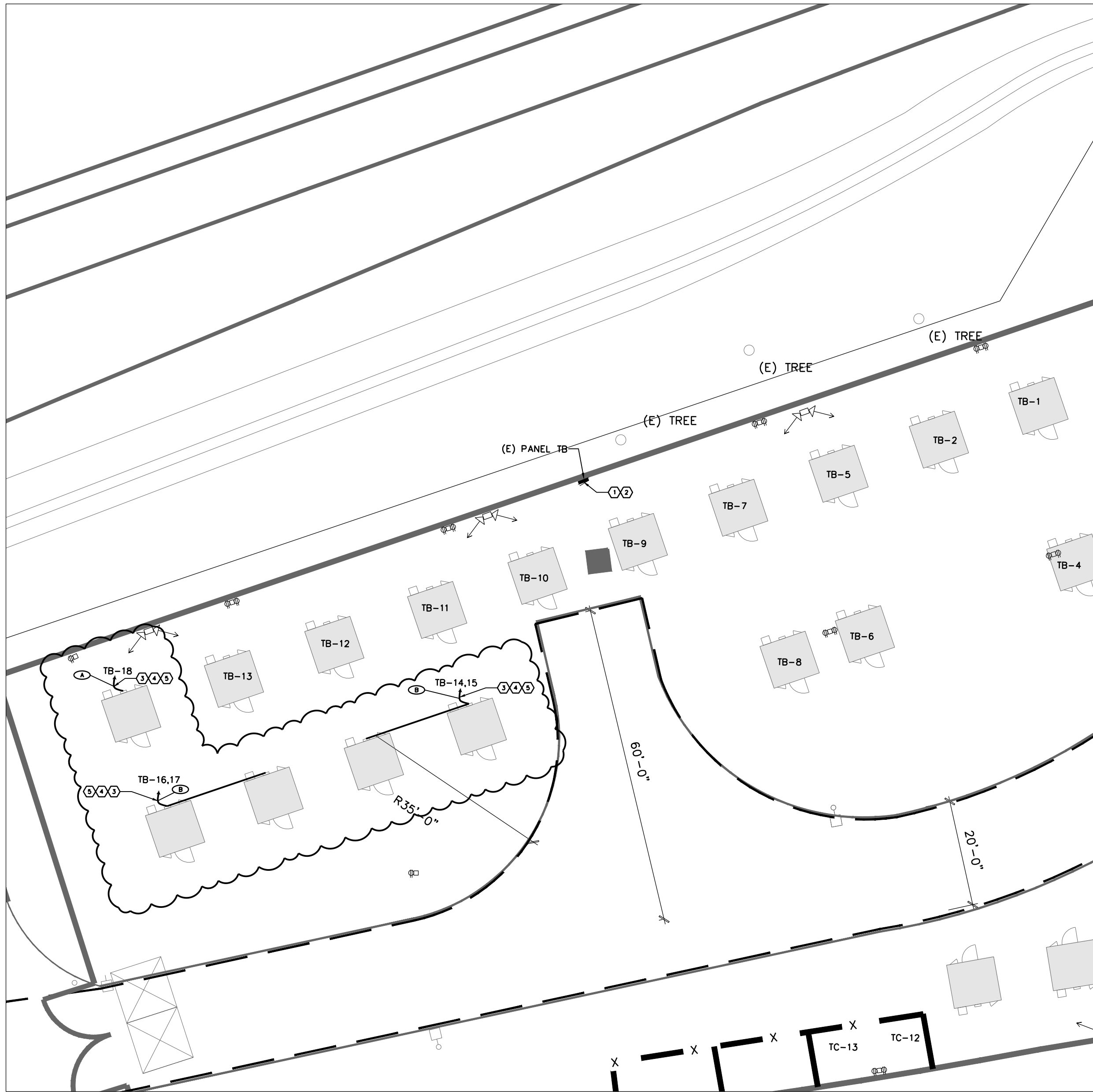
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Issue Date: 5/9/2025

Sheet Title:

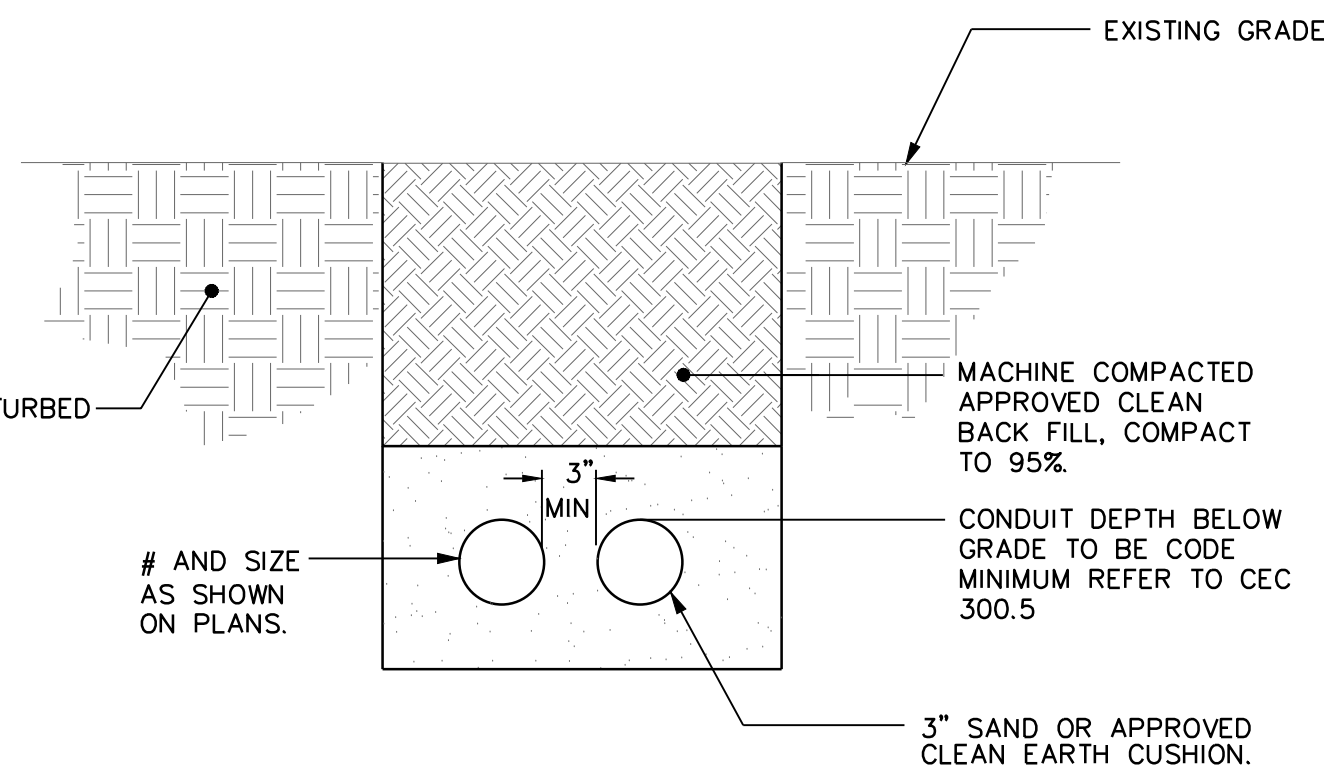
TRAILER
REPLACEMENT
CABINS

Designed By: J.C / Z.J	Work Order No:
Drawn By: Z.J	Sheet No: E-104
Reviewed By: J.C	
Sheet Scale: AS NOTED	6 OF 8



3 ELECTRICAL SITE PLAN

SCALE: 1/16" = 1'-0"



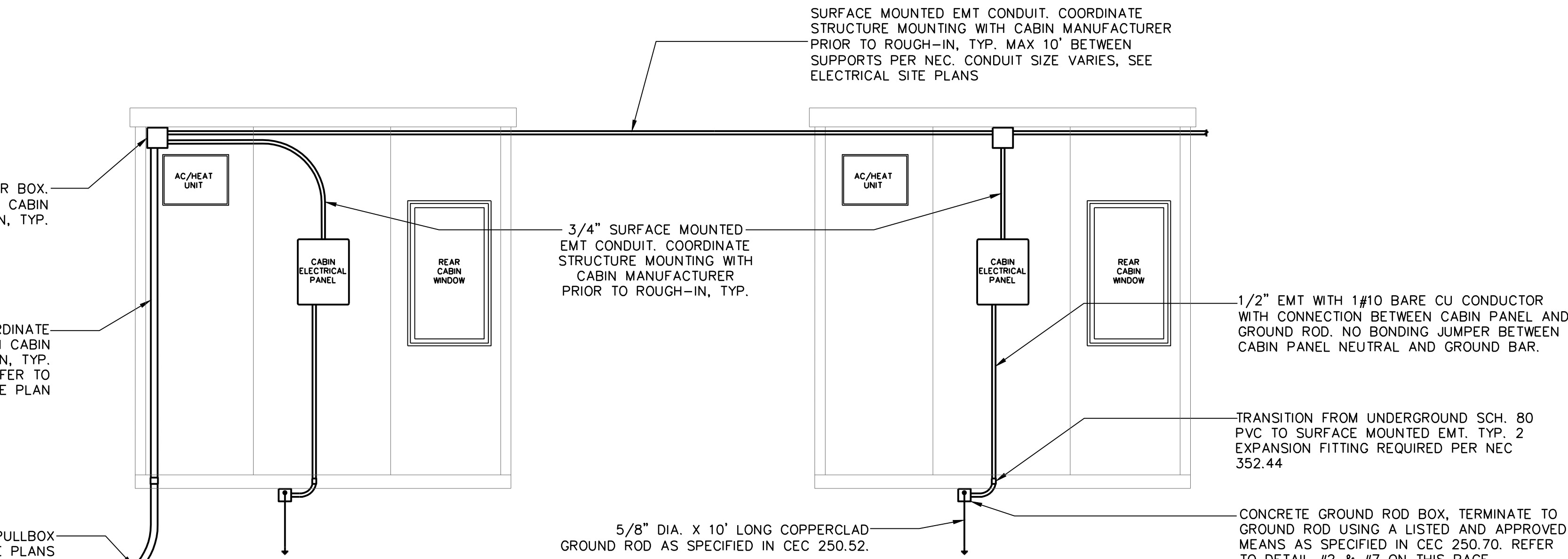
2 TRENCH DETAIL

SCALE: NONE

4"x4"x4" SURFACE MOUNTED NEMA 3R BOX. COORDINATE STRUCTURE MOUNTING WITH CABIN MANUFACTURER PRIOR TO ROUGH-IN, TYP.

SURFACE MOUNTED EMT CONDUIT. COORDINATE STRUCTURE MOUNTING WITH CABIN MANUFACTURER PRIOR TO ROUGH-IN, TYP. CONDUIT SITE PLAN VARIES, REFER TO ELECTRICAL SITE PLAN

PVC TO IN-GRADE PULLBOX PER ELECTRICAL SITE PLANS



1 TYPICAL CABIN ELECTRICAL ELEVATION DIAGRAM

SCALE: N/A

KEY NOTES

- 1 PROVIDE (5) NEW 30A-1P CIRCUIT BREAKERS IN PANEL TB, MANUFACTURER AND AIC TO MATCH EXISTING BREAKERS. REFER TO PANEL SCHEDULE ON THIS SHEET.
- 2 PROVIDE (N) CONDUIT SYSTEM FROM PANEL TB TO (5) ADDITIONAL CABINS. UTILIZE (E) UNISTRUT ALONG FENCE BEFORE TRANSITIONING UNDERGROUND TO REACH CABINS. REFER TO TRENCH DETAIL #2 ON THIS SHEET.
- 3 PROVIDE (N) CONDUIT AND WIRE TO (N) J-BOX MOUNTED ON BACK OF CABIN. PROVIDE 3/4"C EMT FROM J-BOX TO CABIN PANEL AND PROVIDE 3/4"C EMT TO ADJACENT CABIN WHERE APPLICABLE. PROVIDE ALL CONDUIT SUPPORTS AND STRAPS REQUIRED. REFER TO DETAIL #1 ON THIS SHEET.
- 4 PROVIDE CONDUCTORS FROM PANEL TB TO EACH OF THE (5) CABINS INDICATED. REFER CABIN FEEDER SCHEDULE AND DETAIL #1 THIS SHEET. UPDATE PANEL SCHEDULE WITH (N) CABIN ID TAG.
- 5 PROVIDE 1/2"C EMT WITH 1#8G TO (N) 5/8"x 10' COPPER GROUND ROD AT EACH CABIN. TERMINATE GROUNDING CONDUCTOR ON CABIN PANEL AND GROUND ROD, REFER TO DETAIL #1/E-111.

LOAD CALCULATION:
PANEL IS LOADED WITH 45 KVA OF CONNECTED LOAD, WITH A 125% SAFETY FACTOR 45 KVA * 1.25 = 56.3 KVA OF DEMAND LOAD, 156.3 AMPS AT 208 VOLTS. PANEL HAS SUFFICIENT SPACE FOR ADDITIONAL CABIN LOADS.

SERVICE SWITCHBOARD PEAK DEMAND PER SMUD AS OF DECEMBER 2025 IS 55KW @ .9PF IS 61KVA WITH A 125% SAFETY FACTOR IS 76.3KVA EQUIVALENT TO 212AMPS AT 208V. THE 600A SERVICE MSB HAS SUFFICIENT CAPACITY.

PANEL TB	120/208 VOLT, 3 PHASE, 4 WIRE				BUS:225 AMPERE	
	TYPE:NEMA 3R		MOUNTING TRIM:PANEL		MAIN:200 CB	
	LOCATION: SEE DRAWINGS				AIC: 22,000	

CKT NO.	LOAD DESCRIPTION	KVA	CKT BKR	PHASE	CKT BKR	KVA	CKT NO.
1	(E) CABIN	2.5	30	1	X	30	1
3	(E) CABIN	2.5	30	1	X	30	1
5	(E) CABIN	2.5	30	1	X	30	1
7	(E) CABIN	2.5	30	1	X	30	1
9	(E) CABIN	2.5	30	1	X	30	1
11	(E) CABIN	2.5	30	1	X	30	1
13	(E) CABIN	2.5	30	1	X	30	1
15	(N) CABIN 31	2.5	30	1	X	30	1
17	(N) CABIN 32	2.5	30	1	X	30	1
19							
21							
23							
25							
27							
29							
31							
33							
35							
37							
39							
41							
TOTAL PHASE A		15.0	KVA	CONNECTED LOAD:		45.0	
TOTAL PHASE B		15.0	KVA	25% LIGHTING:		0.0	
TOTAL PHASE C		15.0	KVA	25% Continuous:		11.3	
				DEMAND LOAD:		56.3	
				AMPERES @ 208V:		156.3	

CABIN FEEDER SCHEDULE

TAG	CONDUIT	CONDUCTORS PER CONDUIT
A	3/4"C	2#8AWG - 1#10G
B	1"C	4#8AWG - 2#10G



City of Sacramento
Dept. of Public Works
Facilities / Real Property Mgt.
5730 24th Street
Bldg. #4
Sacramento, CA.95822
(916) 808-8300
(916) 808-8337 (Fax)
www.cityofsacramento.org

Approval:

Revisions / Issuances

No.	Description	Date.

Project Name & Location:

CITY OF SACRAMENTO
SAFE GROUND SITE
Phase 5
3900 ROSEVILLE RD, SACRAMENTO, CA 95821

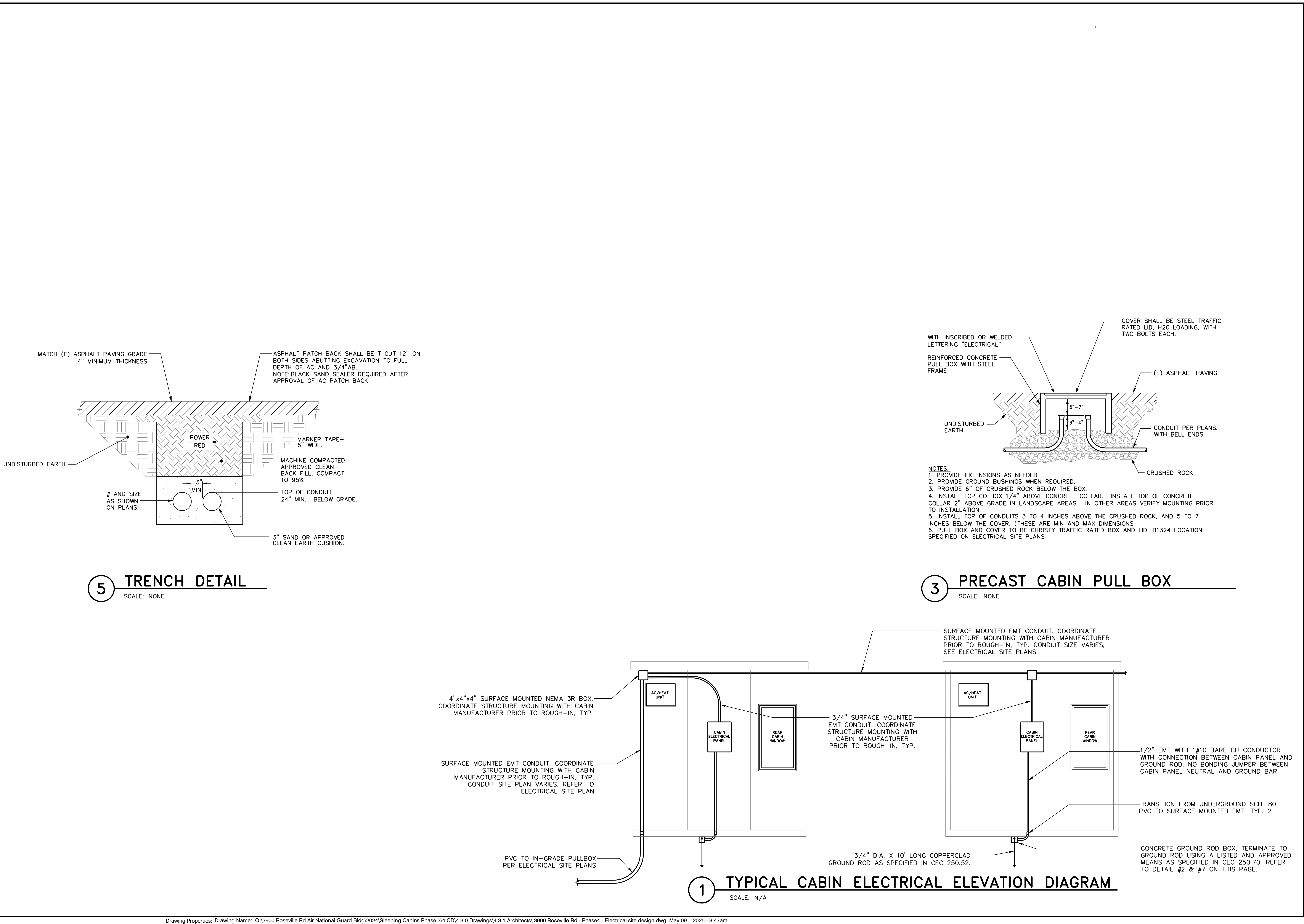
Public Works

Issue Date: 6/30/2026

Sheet Title:

NEW CABIN
SITE PLAN
SOUTH SIDE

Designed By: Z.J	Work Order No: E-1
Drawn By: Z.J	Sheet No: 1 OF 1
Reviewed By: J.C	
Sheet Scale: AS NOTED	



City of Sacramento
Dept. of Public Works
Facilities / Real Property Mgt.
5730 24th Street
Bldg. #4
Sacramento, CA.95822
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www.cityofsacramento.org

Approval:

Revisions / Issuances		
No.	Description	Date.

Project Name & Location:

CITY OF SACRAMENTO
SAFE GROUND SITE
Phase 4

3900 ROSEVILLE RD, SACRAMENTO, CA 95821

Public Works

Issue Date: 5/9/2025

Sheet Title:

ELECTRICAL
DETAILS

Designed By: J.C / Z.J	Work Order No:
Drawn By: Z.J	Sheet No: E-111
Reviewed By: J.C	7 OF 8
Sheet Scale: AS NOTED	

LOAD CALCULATION:
NEW PANEL IS LOADED WITH 48.0 KVA OF CONNECTED LOAD, WITH A 125% SAFETY FACTOR
48.0 KVA * 1.25 = 60.0 KVA OF DEMAND LOAD, 166.7 AMPS AT 208 VOLTS. PANEL HAS
SUFFICIENT SPACE FOR CABIN LOADS

PANEL A		120/208 VOLT, 3 PHASE, 4 WIRE						BUS:225 AMPERE			
		TYPE:NEMA 3R		MOUNTING TRIM: PANEL				MAIN:225 CB			
		LOCATION: SEE DRAWINGS						AIC: 22,000			
CKT. NO.	LOAD DESCRIPTION	KVA	CKT BKR	PHASE	CKT BKR	KVA			CKT. NO.		
1	CABIN 1	1.5	40	2	X	40	2	1.5	CABIN 11	2	
3	"	0.9	"	"	X	"	"	0.9	"	4	
5	CABIN 2	1.5	40	2	"	X	40	2	1.5	CABIN 12	6
7	"	0.9	"	"	X	"	"	0.9	"	8	
9	CABIN 3	1.5	40	2	"	X	40	2	1.5	CABIN 13	10
11	"	0.9	"	"	"	X	"	0.9	"	12	
13	CABIN 4	1.5	40	2	X	"	40	2	1.5	CABIN 14	14
15	"	0.9	"	"	"	X	"	0.9	"	16	
17	CABIN 5	1.5	40	2	"	X	40	2	1.5	CABIN 15	18
19	"	0.9	"	"	X	"	"	0.9	"	20	
21	CABIN 6	1.5	40	2	"	X	40	2	1.5	CABIN 16	22
23	"	0.9	"	"	"	X	"	0.9	"	24	
25	CABIN 7	1.5	40	2	X	"	40	2	1.5	CABIN 17	26
27	"	0.9	"	"	"	X	"	0.9	"	28	
29	CABIN 8	1.5	40	2	"	X	40	2	1.5	CABIN 18	30
31	"	0.9	"	"	X	"	"	0.9	"	32	
33	CABIN 9	1.5	40	2	"	X	40	2	1.5	CABIN 19	34
35	"	0.9	"	"	"	X	"	0.9	"	36	
37	CABIN 10	1.5	40	2	X	"	40	2	1.5	CABIN 20	38
39	"	0.9	"	"	"	X	"	0.9	"	40	
41					X					42	
TOTAL PHASE A		17.4	KVA	CONNECTED LOAD:		48.0					
TOTAL PHASE B		16.2	KVA	25% LIGHTING:		0.0					
TOTAL PHASE C		14.4	KVA	25% Continuous:		12.0					
				DEMAND LOAD:		60.0					
				AMPERES @ 208V:		166.7					

LOAD CALCULATION:
NEW PANEL IS LOADED WITH 48.0 KVA OF CONNECTED LOAD, WITH A 125% SAFETY FACTOR
48.0 KVA * 1.25 = 60.0 KVA OF DEMAND LOAD, 166.7 AMPS AT 208 VOLTS. PANEL HAS
SUFFICIENT SPACE FOR CABIN LOADS

PANEL B		120/208 VOLT, 3 PHASE, 4 WIRE						BUS:225 AMPERE			
		TYPE:NEMA 3R		MOUNTING TRIM: PANEL				MAIN:200 CB			
		LOCATION: SEE DRAWINGS						AIC: 22,000			
CKT. NO.	LOAD DESCRIPTION	KVA	CKT BKR	PHASE	CKT BKR	KVA			CKT. NO.		
1	CABIN 21	1.5	40	2	X	40	2	1.5	CABIN 31	2	
3	"	0.9	"	"	"	X	"	0.9	"	4	
5	CABIN 22	1.5	40	2	"	X	40	2	1.5	CABIN 32	6
7	"	0.9	"	"	"	"	"	0.9	"	8	
9	CABIN 23	1.5	40	2	"	X	40	2	1.5	CABIN 33	10
11	"	0.9	"	"	"	X	"	0.9	"	12	
13	CABIN 24	1.5	40	2	X	"	40	2	1.5	CABIN 34	14
15	"	0.9	"	"	"	"	"	0.9	"	16	
17	CABIN 25	1.5	40	2	"	X	40	2	1.5	CABIN 35	18
19	"	0.9	"	"	"	X	"	0.9	"	20	
21	CABIN 26	1.5	40	2	"	X	40	2	1.5	CABIN 36	22
23	"	0.9	"	"	"	X	"	0.9	"	24	
25	CABIN 27	1.5	40	2	X	"	40	2	1.5	CABIN 37	26
27	"	0.9	"	"	"	X	"	0.9	"	28	
29	CABIN 28	1.5	40	2	"	X	40	2	1.5	CABIN 38	30
31	"	0.9	"	"	"	X	"	0.9	"	32	
33	CABIN 29	1.5	40	2	"	X	40	2	1.5	CABIN 39	34
35	"	0.9	"	"	"	X	"	0.9	"	36	
37	CABIN 30	1.5	40	2	X	"	40	2	1.5	CABIN 40	38
39	"	0.9	"	"	"	X	"	0.9	"	40	
41					X					42	
	TOTAL PHASE A	17.4	KVA		CONNECTED LOAD:			48.0			
	TOTAL PHASE B	16.2	KVA		25% LIGHTING:			0.0			
	TOTAL PHASE C	14.4	KVA		25% Continuous:			12.0			
					DEMAND LOAD:			60.0			
					AMPERES @ 208V:			166.7			

LOAD CALCULATION:
NEW PANEL IS LOADED WITH 48.0 KVA OF CONNECTED LOAD, WITH A 125% SAFETY FACTOR
48.0 KVA * 1.25 = 60.0 KVA OF DEMAND LOAD, 166.7 AMPS AT 208 VOLTS. PANEL HAS
SUFFICIENT SPACE FOR CABIN LOADS

PANEL C		120/208 VOLT, 3 PHASE, 4 WIRE							BUS:225 AMPERE			
		TYPE:NEMA 3R		MOUNTING TRIM: PANEL					MAIN:200 CB			
		LOCATION: SEE DRAWINGS							AIC: 22,000			
CKT. NO	LOAD DESCRIPTION	KVA	A	P	A	B	C	CKT BKR	KVA		CKT NO	
1	CABIN 41	1.5	40	2	X			40	2	1.5	CABIN 51	2
3	"	0.9	"	"	"	X		"	"	0.9	"	4
5	CABIN 42	1.5	40	2			X	40	2	1.5	CABIN 52	6
7	"	0.9	"	"	"	X		"	"	0.9	"	8
9	CABIN 43	1.5	40	2		X		40	2	1.5	CABIN 53	10
11	"	0.9	"	"	"		X	"	"	0.9	"	12
13	CABIN 44	1.5	40	2	X			40	2	1.5	CABIN 54	14
15	"	0.9	"	"	"		X	"	"	0.9	"	16
17	CABIN 45	1.5	40	2			X	40	2	1.5	CABIN 55	18
19	"	0.9	"	"	"	X		"	"	0.9	"	20
21	CABIN 46	1.5	40	2		X		40	2	1.5	CABIN 56	22
23	"	0.9	"	"	"		X	"	"	0.9	"	24
25	CABIN 47	1.5	40	2	X			40	2	1.5	CABIN 57	26
27	"	0.9	"	"	"		X	"	"	0.9	"	28
29	CABIN 48	1.5	40	2		X		40	2	1.5	CABIN 58	30
31	"	0.9	"	"	"	X		"	"	0.9	"	32
33	CABIN 49	1.5	40	2	X			40	2	1.5	CABIN 59	34
35	"	0.9	"	"	"		X	"	"	0.9	"	36
37	CABIN 50	1.5	40	2	X			40	2	1.5	CABIN 60	38
39	"	0.9	"	"	"		X	"	"	0.9	"	40
41					1		X					42
	TOTAL PHASE A	17.4	KVA		CONNECTED LOAD:				48.0			
	TOTAL PHASE B	16.2	KVA		25% LIGHTING:				0.0			
	TOTAL PHASE C	14.4	KVA		25% Continuous:				12.0			
					DEMAND LOAD:				60.0			
					AMPERES @ 208V:				166.7			

LOAD CALCULATION:
NEW PANEL IS LOADED WITH 43.2 KVA OF CONNECTED LOAD, WITH A 125% SAFETY FACTOR
43.2 KVA * 1.25 = 54.0 KVA OF DEMAND LOAD, 150 AMPS AT 208 VOLTS. PANEL HAS
SUFFICIENT SPACE FOR CABIN LOADS

PANEL D		120/208 VOLT, 3 PHASE, 4 WIRE						BUS:225 AMPERE			
		TYPE:NEMA 3R		MOUNTING TRIM:PANEL				MAIN:200 CB			
		LOCATION: SEE DRAWINGS						AIC: 22,000			
CKT. NO.	LOAD DESCRIPTION	KVA	CKT BKR	PHASE		CKT BKR	KVA		CKT. NO.		
1	CABIN 61	1.5	40	2	X	40	2	1.5	CABIN 71	2	
3	"	0.9	"	"	"	"	"	0.9	"	4	
5	CABIN 62	1.5	40	2	"	X	40	2	1.5	CABIN 72	6
7	"	0.9	"	"	"	X	"	0.9	"	8	
9	CABIN 63	1.5	40	2	"	X	40	2	1.5	CABIN 73	10
11	"	0.9	"	"	"	X	"	0.9	"	12	
13	CABIN 64	1.5	40	2	X	"	40	2	1.5	CABIN 74	14
15	"	0.9	"	"	"	X	"	0.9	"	16	
17	CABIN 65	1.5	40	2	"	X	40	2	1.5	CABIN 75	18
19	"	0.9	"	"	"	X	"	0.9	"	20	
21	CABIN 66	1.5	40	2	"	X	40	2	1.5	CABIN 76	22
23	"	0.9	"	"	"	X	"	0.9	"	24	
25	CABIN 67	1.5	40	2	X	"	40	2	1.5	CABIN 77	26
27	"	0.9	"	"	"	X	"	0.9	"	28	
29	CABIN 68	1.5	40	2	"	X	40	2	1.5	CABIN 78	30
31	"	0.9	"	"	"	X	"	0.9	"	32	
33	CABIN 69	1.5	40	2	"	X	"	0.9	"	34	
35	"	0.9	"	"	"	X	"	0.9	"	36	
37	CABIN 70	1.5	40	2	X	"	40	2	1.5	"	38
39	"	0.9	"	"	"	X	"	0.9	"	40	
41					X					42	
	TOTAL PHASE A	15.9	KVA	CONNECTED LOAD:			43.2				
	TOTAL PHASE B	13.8	KVA	25% LIGHTING:			0.0				
	TOTAL PHASE C	13.5	KVA	25% Continuous:			10.8				
				DEMAND LOAD:			54.0				
				AMPERES @ 208V:			150.0				

LOAD CALCULATION:
NEW PANEL IS LOADED WITH 43.2 KVA OF CONNECTED LOAD, WITH A 125% SAFETY FACTOR
43.2 KVA * 1.25 = 54.0 KVA OF DEMAND LOAD, 150 AMPS AT 208 VOLTS. PANEL HAS
SUFFICIENT SPACE FOR CABIN LOADS

PANEL E		120/208 VOLT, 3 PHASE, 4 WIRE						BUS:225 AMPERE			
		TYPE:NEMA 3R		MOUNTING TRIM:PANEL				MAIN:225 CB			
		LOCATION: SEE DRAWINGS						AIC: 22,000			
CKT NO.	LOAD DESCRIPTION	KVA	CKT BKR	PHASE	CKT BKR	KVA			CKT NO.		
1	CABIN 79	1.5	40	2	X	A	P	2	1.5	CABIN 89	2
3	"	0.9	"	"	X	"	"	"	0.9	"	4
5	CABIN 80	1.5	40	2	"	X	40	2	1.5	CABIN 90	6
7	"	0.9	"	"	X	"	"	"	0.9	"	8
9	CABIN 81	1.5	40	2	"	X	40	2	1.5	CABIN 91	10
11	"	0.9	"	"	"	X	"	"	0.9	"	12
13	CABIN 82	1.5	40	2	X	"	40	2	1.5	CABIN 92	14
15	"	0.9	"	"	"	X	"	"	0.9	"	16
17	CABIN 83	1.5	40	2	"	X	40	2	1.5	CABIN 93	18
19	"	0.9	"	"	"	X	"	"	0.9	"	20
21	CABIN 84	1.5	40	2	"	X	40	2	1.5	CABIN 94	22
23	"	0.9	"	"	"	X	"	"	0.9	"	24
25	CABIN 85	1.5	40	2	X	"	40	2	1.5	CABIN 95	26
27	"	0.9	"	"	"	X	"	"	0.9	"	28
29	CABIN 86	1.5	40	2	"	X	40	2	1.5	CABIN 96	30
31	"	0.9	"	"	"	X	"	"	0.9	"	32
33	CABIN 87	1.5	40	2	"	X	"	"	0.9	"	34
35	"	0.9	"	"	"	"	X	"	0.9	"	36
37	CABIN 88	1.5	40	2	X	"	"	"	0.9	"	38
39	"	0.9	"	"	"	"	X	"	0.9	"	40
41				1	"	X				"	42
	TOTAL PHASE A	15.9	KVA		CONNECTED LOAD:		43.2				
	TOTAL PHASE B	13.8	KVA		25% LIGHTING:		0.0				
	TOTAL PHASE C	13.5	KVA		25% Continuous:		10.8				
					DEMAND LOAD:		54.0				
					AMPERES @ 208V:		150.0				



Roseville Road Service Campus

Site and Program Update

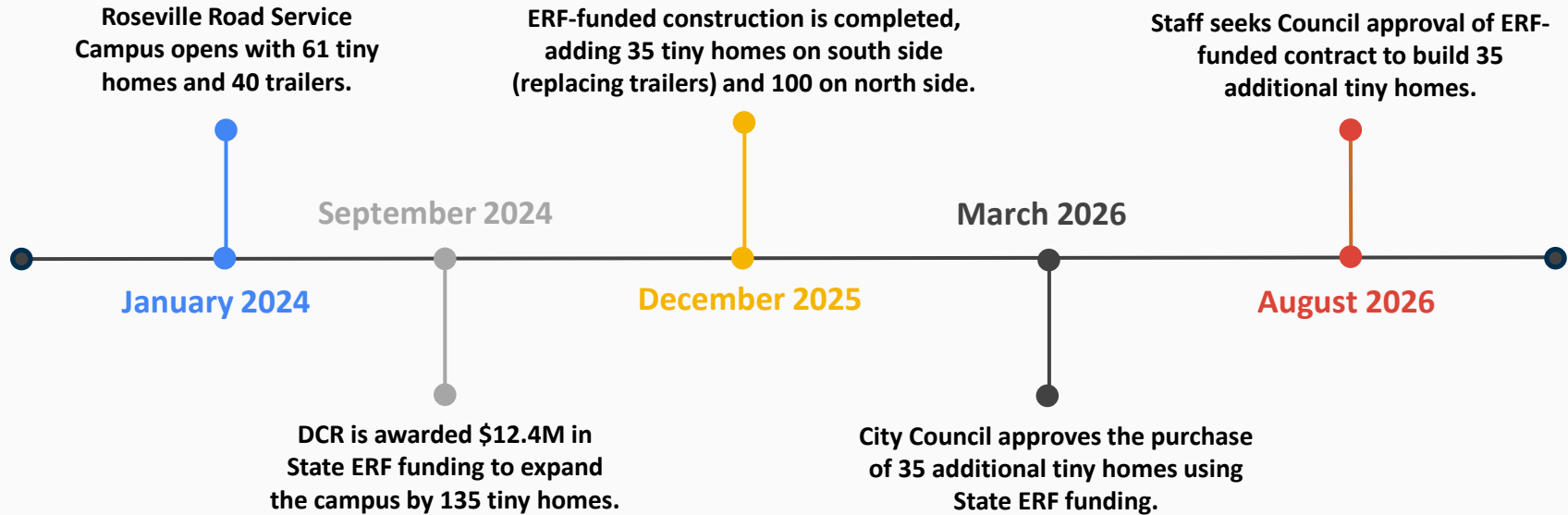
Aug. 25, 2026

Roseville Road Service Campus

- 7.5 acres in District 2
- Former U.S. Air National Guard facility
- North and South sides = 196 tiny homes
- Case management, administrative and day-use buildings



Roseville Road Campus Timeline



231 

Number of tiny homes at the Roseville Road
Service Campus once the latest expansion
project is completed.

Homeless Services 'Hub'



Shelter Outcome Comparisons

CALENDAR YEAR 2025

Shelter	Units	Annual Operating Cost	Total people Served	Average LOS	Permanent Exit % *	Improved Exit % **	Annual Cost per Unit/Bed	Cost per person served
Roseville Road (South)	96	\$2.7M	237	228	39%	44%	\$28,125	\$11,392
X Street	100	\$2.7M	354	118	22%	30%	\$27,000	\$7,627
The Grove	50	\$2.4M	208	108	51%	66%	\$48,000	\$11,538

* *Permanent exits are exits to a permanent housing situation.*

** *Improved exits are exits to group homes, transitional housing, transfer to a substance-use or behavioral health facilities or family reunification; they also include permanent exits.*

Thanks!

Contact us:

Department of Community Response
1000 I St
Sacramento, CA

DCR@cityofsacramento.org

City of
SACRAMENTO



File ID: 2026-01508

8/25/2026

Annual Report on the Affordable Housing Plan Required by the City-County Partnership Agreement

File ID: 2026-01508

Location: Citywide

Recommendation: Receive and file.

Contact: Christine Weichert, Director of Development, (916) 440-1353, cweichert@shra.org, Sacramento Housing and Redevelopment Agency

Presenter: Christine Weichert, Director of Development, (916) 440-1353, cweichert@shra.org, Sacramento Housing and Redevelopment Agency

Attachments:

- 1-Description/Analysis
- 2-City and County Affordable Housing Plan Annual Report
- 3-Affordable Housing Plan Project Detail

Description/Analysis

Issue Detail: The County and City of Sacramento entered into a partnership agreement in 2022 to improve coordination on permanent supportive housing (PSH) production and re-housing (RH) efforts for the homeless, as there was a mutual desire to combine efforts to move individuals out of homelessness and to coordinate homeless-related activities. The agreement is for a five-year term and requires the preparation of an Affordable Housing Plan (AHP) to analyze the issue and set goals.

The Sacramento Housing and Redevelopment Agency (SHRA) was the lead agency for preparation of the AHP which was developed in 2023 with input from the community and was approved by the County Board of Supervisors and City Council on October 24, 2023. Attachment 2, the City and County Affordable Housing Plan Annual Report, provides a review of the goals in the AHP and the progress made in 2025, and Attachment 3 includes details of the specific affordable multi-family projects in development, under construction and completed during the term of the AHP.

Policy Considerations: No action is required, and no policy changes are being recommended.

Economic Impacts: None.

Environmental Considerations:

California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA):

Annual reporting does not constitute a project pursuant to Cal. Code Regs., tit. 14, section 15378, and no federal action is being taken.

Sustainability: Not applicable.

Commission/Committee Action: At its meeting on September 2, 2026, the Sacramento Housing and Redevelopment Commission will review the information contained in this report.

Rationale for Recommendation: Receive and file only. No specific recommendation required.

Financial Considerations: Not applicable.

Local Business Enterprise (LBE): The items discussed in this report have no M/WBE or Section 3 impact; therefore, M/WBE and Section 3 considerations do not apply.

City & County Affordable Housing Plan
Annual Report
for
May 2025-April 2026

Sacramento Housing and Redevelopment Agency
June 2026

CITY-COUNTY AFFORDABLE HOUSING REPORT

The County and City of Sacramento entered into a partnership agreement in 2022 to improve coordination on permanent supportive housing (PSH) production and re-housing (RH) efforts for the homeless. The agreement required the preparation of an Affordable Housing Plan (AHP) to analyze the issue and set goals. The AHP was developed in 2023 with community, Board, and Council input and approved by the County Board of Supervisors and City Council on October 24, 2023. Below is a summary of progress made to date.

Affordable Housing Plan - Permanent Supportive Housing Goals

#	Activity	Lead Entity	Initial Action	Initial Due Date	Current Status
1	Complete a zoning code amendment to eliminate zoning barriers to permanent supportive housing. Develop a compatible plan check process for permanent supportive housing projects in alignment with the City of Sacramento's process.	County	Receive Board of Supervisors approval of a zoning code amendment. Initiate an updated Plan Check Process to define space/programming requirements for permanent supportive housing.	2024	Complete. The County has initiated several plan check process improvements for affordable housing projects, including permanent supportive housing. County staff will continue coordinating with SHRA staff to ensure appropriate space is available for case workers.
2	Facilitate the development of additional affordable housing units by amending the current program or creating a new affordable housing fee deferral or waiver program.	County	Explore options for the adoption of additional fee waiver or deferral programs.	2024	Complete. County adopted updated fee waiver/offset program in December 2024.
3	Develop partnerships with new affordable housing developers to increase permanent supportive housing production.	SHRA	Identify and work with potential new affordable housing developers.	2026	Ongoing. SHRA has partnered with five new developers since 2023 and continues to have regular discussions with affordable housing developers to encourage investment in housing in the community. In addition, SHRA facilitated a meeting of developers and providers to discuss challenges and opportunities with PSH.

4	Encourage the development of publicly owned parcels (both state and local) that might be suitable for permanent supportive housing development.	SHRA, City, County	Review the inventory of parcels owned by the State of California and/or the City/County of Sacramento and SHRA and determine which ones are best suited for development. Prioritize sites that are near transit and employment centers and that are in high-opportunity areas. Pursue land assembly as funds are available.	2025	Ongoing. SHRA sold 33 parcels between 2022-25 which were used to create 346 units of affordable housing. City – In February 2025 the City Council declared the 3.5 acre property at 1900 Club Center Dr. as Exempt Surplus Land to be developed into 100% affordable housing. The City entered into an Exclusive Right to Negotiate with EAH Inc. for the site. The City is working with housing developers on other surplus properties including a site on Colfax and Patio and on Northgate and is also actively looking to sell two other redevelopment successor agency sites for affordable housing development.
5	Establish a tracking process that monitors the production of new permanent supportive housing units.	SHRA	Develop a matrix and determine a process for annual updates.	2024	Complete. SHRA posts updates twice yearly
6	Coordinate the timing of funding competitions amongst partners to the greatest extent feasible.	SHRA	Evaluate existing competitive funding competitions and make recommendations to governing boards for consolidation or timing changes if needed.	2025	Complete. SHRA reviewed the current system/timing for the allocation of affordable housing funds in 2025. It was determined that the current schedule for funding competitions matches up with the allocation of State and other resources as much as is currently feasible. If funders change their process/timing, a change to the current schedule may be needed.
7	Investigate a Cooperation Agreement with neighboring counties to discuss advocacy for changes to the Tax Credit Allocation Committee	SHRA	Assemble meetings of interested jurisdictions to discuss the feasibility of an agreement and	2024	Complete. SHRA completed survey of neighboring cities and counties in 2024. Cooperation agreement is not supported currently. Continuing to meet

	and the California Debt Limit Allocation Committee policies and other state legislation.		proposed policy changes.		interjurisdictionally on issues as appropriate.
8	Construct or convert a minimum of 300 permanent supportive housing units and 100 affordable housing units annually. Consider the prioritization of efficiency units, particularly in the downtown core. Units will be developed utilizing the current allocation process, adopted guidelines, and anticipated current revenue.	SHRA	Ensure that a pipeline of projects exists to meet this goal and that funding is secured.	Annual	<u>2023-25 New Units Completed with SHRA gap funds</u> 865 Permanent Supportive Housing (PSH) units completed (Goal 900) 2171 Affordable Units Completed (Goal 300) <u>Units in Pipeline (Units funded with SHRA gap funds that are in development or under construction)</u> 585 Permanent Supportive Housing (PSH) units in pipeline 1393 Affordable Units in pipeline Refer to Exhibit A for details on units in development and completed.
9	Review options for establishing a fund with contributions from both the City and the County for the development of permanent supportive housing.	SHRA, City, County	Review funding sources to which the City and County have access that could be used for this purpose and review with governing boards.	2026	Ongoing. No new permanent funding sources have yet been identified.
10	Explore new state and local legislation and bond initiatives for increased funding. Identify and pursue additional funding opportunities to develop and construct affordable housing.	SHRA, City County	Explore and support legislation to increase available funds for development. Pursue additional funding opportunities as available.	2025	Ongoing. SHRA has applied for and been awarded seven Homekey awards in the City and County of Sacramento through the State of California's competitive process. This has created an additional 683 units of permanent supportive housing for the formerly homeless in Sacramento. SHRA continues to review and pursue funding opportunities as they are available and appropriate.

					The City supported Senate Bill 516 (Ashby), which gives local jurisdictions the ability to establish a special financing district, an Enhanced Infrastructure Financing District (EIFD), to reinvest local tax dollars back into the downtown area. Once created, the district would also be eligible for state funding and could issue bonds, providing the city with a flexible tool to move forward on critical projects like housing, transit, and revitalization. The City advocated for a number of key housing programs in the budget process, resulting in \$500 M for the Homeless, Housing Assistance and Prevention (HHAP) Program, \$300 M for the California Dream for All first-time homebuyer program, \$500 M in Low-Income Housing Tax Credits (LIHTC), and \$120 M for the Multifamily Housing Program (MHP). The City is also a member of Mayors and CEOs for U.S. Housing Investment. In 2025, the group helped lead progress on key legislation, including the Senate's ROAD to Housing Act of 2025 and the House's Housing for the 21st Century Act.
11	Explore the adoption of a vacant property tax.	City	Continue the City staff's process of reviews with the City's Law and Legislation Committee and City Council to determine support for a tax.	2024	Complete. City staff made a presentation at Law and Legislative Committee in March 2026 regarding the issue. The Committee did not recommend moving forward with a ballot measure at this time.

Affordable Housing Plan - Rehousing Goals

#	Activity	Lead Entity	Initial Action	Initial Due Date	Current Status
1	Develop a full landscape analysis of both current rehousing capacity and future need.	SSF	Use the landscape analysis to determine ongoing funding needs for rehousing and programmatic improvements to improve efficacy of existing programs. Create an integrated process for referring clients to services. Identify and conduct outreach to non-“homeless” rehousing providers to connect them into the Coordinated Access System.	2025	Complete. SSF completed a Gaps Analysis which identified an opportunity to improve shelter outcomes by combining short-term rental subsidies with rehousing support. An estimated additional investment of \$29 million annually is needed to close the rapid rehousing gap.
2	Develop systemwide rehousing service standards and performance metrics.	County/SSF	Develop a universal definition of rehousing and establish minimum level of support services and access standards for all rehousing activities.	2024	Complete. In 2025, SSF developed a Community Standards report, which tracks how individual programs, including rehousing programs, perform against Sacramento’s shared expectations for performance. These reports will be shared on a quarterly basis to help programs and partners identify areas of improvement
3	Develop partnerships with organizations outside of the public homeless response system to increase system capacity for the provision of rehousing services.	County/SSF/ City	Recruit and provide training to new rehousing service providers with the goal of expanding and diversifying those providing rehousing assistance.	2025	Ongoing. In November 2025, SSF onboarded Sacramento Children’s Home and Insight Housing to provide rapid rehousing services to families. With these new programs, families can receive rental assistance for up to 12 months, comprehensive case management, and wrap around support. Within the first two months of program startup,

				these agencies engaged 33 families for case management and housing navigation support. Four households were placed into housing. SSFs Coordinated Access System onboarded new agencies to receive referrals into rehousing assistance including: Consumers Self Help Center, Lao Family Community Development Care Campus, and Shelter Inc New Chance. In 2025, the County released a bid for an operator of a Flexible Housing Pool to create new re-housing capacity by leveraging CalAIM transitional rent benefit. Brilliant Corners was selected as the operator of the pool. They are new provider to the community, bringing experience in landlord engagement, re-housing and tenancy supports. They will begin implementation in 2026. The City was awarded Encampment Resolution Funds in September 2024 to pilot a street to housing program, a rapid rehousing program moving people from encampments into housing. The program kicked off in February 2025 and to date, 127 in 102 households were moved into housing. Housing stabilization case management work continues to support people to a permanent housing destination once the rental assistance ends.

4	Identify and develop ongoing funding sources to expand rehousing capacity and provide ongoing rental assistance funding.	City/County/SSF	Identify and allocate funding for 29 full-time equivalent staff to provide rehousing case management at an average caseload of 22 per employee. Identify and allocate funding for at least 220 new rapid rehousing case slots annually.	2026	Ongoing. SSF dedicated its private funding from the Bezos Day One Families Fund to expand rehousing capacity and provide rental assistance to families in Sacramento County. Together, this initiative funds 9 FTEs across both provider agencies and aims to serve 160 families over one year. The County was awarded \$5.8 million in PATH CITED to launch the Flexible Housing Pool in 2026, which will allow drawing CalAIM transitional rent funding to house up to 250 households in the first year. The City is now a CalAIM designated provider for Community Supports, which expands the City's ability to provide rehousing assistance to people experiencing homelessness.
5	Design and pilot a new system-level shared housing program.	SSF/ City/ County	Identify funding and initial program design. Provide education and technical assistance. Examine ways to facilitate shared housing.	2025	Project on hold due to lack of funding.
6	Lobby for additional funding at the state and federal level for ongoing rental assistance funding.	SSF/ SHRA	Convene a stakeholder group and develop a strategy to seek rental assistance funding.	2025	Ongoing. SSF has participated in efforts to expand the Homeless Housing, Assistance, and Prevention (HHAP) funding to become a permanent funding source. SHRA participated in efforts to expand/change the State's Permanent Local Housing Allocation program.

AHP Goal - Permanent Supportive Housing Units	2023	2024	2025	2026	2027	Total
Affordable Housing Plan (AHP) Permanent Supportive Housing (PSH) Unit Goal	300	300	300	300	300	1500
Total PSH Units produced to date	372	308	185	0	0	865
Total PSH Units in Pipeline - City and County			585	0	0	585
PSH Units remaining to meet goal			50	0	0	50
PSH Units Completed-City	326	74	185	0	0	585
PSH Units Completed -County	46	234	0	0	0	280
PSH Units planned/in development - City				10	0	10
PSH Units planned/in development - County				114	0	114
PSH Units Under Construction - City				221	0	221
PSH Units Under Construction - County				240	0	240

AHP Goal - Affordable Housing (non PSH)	2023	2024	2025	2026	2027	Total
Affordable Housing Plan (AHP) Affordable Unit Goal	100	100	100	100	100	500
Total Affordable Units Completed	262	1102	807	0	0	2171
Total Affordable Units in Pipeline			1393	0	0	1393
Affordable Units needed to meet goal			0	0	0	0
Affordable Units completed-City	262	868	778	0	0	1908
Affordable Units completed - County	0	263	29	0	0	292
Affordable Units in planned/in development - City				610	0	610
Affordable Units in planned/in development - County				143	0	143
Affordable Units in Construction-City				266	0	266
Affordable Units in Construction - County				374	0	374

City Unit Production Detail

2023-2027

last updated 3/12/2026

Project	Type of Project	No. of PSH Units 2023	No. of AFF Units 2023	No. of PSH Units 2024	No. of AFF Units 2024	No. of PSH Units 2025	No. of AFF Units 2025	No. of PSH Units 2026	No. of AFF Units 2026	No. of PSH Units 2027	No. of AFF Units 2027	Total Units
City Units in Development												
River City / Scotty's Station	AFF								66			
I Street	AFF								84			
Q Street	AFF								217			
Florin Family	PSH/AFF							10	112			
Gateway West	AFF								131			
City Total in Development								10	610			620
City Units Under Construction												
Sakura	AFF							34	100			
Donner Field	AFF							17	49			
Central Sac Studios Ph 2	PSH							51				
440 Arden	AFF							31	92			
Sequoia	PSH							88				
San Juan Ph 1	AFF								25			
City Total Under Construction								221	266			487
City Units Completed												
Esperanza							40					
13C Studios							126					
69th Street Apts							129					
The Grace							45					
Kind South	AFF						108					
Mirasol - Block D	AFF						116					
39th & Broadway	PSH/AFF					12	31					
On Broadway	PSH/AFF					37	63					
Anton Ascent (Cal PFA)	AFF						120					
Northview Pointe	PSH					66						
Rodeway Inn	PSH					70						
Monarch	AFF/PSH			20	219							
The Heights on Stockton	AFF				198							
Sonrisa	AFF						58					
Wong	AFF				150							
Mirasol - Block C	AFF				84							
Villa Jardin/Coral Gables	PSH	38										
Vista Nueva	PSH	116										
Capitol Park Hotel	PSH	80		54								
Central Sacramento Studios	PSH	92										
Mirasol A	AFF		103									
Salvador	AFF		159									
ARY Place	AFF				159							
City Total Units Completed		326	262	74	868	185	778					2493

County Unit Production Detail
2023-2027

Project	Type of Project	No. of PSH Units 2023	No. of AFF Units 2023	No. of PSH Units 2024	No. of AFF Units 2024	No. of PSH Units 2025	No. of AFF Units 2025	No. of PSH Units 2026	No. of AFF Units 2026	No. of PSH Units 2027	No. of AFF Units 2027	Total Units
County Units In Development												
San Juan Phase 2	PSH							40	30			
Power Inn	AFF								73			
Folsom Gardens	AFF							15	40			
Elsie Motel 6	PSH							59				
County Units in Development Total								114	143			257
County Units in Construction												
Terracina at Wildhawk	AFF						144					
Auburn Oaks	PSH					88						
Residence Inn	AFF/PSH					34	142					
Madison Square Studios - Super 8	PSH					118						
San Juan Phase 1	AFF						88					
County total Units in Construction						240	374					614
County Units Completed												
Beech Hill	AFF						29					
Arden Star	PSH			126								
Saybrook	AFF			27								
Anton Power Inn	AFF				75							
Cornerstone - North	AFF/PSH			8	40							
Cornerstone - South	AFF/PSH			8	52							
Mutual Housing on the Blvd.	AFF/PSH			60	67							
Sunrise Pointe	PSH	46										
County Total Units Completed		46		229	234		29					538



Annual Affordable Housing Report

August 25, 2026

City-County Affordable Housing Plan

- City and County Partnership Agreement to improve coordination on permanent supportive housing (PSH) production and re-housing (RH) efforts for the unhoused.
- Affordable Housing Plan (AHP) for 2023-2027 developed with community, Board of Supervisors, and City Council input.

City-County Affordable Housing Plan

Annual Affordable Housing Plan
Progress Report
May 2025-April 2026



City-County Affordable Housing Plan

Permanent Supportive Housing Activities

Priority 1: Construct 1500 Permanent Supportive Housing (PSH) & 500 affordable units by the end of 2027

Accomplishments

- PSH Unit Production: 1450 units
 - 865 Permanent Supportive Housing (PSH) units completed
 - 585 units in pipeline.
- Affordable Unit Production: 3564 units
 - 2171 Affordable units completed
 - 1393 units in pipeline.
- Develop Publicly Owned Parcels: 33 parcels sold/disposed creating 346 affordable housing units
- Developed New Partnerships: Five new affordable housing developers
- Tracking Production: Established and maintain data on unit production posted on SHRA website

City-County Affordable Housing Plan

Rehousing Activities

Priority 2: Identify and Fund 1,100 rehousing opportunities by the end of 2027

Accomplishments

- County Launch of the Flexible Housing Pool
 - New Partnership with Brilliant Corners
 - \$5.8 Million start-up funding through the PATH CITED program
 - Provides re-housing support and rental assistance for 250 homeless households with behavioral health needs
- City Rehousing Programs
 - Street to Housing Program supported re-housing of 102 households in targeted encampments
 - Launched City's integration of CalAIM community supports for housing tenancy and sustaining services
- SSF Bezos Day One Families Fund Program
 - \$4.5 million in grant funds to focus on re-housing for vulnerable families
 - New partnership with Children's Receiving Home
 - Will support short-term rental assistance, housing navigation, and case management for up to 160 families per year.

Questions?

File ID: 2026-01524

8/25/2026

Sacramento Housing and Homelessness Ad Hoc Task Force Meeting #1 Report Out [Oral Report]

File ID: 2026-01524

Location: Citywide

Recommendation: Receive and file.

Contact: Ya-yin Isle, City Housing Manager, (916) 808-1869, yisle@cityofsacramento.org, Economic Development Department

Presenter: Ya-yin Isle, City Housing Manager, (916) 808-1869, yisle@cityofsacramento.org, Economic Development Department

Attachments:

1-Description/Analysis

2-Field Impact Report Meeting #1 Summary Notes

Description/Analysis

Issue Detail: Regional coordination for homelessness and housing is a top priority for the City of Sacramento and its partner agencies, and discussions on developing a new shared governance model have continued to progress.

In June 2026, the County of Sacramento and the cities of Sacramento, Elk Grove, Folsom, Citrus Heights, Rancho Cordova, and Galt signed a letter of intent agreeing to participate in a process through an ad hoc task force, supported by jurisdictional staff and an independent consultant to develop the details of this model. The first meeting of the ad hoc task force was held on August 6, 2026, and this item is a report out from the first meeting.

Policy Considerations: The consideration of a shared governance model overseeing housing and homelessness in Sacramento are consistent with the City's Housing Element program **H13**.

Homeless Plan which states that the City shall work with the Continuum of Care, its members, service providers, and jurisdictions, on a coordinated response plan that is updated regularly.

Economic Impacts: Not applicable.

Environmental Considerations: This report is an informational item providing an update and report out from the first ad hoc task force meeting on establishing a shared governance model for housing and homelessness. This report is an administrative activity and is not a project under the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15378(b)(5).

Sustainability: Not applicable.

Commission/Committee Action: Not applicable.

Rationale for Recommendation: Not applicable.

Financial Considerations: Not applicable.

Local Business Enterprise (LBE): Not applicable.

Sacramento Housing and Homelessness Ad Hoc Task Force

August 6, 2026: Meeting #1 Summary Notes

Purpose

The Task Force was convened to develop recommendations for a new regional partnership model for housing and homelessness governance, including:

- A new regional governing body
 - A revised Continuum of Care (CoC) governance structure
 - Governing documents and committee structure
 - Membership and seat allocation
 - Staffing and administrative support
 - Transition from the current CoC Board
 - Future coordination across jurisdictions and government partners
-

Opening Remarks

City Manager Maraskeshia Smith and County Executive David Villanueva welcomed participants and emphasized:

- Regional collaboration is essential.
 - Homelessness requires an integrated approach across jurisdictions.
 - Success depends upon sustained partnership between cities, the county, state agencies, providers, and people with lived experience.
 - Appreciation was expressed for staff supporting the effort.
-

Task Force Charge

Members discussed the role of the Task Force.

The Task Force is **not** the future governing body. Instead, it is responsible for designing recommendations for that future body for approval by the governing bodies of participating entities, including its:

- Purpose
- Structure
- Authorities
- Membership
- Governance documents
- Transition strategy

Members are expected to:

- Represent their jurisdictions throughout the process
- Keep local leadership informed
- Help secure approval of final recommendations by their governing bodies

Staff will support members between meetings and assist with communications and preparation.

Key Inputs Guiding the Work

The group agreed the Task Force should draw from multiple sources:

- Letter of Intent
 - HUD CoC requirements & HEARTH Act requirements
 - HUD Technical Assistance
 - Task Force member expertise
 - Field Impact Partners' experience from other communities
 - Existing regional experience and lessons learned
-

Major Discussion Themes

SB 802

The group agreed:

- SB 802 will not stop or delay the Task Force's work.
- The legislation should be monitored because it may inform future governance expectations.
- Understanding legislative intent may strengthen recommendations.

Regional Coordination

Members discussed opportunities to improve coordination by:

- Increasing collaboration among cities
- Better integrating state agencies as appropriate
- Reducing conflicting local ordinances
- Improving Coordinated Access participation
- Creating governance capable of addressing regional issues rather than jurisdiction-specific concerns.

Lessons from Existing Governance

Several observations informed the discussion:

- CoC funding decisions often require extensive recusals.
 - Not all jurisdictions participate equally in Coordinated Access.
 - Lived experience voices must remain central.
 - Existing governance structures can create fragmentation.
 - Governance should prioritize measurable results and accountability rather than process alone.
-

Ways of Working

The Task Force agreed to:

- Decide and move rather than wait for perfect information.
 - Come prepared.
 - Listen to understand.
 - Focus on issues rather than individuals.
 - Maintain confidentiality during deliberations.
 - Remember that the Task Force is designing—not operating—the future governance body.
-

Timeline

The anticipated schedule is:

Launch Phase - July to August 2026

Phase One - August to October

Phase Two - October to November

Final Recommendations - January 2027

Between meetings:

- Staff will prepare materials.

- Members will engage stakeholders.
 - Jurisdictions should begin coordinating with Staff to prepare for January approvals.
-

Decision-Making

The Task Force discussed how formal decisions should be made.

The group agreed that a majority vote will be the formal method for approving Task Force deliverables, while also expressing a strong preference for reaching consensus whenever possible.

Some members raised concerns that a simple majority could result in significant disagreement on recommendations intended to establish a regional governance structure.

To help identify and explore disagreement, the group discussed using a Gradients of Agreement tool, using a scale of 1–8:

- 1 represents full agreement.
- 8 represents a firm disagreement or “veto” position.

When a member expresses significant disagreement, the gradient can be used to better understand the concerns underlying their position and determine whether additional discussion is needed.

A rating above approximately 5 may indicate that the group should reconsider its direction or explore whether an important issue has not yet been fully addressed.

Members noted that consensus should be achievable for many of the Task Force’s high-level governance decisions, while more difficult operational decisions may appropriately be left to the future governing body.

The group also discussed whether the future governing structure should consider the relative resources or investments of participating jurisdictions, including whether some form of weighted representation or decision-making model should be explored.

Ongoing staff engagement between Task Force meetings will be important for resolving issues, maintaining alignment, and ensuring jurisdictions feel informed and engaged throughout the process.

Supporting Tools

FIP with support of Staff will maintain:

- Decision Log
- Open Question/Parking Lot
- Deliverables tracker
- Meeting summaries
- Communication cadence
- Supporting presentations and documentation

National Context

Key lessons from other communities included:

- Governance structures have not kept pace with increased complexity.
 - Funding has expanded.
 - Coordination requirements have grown.
 - Governance must become more nimble.
 - Successful governance depends upon:
 - clarity
 - accountability
 - cross-sector alignment
 - measurable outcomes.
-

Defining Success

Members identified characteristics of a successful future governing body:

- Clear goals and measurable outcomes
 - Better quality of life for people experiencing homelessness
 - Authority to make meaningful decisions
 - Accountability across participating agencies
 - Joint regional decision-making
 - Learning from successful governance models elsewhere
 - Strong partnership with the State
 - Respect for local authority
 - Cities retain control of funding specific to their local jurisdiction
 - Sustained regional commitment
 - Long-term aspiration of reducing homelessness and ultimately reducing dependence on the homelessness response system
-

Communications

Members emphasized:

- Ongoing communication with jurisdictions between meetings.
- Updates to City and County governing bodies throughout the process.

- Staff to develop a communications plan describing how their specific jurisdiction will engage electeds and governing bodies. For situational awareness, FIP will consolidate each jurisdiction's communications plan.
-

Formal Decisions

The following formal decisions were made:

1. Adopted the Task Force Ways of Working (with additions regarding confidentiality and clarifying the Task Force's advisory role).
 2. Approved majority vote as the formal decision-making process.
 3. Agreed to use Gradients of Agreement to inform discussion before formal votes.
-

Open Question Parking Log

Items deferred for future discussion include:

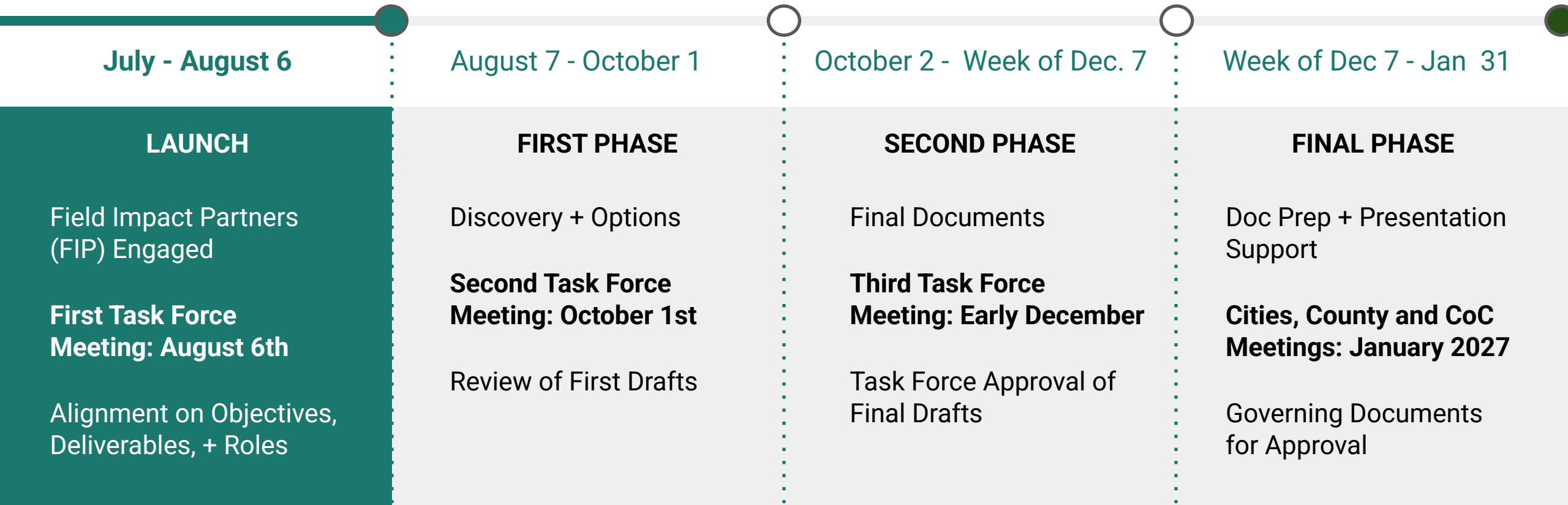
- Detailed review of SB 802
- Grand Jury Report
- Role of State agencies
- Lessons from CoC governance
- Governance models focused on measurable results, and performance metrics used by other communities
- Baseline information on current investments, governance, and outcomes
- Regional ordinance alignment

Project Timeline

- Review content in between meetings
- Be ready to make decisions
- Engage stakeholders
- Be prepared to adjust as needed

Note Schedule Change:

We will be scheduling a Task Force Meeting for early December to allow for more time staff and elected review of materials. Please continue to hold the November date until after the October Task Force Meeting.



City of Sacramento
City Council - 2PM Report
915 I Street Sacramento, CA 95814
www.cityofsacramento.org

File ID: 2026-01517

8/25/2026

Notification of Parcel Map of 1373 48 Street (Z25-039/FPM 26-0017)

File ID: 2026-01517

Location: District 4

Recommendation: Receive and file.

Contact: David Veasey, Supervising Surveyor, (916) 808-6364, dveasey@cityofsacramento.org,
Department of Public Works

Presenter: None

Attachments:

1-Notice to Clerk

2-Parcel Map

CITY OF SACRAMENTO
CALIFORNIA

MEMORANDUM

DATE: 7/27/26

TO: Mindy Cuppy, City Clerk

FROM: David James Veasey, Licensed Land Surveyor, Director of Public Works Designee

SUBJECT: Notification of "Parcel Map Approval" in City Council Agenda

In accordance with Section 17.832.090 of the Sacramento City Code, this notice is from the Director of Public Works designee pending decision for the following Parcel Map:

Subdivision Name: 1373 48th Street

Project No: Z25-039

FPM No.: 26-0017

Location: East of 48th St, west of 49th St, north of Folsom Blvd and south of M St

Council District: 4

Community Plan: East Sacramento

Developer: Stone Grove Development, LLC a California limited liability company

No. of Lots: 2

Type: Residential

Background: Tentative map entitled "1373 48th Street" was approved by City of Sacramento Zoning Administrator on 03/26/2026. The project will subdivide 0.19-acre parcel into two parcels within Single-Unit Dwelling (R-1) zone.

Proposed Decision: Approve

Contact Person: David James Veasey, Licensed Land Surveyor, Phone: (916) 808-6364

This notice to be included in the City Council Agenda for August 25, 2026

PARCEL MAP OF
1373 48TH STREET

SUBDIVISION NO. Z25-039

LOT 8 OF HILL AND ATKINS SUBDIVISION, 9 B.M. 48

CITY OF SACRAMENTO
AUGUST 2026

COUNTY OF SACRAMENTO

STATE OF CALIFORNIA
SHEET 1 OF 2

JTS ENGINEERING
CONSULTANTS, INC.

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS
PARCEL MAP OF "1373 48TH STREET".

STONE GROVE DEVELOPMENT, LLC A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Kelly Reilly
NAME: Kelly Reilly
TITLE: President

NOTARY'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE
IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS
ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF Sacramento
ON July 17, 2026, BEFORE ME, Sarah K. Garnett
PERSONALLY APPEARED Kelly Reilly, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE,
WHO PROVED TO ME ON THE

BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they
EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY
HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON
BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT
THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

Sarah K. Garnett Sarah K. Garnett
SIGNATURE PRINTED NAME
MY COMMISSION NO.: 2482872 MY COMMISSION EXPIRES: Feb. 24, 2028
MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF Sacramento

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD
SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND
LOCAL ORDINANCE AT THE REQUEST OF KELLY REILLY IN APRIL 2026. I HEREBY STATE
THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED,
AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED
AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY
APPROVED TENTATIVE MAP.

Mahbub U. Amin 07/17/2026
NAME: MAHBUB U. AMIN, L.S. 9325 DATE
EXPIRES: 3/31/2027



DAVID JAMES VEASEY
L.S. 9326, EXP 03/31/2027
LICENSED LAND SURVEYOR
CITY OF SACRAMENTO

I HEREBY APPROVE THIS PARCEL MAP OF "1373 48TH STREET".

CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF "1373 48TH STREET" AND
FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY
OF SACRAMENTO ZONING ADMINISTRATOR AND ANY APPROVED ALTERATIONS THEREOF; THAT
ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES
HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY
CORRECT.

CITY CLERK'S STATEMENT:

I HEREBY ATTEST TO THE APPROVAL OF THIS PARCEL MAP OF "1373 48TH STREET".

CITY CLERK
CITY OF SACRAMENTO
DATE

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____ 2026, AT _____ O'CLOCK _____ M., IN
BOOK _____ OF PARCEL MAPS, AT PAGE _____ AT THE REQUEST OF J.T.S. ENGINEERING
CONSULTANTS, INC., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER
CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

DOCUMENT NO. _____ FEE: \$ _____

BY: _____ DEPUTY
RECORDER OF SACRAMENTO COUNTY
STATE OF CALIFORNIA

1373 48TH STREET

LOT 8 OF HILL AND ATKINS SUBDIVISION, 9 B.M. 48

STATE OF CALIFORNIA
SHEET 2 OF 2

LINE TABLE:

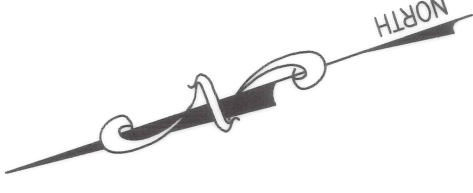
L1	N70°47'13"W,	20.00'
L2	S70°45'33"E,	20.00'
L3	S70°43'53"E,	20.00'

○	DIMENSION POINT, NOTHING FOUND OR SET
⦿	SET 5/8" REBAR, WITH PLASTIC CAP LS 9325
⦿	SET 1" DIAMETER X 18" LONG IRON PIPE, TAG LS 9325
⦿	SET NAIL & TAG LS 5352 IN CONCRETE
⦿	FOUND REBAR AS NOTED
⦿	FOUND NAIL AS NOTED
●	FOUND MONUMENT AS NOTED
+	FOUND CITY STREET TIE (CUT 'X')
⦿	CENTER LINE

- (1) RECORD PER 9 B.M. 48, "HILL AND ATKINS SUBDIVISION"
- (2) RECORD PER 217 P.M. 4, "1328 49TH STREET"
- (3) RECORD PER 218 P.M. 21, "1357 48TH STREET"
- (4) RECORD PER 231 P.M. 12, "1381 48TH STREET"

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ALONG THE EASTERLY
LINE OF 48TH STREET BETWEEN FOUND MONUMENTS AS SHOWN. THE
BEARING BEING N19°39'06"E AS SHOWN ON 231 P.M. 12

1. THIS PARCEL MAP CONTAINS 8,473 SQUARE FEET OR 0.195 ACRES, MORE OR LESS.
2. THE TOTAL DOES NOT EQUAL INDIVIDUAL DISTANCES DUE TO ROUNDING OFF.
3. SUBJECT SITE BEING LOT 8 OF 9 B.M. 48 WAS PREVIOUSLY DEPICTED ON 231 P.M 12 AND HAS BEEN ESTABLISHED FROM FOUND MONUMENTS.
4. FEE TITLE OF THE PARCELS BEING CREATED BY THIS MAP MAY EXTEND TO THE CENTERLINE OF ADJOINING STREETS.



City of Sacramento
City Council - 2PM Report
915 I Street Sacramento, CA 95814
www.cityofsacramento.org

File ID: 2026-01540

8/25/2026

Notification of Final Map of Panhandle Cononelos Phase 1 (Z23-043.1/FPM 25-0043)

File ID: 2026-01540

Location: District 1

Recommendation: Receive and file.

Contact: David Veasey, Supervising Surveyor, (916) 808-6364, dveasey@cityofsacramento.org,
Department of Public Works

Presenter: None

Attachments:

1-Notice to Clerk

2-Final Map

CITY OF SACRAMENTO
CALIFORNIA

MEMORANDUM

DATE: 8/5/26

TO: Mindy Cuppy, City Clerk

FROM: David James Veasey, Licensed Land Surveyor, Director of Public Works Designee

SUBJECT: Notification of "Final Map Approval" in City Council Agenda

In accordance with Section 17.832.090 of the Sacramento City Code, this notice is from the Director of Public Works designee pending decision for the following Final Map:

Subdivision Name: Panhandle Cononelos Phase 1

Project No: Z23-043.1 FPM No.: 25-0043

Location: West of Sorento Rd, east of Alterra Way and north of Aimwell Ave

Council District: 1

Community Plan: North Natomas

Developer: HBS I PANHANDLE LLC, a Delaware limited liability company

No. of Lots: 79

Type: Residential

Background: The Tentative Subdivision Map entitled "Panhandle Cononelos" was approved on 7/25/2024 to subdivide 40 acres into 165 residential lots, and lots for public park, private driveways, and common landscaping. This map is the 1st phase of multiple phases and will subdivide 40.265 acres into 67 residential lots, 8 private lots, 2 open space lots, 1 park lot and 1 lot for future development.

Proposed Decision: Approve

Contact Person: David James Veasey, Supervising Surveyor, Phone: (916) 808-6364

This notice to be included in the City Council Agenda for August 25, 2026

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP OF "PANHANDLE CONONELOS PHASE 1".

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

THE UNDERSIGNED OFFER FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE AVENUE, DRIVE, WAY, CIRCLE AND COURT SHOWN HEREON AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- (A) EASEMENT FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, SEWER, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOT F AND THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH AND CONTIGUOUS TO THE AVENUE, DRIVE, WAY, COURT AND CIRCLE SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (PUE) AND 12.5' PUBLIC UTILITY EASEMENT (12.5' PUE).
- (B) EASEMENT FOR INSTALLATION AND MAINTENANCE OF GAS PIPES, POLES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS G, H,I, J, K, AND THOSE STRIPS OF LAND FIVE (5.00) FEET IN WIDTH SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (PUE) AND 5' PUBLIC UTILITIES EASEMENT (5' PUE).
- (C) EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC AVENUE, DRIVE, WAY, CIRCLE AND COURT SHOWN HEREON.
- (D) EASEMENT FOR EMERGENCY VEHICLES FOR INGRESS AND EGRESS BY POLICE, FIRE AND SIMILAR EMERGENCY PERSONNEL AND THEIR VEHICLES ON, OVER AND ACROSS LOT H AND THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "EMERGENCY VEHICLE ACCESS EASEMENT" (EVAE).
- (E) EASEMENT FOR ACCESS TO DEPARTMENT OF UTILITIES PERSONNEL AND MAINTENANCE VEHICLES AT ALL TIMES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND DRAINAGE PIPELINES TOGETHER WITH ANY AND ALL APPURTENANCES THERETO ON, OVER, UNDER AND ACROSS LOT H AND THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "DRAINAGE EASEMENT" (DE).
- (F) AN IRREVOCABLE OFFER OF DEDICATION FOR LANDSCAPE EASEMENT FOR MAINTENANCE OF LANDSCAPING, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS D, E, AND F SHOWN HEREON AND DESIGNATED "LANDSCAPE EASEMENT IRREVOCABLE OFFER OF DEDICATION" (LEIOD).
- (G) AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF WATER METER FACILITIES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER LOTS G, H, I, J, K, AND ACROSS THOSE STRIPS OF LAND FIVE (5) FEET IN WIDTH ADJACENT TO SAME LOTS AS SHOWN HEREON AND DESIGNATED "WATER METER EASEMENT" (WME) AND 5' WATER METER EASEMENT (5' WME).
- (H) EASEMENT FOR BIKE PATH AND SIDEWALK, AND PEDESTRIAN ACCESS TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS STRIPS OF LAND SHOWN HEREON AND DESIGNATED AS "EASEMENT FOR BIKE PATH, SIDEWALK AND PEDESTRIAN ACCESS" (BPSE).

SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENT

FINAL MAP
OF
PANHANDLE CONONELOS
PHASE 1

SUBDIVISION NO. Z23-043.1
BEING A SUBDIVISION OF LOT 87 AS SHOWN AND DEPICTED ON THAT CERTAIN MAP TITLED "NATOMAS EAST SIDE SUBDIVISION" FILED FOR RECORD IN JANUARY 18, 1924 IN BOOK 17 OF MAPS, AT PAGE 34, SACRAMENTO COUNTY RECORDS AND SITUATED IN SECTION 1, TOWNSHIP 9 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN.

CITY OF SACRAMENTO • SACRAMENTO COUNTY • CALIFORNIA
AUGUST 2026
SHEET 1 OF 10



27141

OWNER'S STATEMENT (CONT'D)

- (I) EASEMENT FOR PEDESTRIAN ACCESS TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS LOTS H AND I, AND THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED (PAE).
- (J) PURSUANT TO THE PROVISION OF SECTION 66475 OF THE SUBDIVISION MAP ACT, WE HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF SACRAMENTO, AN EASEMENT FOR PUBLIC ROADS, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED AS "IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC ROAD EASEMENT" (RIOD).
- (K) AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND WATER PIPES TOGETHER WITH ANY AND ALL APPURTENANCES THERETO ON, OVER, UNDER AND ACROSS LOT H AND THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "WATER EASEMENT" (WE).

HBS I PANHANDLE LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: 

NAME: Rusty Weathersten

TITLE: Authorized Signatory

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HBS I PANHANDLE LLC, IN APRIL, 2026. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE THE ISSUANCE OF NOTICE OF COMPLETION BY THE CITY FOR CONSTRUCTION OF THE REQUIRED PUBLIC INFRASTRUCTURE, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

MACKAY & SOMPS CIVIL ENGINEERS, INC.


PEDRO JARQUIN, PLS 8268
EXPIRATION DATE: DECEMBER 31, 2027

DATE: 7/22/26



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "PANHANDLE CONONELOS PHASE 1" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY OF SACRAMENTO ZONING ADMINISTRATOR AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

I HEREBY APPROVE THIS FINAL MAP OF "PANHANDLE CONONELOS PHASE 1" AND ACCEPT ON BEHALF OF THE PUBLIC, THE EASEMENTS HEREON OFFERED FOR DEDICATION TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, SUBJECT TO IMPROVEMENTS THEREOF, BUT REJECT AT THIS TIME THE IRREVOCABLE OFFERS OF DEDICATION. SAID OFFERS MAY BE ACCEPTED BY THE CITY AT ANY TIME.

THE ABANDONMENTS LISTED ON NOTE 5 ON SHEET 2 PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE ARE HEREBY APPROVED.

DAVID JAMES VEASEY
L.S. 9326, EXP. 3-31-2027
LICENSED LAND SURVEYOR
CITY OF SACRAMENTO

DATE: _____

CITY CLERK'S STATEMENT

I HEREBY ATTEST TO THE APPROVAL OF THIS FINAL MAP OF "PANHANDLE CONONELOS PHASE 1".

CITY CLERK
CITY OF SACRAMENTO

DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2026, AT _____.M. IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC. AND FIRST AMERICAN TITLE COMPANY, TITLE TO THE LAND IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE WITH THIS OFFICE.

DONNA ALLRED, COUNTY RECORDER

BY: _____
DEPUTY COUNTY RECORDER

FILE NO.: _____

FEE: \$ _____

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF ~~CALIFORNIA~~ Arizona
COUNTY OF Maricopa

ON July 22, 2026 BEFORE ME,
Blair Wetzel, A NOTARY PUBLIC, PERSONALLY
APPEARED Luke C. Wissmann, WHO PROVED TO ME ON THE
BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)
IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED
CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE
INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE
PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF
CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

Blair Wetzel
SIGNATURE PRINTED NAME

MY COMMISSION NUMBER: 694371

MY COMMISSION EXPIRES: April 16, 2030

MY PRINCIPAL PLACE OF BUSINESS IS Maricopa COUNTY

OPTIONEE'S STATEMENT

BEAZER HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
AS OPTIONEE UNDER MEMORANDUM OF PURCHASE AGREEMENT RECORDED
ON APRIL 1, 2026, IN DOCUMENT NUMBER 202604011281, OFFICIAL RECORDS
OF SACRAMENTO COUNTY, CALIFORNIA, HEREBY CONSENTS TO THE FILING
OF THIS MAP AND THE SUBDIVISION OF THE LANDS SHOWN HEREON.

BEAZER HOMES HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

Luke C. Wissmann 7/22/2026
NAME: DATE

President Divisional - Northern
TITLE: California

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Placer

ON July 22, 2026 BEFORE ME,
Inna Miller, A NOTARY PUBLIC, PERSONALLY
APPEARED Luke C. Wissmann, WHO PROVED TO ME ON THE
BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)
IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED
CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE
INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE
PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF
CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

Inna Miller
SIGNATURE PRINTED NAME

MY COMMISSION NUMBER: 2557747

MY COMMISSION EXPIRES: June 30, 2030

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY

FINAL MAP
OF
PANHANDLE CONONELOS
PHASE 1

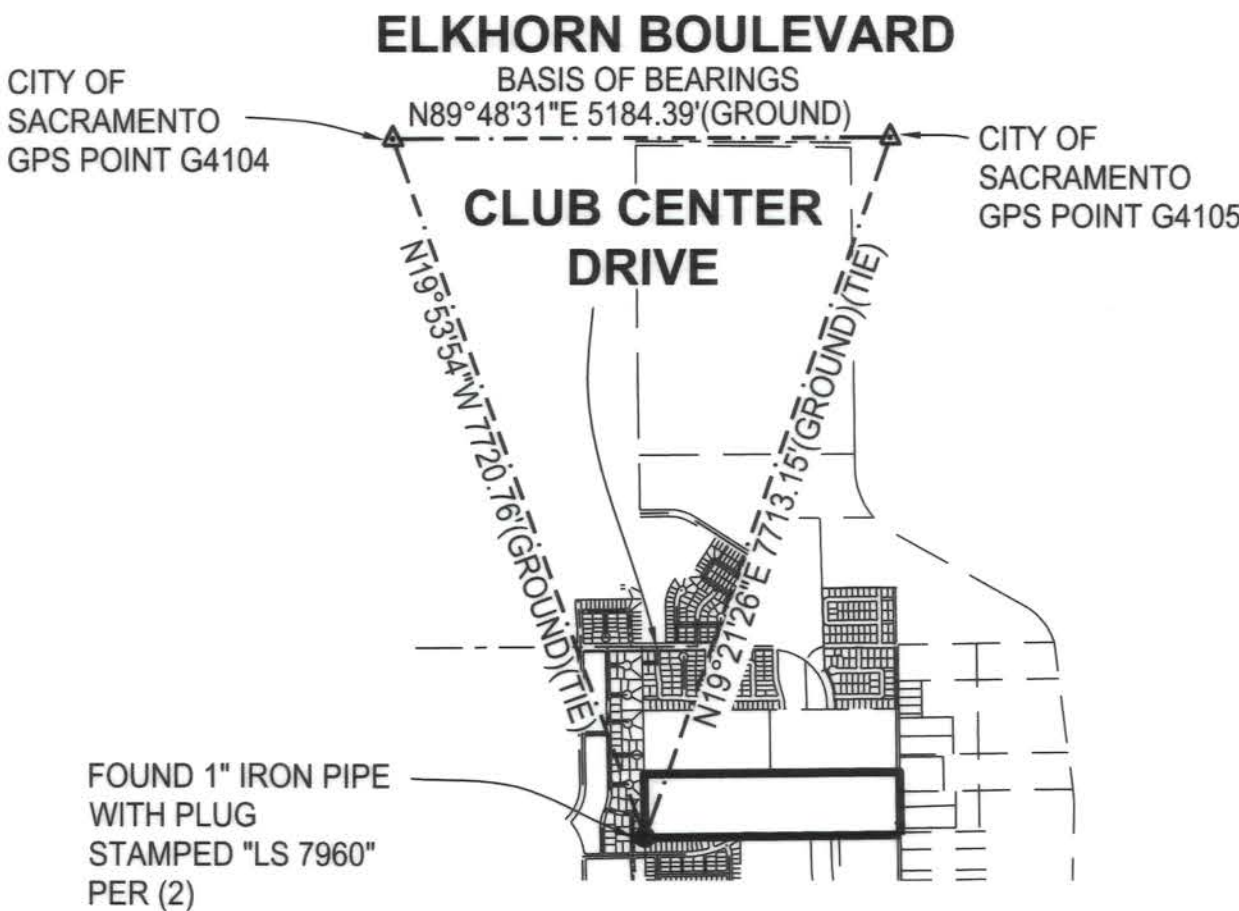
SUBDIVISION NO. Z23-043.1
BEING A SUBDIVISION OF LOT 87 AS SHOWN AND DEPICTED ON THAT
CERTAIN MAP TITLED "NATOMAS EAST SIDE SUBDIVISION" FILED FOR
RECORD IN JANUARY 18, 1924 IN BOOK 17 OF MAPS, AT PAGE 34,
SACRAMENTO COUNTY RECORDS AND SITUATED IN SECTION 1, TOWNSHIP
9 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN.

CITY OF SACRAMENTO • SACRAMENTO COUNTY • CALIFORNIA
AUGUST 2026
SHEET 2 OF 10

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1188

LEGAL DESCRIPTION

LOT 87 AS SHOWN AND DEPICTED ON THAT CERTAIN FINAL MAP TITLED "NATOMAS EAST SIDE SUBDIVISION", FILED FOR RECORD ON JANUARY 18, 1924 IN BOOK 17 OF MAPS, AT PAGE 34, SACRAMENTO COUNTY RECORDS.



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE CITY OF SACRAMENTO GPS CONTROL NETWORK, CALIFORNIA STATE PLANE COORDINATE SYSTEM NAD83 (EPOCH 1991.35) CA ZONE 2, AS DETERMINED FROM GPS TIES BETWEEN POINTS G4105 AND G4104 AS SHOWN ON THE CITY OF SACRAMENTO GPS RECORD OF SURVEY FILED FOR RECORD IN BOOK 63 OF RECORDS OF SURVEY, AT PAGE 29, SACRAMENTO COUNTY RECORDS. SAID BEARING IS N89°48'31"E. DISTANCES SHOWN ARE GROUND. TO CONVERT TO GRID, DIVIDE GROUND DISTANCES BY THE COMBINED SCALE FACTOR OF 1.000044296.

NOTES:

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND ARE IN FEET AND DECIMALS THEREOF. DUE TO ROUNDING THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
2. THIS FINAL MAP CONTAINS 40.265± ACRES GROSS CONSISTING OF 67 RESIDENTIAL LOTS AND 12 LETTERED LOTS.
3. FRONT RESIDENTIAL LOT CORNERS ALONG STREETS WITH ATTACHED SIDEWALKS WILL BE SET WITH A 1" BRASS DISC STAMPED "LS 8268" AT A 1.00 FOOT EXTENSION OF THE SIDE PROPERTY LINE ONTO THE SIDEWALK. FOR FRONT RESIDENTIAL LOT CORNERS ALONG PRIVATE DRIVES WITH A MOUNTABLE CONCRETE CURB AND GUTTER, A 1" BRASS DISC STAMPED "LS 8268" WILL BE SET AT A 2.00 FOOT EXTENSION OF THE SIDE PROPERTY LINE ONTO THE GUTTER PAN. FRONT RESIDENTIAL LOT CORNERS ALONG PRIVATE DRIVES WITH A FLUSH CURB AND NO GUTTER, A MAG NAIL AND WASHER STAMPED "LS 8268" WILL BE SET AT A 1.00 FOOT EXTENSION OF THE SIDE PROPERTY LINE ONTO THE ASPHALT DRIVE.
4. ALL REAR RESIDENTIAL LOT CORNERS AND ANGLE POINTS, UNLESS SHOWN OTHERWISE, WILL BE MARKED WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 8268". WHERE REAR CORNERS FALL IN A MASONRY WALL OR FOOTING, A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 8268" WILL BE SET ON THE SIDE LOT LINE AT A 4.00' OFFSET TO THE REAR CORNER OR, WHERE AN OFFSET MONUMENT CANNOT BE SET, A 3/4" BRASS TAG STAMPED "LS 8268" WILL BE SET WITH EPOXY ON TOP OF THE WALL.
5. PURSUANT TO SECTION 66434(g) OF THE OF SUBDIVISION MAP ACT, THE FILING OF THIS FINAL MAP CONSTITUTES ABANDONMENT OF PORTIONS OF THE FOLLOWING PUBLIC ROAD EASEMENT WITHIN THE BOUNDARY OF THIS MAP AND NOT SHOWN HEREON:
 - a. THE IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC ROAD EASEMENT PURPOSES PER DN 202105260973 AND ACCEPTED PER 202306280618
 - b. 30' PUBLIC ROAD EASEMENT AS SHOWN ON 17 BM 34
6. THE LETTERED LOTS D AND E SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION FOR LANDSCAPING PURPOSES.
7. THE LETTERED LOT F SHALL BE OWNED BY THE HOMEOWNERS' ASSOCIATION. THE MASONRY SOUND WALL SHALL BE MAINTAINED BY HOMEOWNERS' ASSOCIATION. THE LANDSCAPING AND PEDESTRIAN WALKWAYS SHALL BE MAINTAINED BY THE CITY OF SACRAMENTO.
8. THE PRIVATE DRIVES LOTS G, H, I, J, AND K SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
9. LOT A SHALL BE GRANTED IN IOD FEE TITLE TO THE CITY OF SACRAMENTO FOR PARK SITE PURPOSES BY SEPARATE DOCUMENT
10. LOTS B AND C SHALL BE GRANTED IN IOD FEE TITLE TO THE CITY OF SACRAMENTO FOR OPEN SPACE PURPOSES BY SEPARATE DOCUMENT.
11. PRIVATE RECIPROCAL ACCESS AND UTILITY EASEMENTS SHALL BE GRANTED THROUGH LOTS G, H, I, J, AND K, AS NEEDED, WITH THE SALE OF THOSE LOTS.
12. PER SACRAMENTO CITY CODE SECTION 17.852.010, THIS MAP IS SUBJECT TO REQUIREMENT OF PUBLIC IMPROVEMENTS, REFERENCE RPC25-0016.
13. A GEOTECHNICAL ENGINEERING STUDY REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP, INC DATED: NOVEMBER 22, 2024, PROJECT NO. E24320.002
14. LOT 166 IS A PHASING LOT ONLY. FUTURE FINAL MAP IS REQUIRED FOR DEVELOPMENT.
15. THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT SEWER EASEMENT RECORDED, MAY 14, 2026 AS DOCUMENT NUMBER 202605141134, OR. AND IS SHOWN HEREON.

NOTES: (CONTINUED)

16. ALL EASEMENTS AND IRREVOCABLE OFFERS OF DEDICATIONS BEING DEDICATED WITHIN LOTS D, E, F, G, H, I, J AND K TERMINATE AT THE PUBLIC ROAD EASEMENT LINE.
17. THE PAVED AREAS WITHIN THE PEDESTRIAN ACCESS EASEMENTS SHOWN ACROSS LOTS 135, 136, 142, AND 143 SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

LEGEND:

⊙	FOUND NAIL AS NOTED
●	FOUND MONUMENT AS NOTED
○	DIMENSION POINT
⊗	SET 1/4" X 2 1/2" MAG NAIL AND WASHER STAMPED "LS 8268" FLUSH WITH PAVEMENT
⊗	SET 1" X 18" LONG IRON PIPE WITH PLASTIC CAP STAMPED "LS 8268"
⊗	SET 2" BRASS DISC STAMPED "LS 8268" IN MONUMENT WELL
⌒	CENTERLINE
AC	ACRES
BPSE	BIKE PATH, SIDEWALK AND PEDESTRIAN ACCESS EASEMENT
BM	BOOK OF MAPS
DE	DRAINAGE EASEMENT
DN	DOCUMENT NUMBER, OR
ESMT	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
LEIOD	LANDSCAPE EASEMENT IRREVOCABLE OFFER OF DEDICATION
(OA)	OVERALL
OR	OFFICIAL RECORDS OF SACRAMENTO COUNTY
PAE	PEDESTRIAN ACCESS EASEMENT
PM	BOOK OF PARCEL MAPS
PUE	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
RIOD	IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC ROAD EASEMENT
SE	SEWER EASEMENT PER DN 202605141134, OR
SF	SQUARE FEET
SMUD	SACRAMENTO MUNICIPAL UTILITY DISTRICT
()	RECORD REFERENCE
WME	WATER METER EASEMENT
WE	WATER EASEMENT
---	CENTERLINE
---	PUBLIC ROAD EASEMENT/IOD
---	SHEET INDEX/DETAIL LINE
①	SHEET INDEX NUMBER

REFERENCES

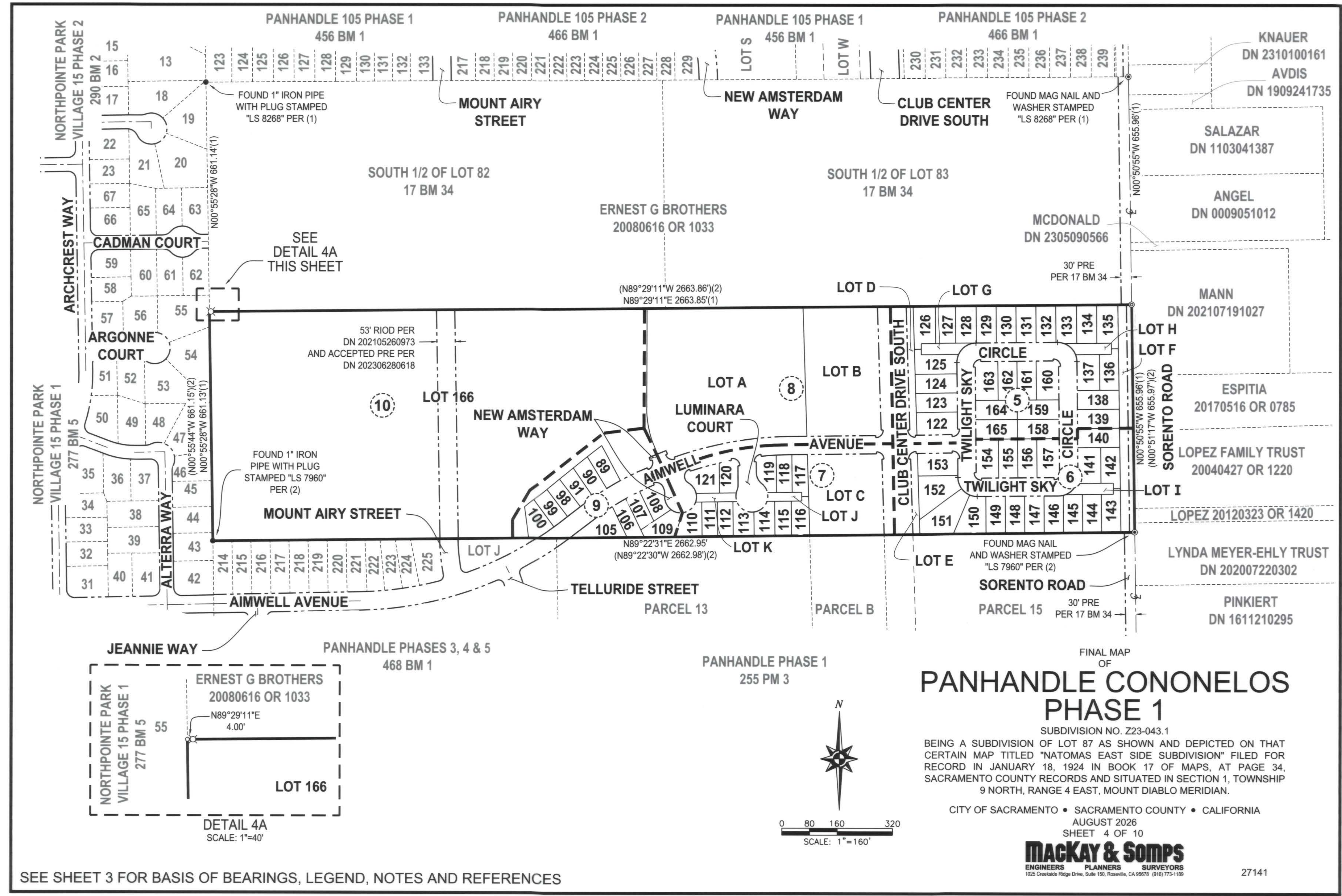
- (1) 456 BM 1 (PANHANDLE 105 PHASE 1)
- (2) 255 PM 3 (PANHANDLE PHASE 1 MASTER PARCEL MAP)

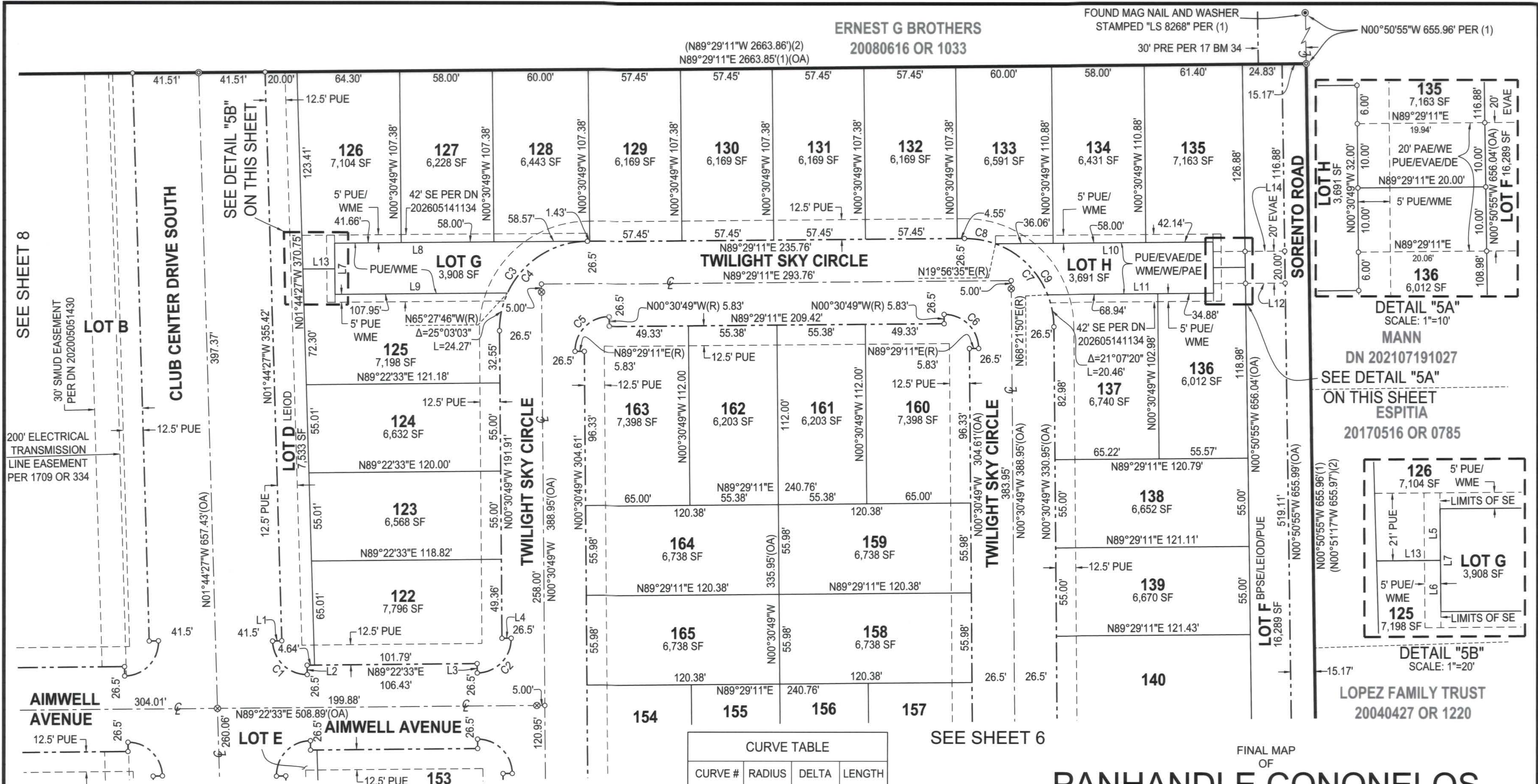
FINAL MAP
OF
PANHANDLE CONONELOS
PHASE 1

SUBDIVISION NO. Z23-043.1
BEING A SUBDIVISION OF LOT 87 AS SHOWN AND DEPICTED ON THAT CERTAIN MAP TITLED "NATOMAS EAST SIDE SUBDIVISION" FILED FOR RECORD IN JANUARY 18, 1924 IN BOOK 17 OF MAPS, AT PAGE 34, SACRAMENTO COUNTY RECORDS AND SITUATED IN SECTION 1, TOWNSHIP 9 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN.

CITY OF SACRAMENTO • SACRAMENTO COUNTY • CALIFORNIA
AUGUST 2026
SHEET 3 OF 10

Mackay & Somps
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189





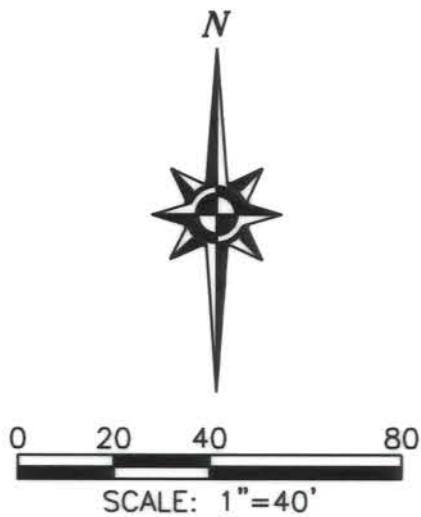
LINE TABLE		
LINE #	BEARING	LENGTH
L1	N88°15'33"E (R)	5.83'
L2	N00°37'27"W (R)	5.83'
L3	N00°37'27"W (R)	5.83'
L4	N89°29'11"E (R)	5.83'
L5	N00°30'49"W	16.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L6	N00°30'49"W	16.00'
L7	N00°30'49"W	32.00'
L8	N89°29'11"E	158.23'
L9	N89°29'11"E	107.95'
L10	N89°29'11"E	136.20'

LINE TABLE		
LINE #	BEARING	LENGTH
L11	N89°29'11"E	103.82'
L12	N89°29'11"E	24.83'
L13	N89°29'11"E	20.00'
L14	N89°29'11"E	24.83'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	21.50'	88°53'01"	33.35'
C2	21.50'	89°53'22"	33.73'
C3	55.50'	64°56'57"	62.91'
C4	55.50'	90°00'00"	87.18'
C5	21.50'	90°00'00"	33.77'
C6	21.50'	90°00'00"	33.77'
C7	55.50'	90°00'00"	87.18'
C8	55.50'	20°27'24"	19.82'
C9	55.50'	48°25'16"	46.90'

SEE SHEET 6



FINAL MAP OF PANHANDLE CONONELOS PHASE 1

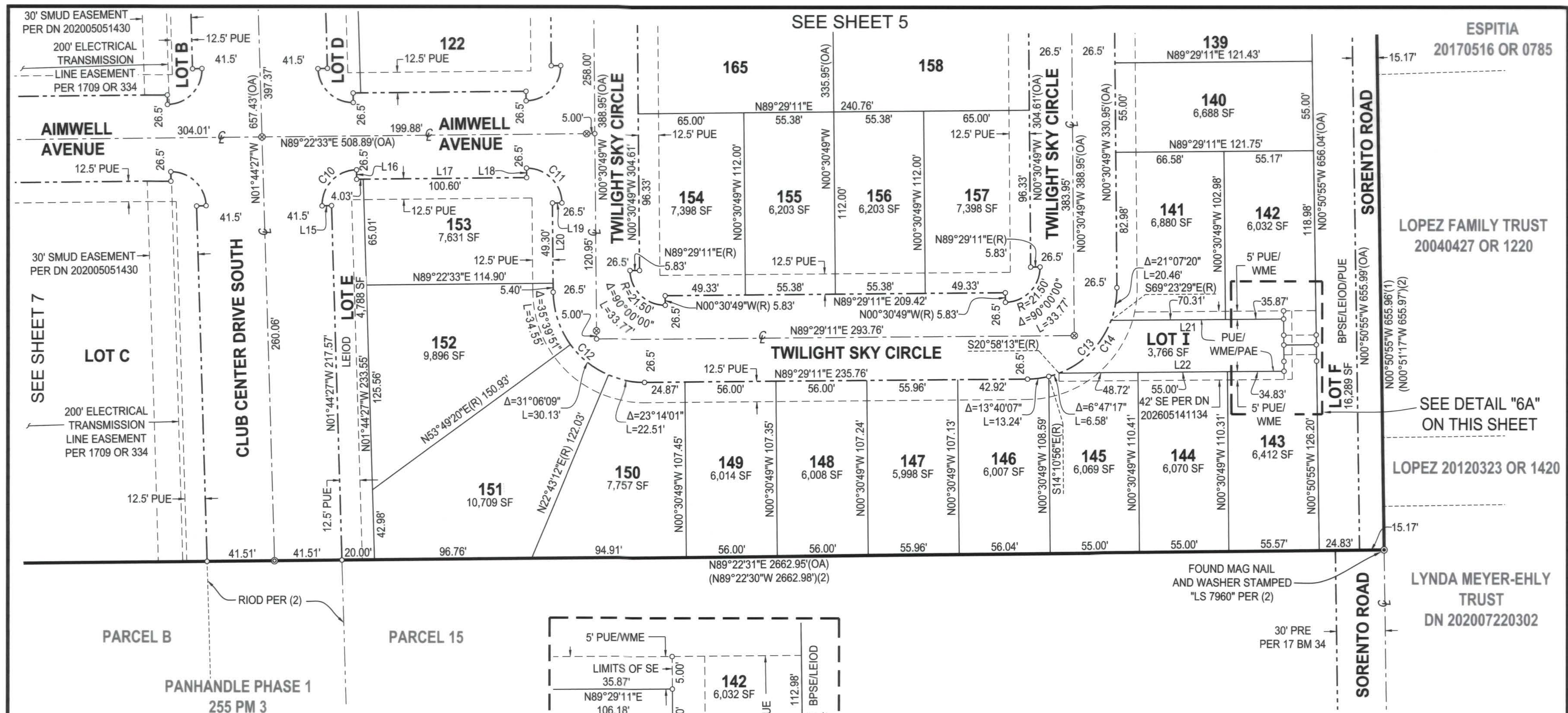
SUBDIVISION NO. Z23-043.1
BEING A SUBDIVISION OF LOT 87 AS SHOWN AND DEPICTED ON THAT CERTAIN MAP TITLED "NATOMAS EAST SIDE SUBDIVISION" FILED FOR RECORD IN JANUARY 18, 1924 IN BOOK 17 OF MAPS, AT PAGE 34, SACRAMENTO COUNTY RECORDS AND SITUATED IN SECTION 1, TOWNSHIP 9 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN.

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SHEET 5 OF 10

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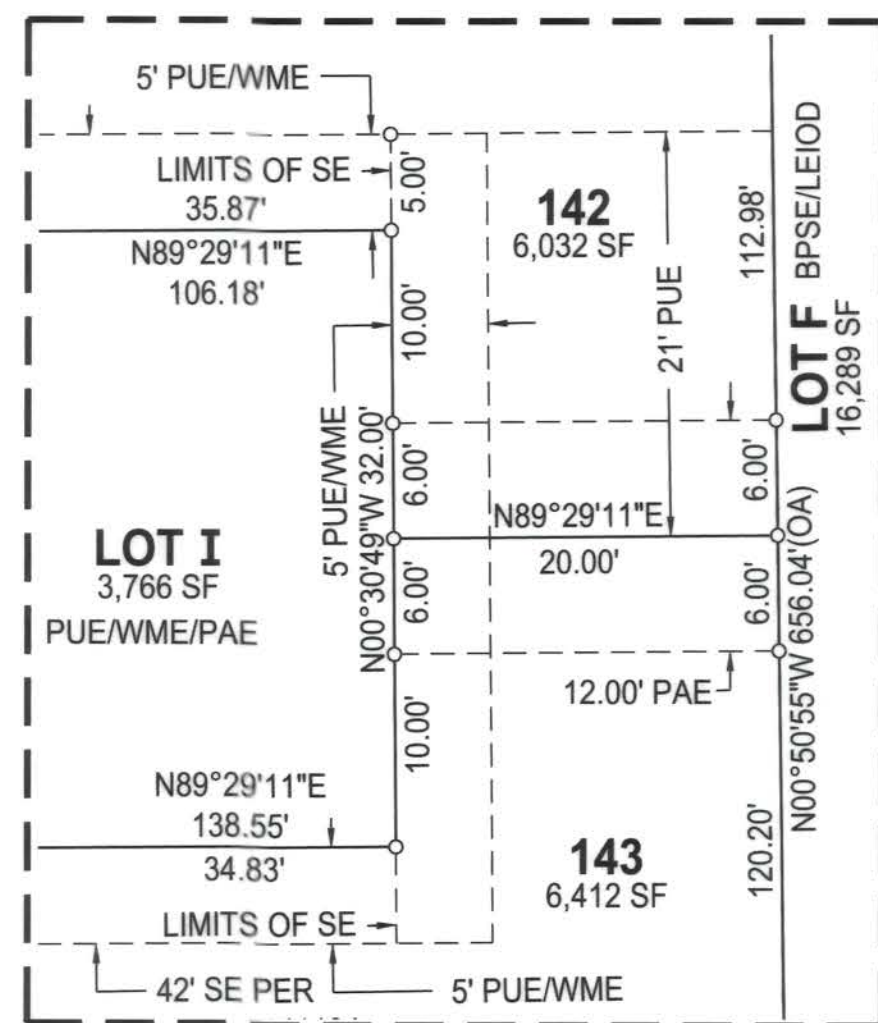
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SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES

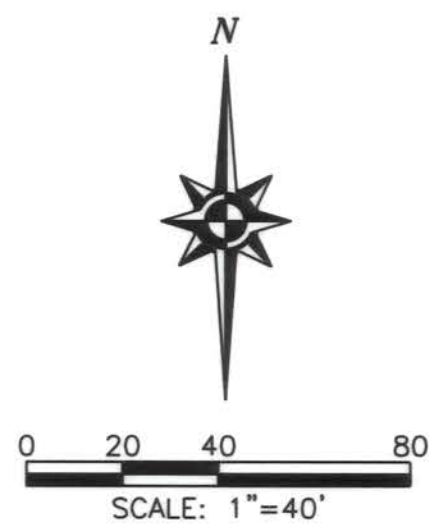


LINE TABLE		
LINE #	BEARING	LENGTH
L15	N88°15'33"E (R)	5.83'
L16	N00°37'27"W (R)	5.83'
L17	N89°22'33"E	104.62'
L18	N00°37'27"W (R)	5.83'
L19	N89°29'11"E (R)	5.83'
L20	N00°30'49"W	54.70'
L21	N89°29'11"E	106.18'
L22	N89°29'11"E	138.55'

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	
C10	21.50'	91°06'59"	34.19'	
C11	21.50'	90°06'38"	33.81'	
C12	55.50'	90°00'00"	87.18'	
C13	55.50'	90°00'00"	87.18'	
C14	55.50'	48°25'16"	46.90'	



DETAIL "6A"
SCALE: 1"=10'



FINAL MAP
OF
**PANHANDLE CONONELOS
PHASE 1**

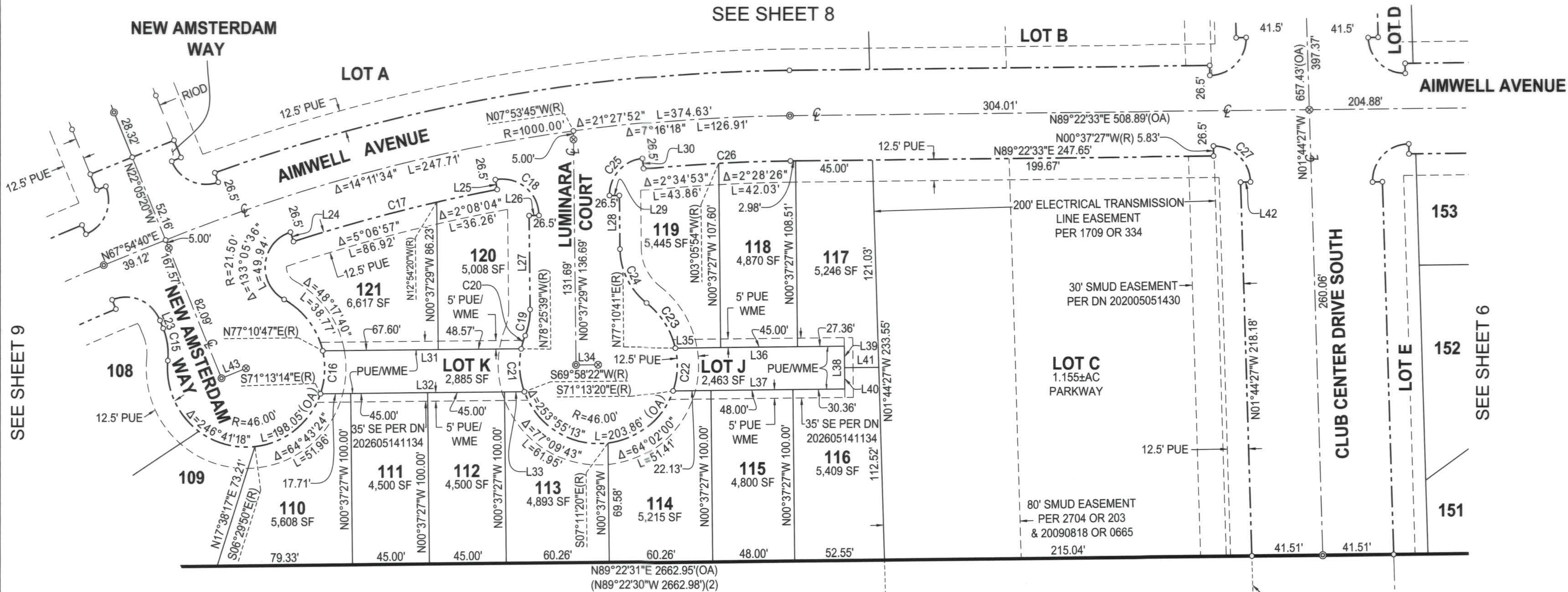
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SHEET 6 OF 10

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27141

SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES



SEE SHEET 9

SEE SHEET 8

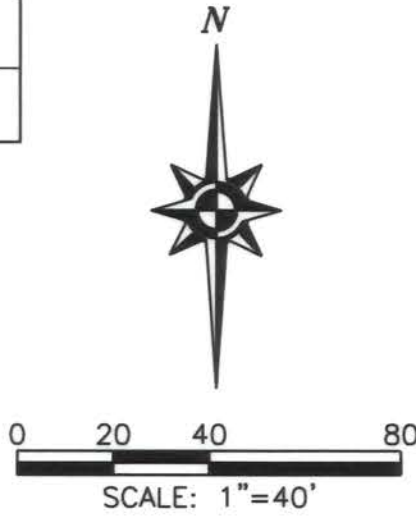
SEE SHEET 6

LINE TABLE		
LINE #	BEARING	LENGTH
L23	N22°05'20"W	4.98'
L24	N18°01'17"W (R)	5.83'
L25	N10°46'16"W (R)	5.83'
L26	N89°22'31"E (R)	5.83'
L27	N00°37'29"W	54.86'
L28	N00°37'29"W	31.47'
L29	N89°22'31"E (R)	5.83'
L30	N05°40'47"W (R)	5.83'
L31	N89°22'31"E	116.17'
L32	N89°22'31"E	119.32'
L33	N89°22'31"E	11.61'

LINE TABLE		
LINE #	BEARING	LENGTH
L34	N89°22'33"E	13.03'
L35	N89°22'31"E	26.56'
L36	N89°22'31"E	98.91'
L37	N89°22'31"E	100.49'
L38	N00°37'29"W	25.00'
L39	N00°37'29"W	12.50'
L40	N00°37'29"W	12.50'
L41	N89°22'31"E	20.00'
L42	N88°15'33"E (R)	5.83'
L43	N67°54'40"E	15.50'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C15	40.00'	27°39'45"	19.31'
C16	46.00'	31°35'59"	25.37'
C17	973.50'	7°15'01"	123.19'
C18	21.50'	100°08'47"	37.58'
C19	40.00'	22°21'41"	15.61'
C20	46.00'	10°09'51"	8.16'
C21	46.00'	31°35'59"	25.37'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C22	46.00'	31°35'59"	25.37'
C23	46.00'	39°21'42"	31.60'
C24	40.00'	51°33'32"	35.99'
C25	21.50'	84°56'42"	31.88'
C26	973.50'	5°03'19"	85.89'
C27	21.50'	88°53'01"	33.35'



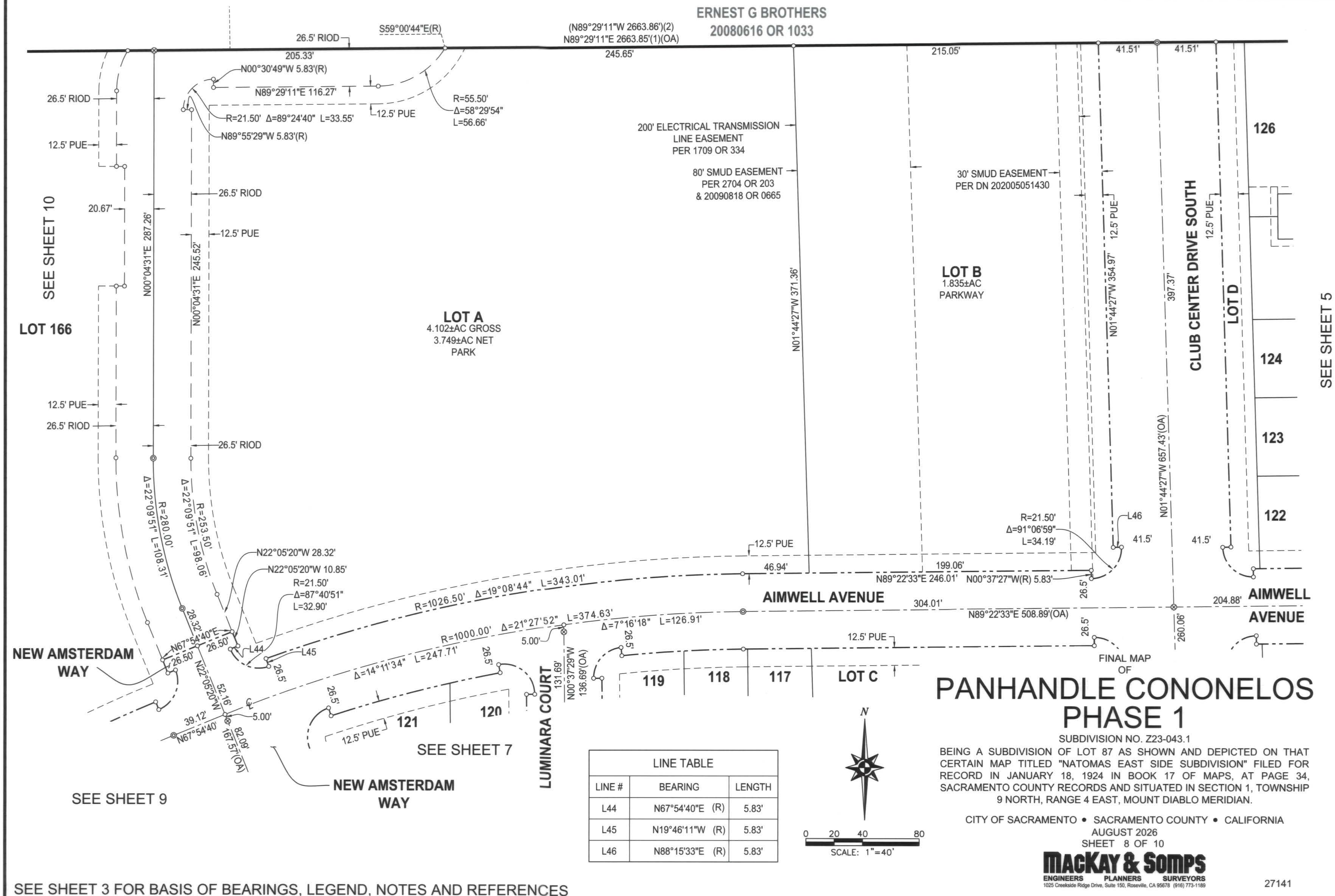
FINAL MAP
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AUGUST 2026
SHEET 7 OF 10

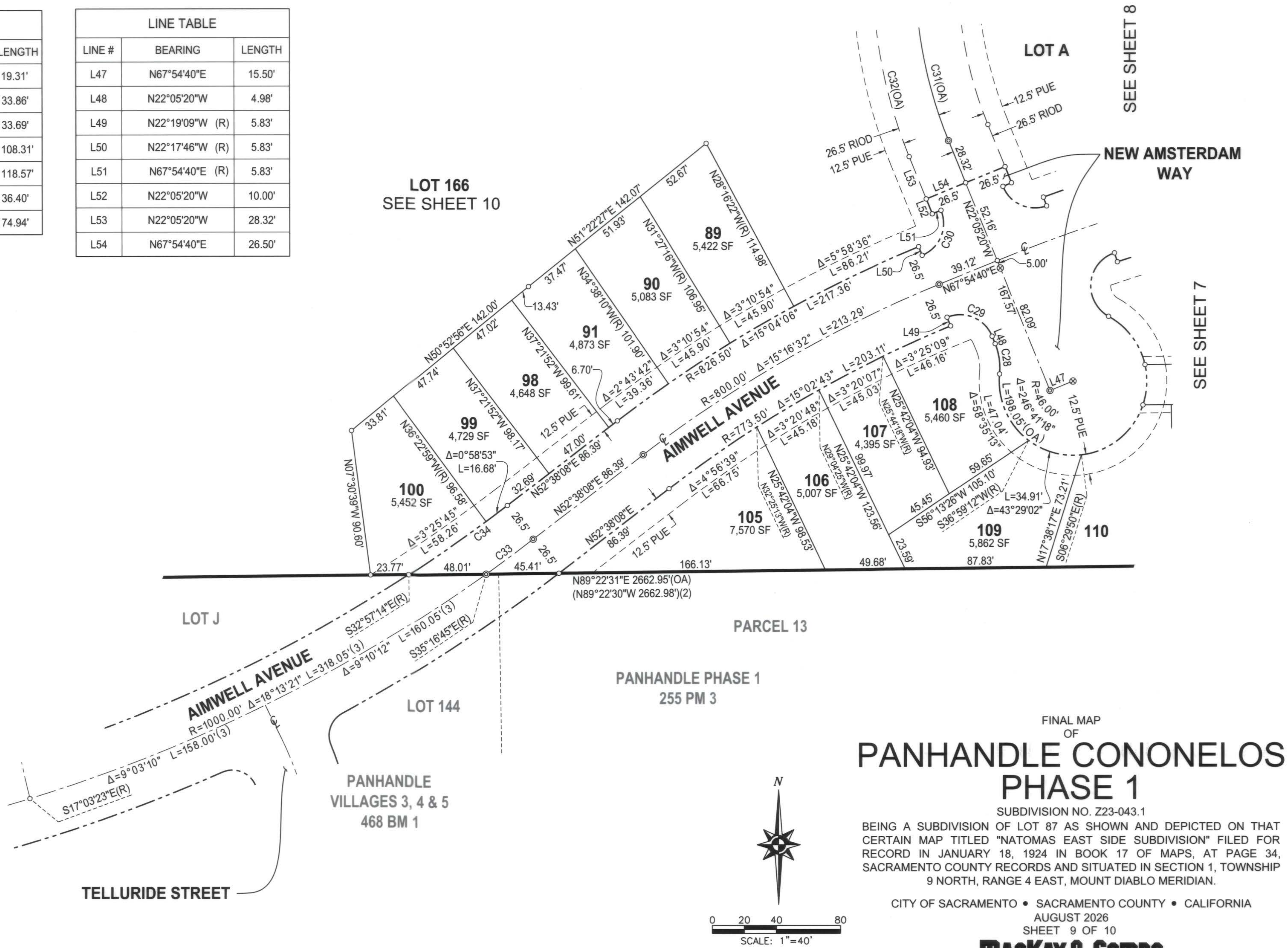
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SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C28	40.00'	27°39'45"	19.31'
C29	21.50'	90°13'50"	33.86'
C30	21.50'	89°47'33"	33.69'
C31	280.00'	22°09'51"	108.31'
C32	306.50'	22°09'51"	118.57'
C33	1000.00'	2°05'07"	36.40'
C34	973.50'	4°24'38"	74.94'

LINE TABLE		
LINE #	BEARING	LENGTH
L47	N67°54'40"E	15.50'
L48	N22°05'20"W	4.98'
L49	N22°19'09"W (R)	5.83'
L50	N22°17'46"W (R)	5.83'
L51	N67°54'40"E (R)	5.83'
L52	N22°05'20"W	10.00'
L53	N22°05'20"W	28.32'
L54	N67°54'40"E	26.50'



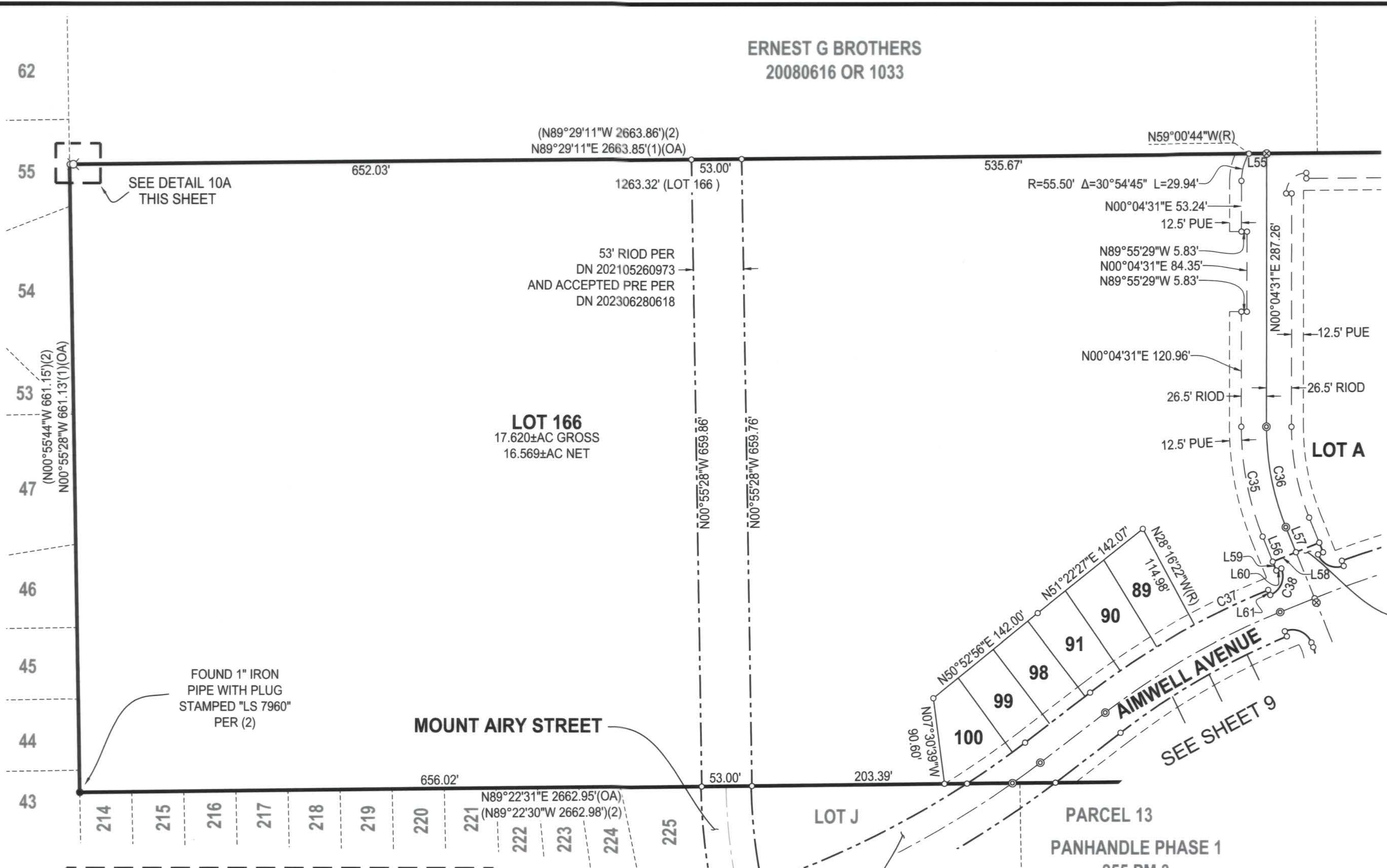
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9 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN.

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AUGUST 2026
SHEET 9 OF 10

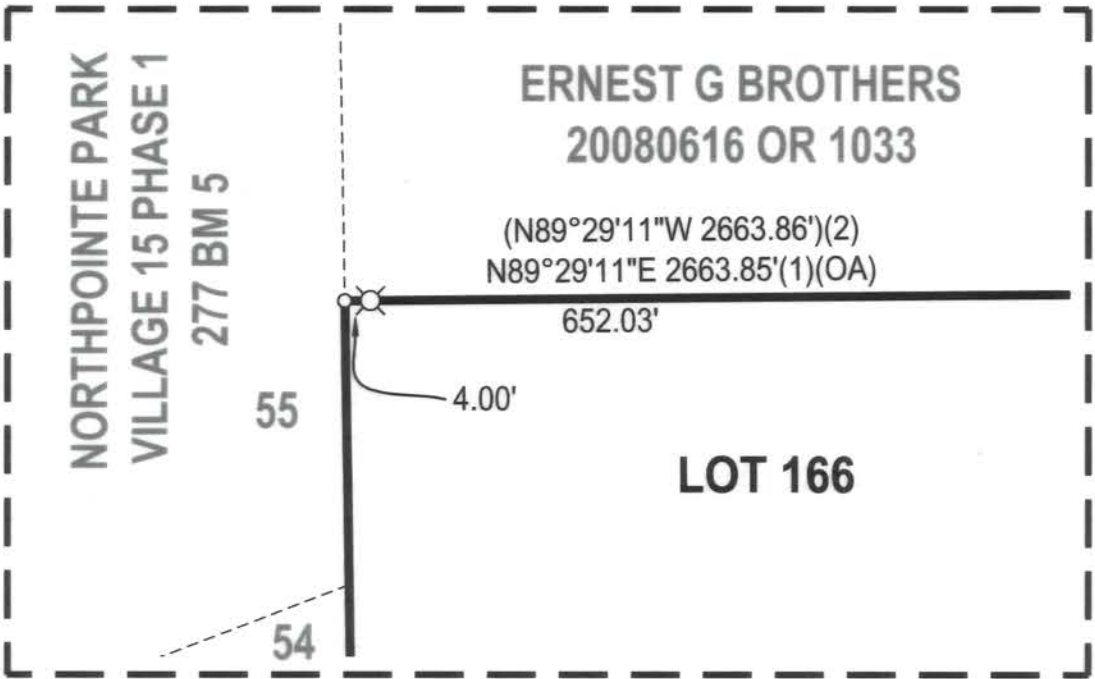
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NORTHPOINTE PARK
VILLAGE 15 PHASE 1
277 BM 5



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C35	306.50'	22°09'51"	118.57'
C36	280.00'	22°09'51"	108.31'
C37	826.50'	5°58'36"	86.21'
C38	21.50'	89°47'33"	33.69'

LINE TABLE		
LINE #	BEARING	LENGTH
L55	N89°29'11"E	18.62'
L56	N22°05'20"W	28.32'
L57	N22°05'20"W	28.32'
L58	N67°54'40"E	26.50'
L59	N22°05'20"W	10.00'
L60	N67°54'40"E (R)	5.83'
L61	N22°17'46"W (R)	5.83'



SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES

FINAL MAP
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AUGUST 2026
SHEET 10 OF 10

Mackay & Somps
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

File ID: 2026-01558

8/25/2026

Amendment to a Memorandum of Understanding with the County of Sacramento District Attorney's Office for the Community Prosecutor Program

File ID: 2026-01558

Location: Citywide

Recommendation: Pass a **Motion** authorizing the City Manager or designee to execute an amendment to a Memorandum of Understanding between the City and the County of Sacramento County District Attorney's Office for the Community Prosecutor Program.

Contact: Sarah Sarquiz, Administrative Officer, (916) 808-7868, ssarquiz@cityofsacramento.org, City Manager's Office

Presenter: None.

Attachments:

- 1-Description/Analysis
- 2-MOU
- 3-Amendment No. 1

Description/Analysis

Issue Detail: The City currently has an agreement with the County of Sacramento to support a Community Prosecutor Program. Under the existing agreement, approximately \$2,700 is provided for vehicle expenses associated with the position.

The proposed amendment would expand the City's financial support for the program to fund the salary and benefits of the Community Prosecutor position. Under the amended agreement, the City's contribution will not exceed \$272,055, inclusive of applicable vehicle expenses. This increased level of funding will provide the resources necessary to maintain the dedicated position and support the continued operation of the program.

The vehicle expense reimbursement authorized under the original agreement has already been paid by the City for the initial term, and no additional vehicle expense reimbursement will be provided for that period. The County of Sacramento will fund the first three months of the Community Prosecutor position. Beginning October 1, 2026, the City will assume responsibility for funding the position's

salary, benefits, and applicable vehicle expenses, up to the established not-to-exceed amount of \$272,055.

The proposed amendment will also extend the agreement term through June 30, 2027. This extension will allow the Community Prosecutor Program to continue without interruption and ensure continuity of services throughout the remainder of the agreement term.

Policy Considerations: Pursuant to Sacramento City Code section 3.56.090, any agreement that is for \$250,000 or more requires City Council approval.

Economic Impacts: None.

Environmental Considerations: This report concerns administrative activities and government fiscal activities that do not constitute a “project” and is not subject to the provisions of California Environmental Quality Act (CEQA) (CEQA Section 15378(b)(2)). Additionally, the activities in this report are exempt from California Environmental Quality Act (CEQA) review because it can be seen with certainty that no significant effects could occur as a result of project implementation (CEQA Guidelines section 15061(b)(3)).

Sustainability: Not applicable.

Commission/Committee Action: [Replace this text with Preservation Commission Action or Not applicable]

Rationale for Recommendation: Services provided by this agreement address the ongoing need for a full-time Community Prosecutor assigned to the designated area to lead problem-solving efforts related to criminal and civil prosecution.

Financial Considerations: Sufficient funding is available (General Fund, Fund 1001) in the North Sacramento Community Prosecutor MYOP (I01000500) to execute the amendment with the County of Sacramento Attorney’s Office in an amount not to exceed \$272,055.

Local Business Enterprise (LBE): Not applicable.

**MEMORANDUM OF UNDERSTANDING
BETWEEN SACRAMENTO COUNTY DISTRICT ATTORNEY'S OFFICE AND
CITY OF SACRAMENTO
FOR COMMUNITY PROSECUTION PROGRAM SERVICES**

THIS MEMORANDUM OF UNDERSTANDING (MOU) is made and entered into this September 19, 2025 by and between the City of Sacramento, a municipal corporation, hereinafter called "CITY," and the County of Sacramento, California, District Attorney's Office hereinafter called "DISTRICT ATTORNEY."

WHEREAS, DISTRICT ATTORNEY operates a Community Prosecution Program to solve problems, ensure public safety, and enhance the quality of life; and

WHEREAS, DISTRICT ATTORNEY's Community Prosecution Program focuses on targeted areas and involves a long-term proactive partnership among prosecutors, law enforcement, the community, and public and private organizations; and

WHEREAS, CITY desires to obtain said Community Prosecution Program services for the benefit of North Sacramento;

NOW, THEREFORE, in consideration of the provisions of this MOU, both CITY and DISTRICT ATTORNEY agree as follows:

A. Scope of Services

The duties of a full-time Community Prosecutor assigned by DISTRICT ATTORNEY to the geographic area described in the attached map ("Assigned Area") shall include:

1. Attend meetings of community organizations to familiarize community members with the Community Prosecution Program.
2. Meet with community members, CITY Incident Management Team Incident Commander or their representative ("IMT IC"), code enforcement officers, and law enforcement officers at regular sessions of community groups, or at discussion sessions organized by the Community Prosecutor or the Sacramento Police Department. The Community Prosecutor and Sacramento Police Department Problem-Oriented Police (POP) Officers will meet with community groups to solicit resident concerns in order to develop ultimate strategies to address the problems identified.
 - a. Work with POP, other police officers, IMT IC, community members, and community organizations to focus resources to solve the most significant and pressing problems.

3. In working with law enforcement and the community to craft solutions, the Community Prosecutor will rely upon:
 - a. Criminal prosecution – including prosecution of felony, misdemeanor, and infractions in the Assigned Area;
 - b. Civil prosecution;
 - c. Probation and parole violations;
 - d. Informal meetings;
 - e. Informal mediation;
 - f. Citizen mobilization;
 - g. Commercial intervention;
 - h. Local and state legislative process;
 - i. Student Attendance Review Boards;
 - j. Juvenile prosecution;
 - k. Referral to mediation centers;
 - l. Referral to neighborhood coaching services;
 - m. Community action;
 - n. Landlord training.
4. Attend regular meetings of public and private organizations, and neighborhood and business associations in the Assigned Area.
5. Monitor the filing and prosecution of significant “impact” cases affecting the Assigned Area.
6. Educate community members on Victim/Witness Assistance Program services available through the DISTRICT ATTORNEY and the State of California. Familiarize community members with the criminal justice process.
7. Conduct periodic informal surveys among community members in the Assigned Area of new public safety and quality of life issues. Periodically distribute surveys to evaluate the success of the Community Prosecution Program.
8. Discuss with POP, other police officers, and IMT IC legal issues that arise in the course of investigations, arrests, and searches in cases involving community problems. Consult with law enforcement agencies, relevant CITY departments, including the Sacramento Department of Community Response, and community members to devise strategies to eliminate community problems. Refine partnerships with the Sacramento Police Department, public and private agencies and community members, to focus resources on identified community problems.

9. Work with CITY to provide reinforcement when dealing with recalcitrant landlords, prosecute cases of significant community interest, and work with the community to address quality of life issues such as chronic inebriates, illegal camping, panhandlers, loiterers, and graffiti vandals.
10. Work in conjunction with the Sacramento City Attorney's Office and the Justice for Neighbors Program to address problem nuisance properties identified in the Assigned Area. Pursuant to the February 5, 2001 MOU between the Sacramento City Attorney's Office and the DISTRICT ATTORNEY, the Sacramento City Attorney shall still have primary jurisdiction over criminal Sacramento City Code violations arising out of the Assigned Area, but the Sacramento City Attorney's Office shall give deference to resolutions proposed by the assigned Community Prosecutor for cases that arise from identified significant "impact" cases in the Assigned Area.
11. The Community Prosecutor shall have the discretion to charge Sacramento City Code violations punishable as misdemeanors within the boundaries of the Community Prosecutor (see attached map).
12. In collaborating to solve community issues, it is agreed that the CITY shall share data, information and CITY reports to the Community Prosecutor, upon request. This includes, but is not limited to, sharing information developed by the Sacramento Department of Community Response, Sacramento Police Department and the Sacramento City Attorney's Office, within the confines of the attorney work product and attorney-client privileges, or as otherwise required or allowed pursuant to law.
13. It is agreed that the Department of Community Response or the Sacramento Police Department's IMPACT Team or other unit designated as a community policing unit will prioritize community issues identified by and in consultation with the Community Prosecutor within the boundaries of the Community Prosecutor (see attached map), and will work in collaboration and with the direction of the Community Prosecutor to support the Community Prosecutor in solving those community issues including chronic inebriates, illegal camping, panhandlers, loiterers, graffiti vandals, and other public safety issues. Notwithstanding the above, the allocation and deployment of all CITY resources, including CITY personnel, shall remain within the sole discretion of the Sacramento City Manager as the chief executive officer of the CITY, pursuant to Article V of the Sacramento City Charter. Prosecutorial discretion of the Community Prosecutor remains within the sole discretion of the DISTRICT ATTORNEY.

14. Present and facilitate community forums throughout the community in the Assigned Area to address issues such as domestic violence, unlawful sexual conduct, corporal punishment and gang activity.

B. Term

1. Initial period. This MOU shall be effective from September 22, 2025, through September 21, 2026; Any extension shall be agreed upon in writing between CITY and DISTRICT ATTORNEY prior to the termination of this MOU.
2. Extension periods: Any extension shall be agreed upon in writing between CITY and DISTRICT ATTORNEY prior to the termination of this MOU. CITY represents that it will make its best efforts to provide or secure funding for two additional extension periods for fiscal years 2026-2027 and 2027-2028 upon the same terms and conditions applicable herein or agreed to by the parties.

C. Qualifications of the Community Prosecutor

DISTRICT ATTORNEY agrees to assign a Community Prosecutor to perform the services provided for under this MOU who meets or exceeds the following criteria:

1. Licensed as an attorney, and in good standing, with the California State Bar Association for a minimum of seven (7) years;
2. Worked as a criminal prosecutor in a district attorney's office, or equivalent, with increasing responsibility for a minimum of seven (7) years;
3. Holds the position of a level Principal Criminal Attorney or greater with DISTRICT ATTORNEY; and
4. Maintains a valid license to operate a motor vehicle issued by the California Department of Motor Vehicles; and

D. Reimbursement

The CITY shall provide payments of \$230.00 to the DISTRICT ATTORNEY to partially cover the monthly cost of renting a vehicle from Fleet Services. This payment shall be due January 1, 2026, and may be made in 12 monthly payments thereafter of \$230.00 each or in one lump sum of \$2760.00, at the CITY's option.

E. Performance and Reporting

The DISTRICT ATTORNEY will provide quarterly reports to the CITY summarizing:

1. Number and types of cases filed under this program.
2. Outcomes of prosecutions.
3. Community engagement activities.
4. Any challenges or opportunities for improved collaboration

F. Indemnification

1. For the purpose of indemnification, the CITY and the DISTRICT ATTORNEY shall be responsible for the acts or omissions of its personnel and, to the extent applicable by law and policy, shall incur any liabilities arising out of the services and activities of those personnel while participating in this MOU.
2. Neither the CITY nor the DISTRICT ATTORNEY shall be responsible for the acts, errors, or omissions of the other's officers, agents or employees, nor incur any liabilities arising out of the services and activities of the other's officers, agents or employees. The parties each assume the liability imposed on them, their officials, employees, and their agents for injury caused by a negligent or wrongful act or omission occurring in the performance of this MOU to the same extent that such liability would be imposed in the absence of Government Code, section 895.2.
3. In the event of a non-criminal claim by a third-party against either party to this MOU based the activities of the Community Prosecutor ("Underlying Claim"), the CITY and the DISTRICT ATTORNEY agree, unless the statutory time restrictions are about to expire, to defer any claims which arise from an Underlying Claim against the other party, or its agent(s), officer(s), or employees, until the associated Underlying Claim is settled or otherwise determined.
4. Thereafter, the claims that arose from an Underlying Claim between the CITY and the DISTRICT ATTORNEY shall be resolved in accordance with law.
5. Nothing in this indemnity obligation shall be construed to create any duty to, any standard of care with reference to, or any liability or obligation, contractual or otherwise, to any third party.
6. This indemnity obligation shall not be limited by the types and amounts of insurance or self-insurance maintained by the parties.

7. The provisions of this Paragraph shall survive the expiration or termination of this MOU.

G. Insurance

Each party, at its sole cost and expense, shall carry insurance or self-insure its activities in connection with this MOU, and obtain and keep in force insurance or equivalent programs of self-insurance, for general liability, professional liability, workers' compensation and business automobile liability adequate to cover its potential liabilities hereunder. Each party agrees to provide the other thirty (30) days advance written notice of any cancellation, termination or lapse of any of the insurance or self-insurance coverage.

H. Disputes

In the event of any dispute arising out of or relating to this MOU, the parties shall attempt, in good faith, to promptly resolve the dispute mutually between themselves. Pending resolution of any such dispute, the DISTRICT ATTORNEY shall continue without delay to carry out all its responsibilities under this MOU unless the MOU is otherwise terminated in accordance with the Termination provisions herein.

I. Termination

This MOU may be terminated without cause by either party upon 30 days written notice to the other party. Notice shall be deemed served on the date of mailing.

J. Entire Agreement

This MOU constitutes the entire agreement between the parties with respect to the subject matter.

K. Amendments

This MOU may be amended only by mutual written consent of both parties.

L. Notice

1. Notice to DISTRICT ATTORNEY

Sacramento County District Attorney
901 G Street
Sacramento, California 95814
ATTN: Chief Deputy District Attorney

2. Notice to CITY OF SACRAMENTO

City of Sacramento
915 I Street
Sacramento, California 95814
ATTN: City Manager

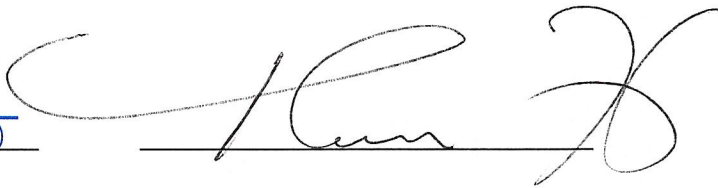
3. Notice to COUNTY OF SACRAMENTO

County of Sacramento
700 H Street
Sacramento, California 95814
ATTN: County Executive

IN WITNESS WHEREOF, both parties agree to the terms outlined in this Memorandum of Understanding.

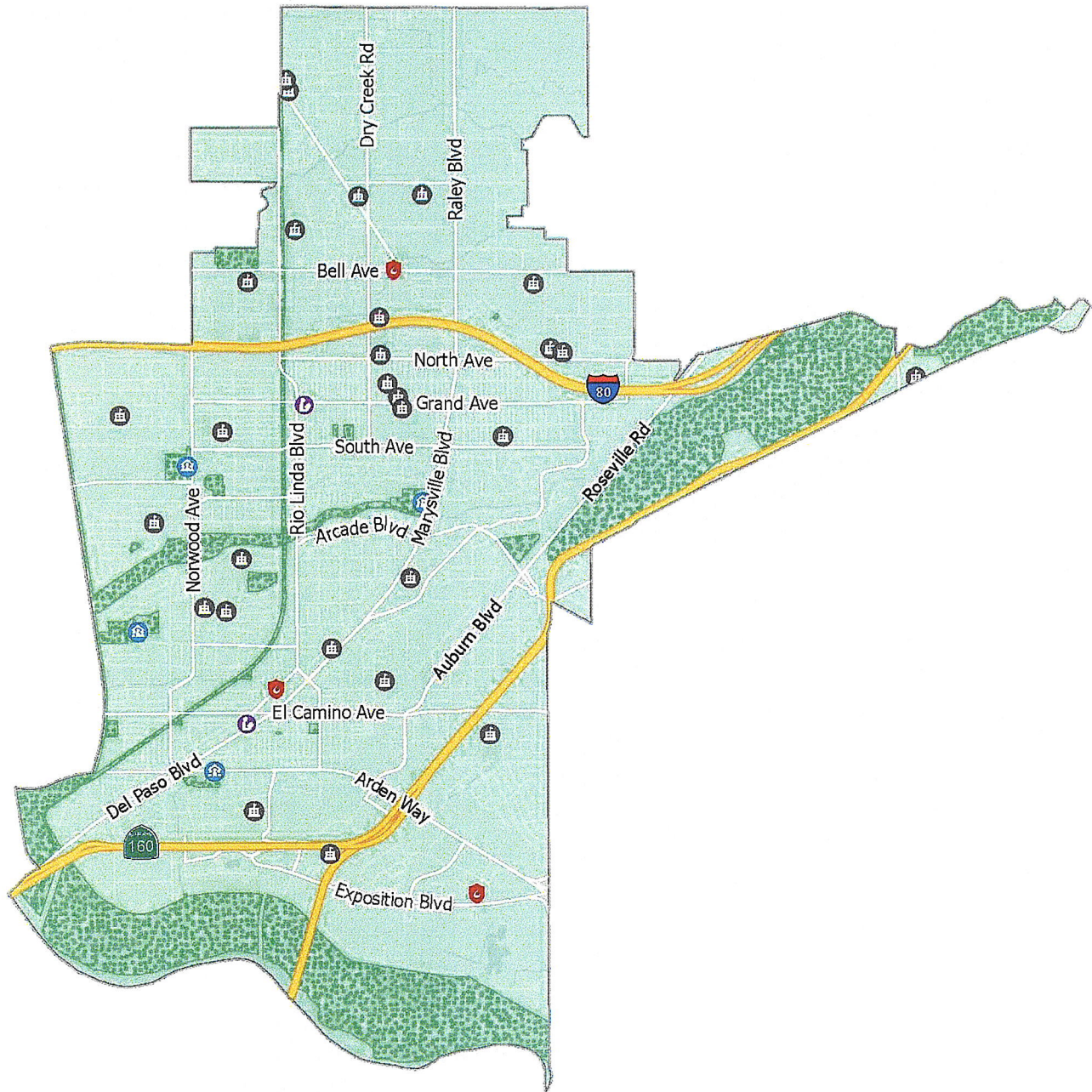

Leyne Milstein (Sep 19, 2025 16:24:31 PDT)

Leyne Milstein
Interim City Manager
City of Sacramento



Thien Ho
District Attorney
Sacramento County District Attorney's Office

ATTACHMENT 1



- | | | |
|----------------------|--------------|-------------------|
| City Office Facility | Fire Station | Police Department |
| Community Center | Library | School |

The City of
Sacramento
August 7, 2025

This map is for informational purposes only and is not intended to be used for any other purpose. It is subject to change without notice. For more information, please contact the City of Sacramento, Open Data Portal, at <https://data.sacramento.ca.gov/>.

**AMENDMENT NO. 1 TO THE MEMORANDUM OF UNDERSTANDING
BETWEEN SACRAMENTO COUNTY DISTRICT ATTORNEY'S OFFICE
AND CITY OF SACRAMENTO**

This Amendment No. 1 ("Amendment") is entered into by and between the City of Sacramento ("CITY") and the Sacramento County District Attorney's Office ("DISTRICT ATTORNEY").

Recitals

A. CITY and DISTRICT ATTORNEY entered into a Memorandum of Understanding dated September 19, 2025 (MOU), which was approved by the Sacramento County Board of Supervisors under Resolution No. 2025-0705 on November 4, 2025.

B. The parties desire to amend the MOU to include reimbursement for the salary, benefits, vehicle, and fuel costs of the full-time Community Prosecutor for COUNTY Fiscal Year 2026–27 (July 1, 2026 through June 30, 2027).

C. CITY previously prepaid Two Thousand Seven Hundred Sixty Dollars (\$2,760) under Section D of the MOU for the service period September 22, 2025 through September 21, 2026.

D. All other terms of the MOU remain unchanged.

1. Amendment to Section D – Reimbursement

Section D is hereby amended and clarified as follows:

The parties acknowledge that the CITY has already paid the amount of Two Thousand Seven Hundred Sixty Dollars (\$2,760) toward vehicle rental costs pursuant to Section D of the MOU for the applicable period of September 22, 2025 through September 21, 2026. No further reimbursement is required for that period.

Effective July 1, 2026, all vehicle rental and fuel costs for the assigned Community Prosecutor are fully incorporated into the annual Employment Cost and the CITY shall not provide any additional payments under the original Section D.

The total Employment Cost for Fiscal Year 2026–27 (July 1, 2026 through June 30, 2027) shall not exceed Three Hundred Sixty-Two Thousand Seven Hundred Thirty-Nine Dollars (\$362,739).

Cost Responsibilities. The COUNTY shall fund the first three (3) months of the Employment Cost (July 1, 2026 through September 30, 2026). The CITY shall reimburse the DISTRICT ATTORNEY for the remaining portion of the annual Employment Cost in an amount not to exceed Two Hundred Seventy-Two Thousand Fifty-Five Dollars (\$272,055).

2. Effective Date

This Amendment shall become effective upon execution by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment No. 1.

CITY OF SACRAMENTO:

Maraskeshia Smith, City Manager

SACRAMENTO COUNTY DISTRICT ATTORNEY'S OFFICE:

Thien Ho, District Attorney