



City of
SACRAMENTO

Office of the City Attorney

**ANNUAL REPORT
FISCAL YEAR 16-17**

Message from the City Attorney

We are pleased to present our FY 2016-2017 Annual Report. This year has been very busy, with the office dealing with new and important initiatives. Projects like Whole Person Care, Verizon, Marijuana initiatives, WaterFix and Law Enforcement matters have demanded responsive and creative legal attention. In addition our litigation resources have been taxed with a range of CEQA, civil rights and other complex litigation. Finally, our development planning and code enforcement demands remain high along with labor and personnel matters.

Whatever the demands, I am pleased to state that, on a day-to-day basis, our 30 attorneys and support staff have risen to the demand.

As I prepare to leave the City after nearly five years of service, I am proud to acknowledge my team of well-trained advocates and advisors. The City remains in capable legal hands with the team under Interim City Attorney Matt Ruyak. Thank you for the opportunity to serve a City on the rise! I will fondly remember my time as Sacramento City Attorney and view it as one of my career highlights.

ADMINISTRATION

The administration and general support functions of the office are performed under the direction of the City Attorney. The structure of the Administration Team is City Attorney, James Sanchez; Assistant City Attorneys Sandra G. Talbott and Matthew D. Ruyak; Supervising Deputy City Attorneys Gustavo L. Martinez, Brett M. Witter, and Jerry Hicks; Law Office Administrator Angela Kolak; and Special Assistant to the City Attorney, Kathy Montgomery.



The Administration Team develops and implements office policies and procedures; prepares and administers the office budget; assembles and analyzes office productivity data, including production of an annual report; provides career enhancement and training; and engages in long-term planning. Our office provides opportunity to obtain needed credits for Mandatory Continuing Legal Education (MCLE), as well as attendance at other professional-association seminars.

Budget

- ◆ Operating Budget for FY 16-17: \$7,923,255
- ◆ Mid-Year Amendment: \$8,651,532

Sources:

General Fund: 5,387,216
Interdepartmental Funds: 2,315,948
Non-General Fund: 220,091
Revenue: 52,000

- ◆ Expenses: The City Attorney's operating budget was augmented by \$1,053,532 at mid-year to cover one-time and ongoing labor, service and supplies costs of three new positions and one temporary position (\$553,532), and to retain outside counsel for labor negotiations with Local 39 and SPOA (\$500,000). In most respects the operating expenses were consistent with the prior year.
- ◆ Savings: Year-end savings of \$674,206 was recognized. This was attributed to operational savings and temporary position vacancies (\$129,825), excess revenue over the budgeted amount (\$120,837), and unspent money allocated for labor negotiations counsel (\$423,544), all of which returned to the general fund at the close of FY17.

Legislation Highlights

Many of the City Council's goals and policies are implemented by the enactment of new resolutions, ordinances or the amendment of existing resolutions and ordinances. The City Council adopted 43 ordinances during 2016-2017, 17 ordinances were reviewed during 2015-2016 while 26 were reviewed during FY 2016-2017. Our Ordinance Review Group (ORG) held 43 meetings to review various legislative proposals. The Advisory Section and Public Safety Section assisted City staff in drafting legislation and, where needed, in working through the entire process of developing effective legislation and working with stakeholders and other interested parties. Below are the issues addressed by ordinances enacted during the past fiscal year.

Highlighted ordinances will have completed the ORG process but were not adopted by Council before the end of FY 16-17

2016 Building Code
Addition of Notice & Order Response Fee to Title 8
Alhambra Special Planning District
Bicycles on Sidewalks **
Bid Protest Procedures
Chief Building Officer's Authority
Park Use Regulations for Del Paso Regional Park
Department of Youth & TDIF
Efficiency Dwelling Units
Electric Car Charging Stations
Indemnification for Claw on Private Streets
Landscape/Artificial Turf
Local Amendments to the 2017 State Fire Code
Marijuana Cultivation - Moratorium Extension
Marijuana Cultivation - Business Permit
Marijuana Cultivation - Criminal History
Marijuana Cultivation – Fees
Marijuana Cultivation - Parks

Marijuana Cultivation Zoning
Marijuana Testing Laboratories
Outdoor Vending and the Pedestrian Mall
Park Impact Fees
Parking Meter Rates
Residential Hotel Unit Withdrawal, Conversion, and Demolition
Role of Animal Care Citizens Advisory Committee
Secondary Dwelling Units
Sacramento Community Police Review Commission
Sale and Advertisement of Cats and Dogs
Sanctuary City Resolution
TMP Streetcar CFD
Temporary Residential Shelters
Transportation Development Impact Fees**
Vending in Old Sacramento
Public Health, Safety, and Welfare Amendments Residential Picketing, Alcove & Vacant Buildings, Aggressive Solicitation, Noise Regulations, City Hall Facilities, Temporary Exclusion from Public Parks

Note: The ordinances marked with the asterisk were reviewed in FY 15-16 and again in FY 16-17.

ADVISORY

The Advisory Section provides legal advice and support to the City Council and staff in implementing City policy. Advisory attorneys provide full legal support for City operations: drafting ordinances and resolutions; negotiating, drafting and reviewing contracts; drafting and reviewing various City documents and memoranda; researching federal, state, and local law; and advising staff, boards, and commissions.



Summary FY 16-17

◆ Total Assignments:

Advice:	2736 assignments
Contracts:	2141 reviewed and approved
Ordinances:	26 drafted
Public Records Act:	188 requests reviewed and responded
Staff Reports:	928 approved as to form
Subpoenas:	10 reviewed and responded

Notable Achievements

Homeless Housing: Our office is providing advice on the provision of affordable housing opportunities and health care for homeless individuals in our City, including

Whole Person Care Pilot: Our office is aiding staff in the City's participation in the statewide Whole Person Care Pilot Program, which will result in a four-year program to provide outreach, care coordination, housing support, and respite services to vulnerable individuals in the Sacramento region. The program will be funded by private grants, federal funding, and local funding. Because Sacramento is the only city in California participating in the program (the other participants are counties), the City will work in close partnership with existing subject-matter experts within the Sacramento community.

The Mayor's Homeless Initiative: This initiative focuses on providing housing for 1,600 homeless households within the next two to three years by allocating a portion of public housing units and Housing Choice Vouchers (HCV) that become available each year due to turnover. Working with the County of Sacramento and the Sacramento Housing and Redevelopment Agency, changes to the City Housing Authority's Admission and Continued Occupancy Policy and the County Housing Authority's HCV Administrative Plan to add a homeless preference are needed and approval by the US Department of Housing and Urban Development (HUD) is required. The plan is to allocate 200 public housing units and 600 rental vouchers for homeless families, which would include households at risk of becoming homeless, as well as to provide services for these families so they can transition to permanent supportive housing.

Volkswagen Settlement – Green City Initiative: Our attorneys advised staff on efforts to secure approximately \$44 million in funds provided by the Volkswagen Zero Emission Vehicle Investment, for investment in zero emissions vehicle infrastructure and programs in the City. This initiative is funded from Volkswagen's settlement with the California Attorney General over falsified emissions data.

Convention Center Complex (Memorial Auditorium, Community Theater and Convention Center)

Expansion: Our office is providing research, advice, negotiation, and contract drafting for an ambitious renovation and expansion of the Convention Center Complex.

California WaterFix: This is the "Delta tunnels project," which proposes the construction of three new water intakes supplying two Delta tunnels to deliver water from Northern California to State and Federal Water Project contractors. The City, along with numerous other agencies and water supply interests throughout the State, filed a protest in the WaterFix change petition proceeding being conducted by the State Water Resources Control Board. The City is participating in this process out of concern for the project's potential adverse impact on regional water supplies, and to safeguard the City's long-standing water rights on the American and Sacramento Rivers. The State Water Resources Control Board hearing process has been separated into two phases. To date, the City has presented evidence and testimony in the first phase of the hearing process, which is nearing conclusion.

Notable Achievements

Demonstration Partnership: The Advisory Section guided and supported development of the City's Demonstration Partnership Policy. The new policy creates a framework for innovative demonstration partnerships and facilitates agreements for the City to test, evaluate, and demonstrate innovative solutions consistent with specified criteria. The intent of the proposed policy is to attract and streamline creative partnerships that improve City services, meet adopted City goals, and provide public benefit. The policy provides new streamlining opportunities for agreements that meet policy criteria and are no cost or revenue generating, allowing for streamlined City Manager approval when not otherwise regulated by City Code.

Verizon - Public Private Partnership: Our office aided Information Technology (IT) staff in complex negotiations with Verizon to bring technological innovations, including 5G, WiFi, and fiber, to the City.

Streetcar Project: Our attorneys worked with the Finance Department to help form a community facilities district ("CFD") that will help finance the operations and maintenance of a proposed streetcar project, and worked with the City Clerk on the landowner election for the CFD. We also negotiated and drafted a Joint Powers Agreement and other documents related to the governance of the streetcar project. The project involves complex funding and utility relocation issues.

EVGo: Our office aided staff in negotiating a contract to place up to six electric vehicle chargers on-street in partnership with a private electric vehicle charging network, EVgo. EVgo will fully construct, operate, and maintain the chargers for a ten-year period at no cost to the City, using the newest generation of 150-kilowatt high-power DC fast-charger technology. While many cities have parking garages or facilities that include electrical vehicle charging stations, Sacramento is one of a handful of California cities that is seeking to develop "curbside" chargers on-street in the public right-of-way. These chargers will be the first curbside EV chargers available in the City, serving as a pilot for City staff to learn and develop permit guidance for future curbside charging projects. Our office is also working with staff in providing comments on proposed state legislation allowing cities to reserve parking spaces for on-street chargers.

Cannabis Cultivation: We worked closely with an inter-departmental team of employees to develop and implement over a dozen marijuana-related ordinances and resolutions, including regulations for cultivation, manufacturing, and testing businesses.

Bond Issuance: Our office assisted the City Treasurer with the issuance of a \$52 million water revenue bond, which will pay for acquisition and installation of water meters, replacement of aging pipelines, rehabilitation of certain components of the City's water treatment plants, and miscellaneous capital projects. We also assisted the City Treasurer in negotiating agreements with the Sacramento Kings to remarket the 1997 lease revenue bonds for the former ARCO Arena, which ultimately results in savings to the City and the Kings.

Library Authority: Presented with an urgent request to negotiate location and confidentiality agreements for an undisclosed reality television show taking place at the Library's elegant Tsakopoulos Galleria, the City Attorney's Office (CAO) team delivered by rapidly obtaining a favorable Location Agreement and avoiding onerous Confidentiality Agreement provisions for Library staff. With agreements in place, the foundation was laid for reality TV star Kylie Jenner to fly in on her private jet and crash the Rio Americano High School prom held in the Galleria. The social media world was set ablaze, while behind the scenes, the CAO had facilitated yet another milestone in Sacramento's Downtown Renaissance.

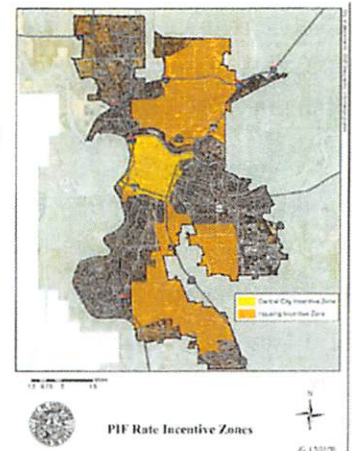
Notable Achievements

Railyards: When Downtown Railyard Venture, LLC (DRV) purchased the Railyards in September of 2015, the City Attorney's Office began working closely with City staff and DRV to update the Railyards project entitlements to accommodate a revised development plan that included a Kaiser Permanente regional medical center and a major league soccer stadium, among other changes. The entitlements that needed to be revised included the general plan, specific plan, development agreement, special planning district ordinance, design guidelines, and public facilities financing plan. New entitlements included a conditional use permit for the major league soccer stadium. The City Attorney's Office provided staff with legal support throughout the process of preparing the new and revised entitlements and the EIR that was required for the revised Railyards project. The City Council approved the Railyards project on November 10, 2016.

Good Governance: Over a period of many months, our office worked with the City Clerk and Mayor's office to finalize a packet of ethics and good governance ordinances. In March 2017, the City Council adopted an ordinance adding a new Sacramento City Code chapter for Transparent Government and Public Engagement ("Sunshine Ordinance"), an ordinance establishing a Code of Ethics, an ordinance creating an Ethics Commission, and an ordinance amending the City's Campaign Contribution Limitations Code.

City Attorney's Office Supports Multi-year Effort to Streamline City's Infrastructure Financing Ordinances

On February 14, 2017, the Sacramento City Council adopted seven new ordinances that restructured the City Code to facilitate administration of development impact fees and offer financial incentives to stimulate housing and job growth, particularly in economically challenged neighborhoods, near transit stations, and in the Central City. Six attorneys worked closely with four City departments to develop financing plans, nexus studies, fee credit and deferral programs, and draft ordinances and resolutions to implement the goals of the 2035 General Plan to support projected growth. In addition, the Subdivision Code was revised to further incentivize infill development by modernizing parkland dedication requirements. This effort resulted in establishing infrastructure improvement programs in three subareas of the City, a new Citywide transportation impact fee, revised affordable housing fees, and new park fees for regional parks, pools, community centers, and parkways. The development community supported these changes because the overall fee burden in comparison with other jurisdictions in the region was fair and reasonable.



HUMAN RESOURCES AND SPECIAL PROJECTS

The Human Resources and Special Projects Section provides advisory and litigation support to the varied divisions in the City's Human Resources Department, including the Office of Civil Rights, Benefits, Labor Relations, Workers' Compensation, and Risk Management. In addition, section attorneys provide advisory assistance to the Community Development Department, as well as on various land use issues that arise across all departments. The section also handles, or oversees outside counsel defending, writs challenging City decisions, including CEQA challenges.



Summary FY 16-17

◆ Total Litigation Matters/Assignments Opened: 668

Advice:	437
Class/Comp:	1
Contracts:	40
Discipline:	2
EEO:	5
Grievance:	8
Ordinances:	4
Public Records Act:	30
Retirement:	1
Staff Reports:	132
Threatened Litigation	3
Unfair Labor Practices:	2
Writs:	3

Notable Achievements

Civil Rights: In this lawsuit, the Plaintiff alleged that City staff had failed to meet its obligations to provide leave pursuant to the federal Family Medical Leave Act and California Family Rights Act. After several years in discovery, section attorneys took this case to trial in federal court. After a five-day trial, the jury took only two hours to return a verdict in favor of the City.

Defined Contribution Program Changeover: In 2016, the City selected a new provider of administrative services for the City's various defined contribution retirement plans. Section attorneys reviewed and assisted in the drafting of contracts, trust and plan documents, and worked with benefits and tax consultants to successfully assist in the move to the new provider.

65th Street Area Impact Fee: Section attorneys advised on and drafted an ordinance establishing the 65th Street area impact fee, which will fund the design, installation, improvement, and acquisition of transportation, water, storm, drainage, and sewer public facilities in the 65th Street area.

Housing Trust Fund: Section attorneys revised the City's Housing Trust Fund ordinance to simplify the ordinance's requirements and streamline its implementation. Revenues from this fund are used to produce affordable housing.

Fee Deferral Program: Section attorneys drafted an ordinance to reestablish the City's fee deferral program, which allows developers to defer the payment of certain development impact fees. Allowing developers to defer fees related to their initial construction costs, thereby encouraging development.

Administrative Appeal on Denied Promotion: A City employee filed an appeal pursuant to the Rules of the Civil Service Board after he failed a promotional examination. Section attorneys presented the City's case at a three day administrative bench trial that resulted in an award in favor of the City.

Greenbriar: Section attorneys completed a years-long project establishing the necessary CEQA and Endangered Species Act analyses to allow a 577 acre mixed-use development with nearly 3,000 residential units, six park sites, open space, a light rail station, and a school site among other features. These elements were all achieved while implementing an aggressive habitat conservation strategy to ensure compliance state and federal laws regarding endangered or threatened species.

Citywide EEO Policy: Section attorneys advised on and assisted in drafting a new Citywide policy establishing the City's commitment to creating and maintaining a work environment free of all forms of discrimination and harassment. The policy included definitions and descriptions of the prohibited bases of discrimination and harassment, as well as a description of each employee's right to report improper conduct, and a City response mechanism.

McKinley Village: Section attorneys worked under court-ordered time constraints to help provide the basis for the City Council to rescind all the land use approvals for the McKinley Village project, bring the transportation and circulation section of the EIR into compliance with CEQA and two court orders, and recertify the EIR and reapprove the project approvals and development agreement.

Notable Achievements

Flood Protection: Section attorneys provided support to provide the basis for the City Council adoption of changes to the planning and development code as required by state law to permit the approval of certain land use entitlements for projects within a flood hazard zone.

LITIGATION

Litigation Section attorneys represent the City, City Council, and staff in litigation, including civil rights, personal and property damage cases, construction defect, eminent domain, and breach of contract.



Summary FY 16-17

◆ Total Cases Opened: 57

Cannabis:	2	Property/Eminent Domain:	3
Civil Rights:	11	Lien:	1
Contract:	2	Tort/Appeal/Writ::	38

◆ Total Advisory Assignments and Advice: 88

◆ 7 cases resolved via dispositive motion or defense verdict

◆ Total Payouts: \$6,892,000

◆ Resolved 37% of lawsuits without the payment of money

Notable Achievements

Civil Rights: Plaintiff claimed he was unjustly incarcerated in Sacramento County jail from July 2009 to December 2011. He filed a civil action alleging false imprisonment, malicious prosecution and intentional infliction of emotional distress. Plaintiff was ultimately acquitted on charges of attempted murder. The court granted the City's Motion for Summary Judgment and judgment was entered in favor of the City.

Civil Rights: Decedent was pulled over by California Highway Patrol ("CHP") in March. During the stop he drew a weapon and was subsequently shot by the CHP officer. He fled the scene, and escaped into a home located in Natoma. Sacramento County Sheriff Department ("SSD") and Sacramento Police Department ("SPD") were called to the scene. He ultimately died inside the house from the gunshot wound inflicted by the CHP Officer. His heirs filed the subject claim asserting various 1983 causes of action on the grounds that the aforementioned law enforcement entities failed to provide timely medical assistance. Following service of all Defendants' Rule 26 disclosures which demonstrated that there was no evidence of adverse liability as to the City and its police officers, Plaintiffs dismissed the case with prejudice as to all City defendants.

Crocker Museum : The City and the Crocker Art Museum Association ("CAMA") entered a prelitigation settlement with the general contractor and various subcontractors of the Crocker Art Museum expansion and renovation project to resolve numerous design/construction defects. The City will receive \$770,000.00, which will primarily be used to fund replacement of the current HVAC system.

Tort: A vehicle containing a driver and four passengers collided with an Regional Transit ("RT") light rail train on the tracks near the intersection of 34th Street and Stockton Boulevard. All five plaintiffs failed to respond to discovery, including requests for admissions. The City's motion to compel responses to discovery and deem the requests for admissions admitted was granted. Subsequently, the Court granted the City's Motion for Judgment on the Pleadings, without leave to amend, on the grounds that Plaintiffs' deemed admissions negated all operative allegations in the first amended complaint.

Civil Rights: Plaintiff asked the court to declare California Penal Code Section 1412 gave him a right to receive all documentation related to the collection of biological samples taken from him at the time of his arrest and booking on December 17, 2003. The City's Motion for Judgment on the Pleadings was granted, without leave to amend.

Tort: Plaintiff alleged a dangerous condition of public property involving a bicyclist versus a pothole. A Judgment of Dismissal was granted in favor of the City and the City was awarded and collected, its fees and costs from Plaintiff.

Tort: Plaintiffs' alleged construction on Interstate-80 constituted a dangerous condition causing a four-vehicle collision. After filing Motion for Summary Judgment and Motion for Fees and Costs, Plaintiffs dismissed the City.

Notable Achievements

Tort: On July 25, 2015, Plaintiff was walking across Northgate Boulevard at the intersection of Wisconsin and Sontano Drives when she was struck by a passing motorist. Plaintiff did not submit a timely tort claim to the City. Plaintiff filed a petition with the Court to be relieved of the tort claims requirements for filing a timely claim. The City opposed the motion. The court denied Plaintiff's petition agreeing with the City's contention that the plaintiff was not diligent in seeking relief from the court after failing to file a timely tort claim.

Tort: On July 17, 2014, Plaintiff was driving eastbound on Florin Road in a construction zone when he collided with a road sign trailer. It was proven that the accident occurred outside City limits and that the construction zone was not controlled by the City. Plaintiff then dismissed the case against the City, with prejudice.

Civil Rights: Plaintiff alleges that excessive force was used attendant to his arrest. Plaintiff was a passenger in a vehicle pulled over by Sacramento Police Department Officers for not having a front or rear license plate. Plaintiff was forcibly removed from the vehicle as he refused to get out on the command of the officers. In connection with the City's Rule 26 disclosure, a complete copy of the In Car Camera ("ICC") video related to Plaintiff's arrest was provided to Plaintiff's attorneys of record. The video showed Plaintiff's histrionics and arresting Officers overt patience with Plaintiff during the pendency of the arrest. The video did not show the use of excessive force by the Officers. Based on the evidence produced, Plaintiffs' counsel agreed that the case had no merit. On February 22, 2017, the judge dismissed the case.

Tort: Plaintiff tripped and fell on a piece of wet tile adjacent to 1700 K Street fracturing her knee cap. This matter settled by way of informal settlement negotiations resulting in the adjacent property owner agreeing to pay Plaintiff \$150,000.00 for a dismissal of all claims against all defendants. The City was not obligated to contribute any money toward the settlement and was dismissed with prejudice.

Tort: Plaintiff, an inmate in the Sacramento County jail, alleged that the Police Department violated his civil rights, primarily wrongful arrest and unlawful search, and also caused him personal injuries during his arrest. Our office prepared a Motion to Dismiss for failure of service of process pursuant to CCP Section 583.210 which was heard on November 29, 2016. The Motion was granted and judgment has been entered in favor of City defendants.

PUBLIC SAFETY

This section provides comprehensive legal services to two of the largest departments in the City. The section partners with Code Enforcement and Problem Oriented Policing Units to abate public nuisances. The section also includes a separate Criminal Prosecution Division that prosecutes all criminal violations of the City Code.

The mission statement of the Public Safety Section is to provide holistic legal services to the Police and Community Development Departments from cradle to grave.

As the economy improved, the section experienced greater activity on the code enforcement front. The section was able to resolve many quality of life challenges through creative and innovative strategies in FY 16-17.



Summary FY 16-17

◆ Total Public Safety Matters/Assignments: 2524

Advice:	639 assignments
Administrative/Appeal:	54 cases
Contracts:	190 reviewed and approved
Criminal Prosecution:	756 misdemeanors and infractions
Drug/Gun Eviction:	6 cases
Litigation-TRO/Writ	3 cases
Ordinances:	7 assignments
Physical Nuisance:	36 cases
Pitchess Motions:	34 cases
Public Records Act:	522 cases
Receiverships:	10 cases
Social Nuisance:	13 cases
Staff Reports:	138 approved as to form
Subpoenas:	53 reviewed and responded
Warrants:	24 cases
Weapons:	39 cases

Notable Achievements

Justice for Neighbors (“JFN”): The JFN team has established itself as a statewide leader in resolving entrenched and longstanding nuisances. The collaboration and partnership of the City Attorney’s Office, Sacramento Police Department, and Community Development Department has resulted in the development of innovative and creative strategies that focus on improving the quality of life in City neighborhoods through productive civil litigation rather than protracted and largely unproductive criminal prosecutions that emphasize punishment over timely resolution of nuisances.

The team has been recognized as statewide leaders and invited to participate in multiple training seminars where they have instructed law enforcement and code enforcement officers on implementing their well-honed strategies to address nuisance activity in their respective jurisdictions. The key to JFN’s success is the Council’s support for the team through its funding of dedicated JFN code enforcement and police officer positions. The combination of enforcement officers and City attorneys dedicated to the JFN effort has resulted in substantial community benefits as described below.

2045 Waterford Road (District 2): Following a bank foreclosure this single-family residence generated nuisance activity that culminated in a serious structure fire. The JFN team filed a nuisance lawsuit against the bank and obtained a court ordered injunction that forced the bank to repair the property and return it to productive housing stock.

Before



After



1191 Los Robles Boulevard (District 2): This property had been an ongoing nuisance for the City and neighborhood for over 20 years with serious issues involving hoarding of junk, debris, and dead animal carcasses on the exterior and interior of the property. After JFN intervention, the property owner sold the property to a local investor who undertook an exhaustive rehabilitation of the property.

Notable Achievements

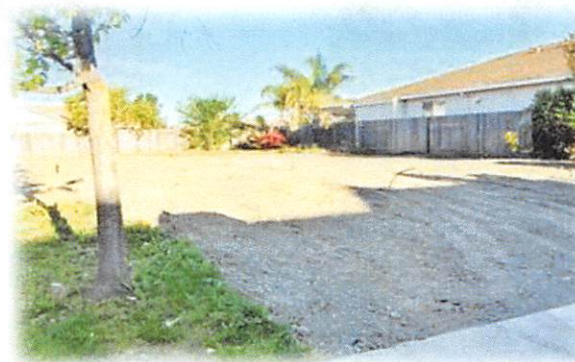
Immigration/Sanctuary Cities: Our office has been researching and providing City Council with options on responding to the recent Presidential Executive Order which denies federal funding to sanctuary jurisdictions. Several jurisdictions have already filed lawsuits requesting court orders to deem the order unconstitutional. Sacramento has joined as amicus in the San Francisco and Santa Clara County lawsuits.

5907 Caddington Way (District I): This single family residence was abandoned by the property owner. The property caught fire causing major roof damage. Wilmington Trust, NA took ownership of the property but took no action. The JFN team was forced to file a receivership action that resulted in the property being demolished.

Before



After



5611 La Casa Way (District I): This single-family residence was purchased by an investor from New York for the purpose of engaging in an unlawful indoor marijuana grow on a commercial level. Concerned neighbors contacted the JFN team and the team worked with SPD with executing a search warrant at the property. Building code violations involving serious alterations to the property's electrical system were found and after brief enforcement action, the investor sold the property to a responsible home buyer.

Notable Achievements

2645 Plover Street (District 2): This property had been a source of multiple calls for police service involving vandalism, theft, and looting as well as numerous Housing and Dangerous Buildings cases due to such criminal activity taking its toll on the property. The JFN team was forced to file a receivership action which resulted in a complete rehabilitation of the distressed property, returning it to productive housing stock.

7397 Flores Way (District 8): Located roughly three blocks from Kemble Park, this property has long been a blight in the south area of Sacramento. Having stood vacant for roughly six years, ownership of the property was a mystery, until research conducted into the California Secretary of State's records indicated that a typographical error on the deed had obscured the true owners' identities. Upon discovering who the true owners of the property were, JFN also discovered that one owner was incarcerated for mortgage fraud, while the other was on probation for the same. After the title company recorded a corrected deed that referenced the true ownership status, the JFN team filed receivership papers. The filing was a catalyst for action – shortly after receiving the City's moving papers, the owners of the property sold it to a rehabilitation expert, who in turn fixed-up the property and returned it to productive housing stock.



Notable Achievements

3319 San Jose Way (District 5): This property was abandoned by the owners. It became a haven for transients who were living inside the home and in the backyard. The JFN team intervened by issuing a three-day receivership warning letter. The owner decided to sell the property rather than lose it through a court-appointed receiver. The home was purchased by a family.



2100 Block of Sarazen Avenue (District 5) This property was an active marijuana grow house with all rooms dedicated to growing marijuana. The JFN team intervened by issuing a three-day receivership warning letter. The owner decided to sell the property. There are currently new homeowners residing at the property



Office Programs

Adopt-A-Family: This year our office once again teamed up with Next Move by participating in their Adopt-a-Family Program. Next Move's mission is to provide assistance to homeless families who have children as they move toward self-reliance. Our office adopted two families and we fulfilled their holiday wishes with gifts and monetary contributions.

Law Day 2017: "Professional Women – Where We've Been and Where We Are Going"

Held on June 22, 2017, the City Attorney's eighth annual Law Day event borrowed the American Bar Association's 14th Amendment theme and narrowed it to the issues of equal protection relating to professional women. The panel-style program was opened by City Attorney James Sanchez and moderated by Deputy City Attorney Katherine Underwood. Panelists were asked to respond and discuss various topics ranging from gender discrimination and equal pay, to quality of life issues, and the social perceptions about career women. Sitting on the panel were: Justice Hoch from the Third District Court of Appeal; Kelly Babineau of the Law Offices of Kelly Babineau; Kristen Castanos, Senior Deputy City Attorney; and Shirley Concolino, Sacramento City Clerk. The event, which was co-sponsored with Sacramento Women's Lawyers Association, drew a full house in the historic council chambers and provided attendees with MCLE credit for elimination of bias.



Law Clerk Program

The law clerk program continues to thrive, thanks to all of the attorneys who are willing to work with and provide guidance to the students. Since the summer 2007, the office has hosted 60 law clerks. The majority of the applicants are students from local law schools, University of the Pacific and UC Davis, but we have also had applicants from Berkeley, Pepperdine, University of Virginia, and William and Mary. The City Attorney's Office hosts students year-round, part-time during the school semesters and full-time during the summer. The law clerks are not paid but receive a wealth of experience as they work on issues from all five of the sections within the office. The law clerks also accompany attorneys to meetings, arbitrations, mediations, depositions, hearings, and trials, all of which help them utilize their newly acquired skills in a professional setting. The office currently has two former law clerks working as attorneys.



Summer at City Hall

Our office has mentored a high school student again this year through the program "Summer at City Hall." The student we hosted was interested in the area of law for her continuing education. This student learned many aspects of how a law office operates. Tasks such as the files and how each section of our office maintains them, along with going to court to observe some court procedures, and the everyday tasks, of taking inventory of office furniture, making accounting files, and scanning documents. These are just a few of the skills the high school student learned.

Office Programs

Holiday Challenge: There's no better way to bring out office comradery than to have an office-wide competition! The City Attorney's Office (CAO) did just that during the 2016 holiday season. The competition consisted dividing the office into three section– east, central, and west- each section's occupants decorating their area for judging by a VIP. Several city employees outside of the CAO heard about our competition and were taken aback by the participation and creative ideas.

The east side created a theme of trees, different types of trees. Each door in that section had a Pinterest inspired tree, some even personalized. The middle section created a theme consisting of color! Think gingerbread houses, candy land...is this making you hungry? There was no limit to the decorating; if you liked it, it was there! The west side section created a winter wonderland, complete with a mini snowball fight and even Santa!

The VIP who judged our competition was City Clerk, Shirley Concolino. She was given a tour of each section and had to make her decision in less than five minutes! Of course, having Santa in your section helps tremendously, and the west side section took home the win.



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