



**Request for
Expressions of
Interest: Strategic
Development of the
102-Acre
Meadowview Site
(#I26021411001)**

Deadline for submissions:
February 27, 2026, 4 PM PST

Overview

The City of Sacramento (City) is issuing a Request for Expressions of Interest (RFEI) to solicit proposals from qualified individuals, organizations, and firms regarding the optimal use of 102 acres of City-owned property (the Site) located at 3100 Meadowview Road (Assessor's Parcel Number 053-0010-058-0000). Through this RFEI, the City seeks to gather information that will inform the strategic development of the Site in order to maximize economic, public, community, and environmental benefits.

Background

The Site was originally used by the California Highway Patrol as a testing track. In 1978, ownership was transferred to the federal government; however, the Site remained undeveloped.

In 2021, the U.S. Department of Labor designated the Site as excess land and initiated a disposition process.

In January 2022, the City acquired the Site through a federal excess land auction. Since then, the City has conducted extensive community outreach¹ and completed comprehensive analysis to determine the most suitable use for the property. Key themes that have emerged from the City's engagement efforts thus far include: 1) equitable neighborhoods; 2) connectivity; 3) economic growth; 4) housing; 5) job and education opportunities; 6) natural features; 7) sustainable partnerships; and 8) community stewardship and youth leadership.

In April 2024, City staff presented the findings of an opportunities and constraints analysis to the City Council². The analysis evaluated four potential land use scenarios, ranging from an interim 200-bed homeless shelter to medium- to high-density housing and a sports complex. At that meeting, the City Council expressed a preference for a mixed-use approach that could include a range of housing types, an economic catalyst, and resource conservation for the enjoyment of current and future residents.

Since that time, the City has continued to explore pre-development options. This RFEI represents another step in gathering information to help inform the City's next actions. Additional information, including a detailed timeline of key decisions, can be found in the March 2025 staff report³ and presentation⁴ to the City Council.

¹ <https://www.cityofsacramento.gov/content/dam/portal/cmo/OIED/102-acres/District-8-Listening-Sessions-Report-and-Guidebook.pdf>

² https://sacramento.granicus.com/MetaViewer.php?view_id=22&clip_id=5885&meta_id=774973

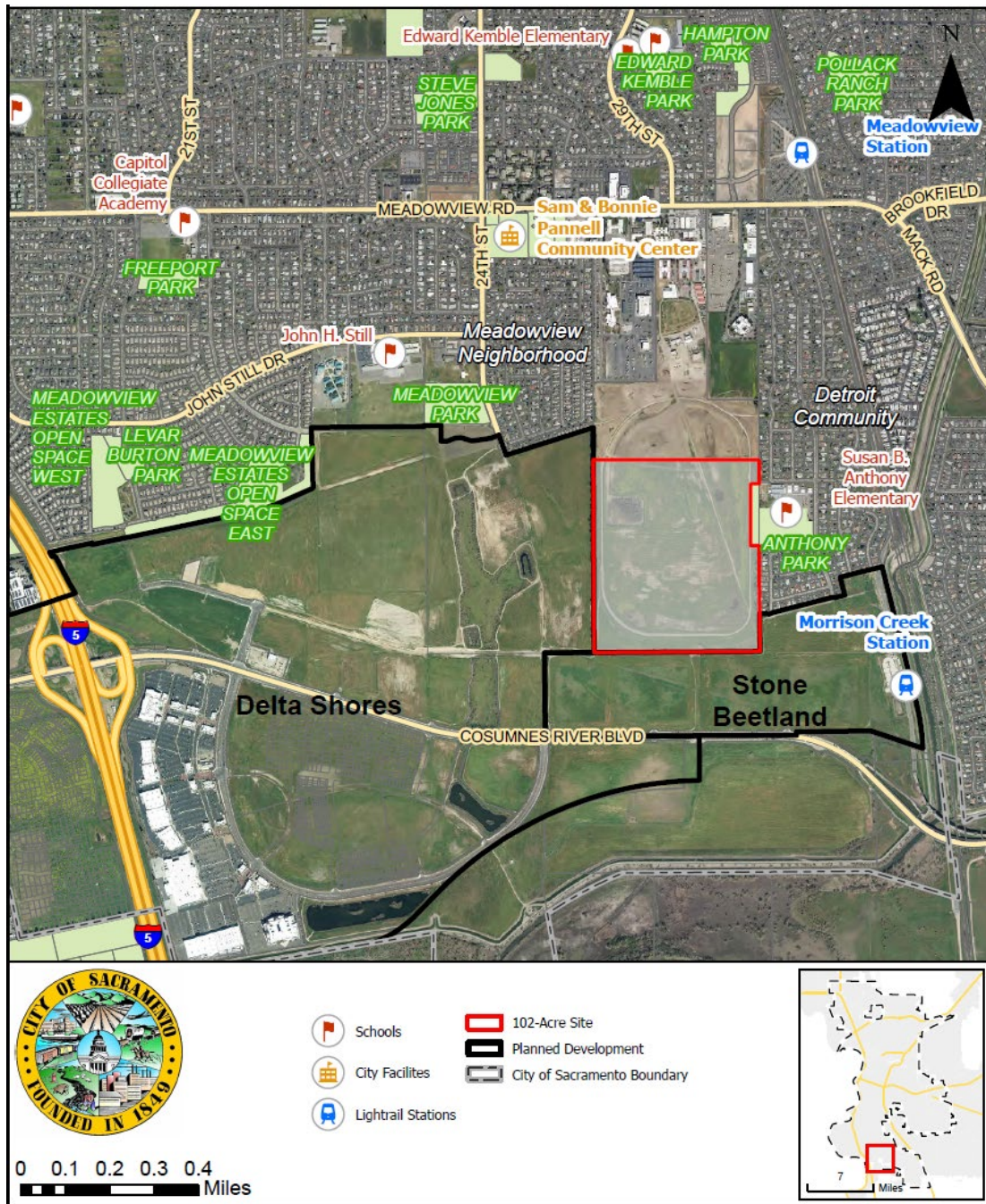
³ https://sacramento.granicus.com/MetaViewer.php?view_id=22&clip_id=6332&meta_id=817262

⁴ https://sacramento.granicus.com/player/clip/6332?view_id=22&meta_id=817261&redirect=true

Site Context

As shown in Figure 1, the Site is located in the southwestern portion of the City, between Meadowview Road and Cosumnes River Boulevard.

Figure 1. Site Map



The Site is currently undeveloped, except for a paved oval track along the perimeter and a strip of pavement running diagonally across the property—both remnants of its previous use as a testing track for the California Highway Patrol.

The Site is not currently served by utilities and lacks public roadway access. Regional access is available via Interstate 5, located to the west.

Under the 2040 General Plan, the Site is designated as Parks and Recreation. The Site is currently zoned R-1 (Single-Unit Dwelling); however, City Planning staff is updating zoning code for consistency with the 2040 General Plan and is evaluating the Site for a potential rezone.

The surrounding area includes a mix of commercial and residential uses. Immediately north of the Site is the Sacramento Job Corps Center trade school. Other nearby uses to the north include the City of Sacramento Solid Waste Division offices, the Army National Guard Recruiting Office, and the California Department of Food and Agriculture offices and laboratories.

To the east are Susan B. Anthony Elementary School, Anthony Park, and single-family residences. Further southeast is Sacramento Regional Transit's Morrison Creek Light Rail Station.

Immediately south of the Site is the approved—but not yet constructed—Stone Beetland Project, a 140-acre development planned to include 1,163 residential units.

To the south and west lies the Delta Shores development, which features approximately 900,000 square feet of retail space and housing.

Development Considerations

In developing the Site, three key factors must be considered: the California Surplus Land Act, aquatic resources (i.e., seasonal wetlands, ponds, ditches), and infrastructure.

California Surplus Land Act

The California Surplus Land Act (SLA) is a critical consideration in evaluating potential uses for the Site. The SLA is state legislation that places restrictions on the disposition of City-owned parcels, with the goal of encouraging the development of affordable housing or providing other municipal benefits, such as parks and recreational facilities.

If the City chooses to dispose of the Site, it may pursue SLA exemption H (California Government Code 54221(f)(1)(H))⁵. However, this exemption still imposes several affordability requirements on the future property owner, which the City must enforce

⁵ https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV§ionNum=54221

through a recorded covenant or restriction. The requirements for SLA exemption H are, in part, as follows:

- i. Surplus land totaling 10 or more acres, consisting of either a single parcel, or two or more adjacent or non-adjacent parcels combined for disposition to one or more buyers pursuant to a plan or ordinance adopted by the legislative body of the local agency, or a state statute. That surplus land shall be subject to a local agency's open, competitive solicitation process or put out to open, competitive bid by a local agency, provided that all entities identified in subdivision (a) of Section 54222 will be invited to participate in the process for a housing or mixed-use development.
- ii. The aggregate development shall include the greater of the following:
 - I. Not less than 300 residential units.
 - II. A number of residential units equal to 10 times the number of acres of the surplus land or 10,000 residential units, whichever is less.
- iii. At least 25 percent of the residential units shall be restricted to lower income households, as defined in Section 50079.5 of the Health and Safety Code, with an affordable sales price or an affordable rent pursuant to Sections 50052.5 and 50053 of the Health and Safety Code, for a minimum of 55 years for rental housing, 45 years for ownership housing, and 50 years for rental or ownership housing located on tribal trust lands, unless a local ordinance or a federal, state, or local grant, tax credit, or other project financing requires a longer period of affordability.
- iv. If nonresidential development is included in the development pursuant to this subparagraph, at least 25 percent of the total planned units affordable to lower income households shall be made available for lease or sale and permitted for use and occupancy before or at the same time with every 25 percent of nonresidential development made available for lease or sale and permitted for use and occupancy.
- v. A violation of this subparagraph is subject to the penalties described in Section 54230.5. Those penalties are in addition to any remedy a court may order for violation of this subparagraph. A local agency shall only dispose of land pursuant to this subparagraph through a disposition and development agreement that includes an indemnification clause that provides that if an action occurs after disposition violates this subparagraph, the person or entity that acquired the property shall be liable for the penalties.
- vi. The requirements of clauses (i) to (v), inclusive, shall be contained in a covenant or restriction recorded against the surplus land at the time of sale that shall run with the land and be enforceable against any owner who violates the covenant or restriction and each successor in interest who continues the violation.

Aquatic Resources

The presence of approximately 10.47 acres of scattered aquatic resources on the Site—formed by stormwater runoff trapped by the former California Highway Patrol testing track and grading—adds another important consideration. While these resources are not considered “high value” due to their artificial origin, they may contain special status species that could warrant further investigation.

Site development will require mitigation. In November 2025, the U.S. Army Corps of Engineers (USACE) issued an Approved Jurisdictional Determination (AJD) confirming that the site does not fall under federal jurisdiction. Therefore, mitigation requirements will be dictated by the State Board of California via the Central Valley Regional Water Quality Control Board. Development will likely involve preserving and/or enhancing a portion of the Site as wetland habitat, and/or purchasing mitigation credits for the loss of wetland habitat. More information can be found in the Aquatic Resources Delineation Report⁶, the 2023-24 Dry-Season and Wet-Season Branchiopod Survey 90-Day Report⁷, and the 2024-25 Dry-Season and Wet-Season Branchiopod Survey 90-Day Report⁸.

Infrastructure

On and off-site infrastructure needs, including roadways, drainage, and water as well as sewer systems, represent another key factor.

Roadways

Although the adjacent Stone Beetland project includes a planned roadway network that is projected to accommodate additional traffic, new development at the Site is likely to result in increased traffic congestion, queuing, and delays at intersections and residential streets. Initial analysis found that establishing access to the Site from the planned 24th Street extension through the Delta Shores development is likely necessary for improved traffic flow, safety, and quality of life.

To ensure access from the planned 24th Street extension, the City has been working with the adjacent developer to secure an access road across their property to the Site. In exchange for this access road, the City has agreed via Development Agreement to place a water tower on the Site⁹. Once these negotiations are finalized, the Site will be reduced by approximately 2 acres to accommodate the water tower.

⁶ <https://www.cityofsacramento.gov/content/dam/portal/cmo/OIED/102-acres/Aquatic-Resources-Delineation-Report.pdf>

⁷ <https://www.cityofsacramento.gov/content/dam/portal/cmo/OIED/102-acres/2023-24-Branchiopod-Survey-Report.pdf>

⁸ <https://www.cityofsacramento.gov/content/dam/portal/cmo/OIED/102-acres/2024-25-Branchiopod-Survey-Report.pdf>

⁹ https://sacramento.granicus.com/MetaViewer.php?view_id=22&clip_id=6049&meta_id=795774

Drainage

Initial assessments also found that off-site drainage originating from the federally owned property to the north and currently contained on the Site in a 3-acre pond, would need to be integrated into a future detention and stormwater quality basin on the Site. A full drainage study to further define offsite flow conveyance and address wetlands, and the existing onsite pond would be required.

In addition to the required drainage mitigation and construction of a detention and stormwater quality basin, the Site will require the construction of a drainage system within the public streets. This drainage system will need to be connected to the neighboring projects such as Stone Beetland and/or Delta Shores.

Water System

The adjacent developer is obligated per a Development Agreement to build all necessary public water infrastructure and extend a water transmission main to the western boundary of the Site. There will be distribution water mains that will connect to the water transmission main that would serve the Site and it would also serve a City water tank on a parcel within the 102 acres that is yet to be determined.

Sewer System

The adjacent developer to the west is building a sewer lift station for their development and the lift station will have capacity to serve discharge sewage from the Site. It is likely that cost sharing negotiations for the sewer lift station would need to occur. Based on the current design, the Site can only discharge 900 equivalent single-family dwellings (ESDs) into the sewer lift station. If the City pursues SLA exemption H, at least 1,000 residential units are required, which exceeds the 900 ESDs allowance. If this occurs, a sewer study will be required and may trigger an upsize of the sewer lift station.

RFEI Submittal Requirements

Respondents must include the following information in their submittals. Sections 3c and 4e, below, are optional but encouraged. The City will use this information to evaluate the alignment of proposals with its strategic development objectives and to inform potential next steps.

1. Project Understanding and Approach

- a. Project Understanding**—Provide a summary demonstrating your understanding of the Site, including its history, current conditions, key constraints (e.g., aquatic resources, infrastructure), regulatory considerations (e.g., Surplus Land Act), and development potential.
- b. Project Proposal**—Present a detailed proposal for the envisioned use or uses of the Site. Include:

- i. Description of proposed land uses
 - ii. Phasing, if applicable
- c. **Challenges**—Identify if additional information about the property is needed and identify potential challenges related to development (e.g., environmental mitigation, infrastructure costs, Surplus Land Act compliance) and outline strategies to address them.

2. Project Leadership and Team

- a. **Project Leadership and Team**—Introduce the project lead(s) and key personnel. Include a summary of qualifications, roles, and responsibilities for each team member.
- b. **Company Profile**—Provide a brief overview of the firm(s) involved, including legal structure, years in operation, relevant areas of expertise, and office location(s).
- c. **Team Organizational Chart**—Include a chart showing the structure of the project team and relationships between key partners, consultants, and stakeholders.

3. Financial Approach

- a. **Financial Considerations**—Discuss financial feasibility, major cost drivers, anticipated returns, and other economic factors. Address how affordability requirements under the Surplus Land Act may impact the financial model.
- b. **Public Investment**—Indicate any expectations for public investment, including infrastructure, site preparation, or subsidies, and describe how these would support project viability.
- c. **Other Considerations (Optional)**—Include any other financial strategies or creative funding mechanisms (e.g. ground leasing instead of purchasing, community land trusts, social impact investing, value capture tools) that may support project implementation.

4. Additional Considerations

- a. **Additional Considerations**—Share any unique project elements, innovations, or community benefits that distinguish your proposal.
- b. **Design and Zoning Considerations**—Discuss anticipated design character, compatibility with surrounding uses, and how the proposal aligns with or may require changes to existing zoning or the 2040 General Plan land use designation of Parks and Recreation.
- c. **Environmental Considerations**—Describe how the proposal addresses known environmental factors, including wetlands mitigation, stormwater management, and habitat preservation or enhancement.

- d. **Implementation**—Provide a high-level implementation plan that includes project timeline, major milestones, and approach to entitlement, permitting, and construction.
- e. **Additional Information (Optional)**—Include any other information the respondent believes would support the City’s evaluation of the proposal (e.g., case studies, renderings, letters of support).

RFEI Process

Submission Instructions

Responses to this RFEI are due by **February 27, 2026, at 4:00 PM PST**. The City will not accept responses submitted after the deadline and will not consider late submissions under any circumstances.

Each response must include, at a minimum:

- The RFEI transaction number
- The project name
- The company name
- All information outlined in the **Submittal Requirements** section above

To be considered, proposals must be **fully responsive** to all required items listed under the “RFEI Submittal Requirements” subheading.

All responses must be submitted electronically via the City’s online bid portal, [PlanetBids](#). **Submissions in any other format will not be accepted or considered.**

Questions, interpretations, or requests for clarification regarding this RFEI must be submitted through the City’s PlanetBids portal no later than **4:00 PM PST on February 9, 2026**. Phone inquiries will not be accepted.

Responses to all questions and clarifications will be posted to the PlanetBids portal to ensure equal access to information for all potential respondents.

Tentative Schedule

The following is a tentative schedule and is subject to change at the City’s sole discretion:

- **Release of RFEI:** January 16, 2026
- **Deadline for Questions:** February 9, 2026 (must be submitted via PlanetBids by 4:00 PM PST)

- **Responses to Questions Posted:** February 20, 2026 (anticipated date; subject to question complexity)

Next Steps

Following the RFEI process, next steps will depend on the nature and quality of the responses received, as well as future direction from the City Council. At its sole discretion, the City may:

- Use the information submitted through this RFEI to develop a future competitive solicitation, which may be limited to respondents of this RFEI; or
- Consider negotiating a future transaction with one or more preferred respondents.

The City may also request additional information or clarification from one or more respondents during its review of the RFEI submissions.

City Rights

The following terms and conditions apply to all responses submitted under this RFEI and outline the City's rights and expectations regarding the selection process:

1. All responses will become the property of the City of Sacramento upon submission.
2. This RFEI is for information-gathering purposes to inform next steps related to the reuse of the 102-acre site.
3. All costs associated with the preparation and submission of a response shall be borne by the respondent.
4. The City reserves the right to reject any or all proposals received in response to this RFEI and to negotiate separately with any source, in any manner necessary to serve the best interests of the City. The City may, at its sole discretion, choose not to award a contract based solely on this RFEI and will not provide compensation for any information submitted or obtained.
5. The City reserves the right to:
 - Reject any or all proposals;
 - Correct any technical errors in the RFEI process; or
 - Waive any informalities or irregularities in any proposal.
6. Any information submitted in response to this RFEI is a public record subject to disclosure unless the City determines that an exemption in the California Public Records Act (CPRA) applies. Respondent shall hold the City, its elected officials, officers, and employees harmless for release of any information.