

South Land Park
Neighborhood Association
Spring 2022 Newsletter





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MESSAGE FROM THE PRESIDENT



**Anthony
Jackson**
SLPNA
President

Greetings South Land Park residents and friends!

We hope everyone is doing well, staying safe and healthy. The SLPNA Board has been busy advocating and collaborating with various agencies, businesses, and neighboring communities.

Over the past year, SLPNA partnered with SMUD and the Sacramento Tree Foundation to plant trees in the neighborhood. For Halloween, SLPNA volunteers gave out candy to hundreds of trick or treaters at Belle Cooledge Community Center.

We deployed our very own Santa Claus in December to give out treats to over 250 kids in Frosty's Wonderland at the community center. In partnership with Assemblymember Jim Cooper, SLPNA volunteers gave out turkeys to the needy in November. We also joined AM/PM and Assem-

blymember Cooper's staff at the ribbon cutting for the new car wash, market, and fuel station at Blair Avenue and Freeport Boulevard. Behind the scenes, SLPNA worked with Sacramento Police to make sure that a Police Observation Device will be mounted at the intersection. The device will be paid for by AM/PM. We are also proud to announce that SLPNA has launched a Scholarship Program for local students (see article on page 4).

We continue to closely follow actions on the Del Rio Trail. Construction will likely begin early next year (see Del Rio Trail update on page 5)

In December, the Redistricting Commission adopted new maps for City Council districts. South Land Park was previously in Districts 4 and 5, splitting the neighborhood at Fruitridge Road. Under the new maps, most of South Land Park is now primarily in District 7 (along with Curtis Park, Land Park, and Pocket), represented by Councilmember Rick Jennings. However, a small



SLPNA Board Members at the AM/PM ribbon cutting.



Frosty's Wonderland in South Land Park.

section within SLPNA's eastern boundary was moved into District 5. SLPNA voiced our objections to this carve-out of two areas within our association and placing them in another Council district: the East Land Park Village subdivision and the Freeport Manor subdivision.

Since the change, SLPNA Vice President Anthony Jackson (2021–22) has been in weekly contact with both council offices to ensure the voices of South Land Park are heard and our concerns are addressed. Looking ahead, SLPNA will schedule informational meetings and forums, in person when safe to do so, with our elected officials.

The pandemic has been tough on the business community. Please eat and shop in the neighborhood whenever possible to support our small businesses. Fortunately, new businesses are springing up throughout the Freeport Boulevard corridor. The SLPNA Board welcomes new businesses and restaurants that have recently opened in our community. Buckhorn BBQ & Grill on Freeport Blvd has recently opened. Down the street at Freeport & Sutterville is Burger Patch. Additionally, AM/PM opened late last year, Fabu salon recently opened, and a new car wash begins operating this Spring at the site of the old Gem Carwash. One goal SLPNA has set forth for 2022 is to coordinate a business walk, to partner and promote the viability of businesses in South Land Park.

Stay tuned. As we continue to navigate through the pandemic, the SLPNA Board has plenty in store for 2022. Aside from business, the heart and backbone of the association are the individuals who not only serve the community, but those who support and build community



Halloween at Belle Cooledge.

within South Land Park. Thank you.

Sincerely,

Board of Directors

South Land Park Neighborhood Association

Thank You to Our Board of Directors

SLPNA Board Members are volunteers with busy lives and hectic schedules just like you. This Board is a fun and diverse group of people that have chosen to dedicate their time to volunteer & advocate for our neighborhood.

Thank you to our 2021–2022 Board of Directors: President **Michelle Reyes**, Vice President **Anthony Jackson**, Secretary **Brian Ebbert**, Treasurer **Paula Mishima**, Immediate Past President **Joe Flores**; Board members **Nita Barve**, **Scott Burns**, **Diane Matthews**, **Brandon Seto**, **Sharla Smith**, **Dan Weitzman**.

If you are interested in serving on the Board or one of our committees, please email us at slpna@slpna.org.

Consider Making a Tax-deductible Donation

The South Land Park Neighborhood Association is a 501(c)(3) nonprofit and we rely 100% on donations and membership dues. We are 100% volunteer-based. Please consider making a tax-deductible donation.

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SLPNA

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Sacramento, CA 95822

SLPNA LAUNCHES SCHOLARSHIP PROGRAM FOR CLASS OF 2022

Deadline to Apply is May 15, 2022

After years of preparation and planning, SLPNA recently launched a scholarship program for the Class of 2022. Two scholarships in the amount of \$250 will be awarded. Students that live in South Land Park, or attend school within South Land Park, are eligible to apply. They must also maintain at least a B average, and have participated in extracurricular or community activities. "Ultimately, this is about supporting future leaders," says SLPNA Vice President Brandon Seto. A short essay is also required as part of the application.

SLPNA recognized that the price of tuition, books, and housing are constantly increasing,

and now inflation is putting even more pressure on students. "With the cost of everything going up, we know that any assistance can help students as they enter college," says Board Member Brian Ebbert. "These are not large scholarships, but the application process is very straightforward. We just want to do our part to help where we can."

The idea was first pitched in 2016, but it took some time to develop a plan, raise funds, and begin outreach to schools. Although two \$250 scholarships will be offered this year, SLPNA will reassess the award amounts and quantities going forward. Donations were received from Councilmember Jay Schenirer, Assemblymem-



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ber Jim Cooper, SLPNA Board Member Nita Barve and her husband Ajay, and County Supervisor Patrick Kennedy. "We are really thankful to these individuals for the initial seed funding for the scholarship program," says SLPNA Treasurer Paula Mishima. She points out that SLPNA plans to do additional fundraising to ensure that funds continue to be available for years to come.

The association has emerged from the pandemic ready to become more active. "We thought it was important to show our membership that we are not just about hosting community meetings or testifying at government hearings," SLPNA President Anthony Jackson points out. "We want South Land Park residents to know that their neighborhood association is willing to invest in our neighborhood kids and their futures." To get the word out, SLPNA reached out to Sac-

ramento area high schools and plans to hold an informational meeting via ZOOM.

The scholarship application is available [here](#). The deadline to apply is May 15, 2022. SLPNA encourages you to spread the word about this opportunity to eligible graduating seniors.

Tax deductible donations to the Scholarship Program, or to SLPNA generally, can be made via the SLPNA web site or by contacting slpna@slpna.org.



The graphic features a woman in a graduation cap and gown, smiling and holding a rolled-up diploma tied with a red ribbon. To her left is the SLPNA logo, which includes a stylized blue path leading to trees and the text "South Land Park Neighborhood Association". Below the logo, the text "Scholarship Program 2022" is displayed in large, bold letters, with "Scholarship" in orange and "Program 2022" in pink. A green horizontal bar is positioned below this text. Further down, a paragraph of text describes the SLPNA's history of supporting school-related events and the development of the scholarship fund in late 2019. At the bottom left, the text "learn more at" is written in pink, followed by the website "www.slpna.org" in black. The background of the graphic features faint, grey silhouettes of hands reaching upwards.

Scholarship Program 2022

The South Land Park Neighborhood Association (SLPNA) has been supporting school-related events and activities since its inception. In late 2019, the Board of Directors developed the SLPNA scholarship fund. The scholarship focuses on community service and involvement.

learn more at
www.slpna.org

THE DEL RIO TRAIL PROJECT



Scott M. Burns
SLPNA

As many of you are aware, a project to convert the abandoned rail line that runs through our neighborhood into a multi-use bicycle/pedestrian trail was unanimously approved by the City Council in March 2019.

The new Del Rio Trail, scheduled for completion in 2023, will run south from Sutterville Road through the Land Park, South Land Park, Freeport Manor, Z'Berg, Pocket and Meadowview neighborhoods to Mack Road, for a total 4.8 miles. It will connect on the north to the existing Sacramento River Bike Trail and ultimately to the American River Bike Trail, giving users the ability to travel to downtown, West Sacramento, and Folsom. A future connection to Delta Shores is anticipated.

The trail will not only provide cyclists, walkers, runners, and dog walkers with expanded recreational opportunities, but will also serve as an alternative commute route for those who prefer to bike to work.

Construction Progress

The project is now fully funded and well into its design phase. The Trail's expected construction cost is funded through a Sacramento Area Council of Governments (SACOG) grant for bicycle/pedestrian improvements. The city recently received its encroachment permit from the Central Valley Flood Control Board and a 408 permit from the Army Corp of Engineers.

While COVID-19 put a bit of a crimp in the schedule, city engineers are now reviewing the final design plans and hope to have a bid-ready project by the end of May. Concurrently, the city



Support for the Del Rio Trail is visible throughout the neighborhood.



An area of future paved trail.

is working with State Parks to acquire right-of-way for a small segment near Sutterville Road, and with Caltrans for an encroachment permit to widen the current railroad bridge over I-5. The railroad bridge will allow for connection to the Sacramento River Bike Trail.

The city is also consulting State Parks about tree preservation, the construction schedule, and repurposing the historical railroad artifacts along the trail. Lastly, the city is working with property owners on trail encroachments and utility owners to facilitate necessary relocations.

Trees Along the Trail

The tree question has remained a hot topic throughout design. A total of 1,800 trees currently line the trail. For trees that will need to be removed due to trail obstruction or construction interference, the City urban forester and the Sacramento Tree Foundation have issued a tree replacement plan. SLPNA supported the Arborist Report adopted by the City Council on April 19. The final adopted plan identifies 384 trees for removal and the City will plant 810 replacement trees (the original proposal called for an addi-

tional 183 trees to be removed). This plan was made available for public comment before the Council vote was taken, and SLPNA received no opposition from our membership.

Public Art Along the Trail

Some additional good news-separate but related to the trail project: the City is seeking grant funds for public artwork along the trail corridor. We won't know exactly what that artwork would look like until there is an artist on board, but if the City is successful in its pursuit, it will then seek input from the community in what they would like to see.

What's Next

The City plans to bid this project around May, with a goal of awarding the project in July. This means that the selected contractor could start construction this summer, with completion expected in spring 2023. As the project evolves, SLPNA will be relaunching its Del Rio Trail Committee with an eye to assisting the City with activities such as tree and shrub planting, funding additional trail amenities such as benches and picnic tables in appropriate locations, and incorporating local railroad history into the route. For anyone in the neighborhood who would like to become more involved, please email acting DRT Chairman Scott Burns at scott@smburns.com.

UPDATE FROM THE SACRAMENTO POLICE DEPARTMENT



Lt. Brian Kinney
Sac PD

It is hard to believe that we already have one month in the books for 2022! Being that it's only February, we still have several months of cold weather left. In the winter, we often see an uptick in vehicle thefts, which is largely due to cars being left running. I know it's tempting to get in a warm car on a cold morning, but this makes your car an easy target and provides an easy opportunity for thieves. What many people don't know is that it's actually a violation of the California Vehicle Code to leave a running car unattended. Another good reminder is when leaving your car, make sure it's locked and anything of value (or perceived value) is not left in plain sight. Car burglars will usually bypass a car

that has nothing in plain sight.

The police observation device (aka POD) for the new AM/PM is still moving along. Unfortunately, I don't have an install date yet, but I'm hoping to have a better estimate for you by our next meeting.

Violent crime continues to be very low in the South Land Park Neighborhood; however, we did have a homicide in the 5900 block of South Land Park Drive on January 2. As with any homicide, this was a tragic incident. Homicide detectives worked tirelessly and were able to make an arrest in this case.

I look forward to a great year working together. I can be reached at bkinney@pd.cityofsacramento.org or 916-808-0331. Please let me know if there is anything I can do for you.



View a full pizzatwist menu on the back pages.

CITY COUNCIL DISTRICT 5 UPDATE



Jay Schenirer
Sacramento City
Councilmember,
District 5

Dear South Land Park Neighbors,
As you may have heard by now, the City of Sacramento Council districts were redrawn by the Sacramento Independent Redistricting Commission (SIRC), which adopted the final Sacramento City Council District Map in

December. The [new map](#) determined that most of South Land Park is now represented by Councilmember Rick Jennings in District 7—although some of you are lucky to still be in District 5— you can check that [here](#).

On behalf of myself and my staff, I'd like to say that it has been our absolute honor to work

with South Land Park and all of its communities, businesses and organizations for the past years. From the movie nights, food trucks, and exciting park improvements at Belle Cooledge to picking up coffee from Barrio and laughing at the Raley's pun competitions, we had a great time working with you all! We know that there's still ongoing work to do with the Del Rio Trail project and I am actively working with city staff on moving that forward.

As spring and summer approach, I'd like to remind you to stay safe and get vaccinated and boosted and get tested before meeting with large groups of people. Visit Sacramento County's website to find [weekly pop up vaccination & testing clinic locations](#) throughout Sacramento. Stay safe and healthy South Land Park!

CITY COUNCIL DISTRICT 7 UPDATE



Rick Jennings
Sacramento City
Councilmember,
District 7

I am honored and excited to begin my tenure representing the residents of South Land Park on the Sacramento City Council. The Sacramento Independent Redistricting Commission's work reconfigured all eight City Council districts, including District 7, which I am honored to now

represent. Our "new" district adds South Land Park, Land Park, Curtis Park, Little Pocket, and Z'Berg Park to the existing Pocket/Greenhaven communities to complete District 7.

I am excited to represent you and all of these communities.

My wife and I made the decision to move to Sacramento over 36 years ago. I was working for Xerox and Cassandra was working for the Sacramento Housing and Redevelopment Agency. We chose Sacramento and it has been one of the best decisions of our lives. We bought our home, raised our children, and made a life here. Sacramento has made a significant influence on our family and inspired me to focus on giving back to our community.

In addition to being your representative on the City Council, I am also the CEO of the Center

for Father and Families (CFF). CFF focuses on the needs of fathers and families by offering programs and services that lead to family growth, enrichment, and empowerment. We serve over 800 fathers and north of 1,700 children in our programs, and I am proud of the work we do to support families.

As your representative on the City Council, I am here to listen and be your advocate. My staff and I want to hear from you about what is important. What needs can I help address as your Councilmember? What sort of events and amenities would you like to see in your neighborhood? It is important to me that I hear from you on what is working and what is not. I am always open to new ideas and look forward to hearing directly from you!

My top focus as your Councilmember is quality-of-life issues. First and foremost, I focus on public safety. We need to feel safe in our neighborhoods. For me public safety is our police and fire departments, but they cannot do this alone. I graduated from the University of Maryland with a degree in criminology. Had I not made the NFL, I most likely would have been a police officer. While they are the first responders, we also need to supplement them with additional services. I am proud of what the City has done to support the Department of Community Response to address our community's needs when a public safety officer might not be the best response.

I also focus on maintaining our parks, supporting our libraries, and making sure the basic services of municipal government are working by picking up trash, sweeping streets, and the other important functions that maintain a high quality of life for our residents.

I am also excited to get to know the many small businesses in the "new" District 7 and look forward to hearing from them about how we can help them thrive. I am the son of a small business owner and learned many life lessons working in my parents' small store, including how important it is to support our local economy by patronizing local businesses. I also love the parks in the new district, and I have pictures of my grandchildren at Reichmuth Park!

If you would like to get in touch with my office, please email rjennings@cityofsacramento.org. I am honored to represent you and look forward to hearing from you to improve the areas that need improvement and to continue the great things that are working. I believe as a **TEAM: Together Everyone Achieves More**; we will accomplish much together!



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UPDATE FROM COUNTY DISTRICT 2



**Patrick
Kennedy**
Sacramento
County
Supervisor,
District 2

Hello South Land Park Neighbors. Where does the time go? It seems like weeks ago that I offered a hearty Happy New Year 2021! With so much going on in the county, I thought I would offer some information about what I am working on as your Supervisor.

and testing sites are located in lower income South Sacramento zip codes with a high number of people of color, where many "essential" workers live—those who do not have the luxury of working from home.

Working with Council Member Schenirer and SCOE Board Member Bina Lefkovitz and Superintendent Dave Gordon (a South Land Park neighbor), we established the Youth Mental Health Board, giving youth a voice that was previously missing. We also established a program to put mental health professionals directly on school campuses throughout the county. There are currently 22 campuses served, with a goal of scaling up to every school in the county.

Finally, mental and behavioral health has been a top priority for me as a member of the Board of Supervisors, where I also serve as a member of the County Mental Health Board. The Board of Supervisors recently adopted a program aimed at delivering the most appropriate services for people in need, including an alternative to 911 calls for those experiencing a mental health crisis, which I proposed in 2020. The program is expected to go live mid-2022.

Healthcare

Over the past few years, I have worked with Senator (Dr.) Richard Pan to establish the Sacramento County Health Authority Commission, entrusted with reforming the delivery of Medi Cal services to over 500,000 county residents. As the Board representative on the Health Authority Commission, I have fought vigorously to ensure that the focus of the commission is to improve patient outcomes and increase local control

Sacramento County has an alarmingly high rate of STDs. So, the County continues to grow services for preventing HIV and STDs. As a result, I have challenged our community and County staff to increase testing and educational efforts with a goal of eliminating new diagnosis of HIV by 2030.

Of course, after two years, we still find the shadow of COVID-19 hanging over us. While the case numbers of the omicron variant are going down, we still have to remain vigilant, getting our neighbors vaccinated (including boosters) and practicing safety precautions when possible. I will continue to ensure that vaccination clinics

Homelessness

It is no secret that the humanitarian crisis of homelessness continues to vex our neighborhoods. As Chair of the Board of Supervisors, working with Mayor Steinberg, I established the Homeless Policy Council, the first countywide body consisting of the County and all seven cities to provide consistent and coordinated policy direction to the Continuum of Care and Sacramento Steps

Forward, the lead agency on homelessness. I will continue to serve on this body to pursue county-wide initiatives that coordinate with our cities.

One ray of hope in working on the issue of homelessness is the recent establishment of the County's Homeless Encampment Teams. District 2 was the first district to initiate the Encampment teams and it went live in January, 2022. Working in interdisciplinary multi-agency teams, this program will:

- Assist as many people as possible by connecting them to shelter, services and housing
- Coordinate County outreach services to make more successful placements into shelter/permanent housing and to better connect individuals to necessary services and supports, including health and behavioral healthcare
- Continuously improve services and services

delivery to build trust, change culture on streets to engage in services, and reduce large long-term encampments

- Address encampments for the benefit of those residing there as well as nearby businesses and/or neighborhoods, including far greater solid waste removal

While this is very good work, there is clearly much to be done. I will continue to work with other jurisdictions to identify best practices while continuing to improve the work we are doing. In 2021, the County spent \$365,652,918 on direct homeless services, including approximately \$108 million in the City of Sacramento alone. In 2022, the County will continue to grow these programs, including at least \$60 million in federal funding. I bring this up not to say that dollars mean success, but to make the point that homeless programs represent the fastest growing budget category in the County and, as they say, *Show me your budget and I will show you your priorities.* It will

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be the responsibility of the Board of Supervisors to monitor these programs for success.

The Board of Supervisors recently established the Substance Use Respite and Engagement Center (SURE) Center program which provides short-term (4–12 hours) recovery, detoxification, and recuperation from the effects of acute alcohol or drug intoxication, something that has been missing for many years. This program will help those under the influence, including homeless individuals, get to a place where they can enter other County and private programs. When someone living on the streets is under the influence, it is much more unlikely that they will be responsive to accepting available services.

Community Review of the Sheriff's Department

As a member of the Board, I proposed and wrote the ordinance creating the Community Review Commission, the first public body in the County with subpoena power giving members the opportunity to investigate complaints and review policies and procedures of the department, including those at the jails. This body is expected to start work in spring 2022.

While this high level review barely scratches the surface, I hope it gives you an idea of some of things I am doing on your behalf. It has been a challenging three years, but the resiliency of Sacramentans has not been challenged. There are better times ahead. Thank you for the opportunity to serve.



South Land Park Celebrates California Arbor Week

California Arbor Week is an annual celebration of trees that takes place March 7–14. South Land Park neighbors and board members celebrated California Arbor Week in 2022 with several neighborhood tree plantings.



ANDY BAKES BREAD, YOUR NEIGHBORHOOD BOULANGER



Sean
Timberlake

In the early days of the COVID-19 lockdown, sourdough starters became a phenomenon, a pet project for countless people faced with an abundance of time and idle hands. For one South Land Park resident, though,

bread baking is more than a passing fancy. Behind the facade of his mid-century home abutting Reichmuth Park, Andrew Baranoff turns out loaves with such tantalizing flavors as sweet potato, lemon, and thyme focaccia or chocolate cherry marble sourdough, all to be picked up on his porch.

Baranoff's baking obsession began well before the onset of the pandemic. He was raised by his maternal Russian grandmother, who instilled in him a love of baking. He further honed his skills while studying at the California Culinary

Academy in the early '90s.

After moving to South Land Park in October of 2017 with his wife Adrienne and sons Chris and Gabe, Baranoff worked in the hospitality industry, but his love of baking became an anchor. He began baking organic, self-leavened breads and scones for his wife's coworkers and clients at her East Sacramento salon, Valley of the Dolls. From there, he participated in a pop up at plant store [Propagate](#), staying up all night to turn out loaves from his tiny kitchen oven. The pop up was a success, and he sold out swiftly.

In order to expand operations, he needed a larger workspace and a commercial oven. He transformed their laundry room into a micro bakery with the space and equipment to bake up to 130 loaves a day.

Andy filed for a cottage food permit, which allows the sale of certain food products, including baked goods, made in home kitchens. (Cali-



Baranoff in his kitchen.



for California passed AB 1616, the California Homemade Food Act, in 2012, and it went into effect January 1, 2013.) Just as word began to spread about his bread, so too did the COVID-19 pandemic. Ironically, while the pandemic shut vast numbers of businesses down, it proved a catalyst for his. He started delivering fresh-baked, warm breads to door steps in our surrounding neighborhoods and to the central Sacramento area. Fans knew him as the bread man who delivers bread in a vintage blue VW Beetle.

Andy is not the only cottage food business in South Land Park. There's cookie baker and confectioner Jason Barrows of [JayBites](#) on Fordham, featured in our [Spring 2021 newsletter](#), and Sam Leonard of [Better Half Bagel](#), who still turns out up to 625 bagels from his 14th Street kitchen, as well as schmears, pickles, and other condiments from a catering kitchen.

For Andy, Instagram has been his primary means of connecting with customers. It's the most effective way for him to share what's going on in his home bakery, communicate what flavors he's working on, and of course prompt for orders and subscriptions. Follow him at [@andy.bakes.bread](#) or email andybakesbread@gmail.com for the latest.



The Andy Bakes Bread delivery Beetle.



Andy Bakes Bread breads.

HELP US REIMAGINE FREEPORT BLVD.



Drew Hart
City of
Sacramento

The City of Sacramento Public Works Department is in the process of developing a transportation safety plan on a 1.7 mile stretch of Freeport Blvd. from Sutterville Rd. to Blair Ave. This stretch of Freeport Blvd. is particularly commercial in nature, with

many shops and restaurants supported by nearby neighborhoods. This former State highway is the focus of this transportation plan with three main goals:

- Safety – reducing crashes,
- Mobility – moving people and goods along, and across, the corridor; and
- Planning with and for the community.

The City's Vision Zero Action Plan (2018) identified 10 crash profiles where the data showed trends in the crashes that result in a fatality or serious injury. Commercial Corridors, like this stretch of Freeport Blvd., were one of those trends.

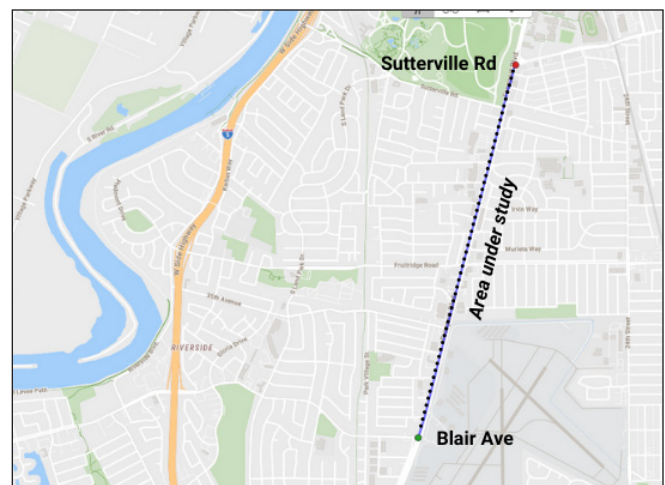
The project team spent the fall studying previous plans, crunching data, and listening to the community. The project team attended neighborhood association meetings, interviewed school administrators, hosted a virtual open house attended by dozens of residents, and held a walking workshop attended by 15 neighbors. Throughout these activities, an online survey collected specific feedback for two months. Major themes from the community feedback fall into these main categories listed in order of popularity:

- Improve safety for people walking, biking, taking transit, and driving
- Improve shade canopy and comfort for all users
- Manage traffic speed to allow safer walking and biking connections
- Responses also showed that driving felt like the only reasonable transportation choice, but most would prefer to walk and bicycle more.

Next Step

The project team will spend the month of March soliciting more feedback from the community. Design ideas have been developed based on the feedback received in the fall, and the City seeks feedback from the community on which of these designs capture the vision of what the neighbors desire.

Learn more about the plan, or join the conversation by signing up for the email list at FreeportBlvd.com



The area under study spans Sutterville Road on the north side to Blair Avenue on the south side.

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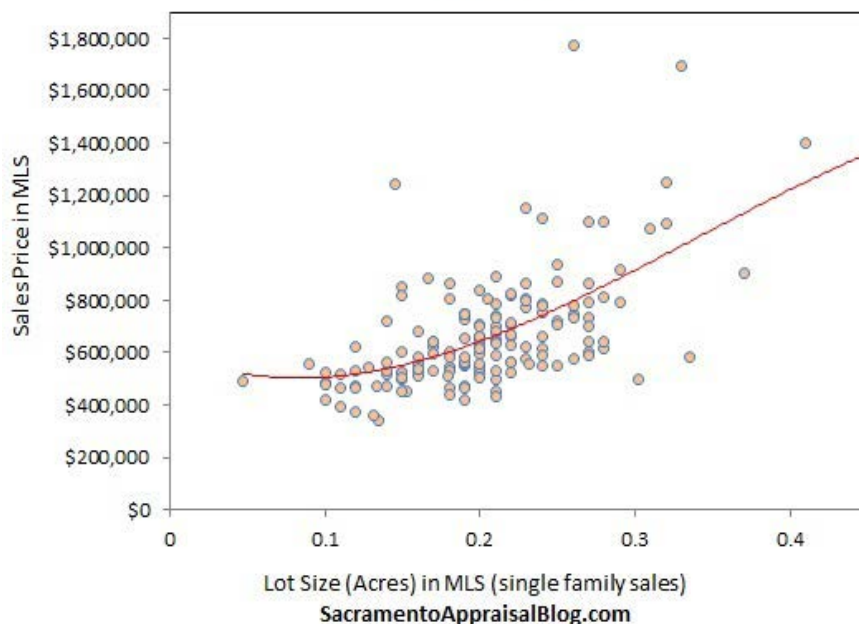
Graphics courtesy of Ryan Lundquist, a Certified Residential Appraiser and housing analyst in the Sacramento area. For frequent, detailed updates about Sacramento's real estate market, visit Ryan's blog

sacramentoappraisalblog.com

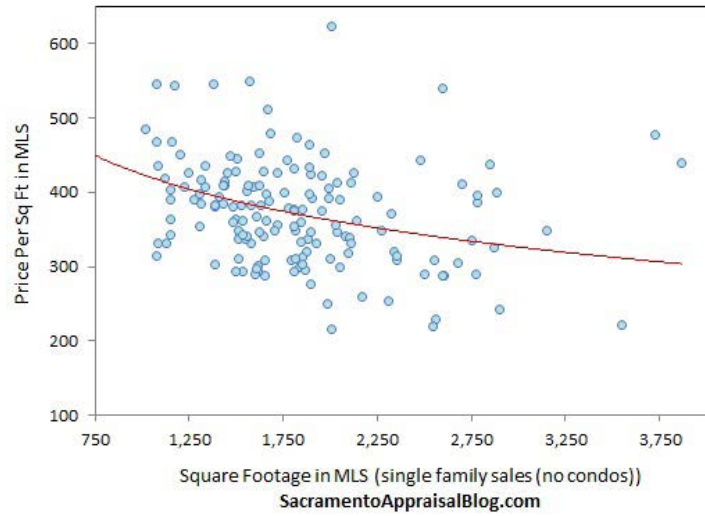
South Land Park Neighborhood			
Data	2020	2021	% Change
Median Price	\$575,000	\$622,500	8.3%
Average Price	\$585,743	\$671,510	14.6%
Average Price Per SQ FT	\$319.9	\$367.9	15.0%
Number of Sales	148	160	8.1%
VA Financing	1.35%	2.50%	85.2%
FHA Financing	0.67%	1.25%	86.6%
Conventional Financing	82.43%	71.25%	-13.6%
Cash Sales Percentage	13.51%	21.87%	61.9%
Avg Days on Market (CDOM)	21	15	-28.6%
Median Days on Market	9	8	-11.1%

Sac, Placer, Yolo, El Dorado SFR MLS sales (no condos) [SacramentoAppraisalBlog.com](https://sacramentoappraisalblog.com)

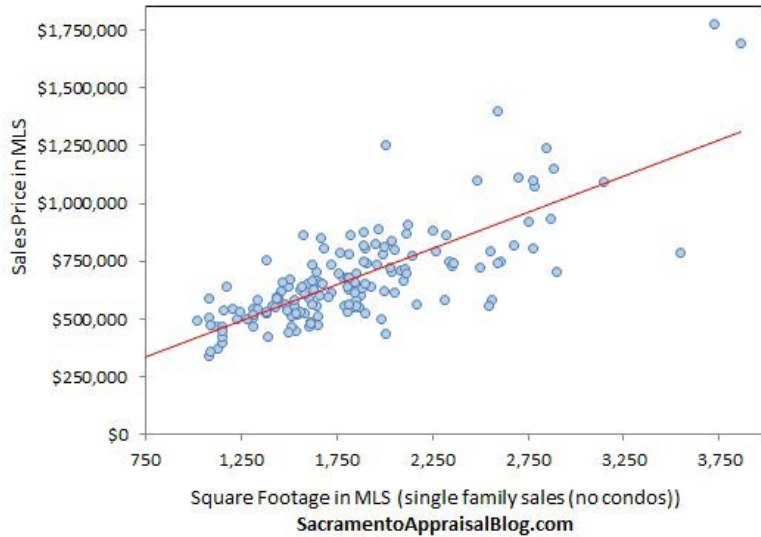
Price vs Lot Size: South Land Park
(2021 Sales)



Price Per Sq Ft vs Square Footage: South Land Park
(2021 sales)

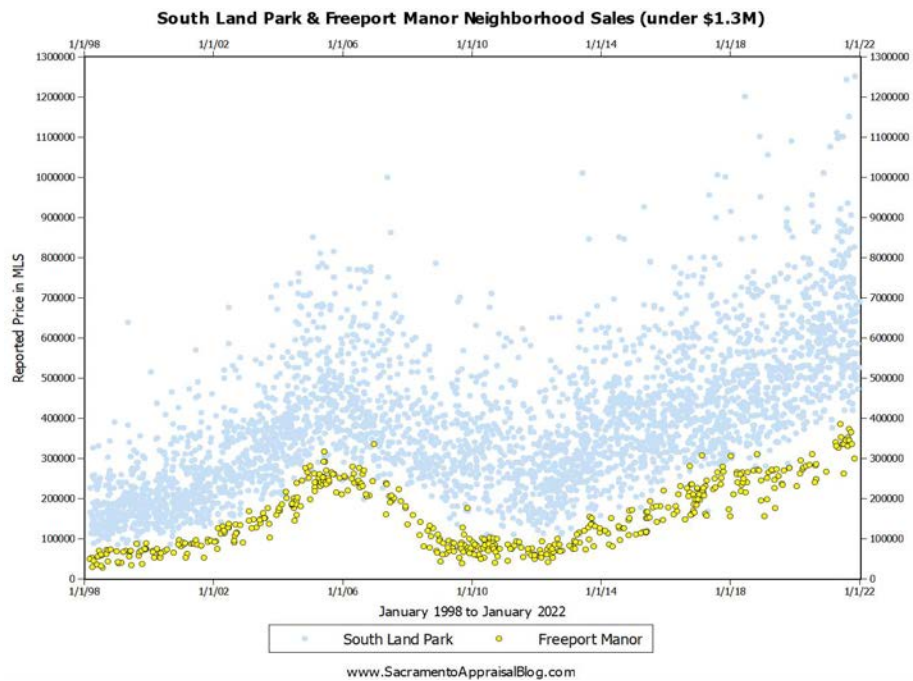
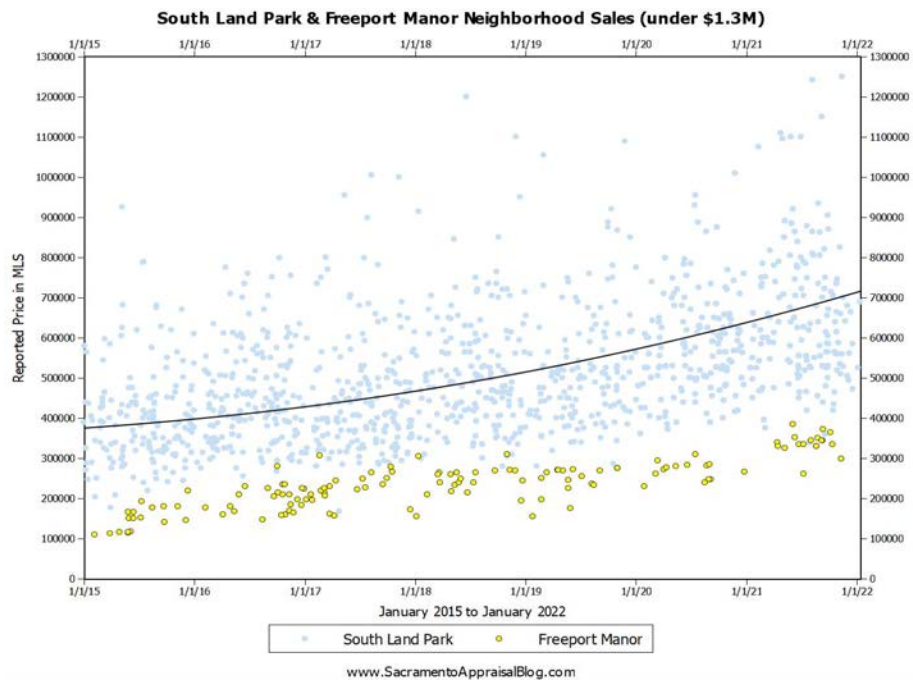


Price vs Square Ft: South land Park
(2021 Sales)



SP/OLP % vs Price: South Land Park
(2021 sales)





APPETIZER MENU

TWISTED® WINGS

[BONELESS | (BONE-IN & PLANTBASE BITES EXTRA .75/PIECE)]

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TWISTED® WINGS
Tandoori / Tikka Masala / Manchurian / Achari

SPICY WINGS
Super Spicy / Spicy Buffalo / Spicy BBQ

DRY RUB WINGS
Twisted Rub / BBQ Rub / Fire Rub
Lemon Pepper Rub

TANGY WINGS
Mango Habanero / Honey BBQ /
Tequila Lime / Garlic Parmesan



BREADSTICKS

\$8.99 + tax | 140 - 170 Cal.

CURRY MASALA BREAD TWIST®
(Curry Sauce, Cheese, Onions, Garlic, Ginger, Green Chillies on Request)

SPICY LAMB BREAD TWIST®
(Tandoori Sauce, Cheese, Beef Lamb, Onions, Ginger, Garlic, Green Chillies and Jalapeño)

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(Garlic Spread, topped with Cheese)

REGULAR BACON



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APPETIZERS TWIST®

MASALA FRIES TWIST \$7.99+tax 490 Cal.	SEASONED FRIES \$4.99+tax 130 Cal.	PANEER PAKORA \$5.99+tax 185 Cal. (4 PIECES)	SAMOSA \$3.99+tax 190 Cal. (2 PIECES)
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PASTA

\$10.99 + tax | 480 - 760 Cal.

PENNE MEATBALL
(Mini Meatballs, Marinara Sauce, Parmesan Cheese)

PESTO CHICKEN PASTA TWIST®
(Pesto Sauce, Sliced Spinach, Garlic Chicken)

ALFREDO CHICKEN PASTA TWIST®
(Alfredo Sauce, Garlic Chicken, Parmesan Cheese)

PALAK PANEER PASTA TWIST®
(Paneer, Pesto Sauce, Spinach, Onions, Garlic, Ginger, Green Chillies on Request, Fresh Cilantro)

SHAHI PANEER PASTA TWIST®
(Paneer, Tropical Butter Sauce, Onions, Garlic, Ginger, Green Chillies on Request, Fresh Cilantro)

BUTTER CHICKEN PASTA TWIST®
(Tropical Butter Sauce, Tropical Butter Chicken, Onions, Garlic, Ginger, Green Chillies on Request, Fresh Cilantro)



SALAD

CAESAR SALAD \$6.99+tax 210 Cal.	CAESAR CHICKEN \$7.99+tax 260 Cal.
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GARDEN SALAD \$7.99+tax 260 Cal.	TANDOORI LAMB TWIST \$8.99+tax 320 Cal.
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DESSERT

PIZZA COOKIE \$7.99+tax 180 Cal.	PIZZA BROWNIE \$7.99+tax 150 Cal.	TIRAMISU CUP \$5.99+tax 321 Cal.
GULAB JAMUN \$2.99+tax 112 - 200 Cal. (2 PIECES)	RASMALAI \$2.99+tax 331 - 600 Cal. (2 PIECES)	



Order Online at pizzatwistpizza.com
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4400 Freeport Blvd Suite 150
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Small 10"

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Extra \$1.50 for
Each Topping

Medium 12"

\$15.99+tax

Extra \$1.75 for
Each Topping

Large 14"

\$20.99+tax

Extra \$2.00 for
Each Topping

Family 16"

\$27.99+tax

Extra \$2.25 for
Each Topping

180-300 Cal./Slice

VEGGIE PIZZA TWIST®

INDIAN VEGGIE PIZZA TWIST®

(White Sauce, Cheese, Mushrooms, Red Onions, Green Pepper, Tomatoes, Black Olives, Garlic, Ginger, Green Chillies on Request, Fresh Cilantro)

BOMBAY GARLIC VEGGIE PIZZA TWIST®

(Garlic Sauce, Cheese, Mushrooms, Red Onions, Bell Pepper, Black Olives, Garlic, Ginger, Green Chillies on Request, BBQ Sauce, Fresh Cilantro)

CURRY VEGGIE PIZZA TWIST®

(Curry Sauce, Cheese, Mushrooms, Red Onions, Black Olives, Tomatoes, Garlic, Ginger, Green Chillies on Request, Fresh Cilantro)

MANCHURIAN VEGGIE PIZZA TWIST®

(Manchurian Sauce, Cheese, Red Onions, Bell Pepper, Jalapeno, Garlic, Ginger, Green Chillies on Request, Cauliflower Bites, Garlic Sauce, Green Onions)



\$4 EXTRA

PLANT-BASE PIZZA TWIST®

CHICKEN TIKKA MASALA PIZZA TWIST®

(Plant-Base Tikka Sauce, Plant-Base Chicken, Plant-Base Cheese, Mushrooms, Onions, Bell Pepper, Garlic, Ginger, Green Chillies on Request, and Cilantro)

BOMBAY GARLIC CHICKEN PIZZA TWIST®

(Plant-Base Garlic Sauce, Plant-Base Cheese, Mushrooms, Onions, Bell Pepper, Black Olives, Garlic, Ginger, Green Chillies on Request, Plant-Base Chicken, Plant-Base BBQ Sauce, Fresh Cilantro)

COMBINATION PIZZA TWIST®

(Plant-Base Red Sauce, Plant-Base Cheese, Plant-Base Pepperoni, Mushrooms, Onions, Black Olives, Green Pepper, Plant-Base Chicken)

PEPPERONI PIZZA

(Plant-Base Red Sauce, Plant-Base Cheese, Plant-Base Pepperoni)

TASTE T

BBQ CHICKEN PIZZA

(BBQ Sauce, Cheese, Onions, BBQ Chicken, Crunchy Bacon, Tomatoes)

COMBINATION PIZZA

(Red Sauce, Cheese, Pepperoni, Canadian Bacon / Ham, Mushrooms, Red Onions, Black Olives, Bell Pepper, Italian Sausage, Beef)

HAWAIIAN PIZZA

(Red Sauce, Cheese, Canadian Bacon / Ham, Pineapple)

CREAMY GARLIC CHICKEN

(White Sauce, Cheese, Garlic Chicken, Tomatoes, Mushrooms, Red Onions)

ALL MEAT PIZZA

(Red Sauce, Pepperoni, Cheese, Canadian Bacon / Ham, Ground Beef, and Italian Sausage)



PANEER PIZZA TWIST® \$2 EXTRA

ACHARI PANEER PIZZA TWIST®

(Achari Sauce, Cheese, Onions, Jalapeno, Paneer, Green Onion, and Fresh Cilantro)

TANDOORI PANEER PIZZA TWIST®

(Tandoori Sauce, Cheese, Mushrooms, Onions, Garlic, Ginger, Green Chillies on Request, Paneer, Tomatoes, and Fresh Cilantro)

CURRY PANEER PIZZA TWIST®

(Curry Sauce, Cheese, Mushrooms, Onions, Black Olives, Paneer, Tomatoes, Garlic, Ginger, Green Chillies on Request, and Cilantro)

PALAK PANEER PIZZA TWIST®

(Pesto Sauce, Cheese Spinach, Ginger, Garlic, Red Onions, Green Chillies on Request, Paneer, Garlic Sauce and Fresh Cilantro)

SHAHI PANEER PIZZA TWIST®

(Butter Sauce, Cheese, Mushrooms, Onions, Tomatoes, Bell Pepper, Garlic, Ginger, Green Chillies on Request, Paneer, and Fresh Cilantro)

PANEER TIKKA MASALA PIZZA TWIST®

(Tikka Sauce, Cheese, Mushrooms, Onions, Bell Pepper, Garlic, Ginger, Green Chillies on Request, Paneer, Tomatoes, and Fresh Cilantro)

