

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Tentative Map; and the Design Director approve, with conditions, Site Plan and Design Review for the project known as **Z25-085 (3000 T Street Tentative Map)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Map** to subdivide a 0.29-acre property within the Residential Office Zone (RO-SPD) zone and Alhambra Corridor Special Planning District (SPD).
2. **Site Plan and Design Review** of the tentative map layout with a deviation to a rear-yard setback.

PROJECT INFORMATION

Location: 3000 T Street
Parcel Number: 010-0131-025-0000
Council District: 4
Applicant: Sarah Marriott, JTS Engineering
1808 J Street
Sacramento, CA 95811
Property Owner: Anchor Investment Firm LLC
1641 39th Street
Sacramento, CA 95816
Project Planner: Whitney Johnson, Assistant Planner
Public Hearing Date: February 5, 2025

Land Use Information

General Plan: Residential Mixed Use (RMU)
Community Plan Area: Central City
Housing Element Site: No
Specific Plan: No
Zone: Residential Office (RO-SPD)
Overlay: n/a
Special Planning District: Alhambra Corridor
Planned Unit Development: n/a
Design Review Area: Alhambra Corridor
Parking District: Urban
Historic Landmark: No

Historic District: No

Surrounding Land Use and Zoning

North:	C-2-SPD	Vacant
South:	RO-SPD	Single- and Multi-Unit Dwellings
East:	RO-SPD	Single- and Multi-Unit Dwellings
West:	NA	Freeway right-of-way

Site Characteristics

Existing Property Area:	12,800 square feet / 0.29 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use:	Office converting to multi-unit

Other Information

Concurrent Files:	None
Previous Files:	None

ATTACHMENTS

Attachment 1: Tentative Map

PROPOSED PROJECT AND ANALYSIS

Site Context

The project site is located at 3000 T Street, on the southeastern corner of 30th and T Streets. The existing site extends from T Street to Tomato Alley and has been developed with a two-story, 7,874 square foot commercial building with an adjacent parking lot. The commercial building is currently being converted into 10 dwelling units (record no. COM-2427802). Surrounding uses include a mixture of single- and multi-unit dwellings and commercial businesses. The site is served by existing public infrastructure including the alley right-of-way and utility connections.

Project Details

The project proposes to subdivide the existing 0.29-acre parcel into two lots. No new development is proposed on Parcel 2, which will be created using the northern portion of the existing property's parking lot and would have frontage along T street and 30th Street. Any future development on the newly created lot would be reviewed under a separate application.

Parcels 1 and 2 are contiguous lots that will share the northern parking facility and is considered an integrated development site pursuant to SCC section 17.608.020.B. As such, the proposed tentative map does not result in the creation of a stand-alone surface parking lot.

This request requires Zoning Administrator approval of a Tentative Map to subdivide the property into two lots, and Design Director approval of Site Plan and Design Review of the tentative map layout.

Tentative Map

The project proposes to subdivide an existing parcel totaling 0.29 acres into two lots (identified as “parcels” on the attached tentative map). Parcel 1 is 7,982 square feet and Parcel 2 is 4,818 square feet. Parcel 1 contains the existing 7,874 square foot building which is under conversion into a multi-unit building with 10 dwelling units, which results in a floor area ratio (FAR) of 0.62 and a density of 34.4 du/ac, consistent with the General Plan building intensity standards (Maps LUP-6, -7, and -8) and the RO-SPD zone. The RO-SPD zone does not establish any applicable standards for lot size, lot width, lot depth, or lot coverage and no deviations associated with the tentative map are requested.

The proposed subdivision maintains adequate vehicular site access for Parcel 1 via Tomato Alley and for Parcel 2 via existing driveways off 30th & T Streets. Additionally, the proposed layout and configuration of the proposed parcels are adequate to accommodate the existing and future developments, as evident by the existing development on Parcel 1 and the future developable area consistent with setback requirements identified on Parcel 2. Additionally, any future development on Parcel 2 will be reviewed under a separate application for consistency with the General Plan building intensity standards (Maps LUP-6, -7, and -8), the RO-SPD zone, and Alhambra Corridor SPD. The existing site and its resultant lots will maintain adequate access to the street and available utility infrastructure. As such, staff is supportive of the proposed tentative map.

Table 1: Development Standards					
		Required	Parcel 1	Parcel 2	Deviation
Lot	Size (sq ft)	none	7,982	4,818	n/a
	Width (ft)	none	99.7	60.3	n/a
	Depth (ft)	none	80	80	n/a
	Coverage (%)	none	81	n/a	n/a
Setbacks (ft)	Front-Yard (ft) ^{1, 2}	25	25	n/a	No
	Street Side-Yard	3 (1 to 2 du) 5 (multi-unit)	n/a	n/a	No
	Rear-Yard	15	4.4 (existing)	n/a	Yes
	Interior Side-Yard	none	10.0 (north) 25.7 (south)	n/a	No
Density (du/ac)		20 to 36	34.4		n/a
FAR		0.3 to 4.0	0.62		n/a

1. Pursuant to SCC section 17.212.230.A.2, if a parcel fronts a right-of-way that has a planter strip between the street pavement and the sidewalk, the width of the planter strip is counted in the front-yard setback.

2. Pursuant to SCC section 17.212.230.A.1, if there are at least two other buildings with front-yard setbacks on the same side of the street the minimum front-yard setback is the average of the two front-yard setbacks of the nearest two buildings or 25 feet, whichever is less.

Site Plan and Design Review

Site Plan and Design Review is required for the review of the tentative map layout and to review any deviations from applicable development standards and design guidelines.

The RO-SPD zone also contains prescriptive development standards for setbacks for improvements on existing and new lots. While the existing structure on Parcel 1 is currently consistent with the setback standards of RO-SPD zone, the lot splits would establish new lot lines that results in the rear-yard setback “moving from the southern property line to the eastern

property line. The building is current 4.4 feet from the eastern property line where a 15-foot setback is required. As this is an existing condition, staff considers the purpose and intent of the setback standard to have been met and supports the deviation. Future development on the newly created lot (Parcel 2) will be reviewed under a separate application for consistency with the setback standards of the RO-SPD zone.

PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS

Notice of the project was sent to property owners and residents within 500 feet of the project and the hearing notice was posted onsite 10 days prior to the hearing. Staff also sent notice of the project to East Sacramento Community Association, Midtown Association (PBID), Newton Booth Neighborhood Association, and Preservation Sacramento. Staff has not received any public comments on the project.

SUBDIVISION REVIEW COMMITTEE

The proposed map was heard at the Subdivision Review Committee on January 21, 2026. During the meeting, the proposed conditions of approval specific to the map were accepted by the applicant and forwarded by the Committee with a recommendation of approval with conditions.

ENVIRONMENTAL CONSIDERATIONS

Environmental Planning Services of the Community Development Department has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15315, Minor Land Divisions (Categorical Exemption – Class 15).

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection. This is based on the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

FINDINGS OF FACT

Environmental

1. The Zoning Administrator and Design Director have determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15315, Minor Land Divisions (Categorical Exemption – Class 15) in that:
 - a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare or threatened species.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.

Tentative Map

2. None of the conditions described in Government Code (Gov. Code) section 66474 exist with respect to the proposed subdivision as follows:
 - a. The proposed map is consistent with the general plan and applicable specific plan.
 - b. That the site is physically suitable for the type of development and is an existing building.
 - c. That the site is physically suitable for the proposed density of development. The proposed subdivision is for a commercial office building and does not include residential dwelling units.
 - d. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the subdivision is for air space of an existing commercial office building.
 - e. That the design of the subdivision or the type of improvements are not likely to cause serious public health problems because the subdivision is for air space of an existing commercial office building.
 - f. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5).
4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6).
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).

6. The City has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).
7. The local flood management agency has made adequate progress (as defined in Gov. Code §65007) on the construction of a flood protection system what will result in flood protection equal to or greater than the urban level of flood protection.

Site Plan and Design Review

2. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan RMU land use designation. The project proposes a FAR of 0.62 and density of 34.4 du/ac, consistent with the building intensity range established by the General Plan and the RO-SPD zone.
3. The design, layout, and physical characteristics of the proposed project are consistent with the purpose and intent of all applicable design guidelines. With the exception of the rear-yard setback, the project is consistent with the applicable development standards for the RO-SPD zone. The spatial relationships between existing buildings is maintained and the deviation to the rear-yard setback is consistent with the purpose and intent of the rear-yard setback standard.
4. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed project and comply with all applicable design guidelines and development standards in that the existing public streets and sidewalks are existing and will be repaired to City Standards if required. The project is not proposing any construction at this time.
5. The design, layout, and physical characteristics of the proposed project are visually and functionally compatible with the surrounding neighborhood in that the newly created lot is consistent with the development pattern in the area.
6. The design, layout, and physical characteristics of the proposed project ensure energy consumption is minimized and use of renewable energy sources is encouraged.
7. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance.

200-Year Flood Protection

8. The project site is within an area for which the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection, as demonstrated by the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

CONDITIONS OF APPROVAL

Tentative Map

Public Works

- A1. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Parcel Map shall be designed and constructed to City standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
- A2. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25-foot sight triangle). Walls shall be set back three feet behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5 feet in height. The area of exclusion shall be determined by the Department of Public Works.

SMUD

- A3. SMUD has existing overhead 21kV and low voltage/secondary facilities along the north side of proposed Parcel A that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
- A4. SMUD has existing underground 21kV facilities on the property, including a pad-mounted transformer near the southwest corner of proposed Parcel 1 and underground 21kV crossing the southern half of Parcel 1 east to west, including a small portion that runs north along the southeast side of Parcel 1 that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
- A5. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.
- A6. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune & remove trees that encroach into the easement area. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. New landscaping improvements shall be restricted to a maximum

height of fifteen feet tall at full maturity.

- A7. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15 feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
- A8. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
- A9. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
- A10. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>.
- A11. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
- A12. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.
- A13. The Applicant shall dedicate the West 8.5-feet of Parcel 1 as a public utility easement, for the exclusive use of dry utilities, including overhead and underground facilities and appurtenances. The PUE area shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to removal, a height limit of fifteen feet tall at full maturity and weed abatement. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
- A14. Parcel 2 is "land locked" from SMUD infrastructure and facilities. Please contact SMUD Line Design to discuss service options and requirements, including, if necessary, any easement requirements on Parcel 1.

- A15. Additional transformer space may be required. This additional space will vary and the amount will depend on specific service requirements, including service size, voltage and other requirements.

DOU

- A16. The applicant shall grant and reserve easements, as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Parcel Map: "Private easements for utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map."

Parks

- A17. Payment of In-lieu Park Fee: Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)
- A18. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (*Contact Infrastructure Finance, Doreen Chia, (916)808-5447, dchia@cityofsacramento.org*).

Urban Forestry

- A19. There are existing private protected trees and City trees at the project site. Any future construction that requires the removal of private protected trees or City trees shall be properly permitted per the requirements outlined in Sacramento City Code 12.56.

Advisory Notes:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- ADV.A1. **Planning.** If unusual amounts of bone, stone, or artifacts are uncovered, work, in the area within the distance required by federal and state regulations, will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
- ADV.A2. **Public Works.** House plans shall comply with City Code Chapter 17.508 Driveways which includes:

- 17.508.040.J All driveways shall be at least 5-ft away from the property line.
- 17.508.050.A Residential driveways shall have a width of at least 10-ft and a depth of at least 20-ft measured from the right-of-way line.
- 17.508.070.D.3 Garages off alleys shall be set back at least 4-feet away from the alley right-of-way.

ADV.A3. **Public Works.** Any driveway adjacent to an arterial (W Street) will require an onsite turnaround. Per City Code, vehicles are not allowed to back into the public right-of-way. Driveways are discouraged along arterials given high speeds and high volumes.

ADV.A4. **SacSewer.** Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if Regional San impact fees are due. Fees are to be paid prior to the issuance of building permits.

ADV.A5. **SacSewer.** Provide separate water and sanitary sewer services to each parcel to the satisfaction of the DOU. (Note: Parcel 2 is not fronted by a combined sanitary sewer public main. The nearest public combined sanitary sewer main is located within Tomato Aly and to the west of 30th Street in T Street.)

ADV.A6. **DOU.** This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The fee will be used for improvements to the CSS. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-7890 for a CSS fee estimate.

ADV.A7. **DOU.** The applicant shall pay the Drainage Impact Fee or provide onsite drainage mitigation meeting the current Onsite Design Manual requirements. To meet the onsite detention requirement, 7,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to 0.18 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any onsite drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

ADV.A8. **DOU.** Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.

ADV.A9. **DOU.** All lots shall be graded so that drainage does not cross property lines.

ADV.A10. **DOU.** The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion

and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

ADV.A11. **Parks.** As per City Code, the applicant will be responsible to meet his/her obligations regarding:

- a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at \$4,061. This is based on the creation of 1 new parcel in the R3A zone, at an average land value of \$360,000 per acre for the Central City Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment. The fee is due at the time of the final map.
- b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

ADV.A12. **Urban Forestry.** General Tree Protection – The applicant shall include the following Tree Preservation Measures in all future plans for construction.

Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Qualified Arborist. Submit a tree permit application and a tree protection plan created by a Qualified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.

All excavation, grading or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a qualified arborist.

The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids and any other activities that may have negative impacts on the trees and soil.

The applicant shall be financially responsible for any damage to the city trees associated with the project. Accidental or negligent actions that damage city trees may result in a penalty. The monetary value of any such damages will be appraised by the City Urban Forester or his authorized representative and shall be expressed as the monetary equivalent of all labor and materials required to bring the tree in question to a state of comparable utility with regards to its condition and function prior to the beginning of the project.

Site Plan and Design Review

Planning

- B1. The project approval is for the subdivision of one parcel into two lots as shown on the approved Tentative Map.
- B2. Deviations to the following development standards are approved as follows:
- a. Parcel 1 has a rear-yard setback of 4.4 feet.
- B3. Any additional changes, additions, or modifications to the approved plans with respect to layout, setback, etc. shall require additional review and approval from Planning Division staff.
- B4. This approval is valid for three years and subject to SCC section 17.828.160.

Respectfully Submitted: _____


Whitney Johnson
Assistant Planner

Recommendation Approved: _____

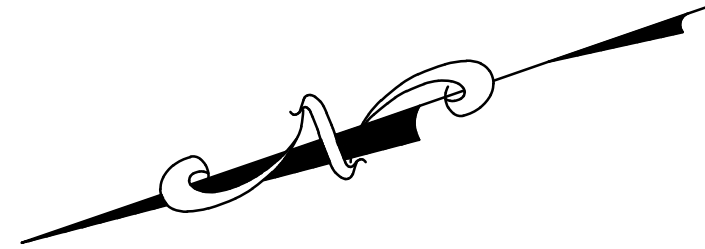

Karlo Felix
Senior Planner

The decision of the Zoning Administrator and Design Director may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the Directors hearing. If an appeal is not filed, the action of the Directors is final.

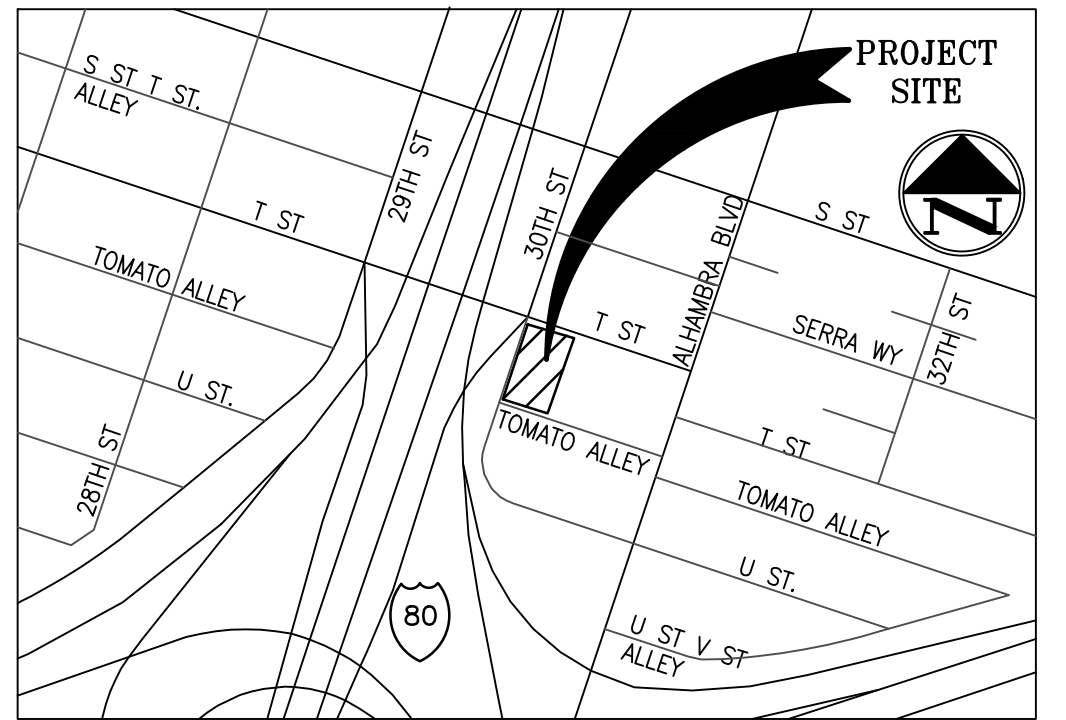
Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map. A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either three years from the effective date of approval of the discretionary permit; or the time specified by the decision-maker, if so stated in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.

LEGEND

MANHOLE		IRRIGATION CONTROL VALVE		TRANSFORMER		DRAINAGE FLOW DIRECTION	
DRAIN INLET		PARKING LIGHT		RAIN WATER LEADER		RETAINING WALL	
WATER LINE		PULL BOX		TELEPHONE LINE		CONTOUR LINES	
DRAIN LINE		GAS VALVE		ELECTRICAL LINE		GRADE BREAKLINE	
SEWER LINE		GAS METER		U.G. CABLE LINE			
GAS LINE		PUBLIC STREET LIGHT		SLOPE BANK			
FIRE HYDRANT		SIGN		PROPERTY LINE			
WATER VALVE		FENCE		RIGHT OF WAY LINE			
SEWER CLEAN OUT		WALL		ADJACENT PROPERTY LINE			
WATER METER		GUARD POST		ROAD CENTERLINE			
FIRE DEPT. CONNECTION		TREE		EASEMENT			
EDGE OF PAVEMENT		VAULT		DIMENSION POINT			
BACK FLOW PREVENTER				FOUND MONUMENT AS SHOWN			
CONCRETE CURB							
SPOT ELEVATION							



0 5' 10' 20'
SCALE: 1" = 10'



VICINITY MAP
NO SCALE

SURVEY NOTES:

- 1) A PRELIMINARY TITLE REPORT BY PLACER TITLE, ORDER NO. P-623533, DATED MARCH 20, 2024 WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY AND EXHIBIT
- 2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.
- 3) THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISHED THE ACTUAL BOUNDARY.
- 4) THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. ITS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTIVE EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.
- 5) NO MONUMENTS WERE SET AS A PART OF THIS SURVEY.
- 6) SURVEY INFORMATION WAS PROVIDED BY CLIENT. IT HAS BEEN PREPARED BY ELEMENT ENGINEERING DATED MAY 26, 2024.

EXISTING LEGAL DESCRIPTION:

LOT 1 IN THE BLOCK BOUNDED BY T AND U, 30TH AND 31ST STREETS

APN: 010-0131-025

PROJECT ADDRESS: 3000 T ST SACRAMENTO, CA 95816

OWNER/ DEVELOPER: ANCHOR INVESTMENT FIRM LLC
1020 12TH ST, SUITE 201
SACRAMENTO, CA 95814
TEL: (916) 955-3100
CONTACT: CARLOS VELIZ
EMAIL: carlos@buildingsy.com

ENGINEERING/APPLICANT: JTS ENGINEERING CONSULTANTS INC.
1808 J STREET
SACRAMENTO, CA 95811
TEL: (916) 441-6708
FAX: (916) 441-5336
CONTACT: JAVED T. SIDDIQUI, P.E.
EMAIL: javed.siddiqui@jtsengineering.com

	EXISTING	PROPOSED
ZONING:	RO-SPD	NO CHANGE
USE:	1 PARCEL	2 PARCELS
LOTS:	1	2
AREA (GROSS):	12800 ±SF 0.294 ±ACRES	PARCEL 1: 7982 ±SF PARCEL 2: 4818 ±SF TOTAL: 12800 ±SF
SCHOOL DISTRICT:	SACRAMENTO CITY UNIFIED SCHOOL DISTRICT	
REQUEST:	1) TO SUBDIVIDE EXISTING SINGLE PARCEL INTO TWO PARCELS	

UTILITY CONTACTS

TELEPHONE	AT&T	(916) 972-2142
GAS	PG&E	(916) 386-5135
ELECTRICITY	SMUD	(916) 732-5738
WATER	CITY OF SACRAMENTO WATER	(916) 808-5454
CABLE	COMCAST	(916) 830-6722
DRAINAGE	CITY OF SAC DEPT OF UTILITIES	(916) 264-5371
SEWER	CITY OF SAC DEPT OF UTILITIES	(916) 263-5371
FIRE	CITY OF SACRAMENTO FIRE	(916) 808-1300
UNDERGROUND SERVICE ALERT	UNDERGROUND SERVICE ALERT	(800) 227-2600

BENCHMARK ELEVATION: NAVD 1988

JTS ENGINEERING
CONSULTANTS, INC.
1808 J STREET
SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

DESIGNED:	N/A	SCALE:
DRAWN:	CAP/FMA	H: 1"=10'
CHECKED:	JTS	V:
SUBMITTED:	JAVED T. SIDDIQUI	RCE: 25924



NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	DATE

CITY OF SACRAMENTO

APN: 010-0131-025

CALIFORNIA

TENTATIVE PARCEL MAP
3000 T STREET

DATE: 12-5-2025

SHEET
1
OF 1

JOB NO: 2024-070