

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve with conditions a Tentative Parcel Map, and the Design Director approve with conditions the Site Plan and Design Review for the project known as **Z25-105 (Arena and East Commerce Land)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Parcel Map** to subdivide a 63.79-acre lot into three lots with a request for a waiver of parcel map located in the Employment Center (EC-50-PUD), Shopping Center (SC-PUD), and Limited Commercial (C-1-PUD) zones within the Natomas Crossing #3 Planned Unit Development (PUD).
2. **Site Plan and Design Review** of the tentative map layout.

PROJECT INFORMATION

Location: 4151 E Commerce Way

Parcel Number: 225-0310-043-0000

Council District: 1

Applicant: Manuel Soto, Hines
400 R St., Suite 335
Sacramento, CA 95811

Property Owner: Natomas Development Partners, LLC
4191 E Commerce Way
Sacramento, CA 95834

Project Planner: Jose Quintanilla, Associate Planner, (916) 808-5879

Hearing Date: April 2, 2026

Land Use Information

General Plan Designation: Office Mixed Use (OMU)

Community Plan Area: North Natomas

Housing Element Site: No

Specific Plan: N/A

Zone: EC-50-PUD (Employment Center)
SC-PUD (Shopping Center)
C-1-PUD (Limited Commercial)

Special Planning District: N/A

Planned Unit Development: Natomas Crossing #3
Design Review Area: Citywide
Parking District: Suburban
Historic District: N/A
Historic Landmark: N/A

Surrounding Zoning and Land Uses

North:	EC-50-PUD	Residential; Medical Office; Hotel
South:	EC-50-PUD; SC-PUD; TC-PUD	Commercial
East:	EC-40-PUD; C-2-PUD	Residential; Office; Vacant
West:	A-OS-PUD	Interstate 5

Site Characteristics

Existing Property Area: 2,778,692 square feet / 63.79 gross acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Existing Land Use of Site: Office

Other Information

Previous Files: P18-014

ATTACHMENTS

Attachment 1: Tentative Parcel Map
Attachment 2: Record of Survey
Attachment 3: Public Comments

PROPOSED PROJECT AND ANALYSIS

Site Context

The project site is a 63.79-acre property within the Natomas Crossing #3 Planned Unit Development (PUD) in North Natomas. The property is bordered by Interstate 5 to the west, Arena Boulevard to the south, East Commerce Way to the east, and residential, hotel, and office developments to the north.

On June 28, 2018, the Planning and Design Commission approved a proposal for an office development consisting of five four-story office buildings totaling approximately 1.25 million square feet, along with a 17,160-square-foot childcare center on an adjacent parcel (P18-014). This approval included Site Plan and Design Review approval for two of the five office buildings and schematic approval for the remaining three buildings. The Commission's decision was appealed; however, the City Council upheld the approval and denied the appeal on August 14, 2018. The site currently contains these two four-story buildings.

Entitlement Review

This request requires Zoning Administrator approval of a Tentative Parcel Map with a request for a waiver of a parcel map and Design Director approval of the tentative map layout.

Tentative Map

As shown in Table 1, the proposed parcels are consistent with the requirements of the Natomas Crossing #3 PUD, and the SC-PUD, EC-50-PUD, and C-1-PUD zones, and no deviations are requested. Neither the SC-PUD, EC-50-PUD, or C-1-PUD zones, nor the Natomas Crossing #3 PUD establish development standards for newly created parcels. The proposed parcel layout and configuration maintain adequate site access via new reciprocal access agreements and the proposed parcels are adequate to accommodate future development.

Any future residential or commercial development on the newly created parcels would be subject to review under a separate application to ensure consistency with the General Plan’s minimum density and floor area ratio standards as well as the development standards of the SC-PUD, EC-50-PUD, and C-1-PUD zones and the Natomas Crossing #3 PUD. As such, staff supports the proposed tentative parcel map.

Table 1: EC-50 (17.216.400), SC (17.216.500), and C-1 (17.216.600): Lot sizes, width, and depth						
Parcel	Min. Lot Size (sq. ft.): EC-50: None SC: None C-1: None		Min. Lot Width (ft.): EC-50: None SC: None C-1: None		Required Lot Depth (ft.): EC-50: None SC: None C-1: None	
	Proposed	Deviation	Proposed	Deviation	Proposed	Deviation
A	1,816,016	N	±1,852	N	±775.19	N
B	308,404	N	552.22	N	958.31	N
C	1,019,304	N	536.58	N	±1,581.5	N

As noted above, the previously approved project (P18-014) included Site Plan and Design Review approval for two of the five office buildings and schematic approval for the remaining three buildings. If the remaining three office buildings are constructed in the future, the development will require separate Site Plan and Design Review approval. At that time, the project will be required to show compliance with the applicable setback requirements relative to the new parcel lines, consistent with the development standards of the EC-50-PUD and SC-PUD zones and the requirements of the Natomas Crossing #3 PUD.

Parcel Map Waiver

The applicant has also requested a waiver of a parcel map pursuant to Sacramento City Code (SCC) section 17.832.110.A. The Department of Public Works has reviewed the request and has imposed draft conditions of approval consistent with SCC section 17.832.110.C.

Subdivision Review Committee (SRC)

The proposed map was reviewed by the SRC on March 4, 2026. During the meeting, the proposed conditions of approval for the Tentative Parcel Map (TPM) were accepted by the applicant and forwarded by the Committee. The resulting conditions are provided in the Conditions of Approval.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

As part of the application review process, this project was routed to the Natomas Chamber of Commerce, Natomas Community Association, North Natomas Community Association, and North Natomas Community Coalition.

One comment letter was received expressing opposition to the proposed parcel map. The commenter stated concerns that subdividing the property could increase development flexibility and allow uses beyond those originally approved for the site. The commenter also referenced a prior City economic incentives package to attract a major employer to the site and expressed concern that the site has not achieved the anticipated long-term economic performance. The commenter urged the City to deny the request until the originally approved office development is fully realized.

Staff Response: The proposed tentative parcel map would subdivide the existing parcel but would not modify or supersede any previously approved planning entitlements for the site. Any future development on the resulting parcels would remain subject to separate review and approval through the City's Site Plan and Design Review process and would be required to comply with the applicable development standards of the General Plan, zoning, and Planned Unit Development. The economic incentives referenced in the comment letter were approved separately by the City Council through an Employment Incentive Agreement with Centene Corporation and were administered by the City's Office of Innovation and Economic Development. This agreement is independent of the City's land use entitlement process and not a consideration of the current planning review.

Additional information on the Employment Incentive Agreement approved by the City Council is available at the following link:

https://sacramento.granicus.com/MetaViewer.php?view_id=22&clip_id=4097&meta_id=508787

All property owners, residents, and neighborhood associations within 500 feet of the subject site were also mailed a public hearing notification and public hearing notice was posted at the site. Staff received no comments as of the writing of this staff report.

ENVIRONMENTAL DETERMINATION

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).

The project qualifies for section 15315 (Minor Land Divisions) as it applies to projects consisting of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or

fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

FLOOD HAZARD ZONE

State Law (SB 5 as amended by SB 639) and the 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 purpose is to ensure that new development in the Natomas and Beach Lake Subareas will have protection from a 200-year flood event or will achieve that protection by 2030. 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 local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2030. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2025 Adequate Progress Annual Report accepted by City Council Resolution No. 2025-0282 on October 21, 2025.

FINDINGS OF FACT

A. Environmental Determination: Exempt, Section 15315

1. The Zoning Administrator 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. This project qualifies for this exemption as it applies to projects consisting of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent; and

B. Tentative Parcel Map to subdivide a ±0.44 gross acre lot in the Single-Unit Dwelling (R-1) zone into 2 lots is approved based on the following Findings of Fact:

1. None of the conditions described in Sacramento City Code section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:
 - a. The proposed map 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.

- b. The design and improvement of the proposed subdivision is consistent with the General Plan, and all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code.
 - c. The site is physically suitable for the type of development.
 - d. The site is physically suitable for the proposed density of development.
 - e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.
 - f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems.
 - g. The design of the subdivision and 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.
2. 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).
 3. 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).
 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).
 5. The Zoning Administrator 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).

Parcel Map Waiver

1. The subdivision conforms to all requirements of this title, other provisions of the city code, provisions of the Subdivision Map Act, and other applicable laws, regulations and standards, including, but not limited to, those with respect to area, improved public roads, park and recreation facilities, sanitary disposal facilities, water supply availability and environmental protection.
2. The subdivision conforms to the general plan and any applicable specific or community plan.

3. Existing monumentation of project boundary is adequate to ensure the accuracy of the description of property and the location of property lines as determined by the director of public works.
4. Any public improvements required as part of the subdivision are constructed prior to the filing of the certificate of compliance, and no tentative map conditions are deferred.

B. 200-Year Urban Level of Flood Protection Finding

1. The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the *SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report* and the *SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report*, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the *SAFCA 2025 Adequate Progress Annual Report* accepted by the City Council on October 21, 2025 (Resolution No. 2025-0282).

CONDITIONS OF APPROVAL

- B. Tentative Parcel Map** to subdivide a 63.79-acre lot into three lots with a request for a waiver of parcel map located in the Employment Center (EC-50-PUD), Shopping Center (SC-PUD), and Limited Commercial (C-1-PUD) zones within the Natomas Crossing #3 Planned Unit Development (PUD) **is approved** subject to the following Conditions of Approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P04-264). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Department of Public Works.

General: All Projects

- B1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
- B2. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall be conveyed to and reserved from all appropriate parcels at no cost, at the time of sale or other conveyance of either parcel.

- B3. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P04-264).
- B4. Meet all conditions of the existing PUD (P04-264) unless the condition is superseded by a Tentative Map condition.
- B5. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project to the satisfaction of the Community Development Department and the Department of Public Works.
- B6. The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, and as updated periodically, and shall execute any and all agreements, which may be required in order to implement this condition.
- B7. Show all continuing and proposed/required easements on the Final Map.

Public Works:

Matthew Ilagan (916) 808-8502, Milagan@cityofsacramento.org

- B8. 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 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.
- B9. 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' sight triangle). Walls shall be set back 3' 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' in height. The area of exclusion shall be determined by the Department of Public Works.
- B10. The applicant is requesting a waiver of the parcel map. The applicant must meet all City Code requirements under title 17.832.110 to the satisfaction of the Department of Public Works.

Sacramento Municipal Utilities District (SMUD):

Ellen Springer, (916) 732-5989, Ellen.Springer@smud.org

- B11. SMUD has existing underground 12kV facilities along E Commerce Way as well as on the project site 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.

- B12. 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. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity.
- B13. 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.
- B14. 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.
- B15. 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.
- B16. 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.).
- B17. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD. Landscaping improvements placed within the IOD or 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines and SMUD's regular vegetation management practices including but not limited to restriction of 15 feet high at maturity and spacing as well as tree pruning, removal, or other standard vegetation management activities.
- B18. 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>.
- B19. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

- B20. 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.
- B21. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. The 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's vegetation management practices including but not limited to tree pruning, removal, and weed abatement and a height limit of fifteen feet at full maturity.
- B22. The Applicant shall dedicate any private drive, ingress and egress easement, and 10-foot adjacent to each side thereof as a public utility easement for overhead and/or underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads. The private drive and 10-foot adjacent PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's landscaping and tree placement guidelines including but not limited to tree pruning, removal, and weed abatement and a maximum allowable height of fifteen feet at full maturity.
- B23. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

SacSewer:

Chika Oya (916) 875-9810, oyac@sacsewer.com

- B24. SacSewer has the 48" Natomas Interceptor (SacSewer operating system N32) located within East Commerce Way. Direct connections to this interceptor will not be allowed.
- B25. Prior to the RECORDATION OF THE PARCEL SPLIT: The legal description of the newly created parcels must include dedication of a private sewer easement. A note must be placed upon the plans stating, "A private sewer easement for the installation and or maintenance of a private sanitary sewer line across any of the parcels to serve another parcel shall be dedicated upon the close of escrow."
- B26. Prior to the APPROVAL OF IMPROVEMENT PLANS: The proposed onsite sewer crossing parcel boundaries is prohibited.
- B27. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system or to a private sewer main line. If a private sewer main line is proposed, the private main line must connect at a manhole with a public lower lateral sized at a minimum of 8 inches in diameter. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite

sewer line upstream of any connection to the SacSewer sewer. These improvements must be shown on the plans.

- B28. Prior to the APPROVAL OF IMPROVEMENT PLANS: If a private sewer main line is proposed, a Private Sewer Maintenance Agreement must be executed between SacSewer and the owner(s) of all lots to be served by the private sewer main line to ensure that the owner(s) will be solely responsible for the operation and maintenance of the private main line. A separate sewer maintenance agreement must be executed between the owner(s) and all necessary private sewer easements must be recorded to address the operation and maintenance responsibilities and provide access.
- B29. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for multi-family (duplexes, multiplexes, condominiums, and townhouses), commercial and industrial properties.
- B30. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer via Sacramento County Site Improvement and Permit Section (SIPS) for review and approval.
- B31. Prior to the APPROVAL OF IMPROVEMENT PLANS. If any proposed garbage enclosure will contain a drain to the sewer, the enclosure must have a roof.
- B32. 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 SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits.
- B33. Prior to the SUBMITTAL OF IMPROVEMENT PLANS: The project has an approved Level 3 sewer study. Any changes to the approved study may require an addendum.

Department of Utilities (DOU):

Lorenzo Hernandez (916) 808-4939, LOHernandez@cityofsacramento.org

- B34. All existing easements and all existing right-of-ways shall be shown on the Parcel Map, except for all abandoned easements and right-of-ways.
- B35. The applicant shall grant and reserve easements, as needed, for water, drainage 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 Final Map: "Private/reciprocal easements for utilities, drainage, water 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."
- B36. A business association (BA), or a privately funded maintenance district shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of water and storm drainage facilities within the private property. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water and surface and subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an

agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.

Park Planning and Development Services (PPDS):

Dana Repan (916) 808-2762, DRepan@cityofsacramento.org

B37. **17.512.110 Exemptions:** If the new vacant parcels (Parcels B and C) being subdivided is proposed without Site Plan Design Review to construct a residential use, a condition shall be placed on the approval of the subdivision that if a building permit is requested for construction of one or more residential structures on any of the parcels (Parcels B and C) within four years of recording the map, the owner of each parcel shall be required to pay an in-lieu fee pursuant to this chapter, calculated as of the date the building permit is issued, as a condition to the issuance of a building permit; a note to this effect shall be placed on the final map or parcel map, and within the city's Acella database.

Miscellaneous

B38. CC&R's shall be recorded assuring maintenance of all private shared drive aisles, common lights, common landscaping, and all common areas.

Advisory Notes:

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

ADV.B1. 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.

Public Works

ADV.B2. 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.

Department of Utilities

ADV.B3. Any future development of the new parcels will require that the site comply with the current drainage design standards and mitigate for any increase in impervious area. The applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. The drainage study shall be consistent with the latest basin 16 drainage model for

the project area, which has 83% impervious area allocated. 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 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.B4. The onsite water and storm drain systems shall be private systems maintained by the association or other approved entity. (Note: A water and drainage service maintenance agreement will be required for any onsite private water and/or storm drain systems.)
- ADV.B5. The proposed project is located in a Special Flood Hazard Area (SFHA), designated as A99 zone by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). As of July 1, 2024, new regulations to this area apply as contained in the current Comprehensive Flood Management Plan (CFMP). Any new construction of and/or substantial improvement to any structure must have the lowest floor, including the basement, elevated at least 12-inches above the highest adjacent 100-year event HGL of the City's drainage system and at least 18-inches above the Controlling Overland Release Point in the public right-of-way. Also, a Hold Harmless Agreement, and an Elevation or Floodproofing Certificate or both (commercial properties have the option of floodproofing if elevation is not feasible) will be required.

Environmental Planning Services

Scott Johnson (916) 808-5842, SRJohnson@cityofsacramento.org

- ADV.B6. In the event that archaeological resources or human remains are encountered during construction, work within 100 feet of the discovery shall cease until a notice to proceed is issued by the City. The applicant shall notify the City of Sacramento Manager of Environmental Planning Services (phone 311 or (916) 808-5842; email SRJohnson@cityofsacramento.org) and shall comply with City direction, and federal and State regulations and guidelines regarding the treatment of cultural resources and human remains. The Coroner shall be notified in the event human remains are discovered; the applicant shall be responsible for the employment of a qualified archaeologist to advise regarding treatment of any artifacts.
- ADV.B7. The project applicant shall conduct any tree removal activities required for project construction outside of the migratory bird and raptor breeding season (February 1 through August 31) where feasible. All trees slated for removal during the nesting season shall be surveyed by a qualified biologist no more than 48-hours before removal to ensure that no nesting birds are occupying the tree. (See federal Migratory Bird Treaty Act, California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3800))
- ADV.B8. For any construction activities that will occur between February 1 and August 31, the applicant shall employ a qualified biologist to conduct preconstruction surveys in suitable nesting habitat on or near the construction area for nesting raptors and migratory birds. If the biologist determines that construction may occur without impacting the breeding effort, the nest(s) shall

be monitored by the biologist during construction. If the biologist concludes that the project would impact the nest, construction activities will cease until the nest is no longer active. Completion of the nesting cycle shall be determined by the biologist.

ADV.B9. Sacramento Metropolitan Air Quality Management District Basic Construction Emission Control Practices apply and compliance is required. See www.airquality.org. Other air district rules may apply and the air district should be consulted.

SacSewer

ADV.B10. ONGOING: Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans

ADV.B11. ONGOING: Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements.

ADV.B12. ONGOING: The existing building is currently connected to the public sewer. Any required construction and/or modification to the public sewer system must be to the satisfaction of SacSewer prior to the approval of improvement plans. SacSewer Design Standards and Specifications apply to any onsite and offsite public sewer construction.

ADV.B13. ONGOING: Construction of a grease trap or a sand oil separator may be required. The applicant must verify with the applicable jurisdiction's building department.

ADV.B14. ONGOING: If the proposed trash enclosure will contain a drain to the sewer, it must be covered.

ADV.B15. ONGOING: Lateral repair or replacement is required if the current lateral is damaged or deemed unmaintainable.

C. **Site Plan and Design Review** of the tentative map layout **is approved** subject to the following Conditions of Approval:

Department of Utilities (DOU):

Lorenzo Hernandez (916) 808-4939, LOHernandez@cityofsacramento.org

C1. A business association (BA), or a privately funded maintenance district shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of water and storm drainage facilities within the private property. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water and surface and subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.

- C2. The onsite water and storm drain systems shall be private systems maintained by the association or other approved entity. (Note: A water and drainage service maintenance agreement will be required for any onsite private water and/or storm drain systems.)

Advisory Notes

Department of Utilities

- ADV.C1. Any future development of the new parcels will require that the site comply with the current drainage design standards and mitigate for any increase in impervious area. The applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. The drainage study shall be consistent with the latest basin 16 drainage model for the project area, which has 83% impervious area allocated. 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 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.C2. The proposed project is located in a Special Flood Hazard Area (SFHA), designated as A99 zone by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). As of July 1, 2024, new regulations to this area apply as contained in the current Comprehensive Flood Management Plan (CFMP). Any new construction of and/or substantial improvement to any structure must have the lowest floor, including the basement, elevated at least 12-inches above the highest adjacent 100-year event HGL of the City's drainage system and at least 18-inches above the Controlling Overland Release Point in the public right-of-way. Also, a Hold Harmless Agreement, and an Elevation or Floodproofing Certificate or both (commercial properties have the option of floodproofing if elevation is not feasible) will be required.

Building Division

- ADV.C3. The plans are required to comply with the applicable sections of the California Building Standards Code (California Code of Regulations Title 24 Volumes 1-12).

Youth, Parks, and Community Enrichment (YPCE)

- ADV.C4. **17.512.110 Exemptions:** If the new vacant parcels (Parcels B and C) being subdivided is proposed without Site Plan Design Review to construct a residential use, a condition shall be placed on the approval of the subdivision that if a building permit is requested for construction of one or more residential structures on any of the parcels (Parcels B and C) within four years of recording the map, the owner of each parcel shall be required to pay an in-lieu fee pursuant to this chapter, calculated as of the date the building permit is issued, as a condition to the issuance of a building permit; a note to this effect shall be placed on the final map or parcel map, and within the city's Acella database.

Respectfully Submitted:



José Quintanilla
Associate Planner

Recommendation Approved:



Zach Dahla
Senior Planner

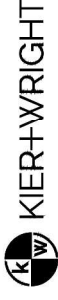
The decision of the Zoning Administrator and Design Director may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator and Design Director is final.

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.

RECORD OF SURVEY

BEING ALL OF PARCELS 1 AND 2 OF THE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED ON OCTOBER 18, 2018 AS DOCUMENT NO. 201810180752. OFFICIAL RECORDS SACRAMENTO COUNTY.

CITY OF SACRAMENTO -- SACRAMENTO COUNTY -- CALIFORNIA
JANUARY 2026



10395 Old Placerville Rd., Ste. 100 Phone: (916) 538-1905
Sacramento, CA 95827 www.kierwright.com

- LEGEND**
- BOUNDARY OF SUBJECT PROPERTY
 - CENTER LINES
 - DIMENSION / TIE LINES
 - EASEMENT LINES
 - LOT LINES
 - MONUMENT LINES
 - PARCEL LINE
 - OTHER LINES OF POSSESSION
 - DENOTES FOUND MONUMENT AS NOTED

- REFERENCES:**
- R1 PARCEL MAP, 177 PM 17
 - R2 RECORD OF SURVEY, 44 RS 43
 - R3 PARCEL MAP, 317 PM 11
 - R4 CT R/W RECORD MAP R--31610-1 to 6
 - R5 PARCEL MAP, 230 PM 9
 - R6 PARCEL MAP, 153 PM 11
 - R7

- ABBREVIATIONS**
- B.C. = BRASS CAP
 - B.S. = BACK SIGHT
 - C.L. = CENTER LINE
 - COR = CORNER
 - CT = CALTRANS
 - DOC. NO. = DOCUMENT NUMBER
 - FND = FOUND
 - M = MAPS
 - MON = MONUMENT
 - O.R. = OFFICIAL RECORDS
 - PM = PARCEL MAP
 - P.R.E. = PUBLIC ROAD EASEMENT
 - RI = REFERENCE NUMBER (TYPICAL)
 - R/W = RIGHT OF WAY
 - R/S = RECORD OF SURVEY
 - SPF = SEARCHED FOR NOT FOUND
 - SUB. NO. = SUBDIVISION NUMBER

BASIS OF BEARINGS:

THE BEARING SHOWN HEREON AS N016°56'43"W, PER THAT CERTAIN FINAL MAP ENTITLED "BELLA ROSE CONDOMINIUMS", SUB. NO. P03-162, FILED ON JULY 26, 2004, BOOK 177 OF MAPS, AT PAGE 17, ESTABLISHED BETWEEN TWO FOUND MONUMENTS ON EAST COMMERCE WAY WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

SURVEYOR'S NOTE:

THIS RECORD OF SURVEY IS BEING FILED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT SECTION 8762(b)(4).

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF MANY SOTO IN JANUARY OF 2026.

DATED THIS 22ND DAY OF JANUARY, 2026.

[Signature]

RODNEY STEWART II
LICENSE EXPIRATION DATE: 09/30/2027



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS ____ DAY OF JANUARY, 2026.

JANUARY L. BREWSTER, PLS 9275
DEPUTY COUNTY SURVEYOR

RECORDER'S STATEMENT

FILED THIS ____ DAY OF ____ 2026, AT ____
M. IN BOOK ____ OF SURVEYS, AT PAGE ____ AT THE REQUEST
OF THE MER & WRIGHT.

FEE: \$ ____ FILE NO. ____

BY: FLORENCE EVANS
DEPUTY COUNTY RECORDER

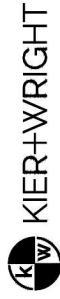
JOB: NO. A25434

SHEET 1 OF 2 SHEETS

RECORD OF SURVEY

BEING ALL OF PARCEL 1 AND 2 OF THE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, RECORDED ON OCTOBER 11, 2024, IN SACRAMENTO COUNTY, CALIFORNIA, OFFICIAL RECORDS SACRAMENTO COUNTY.

CITY OF SACRAMENTO – SACRAMENTO COUNTY – CALIFORNIA
JANUARY 2026



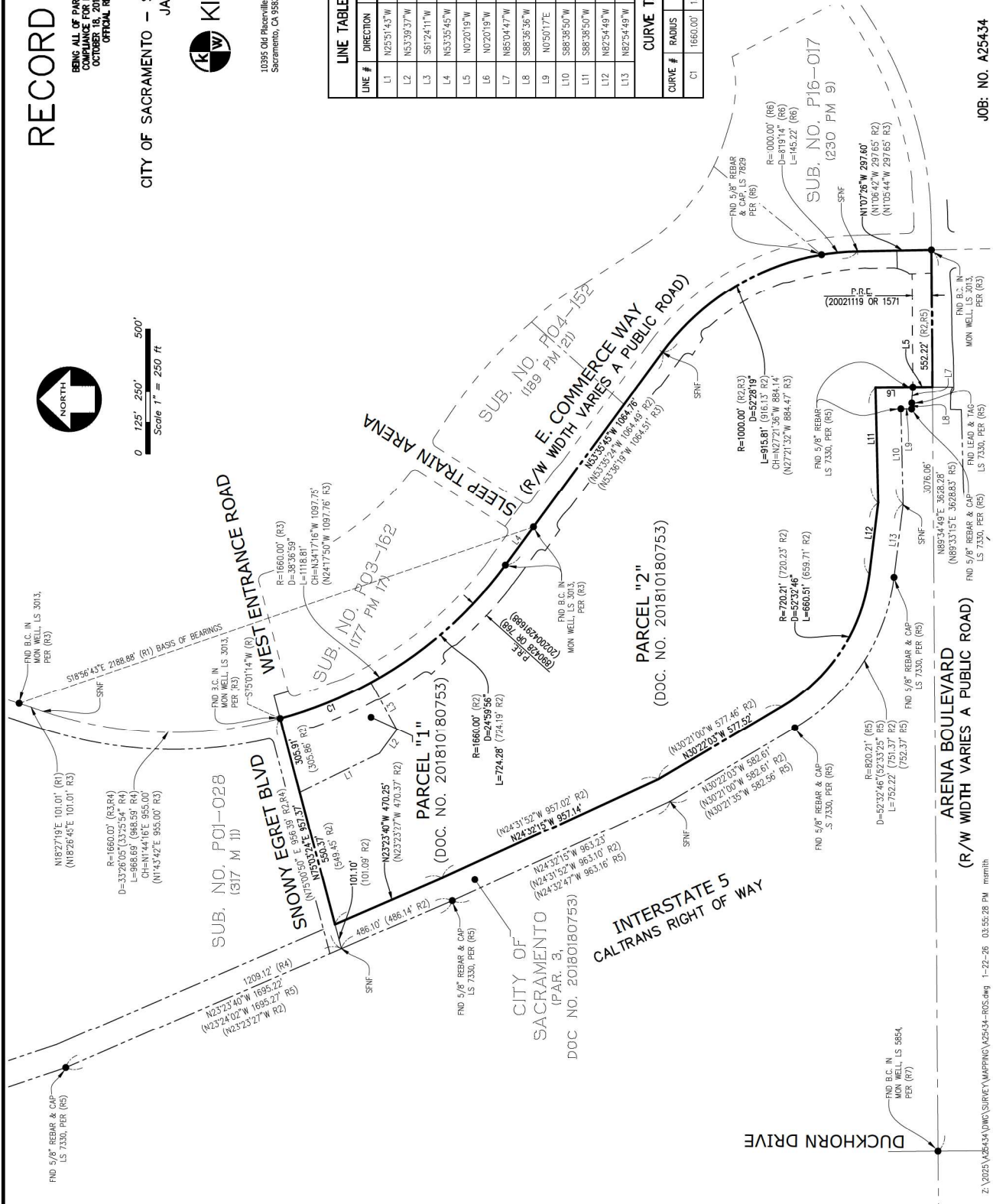
10395 Old Placerville Rd., Ste. 100 Phone: (916) 538-1905
Sacramento, CA 95827 www.kierwright.com



0 125' 250'
Scale 1" = 250' ft

LINE #	DIRECTION	LENGTH
L1	N25°51'43"W	356.81'
L2	N53°39'37"W	117.71'
L3	S67°24'11"W	217.76'
L4	N53°35'45"W	190.31'
L5	N0°20'19"W	78.60'
L6	N0°20'19"W	150.44'
L7	N85°04'47"W	65.07'
L8	S88°38'35"W	22.91'
L9	N0°50'17"E	43.35'
L10	S88°38'50"W	384.43'
L11	S88°38'50"W	465.65'
L12	N82°54'48"W	289.29'
L13	N82°54'48"W	296.67'

CURVE #	RADIUS	DELTA	LENGTH
C1	1660.00'	133°7'02"	394.53'



Opposition to Proposed Parcel Map and Expansion Request – 4151 East Commerce Way (APN 225-0310-043)

January 16, 2026

Jaskaran Singh
2512 Curlicue Aly
Sacramento, CA 95834

City of Sacramento
Community Development Department
300 Richards Boulevard
Sacramento, CA 95811

To Whom It May Concern,

I am writing to express my strong opposition to the proposed parcel map and related approvals for the property located at 4151 East Commerce Way (APN 225-0310-043).

This site was originally approved and entitled for office and commercial use within the Arena & East Commerce Land Planned Unit Development designation. The current application states that no new buildings are being constructed — the request is solely to subdivide the existing parcel into three separate parcels. This raises serious concern that the request is being used as a mechanism to expand development flexibility and potentially allow uses beyond what was originally approved, rather than delivering on the development that was promised.

Additionally, the City has already invested a significant amount of public incentive dollars to attract a major corporate user to this site. In 2017, the City of Sacramento approved an incentive package of over \$13 million to attract a Fortune 500 company (Centene) to establish a major regional presence. These public funds were intended to support job creation and economic growth.

Despite this substantial public investment, the project has not demonstrated long-term occupancy stability or meaningful economic performance at this location. Continuing to approve parcel restructuring or expansion requests without requiring fulfillment of the original project commitments represents an inefficient use of taxpayer funds and undermines responsible growth planning.

Approving this request would set a concerning precedent by allowing developers to incrementally modify projects without first delivering on the commitments that justified the

original entitlements and public incentives. This weakens accountability and increases the risk of speculative land banking rather than productive, community-serving development.

For these reasons, I respectfully urge the City to deny the current request and require the developer to fully execute the originally approved office and commercial project before considering any parcel subdivision or expansion of allowable uses.

Thank you for your time and consideration.

Sincerely,

Jaskaran "Jas" Singh

2512 Curlicue Aly
Sacramento, CA 95834