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**Planning and Design
Commission**

City Hall Complex

915 I Street

Sacramento, CA 95814

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(916) 808-7200*

SUPPLEMENTAL MATERIAL

Description: Attached is supplemental material received after publishing the agenda, updates to attachment 7-Findings of Fact and Conditions of Approval and attachment 10-Public Comments.

For the Meeting of: Thursday, August 28, 2025, at 5:30 p.m.

Agenda Item: Public Hearing Item 2

2. Natomas Golf Facility (P24-034) [Noticed 08/08/2025; Published 08/08/2025]

File ID: 2025-01475

Location: Vacant parcels between 2590 & 2540 Venture Oaks Way; APNs: 274-0320-059-0000, -060-0000, -061-0000, -062-0000, -063-0000, & -064-0000; District 3

Recommendation: Conduct a public hearing and upon conclusion: 1) pass a **Motion** to approve: a) Environmental Exemption pursuant to CEQA Guidelines section 15183; b) Conditional Use Permit to authorize an amusement center, outdoor use on an approximately 14.5-acre site in the OB-PUD zone and Gateway Centre PUD; c) Site Plan and Design Review for construction of the two-story outdoor amusement center venue, driving range, and associated site improvements with deviations to fencing standards; and d) Tree Permit for the removal of eight private-protected trees; and 2) adopt a **Resolution** amending the Gateway Centre Planned Unit Development (PUD) Schematic Plan and Development Guidelines to designate the site for an amusement center, outdoor use, and to amend the permitted uses, development standards, and sign code criteria for amusement center, outdoor uses in the Office Building Low Rise Mixed-Use (OB-PUD) zone.

Contact: Zach Dahla, Associate Planner, (916) 808-5584, zdahla@cityofsacramento.org; Stacia Cosgrove, Principal Planner, (916) 808-7110, scosgrove@cityofsacramento.org; Community Development Department

Natomas Golf Facility (P24-034)

New Site Plan and Design Review Condition of Approval

After coordinating with the City of Sacramento's Mobility and Sustainability Division of Public Works, the following condition of approval is added to the Site Plan and Design Review entitlement as follows:

Transportation, Public Works

- C101. The project shall comply with the requirements of the Transportation Systems Management Program ordinance per Chapter 17.700 of Sacramento City Code. Please contact Transportation Planning Manager, Chris Dougherty (cdougherty@cityofsacramento.org), with any questions.

Maria N Trejo
2697 Pickering Way
Sacramento, CA 95833

Zach Dahla, Associate Planner
Community Development Department
9151 Street, Sacramento, CA 95814
August 25, 2025

Dear Mr Dahla,

This letter is to express my total disagreement with the proposed Topgolf Natomas Golf Facility Project (P24-034). The location of this new business will be across the street from my home. It will disrupt the quality of life in the neighborhood, traffic flow, increase light and noise pollution, and has a great potential for increasing crime and reducing public safety. Given these potential negative impacts in the immediate area, it will also most certainly reduce the value of the neighborhood and of individual properties.

I have lived in this community for 25 years. The increase in apartment and housing units alone have reduced the quiet and peaceful atmosphere which attracted me to invest in this area. The proposed golf project will only exacerbate all negative impacts to our families' current way of life.

I am an avid golfer and have used Topgolf facilities. I know of their potential for fun but the placement of these in the middle of existing family neighborhoods are not a responsible choice. I voted for my city representatives to help make our neighborhoods safer and more beautiful, not to bring chaos and reduce the quality of life. Furthermore, the applicants are requesting an Environmental exemption pursuant to CEQA Guidelines. This is absolutely ridiculous given that we are surrounded by rivers, wild life and fully grown trees.

I strongly urge to consider another cite, perhaps the empty old basketball arena area. I look forward to City board members voting **NO** on the project and to a response to my concerns.

Sincerely,

Maria N Trejo
Maria N. Trejo, Ed.D

Zachary Dahla

From: Carri Kern <carri.kern@gmail.com>
Sent: Sunday, August 24, 2025 6:46 PM
To: Zachary Dahla
Subject: Natomas Golf Facility (P24-034)

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom it May Concern,

I am writing to express my concerns about the proposed topgolf Natomas golf facility project. We have lived here for 16 years and absolutely know this is the wrong placement for this business. Please consider the following:

- Noise pollution
- Light pollution
- Traffic impact
- Public safety
- Environmental damage

I support growth, but this high impact entertainment facility is incompatible with the residential area and the character and safety of this neighborhood. I am appalled by, the mayor, and any other officials who are accepting money from this developer to allow such a project in this neighborhood. Please find another location that is a better fit for this type of establishment.

Sincerely,
Kevin and Carri Kern

Zachary Dahla

From: Marcos Sanchez <marcoslsanchez@gmail.com>
Sent: Monday, August 25, 2025 10:32 AM
To: Zachary Dahla
Subject: Opposition Regarding Topgolf Natomas Project (P24-034)

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Dahla,
I am writing in opposition to the Topgolf Natomas Golf Facility.

I am concerned about the noise pollution, traffic impact, public safety, and environmental damage. I am particularly concerned about the light pollution. The proposed location is right across my neighborhood, Rivers Gate. I can see the currently open lot from the second story of my house. This high impact entertainment facility is incompatible with the character and safety of this neighborhood. There are other available lots in North Natomas that better suit this type of development.

Thank you.

Marcos Sanchez
2679 Pickering Way
Sacramento, Ca. 95833
[Marcoslsanchez@gmail.com](mailto:marcoslsanchez@gmail.com)

Marcos Sanchez

Dear Members of the Sacramento City Planning and Design Commission,

We, the undersigned, write in strong support of the proposed Topgolf facility on Venture Oaks Way in South Natomas. This project represents an exciting opportunity to enhance Sacramento's quality of life, provide a valuable new amenity for residents and visitors, and contribute to the City's continued growth.

After many years of vacancy, this site is finally poised for a use that fulfills the City's vision for the area. Its location is ideal—highly visible from I-5, easily accessible from major roads, and thoughtfully designed to avoid traffic impacts on surrounding neighborhoods. The proposed facility will integrate seamlessly with nearby hotels, offices, and commercial uses, while also including safety and design features to minimize impacts and improve pedestrian access.

Sacramento has worked hard to establish itself as a dynamic city that attracts families, young professionals, and businesses. With recent successes like the Golden 1 Center, music festivals, and professional sports, the City has become both a regional and national destination. Topgolf complements this momentum by offering a distinctive, family-friendly entertainment option that will strengthen Sacramento's entertainment infrastructure, generate new jobs, and deliver significant tax revenue. It will also encourage additional business investment in the area, further fueling economic growth and elevating the City's profile.

The proposed Topgolf is truly a win for Sacramento: it creates jobs, drives economic activity, provides a new entertainment experience, and fully complies with zoning and design requirements.

We respectfully urge you to approve this project and help bring this world-class destination to Sacramento.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Joseph Kelley". The signature is written in a cursive, flowing style.

Joseph Kelley

President

Natomas Chamber of Commerce