

P03-055 – Natomas Crossing Area 3 – Hotel Complex

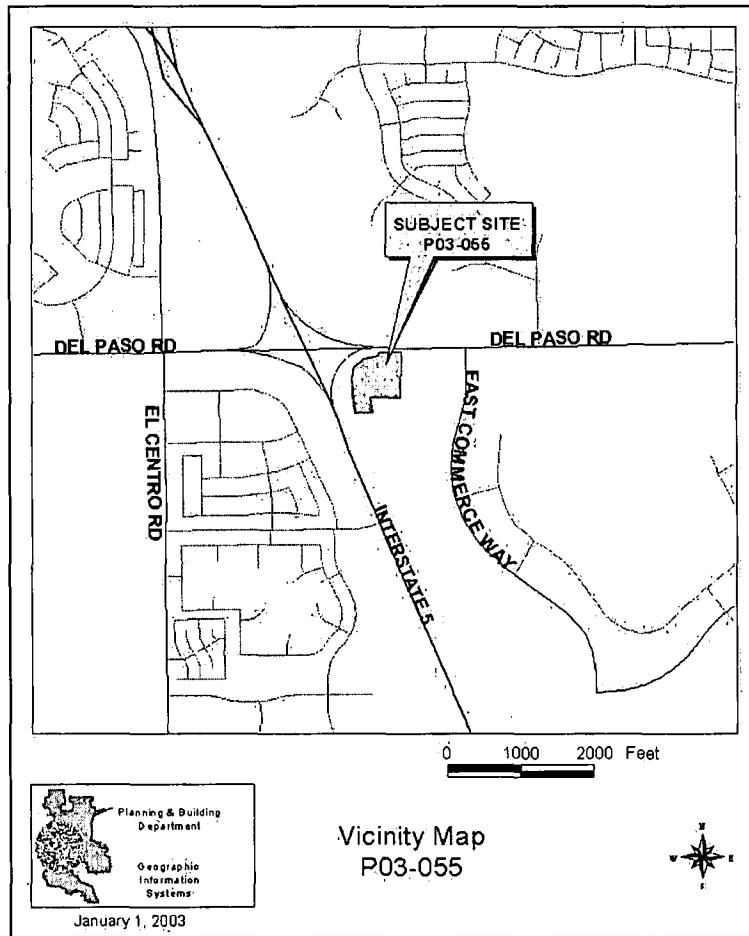
- REQUEST:
- A. **Environmental Determination:** Addendum to the Natomas Crossing Area 3 Mitigated Negative Declaration (P01-028);
 - B. **Mitigation Monitoring Plan;**
 - C. **Special Permit** to construct a 100 room, 54,783 square foot hotel on 2.68± acres, located within the Natomas Crossing Planned Unit Development in the Highway Commercial PUD (HC PUD) zone;
 - D. **Special Permit** to construct a 125 room, 83,520 square foot hotel on 3.48± acres, located within the Natomas Crossing Planned Unit Development in the Highway Commercial PUD (HC PUD) zone;
 - E. **Special Permit** to construct a 100 room, 54,783 square foot hotel on 2.59± acres, located within the Natomas Crossing Planned Unit Development in the Highway Commercial PUD (HC PUD) zone.

LOCATION: West of East Commerce Way, south of Del Paso Road, North Natomas.
APN: 225-0070-049
North Natomas Community Plan (NNCP)
Natomas Unified School District
Council District 1

APPLICANT:	Key Management Group 2475 Maggio Circle Lodi, CA 95240 (209) 333-4565
OWNER:	Alleghany Properties, Inc. 2150 River Plaza Drive, STE. 155 Sacramento, CA 95833
CONSULTANT:	Pat McCuen/Brad Hays (916/374-1662) Capitol Avenue Development & Investments P.O. Box 195 Sacramento, CA 95691
APPLICATION FILED:	May 12, 2003
STAFF CONTACT:	Greg Bitter (916) 808-7816

SUMMARY:

The applicant is requesting the necessary entitlements to construct three (3) hotels, totaling 193,086 square feet and 325 rooms on 8.7± gross acres, located within the Natomas Crossing Planned Unit Development in the Highway Commercial PUD (HC PUD) zone. The hotel complex will contain two 54,783 square foot hotels with 100 rooms each and one 83,520 square foot hotel with 125 rooms. Specifically, the hotels are located on parcels 9, 10 and 11 as identified on the Natomas Crossing Area 3 Planned Unit Development Schematic Plan. These parcels are designated for hotel development on the PUD Schematic Plan.



Staff recommends approval of the project, subject to conditions. The development has been reviewed and determined to be consistent with the land use designations in the General Plan, the North Natomas Community Plan, the Zoning Code and the Natomas Crossing Area #3 Planned Unit Development (PUD) Guidelines.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial and Offices
North Natomas Community Plan:	Highway Commercial (HC)
Existing Zoning of Site:	Highway Commercial PUD (HC PUD)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Employment Center-40 PUD; vacant
South: Employment Center-50 PUD - vacant
East: Employment Center-50 PUD - vacant
West: Interstate 5

Setbacks:	Required Min.	Required Max.	Provided
Front:	12.5'	30'	30'
Side(Int):	0'	0'	
Rear:	0'	0'	

Property Dimensions: Irregular
Property Area: 8.7± gross acres
Number of Employees Proposed: 60± employees (20± employees per hotel)
Square Footage of Buildings: 193,086 square (2 at 54,783 square feet and one at 83,520 square feet)
Height of Building: 44± feet, 3 stories
Exterior Building Materials: Stucco
Roof Material: standing seam metal and built up parapet
Hours of Operation: 24 hours a day
Parking Provided: 325 spaces
Parking Required: 325 spaces
Topography: Flat
Street Improvements: Existing and To Be Constructed
Utilities: Existing and To Be Constructed

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division
Off-Site Improvement Permit	Public Work (Plan Check)
Lot Line Adjustment	
Certificate of Occupancy	Building Division

BACKGROUND INFORMATION:

On June 24, 1997, the City Council approved a Development Agreement and Rezone (P96-084) of the subject site to designate the site as the Natomas Crossing - Alleghany #3 Planned Unit Development (PUD). Also approved were development guidelines and a schematic plan for the PUD. On May 8, 1997, the Planning Commission approved a Tentative Master Parcel Map for the site (P96-084).

On June 6, 2002 the City Planning Commission approved a Lot Lone Adjustment, a Tentative Subdivision Map and two Special permits for Natomas Crossing - Alleghany Area #3. (P01-028). On June 25, 2002 the City Council approved Community Plan Amendments, a Rezone, and PUD Guidelines and Schematic Plan Amendments for

Natomas Crossing - Alleghany Area #3 (P01-028).

The Tentative Map approved by Planning Commission and the PUD Schematic Plan approved by City Council with project P01-028 designated the three parcels in this current application as Highway Commercial sites with hotel uses (designated as parcels 9, 10 and 11). Each of the three parcels was designated to contain one hotel ranging from 47,850 square feet to 75,400 square feet.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan designates the parcel as Community/Neighborhood Commercial and Offices. The North Natomas Community Plan designates the parcel as Highway Commercial. The zoning of the parcel is Highway Commercial PUD (HC PUD) zone. The proposed project is consistent with the General Plan and Community Plan land use designations and zoning.

General Plan:

The project supports general plan goals and policies relating to quality of life, economic development, and new growth areas. Specifically the project supports the following General Plan goals and policies:

- Enhance and maintain the quality of life by adhering to high standards for project plan and evaluation, such as protection of the urban and natural environment, improved air quality, and quality design (p. Sec. 1-30).
- Actively promote the continued vitality and diversification of the local economy, and to expand employment opportunities for City residents (p. Sec. 1-31).
- Approve development in the City's new growth areas that promotes efficient growth patterns and public service extensions, and is compatible with adjacent development. (p. Sec. 1-32).

North Natomas Community Plan Goals and Issues

The project supports North Natomas Community Plan policies relating to highway commercial development. The Highway Commercial designation is identified in the Community Plan to meet the auto travel needs of both short-term visitors and the travel needs of residents and workers. Specifically, the project supports the following Community Plan policies:

- Commercial: Confine commercial to designated sites in order to avoid strip commercial (p. 25).
- Pedestrian/Bikeways: Create pedestrian circulation opportunities and avoid impeding pedestrian or bicycle circulation with private development (p. 46).

- Circulation: Each non-residential project shall comply with the Citywide Transportation Systems Management (TSM) Ordinance and a Transportation Management Plan shall be required (p. 47).
- Housing Trust Fund: Non-residential development in North Natomas will comply with the Citywide Housing Trust Fund Program outlined in the Sacramento City Code, Chapter 17.188 [Housing Trust Fund (HTF) Program] (p. 77).
- Economic Development Program: Actively promote the continued vitality and diversification of the local economy (p. 79). Expand employment opportunities for City residents (p. 79).

Natomas Habitat Conservation Plan (Natomas HCP)

The 1994 North Natomas Community Plan required the development and implementation of a Habitat Conservation Plan as mitigation for development in North Natomas. In 1997, the NBHCP was approved by the City of Sacramento, USFWS, and CDFG.

The NBHCP is a conservation plan supporting application for incidental take permits (ITP's) under Section 10(a)(1)(B) of the Endangered Species Act and under Section 2081 of the California Fish and Game Code. The purpose of the NBHCP is to promote biological conservation while allowing urban development and continuation of agriculture within the Natomas Basin. The NBHCP establishes a multi-species conservation program to mitigate the expected loss of habitat values and incidental take of protected species that would result from urban development, operation of irrigation and drainage systems, and rice farming. The goal of the NBHCP is to preserve, restore, and enhance habitat values found in the Natomas Basin.

To support the issuance of an ITP, an Environmental Assessment was prepared by the USFWS for the National Environmental Policy Act requirement and a Negative Declaration was prepared by the City of Sacramento for the California Environmental Quality Act (CEQA) requirement. The USFWS and CDFG issued ITP's to the City of Sacramento. The NBHCP and ITP were subsequently challenged, and on August 15, 2000, the United States District Court, Eastern District, ruled that the ITP was invalid and an EIS was required for the project. Based on this ruling, the City of Sacramento and Sutter County jointly prepared a revised NBHCP and an Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for use by the USFWS and CDFG. The USFWS is the lead federal agency for the preparation of the EIS and the City of Sacramento and Sutter County are co-lead agencies for the preparation of the EIR. The Sacramento City Council adopted the revised NBHCP and EIR/EIS on May 13, 2003. On June 27, 2003 the USFWS issued a new Incidental Take Permit for the NBHCP for development within the Natomas Basin. This project site has met the conditions of NBHCP settlement agreement.

Zoning:

The proposal is located within the Highway Commercial (HC) Planned Unit Development (PUD) Zone. The proposed uses are consistent with the HC-PUD zoning district.

Natomas Crossing Planned Unit Development Guidelines:

The Natomas Crossing Planned Unit Development Guidelines were established in June 2002 (P1-028). The guidelines and schematic plan identify the project sites as Highway Commercial to be developed for hotel uses.

B. Special Permit to Develop A Hotel ComplexSite Plan Design:

The applicant is proposing to develop 3 hotels on 8.7± net acres. The hotels are arranged on three adjacent parcels (Parcels 9, 10 and 11) to allow cross reciprocal access and parking. The hotel on Parcels 9 faces both the interior road and Del Paso Road. The hotel on Parcel 10 faces the interior road and the eastbound off-ramp of Interstate 5. The hotel on Parcel 11 fronts on the interior road and Interstate 5. Each hotel provides

1. Setbacks

The Natomas Crossing PUD Guidelines require a minimum street setback of 12.5 feet and a maximum street setback of 30 feet. The site plan indicates the porte cochere of each hotel building meets the 30-foot maximum setback requirement.

2. Parking

The proposed uses, although referred to as "Hotels" are interpreted to be "Motel" uses under the City's Zoning Ordinance. These hotels do not contain the conference or banquet facilities typically associated with the zoning code definition of Hotel. The City's Zoning Ordinance requires that parking for motel uses not be less than one (1) space per each guest room. The hotels on parcels 9 and 11 contain 100 guest rooms each and the hotel on parcel 10 contains 125 guest rooms, therefore, the hotels on parcels 9 and 11 are required to have 100 parking spaces each and the hotel on parcel 10 is required to have 125 parking spaces. The proposal indicates the required parking spaces are provided for each hotel (100 spaces on parcels 9 and 11 and 125 spaces on parcel 10).

The Sacramento City Code requires one bicycle parking facility for each twenty (20) provided vehicular parking spaces. Therefore, 5 bicycle spaces are required for each hotel on parcels 9 and 11 and 6 bicycle spaces are required for the hotel on parcel 10. In addition, 3 of the 5 bicycle spaces located on both parcel 9 and 11 and 3 of the 6 bicycle spaces located on parcel 10 are required to be Class I bicycle locker. The submitted plans for this project do not identify the location of

bicycle parking spaces. Staff suggests that the bicycle spaces should be provided in a secured area or in an area in close proximity to doors or windows of the office area so that surveillance of the bicycles can be provided.

3. Circulation

All three hotels are accessed from Advantage Way, which connects to East Commerce Way. There are a total of four driveways connecting the hotels to Advantage Way. The first, or easternmost, driveway is a reciprocal driveway that provides access to both parcel 9 and a private access road to the east. The second driveway is centered on the common parcel line of parcels 9 and 10 and provides reciprocal access to both hotels on parcels 9 and 10. The third driveway is centered on the common parcel line of parcels 10 and 11 and provides reciprocal access to both hotels on parcels 10 and 11. The fourth driveway is located at the southern portion of parcel 11 and provides access to the hotel on parcel 11.

The internal driveways for the three hotels provide cross access between each parcel. Parcels 9 and 11 also provide pedestrian/bicycle access to the utility service road that runs along the drainage canal parallel to Interstate 5. Parcel 9 provides pedestrian/bicycle access to the sidewalk along Del Paso Road.

4. Landscaping

A preliminary landscaping plan for each hotel project has been provided (see Exhibits 1C). On-site landscaping is comprised of trees, shrubs, and groundcover consistent with the recommended plant list within the Natomas Crossing Planned Unit Development Guidelines.

The parking areas for the project are conditioned to comply with the City's Parking Lot Shading Ordinance requiring 50 percent shading within 15 years.

5. Signage

The applicant has not proposed signage for the project. The project has been conditioned that future signage shall be reviewed and approved by Planning Division prior to issuance of building permits. Future signage shall be required to comply with the Natomas Crossing Planned Unit Development Guidelines and the City Sign Ordinance.

Building Design

Hotel on Parcel 9: The hotel located on parcel 9 is proposed to be a three-story structure (44 feet in height) with stick frame construction with 100 rooms. The exterior building materials are stucco with both built-up parapet and cornice and standing seam metal roofing systems. The building is oriented in an L shape with the base of the L facing Del Paso Road. The main lobby faces south with a porte cochere entry fronting on Advantage Way. A swimming pool and outdoor

meeting space is provided on the west side of the building. The building does provide adequate articulation, both at the roofline and along the building sides. There are four tower features with rounded tops that provide visual interest to the buildings. The color scheme of the building is anticipated to a variety of beige colors with blue accents. The project will be conditioned to receive Planning Director approval for the final color palette.

Hotel on Parcel 10: The hotel located on parcel 10 is proposed to be a three-story structure (44 feet in height) with stick frame construction with 125 rooms. The exterior building materials are stucco with a standing seam metal roofing system. The building is oriented in a square shape with the main lobby facing south. A swimming pool and outdoor meeting space is provided in the open space area in the center of the buildings. The building does provide adequate articulation, both at the roofline and along the building sides. The color scheme of the building is anticipated to a variety of green hues and beige colors. The project will be conditioned to receive Planning Director approval for the final color palette.

Hotel on Parcel 11: The hotel located on parcel 11 is proposed to be a three-story structure (44 feet in height) with stick frame construction with 100 rooms. The exterior building materials are stucco with both built-up parapet and cornice and standing seam metal roofing systems. The building is oriented in an L shape with the base of the L facing Interstate 5. The main lobby faces east with a porte cochere entry fronting on Advantage Way. A swimming pool and outdoor meeting space is provided on the south side of the building. The building does provide adequate articulation, both at the roofline and along the building sides. There are five tower features with standing seam metal roofing material that provide visual interest to the buildings. The color scheme of the building is anticipated to a variety of beige and brown colors. The project will be conditioned to receive Planning Director approval for the final color palette.

PROJECT REVIEW PROCESS:

A. Environmental Determination

On June 25, 2002 the City Council ratified a Negative Declaration for the Natomas Crossing Area 3 project (01-028). Potentially significant environmental issues regarding air quality, biological resources, noise, and cultural resources were discussed and mitigated in this document. The proposed project is one component of the overall Natomas Crossing Area 3 Planned Unit Development that was previously analyzed and mitigated. However, some changes have occurred since approval of project P01-028. These changes include the recent approval of the Natomas Basin Habitat Conservation Plan and changes in air quality thresholds of significance. However, the changes that have occurred do not require major revisions of the previous Negative Declaration. All of the new information and evaluations are considered to be technical changes and do not include any new impacts that have not already been discussed in the previous Negative Declaration. Therefore, the original Negative Declaration has been updated by means of an Addendum to address the new information. No other

new issues or information are known that would trigger additional environmental analysis. Section 15164 of the Guidelines for Implementation of the California Environmental Quality Act Public Resources Code provides that an addendum to a previously prepared Negative Declaration shall be prepared if only minor technical changes or additions are necessary. A Mitigation Monitoring Plan has also been prepared for the mitigation measures that were identified in the previous Negative Declaration and the revised mitigation measures identified in the Addendum (Exhibit 1A).

In compliance with Section 15070(b)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address Biological Resources and Cultural Resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1A).

B. Public/Neighborhood/Business Association Comments

The project was routed to the Natomas Community Association, Natomas Chamber of Commerce, North Natomas Alliance, Natomas Crossing Community Vision, Natomas Crossing Homeowners Association, West Natomas Community Association, North Natomas Community Association and the North Natomas Transportation Management Association. No comments were received regarding this project.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Public Works Department
 - a. Development Services Division - Comments are incorporated into Notice of Decision.
 - b. Solid Waste Division - Comments and advisory notes are incorporated into Notice of Decision.
 - c. Electrical Division - Comments and advisory notes are incorporated into Notice of Decision.
2. Utilities Department - Comments and advisory notes are incorporated into Notice of Decision.
3. Building Department - Comments and advisory notes are incorporated into Notice of Decision.
4. Fire Department - Comments and advisory notes are incorporated into Notice of Decision.

5. CSD-1 - Comments and advisory notes are incorporated into Notice of Decision.
6. Sacramento Metropolitan Air Quality Management District – Comments and advisory notes are incorporated into Notice of Decision.
7. California Department of Transportation indicated the project is sufficient enough to warrant the preparation of a focused Traffic Study.

City response - The proposed project is consistent with the adopted PUD Schematic Plan for the Natomas Crossing Area 3 Planned Unit Development. The Mitigated Negative Declaration for the Natomas Crossing Area 3 project (P01-028), adopted by the City Council on June 25, 2002 indicated that development of the PUD would create less-than-significant impacts on traffic in the area and there were no traffic related mitigation measures required for the project. Further, per the City/State Cooperative Agreement (Agreement # 95-217) the City must monitor impacts to Freeway facilities and implement mitigation measures.

8. Sacramento Regional Transit District – Comments and advisory notes are incorporated into Notice of Decision.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny all of the entitlements. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

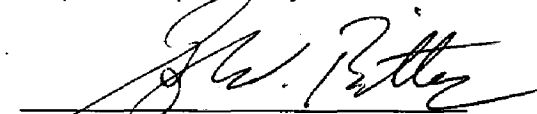
RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

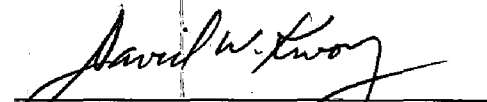
- A. Adopt the attached Notice of Decision and Findings of Fact adopting the Addendum to the Natomas Crossing Area 3 Mitigated Negative Declaration;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan;
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to construct a 100 room, 54,783 square foot hotel on 2.68± acres, located within the Natomas Crossing Planned Unit Development in the Highway Commercial PUD (HC PUD) zone;
- D. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to construct a 125 room, 83,520 square foot hotel on 3.48± acres, located within the Natomas Crossing Planned Unit Development in the Highway Commercial PUD (HC PUD) zone;

- E. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to construct a 100 room, 54,783 square foot hotel on 2.59± acres, located within the Natomas Crossing Planned Unit Development in the Highway Commercial PUD (HC PUD) zone.

Report Prepared By,


Greg Bitter, Associate Planner

Report Reviewed By,


David Kwong, Senior Planner

Attachments

- Attachment 1 Notice of Decision & Findings of Fact
- Exhibit 1A Mitigation Monitoring Plan
- Exhibit 1B Special Permit C - Parcel 9 Hotel Cover Sheet
- Exhibit 1C Special Permit C - Parcel 9 Site Plan
- Exhibit 1D Special Permit C - Parcel 9 First and Second Floor Plan
- Exhibit 1E Special Permit C - Parcel 9 Third Floor and Rooftop Plan
- Exhibit 1F Special Permit C - Parcel 9 Building Elevations
- Exhibit 1G Special Permit C - Parcel 9 Landscape Plan
- Exhibit 1H Special Permit C - Parcel 9 Overall Landscape Plan
- Exhibit 1I Special Permit D - Parcel 10 Hotel Cover Sheet
- Exhibit 1J Special Permit D - Parcel 10 Site Plan
- Exhibit 1K Special Permit D - Parcel 10 First Floor Plan
- Exhibit 1L Special Permit D - Parcel 10 Second and Third Floor Plan
- Exhibit 1M Special Permit D - Parcel 10 Roof Plan
- Exhibit 1N Special Permit D - Parcel 10 Building Elevations
- Exhibit 1O Special Permit D - Parcel 10 Landscape Plan
- Exhibit 1P Special Permit D - Parcel 10 Overall Landscape Plan
- Exhibit 1Q Special Permit E - Parcel 11 Hotel Cover Sheet
- Exhibit 1R Special Permit E - Parcel 11 Site Plan
- Exhibit 1S Special Permit E - Parcel 11 First and Second Floor Plan
- Exhibit 1T Special Permit E - Parcel 11 Third Floor and Rooftop Plan
- Exhibit 1U Special Permit E - Parcel 11 Building Elevations
- Exhibit 1V Special Permit E - Parcel 11 Landscape Plan
- Exhibit 1W Special Permit E - Parcel 11 Overall Landscape Plan
- Attachment 2 Vicinity Map
- Attachment 3 Land Use & Zoning Map
- Attachment 4 Addendum to Mitigated Negative Declaration for Natomas Crossing Area 3 (P01-028)

Transmitted to Planning Commissioners on October 14, 2003

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
NATOMAS CROSSING AREA 3 – HOTEL COMPLEX
LOCATED WEST OF EAST COMMERCE WAY AND SOUTH OF
DEL PASO ROAD, SACRAMENTO, CALIFORNIA
IN THE HIGHWAY COMMERCIAL PLANNED UNIT
DEVELOPMENT (HC PUD) ZONE. (P03-055)**

At the regular meeting of October 23, 2003, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Environmental Determination:** Addendum to the Natomas Crossing Area 3 Mitigated Negative Declaration;
- B. **Approved the Mitigation Monitoring Plan;**
- C. **Approved the Special Permit** to construct a 100 room, 54,783 square foot hotel on 2.68± acres, located within the Natomas Crossing Planned Unit Development in the Highway Commercial PUD (HC PUD) zone;
- D. **Approved the Special Permit** to construct a 125 room, 83,520 square foot hotel on 3.48± acres, located within the Natomas Crossing Planned Unit Development in the Highway Commercial PUD (HC PUD) zone;
- E. **Approved the Special Permit** to construct a 100 room, 54,783 square foot hotel on 2.59± acres, located within the Natomas Crossing Planned Unit Development in the Highway Commercial PUD (HC PUD) zone.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. The City Planning Commission finds that a Mitigated Negative Declaration was previously prepared and ratified by the City Council on June 25, 2002 and that pursuant to the CEQA Guidelines (Sections 15162 and 15164), for the reasons set forth below, no additional environmental review is required and an Addendum to this prior Negative Declaration has been prepared:
 - 1. No substantial changes are proposed to the project, which will require major revisions of the previous Negative Declaration;

2. No substantial changes have occurred with respect to the circumstances under which the project was undertaken which will require major revisions of the previous Negative Declaration; and
3. No new information of substantial importance has been found that shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous Mitigated Negative Declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous Mitigated Negative Declaration;
 - c. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the project; or
 - d. Mitigation measures which are considerably different from those analyzed in the previous Mitigated Negative Declaration would substantially reduce one or more significant effects on the environment.

B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan is **approved** based upon the following findings of fact:

1. One or more mitigation measures have been added to the above-identified project;
2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit 1A;
3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.
4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.

C. Special Permit to develop and construct a 100 room, 54,783 square foot hotel on 2.68± acres, located within the Natomas Crossing Planned Unit Development in the Highway Commercial PUD (HC PUD) zone is **approved** based upon the following findings of fact:

1. The project, as conditioned, is based upon sound principles of land use in that:

- a. The project use is compatible with the uses in the vicinity of the project site;
 - b. Adequate landscaping, vehicle circulation, maneuvering, and parking is provided; and
 - c. The architectural design of the proposed buildings are consistent with the Natomas Crossing PUD Guidelines.
2. The project, as conditioned, will not be detrimental to the public health, safety and welfare and will not result in the creation of a public nuisance in that the site design and the building design are consistent with the Natomas Crossing PUD Guidelines; and
 3. The project is consistent with policies in the General Plan and North Natomas Community Plan (NNCP) and the Natomas Crossing PUD Guidelines which designate the site as Community/Neighborhood Commercial and Offices and Highway Commercial, respectively.
- D. **Special Permit** to develop and construct a 125 room, 83,520 square foot hotel on 3.48± acres, located within the Natomas Crossing Planned Unit Development in the Highway Commercial PUD (HC PUD) zone is **approved** based upon the following findings of fact:
1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. The project use is compatible with the uses in the vicinity of the project site;
 - b. Adequate landscaping, vehicle circulation, maneuvering, and parking is provided; and
 - c. The architectural design of the proposed buildings are consistent with the Natomas Crossing PUD Guidelines.
 2. The project, as conditioned, will not be detrimental to the public health, safety and welfare and will not result in the creation of a public nuisance in that the site design and the building design are consistent with the Natomas Crossing PUD Guidelines; and
 3. The project is consistent with policies in the General Plan and North Natomas Community Plan (NNCP) and the Natomas Crossing PUD Guidelines which designate the site as Community/Neighborhood Commercial and Offices, and Highway Commercial, respectively.

- E. **Special Permit** to develop and construct a 100 room, 54,783 square foot hotel on 2.59± acres, located within the Natomas Crossing Planned Unit Development in the Highway Commercial PUD (HC PUD) zone is **approved** based upon the following findings of fact:
1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. The project use is compatible with the uses in the vicinity of the project site;
 - b. Adequate landscaping, vehicle circulation, maneuvering, and parking is provided; and
 - c. The architectural design of the proposed buildings are consistent with the Natomas Crossing PUD Guidelines.
 2. The project, as conditioned, will not be detrimental to the public health, safety and welfare and will not result in the creation of a public nuisance in that the site design and the building design are consistent with the Natomas Crossing PUD Guidelines; and
 3. The project is consistent with policies in the General Plan and North Natomas Community Plan (NNCP) and the Natomas Crossing PUD Guidelines, which designate the site as Community/Neighborhood Commercial and Offices, and Highway Commercial, respectively.

CONDITIONS OF APPROVAL

- C. **Special Permit** to develop and construct a 100 room, 54,783 square foot hotel on 2.68± acres, located within the Natomas Crossing Planned Unit Development in the Highway Commercial PUD (HC PUD) zone is hereby approved subject to the following conditions of approval:

PLANNING:

- C1. Obtain all necessary building permits prior to construction.
- C2. Development of this site shall be in compliance with the attached site plan and landscape exhibits (Exhibits 1B thru 1H) and conform to the PUD Design Guidelines.
- C3. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of building permits. Any significant modification to the project may require subsequent entitlements.

- C4. Comply with all applicable conditions of the Natomas Crossing PUD.
- C5. Mitigation Monitoring Plan: The developer shall comply with all requirements included in the Mitigation Monitoring Plan (Exhibit 1A).
- C6. The trash enclosure shall meet all requirements of the Sacramento City Code, Chapter 17.72 (Recycling and Solid Waste Disposal Regulations), including perimeter landscaping, masonry walls, and a solid metal gate. In addition, finished building materials shall be applied to all visible facades of the trash enclosures, as required in the Natomas Crossing PUD Guidelines.
- C7. The proposal is required to meet the Sacramento City Code regulations, regarding bicycle parking (Section 17.64.040). Bicycle parking shall be located in a secure area located in close proximity to doors and windows.
- C8. The proposal is required to meet the Sacramento City Code regulation, regarding tree shading (Chapter 17.68).
- C9. The applicant shall submit a sign program identifying all signage for the site including but not limited to corner monument signs, entry signs, building identification and address signs, trash enclosure signs, and directional signage prior to the issuance of any sign permits. The sign program shall be reviewed by both Planning and Building departments for conformance and compatibility with the project. All signage shall comply with the Natomas Crossing PUD guidelines. When the guidelines are silent, signage is required to comply with the City of Sacramento's Sign Ordinance. All detached signs shall be monument signs. The signs shown on the elevation exhibit are for illustration only.
- C10. Landscaping plans shall be submitted to the Building Division - Site Conditions Unit for review and approval by the Site Conditions Unit and the Landscape Architecture Section. The scope of the review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met. In order to provide adequate surveillance opportunities, all plants and shrubs are to be maintained at maximum height of thirty inches (30"); the lowest tree branch height shall be at least six feet (6'). Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project.
- C11. Lighting
- a. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists adjacent residents, or the general public. All fixtures should be placed in a manner that avoids glare when observed from the street or other public areas.

- b. Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of 0.25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building project during the same hours.
- C12. The height of pole mounted light fixtures shall be no more than 30 feet.
- C13. Prior to issuance of a Building Permit the applicant will submit a Transportation Management Plan for review and approval by the City's Alternate Modes Coordinator and Planning Director.
- C14. The applicant shall submit a proposed color palette for the project to be reviewed and approved by the Planning Director prior to the issuance of building permits.
- C15. All rooftop mechanical and communications equipment shall be completely screened from view from public streets by the building parapet, screen wall, and architectural projections which are integral to the building design.

DEPARTMENT OF PUBLIC WORKS – ENTITLEMENTS:

- C16. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of The Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair and replacement of any existing deteriorated curb, gutter and sidewalk.
- C17. All new driveways shall be designed and constructed to City Standards to the satisfaction of The Department of Public Works.
- C18. The minimum throat distance for all site driveways shall be 25' (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).
- C19. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.
- C20. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.

- C21. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).
- C22. The design of walls fences and signage 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 at maturity. The area of exclusion shall be determined by The Department of Public Works.
- C23. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this site plan. The applicant shall either prove such easements exist to the satisfaction of the City or 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 The Homewood Suites and the Holiday Inn Express Sites, at no cost, at the time of sale or other conveyance of either parcel.

DEPARTMENT OF PUBLIC WORKS – SOLID WASTE:

- C24. The applicant needs to describe the flow of recyclable materials through the building and to identify the recyclable commodities that will be diverted from the waste stream. Commodities targeted for diversion should include cardboard, mixed paper and beverage containers (metal cans, plastic, and glass).
- C25. The applicant should indicate how tenants will be instructed in the use of the trash/recycling receptacles. It is the developer's responsibility to address signage and other mechanisms that will be put in place to accommodate tenants recycling needs.
- C26. The applicant should provide a site plan that includes the locations, sizes of enclosures, types of dumpsters/receptacles, and the access and security measures planned for the enclosures. The project proponent must show the capacity and location of recycling/trash enclosures to demonstrate that sufficient capacity exists for recycling and solid waste disposal.

DEPARTMENT OF PUBLIC WORKS – ELECTRICAL:

- C27. This project shall require Historical Ornamental, Pedestrian street lighting. There are existing lighting systems in this project area. Improvements to the right-of-way may require modifications to the existing systems.

UTILITIES:

- C28. Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the Department of Utilities.
- C29. Multiple fire services are allowed per parcel and may be required.
- C30. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- C31. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one foot off-site contours within 100' of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- C32. This project is greater than 1 acre, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.
- C33. The parcel shall be graded so that drainage does not cross property lines.
- C34. An on-site surface drainage system is required and shall be connected to the public drainage system by means of a storm drain service tap. The storm drain service taps shall drain onsite shed areas which are in general conformance with the master drainage shed map for this area. An on-site drainage study and shed map is required. This study and shed map shall be approved by the Department of Utilities. The onsite system shall be designed so the 10-year HGL is a minimum of 6-inches below the onsite drain inlets. The 10-year HGL shall be determined using the Sacramento Charts for Zone 2. Finished floor elevations shall be a minimum of 1.50 above the 100-year HGL and 1.70 feet above the controlling overland

release elevation. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).

- C35. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- C36. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is served by a regional water quality control facility, only source control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. Storm drain message is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the latest edition of the "Guidance Manual for On Site Stormwater Quality Control Measures", for appropriate source control measures.
- C37. The proposed development is located within County Sanitation District No.1 (CSD1). The applicant shall comply with all CSD1 requirements.
- C38. Show all existing easements on the site plan.
- C39. The Holiday Inn Express (Parcel 9) shall drain to the 18-inch storm drain stub at Station 14+10 on Advantage Way. The 18-inch storm drain stub located on the property line between Parcels 8 and 9 is reserved for Parcel 1.
- C40. ADVISORY: A 25-foot private reciprocal access easement may exist between Parcels 8 and 9.

BUILDING:

- C41. A water supply test shall be obtained from the Department of Utilities. With the water flow test, the available fire flow per UFC shall be calculated for each parcel. The construction type shall be based upon the building area and available from the UFC.

- C42. A building code analysis should be done to determine the allowable area, or if area separation walls will be needed. Underground utilities (sewer, water, electrical, drain, fire, etc...) shall not cross property lines. If that cannot be achieved, easements will be required.
- C43. A lobby for the elevator shall be provided.
- C44. The number of handicapped accessible guest rooms shall comply with UBC Table 11B-3.
- C45. Handicapped accessible guest rooms shall comply with UBC Table 11B-3.
- C46. Handicapped accessibility shall be provided for the pool and spa.

FIRE:

- C47. The Porte Cochere in shall have 13'6" clearance. Curbs shall be painted red with "No Parking Fire Lane"
- C48. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 901.3.
- C49. A Knox boxes shall be provided at the pool gate(s) in order to permit immediate fire department access. CFC 902.4.

County Sanitation District 1:

- C50. Connection to the public sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to any on and off-site sewer construction.
- C51. In order to obtain sewer service, construction of off-site public collector sewer will be required to the satisfaction of CSD-1.
- C52. Design of all public sewers shall be coordinated with and approved by CSD-1. Sewer easements may be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer, on the final map. All sewer easements shall be 20 feet in width and ensure continuous access for maintenance.
- C53. Each parcel shall have separate connections to the public sewer system.

Sacramento Metropolitan Air Quality Management District (SMAQMD):

C54. The requirements of District Rule 403 – Fugitive Dust will apply to any grading operations for this development. This rule is available at District's web site at www.airquality.org.

- D. Special Permit to develop and construct a 125 room, 83,520 square foot hotel on 3.48± acres, located within the Natomas Crossing Planned Unit Development in the Highway Commercial PUD (HC PUD) zone is hereby **approved** subject to the following conditions of approval:

PLANNING:

- D1. Obtain all necessary building permits prior to construction.
- D2. Development of this site shall be in compliance with the attached site plan and landscape exhibits (Exhibits 1I thru 1P) and conform to the PUD Design Guidelines.
- D3. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of building permits. Any significant modification to the project may require subsequent entitlements.
- D4. Comply with all applicable conditions of the Natomas Crossing PUD.
- D5. Mitigation Monitoring Plan: The developer shall comply with all requirements included in the Mitigation Monitoring Plan (Exhibit 1A).
- D6. The trash enclosure shall meet all requirements of the Sacramento City Code, Chapter 17.72 (Recycling and Solid Waste Disposal Regulations), including perimeter landscaping, masonry walls, and a solid metal gate. In addition, finished building materials shall be applied to all visible facades of the trash enclosures, as required in the Natomas Crossing PUD Guidelines.
- D7. The proposal is required to meet the Sacramento City Code regulations, regarding bicycle parking (Section 17.64.040). Bicycle parking shall be located in a secure area located in close proximity to doors and windows.
- D8. The proposal is required to meet the Sacramento City Code regulation, regarding tree shading (Chapter 17.68).
- D9. The applicant shall submit a sign program identifying all signage for the site including but not limited to corner monument signs, entry signs, building identification and address signs, trash enclosure signs, and directional signage prior to the issuance of any sign permits. The sign

program shall be reviewed by both Planning and Building departments for conformance and compatibility with the project. All signage shall comply with the Natomas Crossing PUD guidelines. When the guidelines are silent, signage is required to comply with the City of Sacramento's Sign Ordinance. All detached signs shall be monument signs. The signs shown on the elevation exhibit are for illustration only.

- D10. Landscaping plans shall be submitted to the Building Division - Site Conditions Unit for review and approval by the Site Conditions Unit and the Landscape Architecture Section. The scope of the review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met. In order to provide adequate surveillance opportunities, all plants and shrubs are to be maintained at maximum height of thirty inches (30"); the lowest tree branch height shall be at least six feet (6'). Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project.
- D11. Lighting
- b. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists adjacent residents, or the general public. All fixtures should be placed in a manner that avoids glare when observed from the street or other public areas.
 - b. Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of 0.25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building project during the same hours.
- D12. The height of pole mounted light fixtures shall be no more than 30 feet.
- D3. Prior to issuance of a Building Permit the applicant will submit a Transportation Management Plan for review and approval by the City's Alternate Modes Coordinator and Planning Director.
- D14. The applicant shall submit a proposed color palette for the project to be reviewed and approved by the Planning Director prior to the issuance of building permits.
- D15. All rooftop mechanical and communications equipment shall be completely screened from view from public streets by the building parapet, screen wall, and architectural projections which are integral to the building design.

DEPARTMENT OF PUBLIC WORKS – ENTITLEMENTS:

- D16. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of The Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair and replacement of any existing deteriorated curb, gutter and sidewalk.
- D17. All new driveways shall be designed and constructed to City Standards to the satisfaction of The Department of Public Works.
- D18. The minimum throat distance for all site driveways shall be 25' (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).
- D19. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.
- D20. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.
- D21. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).
- D22. The design of walls fences and signage 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 at maturity. The area of exclusion shall be determined by The Department of Public Works.

DEPARTMENT OF PUBLIC WORKS – SOLID WASTE:

- D23. The applicant needs to describe the flow of recyclable materials through the building and to identify the recyclable commodities that will be diverted from the waste stream. Commodities targeted for diversion should include cardboard, mixed paper and beverage containers (metal cans, plastic, and glass).

- D24. The applicant should indicate how tenants will be instructed in the use of the trash/recycling receptacles. It is the developer's responsibility to address signage and other mechanisms that will be put in place to accommodate tenants recycling needs.
- D25. The applicant should provide a site plan that includes the locations, sizes of enclosures, types of dumpsters/receptacles, and the access and security measures planned for the enclosures. The project proponent must show the capacity and location of recycling/trash enclosures to demonstrate that sufficient capacity exists for recycling and solid waste disposal.

DEPARTMENT OF PUBLIC WORKS – ELECTRICAL:

- D26. This project shall require Historical Ornamental, Pedestrian street lighting. There are existing lighting systems in this project area. Improvements to the right-of-way may require modifications to the existing systems.

UTILITIES:

- D27. Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the Department of Utilities.
- D28. Multiple fire services are allowed per parcel and may be required.
- D29. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- D30. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one foot off-site contours within 100' of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- D31. This project is greater than 1 acre, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be

reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.

- D32. The parcel shall be graded so that drainage does not cross property lines.
- D33. An on-site surface drainage system is required and shall be connected to the public drainage system by means of a storm drain service tap. The storm drain service taps shall drain onsite shed areas which are in general conformance with the master drainage shed map for this area. An on-site drainage study and shed map is required. This study and shed map shall be approved by the Department of Utilities. The onsite system shall be designed so the 10-year HGL is a minimum of 6-inches below the onsite drain inlets. The 10-year HGL shall be determined using the Sacramento Charts for Zone 2. Finished floor elevations shall be a minimum of 1.50 above the 100-year HGL and 1.70 feet above the controlling overland release elevation. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- D34. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- D35. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is served by a regional water quality control facility, only source control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. Storm drain message is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the latest edition of the "Guidance Manual for On Site Stormwater Quality Control Measures", for appropriate source control measures.

D36. The proposed development is located within County Sanitation District No.1 (CSD1). The applicant shall comply with all CSD1 requirements.

D37. Show all existing easements on the site plan.

BUILDING:

D38. A water supply test shall be obtained from the Department of Utilities. With the water flow test, the available fire flow per UFC shall be calculated for each parcel. The construction type shall be based upon the building area and available from the UFC.

D39. A building code analysis should be done to determine the allowable area, or if area separation walls will be needed.

D40. Underground utilities (sewer, water, electrical, drain, fire, etc...) shall not cross property lines. If that cannot be achieved, easements will be required.

D41. The number of handicapped accessible guest rooms shall comply with UBC Table 11B-3.

D42. Handicapped accessible guest rooms shall comply with UBC Table 11B-3.

D43. Handicapped accessibility shall be provided for the pool and spa.

FIRE:

D44. The Porte Cochere in shall have 13'6" clearance. Curbs shall be painted red with "No Parking Fire Lane"

D45. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 901.3.

D46. A Knox boxes shall be provided at the pool gate(s) in order to permit immediate fire department access. CFC 902.4.

County Sanitation District 1:

D47. Connection to the public sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to any on and off-site sewer construction.

- D48. In order to obtain sewer service, construction of off-site public collector sewer will be required to the satisfaction of CSD-1.
- D49. Design of all public sewers shall be coordinated with and approved by CSD-1. Sewer easements may be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer, on the final map. All sewer easements shall be 20 feet in width and ensure continuous access for maintenance.
- D50. Each parcel shall have separate connections to the public sewer system.

Sacramento Metropolitan Air Quality Management District (SMAQMD):

- D51. The requirements of District Rule 403 – Fugitive Dust will apply to any grading operations for this development. This rule is available at District's web site at www.airquality.org.

- E. Special Permit to develop and construct a 100 room, 54,783 square foot hotel on 2.59± acres, located within the Natomas Crossing Planned Unit Development in the Highway Commercial PUD (HC PUD) zone is hereby approved subject to the following conditions of approval:

PLANNING:

- E1. Obtain all necessary building permits prior to construction.
- E2. Development of this site shall be in compliance with the attached site plan and landscape exhibits (Exhibits 1Q thru 1W) and conform to the PUD Design Guidelines.
- E3. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of building permits. Any significant modification to the project may require subsequent entitlements.
- E4. Comply with all applicable conditions of the Natomas Crossing PUD.
- E5. Mitigation Monitoring Plan: The developer shall comply with all requirements included in the Mitigation Monitoring Plan (Exhibit 1A).
- E6. The trash enclosure shall meet all requirements of the Sacramento City Code, Chapter 17.72 (Recycling and Solid Waste Disposal Regulations), including perimeter landscaping, masonry walls, and a solid metal gate. In addition, finished building materials shall be applied to all visible facades of the trash enclosures, as required in the Natomas Crossing PUD Guidelines.

- E7. The proposal is required to meet the Sacramento City Code regulations, regarding bicycle parking (Section 17.64.040). Bicycle parking shall be located in a secure area located in close proximity to doors and windows.
- E8. The proposal is required to meet the Sacramento City Code regulation, regarding tree shading (Chapter 17.68).
- E9. The applicant shall submit a sign program identifying all signage for the site including but not limited to corner monument signs, entry signs, building identification and address signs, trash enclosure signs, and directional signage prior to the issuance of any sign permits. The sign program shall be reviewed by both Planning and Building departments for conformance and compatibility with the project. All signage shall comply with the Natomas Crossing PUD guidelines. When the guidelines are silent, signage is required to comply with the City of Sacramento's Sign Ordinance. All detached signs shall be monument signs.
- E10. Landscaping plans shall be submitted to the Building Division - Site Conditions Unit for review and approval by the Site Conditions Unit and the Landscape Architecture Section. The scope of the review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met. In order to provide adequate surveillance opportunities, all plants and shrubs are to be maintained at maximum height of thirty inches (30"); the lowest tree branch height shall be at least six feet (6'). Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project. The signs shown on the elevation exhibit are for illustration only.
- E11. Lighting
- c. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists adjacent residents, or the general public. All fixtures should be placed in a manner that avoids glare when observed from the street or other public areas.
 - b. Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of 0.25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building project during the same hours.
- E12. The height of pole mounted light fixtures shall be no more than 30 feet.
- E13. Prior to issuance of a Building Permit the applicant will submit a

Transportation Management Plan for review and approval by the City's Alternate Modes Coordinator and Planning Director.

- E14. The applicant shall submit a proposed color palette for the project to be reviewed and approved by the Planning Director prior to the issuance of building permits.
- E15. All rooftop mechanical and communications equipment shall be completely screened from view from public streets by the building parapet, screen wall, and architectural projections which are integral to the building design.

DEPARTMENT OF PUBLIC WORKS – ENTITLEMENTS:

- E16. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of The Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair and replacement of any existing deteriorated curb, gutter and sidewalk.
- E17. All new driveways shall be designed and constructed to City Standards to the satisfaction of The Department of Public Works.
- E18. The minimum throat distance for all site driveways shall be 25' (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).
- E19. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.
- E20. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.
- E21. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).
- E22. The design of walls fences and signage 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 at maturity.

The area of exclusion shall be determined by The Department of Public Works.

- E23. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this site plan. The applicant shall either prove such easements exist to the satisfaction of the City or 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 The Homewood Suites and the Hampton Inn and Suites Sites, at no cost, at the time of sale or other conveyance of either parcel.

DEPARTMENT OF PUBLIC WORKS – SOLID WASTE:

- E24. The applicant needs to describe the flow of recyclable materials through the building and to identify the recyclable commodities that will be diverted from the waste stream. Commodities targeted for diversion should include cardboard, mixed paper and beverage containers (metal cans, plastic, and glass).
- E25. The applicant should indicate how tenants will be instructed in the use of the trash/recycling receptacles. It is the developer's responsibility to address signage and other mechanisms that will be put in place to accommodate tenants recycling needs.
- E26. The applicant should provide a site plan that includes the locations, sizes of enclosures, types of dumpsters/receptacles, and the access and security measures planned for the enclosures. The project proponent must show the capacity and location of recycling/trash enclosures to demonstrate that sufficient capacity exists for recycling and solid waste disposal.

DEPARTMENT OF PUBLIC WORKS – ELECTRICAL:

- E27. This project shall require Historical Ornamental, Pedestrian street lighting. There are existing lighting systems in this project area. Improvements to the right-of-way may require modifications to the existing systems.

UTILITIES:

- E28. Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the Department of Utilities.

- E29. Multiple fire services are allowed per parcel and may be required.
- E30. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- E31. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one foot off-site contours within 100' of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- E32. This project is greater than 1 acre, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.
- E33. The parcel shall be graded so that drainage does not cross property lines.
- E34. An on-site surface drainage system is required and shall be connected to the public drainage system by means of a storm drain service tap. The storm drain service taps shall drain onsite shed areas which are in general conformance with the master drainage shed map for this area. An on-site drainage study and shed map is required. This study and shed map shall be approved by the Department of Utilities. The onsite system shall be designed so the 10-year HGL is a minimum of 6-inches below the onsite drain inlets. The 10-year HGL shall be determined using the Sacramento Charts for Zone 2. Finished floor elevations shall be a minimum of 1.50 above the 100-year HGL and 1.70 feet above the controlling overland release elevation. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- E35. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after

construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

- E36. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is served by a regional water quality control facility, only source control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. Storm drain message is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the latest edition of the "Guidance Manual for On Site Stormwater Quality Control Measures", for appropriate source control measures.
- E37. The proposed development is located within County Sanitation District No.1 (CSD1). The applicant shall comply with all CSD1 requirements.
- E38. Show all existing easements on the site plan.

BUILDING:

- E39. A water supply test shall be obtained from the Department of Utilities. With the water flow test, the available fire flow per UFC shall be calculated for each parcel. The construction type shall be based upon the building area and available from the UFC.
- E40. A building code analysis should be done to determine the allowable area, or if area separation walls will be needed. Underground utilities (sewer, water, electrical, drain, fire, etc...) shall not cross property lines. If that cannot be achieved, easements will be required.
- E41. A lobby for the elevator shall be provided.
- E42. The number of handicapped accessible guest rooms shall comply with UBC Table 11B-3.
- E43. Handicapped accessible guest rooms shall comply with UBC Table 11B-3.
- E44. Handicapped accessibility shall be provided for the pool and spa.

FIRE:

- E45. The Porte Cochere in shall have 13'6" clearance. Curbs shall be painted red with "No Parking Fire Lane"
- E46. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 901.3.
- E47. A Knox boxes shall be provided at the pool gate(s) in order to permit immediate fire department access. CFC 902.4.

County Sanitation District 1:

- E48. Connection to the public sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to any on and off-site sewer construction.
- E49. In order to obtain sewer service, construction of off-site public collector sewer will be required to the satisfaction of CSD-1.
- E50. Design of all public sewers shall be coordinated with and approved by CSD-1. Sewer easements may be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer, on the final map. All sewer easements shall be 20 feet in width and ensure continuous access for maintenance.
- E51. Each parcel shall have separate connections to the public sewer system.

Sacramento Metropolitan Air Quality Management District (SMAQMD):

- E52. The requirements of District Rule 403 – Fugitive Dust will apply to any grading operations for this development. This rule is available at District's web site at www.airquality.org.

ADVISORY NOTES FOR SPECIAL PERMITS C, D AND E:**Public Works – Solid Waste Division:**

1. The Solid Waste Division provides free waste audits to interested businesses. City staff will then recommend a method of waste management to the businesses to increase waste diversion at the greatest cost avoidance.

2. Businesses that choose private sector service should ask about the recycling opportunities that companies offer. Recycling should still be cheaper than disposal.
3. Businesses that subscribe to City solid waste collection and disposal services are also provided recycling services as a package. The Solid Waste Division provides a variety of commercial services. They include commercial solid waste collection and disposal, commercial recycling, in-office recycling, and debris box services.

Utilities:

4. Prior to design of the subject project, the Department of Utilities recommends that the applicant request a water supply test to determine the available pressure and flow in the public water distribution system. This information can then be used to assist the engineers in the design of the on-site domestic, irrigation and fire suppression systems.

Fire:

5. **Fire apparatus access.** Plans for fire department access roads shall be submitted to the fire department for review and shall be approved prior to the start of construction. CFC 901.2.2.1.
6. **Fire hydrant systems.** Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and shall be approved prior to start of construction. CFC 901.2.2.2.
7. **Timing and Installation.** When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 901.3.
8. **Fire-protection equipment and fire hydrants.** Fire-protection equipment and fire hydrants shall be clearly identified in an approved manner to prevent obstruction by parking and other obstructions. When required by the chief, hydrants locations shall be identified by the installation of reflective markers. CFC 901.4.3.
9. **Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. CFC 902.2.2.1.
10. **Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a roadbed consisting of material unaffected by the introduction of water based upon fireflow or rain based on 25 year storm and a surface

consisting of a minimum of a single layer of asphalt. CFC 902.2.2.2.

11. **Turning radius.** The turning radius of the fire apparatus access road shall be as approved (45' or hammerhead). CFC 902.2.2.3.
12. **Key Boxes.** When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or firefighting purposes, or where the building is served by a fire alarm system which is monitored by a central station, the chief is authorized to require approved key switches, key boxes or padlocks to be installed in approved accessible locations or areas in order to permit immediate fire department access. CFC 902.4.
13. **Gates and barriers.** Plans shall be submitted for review and approval prior to the installation of gates, barriers, and access control devices, which are to be, constructed on or within fire department apparatus access roadways. CFC 902.2.4.3.
14. **Fire Service.** The fire sprinkler system in each building shall be supplied by its own main. CFC 903.1.1.
15. **Required Water Supply for Fire Protection.** An approved water supply capable of supplying the required fire flow for the protection shall be provided to all premises upon which facilities, buildings or portion of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief. CFC 903.2 **Note: contact utilities for flow test 264-5371.**
16. **Required installations.** The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or the site of the premises or both to be protected as required and approve by the chief. CFC 903.4.2 See also Appendix III-B, Section 5, Distribution of Fire Hydrants.
17. **Gated system.** Shall be reviewed by fire single gate 20' clear width, dual gate 16' each side. CFC 902.2.2.3.


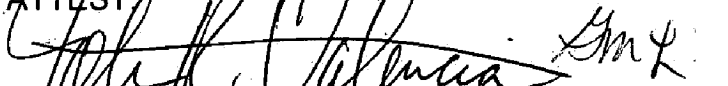
Sacramento Metropolitan Air Quality Management District

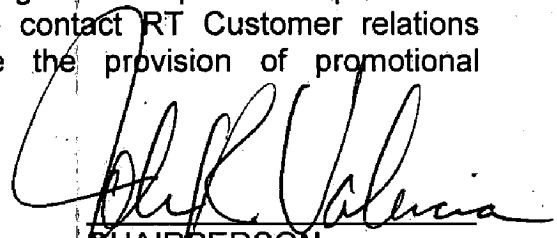
18. Since the site is served by a commercial utility provider, staff recommends that equipment used in construction of this project, such as generators and air compressors, be electrically powered.

- 19. For the operational phase of this project we recommend that vehicles used on-site as part of day-to-day service/maintenance, such as carts used to transport housekeeping supplies and landscaping equipment be electronically powered.
- 20. We recommend that the hotel provide transportation service to/from Sacramento International Airport using reduced emissions vehicles.
- 21. We recommend that any heaters or boilers that are fired by natural gas be low Nox models.
- 22. We recommend the use of "energy star" air conditioning equipment.

Sacramento Regional Transit

- 23. RT recommends that provisions for the placement of bus shelters within the Public utility Easement (PUE) adjacent to the public street right-of-way be provided on Del Paso Road. If bus shelters cannot be accommodated within the PUE, then it is RT's request that bus shelter easements, approximately 10 feet by 20 feet be made available to RT at such a time in the future when bus service becomes available.
- 24. In the future, when RT provides transit service in the vicinity of the proposed hotels, RT requests that the hotels post current information on RT schedules, fares and promotional programs in a place conspicuous to hotel guests and employees. Please contact RT Customer relations department (321-2800) to coordinate the provision of promotional information.

ATTEST

 GML
 SECRETARY TO CITY PLANNING COMMISSION


 CHAIRPERSON

10/23/03
 DATE (P03-055)

- Exhibit 1A Mitigation Monitoring Plan
- Exhibit 1B Special Permit C - Parcel 9 Hotel Cover Sheet
- Exhibit 1C Special Permit C - Parcel 9 Site Plan
- Exhibit 1D Special Permit C - Parcel 9 First and Second Floor Plan
- Exhibit 1E Special Permit C - Parcel 9 Third Floor and Rooftop Plan

Exhibit 1F	Special Permit C - Parcel 9 Building Elevations
Exhibit 1G	Special Permit C - Parcel 9 Landscape Plan
Exhibit 1H	Special Permit C - Parcel 9 Overall Landscape Plan
Exhibit 1I	Special Permit D - Parcel 10 Hotel Cover Sheet
Exhibit 1J	Special Permit D - Parcel 10 Site Plan
Exhibit 1K	Special Permit D - Parcel 10 First Floor Plan
Exhibit 1L	Special Permit D - Parcel 10 Second and Third Floor Plan
Exhibit 1M	Special Permit D - Parcel 10 Roof Plan
Exhibit 1N	Special Permit D - Parcel 10 Building Elevations
Exhibit 1O	Special Permit D - Parcel 10 Landscape Plan
Exhibit 1P	Special Permit D - Parcel 10 Overall Landscape Plan
Exhibit 1Q	Special Permit E - Parcel 11 Hotel Cover Sheet
Exhibit 1R	Special Permit E - Parcel 11 Site Plan
Exhibit 1S	Special Permit E - Parcel 11 First and Second Floor Plan
Exhibit 1T	Special Permit E - Parcel 11 Third Floor and Rooftop Plan
Exhibit 1U	Special Permit E - Parcel 11 Building Elevations
Exhibit 1V	Special Permit E - Parcel 11 Landscape Plan
Exhibit 1W	Special Permit E - Parcel 11 Overall Landscape Plan

Exhibit 1A - Mitigation Monitoring Plan

**NATOMAS CROSSING AREA 3 – HOTEL COMPLEX
(P03-055)
MITIGATION MONITORING PLAN**

**FOR
KEY MANAGEMENT GROUP, INC./CAPITOL AVENUE DEVELOPMENT & INVESTMENTS**

**TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/ADDENDUM TO THE NATOMAS CROSSING –AREA 3 (P01-028)
NEGATIVE DECLARATION**

**PREPARED FOR:
CITY OF SACRAMENTO, PLANNING AND BUILDING DEPARTMENT**

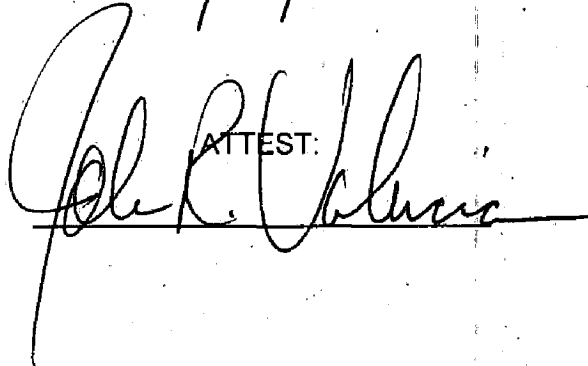
**DATE:
OCTOBER 6, 2003**

**ADOPTED BY:
CITY OF SACRAMENTO
PLANNING COMMISSION**

DATE:

10/23/03

ATTEST:



A handwritten signature in black ink, appearing to read "John R. Volante", is written over a horizontal line. The signature is cursive and somewhat stylized.

**NATOMAS CROSSING AREA 3 – HOTEL COMPLEX (P03-055)
MITIGATION MONITORING PLAN**

This Mitigation Reporting Plan (MRP) has been required by and prepared for the City of Sacramento Planning and Building Department, Environmental Planning Services, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Natomas Crossing Area 3 – Hotel Complex (P03-055)
Owner/Developer- Name: Capitol Avenue Development & Investments,
Brad Hays / Pat McCuen, Phone: (916) 374-1662
Address: P.O. Box 195
West Sacramento, CA 95691

Project Location / Legal Description of Property (if recorded):

The subject property consists of 8.7± acres within the Natomas Crossing (Area 3) Planned Unit Development (PUD), south of Del Paso Road, east of Interstate 5, and west East Commerce Way (Assessor Parcel Number: 225-0070-049).

Project Description:

The proposed project consists of entitlements to develop three, 3-story hotels, totaling 193,086+ square feet on 8.7+ gross acres, located within the Natomas Crossing (Area 3) Planned Unit Development (PUD) in the Highway Commercial PUD (HC-PUD) zone. The specific entitlements include:

- A. Special Permit to construct a 54,783+ square feet, 3-story (100+ room) hotel on 2.9+ gross acres in the Highway Commercial PUD (HC-PUD) zone;***
- B. Special Permit to construct a 83,520+ square feet, 3-story (125+ room) hotel on 2.9+ gross acres in the Highway Commercial PUD (HC-PUD) zone; and***
- C. Special Permit to construct a 54,783+ square feet, 3-story (100+ room) hotel on 2.9+ gross acres in the Highway Commercial PUD (HC-PUD) zone.***

SECTION 2: GENERAL INFORMATION

The Plan includes mitigation for Biological Resources and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures have been taken verbatim from the Initial Study and are assigned the same number they have in the document. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained with the MMP. The City of Sacramento will be responsible for ensuring compliance.

**NATOMAS CROSSING AREA 3 – HOTEL COMPLEX (P03-055)
MITIGATION MONITORING PROGRAM CHECKLIST**

P03-055

October 23, 2003

ITEM # _____
PAGE 41

Exhibit 1A - Mitigation Monitoring Plan

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>Biological:</p> <p>1. The project applicant/developer shall complete and comply with all required pre-construction biological surveys as prescribed in the 2003 Natomas Basin Habitat Conservation Plan. A pre-construction survey shall be conducted by a qualified biological, botanical, or related expert. The pre-construction survey shall determine what habitats, if any, are present on the site and if more intensive survey activities should be conducted to accurately determine the status of the covered species on the site and comply with any applicable mitigation measures that result from the survey. The pre-construction survey shall be submitted to the City prior to issuance of building permits.</p> <p>2. The project applicant/developer shall further: (i) comply with all requirements of the 2003 NBHCP, together with any additional requirements specified in the North Natomas Community Plan EIR; (ii) comply with any additional mitigation measures identified in the NBHCP EIR/EIS; and (iii) comply with all conditions in the ITP's issued by the USFWS and CDFG.</p>	<p>Applicant / Developer</p>	<p>City of Sacramento – Planning and Building Department; Department of Public Works; California Department of Fish and Game (CDFG), and the U.S. Fish and Wildlife Service (USFWS)</p>	<p>Measures shall be included within the improvement plans and construction specifications indicating the need for pre-construction surveys and report to CDFG and USFWS. Measures shall be implemented in the field prior to, during, and after construction activities, as appropriate.</p>	<p>Prior to the issuance of a Notice to Proceed by Public Works and prior to the issuance of any building permit by the Building Div. Implementation of measures: in field prior to, during, and after construction activities.</p>	

**NATOMAS CROSSING AREA 3 – HOTEL COMPLEX (P03-055)
MITIGATION MONITORING PROGRAM CHECKLIST**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>Cultural Resources: <u>Mitigation Measure 4 (taken from the original negative declaration, P01-028)</u></p> <p>4. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.</p>	Applicant / Developer	City Planning and Building Dept. and Dept. of Public Works	<p>Note shall be included on the Map and within the Standard Construction Specifications</p> <p>Site inspections by the Building Division and the Department of Public Works shall inspect for any potential archeological resources during site visits.</p>	Measures shall be implemented in field during grading and construction activities.	

Exhibit 1B - Special Permit C - Parcel 9 Hotel Cover Sheet



Holiday Inn
EXPRESS
HOTEL & SUITES

PROJECT DATA

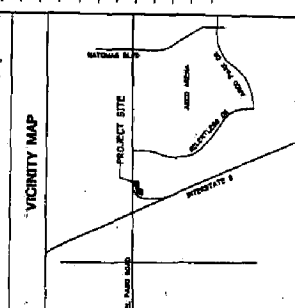
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CLIENT	HOLIDAY INN EXPRESS
PROJECT ADDRESS	1000 W. 10TH AVENUE, SUITE 1000, DENVER, CO 80202
PROJECT TYPE	HOTEL & SUITES
DESIGNER	RYS ARCHITECTS
DATE OF DESIGN	04/09
DATE OF PERMIT	
DATE OF CONSTRUCTION	
DATE OF OCCUPANCY	
DATE OF COMPLETION	
DATE OF AS-BUILT	
DATE OF FINAL REVIEW	
DATE OF FINAL APPROVAL	
DATE OF FINAL SIGNATURE	
DATE OF FINAL STAMP	
DATE OF FINAL REVIEW	
DATE OF FINAL APPROVAL	
DATE OF FINAL SIGNATURE	
DATE OF FINAL STAMP	

PROJECT DIRECTORY

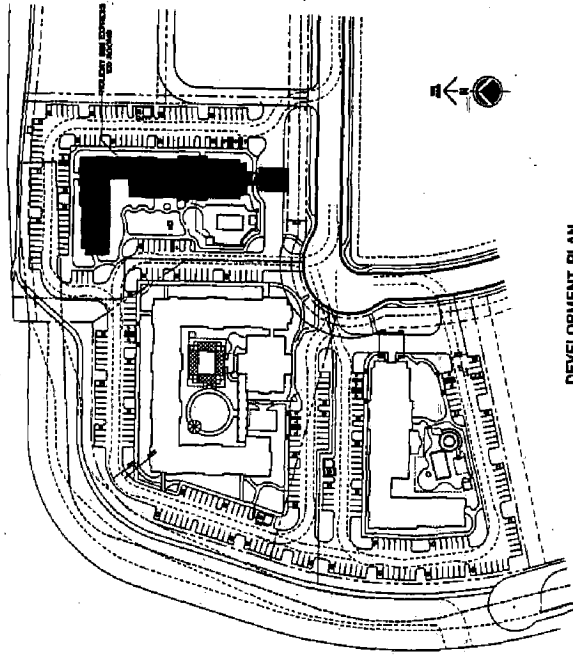
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ARCHITECT	RYS ARCHITECTS
ENGINEER	...
LANDSCAPE ARCHITECT	...
INTERIOR ARCHITECT	...
MECHANICAL ENGINEER	...
ELECTRICAL ENGINEER	...
PLUMBING ENGINEER	...
STRUCTURAL ENGINEER	...
ENVIRONMENTAL ENGINEER	...
TRAFFIC ENGINEER	...
SOILS ENGINEER	...
WATER ENGINEER	...
SEWER ENGINEER	...
NOISE ENGINEER	...
AVIATION ENGINEER	...
ARCHITECTURAL RENDERING	...
PHOTOGRAPHY	...
VIDEO	...
MODEL	...
ART	...
PAINTING	...
SCULPTURE	...
LANDSCAPE ARCHITECTURE	...
INTERIOR ARCHITECTURE	...
MECHANICAL ENGINEERING	...
ELECTRICAL ENGINEERING	...
PLUMBING ENGINEERING	...
STRUCTURAL ENGINEERING	...
ENVIRONMENTAL ENGINEERING	...
TRAFFIC ENGINEERING	...
SOILS ENGINEERING	...
WATER ENGINEERING	...
SEWER ENGINEERING	...
NOISE ENGINEERING	...
AVIATION ENGINEERING	...

SHEET INDEX

NO.	DESCRIPTION
01	GENERAL NOTES
02	FOUNDATION PLAN
03	CONCRETE PLAN
04	MECHANICAL PLAN
05	ELECTRICAL PLAN
06	PLUMBING PLAN
07	STRUCTURAL PLAN
08	ENVIRONMENTAL PLAN
09	TRAFFIC PLAN
10	SOILS PLAN
11	WATER PLAN
12	SEWER PLAN
13	NOISE PLAN
14	AVIATION PLAN
15	ARCHITECTURAL RENDERING
16	PHOTOGRAPHY
17	VIDEO
18	MODEL
19	ART
20	PAINTING
21	SCULPTURE
22	LANDSCAPE ARCHITECTURE
23	INTERIOR ARCHITECTURE
24	MECHANICAL ENGINEERING
25	ELECTRICAL ENGINEERING
26	PLUMBING ENGINEERING
27	STRUCTURAL ENGINEERING
28	ENVIRONMENTAL ENGINEERING
29	TRAFFIC ENGINEERING
30	SOILS ENGINEERING
31	WATER ENGINEERING
32	SEWER ENGINEERING
33	NOISE ENGINEERING
34	AVIATION ENGINEERING



Holiday Inn EXPRESS
HOTEL & SUITES



DEVELOPMENT PLAN

P03-055
REC'D 5/12/03

T11

Exhibit 1F - Special Permit C - Parcel 9 Building Elevations

P03-055
REC'D 5/12/03



DATE



PROJECT

SCALE

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BY

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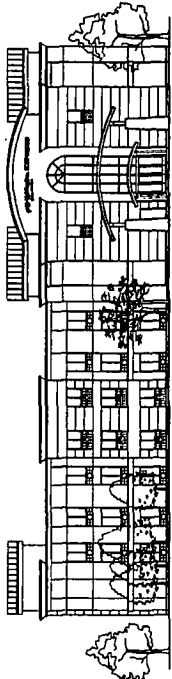
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DATE

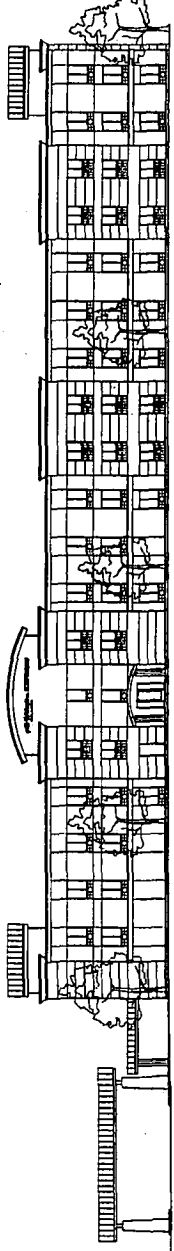
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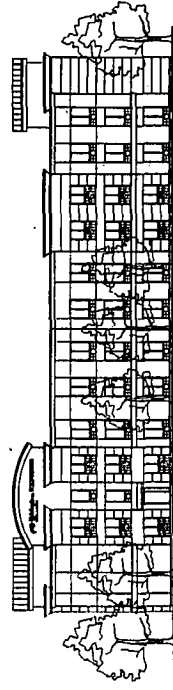
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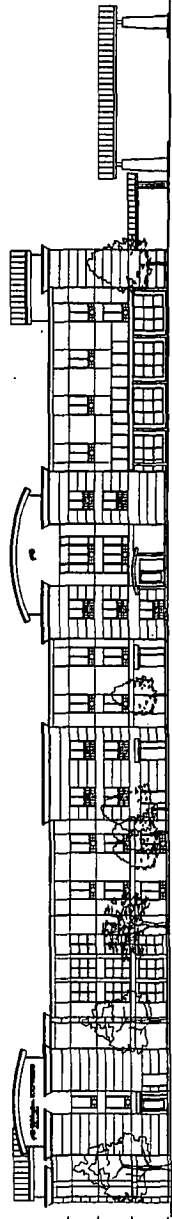
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SCALE: 1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



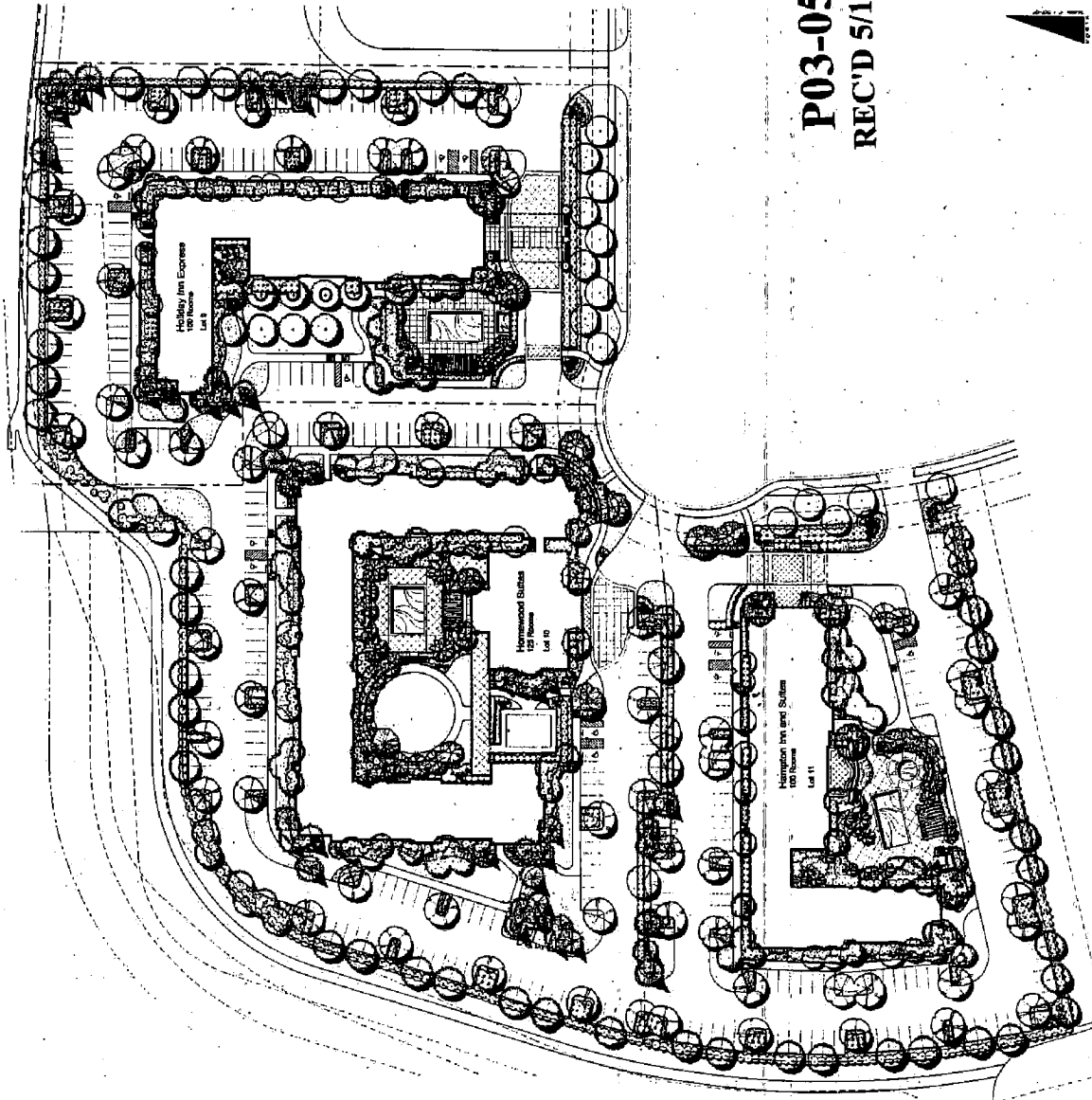
4 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

Exhibit 1H - Special Permit C - Parcel 9 Overall Landscape Plan



Overall Site
Landscape Plan

DATE	10/23/03
BY	[Signature]
CHECKED	[Signature]
SCALE	AS SHOWN
PROJECT	P03-055
SHEET	49




P03-055
REC'D 5/12/03




L0.2

Exhibit 11 - Special Permit D - Parcel 10 Hotel Cover Sheet



RYS
ARCHITECTS



HOMewood
SUITES
by Hilton

711

PROJECT DATA

PROJECT NAME: [REDACTED]
 PROJECT NUMBER: [REDACTED]
 PROJECT ADDRESS: [REDACTED]
 PROJECT CITY: [REDACTED]
 PROJECT STATE: [REDACTED]
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 PROJECT PHONE: [REDACTED]
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 PROJECT WEBSITE: [REDACTED]
 PROJECT CONTACT: [REDACTED]
 PROJECT DATE: [REDACTED]

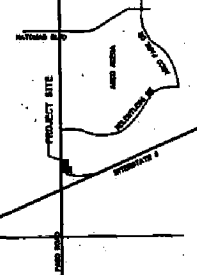
PROJECT DIRECTORY


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 ARCHITECT: [REDACTED]
 ENGINEER: [REDACTED]
 CONTRACTOR: [REDACTED]
 SUBCONTRACTOR: [REDACTED]
 SUPPLIER: [REDACTED]
 ADVERTISER: [REDACTED]
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 ACCOUNTING: [REDACTED]
 CONSULTING: [REDACTED]
 OTHER: [REDACTED]

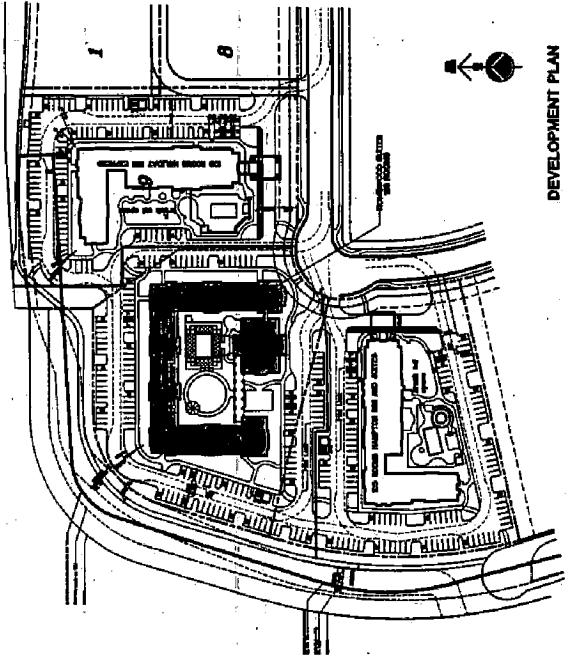
SHEET INDEX

1. SITE PLAN
 2. GENERAL NOTES
 3. EXISTING CONDITIONS
 4. PROPOSED CONDITIONS
 5. CONSTRUCTION DETAILS
 6. FINISHES
 7. ELECTRICAL
 8. MECHANICAL
 9. PLUMBING
 10. STRUCTURAL

VELOCITY MAP







DEVELOPMENT PLAN

Exhibit 1L - Special Permit D - Parcel 10 Second and Third Floor Plan

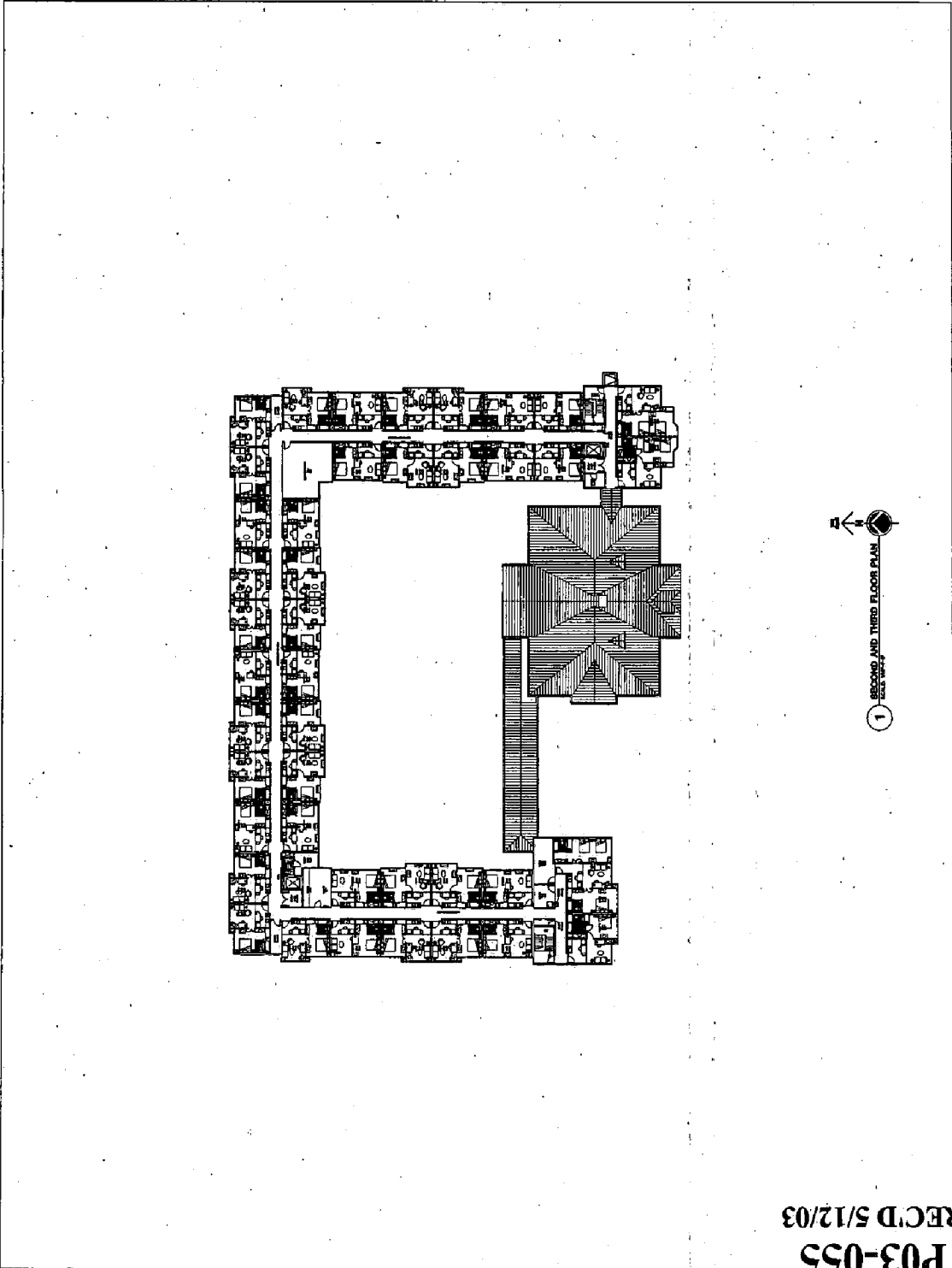


BOB BENTON
ARCHITECT
1000 ...
...
...

NOV 2003
SECOND FLOOR PLAN

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78	REVISED	
79	REVISED	
80	REVISED	
81	REVISED	
82	REVISED	
83	REVISED	
84	REVISED	
85	REVISED	
86	REVISED	
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100	REVISED	

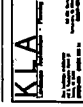
A2.2



1 SECOND AND THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

P03-055
REC'D 5/12/03

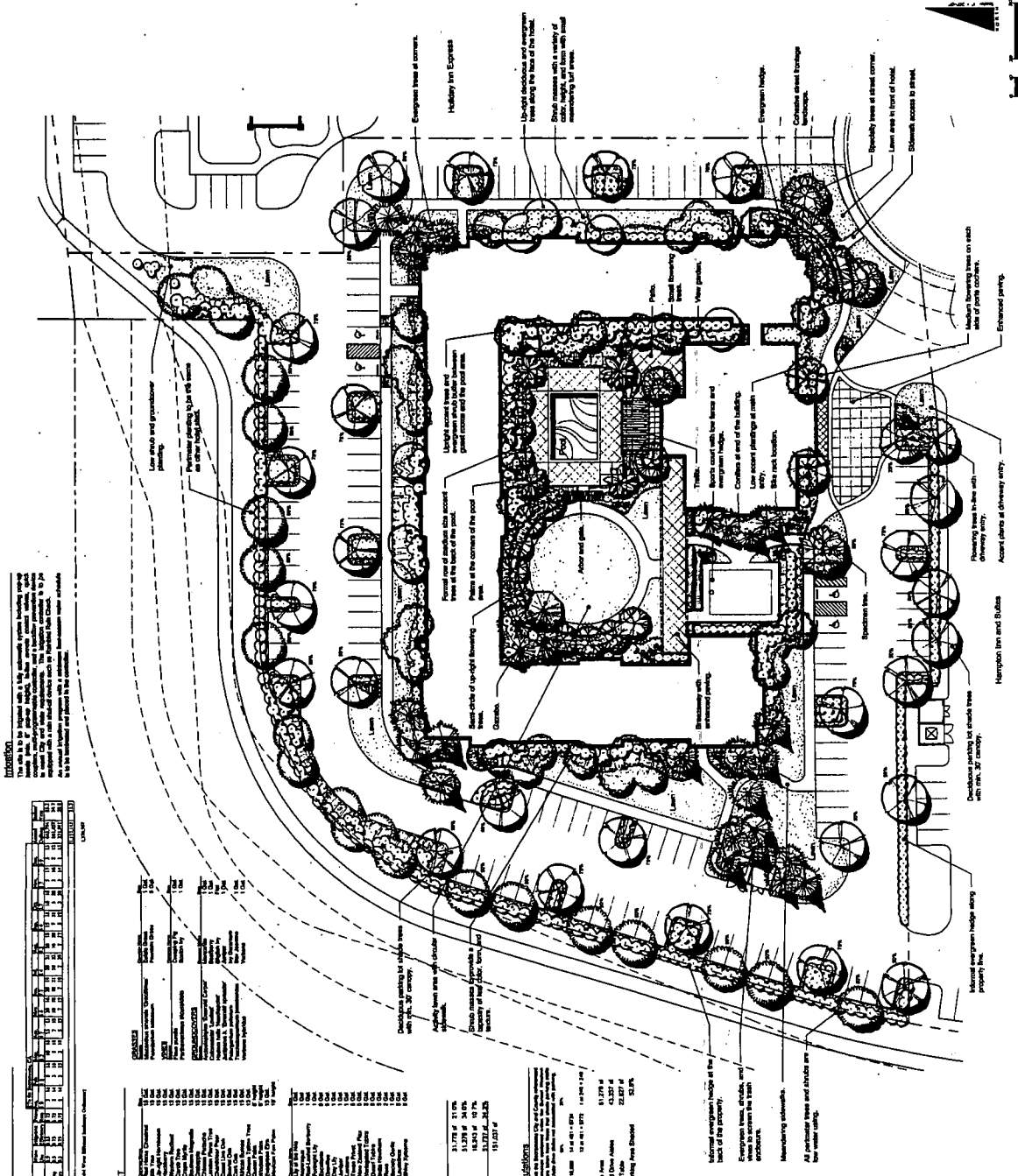
Exhibit 10 - Special Permit D - Parcel 10 Landscape Plan



PRELIMINARY Landscape Plan

Table with columns for Date, Description, and other project details.

L01



Water Use Calculations

Table with columns for Item, Area, and Water Use.

Table with columns for Item, Area, and Water Use.


Area Calculations

Table with columns for Item, Area, and Percentage of Total Area.


Final Remarks and Notes

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Exhibit 1Q - Special Permit E - Parcel 11 Hotel Cover Sheet



RHS ARCHITECTS
ARCHITECTS



Hampton Inn & Suites

DATE: 10/23/03
DRAWN BY: [blank]
CHECKED BY: [blank]
SCALE: [blank]
SHEET NO.: [blank]
TOTAL SHEETS: [blank]

PROJECT DATA

PROJECT NAME: [blank]
OWNER: [blank]
ADDRESS: [blank]
CITY: [blank]
STATE: [blank]
ZIP: [blank]
DATE: [blank]
SCALE: [blank]

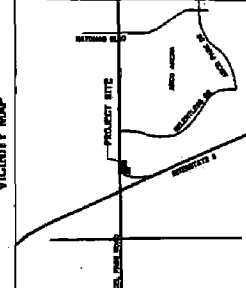
PROJECT DIRECTORY


ARCHITECT: [blank]
ENGINEER: [blank]
GENERAL CONTRACTOR: [blank]
MECHANICAL CONTRACTOR: [blank]
ELECTRICAL CONTRACTOR: [blank]
PLUMBING CONTRACTOR: [blank]
PAINT CONTRACTOR: [blank]
LANDSCAPE ARCHITECT: [blank]
SIGN CONTRACTOR: [blank]
FURNITURE CONTRACTOR: [blank]
AV CONTRACTOR: [blank]
ELEVATOR CONTRACTOR: [blank]
GLASS CONTRACTOR: [blank]
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CONCRETE CONTRACTOR: [blank]
FOUNDATION CONTRACTOR: [blank]
ROOFING CONTRACTOR: [blank]
SPECIALTY CONTRACTOR: [blank]

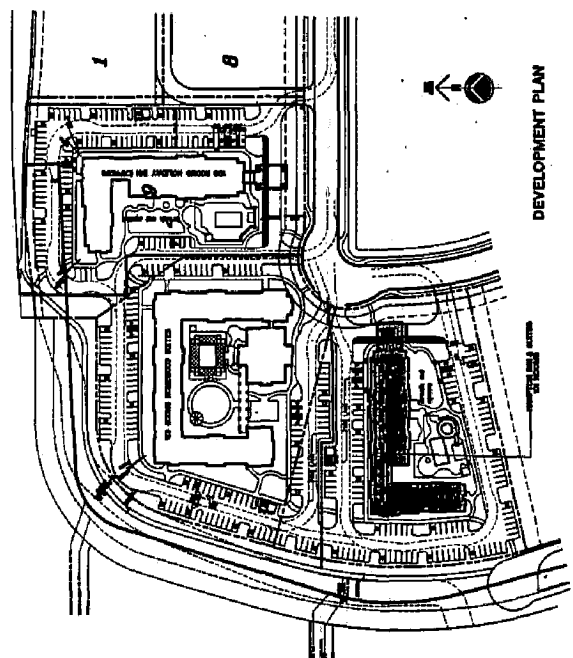
SHEET INDEX

1. SITE PLAN
2. FLOOR PLAN
3. SECTION
4. ELEVATION
5. DETAIL

VICINITY MAP







DEVELOPMENT PLAN

Exhibit 1T - Special Permit E - Parcel 11 Third Floor and Rooftop Plan

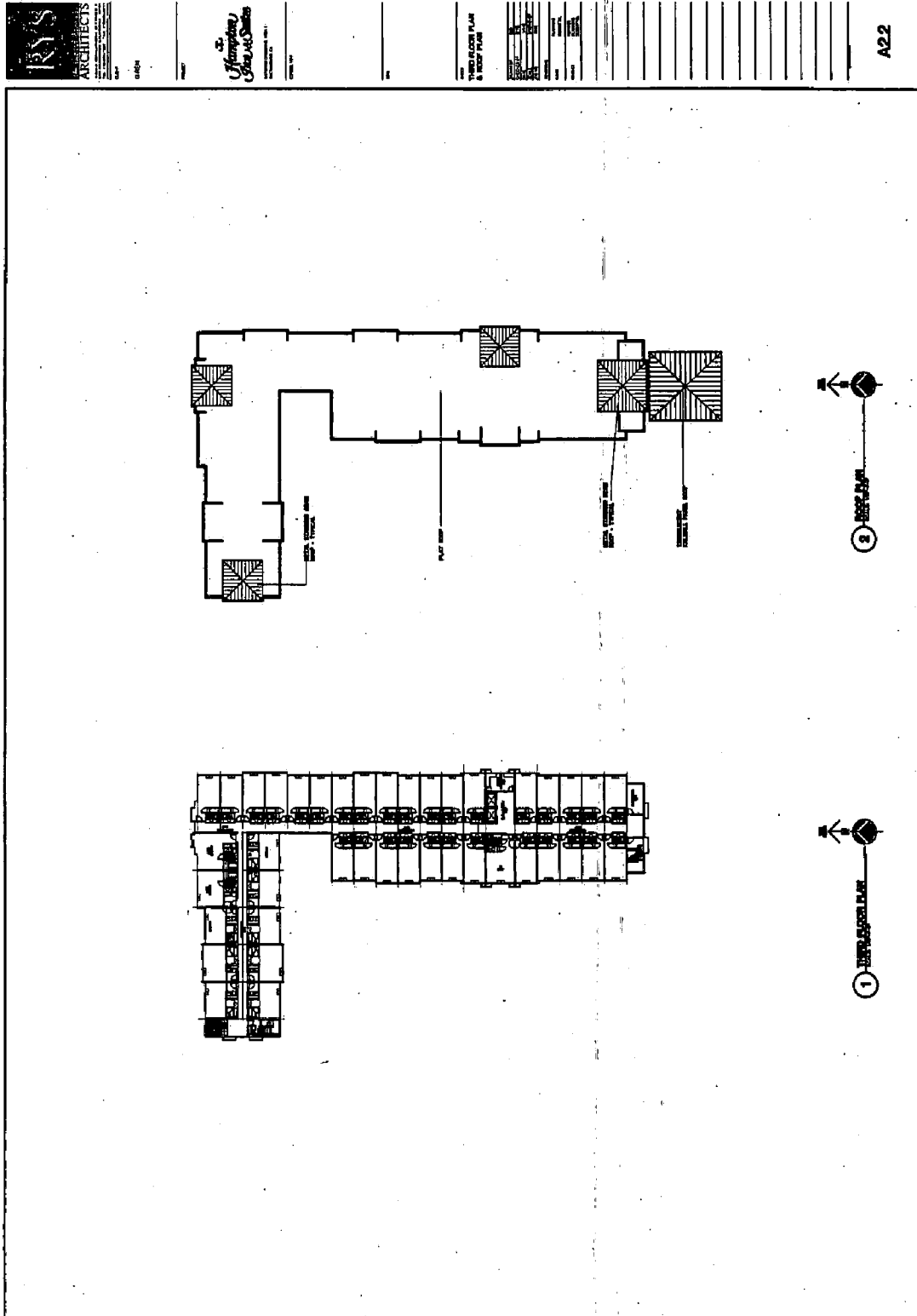


Exhibit 1U - Special Permit E - Parcel 11 Building Elevations

1 SOUTH ELEVATION

2 WEST ELEVATION

3 EAST ELEVATION

4 NORTH ELEVATION

ARCHITECTS

Hamilton
Civil Architects

DATE: 10/23/03

PROJECT: PARCEL 11 BUILDING ELEVATIONS

SCALE: AS SHOWN

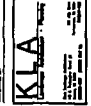
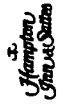
BY: [Signature]

CHECKED: [Signature]

DATE: 10/23/03

A-31

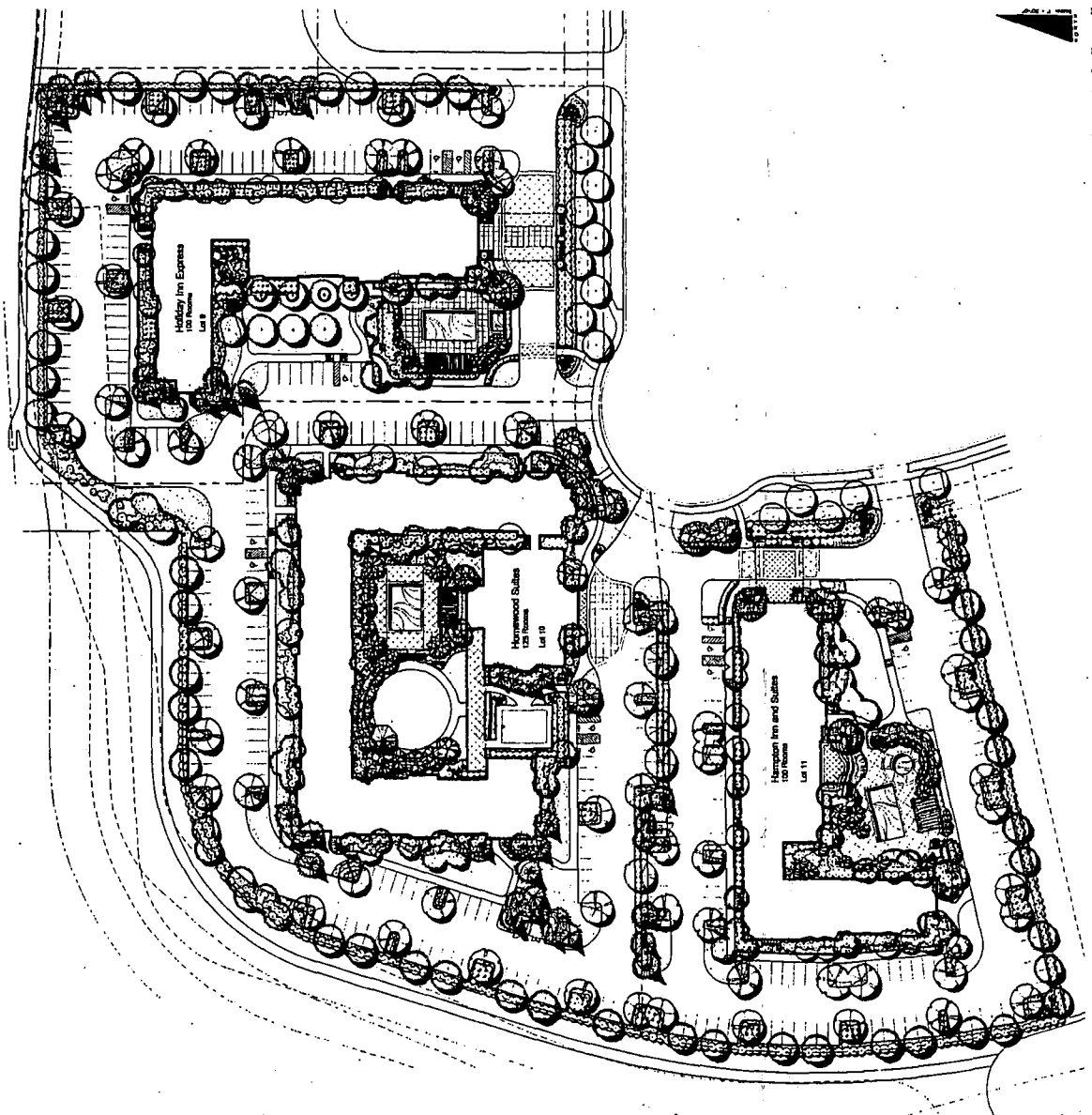
Exhibit 1W - Special Permit E - Parcel 11 Overall Landscape Plan



Overall Site Landscape Plan

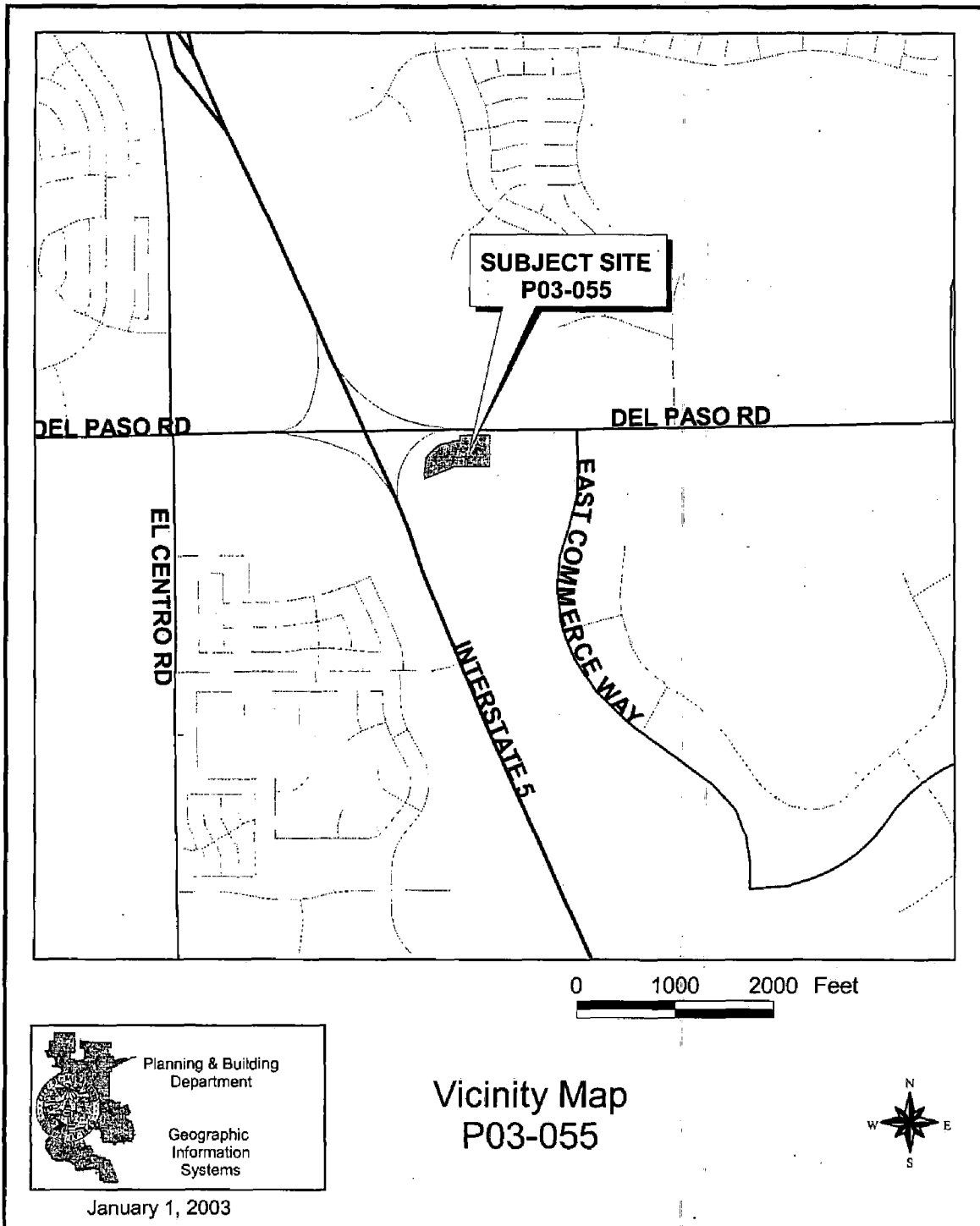
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BY	[Signature]
CHECKED	[Signature]
SCALE	AS SHOWN

L02



P03-055
REC'D 5/12/03

Attachment 2 - Vicinity Map



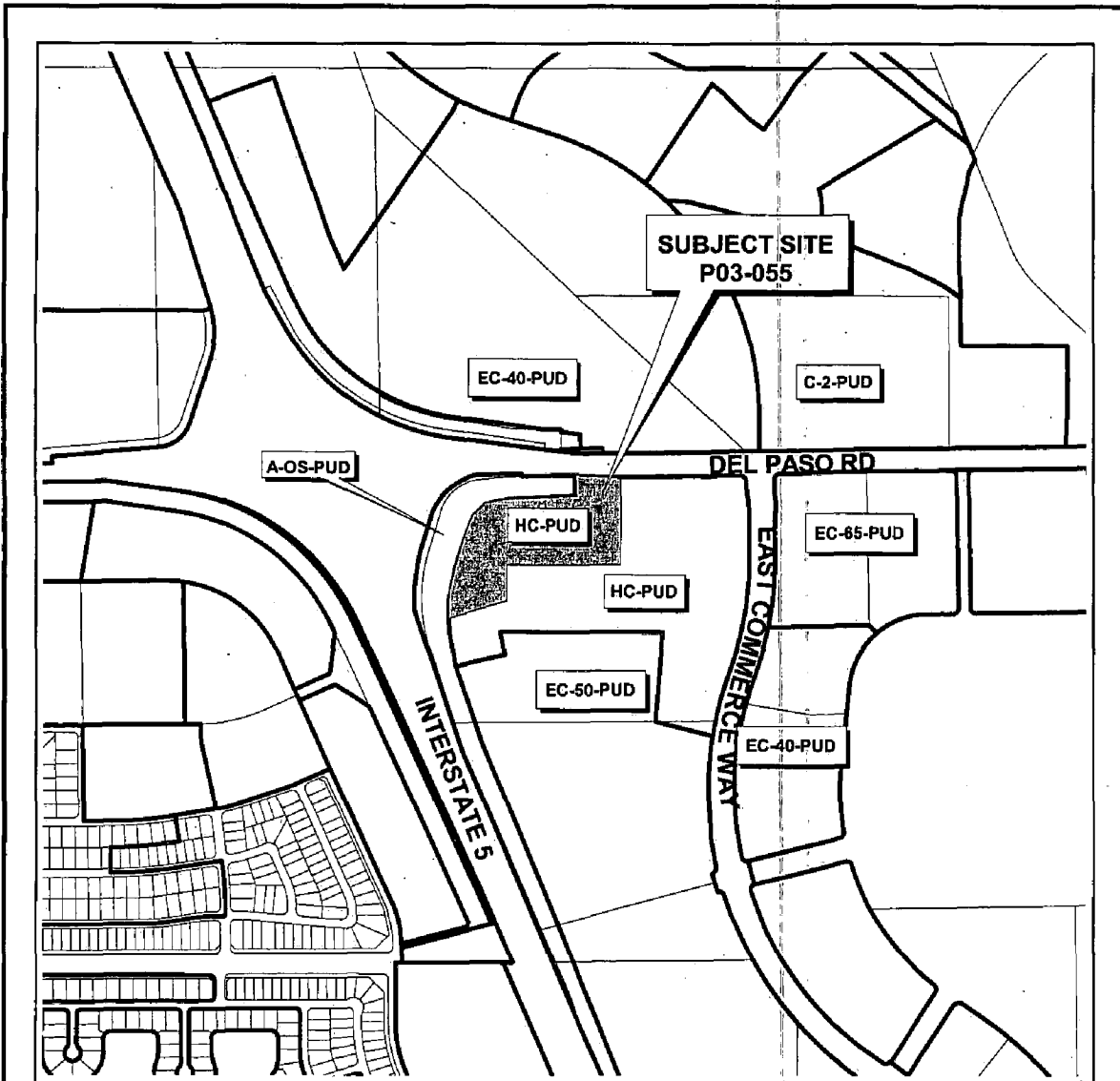
Planning & Building
Department

Geographic
Information
Systems

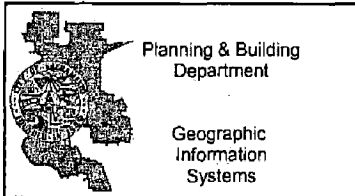
January 1, 2003

Vicinity Map
P03-055





0 400 800 Feet



Planning & Building
Department

Geographic
Information
Systems

January 1, 2003

Land Use & Zoning
P03-055

