

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, August 23, 2023

5:30 PM – Regular Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

Join the Meeting Via Zoom Link:

<https://cityofranhocordova.zoom.us/j/81579438071?pwd=SkIMbm4vR0pRYkpnUFd0SXRWVjJGUT09>

Join the Meeting via the Zoom Phone Number

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Password: 318369

Instructions to Make Public Comment

Submitting Public Comment via Email

Members of the public who wish to provide public comment via email will need to submit comments to PlanningClerk@cityofranhocordova.org no later than 3:00 p.m. on Wednesday, August 23, 2023. All comments submitted later than 3:00 p.m. will be sent to the Planning Commission for their review and may not be read during the meeting.

Listening to a Zoom Meeting by Zoom Video Conference

To make a public comment using the Zoom platform, please use the “raise hand” feature at the bottom center of the screen. Please make sure to enable audio controls once access has been given by the Planning Commission Clerk to speak. Please wait to be called upon by the Planning Commission Clerk.

Listening to a Zoom Meeting by Phone Only

You can join a Zoom meeting via teleconferencing/audio conferencing using a cell phone or traditional landline phone. To request to make a public comment by phone press *9 to raise your hand. Please wait to be called upon by the Planning Commission Clerk.

All public comments will be limited to three-minutes.

If you have questions related to the Planning Commission Meeting or the use of Zoom, please contact the Planning Division at (916) 851-8750 before Wednesday, August 23, 2023, before 3:00 p.m.

AGENDA

1. PLANNING COMMISSION REGULAR MEETING - CALL TO ORDER ROLL CALL

Planning Commission Members - Surender Devarapalli, Sergio Diaz, Lee Frechette, Anil Reddy Kondakrindi, Robert McGarvey, Cynthia Stauss, and Chair Leroy Trippette

2. PLEDGE OF ALLEGIANCE

The Chair will call on someone in attendance to lead the Pledge.

3. PUBLIC COMMENT

Citizens wishing to address the Planning Commission for any matter not on the agenda may do so at this time via teleconference or by completing and submitting a Speaker Card to the Planning Commission Clerk. If you want to make a public comment via teleconference, please use the "raise hand" feature at the bottom center of the screen.

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For items on the agenda, speakers will be called by the Chair at the point on the agenda when the item will be heard. Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

Under the provisions of the California Government Code, the Planning Commission is prohibited from discussing or taking immediate action on any item not on the agenda unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of August 9, 2023.
Recommendation: Adopt the minutes.

5. PUBLIC HEARING ITEMS

- 5.1. **Subject:** Hyatt House Sacramento Rancho Cordova – Conditional Use Permit & Major Design Review (CEQA Exempt Pursuant to Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning) – Project No. PLND-1122-0057 – 11100 White Rock Road; APN: 072-0260-006.
Recommendation: Determine the project Exempt per Section 15183 Projects Consistent with

a Community Plan, General Plan, or Zoning, of the CEQA Guidelines; and Adopt the Resolution approving the Major Design Review and Conditional Use Permit for Hyatt House Sacramento Rancho Cordova.

6. COMMISSION COMMENTS/IDEAS/QUESTIONS

7. DIRECTOR'S REPORT

8. ADJOURNMENT

ADDITIONAL INFORMATION

SPECIAL MEETINGS LISTED BELOW ARE SUBJECT TO CHANGE/CANCELLATION WITHOUT FURTHER NOTICE.

Public documents related to items on the open session portion of this agenda, which are distributed to the Planning Commission less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Planning Commission. Documents are available for inspection at the Planning Office located in Rancho Cordova City Hall.

The agenda items are accessible on the City's website at www.cityofranchocordova.org on Fridays prior to the Regular Planning Commission Meeting.

UPCOMING MEETINGS

September 13, 2023	5:30 PM Regular Meeting
September 27, 2023	5:30 PM Regular Meeting
October 11, 2023	5:30 PM Regular Meeting
November 8, 2023	5:30 PM Regular Meeting
December 13, 2023	5:30 PM Regular Meeting

If you have any technical questions related to the agenda items, please contact City Hall at (916) 851-8700.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Office at (916) 851-8750 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Kelly Whitman, Planning Commission Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the August 23, 2023 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on August 18, 2023 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranchocordova.org.

Signed August 18, 2023 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 4.1.

DATE: August 23, 2023
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION
MEETING OF AUGUST 9, 2023**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. August 9, 2023 Planning Commission Draft Minutes

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, August 9, 2023

5:30 PM – Regular Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

Join the Meeting Via Zoom Link:

<https://cityofranhocordova.zoom.us/j/86120354210?pwd=VVV4VXAvOEJjYjBhVk1HUHVXMGdTd09>

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Zoom Phone Number: +1 669 900 6833 +1 253 215 8782

Webinar ID: 861 2035 4210

Password: 010753

DRAFT MINUTES

1. PLANNING COMMISSION REGULAR MEETING - CALL TO ORDER ROLL CALL

Chair Tripette called the Regular meeting to order in the David B. Roberts Council Chambers at 5:36 p.m.

Planning Commission Members Present: Surender Devarapalli, Sergio Diaz, Lee Frechette, Anil Reddy Kondakrindi, Robert McGarvey, Cynthia Stauss, and Chair Leroy Tripette

ACTION:	Motion to allow Chair Tripette to participate in the August 9, 2023, Planning Commission meeting remotely under emergency circumstances in accordance with AB2449 by Frechette second by Kondakrindi; Motion passed with a 6:0 vote
AYES:	Devarapalli, Diaz, Frechette, Kondakrindi, McGarvey, Stauss
NOES:	None
ABSENT:	None
ABSTAIN:	Tripette

Planning Commission Members Absent: None

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, August 9, 2023

ATTACHMENT 1

Staff Members Present: Chance Finley-Ross, Darcy Goulart, Stefan Heisler, Adam Lindgren, Albert Stricker and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Commissioner Devarapalli led the pledge.

3. PUBLIC COMMENT

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Chair Tripette opened the public comment period. The following individuals addressed the Planning Commission or submitted public comment via email:

1. Nels DeLander

Chair Tripette closed the public comment period.

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Chair Tripette opened the public comment period. Seeing no speakers. Chair Tripette closed the public comment period.

ACTION: Motion to approve item 4.1 by Stauss second by Frechette;
Motion passed with a 7:0 vote

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of June 28, 2023

Recommendation: Adopt the minutes.

5. PUBLIC HEARING ITEMS

- 5.1. **Subject:** Brighton Village – Major Design Review (CEQA Exempt Pursuant to Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning) – Project No. PLND-0922-0051 – 4321 & 4381 Anatolia Drive; APN: 067-0430-043, -037, & -044.

Recommendation: Staff recommends that the Planning Commission find the project to be in compliance with the California Environmental Quality Act (CEQA) per section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning and adopt the resolution approving the Major Design Review for Brighton Village (PLND-0922-0051), subject to the findings, Project Plans (Exhibit A) and Conditions of Approval (Exhibit B).

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, August 9, 2023

ATTACHMENT 1

Chair Tripette opened the public comment period. The following individuals addressed the Planning Commission or submitted public comment via email:

1. Xiaoming Hao
2. May Frasche
3. Shirley Moore
4. Fayzah Mughal
5. Angel Ball
6. Doniell Cummings
7. Jim Garcia
8. Paul Sempungu
9. Walter Mulondo

Chair Tripette closed the public comment period.

ACTION: Motion to approve with a condition of approval for the incorporation of public art within the Brighton Village Community in a dollar range of \$5,000 to \$10,000, with final designs approved by City Staff item 5.1. by McGarvey second by Frechette;
Motion passed with a 5:2 vote

AYES: Devarapalli, Diaz, Frechette, McGarvey, Stauss

NOES: Kondakrindi, Tripette

ABSENT: None

ABSTAIN: None

6. REGULAR CALENDAR ITEMS

- 6.1. **Subject:** Planning Commission Preparation for Agenda Items Discussion
Recommendation: There is no formal recommendation from staff on this discussion item.

Chair Tripette opened the public comment period. The following individuals addressed the Planning Commission or submitted public comment via email:

1. James Garcia

Chair Tripette closed the public comment period.

ACTION: Motion to continue to the September 27, 2023 Regular Planning Commission Meeting by Frechette second by Kondakrindi;
Motion passed with a 6:1 vote

AYES: Devarapalli, Frechette, Kondakrindi, McGarvey, Stauss, and Tripette

NOES: Diaz

ABSENT: None

ABSTAIN: None

7. COMMISSION COMMENTS/IDEAS/QUESTIONS

Planning Commission provided comments, ideas and questions since the last meeting.

8. DIRECTOR'S REPORT

Planning Manager Darcy Goulart gave her report.

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, August 9, 2023

ATTACHMENT 1

9. ADJOURNMENT

Chair Tripette adjourned the meeting at 8:55 p.m.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 5.1.



DATE: August 23, 2023

TO: Planning Commission

FROM: Arlene Granadosin-Jones, AICP, Senior Planner

SUBJECT: HYATT HOUSE SACRAMENTO RANCHO CORDOVA – CONDITIONAL USE PERMIT & MAJOR DESIGN REVIEW (CEQA EXEMPT PURSUANT TO SECTION 15183 PROJECTS CONSISTENT WITH A COMMUNITY PLAN, GENERAL PLAN, OR ZONING) – PROJECT NO. PLND-1122-0057 – 11100 WHITE ROCK ROAD; APN: 072-0260-006

PROPERTY OWNER:

White Rock Hotel, LLC
579 Clyde Avenue, Suite 340
Mountain View, CA 94043

APPLICANT/DEVELOPER:

White Rock Hotel, LLC/Devang Shah
579 Clyde Avenue, Suite 340
Mountain View, CA 94043

PROJECT: The Applicant, White Rock Hotel, LLC, is requesting a Major Design Review and Conditional Use Permit for a 112-room extended stay business hotel with associated indoor and outdoor amenities, including meetings rooms, outdoor pool, and future dining opportunities. The City's Zoning Code requires the approval of a Conditional Use Permit and Major Design Review for a new hotel within the OPMU zoning district.

FILE: PLND-1122-0057

LOCATION: 11100 White Rock Road

APN: 072-0260-006

ZONING: Office Professional Mixed-Use (OPMU)

PLANNER: Arlene Granadosin-Jones, AICP, Senior Planner

RECOMMENDATION

Determine the project Exempt per Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning, of the CEQA Guidelines; and Adopt the Resolution approving the Major Design Review and Conditional Use Permit for Hyatt House Sacramento Rancho Cordova.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Applicant's request to construct a 112-room extended stay business hotel with associated indoor and outdoor amenities on the project site.

BACKGROUND

The 3.65-acre project site is located at 11100 White Rock Road at the southeast intersection of Kilgore Road and White Rock Road (**See Figure 1**). Surrounding existing uses include office professional businesses to the north and west, the San Juan Soccer Club fields to the south, and the Folsom South Canal to the east as summarized in **Table 1**. The property has a General Plan designation of Office Mixed Use (OMU) with a zoning designation of Office Professional Mixed Use (OPMU).

Figure 1: Project Location



Table 1: Surrounding Designations and Existing Uses

Location	Existing Use	General Plan Designation	Zoning Designation
Subject Site	Undeveloped lot	Office Mixed Use (OMU)	Office Professional Mixed Use (OPMU)
North	Office Uses	Office Mixed Use (OMU)	Office Industrial Mixed Use (OIMU)
South	San Juan Soccer Club Fields	Office Mixed Use (OMU)	Office Professional Mixed Use (OPMU)
East	Sacramento County Water Pump Station	Public/Quasi-Public (P/QP)	Parks and Open Space (POS)
West	Office Uses	Office Mixed Use (OMU)	Office Professional Mixed Use (OPMU)

PROJECT DESCRIPTION

The proposed project is a 112-room extended stay hotel with indoor and outdoor amenities. The hotel proposes a variety of room types, and includes group dining areas, meetings rooms, an outdoor pool, sports court, and landscaping enhancements. The project has been reviewed by City staff for the requested Major Design Review and Conditional Use Permit with the analysis for the entitlement provided below.

Former Brighton Oil Facility Site

A portion of the project site was previously part of a 13.9-acre site used for operations of the Brighton Oil Company beginning in the 1950s. These operations included reprocessing used crankcase oil into other oils of various grades for eventual resale. Several aboveground storage tanks were used for the storage and treatment of oil. Two unlined ponds were used for the collection of wastewater and waste oil products produced by the reprocessing operations. Oil saturated filtration clay was generated by the reprocessing operations and was reportedly disposed of at the site. In 1965, the Brighton Oil reprocessing operation was sold to Purity Oil Sales (excluding the land) who continued to operate the oil reprocessing facilities until approximately 1968. Because elevated concentrations of hazardous substances were detected in soil and groundwater at the site, it was added to the State of California list of hazardous substance release sites selected for response action on January 1, 1985. On January 4, 2004, the California Department of Toxic Substances Control filed suit (under the Comprehensive Environmental Response Compensation and Liability Act), seeking recovery of costs of response to releases and threatened releases of hazardous substances at or from the property and for abatement of a public nuisance. Per the resulting decision, the owners of the property were required to conduct site investigations and prepare a draft Remedial Action Plan. The current owner of the parcel, White Rock & Kilgore, LLC, purchased the property in December 2005 and agreed to record a covenant on the property to impose specific restrictions and requirements on future development and complete the provisions of the Remedial Action Plan.

The final Feasibility Study and Remedial Action Plan was approved in 2011. It recommended the excavation and disposal of shallow soil within a targeted area, installation of a cap covering the area of the disposal pits to reduce rainwater infiltration and to eliminate exposure, monitored natural attenuation of groundwater, and land use restrictions to address the health and environmental risks associated with the property. In June 2014, the California Department of Toxic Substances Control determined that all appropriate removal/remedial actions have been completed, but the site will require ongoing monitoring and maintenance efforts. The recorded land use covenant on the property prohibits specific uses to be developed on the property, which does not include hotel uses. Additionally, there are restrictions on what can be constructed on top of the capped containment area.

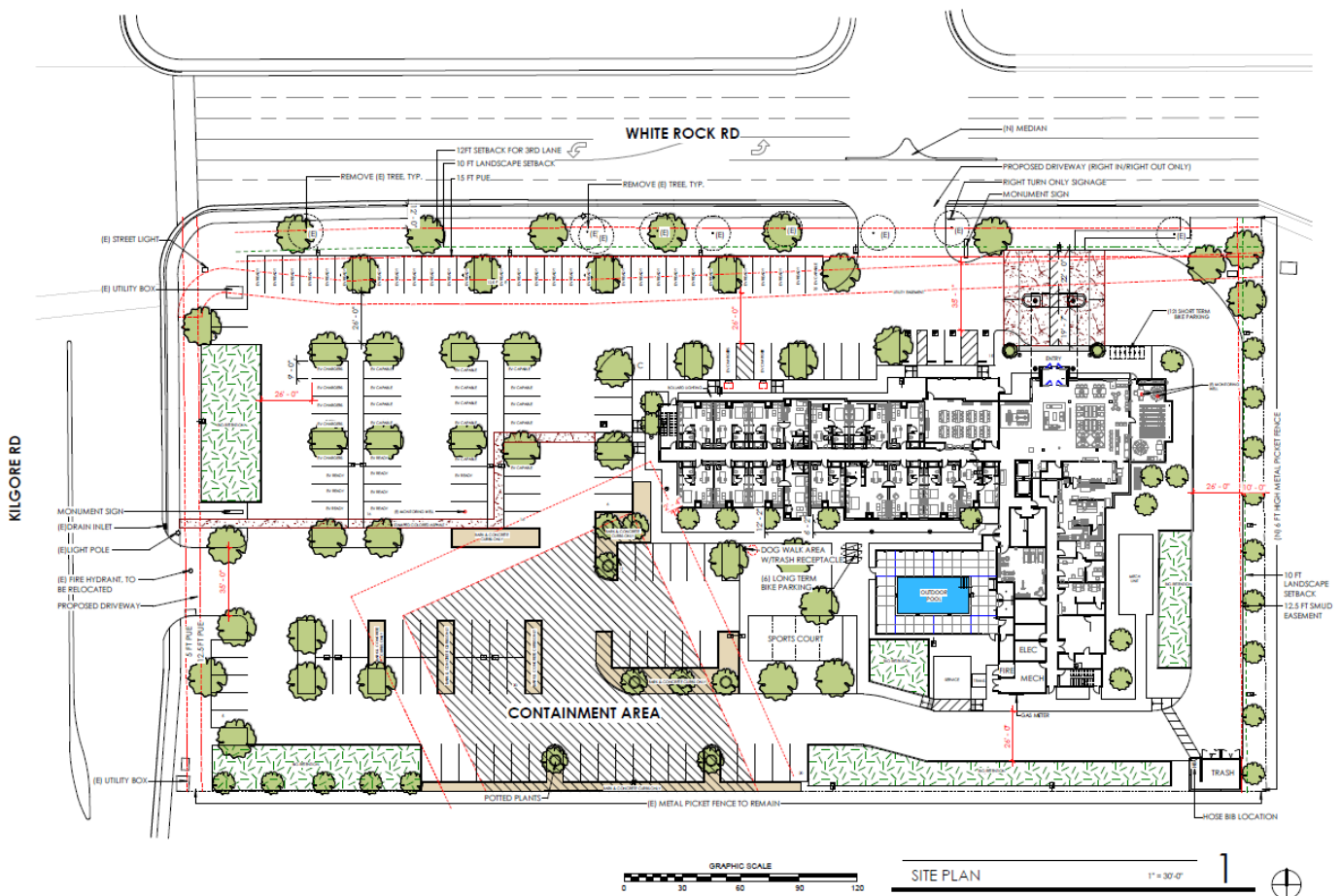
As shown in **Figure 2** and Attachment 2, the capped containment area is located towards the southwest portion of the project site. Per the requirements of the land use covenant, this area cannot contain buildings and must also maintain a 20-foot buffer from any structure. Additionally, the land use covenant permits the capped containment area to be used for a parking lot and/or driveway, as shown in the project's overall site plan. The project includes a condition of approval to continue to adhere to the approved Remedial Action Plan and recorded land use covenant. Additionally, the project includes a number of conditions of approval to ensure proper stormwater management and requires that the bio-retention planters as designed as flow-thru planters, which removes pollutants through a variety of processes.

MAJOR DESIGN REVIEW

Overall Site Plan

As shown in **Figure 2** and Attachment 2, the proposed hotel is located at the southeast corner of White Rock Road and Kilgore Road. It is north of the San Juan Soccer club fields and close to the Folsom South Canal. Other neighboring uses include office buildings, light industrial businesses, and nearby commercial centers. The proposed hotel building is sited towards the interior southeast corner of the project site with outdoor guest amenities screened from the main thoroughfares. A few bio-retention areas are proposed around the perimeter of the project site along with landscaping and new parking lot shade trees. There is an existing 6-foot-high metal fence along the southern property line of the project site that will remain, and a new 6-foot-high metal fence will be installed along the eastern property line to separate the project site from the existing County water pump station property. The hotel also includes a site lighting plan in Attachment 2 that provides interior site lighting throughout the project site consistent with Zoning Code requirements.

Figure 2: Overall Site Plan



Vehicle Access, Parking, and Pedestrian Connectivity

The hotel will have two vehicle entrances. One driveway will be accessible via the northbound lane of Kilgore Road. There is an existing raised median on Kilgore Road that will restrict vehicles from turning left into and out of the driveway. The second entrance will be accessible via the eastbound lane of White Rock Road. The project proposes “right-in and right-out only” turning movements for vehicles at this entrance by providing a new raised median at the intersection of Gold Canal Drive that will restrict left turns to and from the hotel. Additional “right turn only” signage is also proposed at the driveway exit onto White Rock Road.

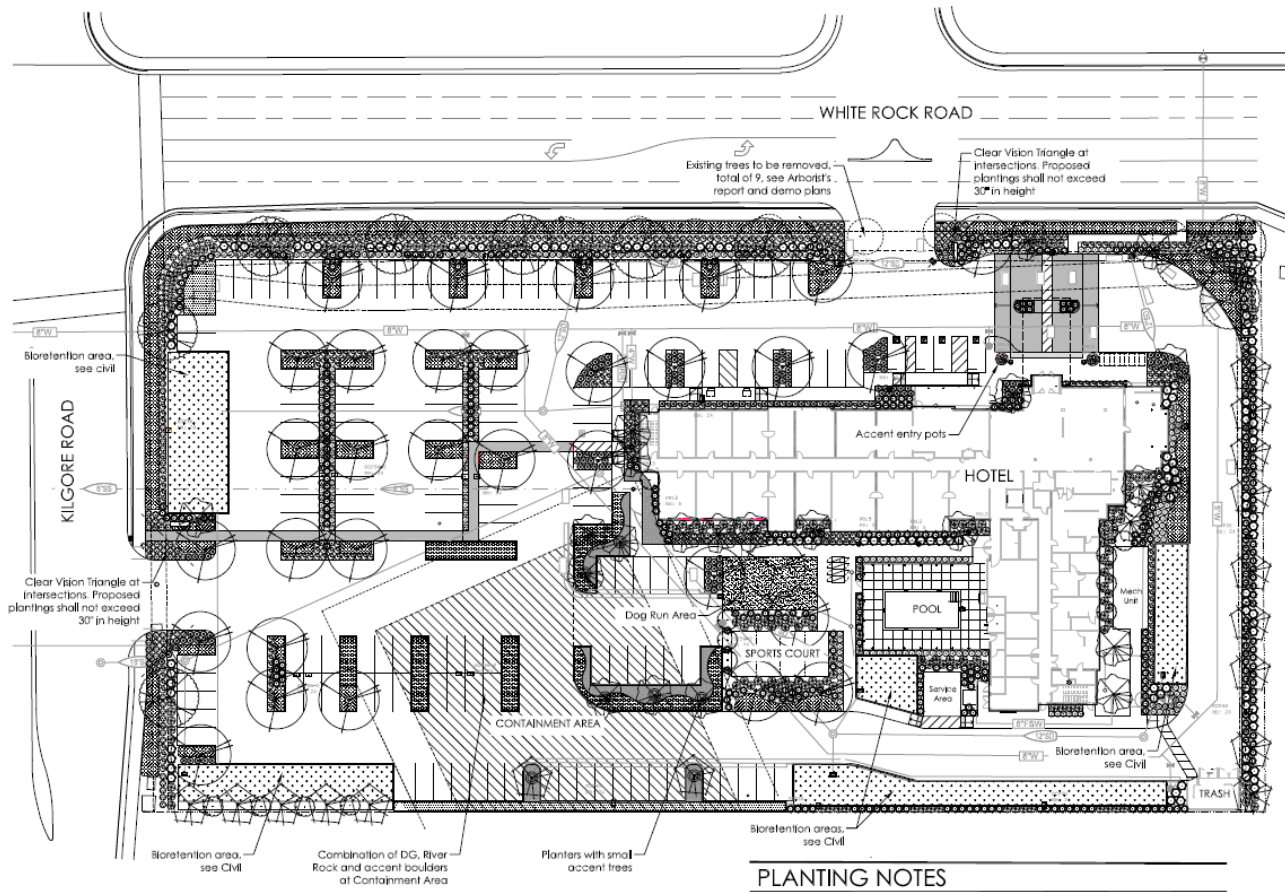
Internal drive aisles meet the minimum widths of 25 feet for 90-degree parking stalls and vehicle access is free flowing throughout the project site. Pedestrian pathways connect hotel customers and visitors to the main hotel building, outside amenities, and sidewalks along Kilgore Road and White Rock Road. The project also includes conditions of approval to improve sidewalks adjacent to the project site, including the replacement of damaged sidewalks, curb, gutter, and pavement.

The project has also been reviewed to ensure all parking requirements for hotel developments are adhered to. Per Chapter 23.719 of the Zoning Code, required parking for hotels is a minimum one space per room. As proposed the project would require 112 parking spaces. The hotel provides 141 parking spaces, including 15 EV capable stalls, 36 EV ready stalls, and eight parking spaces with EV chargers. In addition to vehicle parking, the project is also required to provide a minimum of 10 percent short-term bicycle and 5 percent long-term bicycle parking of the total required parking stalls. The project proposes a total of 15 short-term and eight long-term bicycle parking spaces. Therefore, the bicycle parking requirements are met.

Landscaping

The applicant has included a landscape plan (**Figure 3** and Attachment 2) which provides the landscaping elements for a variation of drought-tolerant trees, shrubs, and ground cover along the project site perimeter, pedestrian pathways, within parking areas, outdoor amenity areas, and bioretention areas. The landscape plan includes groundcover and ornamental grasses with low-growing spreading plants that will add to the aesthetic of the streetscape and overall site. The Applicant has also provided a site shading plan and has demonstrated that they are meeting the shading requirements for this development per the City’s applicable code.

Figure 3: Landscape Plan



Architecture & Design

The proposed building architecture was reviewed for quality of design, use of variety of materials and colors, and for compatibility with the surrounding buildings. As shown in **Figure 4 and 5**, and **Attachment 2**, to break up the massing of the façades, varying façade projections have been added with additional projections and base material added to define the building's corners. The hotel's varied roof line emphasizes the building entry and has varying eave line heights with a maximum height of 59 feet.

The building façade includes a combination of materials (cement plaster, composite metal panels, and stone veneer) and colors (beige, brown, red, and grey) to provide visual relief from the façade's massing and creates a diverse building elevation. Existing buildings on nearby parcels are predominantly office and commercial buildings that are set back from the sidewalk with surface parking lots and site landscaping.

The main entrance is clearly defined with a tower feature accented with metal panels, stone, and large windows and a porte-cochere facing White Rock Road.

Figure 4: Elevations

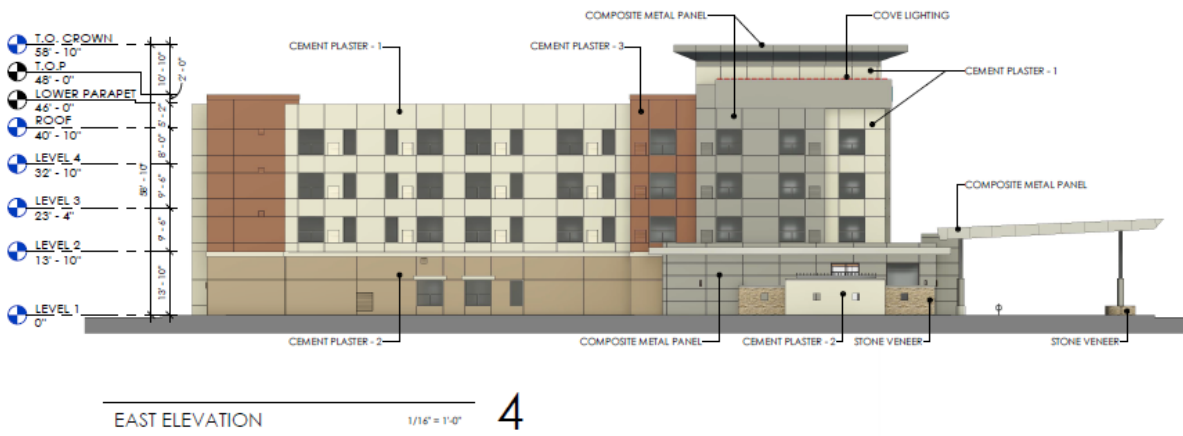
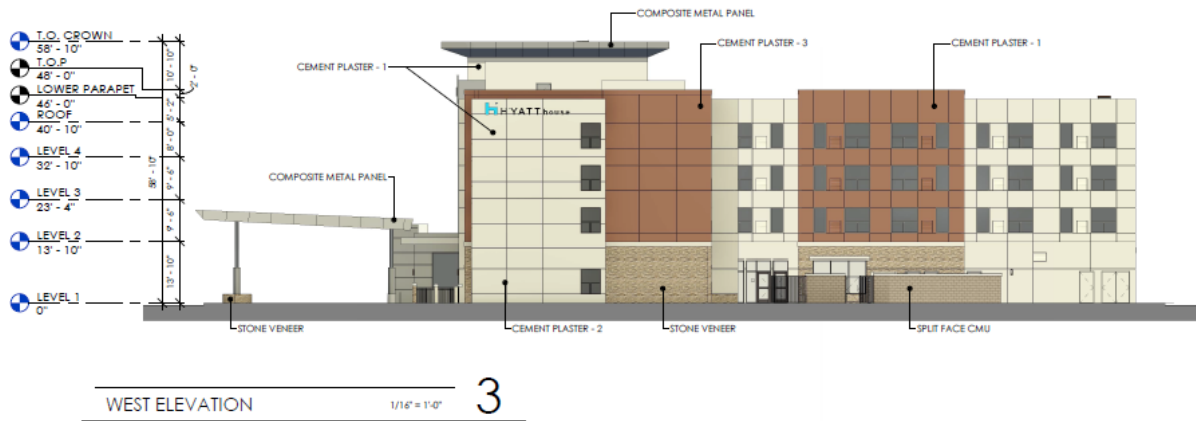


Figure 5: Perspective Rendering



PERSPECTIVE

City Design Guidelines

The proposed project has been reviewed in accordance with the Rancho Cordova Design Guidelines. The project is consistent with the Design Guidelines based on the criteria below.

- Direct pedestrian connections between public sidewalk and building entries delineated by different colored pavement material.
- Outdoor areas include both soft- and hardscape areas that help delineate the site, and outside amenity areas include landscape planters, lighting, and seating areas to provide a comfortable environment.
- The building has a defined entrance facing White Rock Road and includes heavy materials along the first floor “base” with a defined roof line that includes varying roof lines.
- There are multiple façade projections and parapet heights to provide relief from the building’s massing as windows and stone veneer have been added to clearly define the “base” of the building to make it more human scale and pedestrian friendly.
- Various materials and colors have been included in the façade.
- Multiple windows are provided on all facades in a uniform pattern.
- The project parking is distributed throughout the site consistent with the City Design Guidelines which reduces appearance of asphalt and increases visitor accessibility.
- Landscaping is consistent with the City Design Guidelines and City Zoning Ordinance which includes parking lot shading, street trees, and landscaping around outdoor amenities.

All elevations and floor plans for the proposed hotel are shown in the attached project plans ([Attachment 2](#)). Chapter 23.141 of the Rancho Cordova Municipal Code requires specific findings to approve a Major Design Review. As shown in [Attachment 1](#), all applicable findings have been met supporting the Major Design Review.

CONDITIONAL USE PERMIT

A hotel is permitted within the OPMU (Office Professional Mixed Use) zoning district, and an extended stay hotel requires the approval a Conditional Use Permit. An extended stay hotel is defined in Zoning Code Chapter 23.1101 (Land Use Definitions) as:

“Hotels and motels, extended stay” means facilities with guest rooms or suites, provided with kitchen facilities, rented to the general public for transient lodging (less than 30 days) or for longer periods of time. Hotels provide access to most guest rooms from an interior walkway and typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.”

The hotel includes several onsite amenities and upscale design features. The extended length of stay for guests (beyond 30-days) will not result in additional impacts beyond what has been reviewed for this application. Impacts were reviewed as the number of rooms, occupancy, and potential traffic generated by the hotel use. Should the applicant and/or operator of the hotel propose to amend the current scope or design, subsequent review and approval by City staff would be required prior to implementation of the changes.

Chapter 23.134 of the Rancho Cordova Municipal Code requires specific findings to approve a Conditional Use Permit. As shown in Attachment 1, all applicable findings have been met supporting the Conditional Use Permit.

GENERAL PLAN

The project site is located within the OMU (Office Mixed Use) land use designation of the City's General Plan. The OMU designation encourages the integration of commercial and/or residential use in conjunction with office use of a site. In any case, office uses are the predominant use, but others may be included in a vertical or horizontal configuration. The proposed hotel use is consistent with the overall intent of the OMU land use designation as the project is adjacent to surrounding office and commercial uses and provides extended stay accommodations for these nearby businesses.

ZONING CODE

The project site is zoned OPMU (Office Professional Mixed Use) which is intended to designate property primarily for the development of larger office buildings and business parks with supporting retail and service uses. The predominant use is office, but commercial, service and residential uses may be integrated into office buildings or located horizontally in freestanding buildings. This district also allows some standalone uses that are not traditional or predominant office uses, such as hospitals, banks/financial institutions, hotels/motels, and recreation, education, and public assembly uses.

FISCAL IMPACT

The City anticipates that this project will provide additional revenues from temporary construction jobs, increases in transient occupancy taxes, and the general sale of goods purchased within the City by hotel staff and guests of the hotel.

ENVIRONMENTAL

CEQA Guidelines Article 12, Special Situations, identifies circumstances for which certain CEQA-compliance procedures may apply. CEQA Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning, provides a special streamlining process that exempts qualifying projects from additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Furthermore, if an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied policies or standards, then an additional EIR does not need to be prepared for the project solely based on that impact.

The project has been analyzed and is exempt per CEQA Guidelines Section 15183 “Projects Consistent with a Community Plan, General Plan or Zoning.” The proposed extended stay hotel project is a conditionally permitted use consistent with the development densities established by the City’s General Plan and zoning for which an Environmental Impact Report (EIR) was certified. Though the site has been previously listed on the State of California list of hazardous substance release sites, the California Department of Toxic Substances Control determined that all appropriate removal/remedial actions outlined in the approved Remedial Action Plan were completed in 2014. Additionally, the Remedial Action Plan requires continued monitoring and maintenance of the containment area. The project includes a condition of approval to continue to adhere to the approved Remedial Action Plan and recorded land use covenant. The requirements, standards, and policies outlined in the Remedial Action Plan and land use covenant substantially mitigates the environmental impact that is peculiar to the project site.

RECOMMENDED MOTIONS

Staff recommends that the Planning Commission find the project to be in compliance with the California Environmental Quality Act (CEQA) per Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning and adopt the resolution approving the Major Design Review and Conditional Use Permit for Hyatt House Sacramento Rancho Cordova (PLND-1122-0057), subject to the findings, Project Plans (Attachment 2) and Conditions of Approval (Attachment 3).

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution – Project Plans
3. Exhibit B to the Resolution – Conditions of Approval

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2023

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO
CORDOVA APPROVING THE HYATT HOUSE SACRAMENTO RANCHO CORDOVA HOTEL
CONDITIONAL USE PERMIT AND MAJOR DESIGN REVIEW –
PROJECT NO. PLND-1122-0057**

WHEREAS, in November 2022, White Rock Hotel, LLC, plans to construct a four-story 74,400 square foot, 112-room extended stay hotel with outdoor pool area, landscaping, lighting, and parking area on a parcel located at the southeast intersection of White Rock Road and Kilgore Road; and

WHEREAS, the project is designated Office Mixed Use (OMU) land use in the General Plan and zoned Office Professional Mixed Use OPMU); and

WHEREAS, the project site is located at 11100 White Rock Road; and

WHEREAS, the Planning Commission is the appropriate authority to hear and take action on this project; and

WHEREAS, the Planning Commission of the City of Rancho Cordova has conducted a properly noticed public hearing pursuant to Government Code Section 65090 and has duly considered all written and verbal testimony presented during the hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA that the Planning Commission approves the Hyatt House Sacramento Rancho Cordova Hotel Conditional Use Permit and Design Review Permit (Exhibit A), subject to the following findings and attached Conditions of Approval (Exhibit B):

1. The project has been analyzed and is exempt per CEQA Guidelines Section 15183 “Projects Consistent with a Community Plan, General Plan or Zoning.” The proposed extended stay hotel project is a conditionally permitted use consistent with the development densities established by the City’s General Plan and zoning for which an Environmental Impact Report (EIR) was certified. Though the site has been previously listed on the State of California list of hazardous substance release sites, the California Department of Toxic Substances Control determined that all appropriate removal/remedial actions outlined in the approved Remedial Action Plan were completed in 2014. Additionally, the Remedial Action Plan requires continued monitoring and maintenance of the containment area. The project includes a condition of approval to continue to adhere to the approved Remedial Action Plan and recorded land use covenant. The requirements, standards, and policies outlined in the Remedial Action Plan and land use covenant substantially mitigates the environmental impact that is peculiar to the project site.
2. Approve the **Major Design Review** subject to the Conditions of Approval (Exhibit B) herein, and subject to the findings as defined by Zoning Code Section 23.141.070 and evidence as follows:
 - A. *Finding: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special planning area provisions, and is consistent with the applicable Rancho Cordova design guidelines.*

Evidence: The project site is located within the OMU (Office Mixed Use) land use designation of the City's General Plan. The OMU designation encourages the integration of commercial and/or residential use in conjunction with office use of a site. In any case, office uses are the predominant use, but others may be included in a vertical or horizontal configuration. The proposed hotel use is consistent with the overall intent of the OMU land use designation as the project is adjacent to surrounding office and commercial uses and provides extended stay accommodations for these nearby businesses. The project site is zoned OPMU (Office Professional Mixed-Use) which is intended to designate property primarily for the development of larger office buildings and business parks with supporting retail and service uses. The predominant use is office, but commercial, service and residential uses may be integrated into office buildings or located horizontally in freestanding buildings. This district also allows some standalone uses that are not traditional or predominant office uses, such as hospitals, banks/financial institutions, hotels/motels, and recreation, education, and public assembly uses. Furthermore, the project has been reviewed in accordance with the Rancho Cordova Design Guidelines and is consistent with the criteria as follows:

- Direct pedestrian connections between public sidewalk and building entries delineated by different colored pavement material.
- Outdoor areas include both soft- and hardscape areas that help delineate the site, and outside amenity areas include landscape planters, lighting, and seating areas to provide a comfortable environment.
- The building has a defined entrance facing White Rock Road and includes heavy materials along the first floor "base" with a defined roof line that includes varying roof lines.
- There are multiple façade projections and parapet heights to provide relief from the building's massing as windows and stone veneer have been added to clearly define the "base" of the building to make it more human scale and pedestrian friendly.
- Various materials and colors have been included in the façade.
- Multiple windows are provided on all facades in a uniform pattern.
- The project parking is distributed throughout the site consistent with the City Design Guidelines which reduces appearance of asphalt and increases visitor accessibility.
- Landscaping is consistent with the City Design Guidelines and City Zoning Ordinance which includes parking lot shading, street trees, and landscaping around outdoor amenities.

B. Finding: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The proposed project is a 112-room extended stay hotel with indoor and outdoor amenities. The hotel proposes a variety of room types, and includes group dining areas, meetings rooms, an outdoor pool, sports court, and landscaping enhancements. The project site is currently an undeveloped lot surrounded by operating businesses and uses, including soccer fields, office buildings, light industrial businesses, and commercial centers. The proposed project design and use establishes a clear design concept and is compatible with nearby properties. The hotel includes several onsite amenities and upscale design features that will enhance the parcel and surrounding area by providing

additional lodging facilities, dining options, and improved pedestrian facilities around and through the site.

- C. *Finding: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.*

Evidence: The proposed project design and use establishes a clear design concept and is compatible with nearby properties. The proposed building architecture was reviewed for quality of design, use of variety of materials and colors, and for compatibility with the surrounding buildings. To break up the massing of the façades, varying façade projections have been added with additional projections and base material added to define the building's corners. The hotel's varied roof line emphasizes the building entry and has varying eave line heights with a maximum height of 59 feet. The building façade includes a combination of materials (cement plaster, composite metal panels, and stone veneer) and colors (beige, brown, red, and grey) to provide visual relief from the façade's massing and creates a diverse building elevation. Existing buildings on nearby parcels are predominantly office and commercial buildings that are set back from the sidewalk with surface parking lots and site landscaping.

- D. *Finding: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.*

Evidence: The proposed project will have two vehicle entrances. One driveway will be accessible via the northbound lane of Kilgore Road. There is an existing raised median on Kilgore Road that will restrict vehicles from turning left into and out of the driveway. The second entrance will be accessible via the eastbound lane of White Rock Road. The project proposes "right-in and right-out only" turning movements for vehicles at this entrance by providing a new raised median at the intersection of Gold Canal Drive that will restrict left turns to and from the hotel. Additional "right turn only" signage is also proposed at the driveway exit onto White Rock Road. Internal drive aisles meet the minimum widths of 25 feet for 90-degree parking stalls and vehicle access is free flowing throughout the project site. Pedestrian pathways connect hotel customers and visitors to the main hotel building, outside amenities, and sidewalks along Kilgore Road and White Rock Road. The project also includes conditions of approval to improve sidewalks adjacent to the project site, including the replacement of damaged sidewalks, curb, gutter, and pavement.

3. Approve the **Conditional Use Permit** subject to the Conditions of Approval attached hereto as Exhibit B, and subject to the findings as defined by Zoning Code Section 23.134.070 and evidence as follows:

- A. *Finding: The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/ emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.*

Evidence: The project site is an appropriate site for the proposed extended stay hotel use. The project meets all development standards, including setbacks, heights, parking, and landscaping. The proposed building architecture was

reviewed for quality of design, use of variety of materials and colors, and for compatibility with the surrounding buildings. The project has been reviewed and conditioned by all applicable departments and agencies to minimize any potential impacts.

- B. *Finding: The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.*

Evidence: The project has been reviewed and conditioned by all applicable departments and agencies to minimize any potential impacts. Though the site has been previously listed on the State of California list of hazardous substance release sites, the California Department of Toxic Substances Control determined that all appropriate removal/remedial actions outlined in the approved Remedial Action Plan were completed in 2014. Additionally, the Remedial Action Plan requires continued monitoring and maintenance of the containment area. The project includes a condition of approval to continue to adhere to the approved Remedial Action Plan and recorded land use covenant.

- C. *Finding: All required public facilities have adequate capacity to serve the proposal.*

Evidence: The project has been reviewed by all applicable departments and agencies to supply adequate facilities to the proposed project. As part of the Conditions of Approval, the project will be required to provide separate plan submittals to all applicable utility providers and the Public Works Department to ensure the construction of adequate public infrastructure.

- D. *Finding: The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.*

Evidence: The project complies with all applicable development standards and design guidelines. The extended stay hotel is a conditionally permitted use within the OPMU zoning designation. The project meets all development standards, including setbacks, heights, parking, and landscaping. the project has been reviewed in accordance with the Rancho Cordova Design Guidelines and is consistent with the criteria as follows:

- Direct pedestrian connections between public sidewalk and building entries delineated by different colored pavement material.
- Outdoor areas include both soft- and hardscape areas that help delineate the site, and outside amenity areas include landscape planters, lighting, and seating areas to provide a comfortable environment.
- The building has a defined entrance facing White Rock Road and includes heavy materials along the first floor “base” with a defined roof line that includes varying roof lines.
- There are multiple façade projections and parapet heights to provide relief from the building’s massing as windows and stone veneer have been added to clearly define the “base” of the building to make it more human scale and pedestrian friendly.
- Various materials and colors have been included in the façade.
- Multiple windows are provided on all facades in a uniform pattern.

ITEM 5.1.

ATTACHMENT 1

- The project parking is distributed throughout the site consistent with the City Design Guidelines which reduces appearance of asphalt and increases visitor accessibility.
- Landscaping is consistent with the City Design Guidelines and City Zoning Ordinance which includes parking lot shading, street trees, and landscaping around outdoor amenities.

E. Finding: If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible

Evidence: The proposed project has been reviewed in accordance with all current design standards. There are no existing nonconforming uses or structures on the site.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 23rd day of August 2023 by the following vote:

AYES:

NOES:

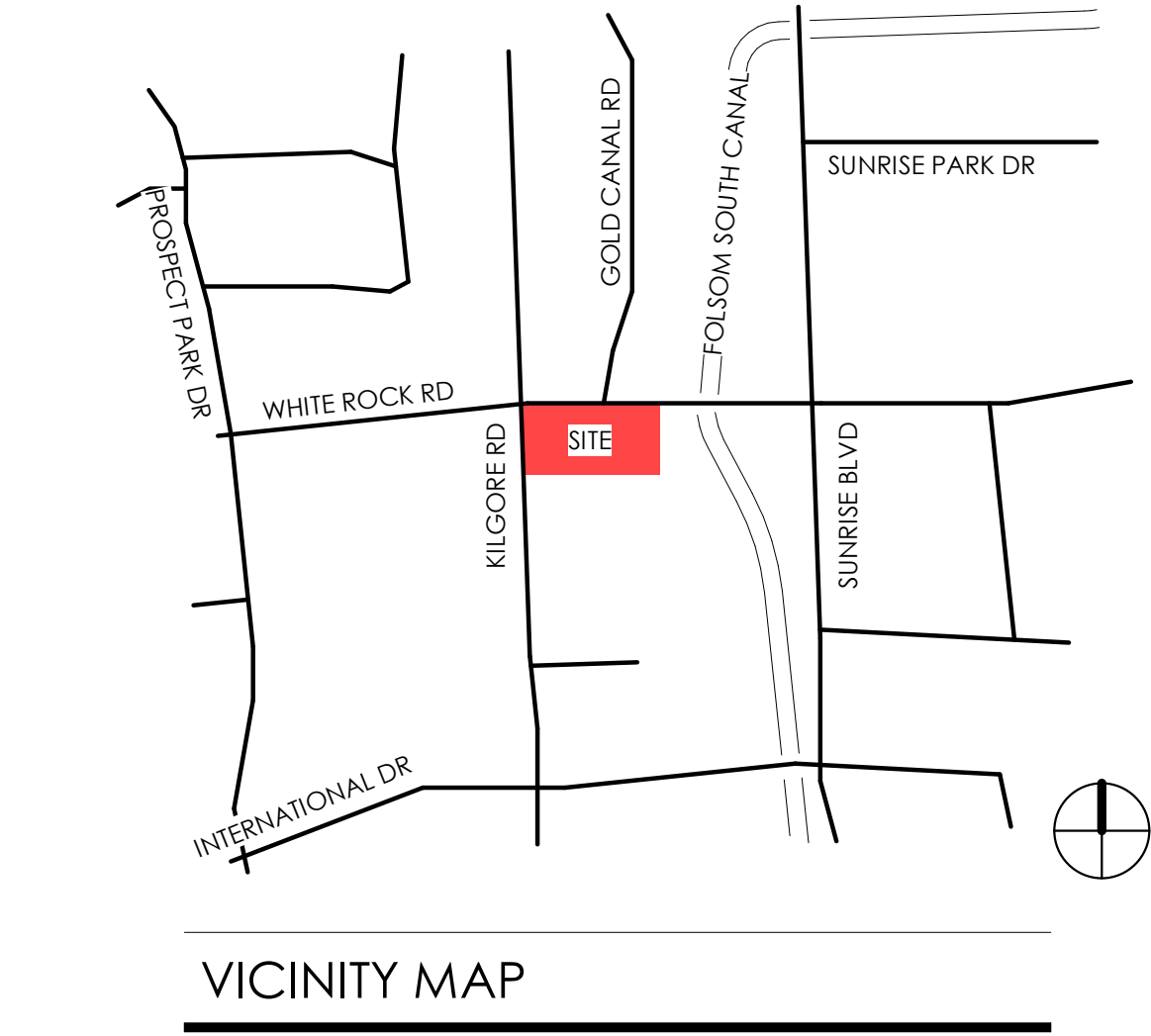
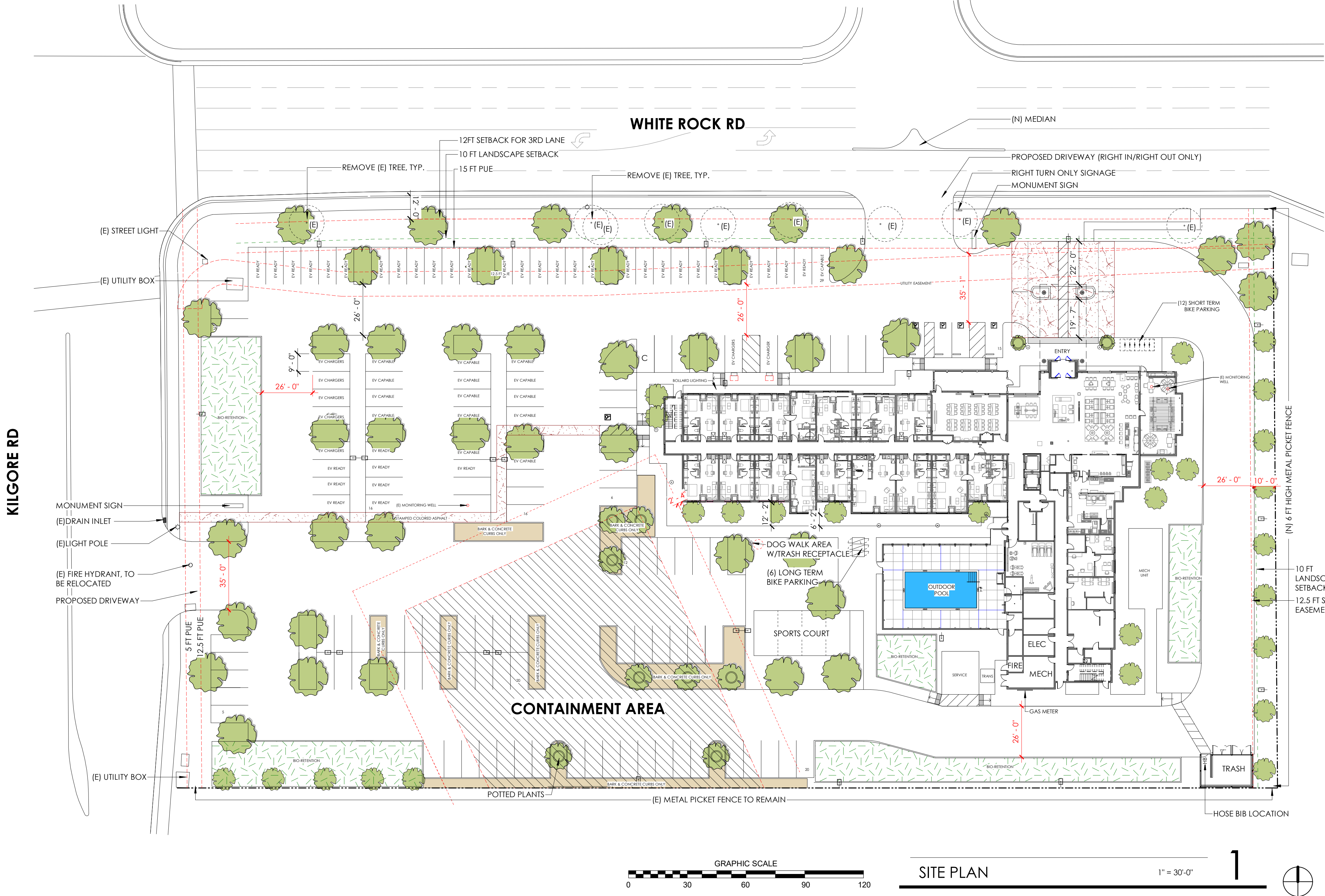
ABSENT:

ABSTAIN:

Leroy Tripette, Chair

ATTEST:

Kelly Whitman
Planning Commission Clerk



PROJECT NAME:	HYATT HOUSE SACRAMENTO/RANCHO CORDOVA
PROJECT LOCATION:	11100 WHITE ROCK RD.
ASSESSORS PARCEL #:	07202600060000
LOT SIZE:	167,706 SQ FT / 3.85 ACRES
ZONING:	OPMU - OFFICE PROFESSIONAL MIXED USE
GENERAL PLAN:	OMU
OCCUPANCY / USE:	R-1 (HOTEL)
PARKING DIMENSIONS:	90 DEGREE STANDARD Space Width: 9'-0" Space Depth to Curb: 19'-0" 90 DEGREE COMPACT* Space Width: 8'-0" Space Depth: 16'-0" Two-Way Maneuvering Width: 25'-0" *Compact car spaces. Up to 25 %.
LANDSCAPE:	MIN. 8 FT BY 16 FT LANDSCAPE ISLAND PLACED EVERY 10 PARKING SPACES
PARKING LOT SHADING:	TREES TO COVER 50% OF THE TOTAL PARKING AREA
SITE LIGHTING POLE HEIGHT:	MAX. 24 FT MEASURED FROM FINISH GRADE TO TOP OF FIXTURE
PARKING FOOT-CANDLES:	MIN. ONE FOOT-CANDLE OF LIGHT AND AN AVG. NOT TO EXCEED FOUR FOOT-CANDLES OF LIGHT
PEDESTRIAN WALKWAY FOOT-CANDLES:	MIN. ONE-HALF FOOT-CANDLE OF LIGHT AND AN AVG. NOT TO EXCEED TWO FOOT-CANDLES OF LIGHT
SITE LIGHTING SHIELDING REQUIREMENTS:	DIRECTED DOWNWARD AND AWAY FROM ADJOINING PROPERTIES AND PUBLIC RIGHTS-OF-WAY

	ZONING REQUIREMENT:	PROVIDED:	MEETING CODE
BUILDING HEIGHT:	65 FT	58'-10"	YES
FRONT SETBACK:	10 FT (KILGORE RD)	252'-8"	YES
STREET SIDE:	10 FT (WHITE ROCK ROAD)	77'-4"	YES
INTERIOR SIDE SETBACK:	0 FT (SOUTH PROPERTY LINE)	50'-8"	YES
REAR SETBACK:	10 FT (EAST PROPERTY LINE)	49'-0"	YES
FAR:	MIN. 0.25 TO MAX. 2.0	74,400 SF / 167,706 SF = 0.44	YES
PARKING REQUIREMENT:	1 STALL PER ROOM 112 STALLS REQUIRED	141	YES
BIKE PARKING:	LONG TERM: 5% OF REQ. VEHICAL PARKING = 6 STALLS	6	YES
	SHORT TERM: 10% OF REQ. VEHICAL PARKING = 12 STALLS	12	YES

ROOM TYPE SUMMARY:

	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	RATIO
KS - KING STUDIO	9	17	16	16	58	52%
K - KING ONE BEDROOM	3	7	7	8	25	22%
KD - KING DEN	1	4	4	4	13	12%
QQS - QUEEN STUDIO	2	2	2	3	9	8%
QQD - QUEEN DEN	1	1	2	1	5	4%
QQ - QUEEN ONE BEDROOM	-	1	1	-	2	2%
TOTAL	16	32	32	32	112	100%

BUILDING SUMMARY:

	GROSS AREA	ROOM COUNT
LEVEL 1	19,350 SF	16
LEVEL 2	18,350 SF	32
LEVEL 3	18,350 SF	32
LEVEL 4	18,350 SF	32
TOTAL	74,400 SF	112

FIRE APPARATUS ACCESS ROAD SHALL BE PROVIDED FOR BUILDINGS EXCEEDING 30 FT IN HEIGHT. SHALL BE LOCATED:
1. BUILDINGS 41FT TO 50FT IN HEIGHT = MIN 20FT FROM BUILDING
2. BUILDINGS 51FT TO 60FT IN HEIGHT = MIN 27FT FROM BUILDING

AT NO POINT SHALL AERIAL APPARATUS ACCESS ROADS BE LOCATED MORE THAN 33 FT FROM THE BUILDING.

PROPOSED BUILDING HEIGHT: 58'-10"

BUILDING SUMMARY:

TYP. CORRIDOR WIDTH	6'-0"
TYP. GUESTROOM CEILING HEIGHT	8'-0"
TYP. LOBBY CEILING HEIGHT	9'-6"

PARKING SUMMARY:

REQUIRED	PROPOSED
112	141

ACCESSIBLE PARKING:
CBC 11B-208.2 PARKING SPACE: 101-150 STALL = 5 REQUIRED ACC. STALLS

EV CHARGING:
CAL GREEN 4.106.4.2.2 HOTEL WITH MORE THAN 20 ROOMS

EV CAPABLE: 10% OF TOTAL PARKING = 15 STALLS
EV READY: 25% OF TOTAL PARKING = 36 STALLS
EV CHARGERS: 5% OF TOTAL PARKING = 8 STALLS

HOTEL ROOM MATRIX

BUILDING SUMMARY

PARKING SUMMARY

ZONING INFORMATION

HRGA

2277 Fair Oaks Boulevard, Studio 220
Sacramento, California 95825
916 993-4800 | www.hrgarchitects.com

INFINIPOWER HOSPITALITY GROUP
HYATT HOUSE SACRAMENTO/RANCHO CORDOVA

11100 WHITE ROCK RD. RANCHO CORDOVA, CA 95670

07/05/2023

22046

2

SITE CONTEXT



IMAGE 1 - VIEW FROM KILGORE RD



IMAGE 2 - CORNER OF KILGORE RD AND WHITE ROCK RD



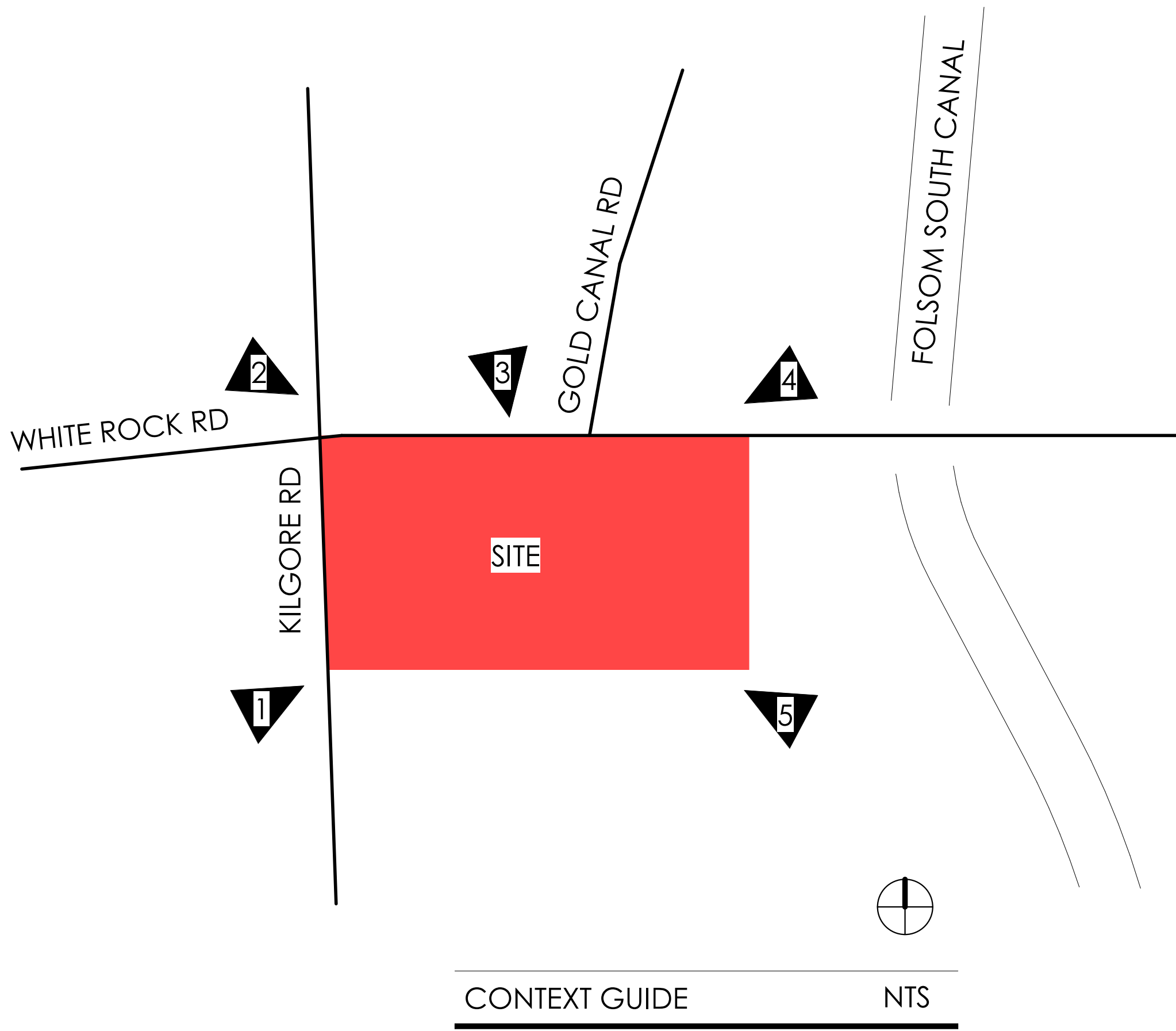
IMAGE 3 - VIEW FROM WHITE ROCK RD



IMAGE 4 - NORTH EAST VIEW OF SITE



IMAGE 5 - SOUTH EAST VIEW OF SITE



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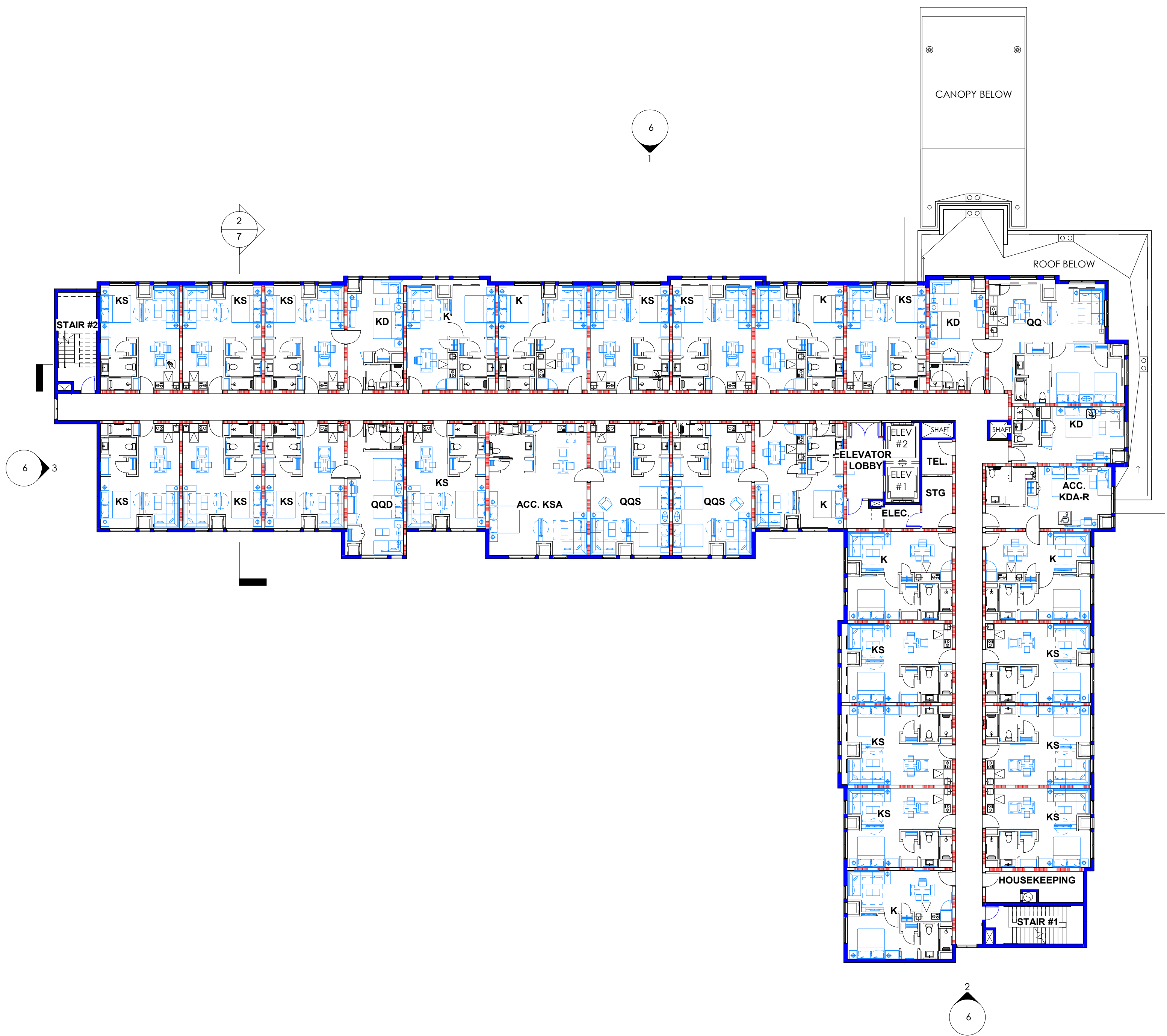
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HYATT HOUSE SACRAMENTO/RANCHO CORDOVA

11100 WHITE ROCK RD. RANCHO CORDOVA, CA 95670

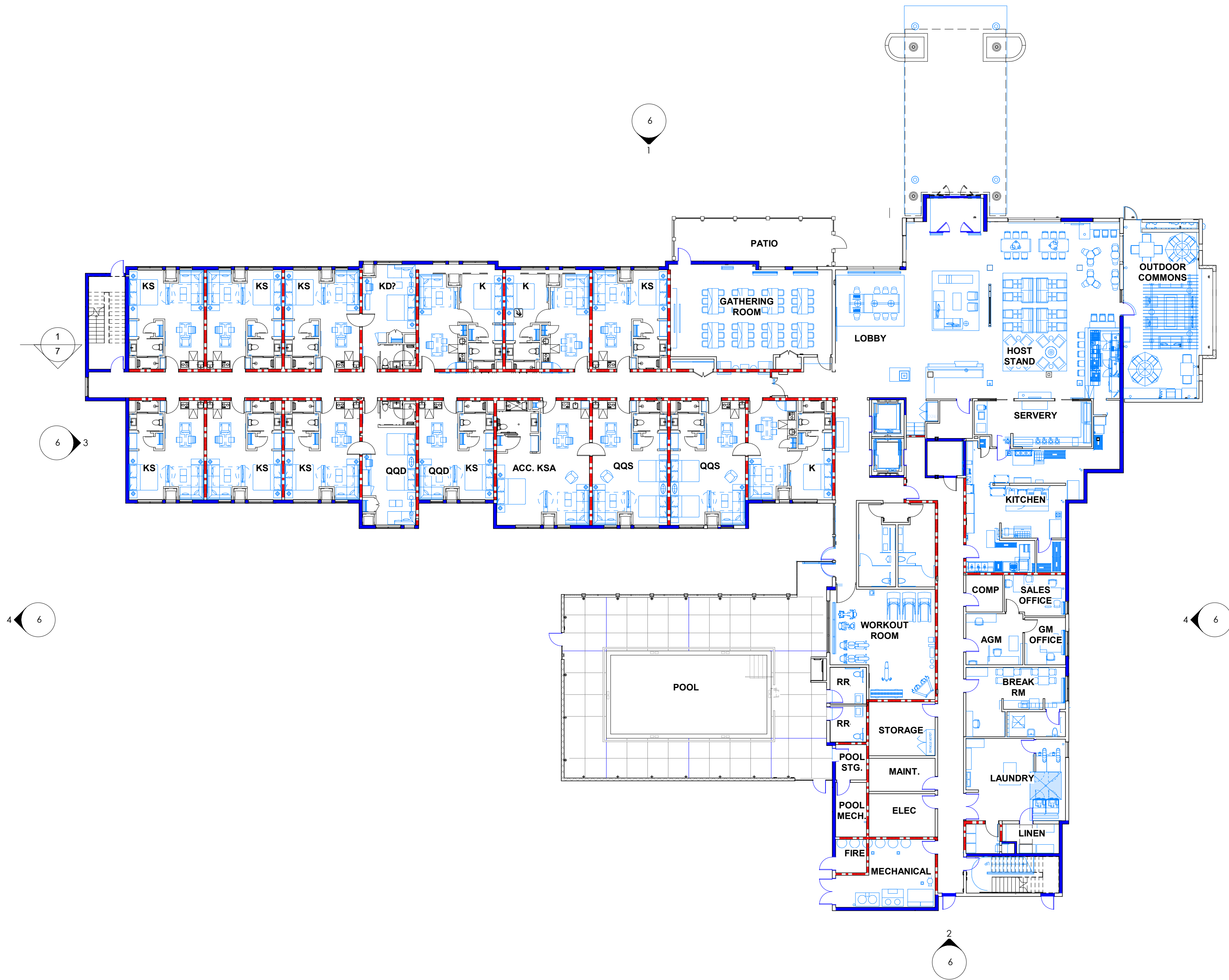
04/12/2023

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9



LEVEL 2
1/16" = 1'-0"
GRAPHIC SCALE
0 20 40 60 80



LEVEL 1
1/16" = 1'-0"
GRAPHIC SCALE
0 20 40 60 80

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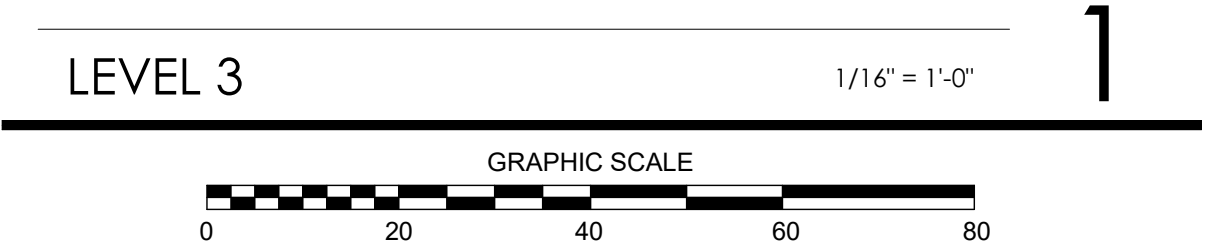
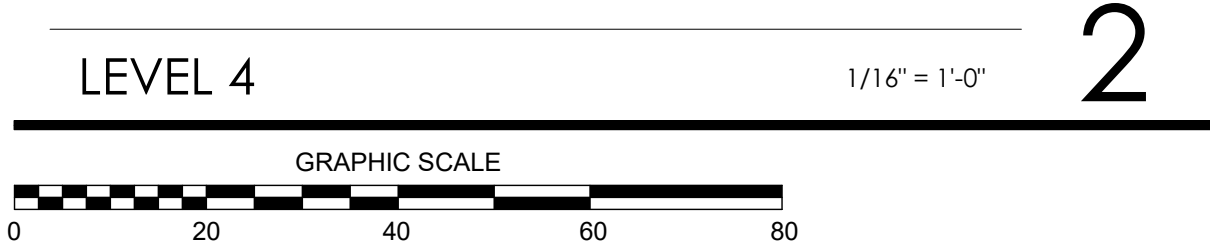
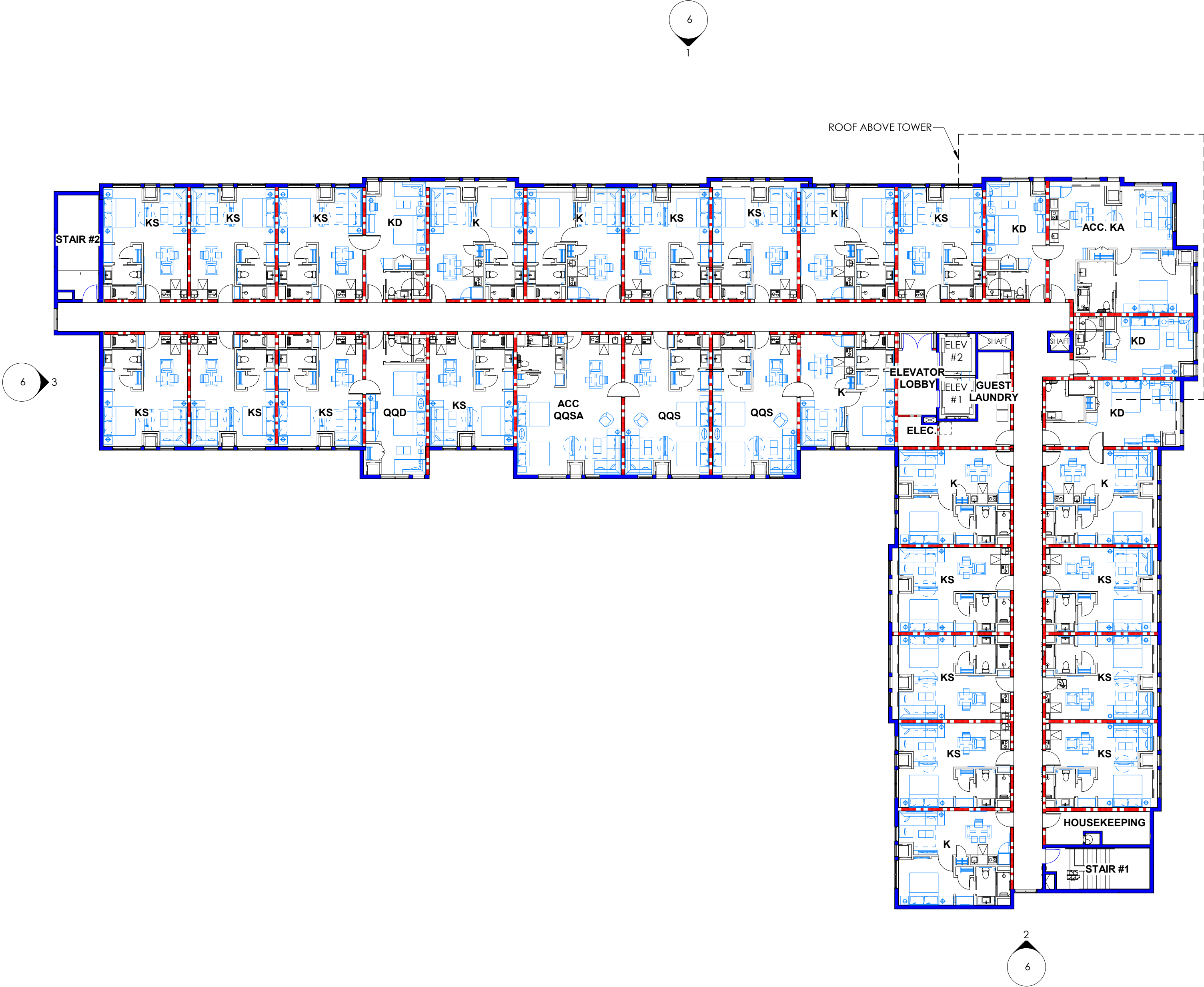
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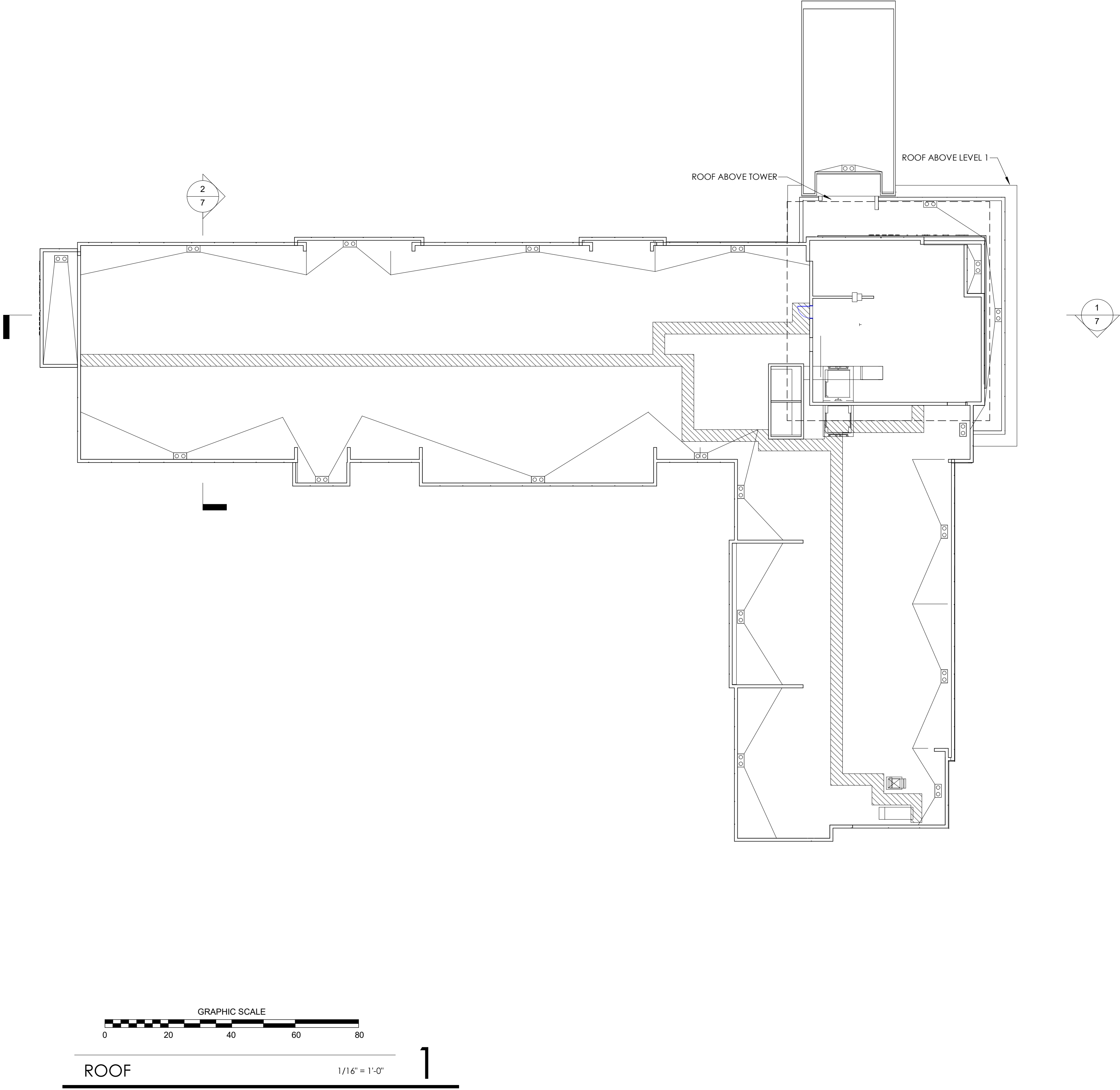
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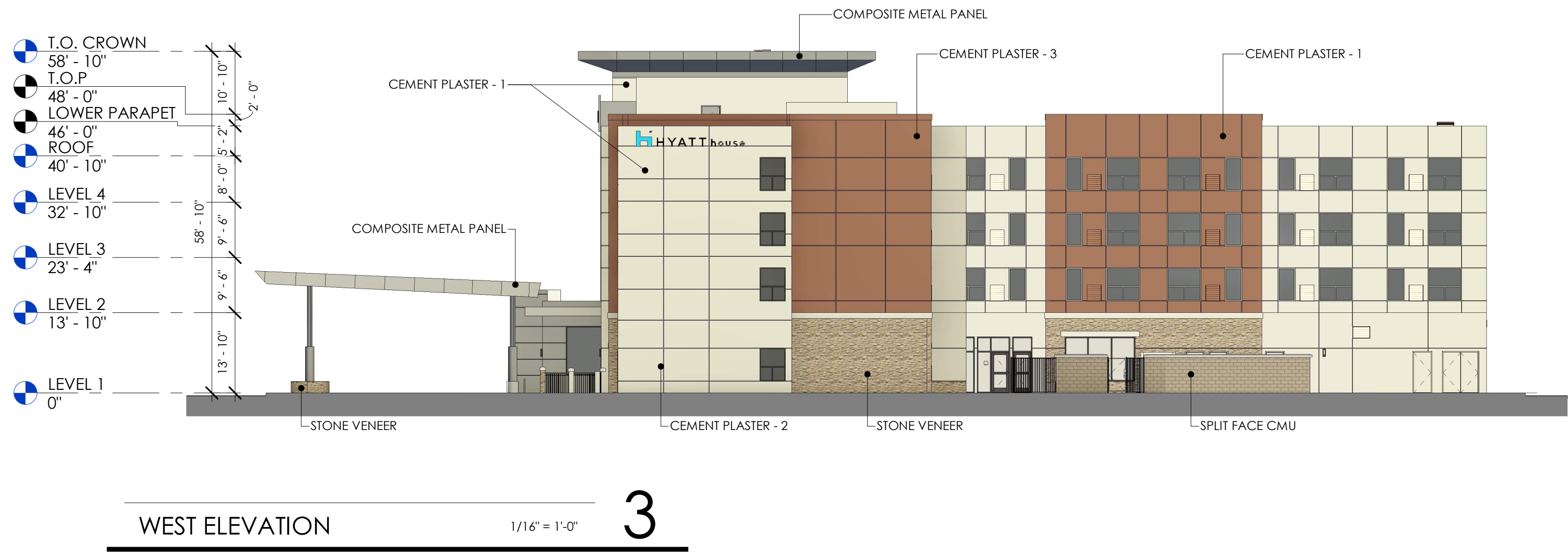
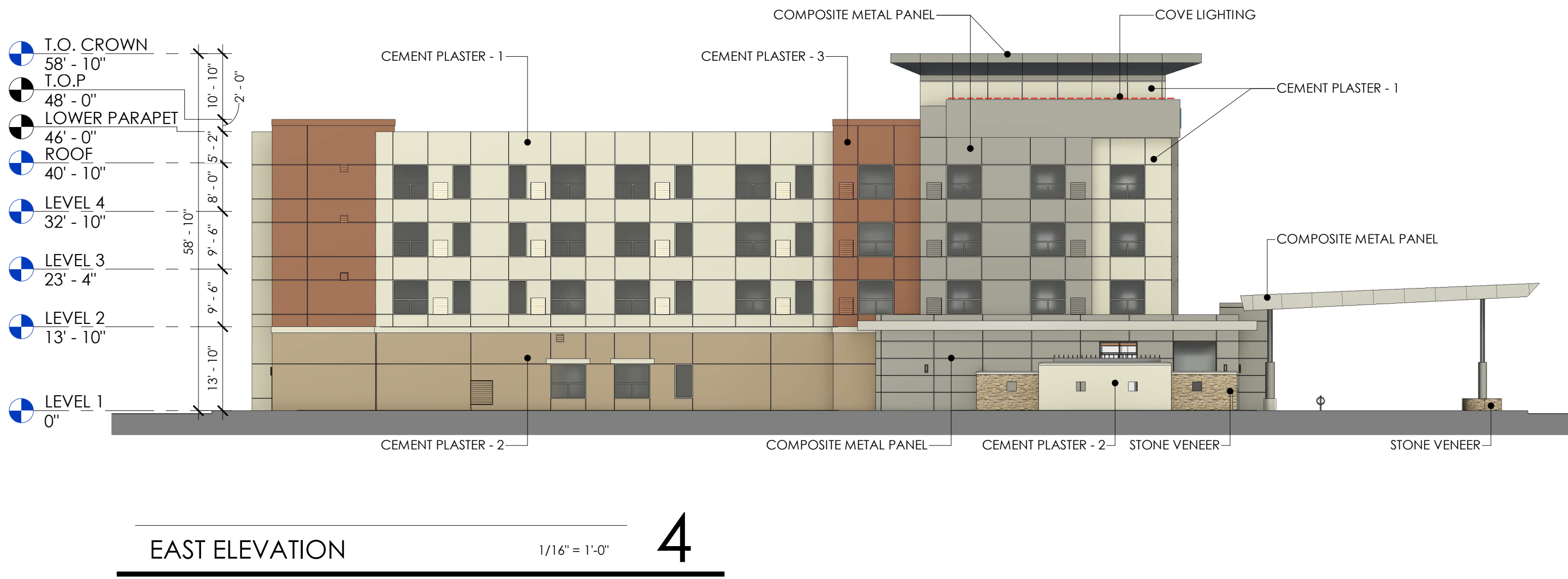
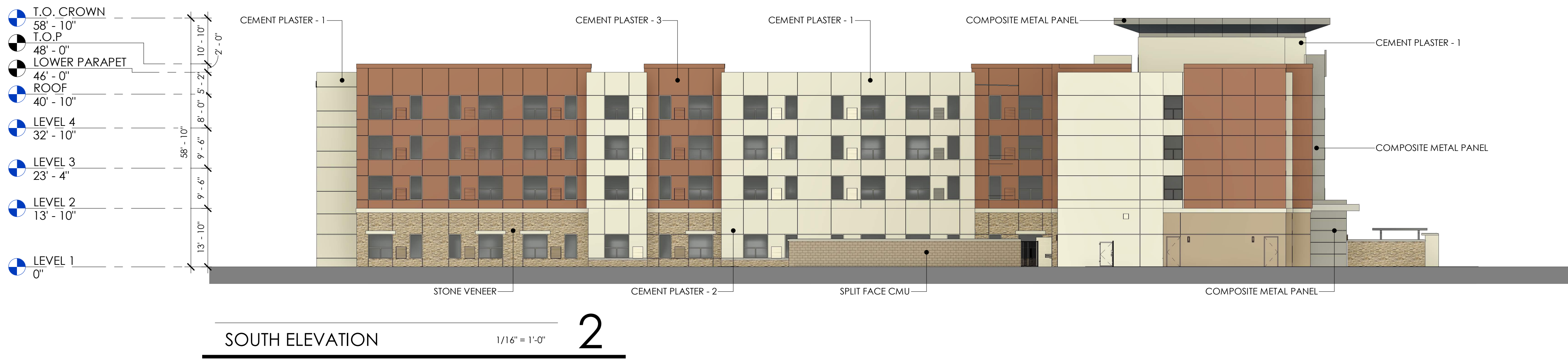
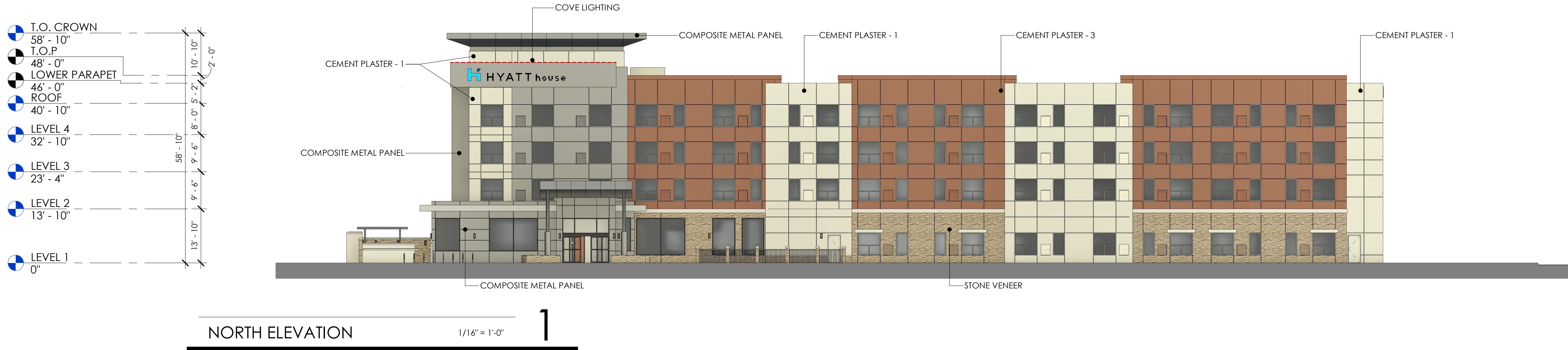
11100 WHITE ROCK RD. RANCHO CORDOVA, CA 95670

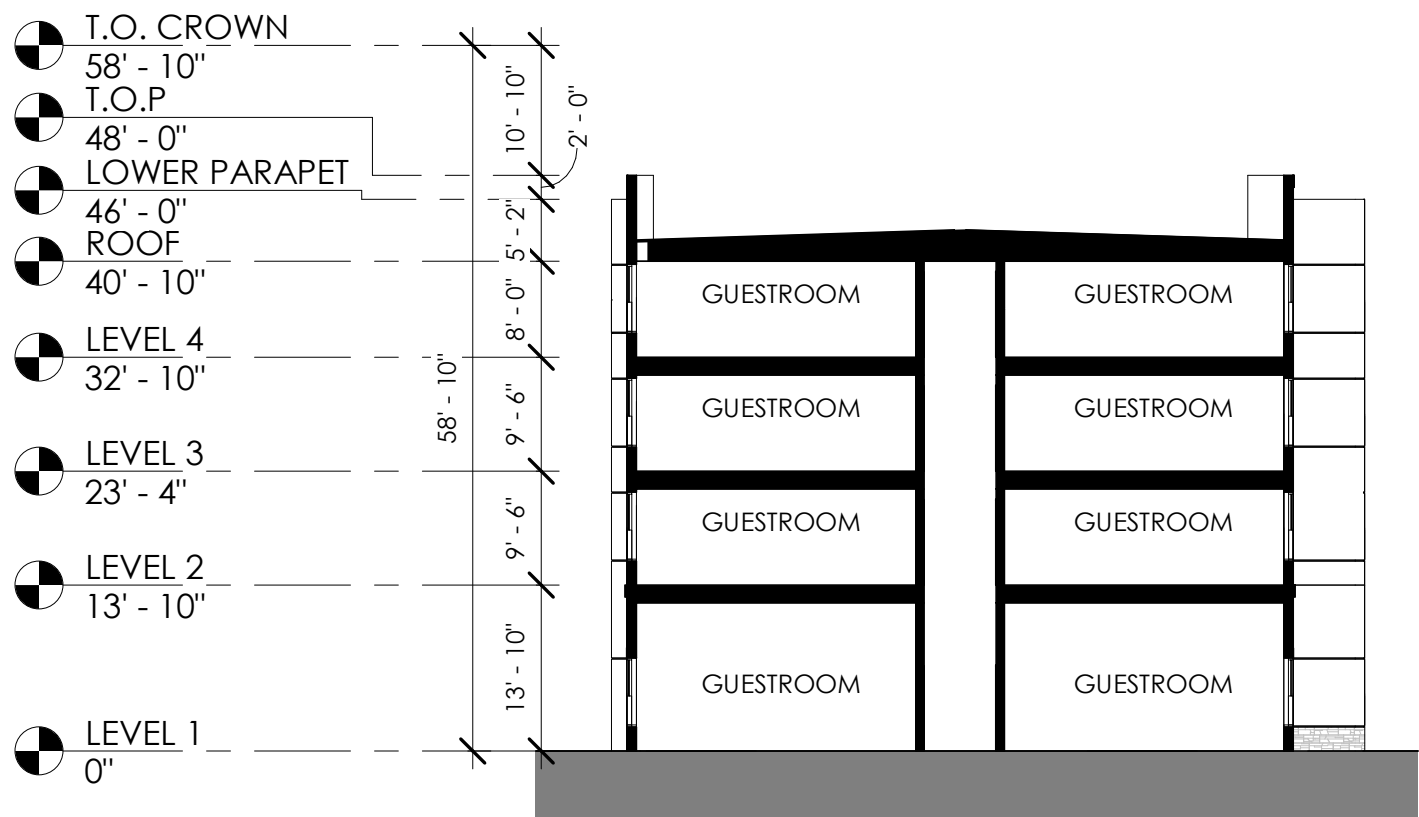
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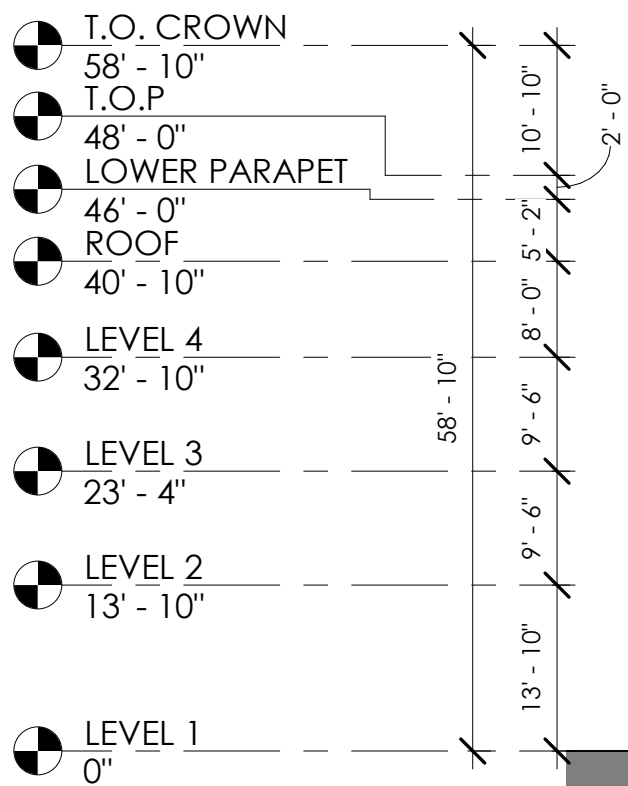




SECTION B

1/16" = 1'-0"

2



SECTION A

1/16" = 1'-0"

1

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PERSPECTIVE

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1

MATERIAL BOARD



CEMENT PLASTER - 1
LIGHT BEIGE



CEMENT PLASTER - 2
LIGHT BROWN



CEMENT PLASTER - 3
RED

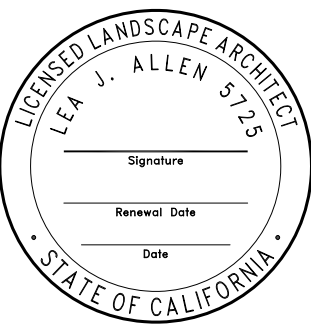


COMPOSITE METAL PANEL



STONE VENEER

STAMP



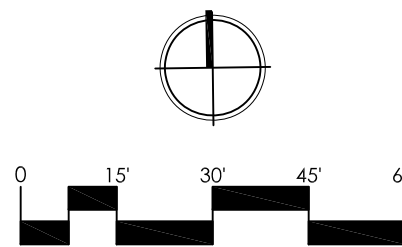
ISSUANCES AND REVISIONS

No. DESCRIPTION DATE

HYATT HOUSE
RANCHO CONRDOVA
11100 WHITE ROCK ROAD
RANCHO CORDOVA, CA

KEY PLAN

NORTH



SCALE: 1" = 30'-0"

DATE:

7-5-2023

PROJECT NO.

11012022

DRAWN BY:

LJA

CHECKED BY:

LJA

PRELIMINARY
IRRIGATION
PLAN

L2.0

PRELIMINARY WATER BUDGET CALCULATIONS

REGULAR LANDSCAPE AREAS

VALVE #	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIANCY (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF X AREA	ETWU
A-1	DRIP	LOW	0.2	0.81	4,997	0.25	1,234	39,702
A-2	DRIP	LOW	0.2	0.81	4,997	0.25	1,234	39,702
A-3	DRIP	LOW	0.2	0.81	4,176	0.25	1,031	33,179
A-4	BIORETENTION	LOW	0.2	0.81	7,557	0.25	1,866	60,042
A-5	DRIP	LOW	0.2	0.81	6,956	0.25	1,718	479
A-6	TREE BUBBLER	LOW	0.2	0.81	1,330	0.25	328	10,567
A-7	DRIP	MED	0.5	0.81	3,449	0.62	2,129	68,507
A-8	DRIP	MED	0.5	0.81	5,298	0.62	3,270	105,234
A-9	DRIP	LOW	0.2	0.81	6,068	0.25	1,498	48,211
A-10	TREE BUBBLER	MED	0.5	0.81	1,330	0.62	821	26,418
POOL	N/A	HIGH	0.8	0.75	678	1.07	723	23,271
TOTALS:					(A) 46,836	(B) 15,852	455,313	

SPECIAL LANDSCAPE AREAS

VALVE #	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIANCY (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF X AREA	ETWU
A-11	MP ROTATOR	HIGH	0.8	0.75	1,614	1.07	1,722	55,398
TOTALS:					(C) 1,614	(D) 1,722	55,398	

ETWU= (ETO x 0.62 x ETAF x AREA)

MAWA= (ETO x 0.62 [(ETAF x LA) + (1-ETAF) x (SLA)])

ETO:	51.9
ETAF:	0.45

TOTAL AREA (A+C): 48,450

ETWU TOTAL:	510,711
MAWA TOTAL:	597,311

ETWU<MAWA

ETAF CALCULATIONS

REGULAR LANDSCAPE AREAS

TOTAL ETAF x AREA	(B)	15,852
TOTAL AREA	(A)	46,836
AVERAGE ETAF	(B)/(A) =	0.34

ALL LANDSCAPE AREAS

TOTAL ETAF x AREA	(B + D)	17,574
TOTAL AREA	(A + C)	48,450
AVERAGE ETAF	(B + D) / (A + C) =	0.36

PRELIMINARY IRRIGATION LEGEND

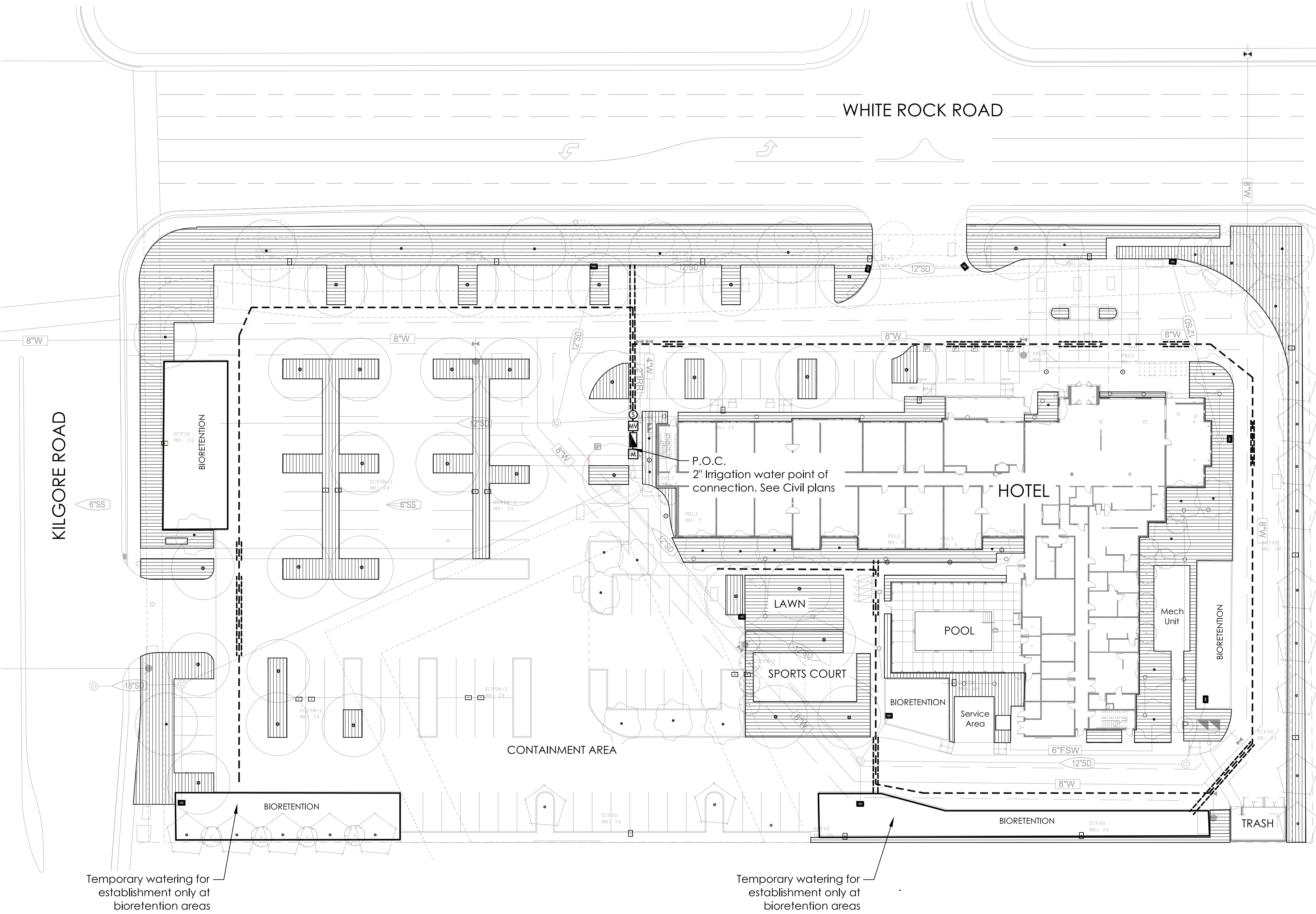
Symbol	Description	GPM	PSI	Rad.
	POINT OF CONNECTION 2" WATER METER AND BACKFLOW PREVENTER. REFER TO CIVIL IMPROVEMENT PLANS.			
	IRRIGATION MAINLINE: PVC SCHEDULE 40 UP TO 2"; PVC CLASS 315 2-1/2" AND ABOVE. SOLVENT WELD FITTINGS AT 24" DEPTH, SIZE AS NOTED. FOR MAINLINES 3" AND LARGER, INSTALL PIPE RESTRAINTS/THRUST BLOCKS PER COUNTY STDs.			
	PIPE SLEEVE: PVC SCHEDULE 40 SIZE TO BE 2X THE TOTAL OF PIPE DIAMETER. INSTALL UNDER ALL NEW PAVING AND EXTEND 12" BEYOND HARDSCAPE EDGES.			
	IRRIGATION AREA: AREA USED IN CALCULATIONS FOR DRIP IRRIGATION, TREE BUBBLERS AND MP ROTATORS			

IRRIGATION NOTES

- Install irrigation system in accordance with all local codes and ordinances.
- See details and specifications for procedures, material and installation requirements.
- Prior to cutting into soil, locate all cables, conduits, sewers, and other utilities or site features that are commonly encountered underground and take proper precautions not to damage or disturb such improvements. Any damage made during the installation of the irrigation system of the aforementioned items shall be repaired and/or replaced to the satisfaction of the committee's representative at the contractor's own expense.
- Contractor to minimize disturbance to existing tree roots on site. Cut minor roots (less than 2" in diameter) of trees indicated to remain in a clean and careful manner where such roots obstruct installation of new construction. If any roots greater than 2" are encountered stop work and contact the committee's representative immediately.
- The irrigation design is diagrammatic. All piping, valves, etc., shown within paved areas are for design clarification only and shall be installed in planting areas. Mainline and valves shall be installed in shrub/ground cover areas only. Avoid conflicts with utilities, new planting, existing and new site elements.

WATER CONSERVATION STATEMENT

The proposed design shall be in compliance with the criteria of the Model Water Efficient Landscape Ordinance, and such criteria shall be applied for the efficient use of water in the irrigation design plan.



Note:

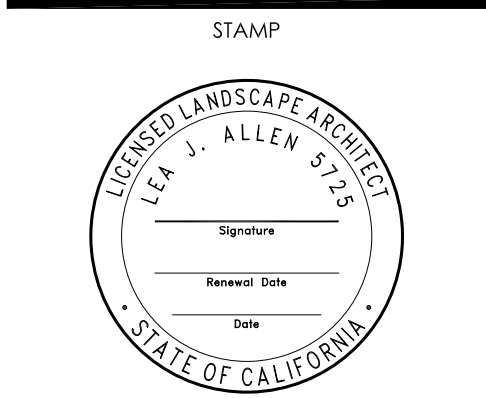
The irrigation design is diagrammatic. All piping, valves, etc., shown within paved areas are for design clarification only and shall be installed in planting areas. No elbows or 45° ells may be placed under paving, these are to be located in planting areas only. Main line and valves shall be installed in shrub/ground cover areas where possible. Avoid conflicts with utilities, new planting, new site or architectural elements.

System Operating Flow & Pressure

Maximum Flow: 45 Gpm
Maximum Operating Pressure: 35 psi
Normal Operating Pressure: 20-30 psi

Pressure Loss Calculation

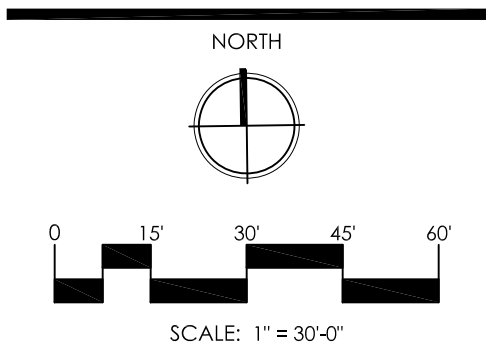
Note: Static pressure at Irrigation P.O.C. is unknown at this time. Pressure loss calculation shall be provided on plans at permit submittal.



ISSUANCES AND REVISIONS		
No.	DESCRIPTION	DATE

HYATT HOUSE
RANCHO CONRDOVA
11100 WHITE ROCK ROAD
RANCHO CORDOVA, CA

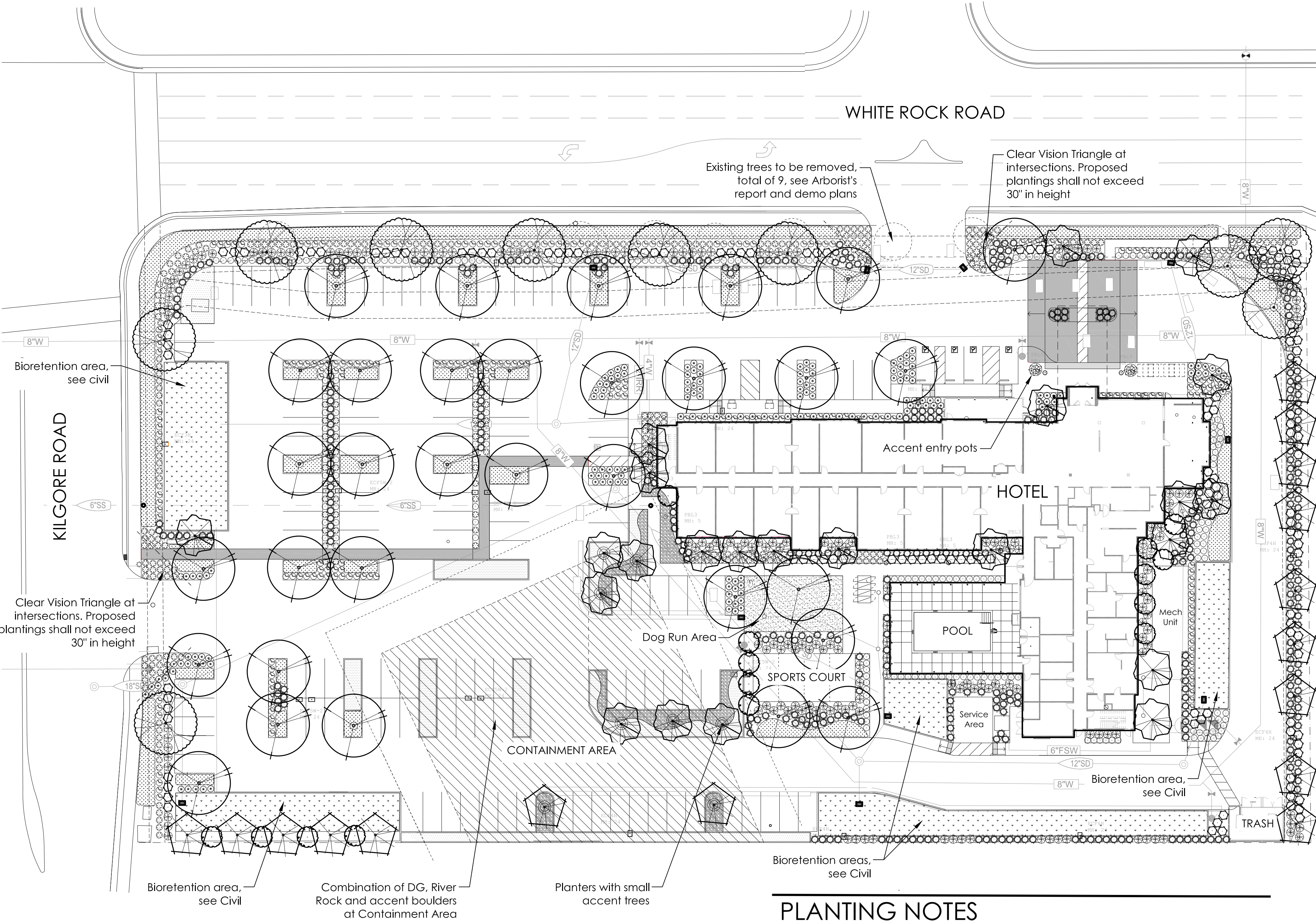
KEY PLAN



DATE: 7-5-2023
PROJECT NO. 11012022
DRAWN BY: LJA
CHECKED BY: LJA

PRELIMINARY
PLANTING
PLAN

L3.0



PLANTING NOTES

- THE FINAL LANDSCAPE DESIGN (FOR BUILDING PERMIT) WILL COMPLY WITH THE FOLLOWING:
- 30% TREE SPECIES TO BE EVERGREEN (BOTH STREET + PARKING LOT). 25% TREES TO BE 24" BOX
 - NO ONE SPECIES WILL EXCEED A MAX. OF 75% WITHIN EACH CATEGORY:
 - SHADE TREE
 - SCREEN TREE
 - SHRUB
 - ROOT BARRIERS ARE REQUIRED IN ALL PLANTERS WHERE TREES ARE INSTALLED WITHIN 10' OF PAVING OR HARDSCAPE.
 - APPLY PRE-EMERGENT TO ALL NON-SEEDED PLANTERS PRIOR TO PLANTING
 - INSTALL A WEED CONTROL LAYER IN ALL BARK AND/ OR ROCK AREAS (AS APPLICABLE)
 - ALL TREES ARE REQUIRED TO MAINTAIN 10' CLEAR FROM LIGHT POLES, 6' CLEAR FROM UNDERGROUND UTILITIES, 15' CLEAR FROM LARGE CANOPY TREES, 10' CLEAR FROM SMALL CANOPY TREES, 10' CLEAR FROM FIRE HYDRANTS, AND 5' MINIMUM FROM EDGE OF CURBS AND WALKS

WATER CONSERVATION STATEMENT

The proposed design shall be in compliance with the criteria of the Model Water Efficient Landscape Ordinance, and such criteria shall be applied for the efficient use of water in the landscape design plan.

PLANT LIST

Botanical Name	Common Name	Size	Spacing	Water Use	Mature Size
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30-35' Dia. Street Trees

Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	24" Box	Per Plan	M,L	50'x25'
Quercus suber	Cork Oak	24" Box	Per Plan	M,L	50'x50'
Zelkova serrata 'Village Green'	Japanese Zelkova	24" Box	Per Plan	M,L	50'x40'

30-35' Shade Trees

Pistachia x 'Red Push'	Red Push Pistache	24" Box	Per Plan	L	30'x30'
Ulmus propinqua	Emerald Sunshine Elm	24" Box	Per Plan	M,L	50'x40'

20-25' Accent Trees

Chitalpa x 'Pink Dawn'	Pink Dawn Chitalpa	15 Gal	Per Plan	L	20'x25'
Cercis canadensis 'Oklahoma'	Eastern Redbud	15 Gal	Per Plan	M	25'x25'
Lagerstroemia indica 'Natchez'	White Crape Myrtle	15 Gal	Per Plan	M,L	25'x25'
Laurus nobilis 'Saratoga'	Saratoga Sweet Bay	15 Gal	Per Plan	M,L	40'x20'

Screening Shrubs

Feijoa sellowiana	Pineapple Guava	15 Gal.	6' O.C.	L	10'x10'
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	15 Gal.	6' O.C.	L	12'x6'
Podocarpus 'Maki'	Maki Yew Pine	15 Gal.	8' O.C.	M	10'x5'
Prunus caroliniana 'Compacta'	Compact Cherry Laurel	15 Gal.	6' O.C.	L	10'x6'

Foundation Shrubs/Grasses

Acacia 'Cousin Itt'	Cousin Itt Acacia	5 Gal.	4' O.C.	L	3'x5'
Callistemon viminalis 'Little John'	Large Cape Rush	5 Gal.	4' O.C.	L	3'x5'
Calamagrostis acu. 'Karl Forester'	Karl Forester Reed Grass	5 Gal.	4' O.C.	L	5'x3'
Dietes grandiflora 'Variegata'	Variegated Fortnight Lily	5 Gal.	36" O.C.	L	3'x3'
Lomandra hybrida 'Lomlon'	Lime Tuff Lomandra	5 Gal.	36" O.C.	L	2'x3'
Westringia fruticosa 'Morning Light'	Coast Rosemary	5 Gal.	36" O.C.	L	4'x4'
Olea europaea 'Little Ollie'	Little Ollie Dwarf Olive	5 Gal.	4' O.C.	L	6'x6'

Accent Shrubs/Grasses

Cistus x 'Little Miss Sunshine' / 'Mickie'	Dwarf Rockrose	5 Gal.	36" O.C.	L	18"X3'
Bouteloua gracilis 'Blonde Ambition'	Blonde Grama Grass	5 Gal.	36" O.C.	L	3'x5'
Bulbine frutescens 'Orange'	Orange Bulbine	5 Gal.	36" O.C.	L	2'x3'
Dianella 'Cool Vista'	Flax Lily	5 Gal.	30" O.C.	L	3'x3'
Hesperaloe parv. 'Brake Lights'	Red Yucca	5 Gal.	36" O.C.	L	3'x2'
Perovskia atr. 'Lacey Blue'	Lacey Blue Russian Sage	5 Gal.	36" O.C.	L	2'x2'

Ground Covers

Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	1 Gal	4' O.C.	L	18"X8'
Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	1 Gal	4' O.C.	L	12"x6'
Bolero Plus (90% Bolero Dwarf Fescue, 10% Kentucky Bluegrass) blend from Delta Bluegrass	LAWN	N/A		H	

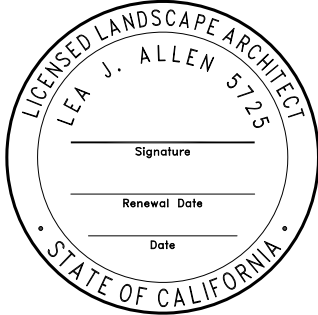
Bioretention Plants

BIOFILTRATION SOD (Nassella pulchra, Festuca rubra, Hordeum californicum, Hordeum branchyantherum) blend from Delta Bluegrass	SOD	ROLLS	N/A	L	
--	-----	-------	-----	---	--

Other Materials

Mulch - 'Mocha Chips'/'Walk on Bark' - topdress 3" at all planting areas.					
Decomposed Granite	DG				
Small River Rock	3" Minus River Rock				

STAMP



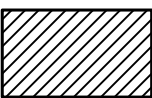
ISSUANCES AND REVISIONS

No.	DESCRIPTION	DATE
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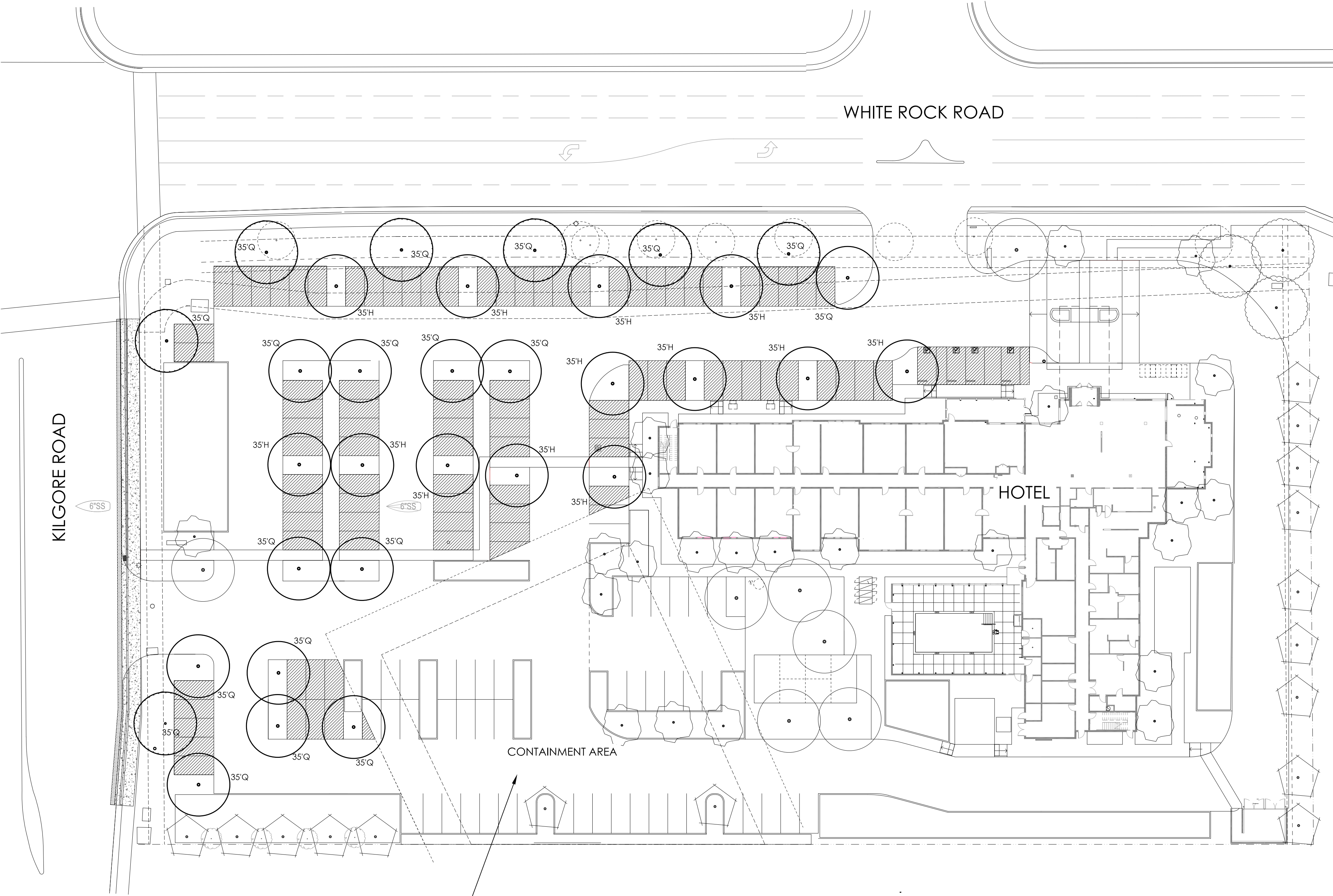
PARKING LOT SHADE CALCULATION

Size	Botanical Name	Credit	Sq. Ft.	Shade Credit
30-35' DIA. TBD		F	962	(0) (962) = 0
		TQ	722	(0) (722) = 0
		H	481	(13) (481) = 6,253
		Q	240	(19) (240) = 4,560

Total: = 10,813



Total sq. ft. of shaded area in calculation: 10,813
Total sq. ft. of paved parking in calculation: 16,633
Percentage of shade provided: 65%

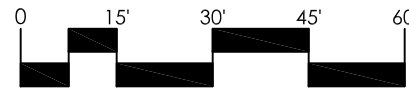


Containment area exempt from 50% shading requirement due to planting restrictions.

HYATT HOUSE
RANCHO CONRDOVA
11100 WHITE ROCK ROAD
RANCHO CORDOVA, CA

KEY PLAN

NORTH



SCALE: 1" = 30'-0"

DATE:

7-5-2023

PROJECT NO.

11012022

DRAWN BY:

LJA

CHECKED BY:

LJA

PARKING LOT
SHADE
REQUIREMENT

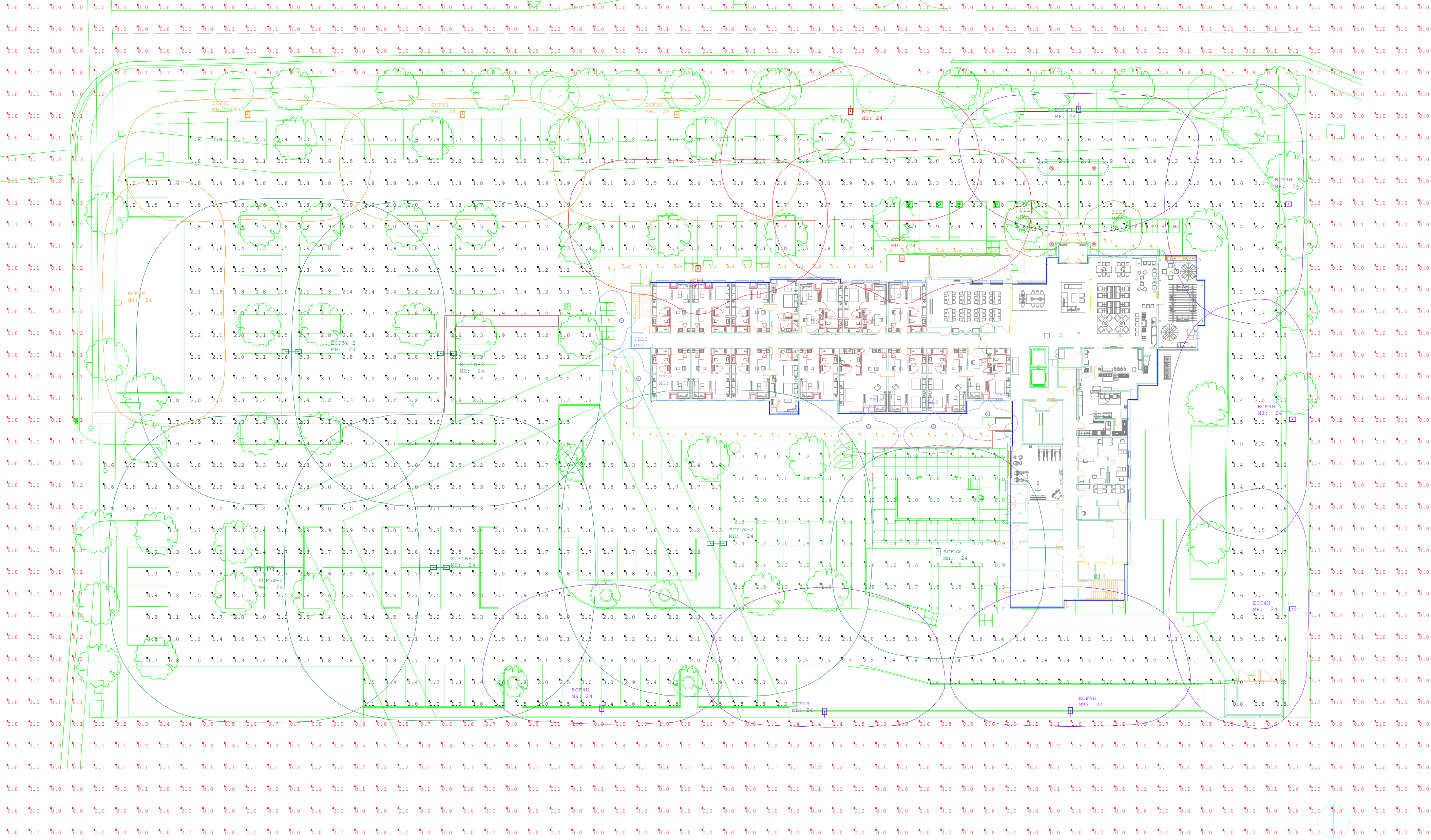
L3.1

Luminaire Schedule									
Project: Hyatt House - Rancho Cordoba									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
3	3	ECF3	Single	ECF-S-32L-1A-NW-G2-3	0.850	13388	106	318	24
4	4	ECF3H	Single	ECF-S-32L-1A-NW-G2-3-HIS	0.850	10665	106	424	24
7	7	ECF4H	Single	ECF-S-32L-1A-NW-G2-4-HIS	0.850	10983	106	742	24
1	1	ECF5W	Single	ECF-S-32L-1A-NW-G2-5W	0.850	13923	106	106	24
5	5	ECFSW-2	Back-Back	(2) ECF-S-32L-1A-NW-G2-5W	0.850	13923	106	1060	24
5	5	PBL3	Single	PBL-14L-200-NW-G2-3-UNV	0.850	965	11	55	5
2	2	PBL5	Single	PBL-14L-200-NW-G2-5-UNV	0.850	1055	11	22	5

ALL FIXTURE MOUNTING HEIGHTS ARE SHOWN ADJACENT TO FIXTURE LOCATIONS ON PLAN

Calculation Summary						
Project: Hyatt House - Rancho Cordoba						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
FC Beyond Prop Line at Grade	Illuminance	Fc	0.11	1.5	0.0	N.A.
Open Area - Dog walk - Pool	Illuminance	Fc	1.45	2.6	0.5	2.90
Paved Area FC at Grade	Illuminance	Fc	2.00	3.5	0.5	4.00
Sidewalk FC at Grade	Illuminance	Fc	2.05	6.0	0.8	2.56

ALL VALUES SHOWN ARE HORIZONTAL MAINTAINED FOOTCANDLES AT FINISHED GRADE (U.O.N.)
FIXTURE DISTRIBUTION TEMPLATES ARE SHOWN AT 0.50 MFC FOR REFERENCE USE ONLY
VALUES DO NOT INCLUDE CONTRIBUTION FROM ADJACENT PROPERTIES OR DECORATIVE LIGHTING NOT SHOWN
FOOTCANDLE VALUES DO NOT INCLUDE OBSTRUCTIONS FROM TREES, SHRUBS, LANDSCAPING, VEHICLES OR FENCING
THIS PLAN DOES NOT ADDRESS THE LIGHTING FOR ANY CANOPIES, POOLS, STORAGE AREAS, EQUIPMENT AREAS OR SPORTS COURTS



HYATT HOUSE - RANCHO CORDOVA - LED SITE LIGHTING - PHOTOMETRIC PLAN

Scale: 1 inch= 30 Ft.

REVISION	DESCRIPTION	BY	DATE
R3	REVISED WITH NEW BACKGROUND PER REQUEST	DA	4-10-2023
R2	REVISED PER NEW BACKGROUND REVISIONS	DA	3-17-2023
R1	REVISED PLAN PER MARKUPS PROVIDED	DA	11-10-2022



LIAS - LIGHTING APPLICATION SUPPORT

The calculations and data herein are based on project specifications provided to SIGNIFY / PHOTON. Actual or measured values may differ from requested results due to tolerance in calculation methods, testing procedures, component tolerances, component performance, measurement techniques and varying conditions and/or use of untested or undocumented lamp/bulb procedures. Further, such deviations, calculations, fixtures and calculations within the scope of the project are not intended to be a warranty of the calculation results, including those provided by SIGNIFY / PHOTON, and shall be the responsibility of the user. SIGNIFY / PHOTON does not warrant the accuracy of the calculations or the results of the calculations. SIGNIFY / PHOTON does not warrant the accuracy of the calculations or the results of the calculations.

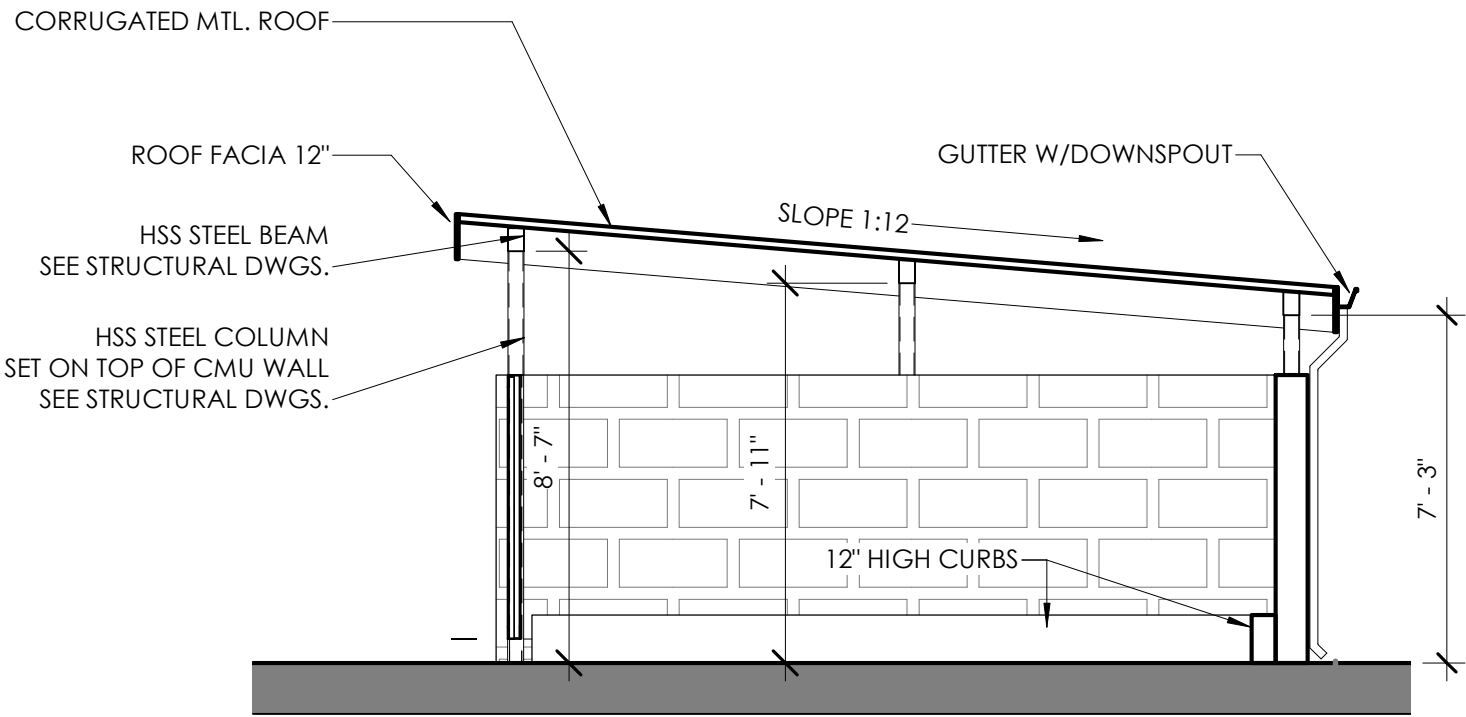
THIS DRAWING IS THE PROPERTY OF SIGNIFY AND CONTAINS PROPRIETARY INFORMATION. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT BE REPRODUCED, COPIED OR USED WITHOUT PRIOR WRITTEN PERMISSION. SIGNIFY / PHOTON DISCLAIMS ALL RIGHTS RESERVED.

DRAWN BY: DA
SALESPERSON: PETER CONTOIS
SIGNIFY TEAM: NA-WEST ZONE

DATE: 11-7-2022
SALES AGENT : ...
DRAWING SCALE: AS NOTED

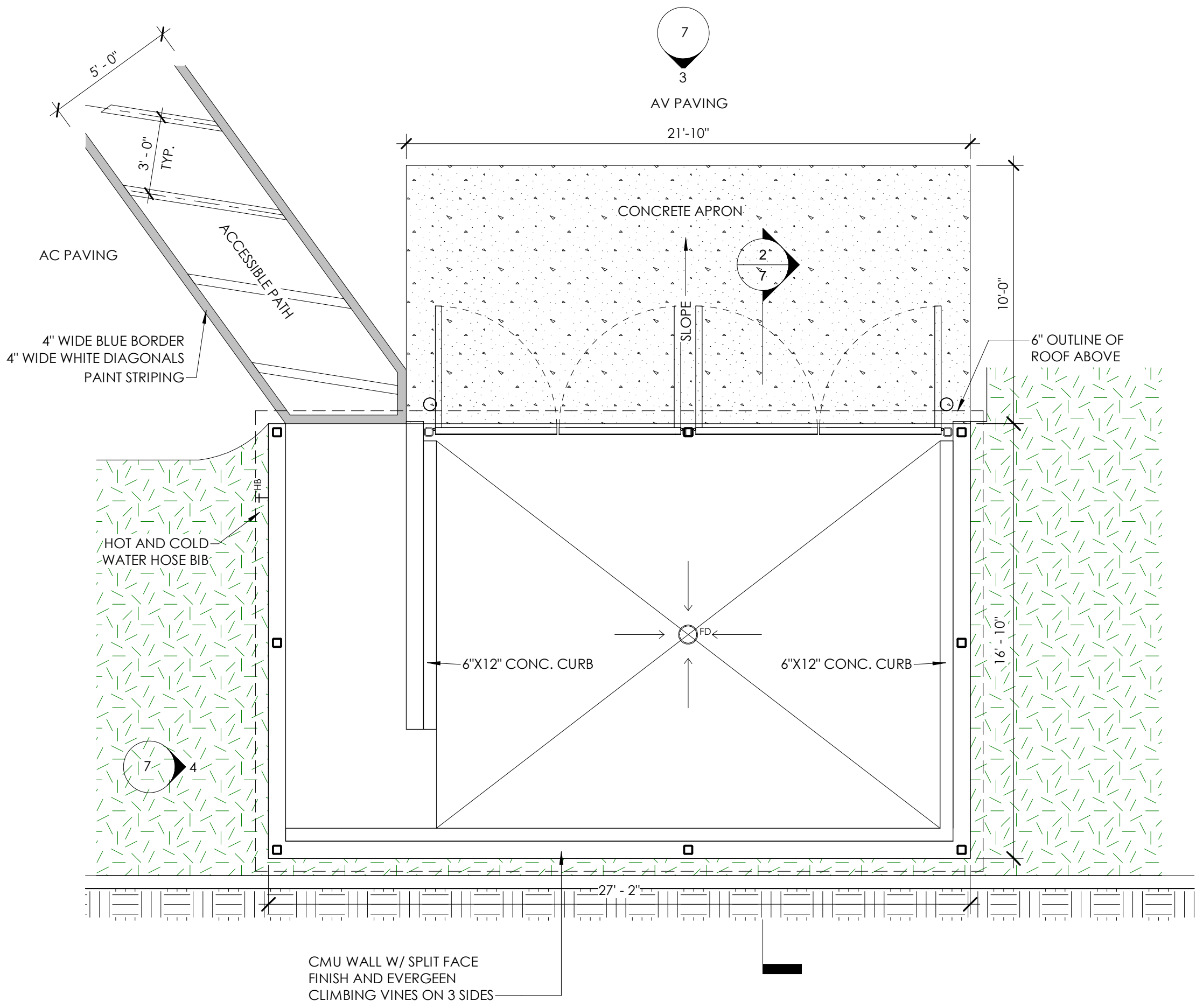
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88060-03537
SALES FORCE ID: 0400802322

DRAWING TITLE: HYATT HOUSE - RANCHO CORDOVA, CA
LED SITE LIGHTING PHOTOMETRIC PLAN



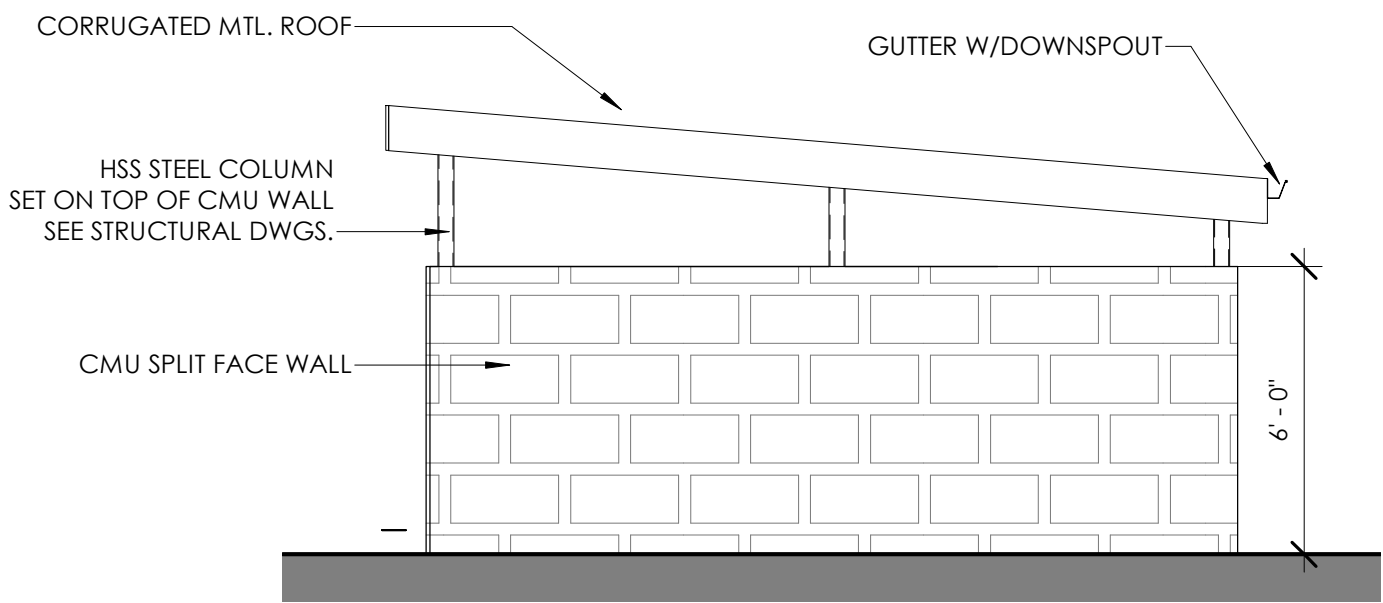
TRASH ENCLOSURE SECTION 1/4" = 1'-0"

2



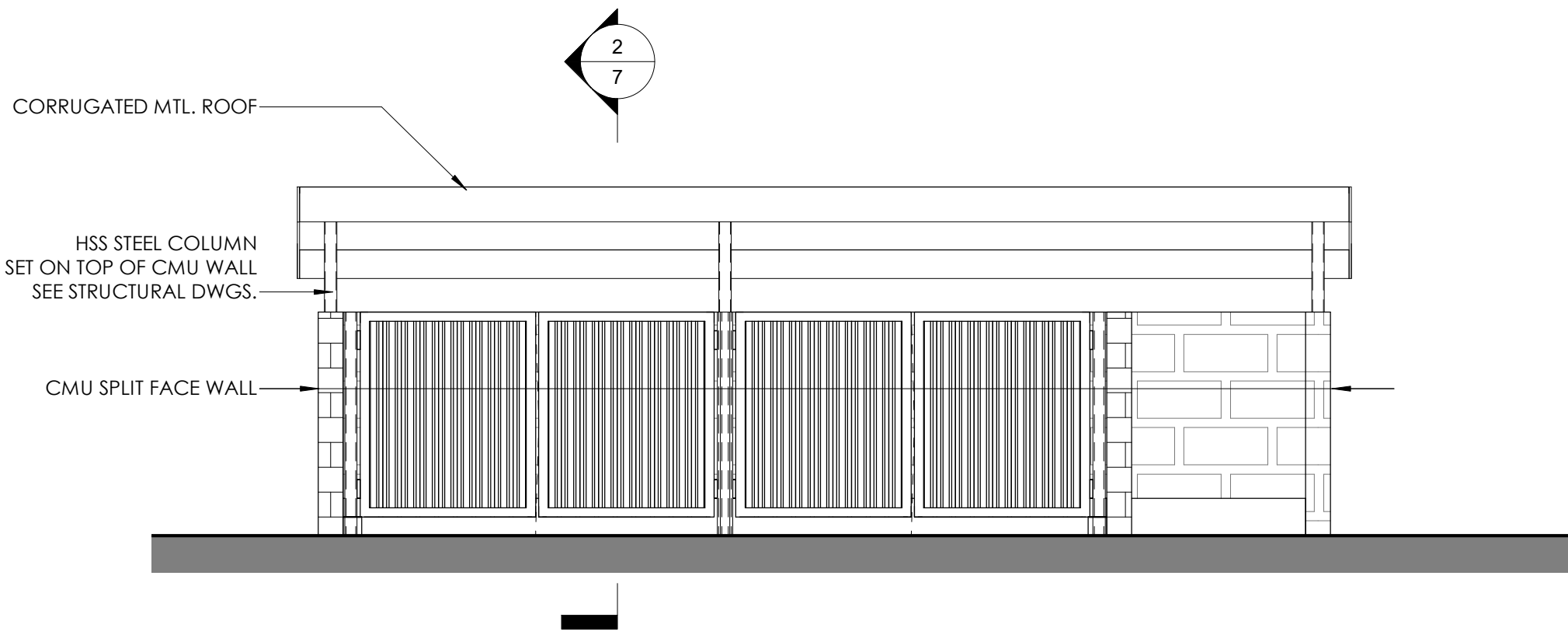
ENLARGED TRASH ENCLOSURE 1/4" = 1'-0"

1



TRASH ENCLOSURE ELEVATION 1/4" = 1'-0"

4



TRASH ENCLOSURE ELEVATION 1/4" = 1'-0"

3



Peabody Engineering
1700 Alhambra Blvd., Suite 102
Sacramento, CA. 95816
(916) 731-6088 office (916) 731-6089 fax



CLIENT

PROJECT TITLE
HYATT HOUSE
HOTEL

11100 WHITE ROCK ROAD
RANCHO CORDOVA,
CALIFORNIA

SHEET TITLE

PRELIMINARY
FIRE ACCESS
PLAN

DATE	REVISION	DATE

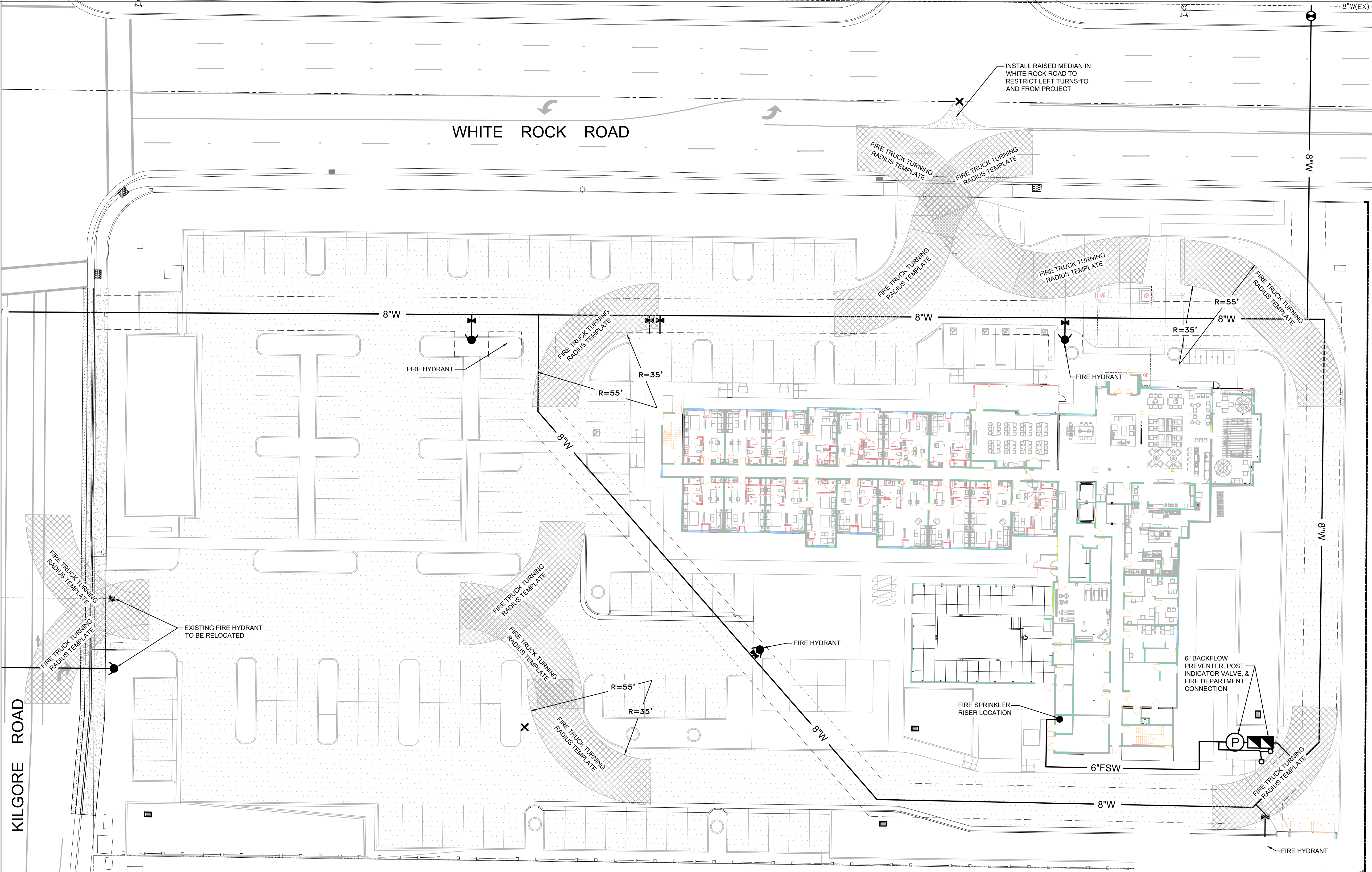
DRAWN/CHK BY: MT / RP

DATE: 5/24/2023

JOB NO.: 0900.001

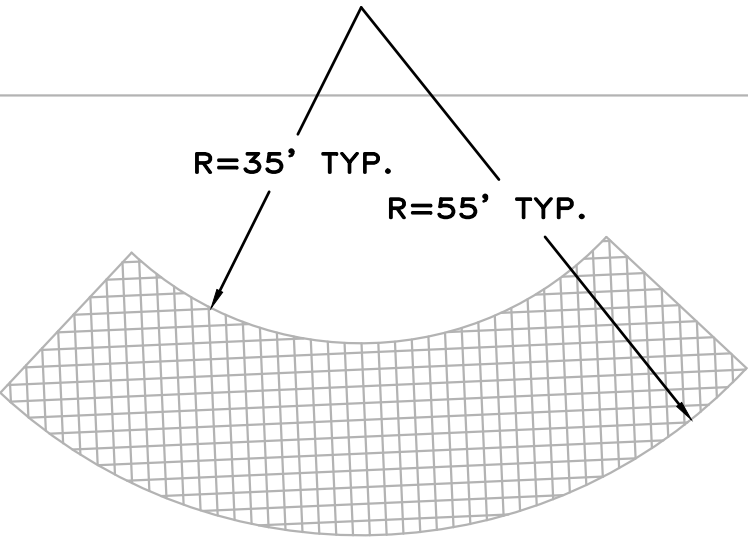
SHEET NUMBER

F.1



PRELIMINARY FIRE ACCESS PLAN

SCALE: 1"= 20'



..... DENOTES TYPICAL FIRE TRUCK TURN AROUND WITH 35FT INSIDE RADIUS
AND 55FT. OUTSIDE RADIUS.



Peabody Engineering
1700 Alhambra Blvd., Suite 102
Sacramento, CA. 95816
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CLIENT

PROJECT TITLE
HYATT HOUSE
HOTEL

11100 WHITE ROCK ROAD
RANCHO CORDOVA,
CALIFORNIA

SHEET TITLE

PRELIMINARY
GRADING &
DRAINAGE PLAN

DATE	REVISION	DATE

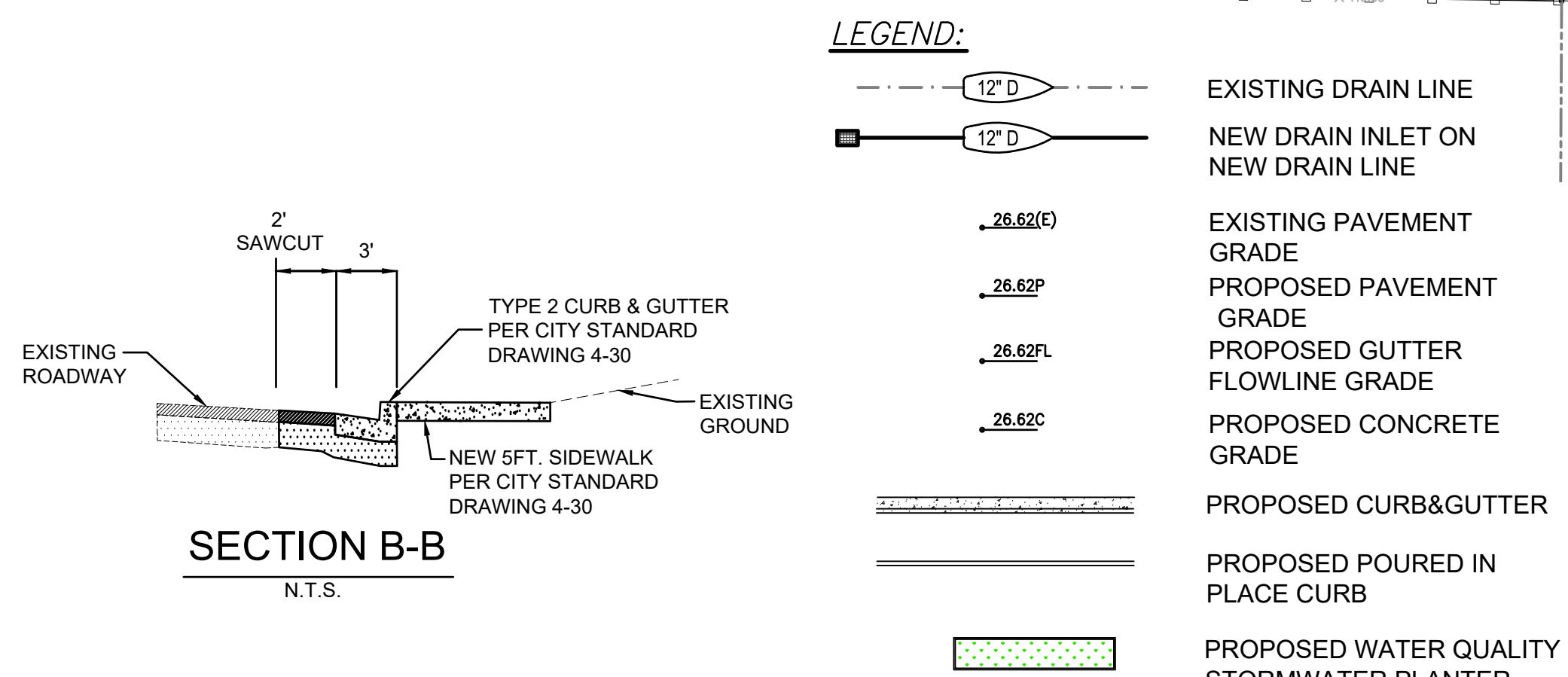
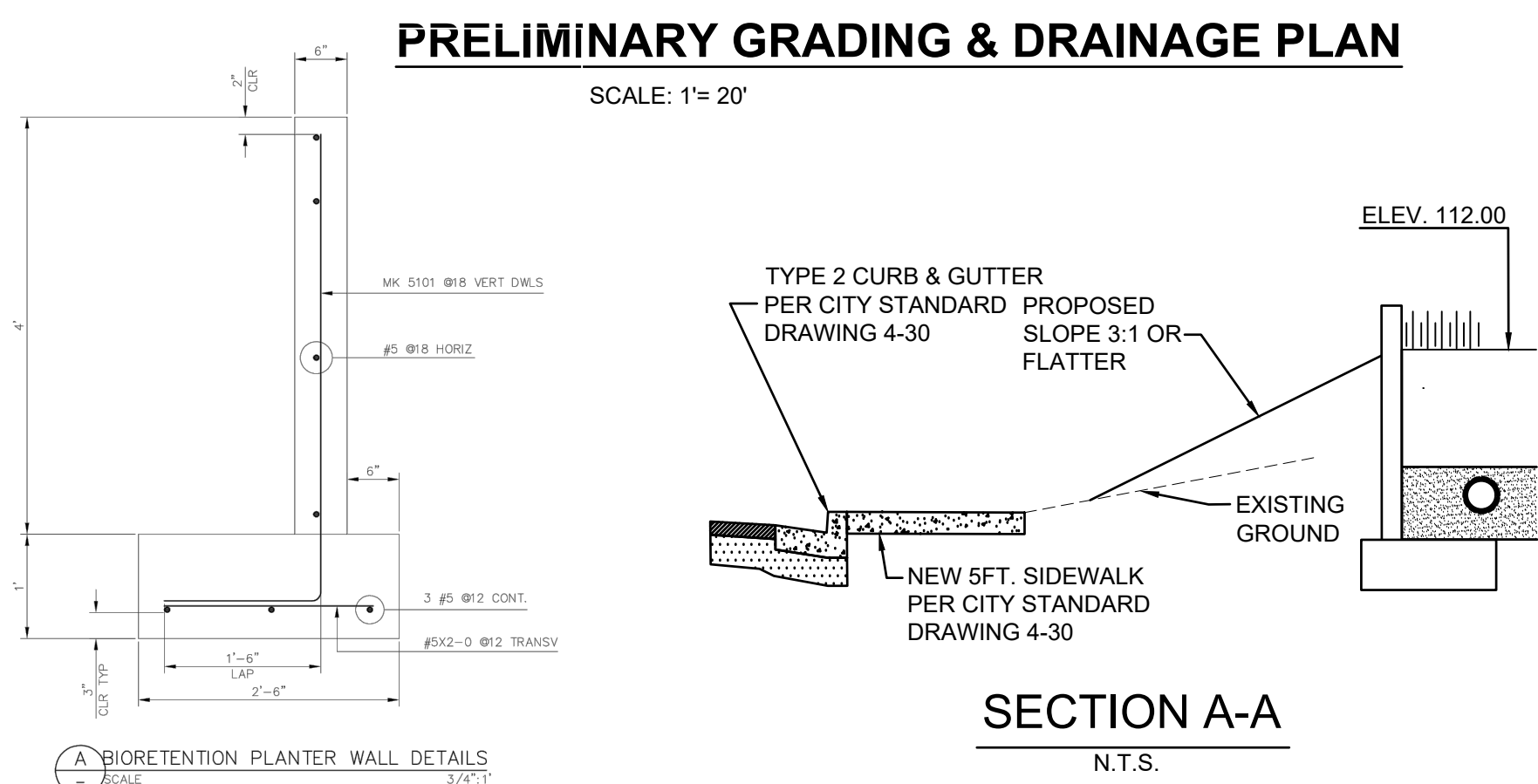
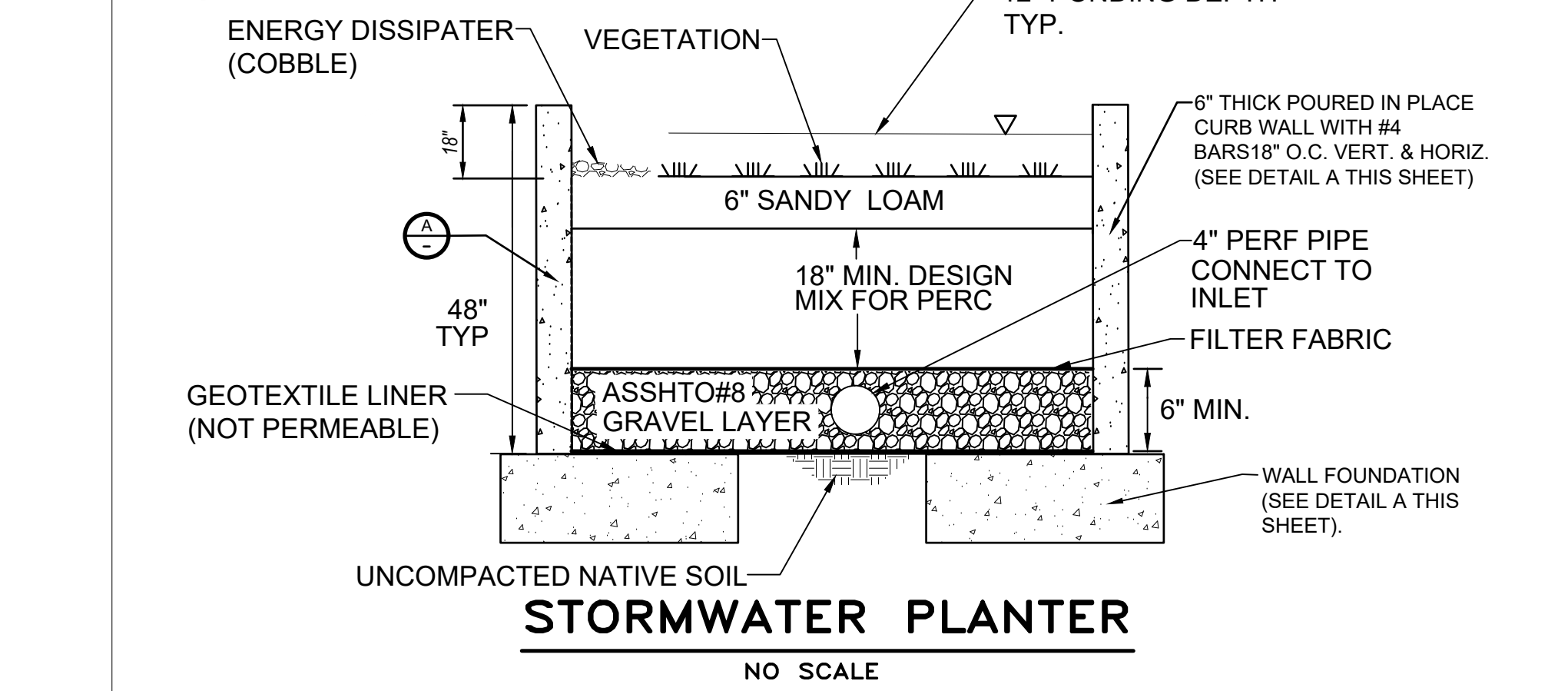
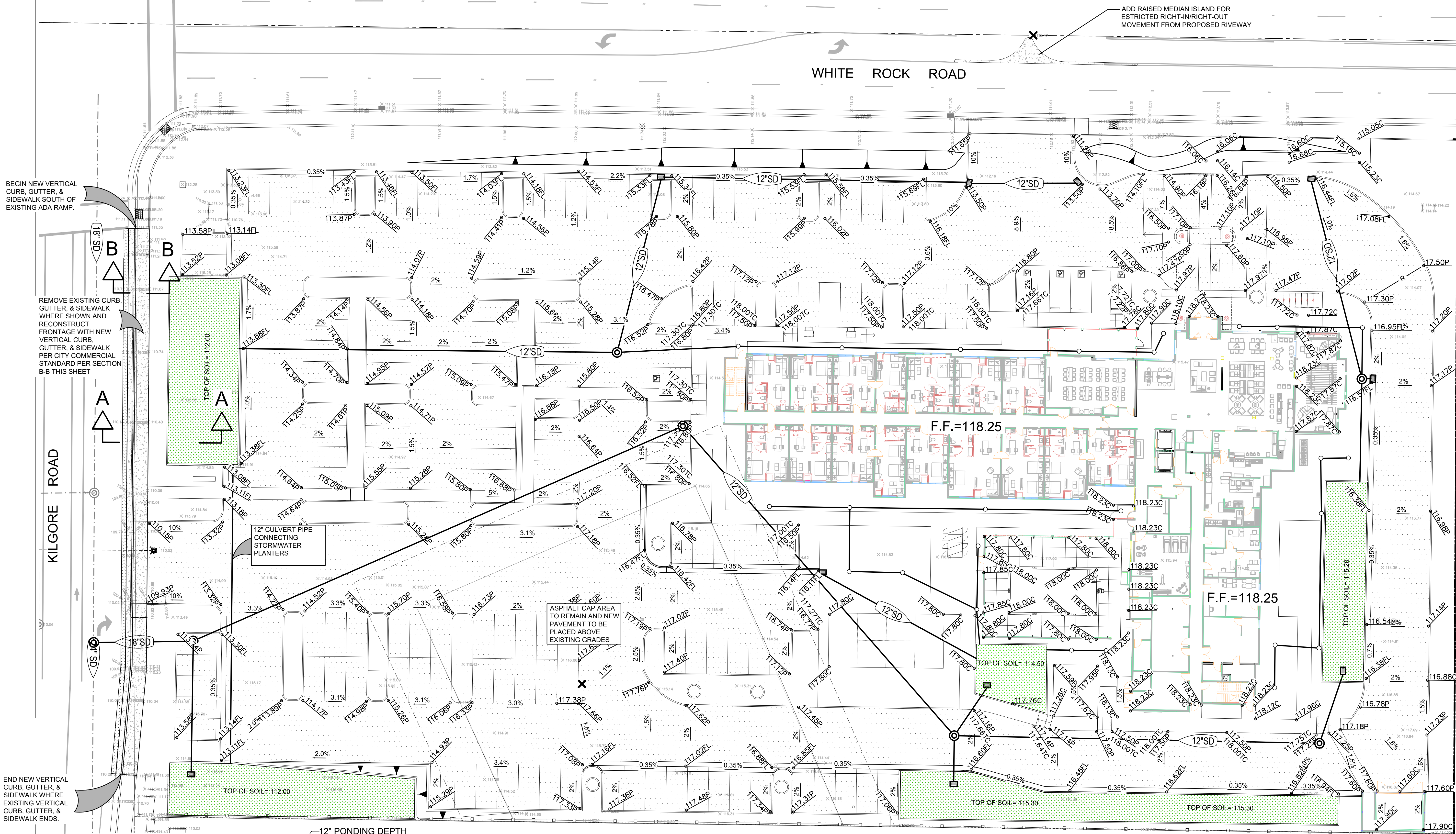
DRAWN/CHK BY: MT / RP

DATE: 5/24/2023

JOB NO.: 0900.001

SHEET NUMBER

G.1



LEGEND:	
12" D	EXISTING DRAIN LINE
12" D	NEW DRAIN INLET ON NEW DRAIN LINE
26.62(F)	EXISTING PAVEMENT GRADE
26.62P	PROPOSED PAVEMENT GRADE
26.62FL	PROPOSED GUTTER FLOWLINE GRADE
26.62C	PROPOSED CONCRETE GRADE
26.62C	PROPOSED CURB&GUTTER
26.62C	PROPOSED POURED IN PLACE CURB
26.62C	PROPOSED WATER QUALITY STORMWATER PLANTER



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CLIENT

PROJECT TITLE
HYATT HOUSE
HOTEL

11100 WHITE ROCK ROAD
RANCHO CORDOVA,
CALIFORNIA

SHEET TITLE

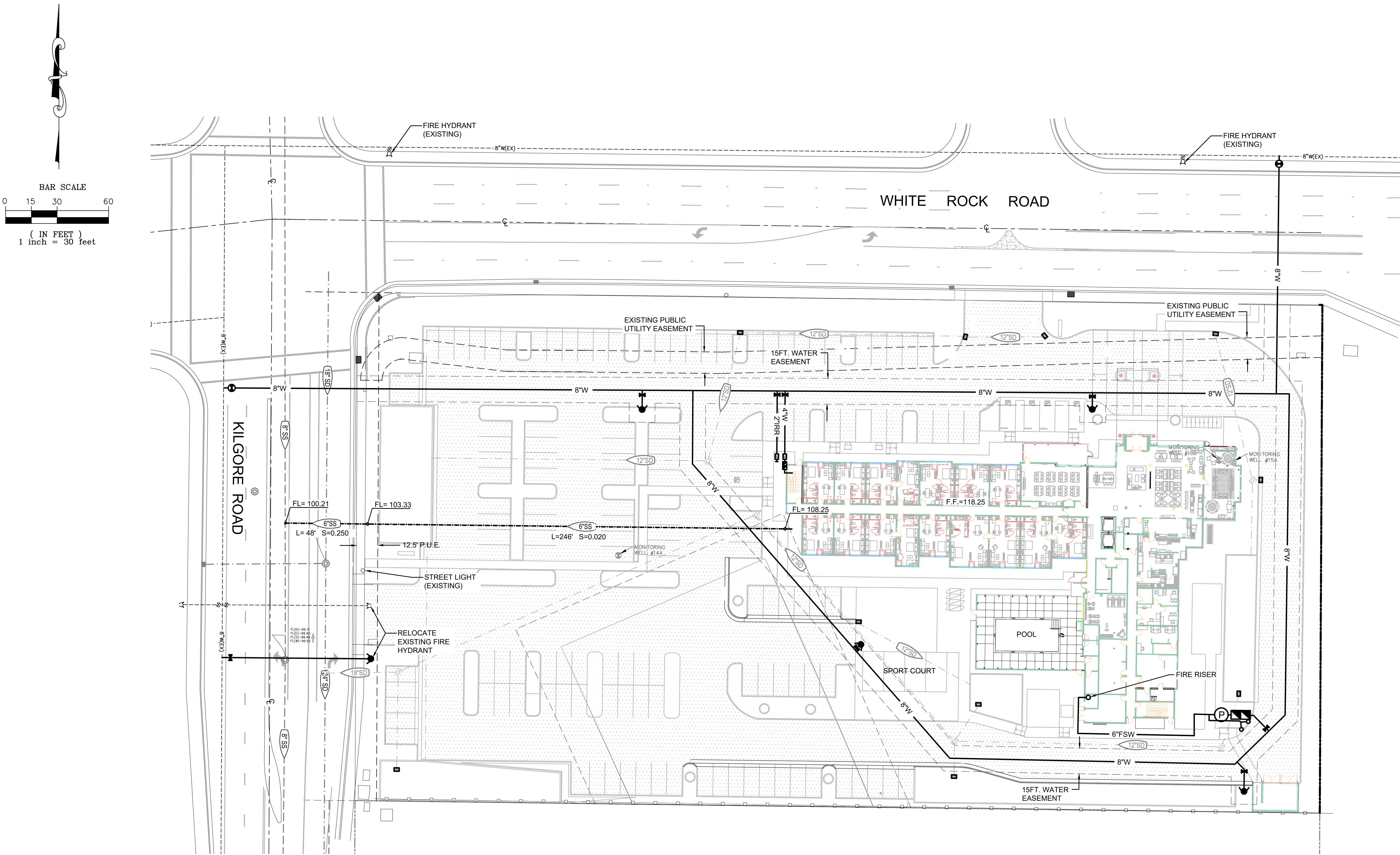
PRELIMINARY
UTILITY PLAN

DATE	REVISION	DATE

DRAWN/CHK BY: MT / RP
DATE: 5/24/2023
JOB NO.: 0900.001

SHEET NUMBER

U.1



PRELIMINARY UTILITY PLAN
SCALE: 1"= 30'

LEGEND:

PROPOSED

- SEWER MANHOLE
- SEWER LINE
- STORM DRAIN MANHOLE
- STORM DRAIN
- DRAIN INLET
- WATER LINE
- WATER VALVE
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT ASSEMBLY
- R.P. BACKFLOW PREVENTER

EXISTING

- SEWER MANHOLE
- SEWER LINE
- STORM DRAIN MANHOLE
- STORM DRAIN
- DRAIN INLET
- WATER LINE
- WATER VALVE
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT ASSEMBLY
- R.P. BACKFLOW PREVENTER

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
1.	The approved entitlement is for a Major Design Review and Conditional Use Permit for the Hyatt House Sacramento. The project shall be constructed consistent with the Project Plans and Design Booklet (<u>Exhibit A</u>) for Project PLND-1122-0057.	Project Description	On-Going	Planning
2.	Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by the City of Rancho Cordova ("City") and its agents, officers, consultants, and employees ("City's Agents") from any and all claims, actions, suits, or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. Nothing in this paragraph obligates the City to defend any Claim and the City is not required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City.	General	On-Going	Planning
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision-making body.	General	On-Going	Planning/Building/Public Works
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, to avoid	General	On-Going	Finance

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.			
5.	The Major Design Review and Conditional Use Permit is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the Community Development Director.	Expiration	On-Going	Planning
6.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning
7.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement /Building
8.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Division prior to the removal. Future Property Owners shall adhere to all landscape care, maintenance, and tree pruning as set forth in RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
9.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Infrastructure	On-Going	Public Works
10.	Ensure that any stormwater drainage features constructed do not hold water for more than 72 hours and vegetation is maintained to prevent mosquito breeding.	Vector Control	On-Going	Sacramento-Yolo Mosquito & Vector Control District
11.	Ensure that the swimming pool is properly treated, and a long-term maintenance program is in place.	Vector Control	On-Going	Sacramento-Yolo Mosquito & Vector Control District

**ITEM 5.1.
CONDITIONS OF APPROVAL**

**ATTACHMENT 3
Exhibit B to the Resolution**

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
12.	The project will continue to adhere to the Final Feasibility Study and Remedial Action Plan dated June 2011 and the recorded land use covenant; and provide all required documentation to the California Department of Toxic Substances Control for required monitoring activities.	DTSC	On-Going	DTSC
Prior to Approval of Improvement Plans/Grading Permit Issuance				
13.	Applicant shall submit a pre-construction nest survey to the Planning Division for review and acceptance prior to removal of trees and/or site disturbance.	Species	Prior to Approval of Improvement Plans or Grading	Planning
14.	A final landscape plan shall be submitted in conjunction with improvement plan and or building permit submittal and approved by the Planning and Public Works Departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule • Permeability test for LID facilities' locations • Soil media specifications (LID features)	Landscaping	Prior to Approval of Improvement Plans	Planning/ Public Works
15.	A final lighting plan shall be submitted to the Planning Division that complies with the Chapter 23.725 Outdoor Lighting prior to approval of improvement plans. The maximum height for parking lot lighting poles is 24 feet from finished grade and is inclusive of the pedestal.	Lighting	Prior to Approval of Improvement Plans	Planning

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
16.	Applicant shall prepare and submit a project specific drainage study that includes but is not limited to: a pre-and post-project drainage analysis of the project impacts, identification of offsite project impacts or required offsite improvements, and identification of proposed connections to the City's Storm Drainage System with adequate supporting calculations. The drainage study shall conform to the requirements of the Sacramento City/County Drainage Manual (Volume 2), County of Sacramento Improvement Standards (Section 9), and all other applicable City standards. The drainage study must be developed and stamped by a Professional Engineer and determined by the City to be accurate and adequate.	Drainage Study	Prior to Approval of Improvement Plans	Public Works
17.	The project is required to provide on-site detention of the 100-year flows because of the constraints with the downstream system capacity and existing local flooding in the area.	100-year Detention	Prior to Approval of Improvement Plans	Public Works
18.	The improvement plans shall incorporate all applicable post construction stormwater quality measures; including source control (loading docks, waste management areas), treatment control, hydromodification management, low impact development, and full capture trash control measures into the site improvement plans in conformance with the most recent version of the Stormwater Quality Design Manual for the Sacramento Region. The applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan that includes details and sizing calculations of all the proposed post construction stormwater quality measures. In addition, a maintenance covenant is required for all proposed post construction stormwater quality measures, as detailed in Appendix B of the Stormwater Quality	Storm Water Quality- Post Construction	Prior to Approval of Improvement Plans	Public Works

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	Design Manual for the Sacramento Region.			
19.	SWPPP – the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and Land Grading and Erosion Control Ordinance. During construction, the applicant shall implement BMPs in accordance with the SWPPP and the City's Improvement Standards. Advisory Condition: Construction General Permit The project applicant shall file a Notice of Intent (NOI) to obtain coverage under the <i>National Pollutant Discharge Elimination System (NPDES) General Permit For Storm Water Discharges Associated With Construction And Land Disturbance Activities</i> (Construction General Permit). Permits are issued by the State Water Resources Control Board.	Storm Water Quality- During Construction	Prior to Approval of Improvement Plans	Public Works
20.	The SWPPP for the site shall include a contingency plan for the implementation of a process to remove fine clay sediments prior to discharge to the City of Rancho Cordova's storm drain system and/or Waters of the State (e.g., creeks, rivers) to the satisfaction of the City of Rancho Cordova. A polymer treatment system or comparable process shall be incorporated in the erosion and sediment control plan as part of the improvement plans submittal. This system shall be implemented by qualified professionals with training and proven experience in this field. Such treatment shall be	SWPPP	Prior to Approval of Improvement Plans	Public Works

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	accomplished in a manner that does not pose a toxic threat to fish and other aquatic organisms in receiving waters.			
21.	The applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the approved Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Rancho Cordova's Improvement Standards, construction standards, and Floodplain Management Ordinances in effect at the time of improvement plans approval.	Drainage System Design	Prior to Approval of Improvement Plans	Public Works
22.	All development within the City must comply with the City of Rancho Cordova's Floodplain Management Ordinance. All new structures shall be protected from the 100-year (1 percent) flood event. Certified pad elevations (certified by a registered Civil Engineer or licensed Land Surveyor) shall be set at least one and two tenths foot (1.2') above all sources of 100-year flooding (see Section 9-1 of improvement standards). The overland release path must be shown on the improvement plans and the hydraulic computation must be provided to estimate the flow depths along the overland release paths. The calculations must be in conformance with Section 9-15 of the Improvement Standards.	Floodplain Management Ordinance	Prior to Approval of Improvement Plans	Public Works
23.	Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of the City not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.	Concrete Stamp	Prior to Approval of Improvement Plans	Public Works

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24.	All storm drain facilities within private lots shall be privately maintained and shall be clearly labeled as “private” in the improvement plans.	Storm Drains	Prior to Approval of Improvement Plans	Public Works
25.	Pay the drainage impact fees to the satisfaction of the City of Rancho Cordova’s Public Works Department.	Drainage Fees	Prior to Approval of Improvement Plans	Public Works
26.	Number, size, and location of driveways are subject to approval by the Public Works Department. Driveway on Kilgore to be substandard, final design and location to require waiver and approval by Public Works.	Driveways	Prior to Approval of Improvement Plans	Public Works
27.	Enter into a frontage agreement and bond for construction of public improvements per the approved Public Works plans to the satisfaction of the Public Works Department.	Frontage Agreement	Prior to Approval of Improvement Plans	Public Works
28.	All landscape strips, medians, etc. that contain trees shall be designed to include continuous root barriers. Trees shall be appropriately sized for their proposed planters.	Landscaping	Prior to Approval of Improvement Plans	Public Works
29.	Because of the legacy soil contamination issues at the site, infiltration is not allowed. The bioretention planter shall be designed as a flow-thru planter. Please refer to the 2018 Stormwater Quality Design Manual for more details.	Bioretention	Prior to Approval of Improvement Plans	Public Works
30.	Maintain left-in, left-out access for Gold Canal Drive for White Rock Road after the hotel is completed. Driveway access to the hotel from White Rock Road will be limited to right-in, right-out movements with the proposed median. Figure 4 (Traffic Operations Analysis for Hyatt House, 100 White Rock Road, Rancho Cordova, California dated May 30, 2023) presents a layout with a gull wing median raiser for concrete island. To minimize the potential for motorists to bypass the median the ‘gull wings’ should extend about 6 feet beyond the driveway. An additional raised median curb should be added to	Driveway Access	Prior to Approval of Improvement Plans	Public Works

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	each end to prevent cross traffic from attempting to bypass the gull wing. The west gull wing curb should be about 10 feet long, beginning at the east end of the turn lane stripe. The east gull wing should be about 30 feet long and be placed on the TWLTL. The additional curbing parallel to White Rock Road should be 12" wide with a type k-2 (CA) object marker installed at the median noses.			
31.	To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.	Sewer Service	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
32.	SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line upstream of any connection to the SacSewer sewer. These improvements must be shown on the plans.	Sewer Service	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
33.	Lower Laterals must not directly connect to main lines more than 19 feet deep / directly to trunk lines (lines with flow greater than 1 MGD). Connection to the 72 inch diameter mainline on Kilgore Road is not allowed.	Sewer Service	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
34.	SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial buildings.	Sewer Service	Prior to Approval of Improvement Plans	Sacramento Area Sewer District

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35.	Alignment of all main lines and structures must provide a minimum of 1-foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.	Sewer Service	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
36.	If any proposed garbage enclosure will contain a drain to the sewer, the enclosure must have a roof.	Garbage Enclosure	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
37.	The proposed density is greater than what was planned in SacSewer's Master Plan. SacSewer will be modeling the proposed density in the hydraulic model to determine if the downstream system is capacity constrained. If the results require upsizing the sewer system, this must be shown on the plans.	Sewer Service	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
38.	Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.	Sewer Advisory	Prior to Approval of Improvement Plans	SASD
39.	SMUD has existing overhead 12kV facilities on the NEC of the Parcel that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.	SMUD	Prior to Approval of Improvement Plans	SMUD
40.	SMUD has existing underground 12kV facilities along White Rock Rd, Kilgore Rd, and along the eastern boundary as well as secondary facilities on the parcel that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order	SMUD	Prior to Approval of Improvement Plans	SMUD

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	No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.			
41.	Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.	SMUD	Prior to Approval of Improvement Plans	SMUD
42.	Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.	SMUD	Prior to Approval of Improvement Plans	SMUD
43.	In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	SMUD	Prior to Approval of Improvement Plans	SMUD
44.	SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.	SMUD	Prior to Approval of Improvement Plans	SMUD
45.	The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).	SMUD	Prior to Approval of Improvement Plans	SMUD
46.	In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.	SMUD	Prior to Approval of Improvement Plans	SMUD

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47.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services .	SMUD	Prior to Approval of Improvement Plans	SMUD
48.	The Applicant shall dedicate a 15-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to final edge of road right of way. In addition, the Applicant shall dedicate a 12.5-foot SMUD easement for underground facilities and appurtenances along the eastside of the entire parcel.	SMUD	Prior to Approval of Improvement Plans	SMUD
49.	The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.	SMUD	Prior to Approval of Improvement Plans	SMUD
50.	The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.	SMUD	Prior to Approval of Improvement Plans	SMUD
51.	PG&E operates a 6" underground gas main within a combined 17.5' public utility easement (PUE) as indicated on the project plans. PG&E requests that all trees and brush planted within said PUE maintain 5-feet from the existing gas main. Trees and vegetation pose a significant safety threat to underground gas lines and can interfere with PG&E's maintenance and access, both routinely and in an emergency.	PG&E	Prior to Approval of Improvement Plans	PG&E

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52.	Show on the plan how Fire Lanes will be marked. Fire Lane identification shall be provided along the required fire access roadway. Fire Lane identification shall be in accordance with the Sacramento Metro Fire Districts Fire Prevention Standard #3 and the California Vehicle Code. Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway widths shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.	Fire	Prior to Approval of Improvement Plans	Fire
53.	Provide a note on the plan that reads, "Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project."	Fire	Prior to Approval of Improvement Plans	Fire
54.	Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for	Fire	Prior to Approval of Improvement Plans	Fire

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	a two-hour duration.			
Prior to Issuance of Building Permit				
55.	In the event of the encounter of subsurface materials suspected to be of an archaeological or paleontological nature or if any human remains are found, all grading and/or excavation shall cease, the find shall be left untouched, and the City Planning Division shall be immediately notified. This requirement shall be noted on the Grading and Building Plans, prior to issuance of permits. A qualified professional archaeologist certified by the Register of Professional Archaeologists or paleontologist with a degree(s) in paleontology or geology, to evaluate and make recommendations as to disposition, mitigation and/or salvage. The recommendation shall be implemented before work may proceed.	Construction	Prior to Issuance of Building Permits	Planning/ Building
56.	Bicycle Parking shall be installed in accordance with RCMC 23.719.115. The design and location of the bicycle parking shall be reviewed and approved by the Planning Division.	Bicycle Parking	Prior to Issuance of Building Permits	Planning
57.	Vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface, unless otherwise approved by the Planning Division.	Architectural	Prior to Issuance of Building Permits	Planning
58.	Construction plans must include all windows and final architectural element details to be reviewed and approved by the Planning Division. This includes all building fixtures, exterior lighting, walkway lighting, parking lot	Architectural	Prior to Issuance of Building Permits	Planning

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	lighting, and streetlights on the Site, Utility, Landscape, and Building Plans, prior to the issuance of any permits. The height and style of fixtures shall be shown. Energy-saving fixtures shall be used and noted on the plans and all illumination shall be installed in a manner that is glare shielded and directed away from adjacent properties and right-of-ways.			
59.	Rooftop equipment (HVAC, meters, refrigeration equipment, plumbing lines, ductwork and transformers), shall not extend above the building parapet and shall be screened from view on all sides with materials architecturally compatible with the main structure. Screening details shall be shown on the Building Plans and submitted for review and approval by the Planning Division, prior to the issuance of Building Permits and installed prior to occupancy approval.	Architectural	Prior to Issuance of Building Permits	Planning
60.	All lighting shall be installed in accordance with an approved Photometric Plan, showing the location of all light sources, streetlight spacing, intensity of luminance, and uniformity ratio, in accordance with the City's specifications, with the Improvement, Utility, or Building Plans, whichever comes first. The photometric analysis shall be reviewed by Engineering Services for the determination of streetlight spacing.	Architectural	Prior to Issuance of Building Permits	Planning/ Building
61.	Utility areas, electrical and gas meters shall be architecturally screened from view.	Architectural	Prior to Issuance of Building Permits	Planning/Building/Public Works
62.	Trash Enclosures shall comply with zoning code and Republic Services, Inc. standards regarding enclosure design, access requirements, and the number of required	Architectural	Prior to Issuance of Building Permits	Planning/ Building

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	individual refuse receptacles based upon waste pickup schedules. Trash enclosures should incorporate the same architectural treatments, materials and colors as the main building in order to properly integrate within the project.			
63.	Ensure that no debris or construction scrap material is placed on any adjoining lot, open space area, or street, and that any such material stored on an adjoining site shall be completely removed and the site cleaned, prior to occupancy approval.	Construction	Prior to Issuance of Building Permits	Planning/ Building
64.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the project's stormwater drainage and flood protection system. This may be accomplished through annexation to the City's Stormwater Utility Fee District, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a funding mechanism to fund the operation and maintenance of the Project's stormwater drainage and flood protection system. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of \$7,000 per annexation. Contact Dalia Fadi at (916) 8518 with regard to the process to satisfy this condition of approval.	Funding for Maintenance	Prior to Issuance of Building Permits	Public Works
65.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including, but not limited to, streets, bridges/culverts, traffic signals, traffic signs,	Funding for Maintenance	Prior to Issuance of Building Permits	Public Works

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	striping and legends, ITS operations, streetlights and safety lights, and public frontage and median landscape improvements. This may be accomplished through annexation to the City's Communities Facilities District No. 2014-2 (Street Lighting and Road Maintenance). All costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of \$5,000 per annexation. Contact Dalia Fadl at (916) 851-8718 with regard to the process to satisfy this condition of approval.			
66.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services by voting to approve a special tax. The tax shall be the annual amount (with appropriate annual inflation adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to the issuance of building permits. The property owner shall be responsible for paying all costs associated with holding the election. The tax shall be due at the time specified in the ordinance imposing the tax. In addition, the Owner of the property shall hold a deed assessment in the form of Conditions, Covenants & Restrictions against the property, or other form as shall be approved by the City, which assessment will take effect in the event the special tax described in this Condition of Approval is reduced or repealed. Contact: Dalia Fadl at (916) 851-8718 as there may be a 1–2-month lead time to satisfy this condition.	Special Tax	Prior to Issuance of Building Permits	Public Works

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67.	Applicant shall complete improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to: • All onsite civil improvements • Civil plan shall include an ADA access plan • Remove and replace sidewalk on entire length Kilgore Road, to meet current ADA requirements and City Standards. . Remove and replace rolled curbs along Kilgore Rd to be vertical curbs • Remove and replace any damaged sidewalk, curb and gutter per City Standard along the frontage of White Rock Road. Any obstructions to the sidewalk shall be relocated behind back of walk. Sidewalk panels shall be replaced to the nearest joint. • Utility laterals • Public improvement plans shall clearly delineate all transitions to existing improvements • All improvements to be designed and constructed to the satisfaction of the Public Works Department. • A note shall be placed on the parcel map summarizing the required public improvements Complete installation of all improvements shown on the improvement plan to satisfaction of the City prior to occupancy.	Improvement Plans	Prior to Issuance of Building Permits	Public Works
68.	Secure City of Rancho Cordova Public Works Department approval of final grading plans, as required by City Ordinance.	Grading Plans	Prior to Issuance of Building Permits	Public Works
69.	The project shall pay its fair share of the funding needed to construct signalized pedestrian crossing on White Rock Road at Folsom South Canal. Payment of this fair share	Pedestrian Crossing	Prior to Issuance of Building Permits	Public Works

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	shall be satisfied by the payment of \$25,000.			
70.	The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if Regional San or SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	Sewer	Prior to Issuance of Building Permits	Sacramento Area Sewer District
71.	The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted and approved prior to Final Building Permit being issued. Fire Sprinkler, Fire Alarm, and Underground Fire Service plans shall be submitted prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District does not allow deferred submittals for Fire Sprinkler or Fire Alarm plans.	Fire	Prior to Issuance of Building Permits	Fire
Prior to Final Inspection				
72.	During and upon completion of the installation of the landscaping for the project, the project landscape architect/designer shall certify that the installed landscape complies with the approved plans. Certification shall be accomplished by completion of site visits at key installation milestones. Key milestones at a minimum shall include rough grade, soil amendment verification, Plant material inspection, irrigation coverage test and final installation. Certification shall include signed site observation reports, photographs and documentation verifying implementation of soil report recommendations. Failure to submit complete and accurate documentation to the Planning Division will delay final approval/occupancy of the project.	Landscaping	Prior to Final Building Inspection	Public Works

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73.	Install public and onsite improvements per the approved Public Works plans and to the satisfaction of the Public Works Department.	Public Works Improvements	Prior to Final Building Inspection	Public Works
74.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city public works department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.	Landscaping	Prior to Final Building Inspection	Public Works
75.	Record drawings of grading and improvement plans (1 full size and 1 half size hard copy), as well as a compact disc containing said plans in AutoCAD and pdf format, and a GIS shape file, or equivalent to the satisfaction of the City Engineer shall be submitted and approved by the Public Works Department.	Improvement Plans	Prior to Final Building Inspection	Public Works
Prior to Occupancy				
76.	Applicant/Owner/Developer shall repair and replace all right-of-way damages caused by the construction of the building to the satisfaction of the Public Works Department. Damages include, but are not limited to pavement, sidewalks, curbs, and gutters.	Right-of-Way Repair	Prior to Occupancy	Public Works
77.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six	Address	Prior to Occupancy	Fire

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	(6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.			
Advisory				
78.	Lateral repair or replacement is required if the current lateral is damaged or deemed unmaintainable.	Sewer Advisory	Advisory	Sacramento Area Sewer District
79.	Public lower laterals must not be smaller than the upper laterals, sized according the California Plumbing Code requirements.	Sewer Advisory	Advisory	Sacramento Area Sewer District
80.	If the proposed trash enclosure will contain a drain to the sewer, it must be covered.	Sewer Advisory	Advisory	Sacramento Area Sewer District
81.	Gates shall be installed in accordance with the County Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation.	Fire Advisory	Advisory	Fire