

commencement of any work on the site. The temporary fencing shall be erected prior to commencing any other work on the project. The temporary fencing shall remain in place during the entire construction period and shall not be removed until directed by the City Arborist.

3. No surface or grade changes, parking of vehicles, installation of incompatible landscaping, trenching for utility or irrigation lines, or storage of materials shall occur within the dripline of the existing tree.
4. Trees scheduled to remain and damaged by construction operations shall be repaired by the Contractor in a manner acceptable to the Engineer. Damaged trees and shrubs shall be repaired promptly to prevent progressive deterioration. Repair or replacement of trees and shrubs shall be at the Contractor's expense as determined by the City Arborist. Contractor shall be held fully liable for damage caused to trees and shall be assessed fees based on the International Society of Arboriculture "Guide for Plant Appraisal", as determined by the City Arborist; fees will be assessed for 1) any injury to the trunk, limbs, or root system, and 2) for the value of any tree requiring removal subsequent to injury or treatment that varies from these specifications.

ENTITY RESPONSIBLE FOR COMPLIANCE:

Department of Public Works, City of Sacramento
Neighborhoods, Planning & Development Services, City of Sacramento
City Arborist's Office, City of Sacramento

MONITORING PROGRAM:

Prior to the issuance of a Notice to Proceed by the Public Works Department, and prior to the issuance of any Building Permit by the Building Division, the applicant shall execute an agreement as described above and subject to approval by the City Attorney. The two entities shall be provided with an executed copy of this agreement prior to issuance of the Notice To Proceed of any Building Permits.

Noise

MITIGATION MEASURES:

- C. Construction plan shall incorporate all of the following noise attenuation measure:
 1. All penetrations of exterior walls shall include a ½ inch airspace. This space shall be filled loosely with fibreglass insulation. The space shall then be

- sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
2. Skylights shall not be used unless they have an STC rating of 29 or better.
 3. Windows shall have a minimum STC rating of 28.
 4. Windows shall have an air filtration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a 25 mile hour wind per ASTM standards.
 5. An HVAC system shall be installed which will provide minimum air circulation and fresh air supply requirements.
 6. Gravity vent openings in attic space shall not exceed code minimum in size and number.
 7. Alternative methods and materials may be used to achieve an interior noise level of 45 dB Ldn or less, provided the applicant submits documentation from a licensed acoustical engineer demonstrating the sound reduction qualities of the proposed materials.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento.

MONITORING PROGRAM

Prior to issuance of any Building Permit the Building Division shall require that the approved construction plans incorporate all of the applicable noise attenuation measures. The Building Division shall also require that site inspections are included on the Special Permit Conditions Attachment. Prior to issuance of any Final Building Permits, Certificate of Occupancy or Certificate of Compliance, the Building Division shall require full compliance and completion of the specified noise attenuation measures.

Cultural resources

MITIGATION MEASURE:

- D. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE:

Department of Planning and Development, City of Sacramento
Department of Public Works, City of Sacramento

MONITORING PROGRAM:

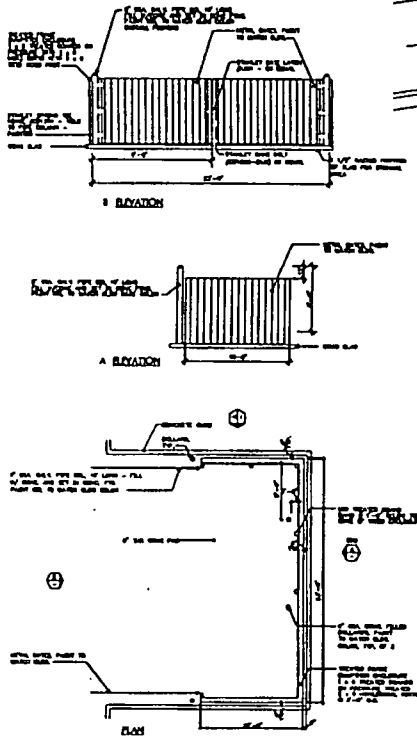
Both the Public Improvement Plans and the Building Plans shall include notes stating that if subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, all work within 50 meters of the affected area shall stop immediately. The construction plans for the project shall include the phone number of the City inspector to be contacted in the event of such a discovery. The plans shall note that a qualified archaeologists and a representative of the Native American Heritage Commission shall be consulted in the event that any archeological materials are found.

Site inspections by the Building Division and the Department of Public Works shall inspect for any potential archeological resources during site visits. The Site Conditions Unit staff person/resident engineer in the Building Division/Public Works Department and a representative of the Environmental Services Division shall be notified in case of an archeological discovery. The Building Division shall include this measure as a random inspection item on the Special Conditions Attachment.

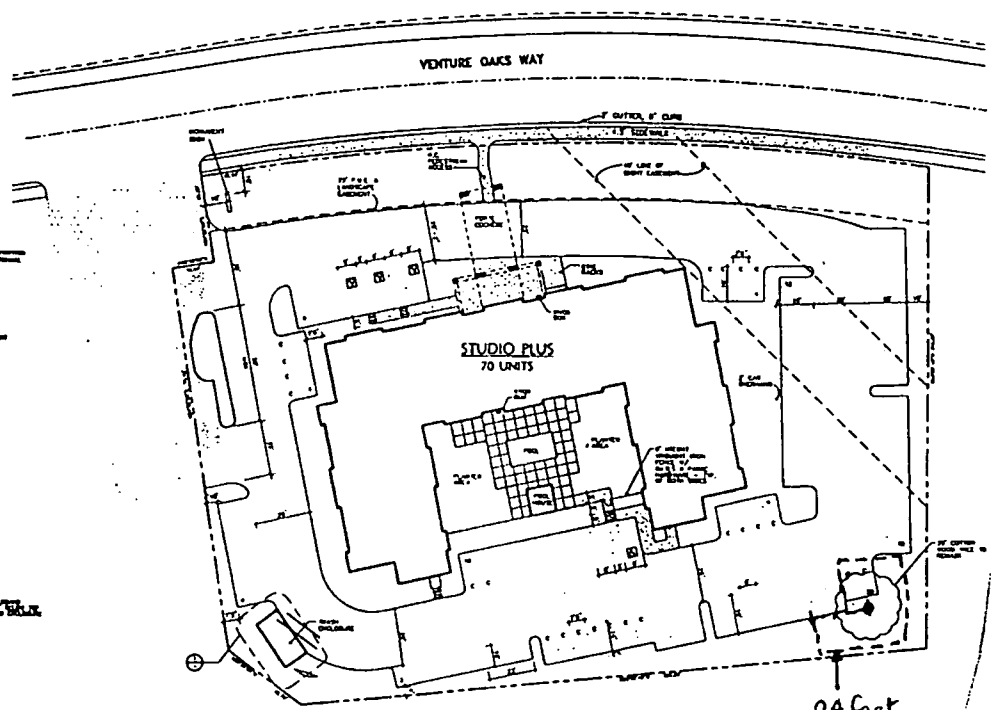
If subsurface archaeological of historical remains (including unusual amount of bones, stones, or shells) are discovered during excavation or construction of the site, work within 50 meters of the affected area shall stop immediately. The developer shall contact a qualified archaeologist and a representative of the Native American Heritage Commission to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction within the affected area continues. The City department responsible for inspection and approval of the construction project shall verify the adequacy of the proposed mitigation measures by referring the mitigation plans to the Planning Division for approval.

Exhibit C-2

Site Plan



1 TRASH ENCLOSURE



SITE PLAN

SITE SUMMARY	
LAND AREA	82,794 sf
ACRES	1.9
BLDG AREA	44,906 sf
FAR	5.38
PARKING PROVIDED	4 HC 66 STANDARD STALLS 79 COMPACT (205' x 105' ALLOWED)
	87 TOTAL PARKING STALLS (66 REQUIRED)
BUILDING SUMMARY	
TOTAL ROOMS	70 UNITS (MANAGER'S UNIT = 1 UNIT)
BLDG AREA	44,862 sf (INCLUDES 144 sf POOL HOUSE)
BLDG FOOTPRINT	14,906 sf

Drawn By	SYFC
Scale	1/8" = 1'-0"
Checked By	11/17/98
Design No.	656
Date	6/25/98

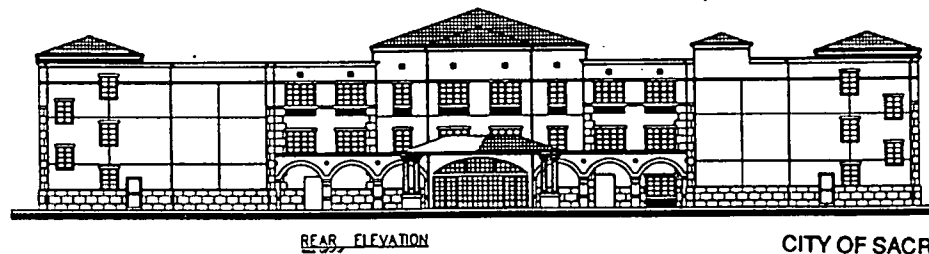
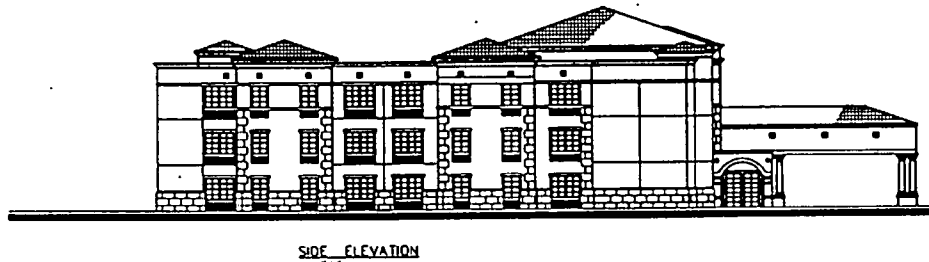
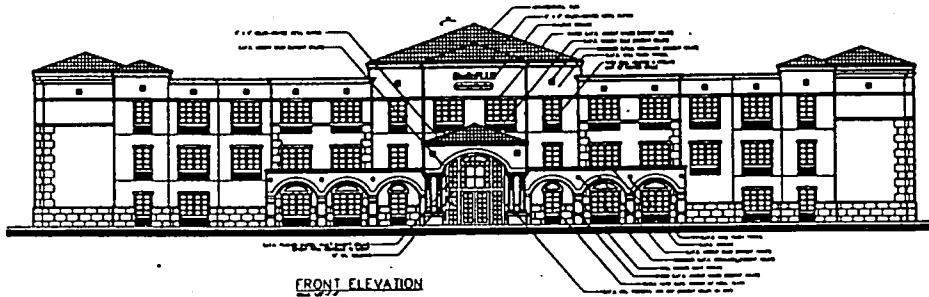
STUDIO PLUS #8570

Venture Oaks Way
Sacramento, California

A Commercial Project for
Extended Stay America

Exhibit C-3

Elevations



CITY OF SACRAMENTO
PERMIT ASSISTANCE EXTERIOR ELEVATIONS

STUDIO PLUS #8570

Venture Oaks Way
Sacramento, California
A Commercial Project for
Extended Stay America

MAR 19 1998

RECEIVED
P 98-028

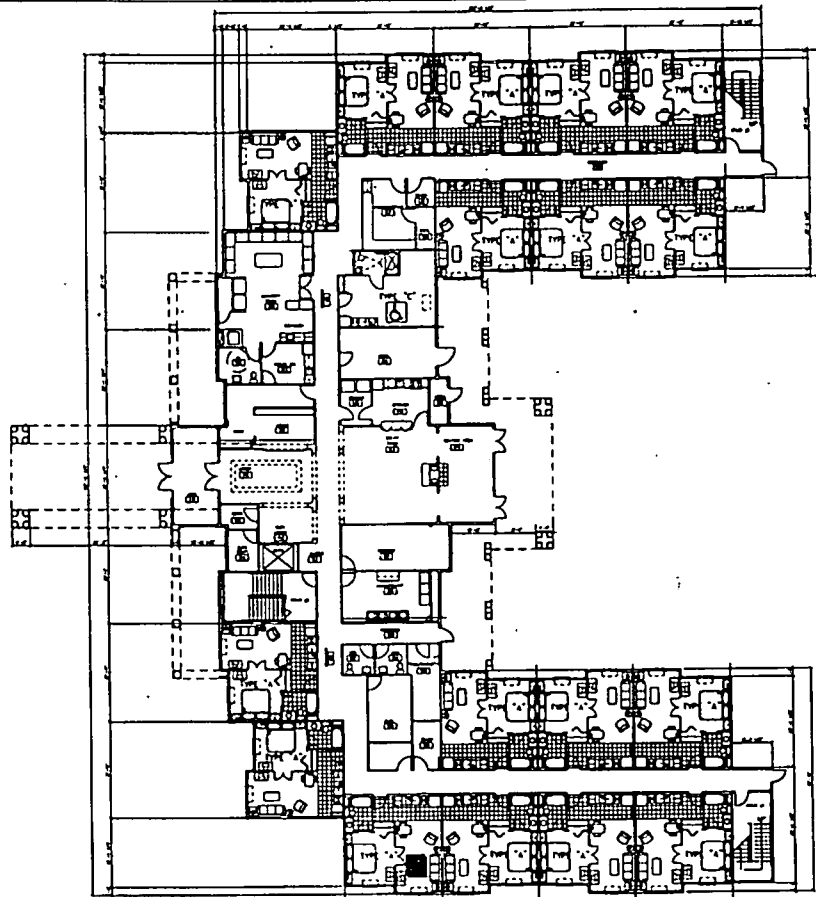
MOG
ARCHITECTS

1600 Market Street
San Francisco, California 94102-3004
415.774.0882 Fax 415.774.1888

Drawn by	MLP
Checked by	MLP
Date	6/25/98
Scale	1/8" = 1'-0"
Sheet No.	98-028

Exhibit C-4

Floor Plans



98-028

FIRST FLOOR PLAN

STUDIO PLUS #8570

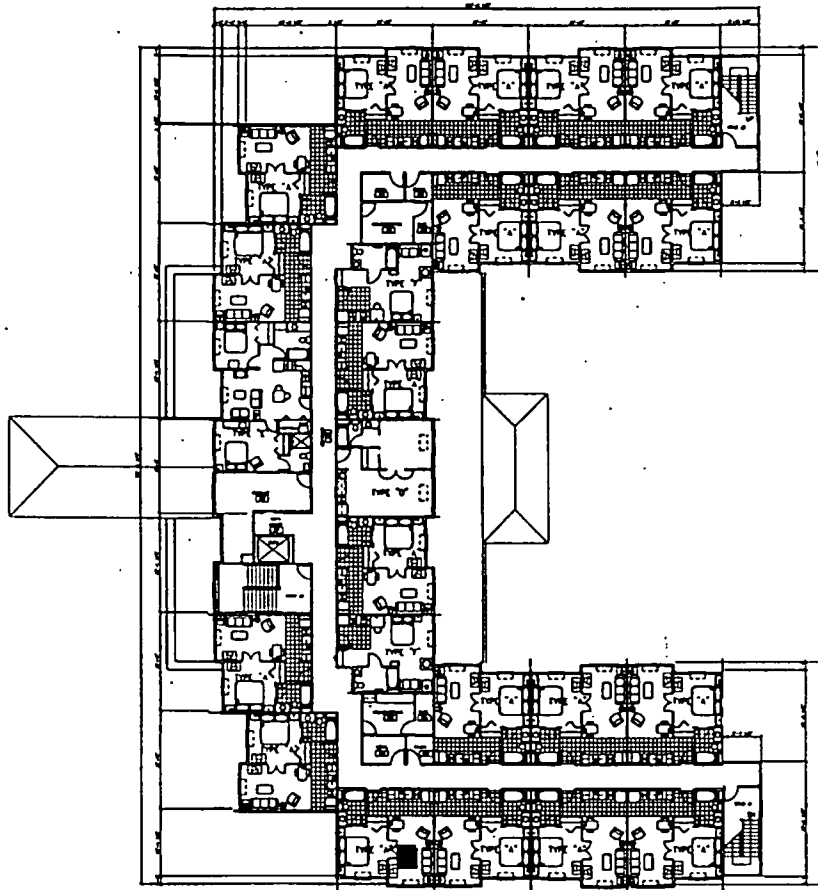
Venture Oaks Way
Sacramento, California
A Commercial Project for
Extended Stay America



Drawn By	
Check By	
Scale	
Date	
Project No.	
Sheet No.	

1000 North Broadway, Suite 100
Sacramento, CA 95811
Tel: (916) 441-1111
Fax: (916) 441-1112

Floor Plans



THIRD FLOOR PLAN

STUDIO PLUS #8570

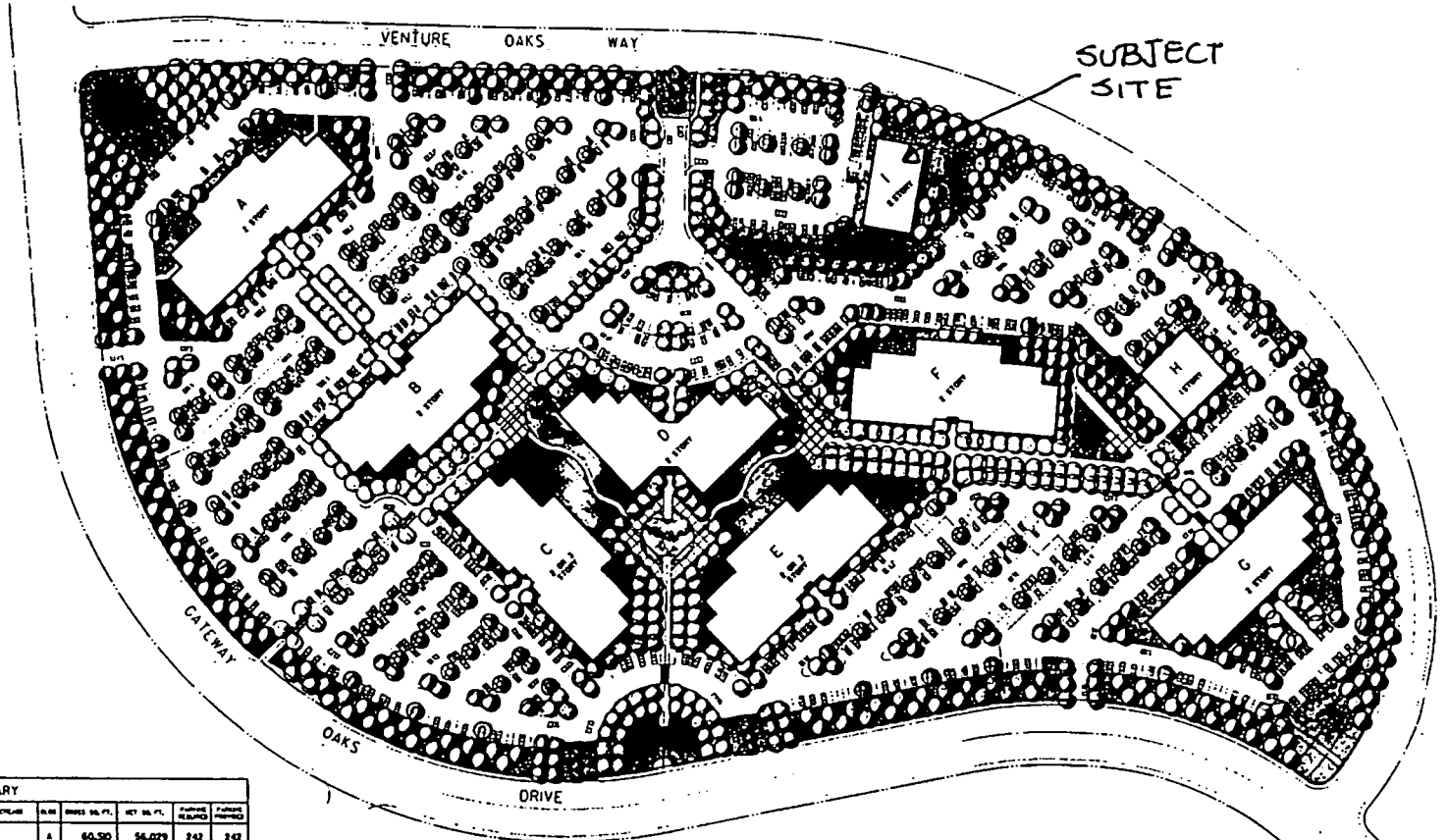
Venture Oaks Way
Sacramento, California
A Commercial Project for
Extended Stay America



THESE PLANS ARE THE PROPERTY OF MCG ARCHITECTS AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MCG ARCHITECTS.

Attachment D

Schematic Plan



E DATA SUMMARY						
DEVELOPMENT CD.	ACREAGE	BLK	BLK SQ. FT.	NET SQ. FT.	UNITS ALLOWED	UNITS PROPOSED
		A	60,500	56,029	242	242
		B	60,500	56,029	242	242
		C	60,500	56,029	242	242
		D	60,500	56,029	242	242
		E	60,500	56,029	242	242
		F	60,500	56,029	242	242
	25.25 AC		363,060	336,775	M52	M52
SPEIKER PARTNERS	4.34 AC	G	48,344	43,325	194	194
	1.40 AC	H		8,400	NA	NA
	5.74 AC					
	4.89 AC	I		25,500	102	102

SITE PLAN



GATEWAY CENTRE

SACRAMENTO, CALIFORNIA

KCS DEVELOPMENT - SPEIKER PARTNERS



ATTACHMENT E: LETTER FROM NCA PLANNING COMMITTEE

Date: March 12, 1998

To: Taiwo Jaiyeoba
North Area Planning Team
Planning Division
City of Sacramento

From: James Bacchini
Planning Committee Chair
Natomas Community Association
P. O. Box 340451
Sacramento, CA 95834

Re: IR98 - 005 Extended Stay America Entitlement Application

Taiwo,

On March 10, the NCA Planning Committee meet to discuss the above mentioned project.

Our comments very simply put are as follows:

We believe that there is already enough hotel entitlements in the South Natomas Community Plan Area. It was noted in earlier hotel applications the need to accommodate business travelers however, at this time there are entitlements for eight hotels in the area. The NCA is concerned that adding any more hotels will foster the sense that South Natomas is a transient community.

We recommend that the City deny applications for any more hotel/motels in the South Natomas Community Planning Area.



For Tim Sandoval, President

ATTACHMENT F: LETTER FROM MCCUEN PROPERTIES

ITEM # 9
PAGE 35**MCCUEN**
PROPERTIES LLC
Development & Investments

February 27, 1998

Sent via Fax No. 264-5328

Mr. Taiwo Jaiyeoba
Assistant Planner
Department of Planning and Development
1231 I Street, Room 300
Sacramento, CA 95814

RE: Preliminary Application for Extended Stay America in South Natomas

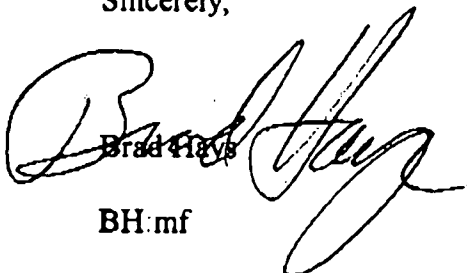
Dear Taiwo:

Per our conversation, we request you oppose the preliminary application for Extended Stay America in South Natomas. Exhibit A is a page from the City Staff Report regarding the remaining entitlements in South Natomas Gateway Center which is where Extended Stay America is requesting to build and we were approved for a Hilton Garden Inn earlier this year. As the exhibit states, we were informed no more existing entitlements were available for hotel development.

The strategy of using support commercial which is approximately 8,400 square feet and revising the OBPUD zoning to supplement the commercial zoning to allow the 43,900 square foot, three story, exterior corridor Extended Stay America to be built is troubling. Based on the conversations we had with the South Natomas community group and Councilmember Heather Fargo, we believe it would be beneficial to examine what other support commercial uses would enhance the vision of South Natomas, such as sit-down restaurants and support services other than hotels/motels. Lastly, it is not as though we are trying to exclude this product type and market niche, in fact, Extended Stay America already has a facility in Natomas.

Please call if you have any questions.

Sincerely,



Brad Hayes

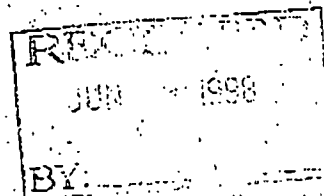
BH:mf

3604 Fair Oaks Boulevard
Suite 200
Sacramento, CA 95864
916/481-6300
Facsimile 916/481-6441

ATTACHMENT G: SITE ASSESSMENTITEM # 9
PAGE 36<http://www.sugnet.com>

May 29, 1998

Ms. Lisa Christiansen
 Extended Stay America, Inc.
 58 Mitchell Boulevard
 San Rafael, California 94905



- Natural Resource Assessment
- Aquatic Habitat Restoration
- Water Resource Planning
- Environmental Assessment
- Transportation/Telecommunications Consulting
- Geographic Information System

RE: VENTURE OAKS - SITE ASSESSMENT

Ms. Christiansen:

Per your request, on 27 May 1998, Sugnet & Associates conducted a site evaluation and search of the ESA Ventures Oaks 1.9± acre site for the purpose of checking for the presence of an elderberry bush that was reported present. The site had been recently disced, except the area around three large Fremont's cottonwood trees (*Populus fremontii*). According to the land survey/property boundary map only one of the three cottonwood trees is on the subject property. There are several small Valley oak trees (*Quercus lobata*) growing beneath this cottonwood tree. There were typical invasive plant species growing around the large tree, including wild radish (*Raphanus sativus*), riggut brome (*Bromus hordeaceus*), wild oat (*Avena species*), and Johnson grass (*Sorghum halepense*). We found no elderberry shrub growing within or around the site. In addition, the site, which is predominantly flat, contains no jurisdictional wetlands/waters of the U.S. Should you have any questions or concerns, please give me a call.

Sincerely,

Chadd Santerre
 Wildlife Biologist

cc: Hal Freeman; Sugnet & Associates

61720 Site Assmt ltr

2260 Douglas Boulevard Suite 160 Roseville, California 95661 Ph. 916.782.9100 Fax. 916.782.9134 sugnet@sugnet.com

Roseville/Sacramento, California


San Francisco, California

Durango, Colorado

Denver, Colorado

CITY OF SACRAMENTO

DEPARTMENT OF PUBLIC WORKS

DATE: 4/20/98
TO: Taiwo Jaiyeoba, Planning – North Team
FROM: Fritz Buchman, Jr. Engineer, Development Services 
RE: EXTENDED STAY AMERICA (P98-028)



Thank you for the opportunity to review the above site plan. The Department of Public Works has the following preliminary comments:

- The driveway shall be to City Standards. Provide standard driveway flares. If the driveway will be two-way, the maximum width is 35'. For a one-way driveway couplet separated by an island, the maximum width is 67' (25'-17'-25'). For the one-way case, show island detail and any curb on the side away from the site.

For a two-way driveway:

- Provide a minimum 25' of throat distance behind the driveway. The throat area should be clear of any parking aisles or spaces. This will require reconfiguration of the curb in front of the building leading to the driveway area.
- The curb island separating the site accesses shall be a minimum of 50' long. The opening for the site access nearest Venture Oaks shall be a maximum of 35' wide. Only one site access is required; however, if an additional access is desired, its opening shall be a maximum of 25' wide.

For a one-way driveway couplet:

- Site access will be limited to the Parcel 4 easement area behind the curb island near the driveway (as presently shown). The site access opening shall be a maximum of 35' wide.
- Monument sign must be located 10' from driveway, 10' behind RW, and allow stopping sight distance per CalTrans standards, per the Sign Ordinance.
- Provide 26' maneuvering distance behind all standard and handicap parking stalls (this can be achieved for the handicap stalls nearest Venture Oaks by shortening them to 18'). Lengthen the 16' standard stalls shown on the south side of the site adjacent to the building to 18'.
- Show the existing tree on the easterly corner of the site and indicate the intention to preserve it.


- Submit a revised site plan prior to conditioning for this project.
- Check all handicap ramps, handicap parking spaces, and accessible paths for compliance with ADA requirements.

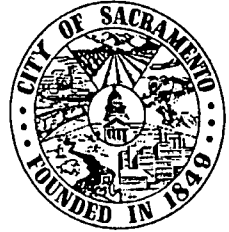
If you have any questions or comments, you can reach me at x-5367.

FB

CITY OF SACRAMENTO

DEPARTMENT OF PUBLIC WORKS

DATE: 6/15/98
TO: Taiwo Jaiyeoba, Planning – North Team
FROM: Fritz Buchman, Jr. Engineer, Development Services 
RE: EXTENDED STAY AMERICA CONDITIONS (P98-028)



Thank you for the opportunity to review the revised site plan for the proposed Extended Stay America on Venture Oaks Way. The Department of Public Works requests that the following conditions of approval be placed on the project.

- The driveway from Venture Oaks Way shall comply with City standards and have a maximum width of 35'.
- Repair or replace any deteriorated curb, gutter, and sidewalk along the Venture Oaks Way frontage to the satisfaction of the Department of Public Works.
- The applicant shall coordinate with Public Works staff to modify street lighting along Venture Oaks Way, as required to accommodate the project.
- Remove the two compact parking spaces adjacent to the tree near the easterly corner of the site, as requested by the City Arborist.

If you have any questions or comments, you can reach me at x-5367.

FB



ATTACHMENT I

DEPARTMENT OF
UTILITIES
ENGINEERING SERVICES

CITY OF SACRAMENTO
CALIFORNIA

5770 FREEPORT BLVD.
SUITE 100
SACRAMENTO, CA
95822-2911

April 3, 1998
MD

PH 916-433-6318
FAX 916-433-6652

MEMORANDUM

TO: Taiwo Jaiyeoba, Planning

FROM: David R. Chamber, Associate Engineer *DRS*

SUBJECT: **EXTENDED STAY AMERICA ON VENTURE OAKS WAY, SCHEMATIC PLAN AMENDMENT, SP (P98-028)**

The following are conditions that shall be approved by the Department of Utilities prior to issuance of the above referenced entitlements:

1. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one foot off-site contours within 100' of the project boundary are required. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
2. The proposed development is located within Sacramento Sanitation District No. 1. Contact the Regional Sanitation District for sanitary sewer conditions.
3. A drainage study and shed map as described in section 11.7 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities. The 10-year and 100-year HGL's shall be shown on the on-site improvement plans. The 10-year HGL shall be no higher than 6 inches below the lowest DI. Finished lot pad elevations shall be a minimum of 1.00 feet above the 100-year HGL and approved by the Department of Utilities.
4. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).

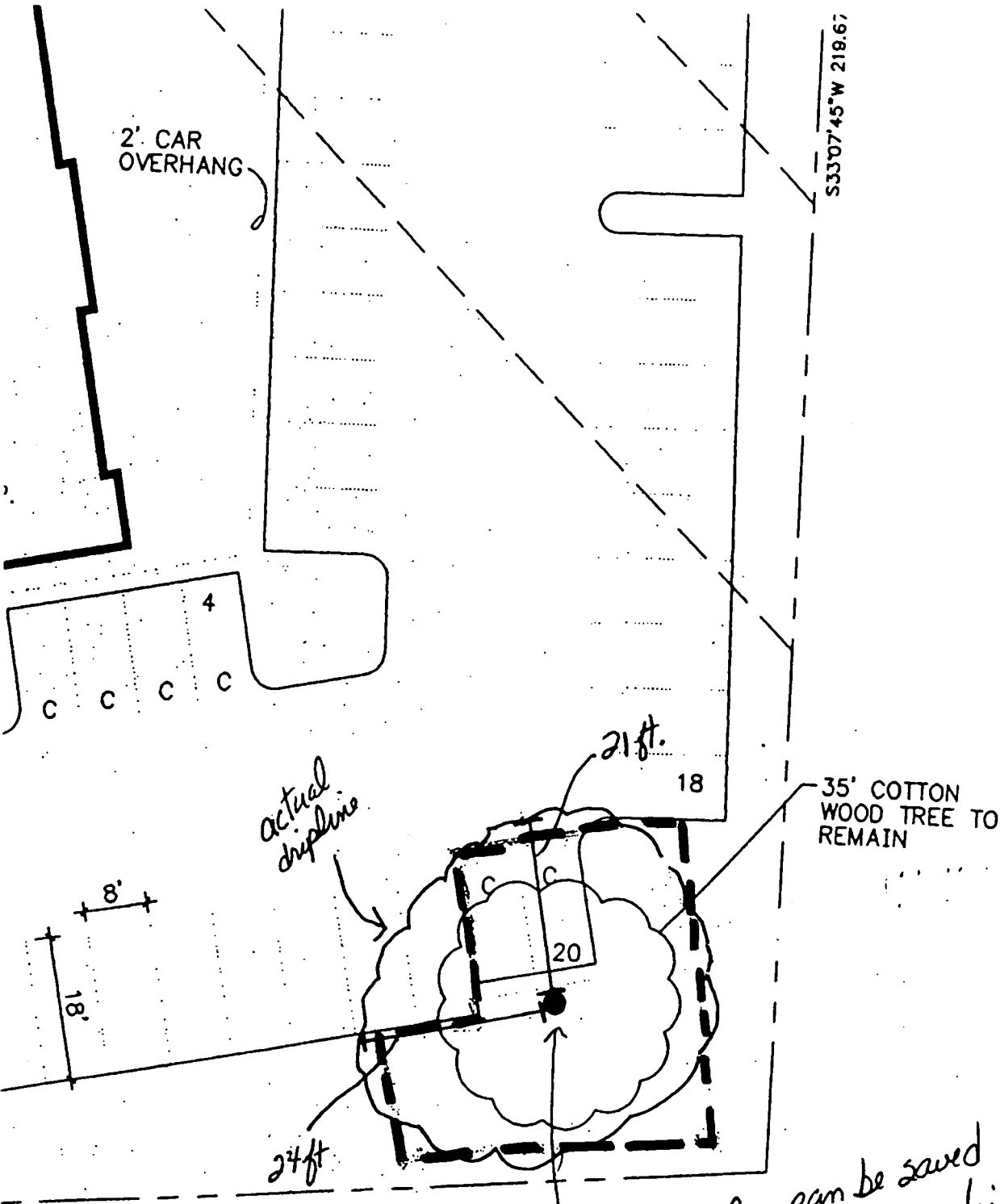
5. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. **On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages.** Improvement plans must include on-site treatment control measures. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures and recommended on-site control measures.

Advisory notes:

1. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
2. Any new domestic water services shall be metered. Only one domestic water service will be allowed per parcel.
3. Multiple fire services are allowed per parcel and may be required.
4. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
5. The Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flow the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site domestic, irrigation and fire suppression systems.

cc Theresa Arnold

ATTACHMENT J: TREE EXHIBIT AND COMMENT



33.5" Fremont Poplar can be saved
or removed at developer's discretion
Dan PsKowski - City Arborist
6-12-98 768-8604

Fax Transmittal

Date: June 19, 1998

From: Natomas Community Association
P. O. Box 340451
Sacramento, CA 95834

To: Taiwo J.
City of Sacramento
Department of Planning and Development
Planning Division

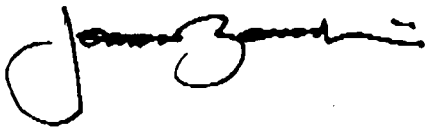
Re: 98-028 Extended Stay America Hotel

Taiwo,

This project was discussed in committee and we believe that there is already enough hotel entitlements in the South Natomas Plan Area. With all of the apartment complexes already built and the already entitled six hotels we are afraid that the addition of another hotel will only encourage the perception of our homes being in a "transient" area.

Since the late 70's the NCA has working to assure that South Natomas became a community with roots in the area.

We recommend that this application be denied for the aforementioned reason.



James Bacchini
Chair, NCA Planning Committee

