

**RESOLUTION NO. 2025-186**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING A CONDITIONAL USE PERMIT AND MAJOR DESIGN REVIEW  
AMENDMENT FOR THE LAGUNA POINTE AMENDMENT – HOME2 SUITES BY  
HILTON PROJECT LOCATED AT THE NORTHEAST CORNER OF LAGUNA  
SPRINGS DRIVE AND WEST STOCKTON BOULEVARD  
(NO FURTHER CEQA REQUIRED)  
ASSESSOR PARCEL NUMBER: 116-1510-003  
PROJECT NO. PLNG24-033**

**WHEREAS**, the Community Development Department of the City of Elk Grove (the “City”) received an application on August 16, 2024, from Jackson II, LLC. (the “Applicant”) requesting a Conditional Use Permit and Major Design Review Amendment (the “Project”); and

**WHEREAS**, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APN: 116-1510-003; and

**WHEREAS**, the City considered the Project request pursuant to the Elk Grove General Plan, the Elk Grove Municipal Code (EGMC) Title 23 (Zoning), Title 22 (Land Development), the Elk Grove Design Guidelines, and all other applicable state and local regulations; and

**WHEREAS**, the City Council of the City of Elk Grove (the “City Council”) held a duly-noticed public hearing on September 24, 2025, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Elk Grove hereby finds that no further environmental review is required under CEQA for the Laguna Pointe Amendment – Home2 Suites by Hilton Project (PLNG24-033) pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) and 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) based upon the following finding:

**CEQA**

Finding: No further environmental review is required under CEQA pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) and 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Evidence: CEQA requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment” (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

Staff has determined that no further environmental review is required under CEQA pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations). State CEQA Guidelines Section 15162 provides that when an Environmental Impact Report (EIR) has been certified or negative declaration adopted for a project, no subsequent EIR/negative declaration shall be prepared for that project

unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that one or more the following exists:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The Project site was zoned for commercial/office development in 1987 by the Sacramento County Board of Supervisors. In 2005, the site was rezoned to Business & Professional Office (BP) as part of the Laguna Pointe Project (EG-04-585) on February 18, 2005. An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and adopted for the Laguna Pointe Project (SCH# 2004082034). The most recent approval for a future hotel (EG-17-062) relied on the previously adopted IS/MND.

The current Project proposes to amend the recent approvals by modifying the site plan for Lot 3 and establishing architectural elevations for the construction of the new hotel with outdoor amenities, replacing the previously approved plans for a future 107-room, four-story hotel with a 110-room four-story hotel on the same site. Although three additional hotel rooms are proposed and minor modifications are proposed to the site layout, the construction and development impact on the site remain the same as previously analyzed. Since no changes to the IS/MND are necessary to support the Project, the City is not required to prepare an Addendum to the IS/MND as required by State CEQA Guidelines Section 15164. The Project is subject to the adopted Mitigation, Monitoring, and Reporting Program (MMRP).

Additionally, staff has determined that no further environmental review is required under State CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan, or Zoning). State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified “shall not require 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.” In February 2019, an EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058). In December 2023, a Subsequent EIR was prepared and certified as part of the General Plan update (SCH# 2022020463). The Project is subject to the General Plan MMRP.

The General Plan EIR relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. Fehr & Peers determined that the Project complies with City of Elk Grove General Plan Policy MOB-1-1, which was adopted to reduce VMT and achieve state-mandated reductions on VMT. The Project would not exceed the City’s VMT limit for the Employment Center (EC) land use. Furthermore, the Project shall comply with the City’s Climate Action Plan (CAP) for new non-residential development, including CAP measures related to energy efficiency (BE-4), photovoltaic installation (BE-7), construction equipment (TACM-8), and electric vehicle charging (TACM-9). The Project also includes conditions of approval consistent with adopted General Plan EIR Mitigation Measures 5.5.1a and 5.6.5 related to the inadvertent discovery of tribal cultural resources.

No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issued already disclosed and analyzed in the Laguna Pointe IS/MND and General Plan EIRs. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, pursuant to State CEQA Guidelines Sections 15162 and 15183, no further environmental review is required.

**AND, BE IT FURTHER RESOLVED**, that the City Council of the City of Elk Grove hereby approves the Conditional Use Permit and Major Design Review Amendment for the Laguna Pointe Amendment – Home2 Suites Project (PLNG24-033), as described in Exhibit A and illustrated in Exhibit B, subject to the conditions of approval in Exhibit C (all incorporated herein by this reference), based upon the following findings:

### **Conditional Use Permit**

Finding #1: The proposed use is consistent with the General Plan and all applicable provisions of this title.

Evidence #1: The proposed Project is consistent with the overall development expectations of the Employment Center (EC) General Plan Land Use Designation and BP (Business and Professional Office) zone. A Conditional Use Permit (CUP) is required to allow for the operations of a hotel within the BP zone. The proposed Project complies with the development intensity requirements (Floor Area Ratio) of the General Plan.

Furthermore, the proposed Project is consistent with the following General Plan Policies:

**Policy ED-1-3:** Encourage the full and efficient use of vacant and underutilized parcels in appropriately designated areas to support the development and expansion of targeted commercial uses.

**Policy LU-2-1:** Promote a greater concentration of high-density residential, office, commercial or mixed-use sites and the population along identified transit corridors and existing commercial corridors, in activity centers, and at other appropriate locations.

**Policy LU-2-4:** Require new infill development projects to be compatible with the character of surrounding areas and neighborhoods, support increased transit use, promote pedestrian and bicycle mobility, and increase housing diversity.

**Finding #2:** The establishment, maintenance or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use, or the general welfare of the City.

**Evidence #2:** The proposed hotel is designed consistent with all applicable EGMC requirements and design standards. In reviewing the use compatibility to the surrounding properties, the proposed hotel use would have minimal impacts. The Project site is located within the existing Laguna Pointe Center and is surrounded by commercial and office uses to the north, west, and south. State Route 99 is located to the east. The closest residential area is over 700 feet away, so there are no sensitive receptors in proximity to the Project site. The design of the Project, as conditioned, will ensure the safety of the hotel and its guests and will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood, or the general welfare of the City.

### **Major Design Review Amendment**

**Finding #1:** The proposed Project is consistent with the objectives of the General Plan, complies with applicable Zoning regulations, the applicable Design Guidelines, and Improvement Standards adopted by the City.

**Evidence #1:** The site plan and building elevations have been reviewed in accordance with the General Plan, Zoning Code, and Elk Grove Design Guidelines. The proposed Project is consistent with the overall development expectations of the Employment Center (EC) General Plan Land Use Designation and BP (Business and Professional Office) zone. A Conditional Use Permit (CUP) is required to allow for the operations of a hotel within the BP zone. The proposed Project complies with the development intensity requirements (Floor Area Ratio) of the General Plan. The Project complies with the applicable development standards of Title 23, Zoning, including setbacks, height limits, landscaping requirements, and bicycle parking requirements.

**Finding #2:** 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 #2: The site plan, building elevations, and landscape plans have been reviewed in accordance with the Elk Grove Design Guidelines and it is concluded that the architecture and site planning meet all applicable design requirements. The Project site will be developed with a new 110-room, four-story hotel with outdoor amenities along with parking, landscaping, and lighting improvements. Access to the site will be provided via the existing Center driveways along Laguna Springs Drive and the approved/future driveway along W. Stockton Boulevard. The primary hotel entrance will be located on the western side of the building that will feature a porte cochere. The outdoor amenities, such as the swimming pool and patio area, will be located on the southern side of the building. The swimming pool will be screened by a five-foot tall stucco wall. The proposed landscaping of the Project site will feature a variety of shrubs and trees, including Fruitless Olive, Chinese Pistache, Holly Oak, Chinese Elm, and Sawleaf Zelkova trees. Building facades will be treated with a variety of materials including stucco with earth tone hues, aluminum panels, porcelain tiles, aluminum-framed windows and doors, aluminum canopies over the exterior doors on the ground level. The selected colors and materials will match the buildings already developed within the Center. The lime green accent proposed on the main tower element represents a brand-associated color selection, which the City has allowed on other buildings in recent shopping center approvals. The proposed elevations provide high-quality materials, detailing, and colors, which are carried over to all building elevations. The design is sensitive to the Center's character in regard to scale, architectural style, and use of materials. Therefore, 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.

Finding #3: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signage and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence #3: The proposed Project has been designed consistent with the requirements of the applicable Design Guidelines. Building facades will be treated with a variety of materials including stucco with earth tone hues, aluminum panels, porcelain tiles, aluminum-framed windows and doors, aluminum canopies over the exterior doors on the ground level. The selected colors and materials will match the buildings already developed within the Center. The lime green accent proposed on the main tower element represents a brand associated color selection, which the City has allowed on other buildings in recent shopping center approvals. The proposed elevations provide high-quality materials, detailing, and colors, which are carried over to all building elevations. The design is sensitive to the Center's character in regard to scale, architectural style, and use of materials

Finding #4: The proposed Project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence #4: The main vehicular entrances to the Project site are from two existing driveways on Laguna Springs Drive and an approved future driveway on W. Stockton Boulevard. The proposed site layout will integrate into the existing circulation network

of the Center and will provide adequate pedestrian and bicycle circulation through the site, including connections from the existing pathways to the pedestrian entry to the proposed building. As such, the completion of this Project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Finding #5: For residential subdivision design review applications, the residential subdivision is well integrated with the City's street network, creates unique neighborhood environments, reflects traditional architectural styles, and establishes a pedestrian friendly environment

Evidence #5: The Project is not a residential subdivision. Therefore, this finding is not relevant to the Project.

Finding #6: There are changed circumstances sufficient to justify the modification of the Design Review Amendment.


Evidence #6: While Lot 3 was previously approved for a future 107-room, four-story hotel, the Applicant proposes the requested modifications to meet the needs of a specific hotel operator. The modification proposes reconfiguring the parking area and adopting architectural elevations for the proposed hotel. The modifications would increase the guest room count from 107 rooms to 110 rooms, and provide outdoor amenities such as a swimming pool and outdoor patio area. The site plan and landscape plan are consistent with the requirements of the Zoning Code and Design Guidelines, whereas the proposed architecture is compatible consistent with the rest of the Lagina Pointe approval. Therefore, staff supports the Major Design Review Amendment for Lot 3.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 24<sup>th</sup> day of September 2025



BOBBIE SINGH-ALLEN, MAYOR of the  
CITY OF ELK GROVE


ATTEST:



---

JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



---

JONATHAN P. HOBBS,  
CITY ATTORNEY

**EXHIBIT A  
LAGUNA POINTE AMENDMENT – HOME2 SUITES BY HILTON  
PLNG24-033**

**PROJECT DESCRIPTION**

The Project consists of a Conditional Use Permit and Major Design Review Amendment to modify the site layout for Lot 3 within the previously-approved Laguna Pointe Center (EG-04-585 and EG-17-062) for the construction of a new 110-room, four-story hotel with outdoor amenities.

The Project shall comply with the City's Climate Action Plan (CAP) for non-residential development, including CAP measures related to energy efficiency (BE-4), solar readiness (BE-7), off-road construction fleet (TACM-8), and electric vehicle charging (TACM-9).













- EXT-01 EXTRUDED ALUMINUM SYSTEM (IF PLANKS)  
LONGBOARD  
COLOR: LIGHT NATIONAL WALNUT
- EXT-02 STUCCO  
SHERWIN-WILLIAMS  
COLOR: SW 7044 - AMAZING GRAY
- EXT-03 STUCCO  
SHERWIN-WILLIAMS  
COLOR: SW 7069 - IRON ORE
- EXT-04 STUCCO  
SHERWIN-WILLIAMS  
COLOR: SW 6235 - FOGGY DAY
- EXT-05 TILE  
MULTIFORME 12x24 PORCELAIN TILE  
COLOR: ACQUARIO
- EXT-06 STUCCO BASE  
SHERWIN-WILLIAMS  
COLOR: SW 9166 - DRIFT OF MIST
- EXT-07 BOFFIT EXTRUDED ALUM. SYSTEM  
LONGBOARD  
COLOR: LIGHT NATIONAL WALNUT
- EXT-08 STUCCO ACCENT  
BENJAMIN MOORE  
COLOR: FLOWER POWER 398
- EXT-09 EXTERIOR TRIM  
WINDOW FRAME & FLASHING  
ANNODIZED BRONZE
- EXT-10 TILE  
MULTIFORME 12x24 PORCELAIN TILE  
COLOR: CALCE

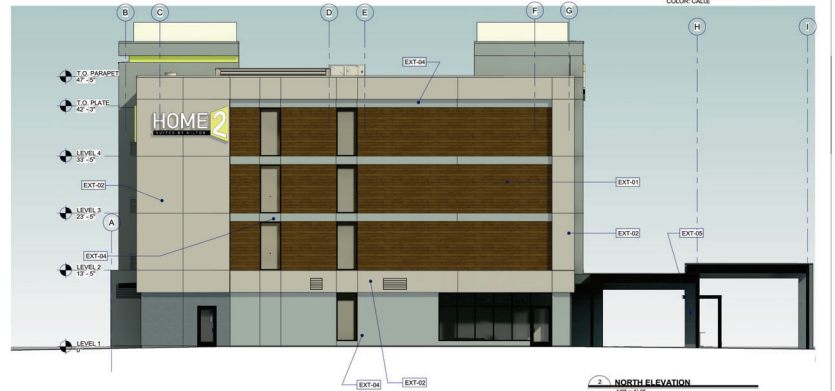
REV	DATE	DESCRIPTION

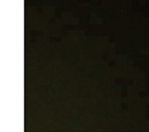
**Home2 Suites**  
555 AVENUE 1, LUMINA PORTE  
OWENSPARK, WA 98057  
OWNERS/OPERATORS: HILTI  
160 CAROLAN DRIVE, SUITE 100  
ANDERSONVILLE, GA 30329  
HILTI IS THE REGISTERED TRADEMARK OF HILTI CORPORATION. ALL RIGHTS RESERVED. © 2025 HILTI CORPORATION. HILTI, THE HILTI LOGO, AND HOME2 SUITES BY HILTI ARE TRADEMARKS OF HILTI CORPORATION.

PROJECT # 2231  
DRAWN BY: GWE  
CHECKED BY: GWE

RENDERED ELEVATIONS

**A-6.1**



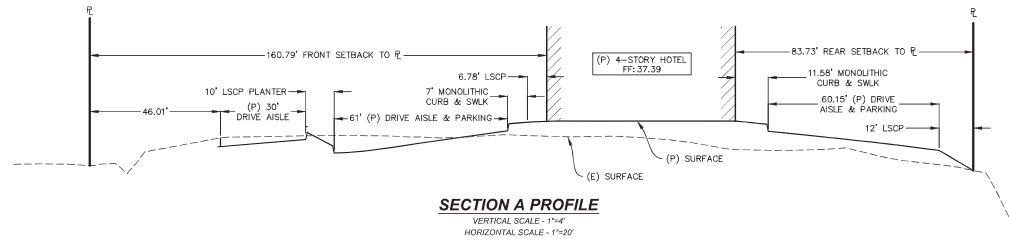
 EXT-01 & EXT-07 LONGBOARD COLOR: LIGHT NATIONAL WALNUT	 EXT-02 SHERWIN-WILLIAMS COLOR: SW 7044 - AMAZING GRAY	 EXT-03 SHERWIN-WILLIAMS COLOR: SW 7069 - IRON ORE	 EXT-04 SHERWIN-WILLIAMS COLOR: SW 6235 - FOGGY DAY	 EXT-05 MULTIFORME 12x24 PORCELAIN TILE COLOR: ACQUARIO	 EXT-06 SHERWIN-WILLIAMS COLOR: SW 9166 - DRIFT OF MIST	 EXT-08 BENJAMIN MOORE COLOR: FLOWER POWER 398	 EXT-09 EXTERIOR TRIM WINDOW FRAME & FLASHING ANNODIZED BRONZE	 EXT-10 MULTIFORME 12x24 PORCELAIN TILE COLOR: CALCE
---	--	--	---	--	---	--	---	--



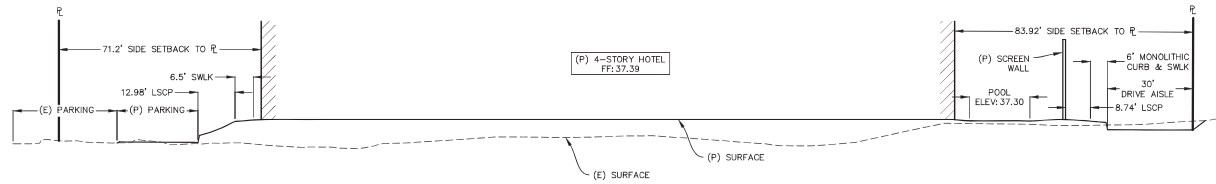




W:\2025\Projects\25104 Home 2 Suites Dr. CrossWORKING CAD\CAD\PLANNING PLAN\04a.dwg, 2025-02-25 10:21 am



**SECTION A PROFILE**  
VERTICAL SCALE - 1"=4'  
HORIZONTAL SCALE - 1"=20'



**SECTION B PROFILE**  
VERTICAL SCALE - 1"=4'  
HORIZONTAL SCALE - 1"=20'



**DETAIL 1 - SOUTHERN DRIVEWAY**

**CONSTRUCTION KEYNOTES:**

- ① CONCRETE BARRIER CURB
- ② ADA RAMP
- ③ CROSS GUTTER PER CITY OF ELK GROVE STD OTL ST-32

**DRAINAGE KEYNOTES:**

- GB DRAIN INLET
- GD STORM DRAIN MANHOLE
- GU STUB FOR FUTURE USE

REVISION	DATE	BY	APPROVED



**JACKSON PROPERTIES, INC.**  
165 CADILLAC DR SUITE 100  
SACRAMENTO, CA 95825  
CONTACT: BROCK HOFFMAN  
PH: (916) 381-8113

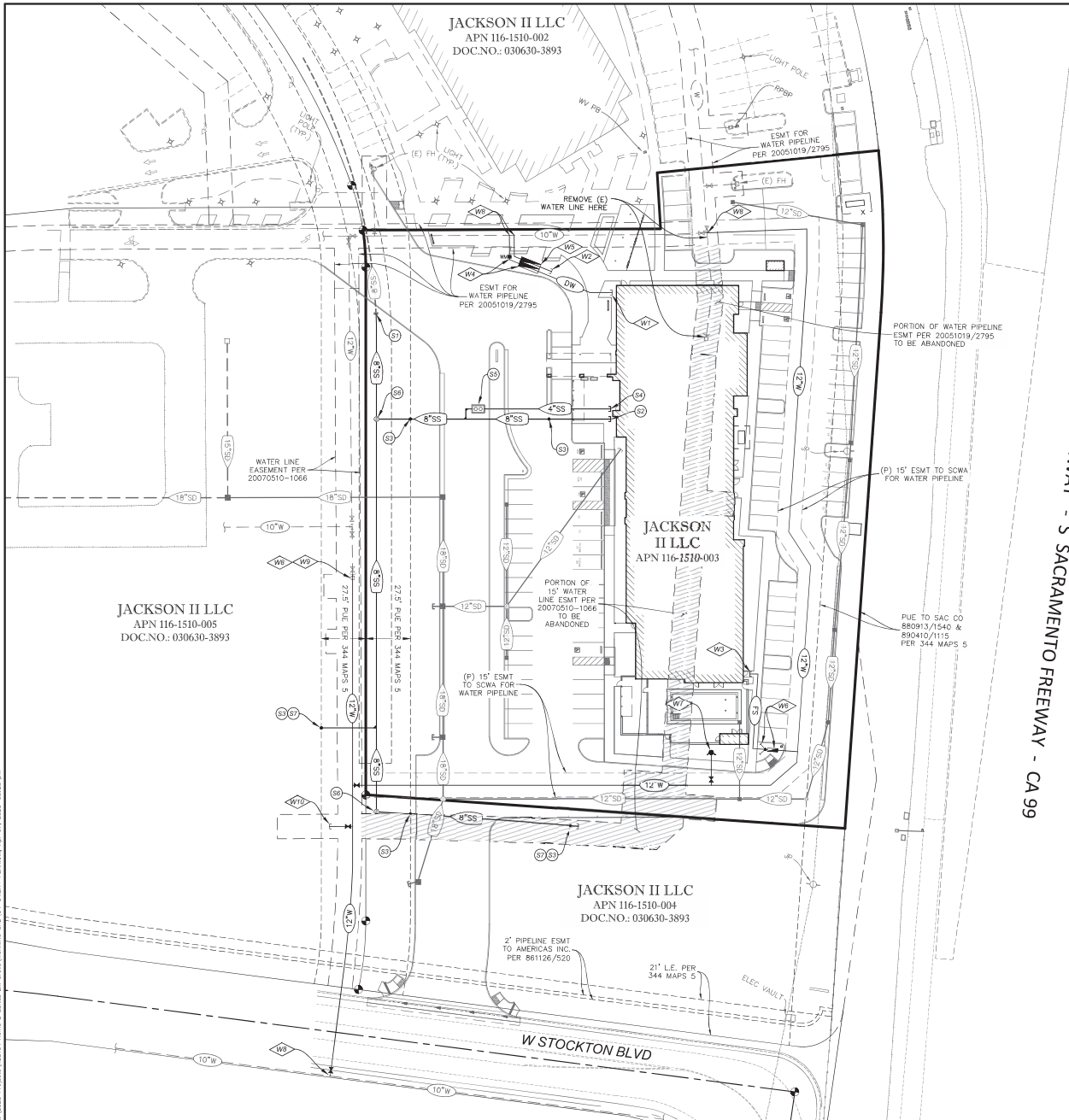
**HOME2 SUITES DR LAGUNA SPRINGS DR ELK GROVE, CA 95758**  
**PRELIMINARY SITE SECTIONS**



**Know what's below.**  
**Call before you dig.**  
or (800) 642-2444

CWE PROJECT R23104 - HOME2 SUITES ELK GROVE, LAGUNA SPRINGS DR, ELK GROVE, CA 95758

W:\2023\Projects\23104 Home 2 Suites Dr. CrossWORKING CAD\CAD\UTILITY PLAN.dwg, 4/4/23, 2:52:25-03:25 p.m.



GOLDEN STATE HIGHWAY - S SACRAMENTO FREEWAY - CA 99

**WATER CONSTRUCTION KEYNOTES:**

- W1 POC FOR DOMESTIC WATER SERVICE
- W2 POC FOR IRRIGATION SERVICE
- W3 POC FOR FIRE SPRINKLER SERVICE
- W4 DOMESTIC WATER METER AND BACKFLOW PREVENTER
- W5 IRRIGATION BACKFLOW PREVENTER
- W6 FDC AND DCDA FOR FIRE SPRINKLER SERVICE
- W7 FIRE HYDRANT
- W8 TIE INTO EXISTING WATER LINE
- W9 REMOVE EXISTING BLOW-OFF VALVE
- W10 STUB FOR FUTURE USE

**SANITARY SEWER CONSTRUCTION KEYNOTES:**

- S1 TIE INTO EXISTING SANITARY SEWER LINE
- S2 BUILDING POINT OF CONNECTION FOR SANITARY SEWER
- S3 SANITARY SEWER CLEANOUT
- S4 BUILDING POINT OF CONNECTION FOR GREASE SEWER
- S5 GREASE INTERCEPTOR
- S6 SANITARY SEWER MANHOLE
- S7 STUB FOR FUTURE USE



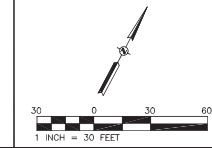
REVISION	DATE	BY	APPROV'D

**PRELIMINARY NOT FOR CONSTRUCTION**  
 04-09-2025



**JACKSON PROPERTIES, INC.**  
 165 CADILLAC DR. SUITE 100  
 SACRAMENTO, CA 95825  
 CONTACT: BROCK HOFFMAN  
 PH: (916) 381-8113

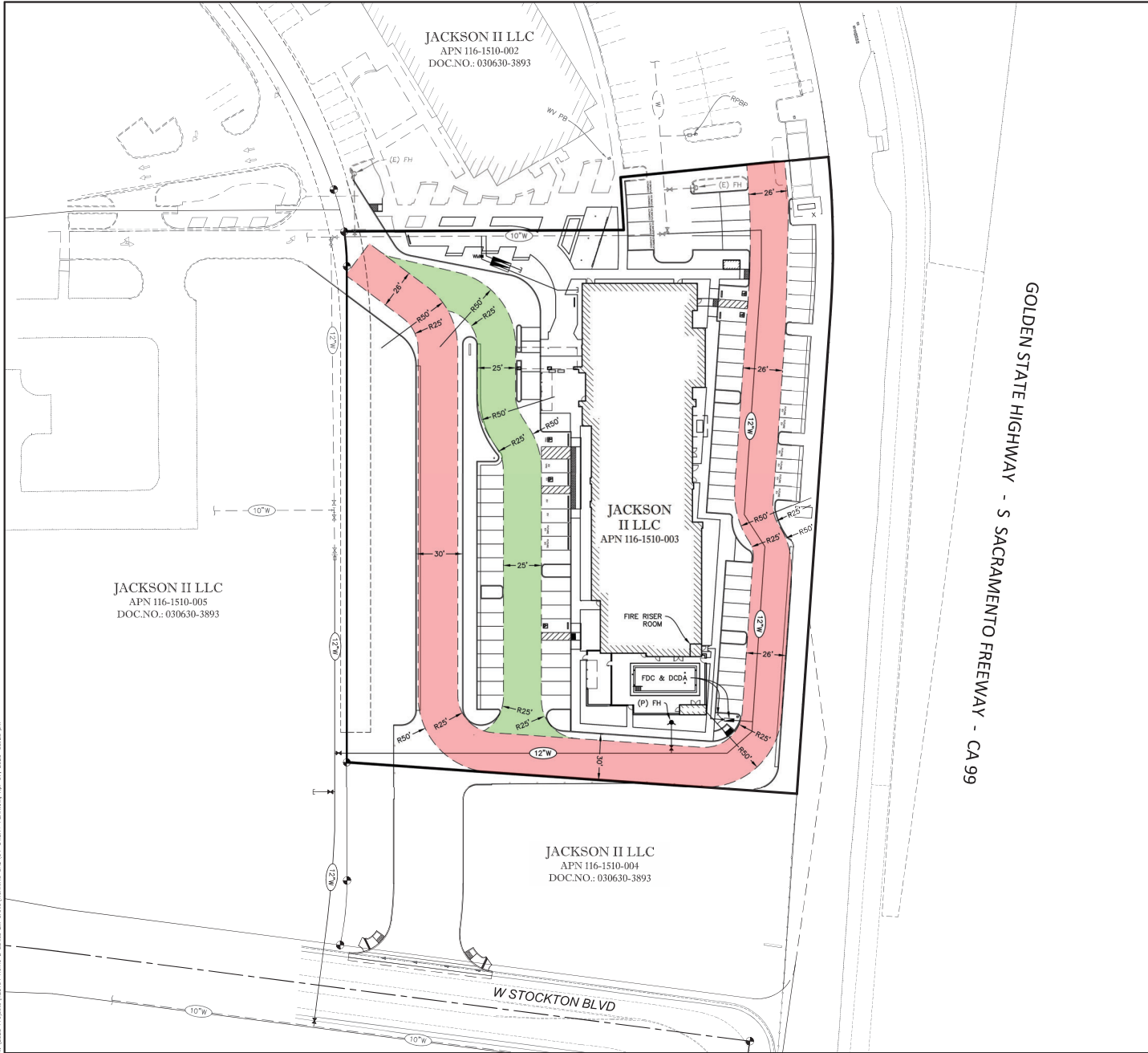
**HOME2 SUITES DR LAGUNA SPRINGS DR ELK GROVE, CA 95758 PRELIMINARY WATER & SANITARY SEWER PLAN**



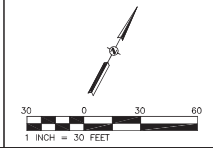
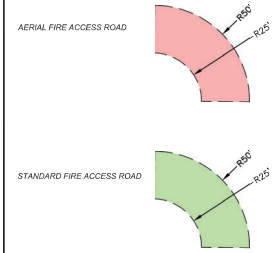
**811**  
 Know what's below.  
 Call before you dig.  
 or (800) 642-2444

ORIGINAL SCALE IS IN INCHES  
 PROJECT R23104 - HOME2 SUITES ELK GROVE, LAGUNA SPRINGS DR, ELK GROVE, CA 95758

W:\2025\Projects\25104 Home 2 Suites Dr. CrossWORKING CAD\CAD\UTILITY PLAN.dwg, A4, 07/2025-03:25 pm



**LEGEND:**



**811**  
Know what's below.  
Call before you dig.  
or (800) 642-2444

APPROVED	BY	DATE	REVISION	CHECK NO.	BY	DESIGN	DRAWN	QUANT.	ORIGINAL SCALE IS IN INCHES 2
						AE8	AE8		
<b>NOT FOR CONSTRUCTION</b>									
<b>JACKSON II LLC</b> 165 CADILLAC DR SUITE 100 SACRAMENTO, CA 95825 CONTACT: BROCK HOFFMAN PH: (916) 381-8113									
<b>HOME2 SUITES DR LAGUNA SPRINGS DR ELK GROVE, CA 95758</b> <b>PRELIMINARY FIRE ACCESS PLAN</b>									
Sheet <b>C5</b> 5 of 5 4/4/2025									

W:\2025\Projects\25104 Home 2 Suites Dr. CrossWORKING CAD\CAD\UTILITY PLAN.dwg, A4, 07/2025-03:25 pm



**GENERAL PHOTOMETRIC NOTES**

- PHOTOMETRIC CALCULATIONS BASED ON AVAILABLE CES FILES FROM FIXTURE MANUFACTURER (OR EQUIVALENT). FIXTURE SUBSTITUTIONS MAY COMPROMISE FOOT-CANDLE (FC) LEVELS.
- PHOTOMETRIC CALCULATION ELEVATION FROM CEILING HEIGHT ION IN LUMINAIRE SCHEDULE ON SHEET E1.50. ABOVE/BELOW PLANS, OR BELOW ABOVE/BELOW PLANS TO SURFACES. MOUNTING HEIGHTS BELOW MEASURED TO BOTTOM OF FIXTURE.  
 LNA = 2'-0"  
 SP = 6'-0"  
 SW1.1 = 8'-4"  
 SW1.2 = 8'-4"
- SITE PHOTOMETRY BASED ON PROPOSED SITE LIGHTING FOR PROJECT ONLY.

**NE PARKING LOT/DRIVE PHOTOMETRIC SCHEDULE**

AVERAGE FOOT-CANDELES	2.24
MAXIMUM FOOT-CANDELES	5.1
MINIMUM FOOT-CANDELES	1.0
MINIMUM TO MAXIMUM FC RATIO	0.10
MAXIMUM TO MINIMUM FC RATIO	9.90
AVERAGE TO MINIMUM FC RATIO	4.39

**South Parking Lot/Drive Photometric Schedule**

AVERAGE FOOT-CANDELES	2.68
MAXIMUM FOOT-CANDELES	6.4
MINIMUM FOOT-CANDELES	1.0
MINIMUM TO MAXIMUM FC RATIO	0.08
MAXIMUM TO MINIMUM FC RATIO	12.29
AVERAGE TO MINIMUM FC RATIO	3.92

**NE Walkway General Photometric Schedule**

AVERAGE FOOT-CANDELES	1.98
MAXIMUM FOOT-CANDELES	13.3
MINIMUM FOOT-CANDELES	0.8
MINIMUM TO MAXIMUM FC RATIO	0.03
MAXIMUM TO MINIMUM FC RATIO	29.75
AVERAGE TO MINIMUM FC RATIO	4.48

**Front Door Photometric Schedule**

AVERAGE FOOT-CANDELES	5.64
MAXIMUM FOOT-CANDELES	27.1
MINIMUM FOOT-CANDELES	1.0
MINIMUM TO MAXIMUM FC RATIO	0.03
MAXIMUM TO MINIMUM FC RATIO	38.38
AVERAGE TO MINIMUM FC RATIO	7.97

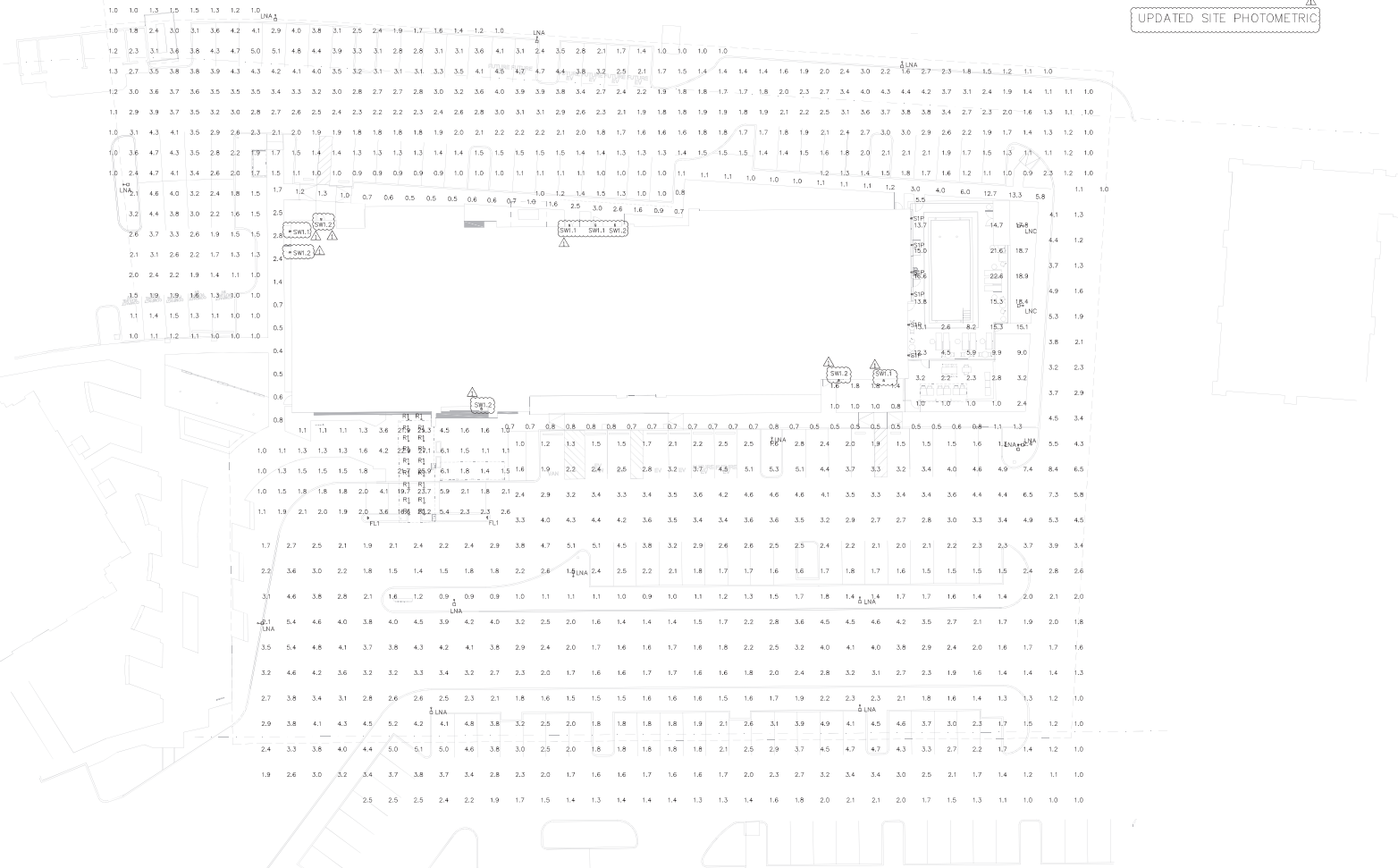
**Pool Photometric Schedule**

AVERAGE FOOT-CANDELES	9.95
MAXIMUM FOOT-CANDELES	22.6
MINIMUM FOOT-CANDELES	1.0
MINIMUM TO MAXIMUM FC RATIO	0.03
MAXIMUM TO MINIMUM FC RATIO	20.39
AVERAGE TO MINIMUM FC RATIO	12.94

**South Walkway Photometric Schedule**

AVERAGE FOOT-CANDELES	0.84
MAXIMUM FOOT-CANDELES	1.8
MINIMUM FOOT-CANDELES	0.5
MINIMUM TO MAXIMUM FC RATIO	0.23
MAXIMUM TO MINIMUM FC RATIO	4.32
AVERAGE TO MINIMUM FC RATIO	1.96

UPDATED SITE PHOTOMETRIC



SITE PHOTOMETRIC PLAN  
SCALE: 1/16" = 1'-0"

SETH S. TERRY  
ARCHITECT  
10700 22nd Ave. South  
Suite 101  
South Bay, VA 23086  
Phone 804.788.2800



DATE	10/20/2023
BY	JR
CHECKED BY	HE
PROJECT	HOME2 SUITES
DESCRIPTION	PHOTOMETRIC PLAN
SCALE	1/16" = 1'-0"

Home2 Suites  
SITE ADDRESS: 10700 22ND AVENUE SOUTH  
DUNSMITH PARKING, INC.  
10700 22ND AVENUE SOUTH, SUITE 100  
SOUTH BAY, VA 23086

PROJECT # 202407  
DRAWN BY: JR, RD  
CHECKED BY: HE  
SITE PHOTOMETRIC PLAN

E0.02







**EXHIBIT C  
LAGUNA POINTE AMENDMENT – HOME2 SUITES BY HILTON  
PLNG24-033**

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<b>ON-GOING</b>				
1.	Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits A and B, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.	On-Going	Planning	
2.	This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3.	The Applicant, or Successors in Interest (hereinafter referred to as the Applicant) shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney’s fees and expert witness fees arising out of this Project including challenging the validity of this Application/permit or any environmental or other documentation related to approval of this application.	On-Going	Planning	
4.	<p>Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• The Elk Grove Zoning Code (Title 23 of the EGMC)</li> <li>• EGMC Chapter 19.12 (Tree Preservation and Protection)</li> <li>• EGMC Chapter 14.10 (Water Efficient Landscape Requirements)</li> </ul>	On-Going	Planning	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
5.	<p>The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of the City. All street improvements shall include vertical curb and gutter, except as approved by the City, in which case street improvements shall include rolled curb and gutter. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed with the standards of the appropriate utility.</p>	On-Going	Engineering SCWA SASD SMUD PG&E	
6.	<p>The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.</p>	On-Going	Planning Engineering CCSD SCWA SASD	
7.	<p>Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> <li>• Grading Permit and Improvement Plan</li> <li>• Building Permit and Certificate of Occupancy</li> <li>• Requirements of the Sacramento Metropolitan Air Quality Management District</li> <li>• Fire Department review for permits and/or occupancy</li> </ul>	On-Going	Planning Engineering Building CCSD SCWA SASD	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
8.	As to any fee, dedication, reservation or exaction established by these conditions of approval that are subject to the Mitigation Fee Act, notice is hereby given pursuant to California Government Code Section 66020(d) that the 90-day period in which you may protest the fees set forth herein has begun to run as of the date of approval of this Project. Other limitations periods may apply. The City reserves all rights.	On-Going	Planning	
9.	If cultural resources or tribal cultural resources are discovered during grading or construction activities within the Planning Area, work shall halt immediately within 50 feet of the discovery, the Planning Department shall be notified, and a professional archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in archaeology shall be retained to determine the significance of the discovery. If resources are determined to be potentially significant, the City shall require the preparation of a treatment plan and report of findings for cultural and tribal cultural resources. The City and the applicant shall consult and agree to implement all measures the City deems feasible. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The applicant shall be required to implement measures necessary for the protection and documentation of cultural resources.	On-Going and During Construction	Planning	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
10.	<p>Before the start of any earthmoving activities, the project owner shall retain a qualified scientist (e.g., geologist, biologist, paleontologist) to train all construction personnel involved with earthmoving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered. Training on paleontological resources shall also be provided to all other construction workers but may use videotape of the initial training and/or written materials rather than in-person training. If any paleontological resources (fossils) are discovered during grading or construction activities within the project area, work shall be halted immediately within 50 feet of the discovery, and the City Planning Division shall be immediately notified. The project owner will retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology guidelines (SVP 2010). The recovery plan may include but is not limited to a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City to be necessary and feasible will be implemented by the applicant before construction activities resume in the area where the paleontological resources were discovered.</p>	On-Going and During Construction	Planning	
11.	<p>The trash enclosures shall be locked when not in use and well maintained at all times.</p>	On-Going	Code Enforcement Planning	
12.	<p>All improvements shall conform to the City of Elk Grove Improvement Standards, Storm Drainage Master Plan, and all applicable building codes in effect at the time of permit issuance.</p>	On-Going	Engineering	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
13.	Exterior entrance and exit doors shall be locked between the hours of 10:00 p.m. and 5:00 a.m. Between these hours, all guest access shall be made by using a hotel key-card to unlock the doors, or by hotel staff permitting access by unlocking the door for a person entering and then immediately re-locking the door. At no time during these hours shall an exterior door be propped open or otherwise not secured.	On-Going	Police	
14.	The outdoor patio and pool shall be fenced with an automatic lock to close the area at 10:00 pm. The outdoor patio shall have signs posted to prevent loitering.	On-Going	Police	
15.	Ensure that the hotel interior is accessible to police department staff at all times. A "Knox Box" shall be installed on the building exterior near the front door and must contain a master key that allows police department staff to access the interior of the hotel after 10:00 p.m.	On-Going	Police	
16.	Ensure that landscaping and tree trimming is maintained so that it does not interfere with the operation of surveillance cameras or the lighting of the parking lot.	On-Going	Police	
17.	Secure fencing around the construction site with locking gates, and appropriate lighting, shall be installed during construction to prevent trespassing and theft. During construction, the Police Department shall be given emergency contact information of contractors and owners for any problems encountered after normal construction hours.	On-Going, During Construction	Police	
18.	The installation of on-site traffic calming devices such as but not limited to speed bumps, humps or other designs are prohibited unless approved by the fire code official.	On-Going	Cosumnes Fire Department	
19.	Trees overhanging the fire lane shall be maintained at least 13 feet 6 inches of vertical clearance to maintain fire apparatus access.	On-Going	Cosumnes Fire Department	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
20.	All fire and life safety systems, including but may not be limited to, the fire sprinkler system and fire alarm system, shall be maintained in accordance with California Code of Regulations Title 19. Inspection, testing, and maintenance reports shall be submitted to the Cosumnes Fire Department online reporting system. <a href="https://www.cosumnescsd.gov/1291/Maintaining-Commercial-Fire-Systems">https://www.cosumnescsd.gov/1291/Maintaining-Commercial-Fire-Systems</a>	On-Going	Cosumnes Fire Department	
21.	SMUD has existing 12kV and 69kV facilities east of the parcel along Laguna Blvd as well as existing infrastructure along West Stockton Blvd and an existing 12kV double underground circuit along Laguna Spring Dr. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 and General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.	On-Going	SMUD	
22.	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.	On-Going	SMUD	
23.	The Project shall comply with the adopted conditions of approval for the Laguna Pointe Project EG-04-585.	On-Going	Planning	
<b>PRIOR TO OR IN CONJUNCTION WITH IMPROVEMENT AND/OR GRADING PLAN SUBMITTAL OR APPROVAL</b>				
24.	The Applicant shall comply with and pay the initial deposit of \$2,500 for the Mitigation Monitoring and Reporting Program (MMRP) adopted for the Laguna Pointe Project (EG-04-585). Until the MMRP deposit has been paid, no grading, building, sewer connection, water connection, or occupancy permit from the City will be approved.	Prior to issuance of any plans or permits associated with the Project	Planning	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
25.	All improvement plans (grading, drainage, utilities, and frontage improvements) shall be submitted for review and approval by the City.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering	
26.	The Applicant shall prepare and submit a drainage study to the satisfaction of the City and in accordance with City of Elk Grove Storm Drainage Master Plan, Improvement Standards, General Plan, and any other applicable drainage master plans or studies.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering	
27.	On-site drainage shall be conveyed to the public storm drainage system. The applicant shall provide final hydrology and hydraulic calculations showing that the post-development peak flows do not exceed pre-development levels.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering	
28.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City of Elk Grove Improvement Standards and the 2007 <i>Stormwater Quality Design Manual</i> for the Sacramento Region. The Applicant shall also submit a separate maintenance plan describing proper maintenance practices for the specific treatment controls to be constructed.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering Public Works	
29.	The project shall incorporate LID practices (e.g., bioretention, pervious pavement) consistent with the City's Stormwater Quality Manual. Final design shall be reviewed and approved by the City.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering	
30.	The Applicant shall execute a maintenance agreement with the City for stormwater quality control treatment devices to the satisfaction of the City.	Improvement Plans	Engineering	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
31.	The Applicant shall take all steps necessary to preserve existing survey monuments, including notes on improvement plans specifying that monuments are to be preserved in place, or, if monuments will not survive construction, set pre-construction survey monument ties and file a corner record with the Sacramento County Surveyor showing these ties, and then reset any monuments destroyed during construction and file a corner record with the Sacramento County Surveyor showing the monuments that were reset after construction.	Improvement Plans	Engineering	
32.	Onsite fire department access routes shall provide 360-degree access, be constructed to a 20-foot minimum width, 26 minimum widths on two intersecting sides for aerial operations, and 25 feet wide through the turns. Routes shall provide a minimum 13-foot 6-inch vertical clearance and turning radii of 25 feet inside and 50 feet-outside (25 feet wide at turn).	Improvement Plans	Cosumnes Fire Department	
33.	Developments shall provide fire flow from a public water system that meet the fire flow requirements of the California Fire Code and the Cosumnes Fire Department. This project shall provide a minimum 10-inch looped fire main to supply on-site fire hydrants. The onsite private water main shall be capable of flowing a minimum of 3,000gpm at 20psi. Project size and type of construction may necessitate larger water mains and higher gallons per minute fire flow. This on-site fire main shall be connected to the municipal water supply at two approved, remotely located points of connection to achieve two flow directions.	Improvement Plans	Cosumnes Fire Department	
34.	The Applicant shall provide fire hydrant water line stub(s), as needed, to adjacent parcel(s) for future development to the satisfaction of the water purveyor and the Cosumnes Fire Department.	Improvement Plans	Cosumnes Fire Department	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
35.	The Applicant shall consult with a fire protection engineer and or a C-16 licensed contractor to confirm if a fire pump will be required for this project. The fire sprinkler system shall be hydraulically designed to a minimum of 50psi static, 20psi residual and 3,000 gpm. The fire pump room shall be a rated room that is located adjacent to but separate from the fire control room. The room shall face the fire lane.	Improvement Plans	Cosumnes Fire Department	
36.	The Project is required to provide a fire control room meeting the standards of the Cosumnes Fire Department.	Improvement Plans	Cosumnes Fire Department	
37.	“NO PARKING FIRE LANE” signs and/or red painted curbs shall be installed in accordance with the California Fire Code and to the satisfaction of the fire department.	Improvement Plans	Cosumnes Fire Department	
<b>PRIOR TO OR IN CONJUNCTION WITH BUILDING PERMIT</b>				
38.	The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement regardless if it was caused by construction-related activities associated with the Project. If pavement replacement is necessary, as determined by the City, the Applicant may be required to grind, overlay, and/or slurry seal the damage portion(s) in accordance with the City Improvement Standards and to the satisfaction of the City. The Applicant shall schedule an inspection with the City to document the pre-construction condition of existing surface infrastructure adjacent to and near the Project.	Building Permit	Engineering	
39.	The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.	Building Permit	Engineering	
40.	The Applicant shall dedicate a new (minimum) 25' wide Emergency Vehicle Access Easement as shown on the Preliminary Fire Access Plan.	Building Permit	Engineering	
41.	A portion of the existing easement for water pipeline per Book 20051019 Page 2795 is located within the building footprint. This portion of the easement shall be vacated prior to the issuance of the Building Permit.	Building Permit	Engineering	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
42.	The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.	Building Permit	Engineering	
43.	Any on-site traffic calming devices and locations shall be approved by the City prior to installation, including, but not limited to, speed bumps.	Building Permit	Engineering	
44.	Prior to the building permit issuance, the property owner(s) shall (1) approve an annual Mello-Roos Community Facilities District special tax or (2) deposit a sum of money, as determined by the Cosumnes Community Services District, sufficient for the Cosumnes Community Services District to fund a portion of the cost of the District's ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire station facilities and fire and emergency equipment. Any costs for the approval and creation of such annual special tax, annexation of the Property into an existing Mello-Roos Community Facilities District for the Cosumnes Community Services District, or administration of the sum of money deposited to fund the fire and emergency services, shall be paid from the annual special taxes of the Community Facilities District or the sum of money deposited with the Cosumnes Community Services District. In the event that the property owner(s) fails to approve an annual special tax or deposit a sum of money as provided for herein for such purposes for the Cosumnes Community Services District, no building permits for the property shall be issued.	Building Permit	Cosumnes Fire Department	
45.	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: <a href="https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services">https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services</a>	Building Permit	SMUD	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<b>PRIOR TO CERTIFICATE OF OCCUPANCY</b>				
46.	<p>The following shall be completed prior to Final Certificate of Occupancy issuance, including but not limited to:</p> <ul style="list-style-type: none"> <li>• Approved Record Drawing</li> <li>• All applicable conditions of approval</li> <li>• Other public agencies (sewer, water, etc.) acceptance</li> <li>• SWPPP N.O.T or C.O.I</li> <li>• MWELo Certificate</li> <li>• Project account current</li> </ul> <p>Temporary Certificate of Occupancy issuance is at the discretion of the Community Development Director.</p>	Prior to Occupancy	Engineering	
47.	<p>Approved radio coverage for emergency responders shall be provided. A test conducted by a licensed contractor shall be performed at building or project completion to determine if the public safety communication system is adequate for emergency responder radio coverage. Buildings that cannot support the required level of radio coverage shall install a distributed antenna system with FCC certified signal boosters or as required by the County of Sacramento radio communications shop and subject to Cosumnes Fire Department review and approval.</p>	Prior to Occupancy	Cosumnes Fire Department	

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2025-186**

STATE OF CALIFORNIA        )  
COUNTY OF SACRAMENTO    )       ss  
CITY OF ELK GROVE         )


*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on September 24, 2025 by the following vote:*

**AYES:**        **COUNCILMEMBERS:**        *Singh-Allen, Robles, Brewer, Spease*

**NOES:**       **COUNCILMEMBERS:**        *None*

**ABSTAIN:**   **COUNCILMEMBERS:**        *None*

**ABSENT:**    **COUNCILMEMBERS:**        *Suen*

  
\_\_\_\_\_  
**Jason Lindgren, City Clerk**  
**City of Elk Grove, California**