

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING **Wednesday, September 13, 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/84909063006?pwd=ZHdvemRLZ2xYdjVJVG5TSIR6M3Bydz09>

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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, September 13, 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, September 13, 2023, before 3:00 p.m.

AGENDA

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

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

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.

If you are participating by telephone and you want to make a public comment, please press *9 to raise your hand. For those participating by Zoom or telephone, please wait to be called upon by the Planning Commission Clerk.

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 23, 2023 and the Special Planning Commission Meeting of August 30, 2023.

Recommendation: Adopt the minutes.

5. PUBLIC HEARING ITEMS

- 5.1. **Subject:** Kilgore Commerce Center - Major Design Review and Administrative Use Permit (CEQA Exemption 15332 In-fill Development Projects) - Project No. PLND-1022-0056.

Recommendation: Determine the project exempt per CEQA Guidelines section 15332 and Adopt the Resolution.

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.cityofranhocordova.org on Fridays prior to the Regular Planning Commission Meeting.

UPCOMING MEETINGS

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 September 13, 2023 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on September 8, 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.cityofranhocordova.org.

Signed September 8, 2023 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 4.1.

DATE: September 13, 2023
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF AUGUST 23, 2023 AND THE SPECIAL PLANNING COMMISSION MEETING OF AUGUST 30, 2023**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. August 23, 2023 Planning Commission Draft Meeting Minutes
2. August 30, 2023 Planning Commission Draft Meeting Minutes

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://cityofranchocordova.zoom.us/j/81579438071?pwd=SkIMbm4vR0pRYkpnUFd0SXRWVjJGUT09>

Join the Meeting via the Zoom Phone Number

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Password: 318369

DRAFT MINUTES

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

Chair Triplette called the Regular meeting to order in the David B. Roberts Council Chambers at 5:31 p.m.

Planning Commission Members Present: Surender Devarapalli, Lee Frechette, Robert McGarvey, Cynthia Stauss, and Chair Leroy Triplette

Planning Commission Members Absent: Sergio Diaz and Anil Reddy Kondakrindi

Staff Members Present: Krystina Baudrey, Arlene Granadosin-Jones, Darcy Goulart, Adam Lindgren, Albert Stricker and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Vice Chair Stauss led the pledge.

3. PUBLIC COMMENT

Citizens wishing to address the Planning Commission for any matter not on the agenda

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, August 23, 2023

ATTACHMENT 1

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. If you are participating by telephone and you want to make a public comment, please press *9 to raise your hand. For those participating by Zoom or telephone, please wait to be called upon by the Planning Commission Clerk.

For items on the agenda, speakers will be called by the Mayor 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.

Chair Tripette opened the public comment period. Seeing no speakers. 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 McGarvey;
Motion passed with a 5:0 vote
AYES: Devarapalli, Frechette, McGarvey, Stauss, Tripette
NOES: None
ABSENT: Diaz, Kondakrindi
ABSTAIN: None

- 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.

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

ACTION: Motion to approve item 5.1. by McGarvey second by Frechette;
Motion passed with a 5:0 vote
AYES: Devarapalli, Frechette, McGarvey, Stauss, Tripette
NOES: None

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, August 23, 2023

ATTACHMENT 1

ABSENT: Diaz, Kondakrindi
ABSTAIN: None

6. COMMISSION COMMENTS/IDEAS/QUESTIONS

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

ACTION: Motion to agendize a Special Meeting as soon as possible to discuss a possible vote of No Confidence regarding Commissioner Diaz as a potential advisory measure for the City Council by Frechette second by McGarvey;
Motion passed with a 5:0 vote

AYES: Devarapalli, Frechette, McGarvey, Stauss, Tripette

NOES: None

ABSENT: Diaz, Kondakrindi

ABSTAIN: None

ACTION: Motion to call a Special Planning Commission Meeting on Wednesday, August 30, 2023 at 5:00 p.m. by Tripette second by Devarapalli;
Motion passed with a 5:0 vote

AYES: Devarapalli, Frechette, McGarvey, Stauss, Tripette

NOES: None

ABSENT: Diaz, Kondakrindi

ABSTAIN: None

7. DIRECTOR'S REPORT

Planning Manager Darcy Goulart gave her report.

8. ADJOURNMENT

Chair Tripette adjourned the meeting at 6:49 p.m.

Kelly Whitman
Planning Commission Clerk

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, August 30, 2023

5:00 PM – Special Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

Join the Meeting Via Zoom Link:

<https://cityofranchocordova.zoom.us/j/82025715666?pwd=bEFJQ3FoaUVRdTIFRk43eUZPSjVRUT09>

Join the Meeting via the Zoom Phone Number

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

Webinar ID: 820 2571 5666

Password: 972105

DRAFT MINUTES

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

Chair Tripetto called the Special meeting to order in the David B. Roberts Council Chambers at 5:02 p.m.

Planning Commission Members Present: Surender Devarapalli, Lee Frechette, Anil Reddy Kondakrindi (arrived at 5:04 p.m.), Robert McGarvey, Cynthia Stauss, Chair Leroy Tripetto

Planning Commission Members Absent: Sergio Diaz

Staff Members Present: Darcy Goulart, Adam Lindgren, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Commissioner McGarvey led the pledge.

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, August 30, 2023

ATTACHMENT 2

3. PUBLIC COMMENT

At a special meeting, citizens wishing to address the Planning Commission for any matter on the agenda may do so at the time the matter is discussed. Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

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

1. Mark Berry
2. Jean Fox
3. Imants Leitis
4. Angel Ball
5. Carl Salmonsens
6. Kate Carroll
7. Cathy Birch
8. Lisa Phenix
9. Jim Garcia
10. Marolyn Olver
11. Brenda Gustin
12. James Garcia
13. Helen Whelan-Bashaw
14. Linda Budge
15. David Sander
16. Jim Garcia
17. Cathy Birch
18. Juleen Stenzel
19. Jennifer Garcia
20. Helen-Whelan-Bashaw
21. Brenda Gustin
22. Paul Carroll
23. David Militzer

Chair Tripette closed the public comment period.

4. REGULAR CALENDAR ITEMS

- 4.1. **Subject:** Discussion and Possible Vote of No Confidence regarding Commissioner Diaz as a Potential Advisory Measure to the City Council.

Recommendation: There is no formal recommendation from staff.

ACTION: Motion to take no action item 4.1. by Frechette second by Stauss;
Motion passed with a 6:0 vote

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

NOES: None

ABSENT: Diaz

ABSTAIN: None

5. ADJOURNMENT

Chair Tripette adjourned the meeting at 5:48 p.m.

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, August 30, 2023

ATTACHMENT 2

Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 5.1.



DATE: September 13, 2023

TO: Planning Commission

FROM: Nicholas Sosa, Associate Planner

SUBJECT: KILGORE COMMERCE CENTER – MAJOR DESIGN REVIEW & ADMINISTRATIVE USE PERMIT (CEQA EXEMPTION 15332 IN-FILL DEVELOPMENT PROJECTS) – PROJECT NO. PLND-1022-0056

PROPERTY OWNER: DMJ Real Estate O.B.K. Family Partnership Dromoland Properties Jennifer O'Brien Cooley 5101 Florin Perkins Road Sacramento, CA 95826	APPLICANT/DEVELOPER: Mark III Asset Management Jennifer O'Brien Cooley 5101 Florin Perkins Road Sacramento, CA 95826
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PROJECT: Kilgore Commerce Center – Major Design Review & Administrative Use Permit
FILE: PLND-1022-0056
LOCATION: 2807 Kilgore Road & 2735 Kilgore Road
APN: 072-0223-001-0000, 072-0223-002-0000, 072-0223-003-0000
PLANNER: Nicholas Sosa, Associate Planner

RECOMMENDATION

Determine the project exempt per CEQA Guidelines section 15332 and Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Determine the project Exempt per CEQA Guidelines Section 15332 (In-Fill Development Projects) and approve the Applicant's request for a Major Design Review and Administrative Use Permit for two (2) concrete tilt-up shell buildings totaling 68,000 SF and requested uses of warehouse and small-scale manufacturing.

PROJECT BACKGROUND

The proposed project site currently consists of 3 parcels totaling 4.65 acres located at the southeast corner of Kilgore Road and Trade Center Drive. The three parcels will be merged to two parcels (one for each building) as part of a separate boundary line adjustment application.

The project site is zoned as Office Professional Mixed Use (OPMU) however the project site is also located within the City's Convention Overlay (CO) which provides additional development standards adding limitations on allowed uses within this area. In the event of a conflict between the site's OPMU underlying base zoning regulations and the overlay district, the provisions of the overlay zoning district would be the appropriate regulations that apply.

As mentioned, the project is located at the intersection of Kilgore Road and Trade Center Drive. The site is directly adjacent to vacant lots, however, within the surrounding area is a mix of office, light industrial, and commercial uses as shown in **Figure 1** and listed in **Table 1** below.

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) within Convention Overlay (CO)
North	Outdoor Equipment Storage	Folsom Boulevard Planning Area (FBPA)	Office Industrial Mixed Use (OIMU) within Folsom Boulevard Specific Plan (FBSP)
South	Research & Development	Office Mixed Use (OMU)	Office Industrial Mixed Use (OIMU)
East	Undeveloped Lot	Office Mixed Use (OMU)	Office Professional Mixed Use (OPMU) within Convention Overlay (CO)
West	Mixed Office Spaces	Public/Quasi-Public	Office Professional Mixed Use (OPMU)

GENERAL PLAN CONSISTENCY

The project site is located within the Office Mixed Use (OMU) designation of the City's General Plan. The General Plan compares the OMU designation to zoning designations such as Office Professional Mixed Use (OPMU) and Office Industrial Mixed Use (OIMU) within the City's Municipal Code. The proposed shell industrial buildings would be consistent with structures and uses envisioned within the OMU land use designation and compatible with future buildings within the same General Plan designation. The Office Mixed Use category encourages the integration of commercial and/or residential uses in conjunction with office use of the site. Office uses are the predominant use, but others may be included in a vertical or horizontal configuration. The proposed warehouse buildings add a light industrial use to the area that is comparable to existing surrounding uses.

ZONING ORDINANCE

This project site is zoned Office Professional Mixed Use (OPMU) within the Convention Overlay (CO). The proposed project was reviewed for consistency with all standards and guidelines applicable to this site. The Applicant is requesting an Administrative Use Permit (AUP) for uses on the property consistent with these requirements. As previously mentioned, any conflicting regulations or standards between the underlying zoning designation of OPMU and the Convention Overlay, the Overlay shall prevail.

ANALYSIS

Administrative Use Permit

The project site is located within the Convention Overlay of the City. The boundaries of the Convention Overlay can be seen as the shaded blue area in **Figure 2**, which also shows the location of the project site, highlighted in yellow.

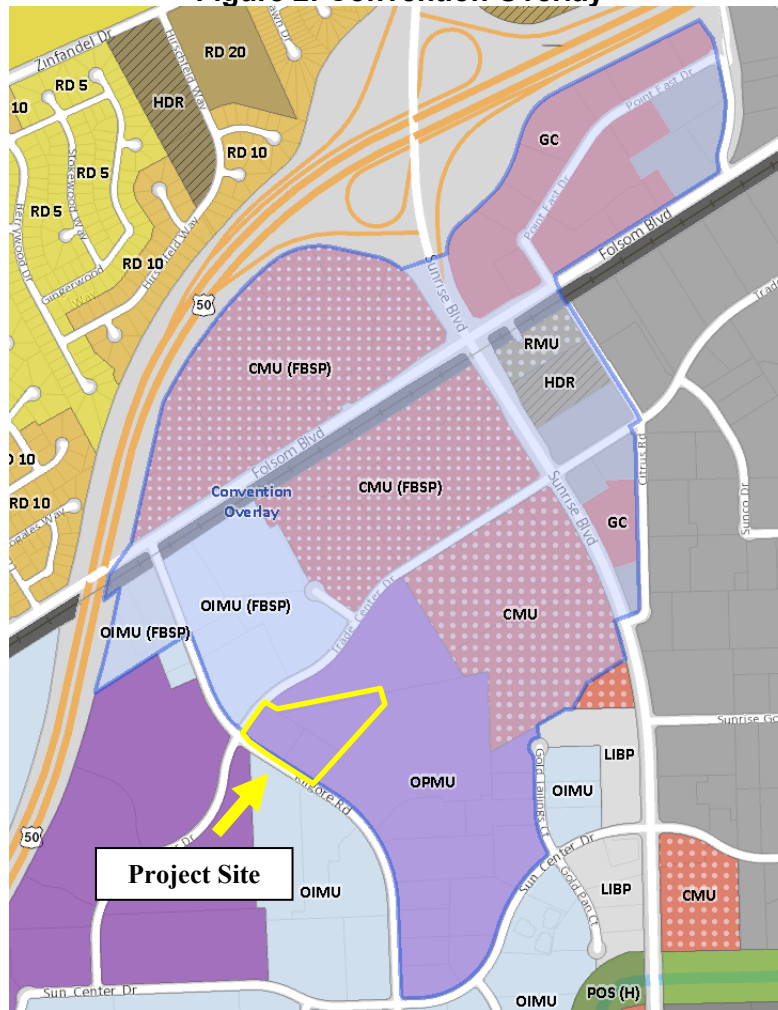
The proposed project does not have a designated user at this time however, the Applicant is requesting an Administrative Use Permit (AUP) for both a warehouse use and a manufacturing, small scale use at this location to provide flexibility for future tenants. The AUP is required for these uses per Table 23.325-1 of the City of Rancho Cordova Municipal Code. Any future tenants that are not conducting either a warehouse use or small-scale manufacturing use, will be reviewed for consistency with the Convention Overlay land use table (Table 23.325-1) to determine if their use is permitted or if any necessary permits will be required at that time.

To provide clarification on the warehouse use and small-scale manufacturing uses, the definitions have been included below for reference.

"Storage, warehouse" means a facility for the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include warehouse, storage, or mini-storage facilities offered for rent or lease to the general public.

"Manufacturing, small scale" means establishments manufacturing and/or assembling small products primarily by hand, including but not limited to jewelry, pottery and other ceramics, as well as small glass and metal art and craft products. This use category also includes minor manufacturing, so long as the activity occurs on a small scale and within spaces less than 20,000 square feet in size.

Figure 2: Convention Overlay



Major Design Review

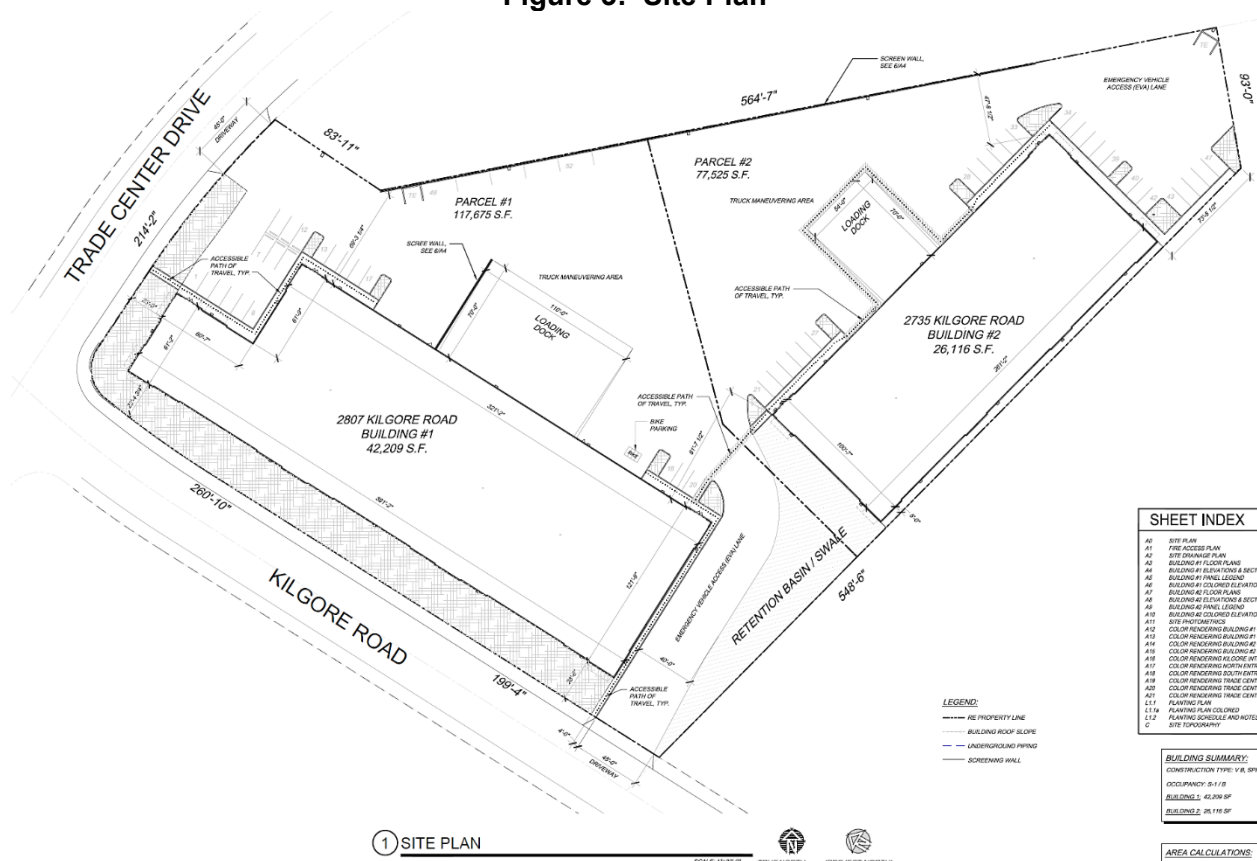
The Applicant has submitted an application for a Major Design Review for the construction of two concrete tilt-up shell buildings. Building 1 is proposed at 42,209 SF and Building 2 is proposed at 26,116 SF. Both buildings include accessory office space, required parking, and landscaping improvements. In total, both buildings will have 18 roll up doors/loading docks available for use.

Site Design and Parking

The proposed project includes two (2) buildings with loading docks, at the corner of Trade Center Drive and Kilgore Road. Given the Office Professional Mixed Use (OPMU) zoning designation, the predominant use of the area is office, therefore, the larger of the buildings has been positioned closer to the street along with significant landscape improvements, to create an aesthetic more consistent with a business park rather than an industrial use. This building orientation also allows for the loading docks to be internal to the site to minimize visibility. Although the loading docks are in the rear of the buildings, the property is adjacent to existing vacant lots which allow the loading docks to continue to be visible from Trade Center Drive. To mitigate the visibility from this angle, the applicant has proposed an 8-foot galvanized steel

fencing material along the northeastern property line and along the loading dock of Building #1 to ensure the dock areas remain hidden until future development occurs on adjacent parcels. The site plan is shown in **Figure 3**.

Figure 3: Site Plan



The site has also provided adequate parking for the uses requested as part of the Administrative Use Permit (AUP). The Applicant is requesting the AUP for both a warehouse use which requires a minimum of 0.5 spaces per 1,000 SF as well as a small-scale manufacturing use which is a 1 space per 1,000 SF parking ratio. To ensure that the site is capable of adequately accommodating both uses, the site was analyzed utilizing the parking ratio for the more intensive small-scale manufacturing use at 100% capacity which is 1 parking space per 1,000 SF. Utilizing the total square footage of both proposed buildings (68,329 SF), the site would require a minimum of 68 parking spaces on-site at 100% capacity.

As proposed, the project includes a total of 52 parking spaces which does not fully satisfy the 68 minimum required for 100% capacity of small-scale manufacturing. However, per Chapter 23.719.080 of the Rancho Cordova Municipal Code, parking may be reduced by the approval authority if they qualify for specified reductions listed in the chapter. The proposed project qualifies for reduction #3 "Reduction for Parking Near Major Transit Stops" which includes light rail stations and significant bus facilities. This reduction allows for a 25 percent reduction if the project site is located within one-half mile of a major transit stop. The site is located between two major transit stops: the Sunrise Light Rail Station which is also a major bus transit station and is located 0.5 miles away as shown in **Figure 4** and the Cordova Town Center light rail and bus station which is 0.4 miles away as shown in **Figure 5**.

Figure 4: Distance to Sunrise Light Rail Station and Bus Stop



Figure 5: Cordova Town Center Light Rail Station and Bus Stop



With the proximity to both major transit stations, the project is eligible for the 25 percent reduction if the approving authority agrees to reduce the requirement. With the reduction, the required parking would be reduced from 68 spaces to 51 spaces, which is met by the project as proposed.

Building Design

The project site is directly adjacent to vacant lots, however, the surrounding area includes a variety of office building developments which were taken into consideration as part of the building designs. The project proposes two buildings, Building #1 at 42,209 SF and Building #2 at 26,116 SF. The Applicant has proposed a combination of grays with accent colors of blue and black for their color scheme which is consistent with the existing building across Kilgore Road. Both buildings incorporate tower feature elements at building corners as well as along large facades to highlight main entries to the building or to create the impression of main entries

to be more consistent with an office appearance while also breaking up long blank facades. These architectural features have been positioned along the main public right of way to ensure that loading dock areas remain in the rear and the façade appears as an office to drivers and pedestrians. The elevations of both buildings can be seen in **Figure 6 & 7**.

Figure 6: Color Elevations for Building #1

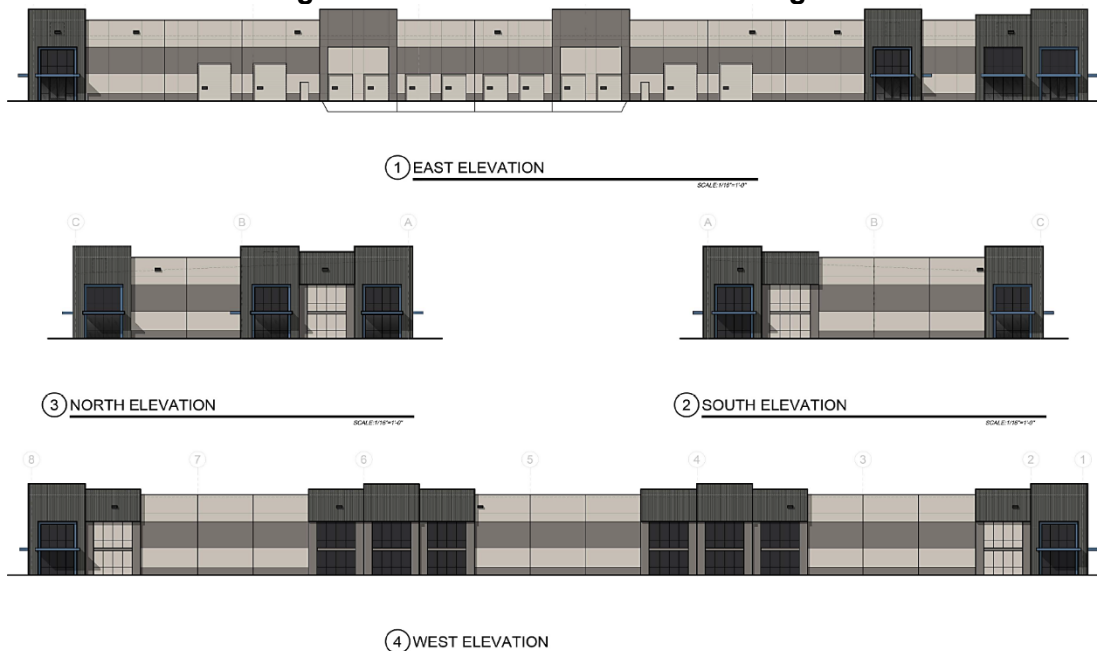


Figure 7: Color Elevations for Building #2

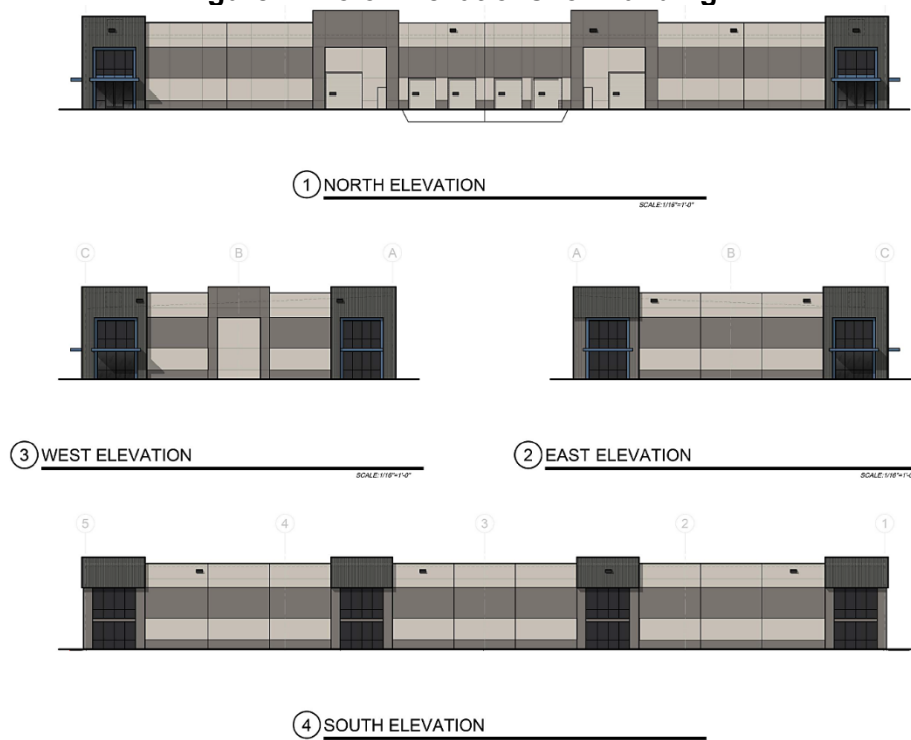


Figure 8: Project Renderings



① COLOR RENDERING BUILDING #1 - 01



① COLOR RENDERING BUILDING #1 - 02



① COLOR RENDERING BUILDING #2 - 01



① COLOR RENDERING BUILDING #2 - 02



① COLOR RENDERING KILGORE INTERSECTION



① COLOR RENDERING NORTH ENTRANCE



① COLOR RENDERING SOUTH ENTRANCE



① COLOR RENDERING TRADE CENTER VIEW #1



① COLOR RENDERING TRADE CENTER VIEW #2



① COLOR RENDERING TRADE CENTER VIEW #3

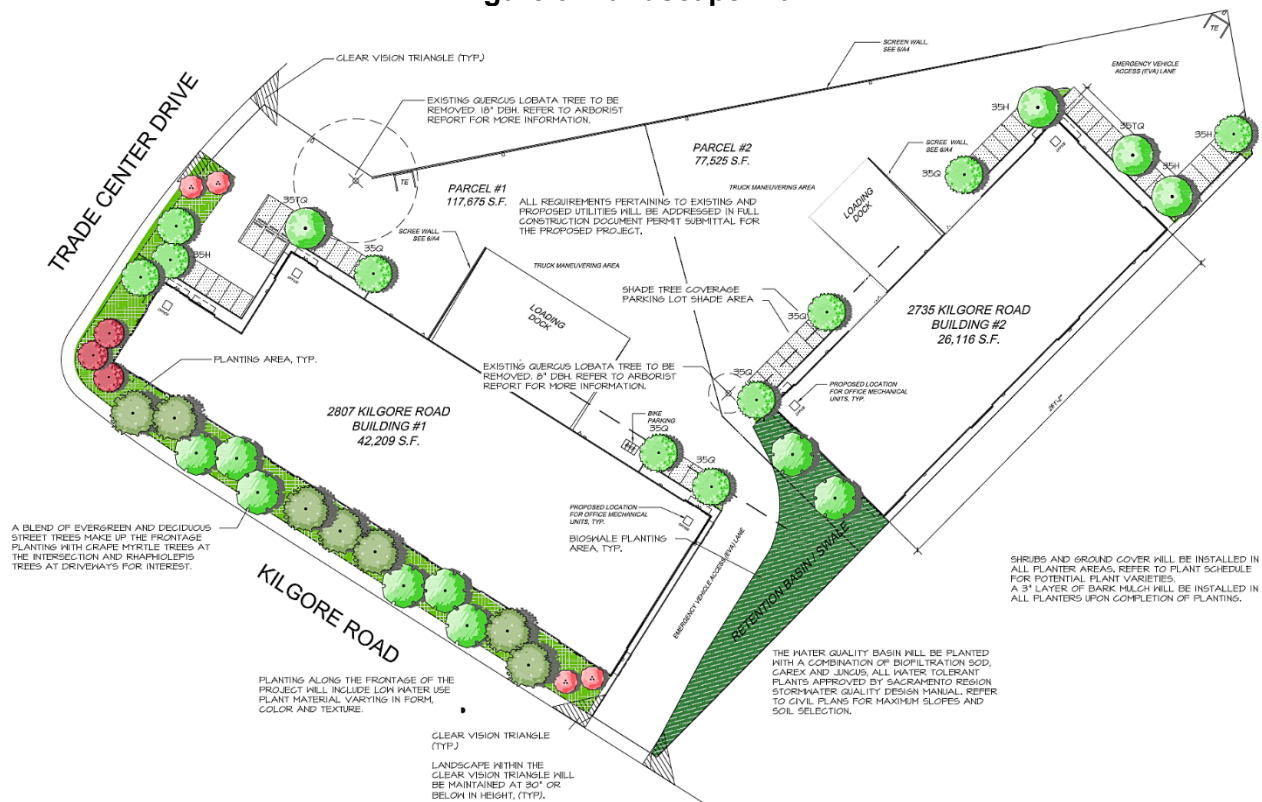
Landscaping

Given the shape of the parcel and the maintenance of fire lanes and truck maneuvering areas, the project did not have significant areas in the rear of the site for additional landscaping.

However, although the front and street side setbacks are allowed to be as little as zero feet from the property line within the Convention Overlay, the Applicant placed the building away from the street to accommodate additional landscaping along the public right of way to soften the appearance of the buildings along Kilgore Road and Trade Center Drive.

The project includes a variety of trees, shrubs, grasses, and ground cover along the property frontage. The trees have also been incorporated into parking areas on the site and are providing a total of 66% shade for parking areas which exceeds the minimum 50% that is required. The site is also providing a large retention basin/swale at southwest point of the property to comply with on-site water storage and stormwater requirements. The overall landscape plan can be seen in **Figure 9**.

Figure 9: Landscape Plan



FISCAL IMPACT

Staff anticipates that the project will have a positive fiscal impact due to the short term and long-term positions for the construction of the shell building and the future uses of the site. The development of the building and the property from vacant land to a business will also provide an additional positive impact through the increase in property taxes on the site as well as within the surrounding area.

ENVIRONMENTAL

The applicant is requesting approval of a Major Design Review and Administrative Use Permit for the proposed project. The Design Review and associated Use Permit for Kilgore Commerce Center would be exempt from CEQA review under CEQA State Guidelines Categorical

Exemption Section 15332 (In-fill Development Projects). This exemption is intended to promote infill development within already urbanized areas and includes projects that are less than 5 acres and consistent with local general plan and zoning requirements.

The proposed project is consistent with the general plan designation of Office Mixed Use (OMU) as this designation includes areas of both Office Industrial and Office Professional Uses which includes warehousing and small manufacturing. The proposed project is also consistent with the applicable zoning designation of Office Professional Mixed Use (OPMU) and Convention Overlay (CO) meeting all development standards of the Overlay and is requesting the proper use permits for the requested use of Warehousing and Small-Scale Manufacturing.

The project is surrounded by existing office and light industrial urban uses and is a total of 4.65 acres which is less than the 5-acre limitation to qualify for this exemption. The site is vacant and appears to have been previously disturbed by grading activities and contains no habitat for endangered, rare, or threatened species. Implementation of the proposed warehouse building, along with parking and landscaping features, will not result in any significant effects relating to traffic, noise, air quality, or water quality. The development is considered an extension of existing mixed uses on adjacent and nearby properties. Lastly, the site is currently, and would continue to be, served by all required utilities and public services. Due to these factors, the proposed project is exempt and no environmental document pursuant to CEQA is required.

RECOMMENDED MOTIONS

Staff recommends that the Planning Commission find the project to be in compliance with the California Environmental Quality Act (CEQA) per Categorical Exemption Section 15332 (In-Fill Development Projects) and adopt the resolution approving the Major Design Review and Administrative Use Permit for the Kilgore Commerce Center Project PLND-1022-0056, subject to the findings, Project Plans (Attachment 2) and Conditions of Approval (Attachment 3).

ATTACHMENT(S)

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

CITY OF RANCHO CORDOVA

RESOLUTION NO. X-2023

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA,
APPROVING A MAJOR DESIGN REVIEW AND ADMINISTRATIVE USE PERMIT FOR THE
KILGORE COMMERCE CENTER PROJECT NO. PLND-1022-0056**

WHEREAS, Mark III Asset Management, Inc (hereinafter referred to as Applicant) filed an application for a Major Design Review and Administrative Use Permit approval for the Kilgore Commerce Center project; and

WHEREAS, the project consists of two (2) industrial buildings totaling 68,325 square feet and site improvements located at 2807 Kilgore Road and 2735 Kilgore Road; and

WHEREAS, the site is located within an Office Professional Mixed Use (OPMU) zoning designation within the City's Convention Overlay (CO); 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 Kilgore Commerce Center Major Design Review and Administrative Use Permit (Exhibit A), subject to the following findings and attached Conditions of Approval (Exhibit B):

1. The CEQA exemption found in California Code of Regulation Categorical Exemption Section 15332 (In-fill Development) is an adequate exemption according to the Guidelines of the California Environmental Quality Act.
- A. **Finding:** The project has been analyzed and is exempt per California Environmental Quality Act Guidelines Categorical Exemption Section 15332 "In-fill Development".

Evidence: The applicant is requesting approval of a Major Design Review and Administrative Use Permit for the proposed project. The Design Review and associated Use Permit for Kilgore Commerce Center would be exempt from CEQA review under CEQA State Guidelines Categorical Exemption Section 15332 (In-fill Development Projects). This exemption is intended to promote infill development within already urbanized areas and includes projects that are less than 5 acres and consistent with local general plan and zoning requirements.

The proposed project is consistent with the general plan designation of Office Mixed Use (OMU) as this designation includes areas of both Office Industrial and Office Professional Uses which includes warehousing and small manufacturing. The proposed project is also consistent with the applicable zoning designation of Office Professional Mixed Use (OPMU) and Convention Overlay (CO) meeting all development standards of the Overlay and is requesting the proper use permits for the requested use of Warehousing and Small-Scale Manufacturing.

The project is surrounded by existing offices and light industrial urban uses and is a total of 4.65 acres which is less than the 5-acre limitation to qualify for this exemption. The site is vacant and appears to have been previously disturbed by grading activities and contains no habitat for endangered, rare, or threatened species. Implementation of the proposed warehouse building, along with parking and landscaping features, will not result in any significant effects relating to traffic, noise, air quality, or water quality. The development is considered an extension of existing mixed uses on adjacent and nearby properties. Lastly, the site is currently, and will continue to be, served by all required utilities and public services. Due to these factors, the proposed project is exempt and no environmental document pursuant to CEQA is required.

2. Approve the **Major Design Review** subject to the Project Plans (Exhibit A) and the Conditions of Approval (Exhibit B); supported by the following 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 Office Mixed Use (OMU) designation of the City's General Plan. The General Plan compares this land use category with zoning designations such as Office Professional Mixed Use (OPMU) and Office Industrial Mixed Use (OIMU). This designation encourages mixed use office areas which combine commercial uses with areas that are predominantly office. The proposed warehouse buildings will add a light industrial use to the area that is comparable to existing surrounding uses and consistent with the objectives of the Office Mixed Use land use category.

The project site is also located within the Convention Overlay. The proposed project is consistent with all applicable development standards and requirements including setbacks, site requirements, and landscape requirements of the Convention Overlay as well as applicable Rancho Cordova Design Guidelines.

- 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 Applicant has proposed buildings that are architecturally compatible with surrounding buildings as the facades portray less of an industrial building and more of an office look while still maintaining elements such as loading docks and screening that are suitable for the proposed use of the building. The orientation of the buildings closer to the public rights of way, allow for significant landscaping along the frontage and also for the loading docks and other industrial elements to be in the rear of the building away from public view. The development of these parcels will enhance the character of the neighborhood and enhance a highly visible corner that has been vacant for an extended period of time.

- 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 Applicant took into consideration the design elements of surrounding buildings when designing the project. The proposed buildings incorporate tower feature elements and windows at corners to highlight main entries to the buildings and have also utilized these elements to break up large expansive walls and provide an appearance of a multi-tenant building consistent with the surrounding area. The project incorporates loading docks in the rear of the building however because the site is surrounded by vacant parcels at the moment the loading docks are still visible and therefore additional screening was necessary with an 8-foot screen fence along the eastern property line. The buildings and site improvements as designed are compatible with existing buildings in the area and are anticipated to be consistent with future buildings on the adjacent vacant parcels.

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

Evidence: The project proposes two entries to the site, one on Trade Center Drive and another on Kilgore Road. The Applicant has ensured that each driveway maintains the required clear vision triangle clearance to maintain clear visibility when entering and exiting the site. The project also maintains all required fire access routes, passenger vehicle access, and truck maneuvering areas required for loading dock areas. The Applicant has also shown that all necessary paths of travel are maintained for proper on-site pedestrian circulation. No other conflicts will result from the construction of this project.

3. Approve the **Administrative Use Permit** subject to the Project Plans (Exhibit A) and the Conditions of Approval (Exhibit B); supported by the following Findings as defined by Zoning Code Section 23.125.070 and Evidence as follows:

- a) **Finding:** The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this zoning code, municipal code, General Plan, and any applicable Specific Plans or city regulations/standards

Evidence: The proposed uses of warehouse and small-scale manufacturing, are allowed within the Convention Overlay (CO) zoning designation with the approval of an Administrative Use Permit (AUP). The uses requested continue to be consistent with the objectives of the General Plan and other applicable sections of the Municipal Code. The project site is outside of any specific plan or special planning areas and therefore none were utilized as part of the review. At this time, the proposal is for a shell building with no designated tenant. Any future tenants that are not conducting either a warehouse use or small-scale manufacturing use, will be reviewed for consistency with the Convention Overlay land use table (Table 23.325-1) to determine if their use is permitted or if any necessary permits will be required at that time.

- b) **Finding:** The site is physically suited for the type, density, and intensity of the proposed use, including access, utilities, and the absence of physical constraints, and can be conditioned to meet all related performance criteria and development standards.

Evidence: The site has been designed to accommodate both warehouse and small-scale manufacturing uses. The project parking has been calculated for the use with the higher parking ratio to ensure that the project site can accommodate that use at 100% capacity if necessary. The site also includes an 8-foot screening fence along the east property line to screen loading dock areas as required by Chapter 23.731.080 of the Rancho Cordova Municipal Code. The site will have proper access to the public right of way and the utilities necessary for operation.

- c) **Finding:** The permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.

Evidence: The approval of the AUP would not be detrimental to the public interest and would not be injurious to people or property within the project area. The requested AUP for warehousing and small-scale manufacturing, would encourage more timely occupancy of the site by providing additional opportunities for the applicant to pursue tenants of these uses in addition to other uses allowed by right within the Convention Overlay. The development of the site and the uses requested would not have any significant effects on the development of the adjacent vacant parcels nor would it have a significant effect on the surrounding area.

The Planning Commission, based upon the findings and evidence herein, hereby approves the Major Design Review and Administrative Use Permit for the Kilgore Commerce Center, Project No. PLND-1022-0056.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 13th day of September 2023 by the following vote:

AYES:

NOES:

ABSENT:

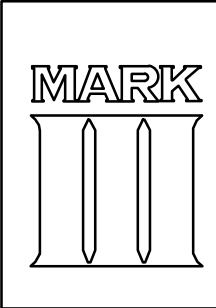
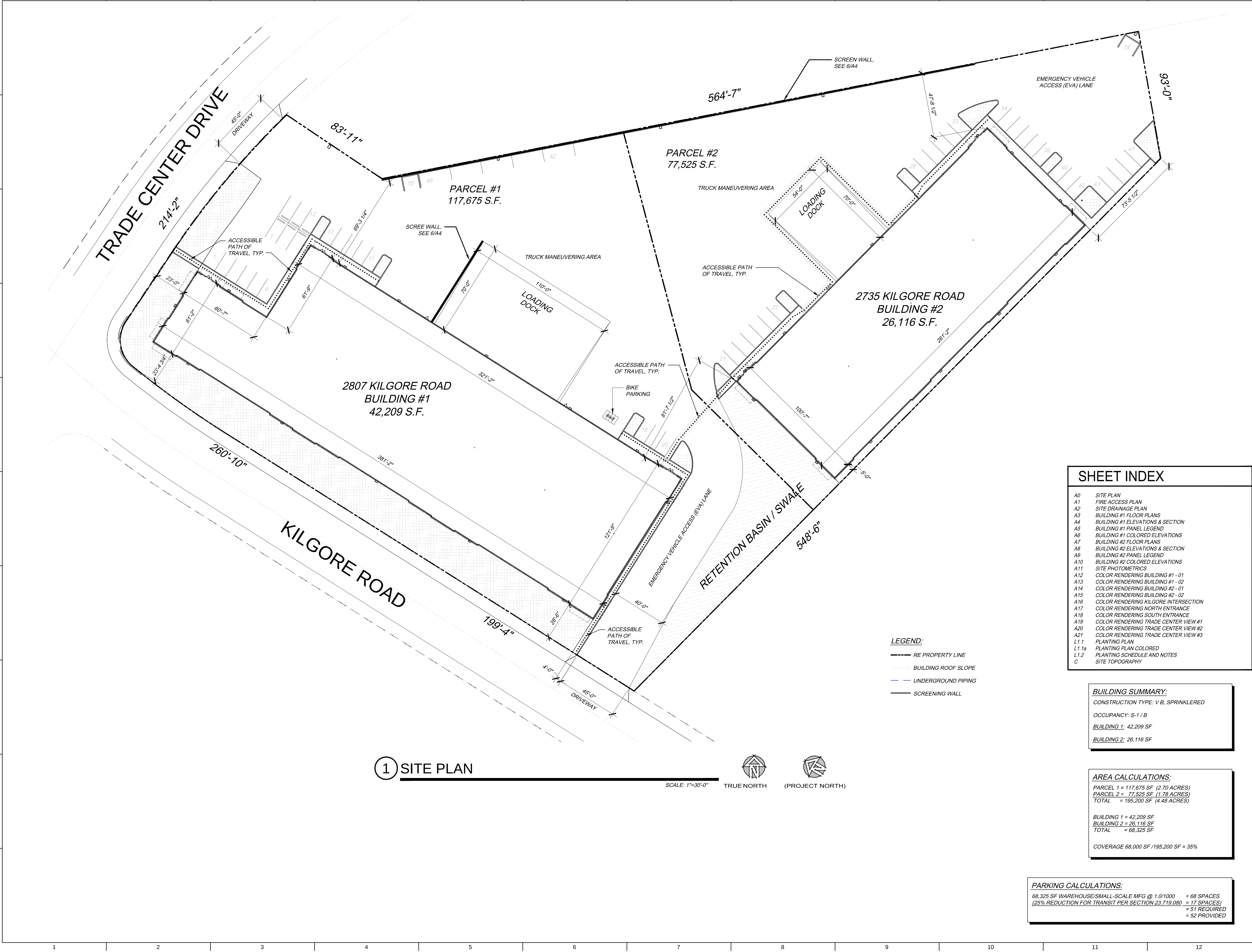
ABSTAIN:

ATTEST:

Leroy Tripette, Chair

Kelly Whitman
Planning Commission Clerk

5482161.1



THE POWER OF ONE

MECHANICAL ELECTRICAL PLUMBING
DATA COMMUNICATION UNDERGROUND

5101 FLORIN-PERKINS RD.
SACRAMENTO, CA 95826
PHONE: (916) 381-8080
FAX: (916) 386-0363
CA. LICENSE: 941746

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SEAL:



No.	Description	Date
1	CYCLE 1 SUBMITTAL	10/27/22
2	CYCLE 2 SUBMITTAL	5/12/23
3	CYCLE 3 SUBMITTAL	7/12/23

SHEET INDEX

A0	SITE PLAN
A1	FIRE ACCESS PLAN
A2	SITE DRAINAGE PLAN
A3	BUILDING #1 FLOOR PLANS
A4	BUILDING #1 ELEVATIONS & SECTION
A5	BUILDING #1 PANEL LEGEND
A6	BUILDING #1 COLORED ELEVATIONS
A7	BUILDING #2 FLOOR PLANS
A8	BUILDING #2 ELEVATIONS & SECTION
A9	BUILDING #2 PANEL LEGEND
A10	BUILDING #2 COLORED ELEVATIONS
A11	SITE PHOTOMETRICS
A12	COLOR RENDERING BUILDING #1 - 01
A13	COLOR RENDERING BUILDING #1 - 02
A14	COLOR RENDERING BUILDING #2 - 01
A15	COLOR RENDERING BUILDING #2 - 02
A16	COLOR RENDERING KILGORE INTERSECTION
A17	COLOR RENDERING NORTH ENTRANCE
A18	COLOR RENDERING SOUTH ENTRANCE
A19	COLOR RENDERING TRADE CENTER VIEW #1
A20	COLOR RENDERING TRADE CENTER VIEW #2
A21	COLOR RENDERING TRADE CENTER VIEW #3
L1.1	PLANTING PLAN
L1.1a	PLANTING PLAN COLORED
L1.2	PLANTING SCHEDULE AND NOTES
C	SITE TOPOGRAPHY

BUILDING SUMMARY:

CONSTRUCTION TYPE: V B, SPRINKLERED
OCCUPANCY: S-1 / B
BUILDING 1: 42,209 SF
BUILDING 2: 26,116 SF

AREA CALCULATIONS:

PARCEL 1 = 117,675 SF (2.70 ACRES)
PARCEL 2 = 77,525 SF (1.78 ACRES)
TOTAL = 195,200 SF (4.48 ACRES)

BUILDING 1 = 42,209 SF
BUILDING 2 = 26,116 SF
TOTAL = 68,325 SF

COVERAGE 68,000 SF / 195,200 SF = 35%

PARKING CALCULATIONS:

68,325 SF WAREHOUSE/SMALL-SCALE MFG @ 1.0/1000 = 68 SPACES
[25% REDUCTION FOR TRANSIT PER SECTION 23.719.080] = 17 SPACES
= 51 REQUIRED
= 52 PROVIDED

KILGORE
COMMERCE
CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: DL DATE: 10/18/22

SHEET TITLE:

SITE PLAN

Scale 1" = 30'-0"

SHEET NO:

A0

PLANNING

MECHANICAL ELECTRICAL PLUMBING
DATA COMMUNICATION UNDERGROUND

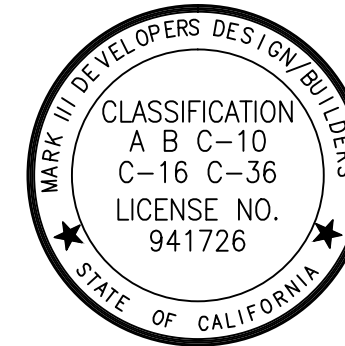
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SEAL:



No.	Description	Date
1	CYCLE 1 SUBMITTAL	10/27/2
2	CYCLE 2 SUBMITTAL	5/12/2
3	CYCLE 3 SUBMITTAL	7/12/2

PROJECT NAME

KILGORE
COMMERCE
CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY:DL	DATE: 10/18/22
-------------	----------------

SHEET TITLE:

FIRE ACCESS PLAN

Scale 1" = 30'-0"

SHEET NO.

A1

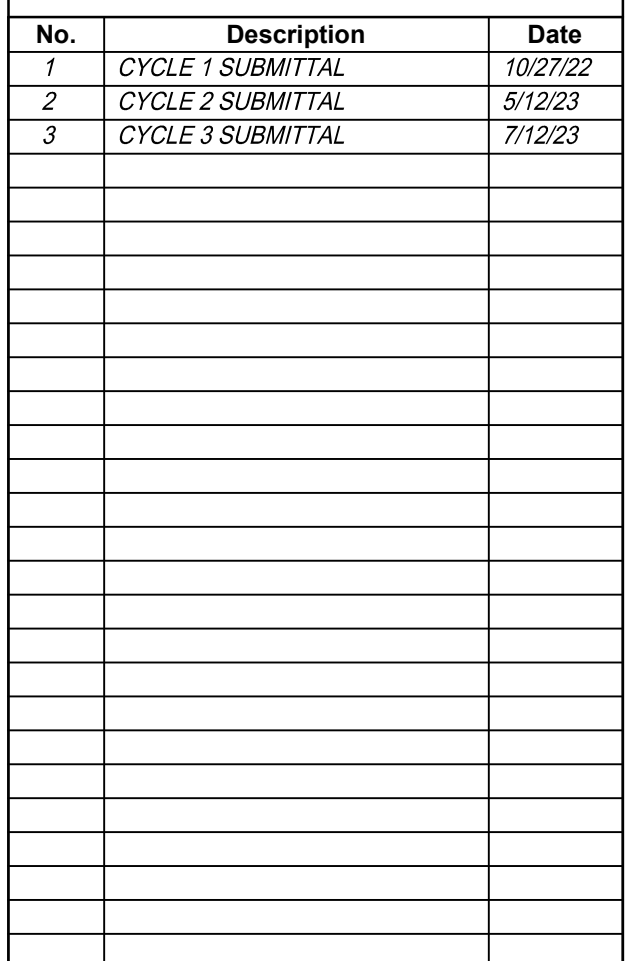
PLANNING



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SEAL:



KILGORE
COMMERCE
CENTER

SITE DRAINAGE PLAN

A2

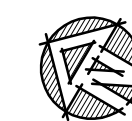
PLANNING



SCALE: 1"=30'-0"



TRUE NORTH



(PROJECT NORTH

LEGEND.

-  RE PROPERTY LINE
 BUILDING ROOF SLOPE
 UNDERGROUND PIPING
 SCREENING WALL
 SLOPE OF DRAINAGE
 STORM DRAINAGE TO BE CONNECTED TO (E) MANHOLE

LANDSCAPE SUMMARY:

BUILDING #1	=	42,209 SF (21.6%)
BUILDING #2	=	26,116 SF (13.4%)
LANDSCAPING	=	16,398 SF (8.4%)
RETENTION SWALE	=	8,635 SF (4.4%)
PAVED AREAS	=	101,842 SF (52.2%)
TOTAL	=	195,200 SF

RETENTION BASIN:

REQUIRED = 7,808 S.F. (195,200 @ 4%)
PROPOSED = 8,635 S.F. (4.4%)

MECHANICAL ELECTRICAL PLUMBING
DATA COMMUNICATION UNDERGROUND

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[illegible]

KILGORE
COMMERCE
CENTER

PROJECT NO: 25-2022

DRAWN BY:DL	DATE: 10/18/22
-------------	----------------

SHEET TITLE:

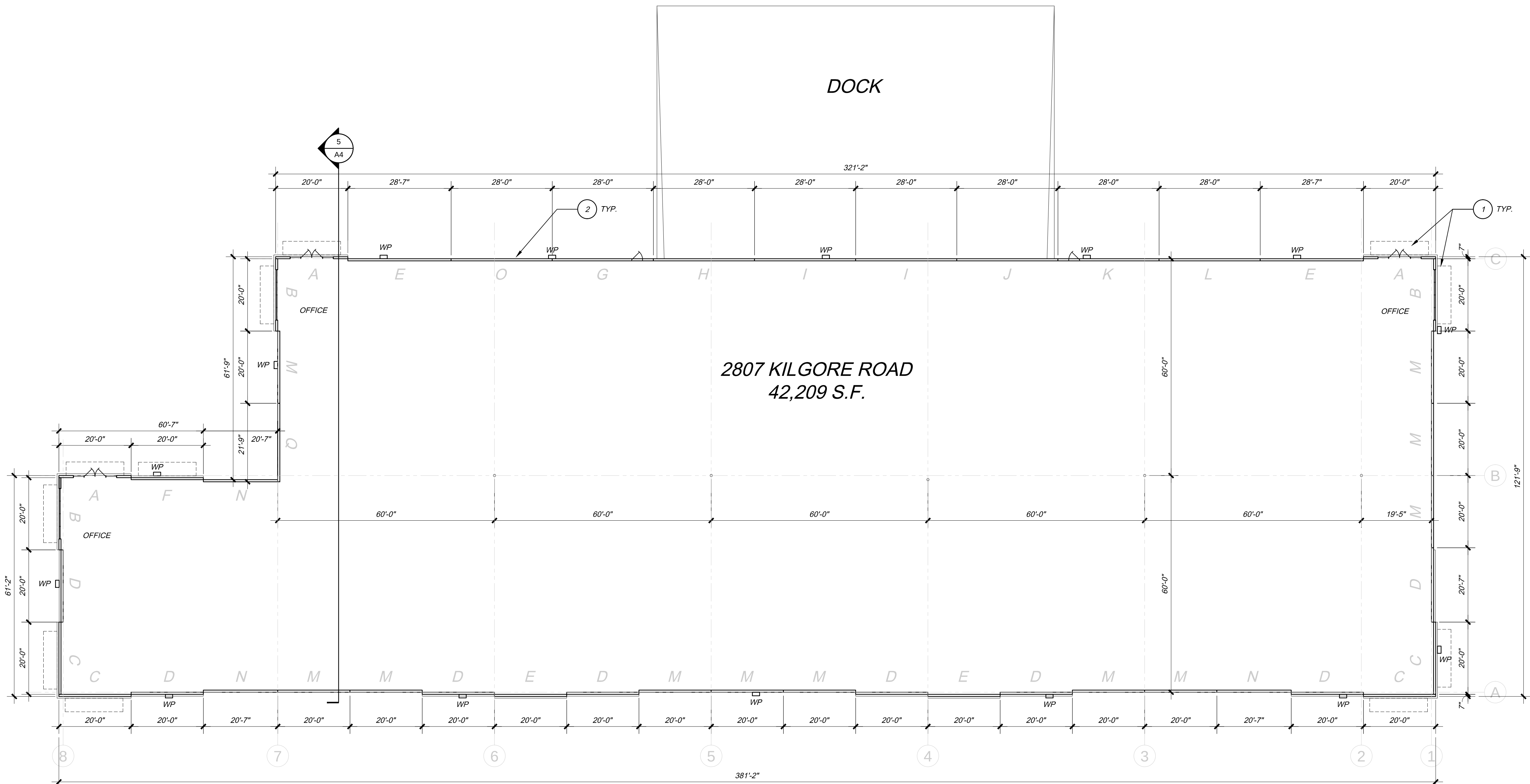
BUILDING #1 FLOOR PLAN

Scale 1" = 30'-0"

SHEET NO:

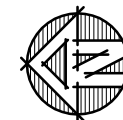
A3

PLANNING



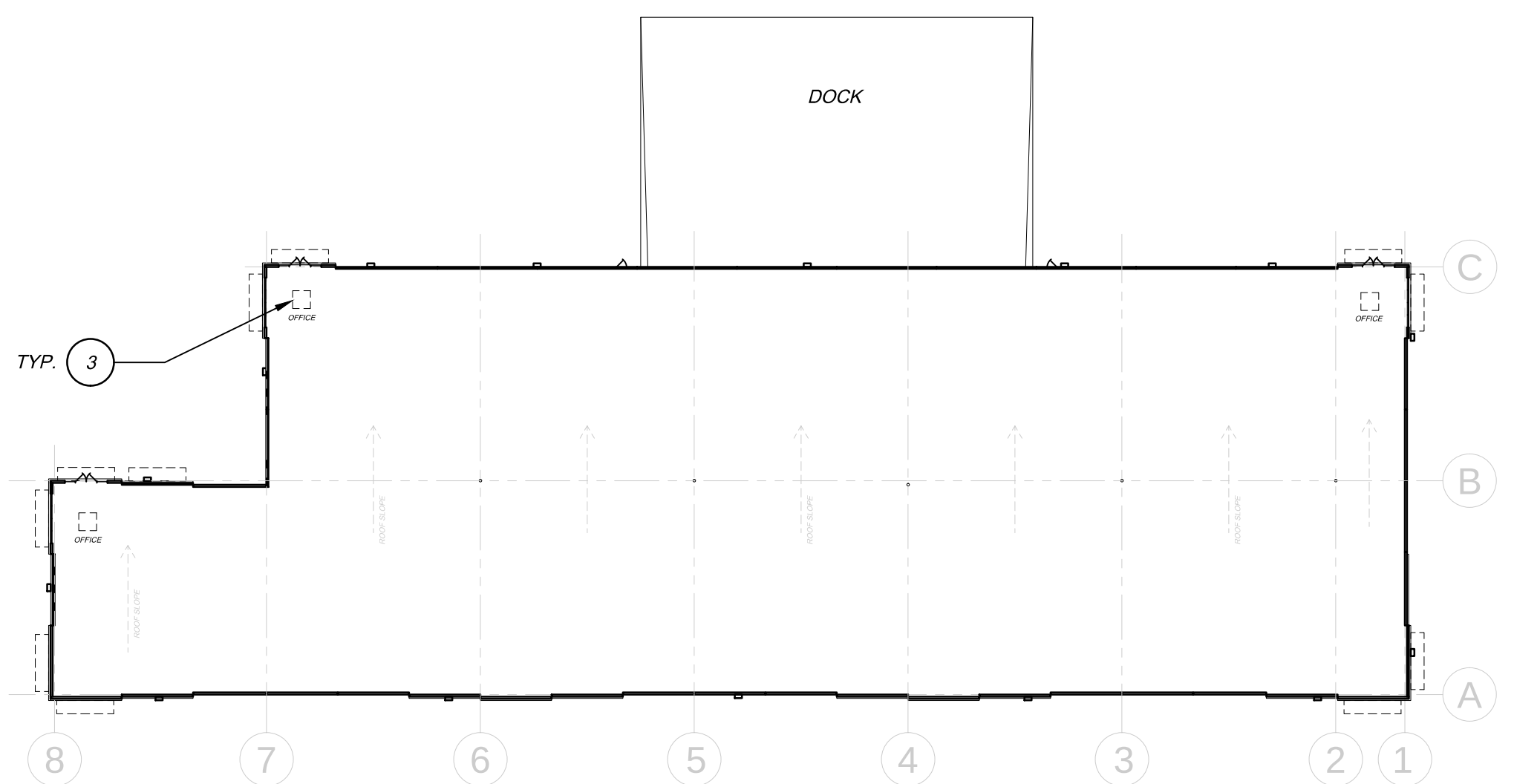
① BUILDING #1 PLAN

SCALE: 1/16"=1'-0"



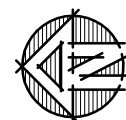
TRUE NORTH

(PROJECT NORTH)



② BUILDING #1 - ROOF PLAN

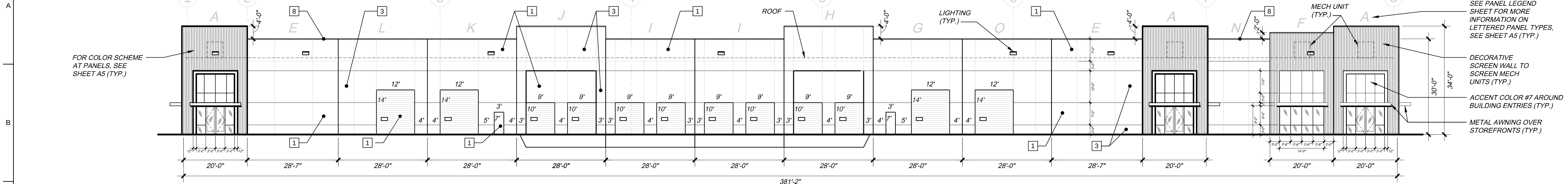
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NORTH
(PROJECT NORTH)

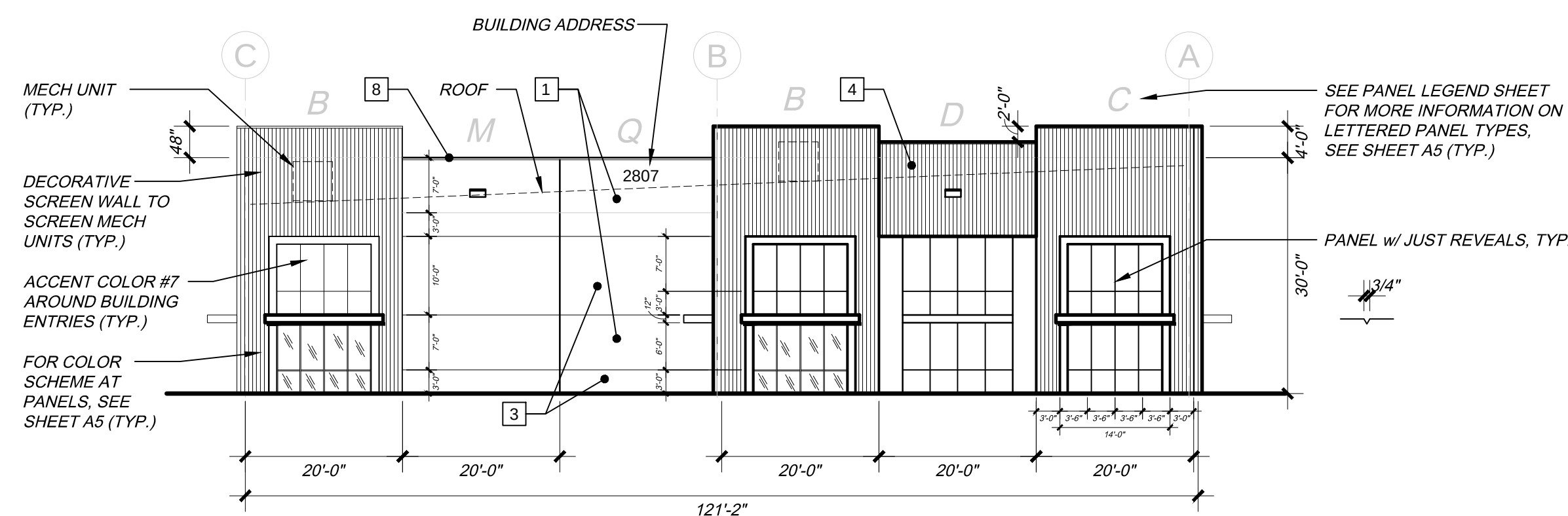
SHEET NOTES

- 1 CANOPIES ABOVE STOREFRONTS, TYP.
- 2 WALL PACK LIGHTING FIXTURES, TYP., SEE PHOTOMETRICS SHEET A9
- 3 PROPOSED LOCATIONS OF OFFICE MECHANICAL UNITS, TYP.



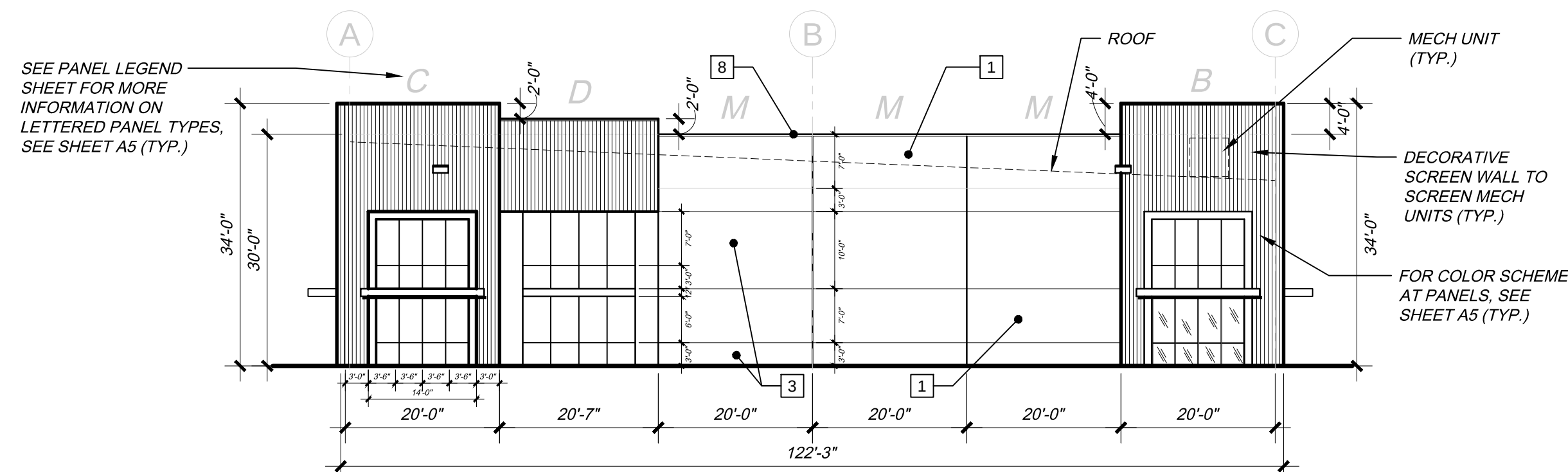
① EAST ELEVATION

SCALE: 1/16"=1'-0"



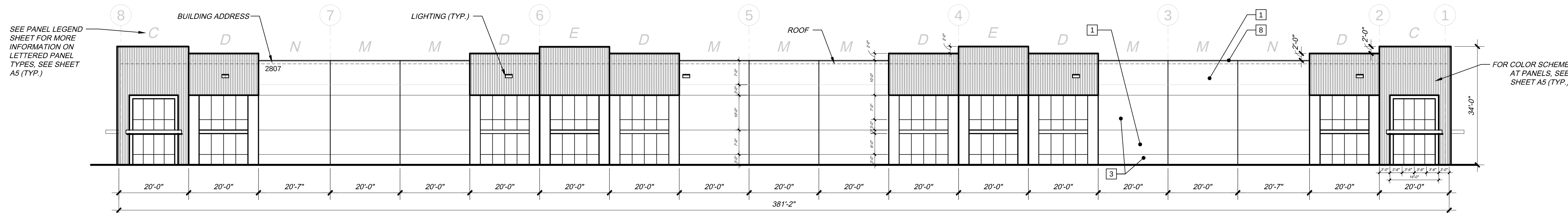
(3) NORTH ELEVATION

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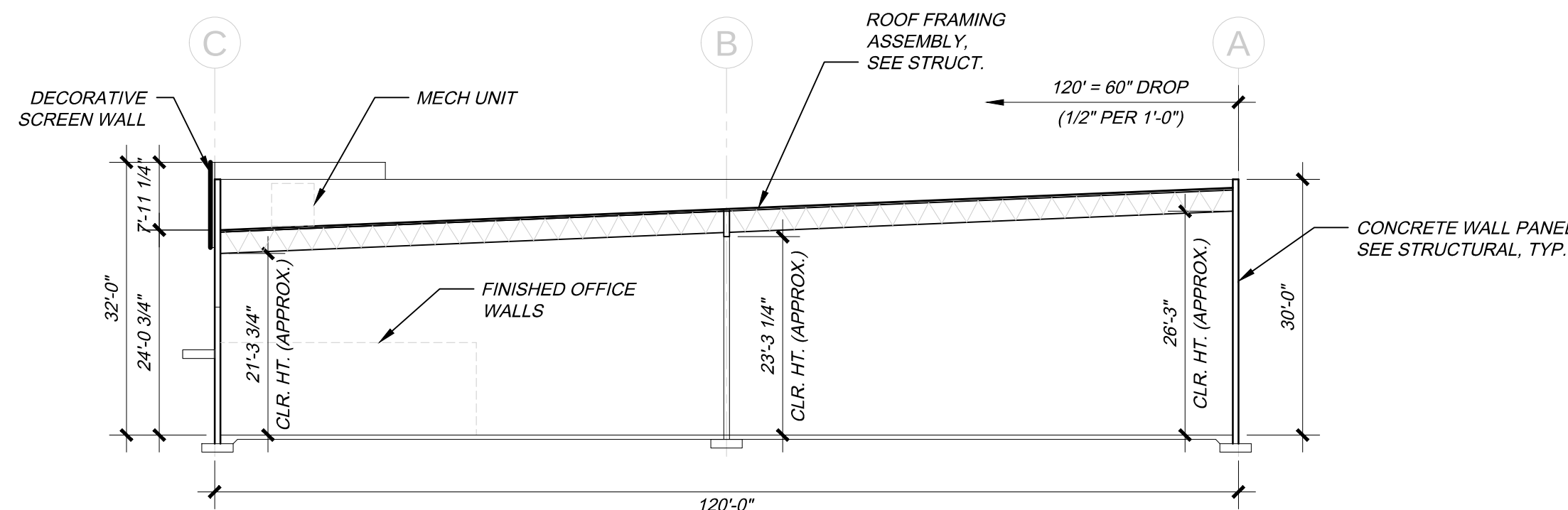
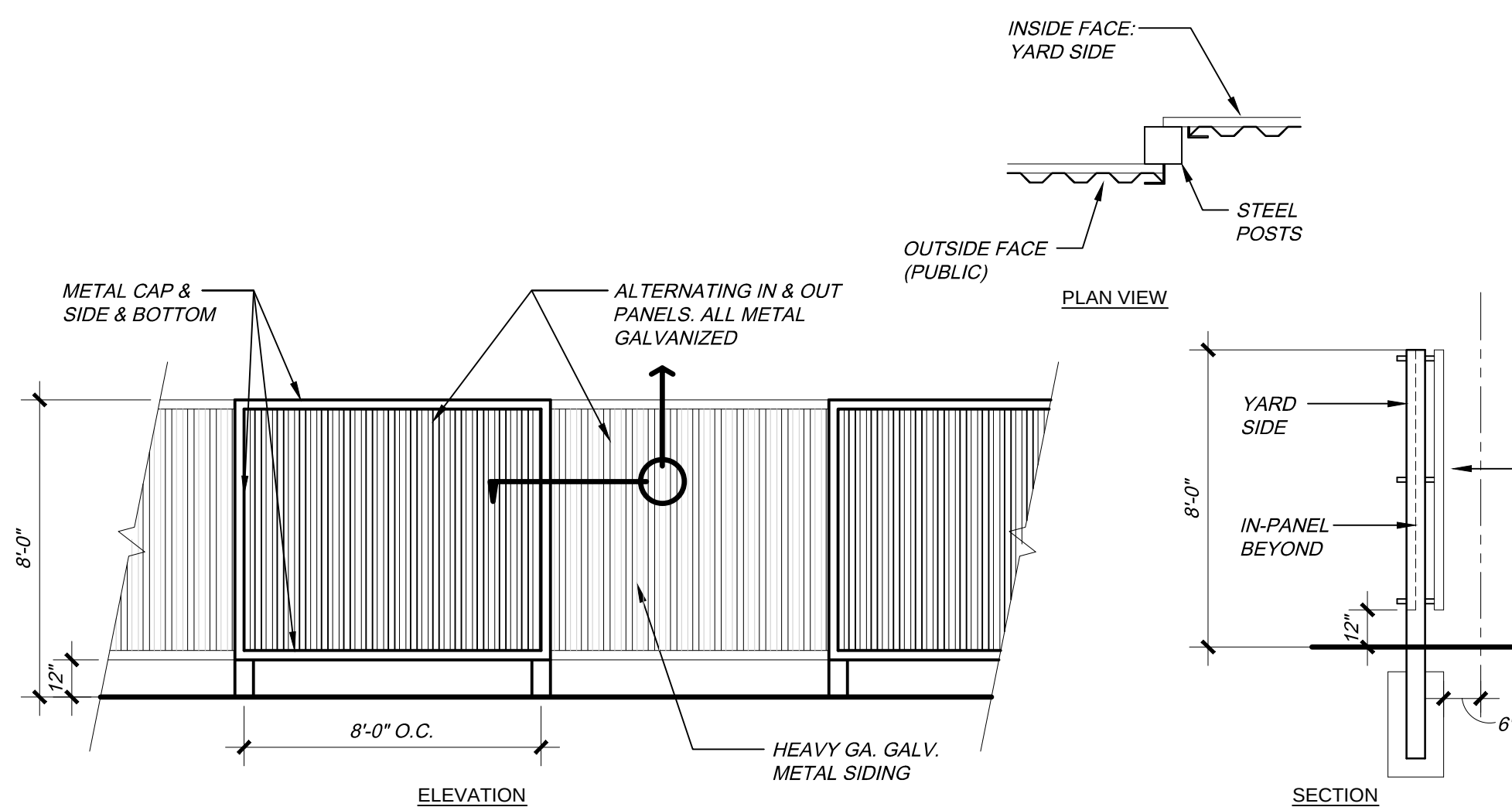
(2) SOUTH ELEVATION

SCALE: 1/16"=1'-0"



④ WEST ELEVATION

SCALE: 1/16"=1'-0"



⑤ SECTION

SCALE: 1/16"=1'-0"

COLOR AND MATERIAL LEGEND

KILGORE COMMERCE CENTER
2807 KILGORE DRIVE, RANCHO CORDOVA
BUILDING #1

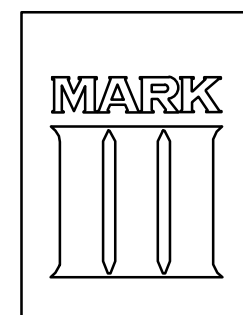
- 1 PAINT OVER CONCRETE TILTUP WALLS:
(SHERWIN WILLIAMS) SW7641 COLONNADE GRAY
- 2 - N/A -
- 3 PAINT OVER CONCRETE TILTUP WALLS:
(SHERWIN WILLIAMS) SW7019 GAUNTLET GRAY
- 4 METAL PANELING: AEP SARH-36
COLOR: ZINC GRAY
- 5 ALUMINUM STOREFRONT, ANODIZED BLACK ALUMINUM COLOR FINISH
2" x 4", DUAL GLAZED SOLAR GRAY
- 6 STEEL AWNING WITH 12" DEEP "C" SHAPED STEEL FASCIA:
(SHERWIN WILLIAMS) SW6530 REVEL BLUE
- 7 PAINT OVER CONCRETE TILTUP WALLS:
(SHERWIN WILLIAMS) SW6528 TRICORN BLACK
- 8 METAL FLASHING TO MATCH WALL COLOR

SCREEN WALL DETAILS

SCALE: 1/4" = 1'-0"

6

PLANNING



THE POWER OF ONE

MECHANICAL ELECTRICAL PLUMBING
DATA COMMUNICATION UNDERGROUND

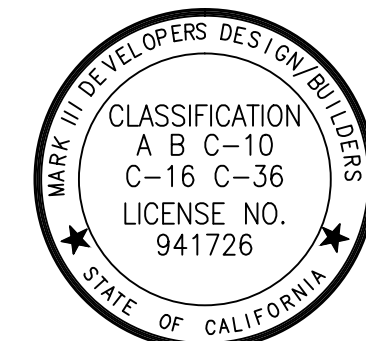
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3	CYCLE 3 SUBMITTAL	7/12/23

PROJECT NAME:

KILGORE
COMMERCE
CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY:DL	DATE: 10/18/22
-------------	----------------

SHEET TITLE

BUILDING #1 ELEVATIONS

Scale 1/16" = 1'-0"

SHEET NO.

A4

PLANNING



SCALE: 1/16"=1'-0"



SCALE: 1/16"=1'-0"

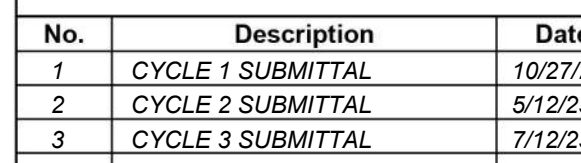


SCALE: 1/16"=1'-0"



SCALE: 1/16"=1'-0"

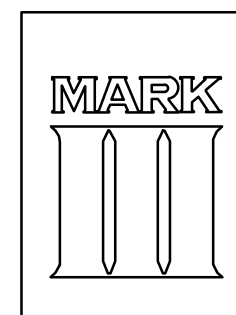
- 1 PAINT OVER CONCRETE TILTUP WALLS:
(SHERWIN WILLIAMS) SW7641 COLONNADE GRAY
- 2 - N/A -
- 3 PAINT OVER CONCRETE TILTUP WALLS:
(SHERWIN WILLIAMS) SW7019 GAUNTLET GRAY
- 4 METAL PANELING: AEP SPAN HR-36
COLOR: ZINC GRAY
- 5 ALUMINUM STOREFRONT, ANODIZED BLACK ALUMINUM COLOR FINISH:
2" x 4" DUAL GLAZED SOLAR GRAY
- 6 STEEL AWNING WITH 12" DEEP 1" SHARED STEEL FASCIA:
(SHERWIN WILLIAMS) SW6530 REVEL BLUE
- 7 PAINT OVER CONCRETE TILTUP WALLS:
(SHERWIN WILLIAMS) SW6528 TRICORN BLACK
- 8 METAL FLASHING TO MATCH WALL COLOR



SHEET NO:

PLANNING

PLANNING



THE POWER OF ONE

MECHANICAL ELECTRICAL PLUMBING
DATA COMMUNICATION UNDERGROUND

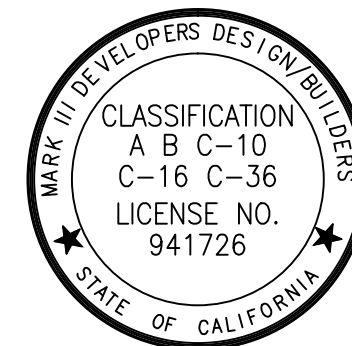
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3	CYCLE 3 SUBMITTAL	7/12/2

PROJECT NAME:

KILGORE
COMMERCE
CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY:DL	DATE: 10/18/22
-------------	----------------

SHEET TITLE

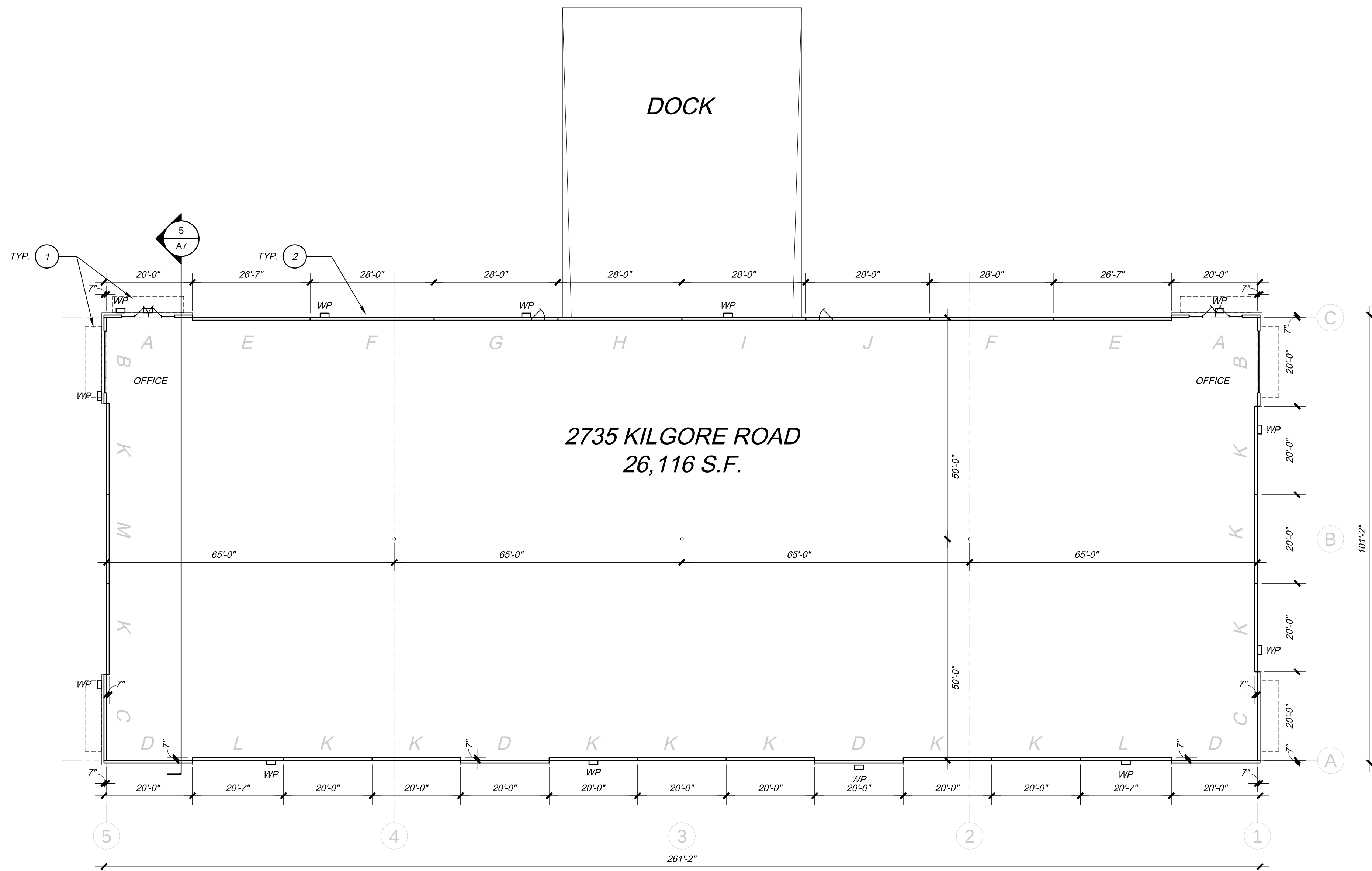
BUILDING #2
FLOOR PLAN

Scale 1" = 30'-0"

SHEET NO.

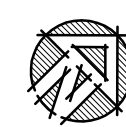
A7

PLANNING



① BUILDING #2 PLAN

SCALE: 1/16"=1'-0"



TRUE NORTH

(PROJECT NORTH

SHEET NOTES

- 1 CANOPIES ABOVE STOREFRONTS, TYP.
- 2 WALL PACK LIGHTING FIXTURES, TYP., SEE PHOTOMETRICS SHEET A5
- 3 PROPOSED LOCATIONS OF OFFICE MECHANICAL UNITS, TYP.

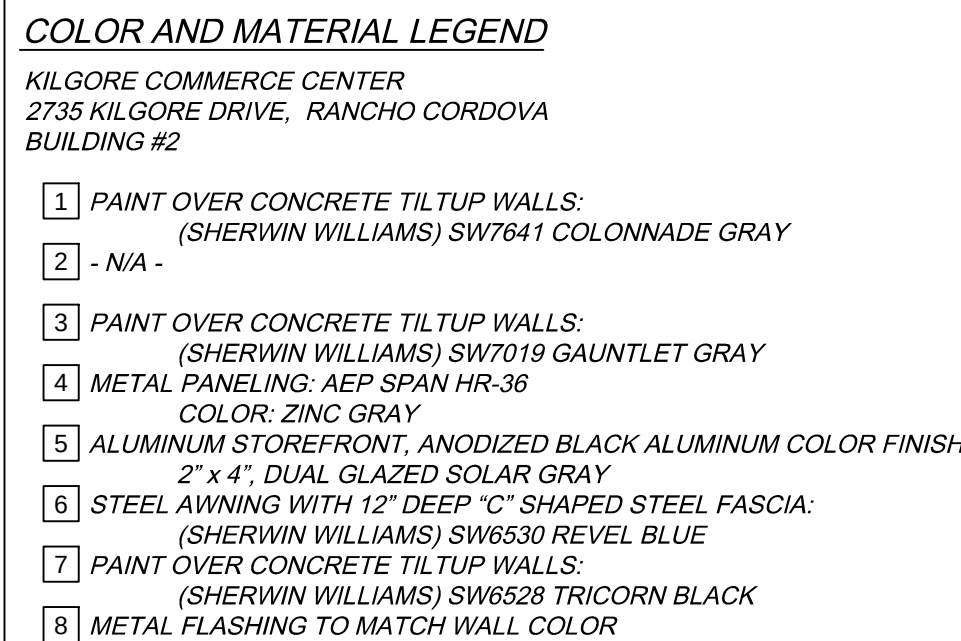


② BUILDING #2 - ROOF PLAN

SCALE: 1"=40'-0"



NORTH
(PROJECT NORTH





SCALE: 1"=40'-0"



SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"



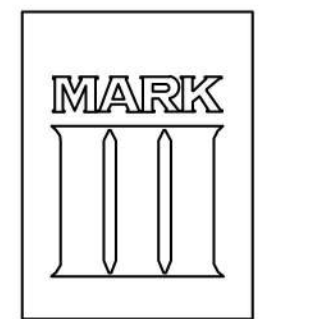
SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"

1	PAIN T OVER CONCRETE TILTUP WALLS: (SHERWIN WILLIAMS) SW7641 COLONNADE GRAY
2	- N/A -
3	PAIN T OVER CONCRETE TILTUP WALLS: (SHERWIN WILLIAMS) SW7019 GAUNTLET GRAY
4	METAL PANELING: AEP SPAN HR-36 COLOR: ZINC GRAY
5	ALUMINUM STOREFRONT, ANODIZED BLACK ALUMINUM COLOR FINISH: 8"x4" DUAL GLAZED COLOR GRAY
6	STEEL AWNING WITH 12" DEEP "C" SHAPED STEEL FASCIA: (SHERWIN WILLIAMS) SW6530 REVEL BLUE
7	PAIN T OVER CONCRETE TILTUP WALLS: (SHERWIN WILLIAMS) SW6528 TRICORN BLACK
8	METAL FLASHING TO MATCH WALL COLOR

PLANNING



THE POWER OF ONE

MECHANICAL ELECTRICAL PLUMBING
DATA COMMUNICATION UNDERGROUND

5101 FLORIN-PERKINS RD.
SACRAMENTO, CA. 95826
PHONE: (916) 381-8080
FAX: (916) 386-0363
CA. LICENSE: 941746

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SEAL:



No.	Description	Date
1	CYCLE 1 SUBMITTAL	10/27/22
2	CYCLE 2 SUBMITTAL	5/12/23
3	CYCLE 3 SUBMITTAL	7/12/23

PROJECT NAME:

KILGORE
COMMERCE
CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY:DL	DATE: 10/18/22
-------------	----------------

SHEET TITLE:

BUILDING #2 COLORED ELEVATIONS

Scale 1" = 30'-0"

SHEET NO:

A10

PLANNING

7/10/2023 9:37 PM

SCALE SET FOR ARCHD

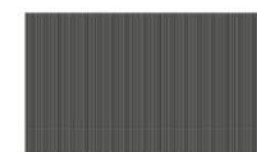
COLOR AND MATERIAL EXAMPLES



PAINT 1
SW7641
COLONNADE GRAY



PAINT 3
SW7019
GAUNTLET GRAY



PAIN 4
METAL PANELING
"ZINC GRAY"



PAINT 6
SW6530
REVEL BLUE

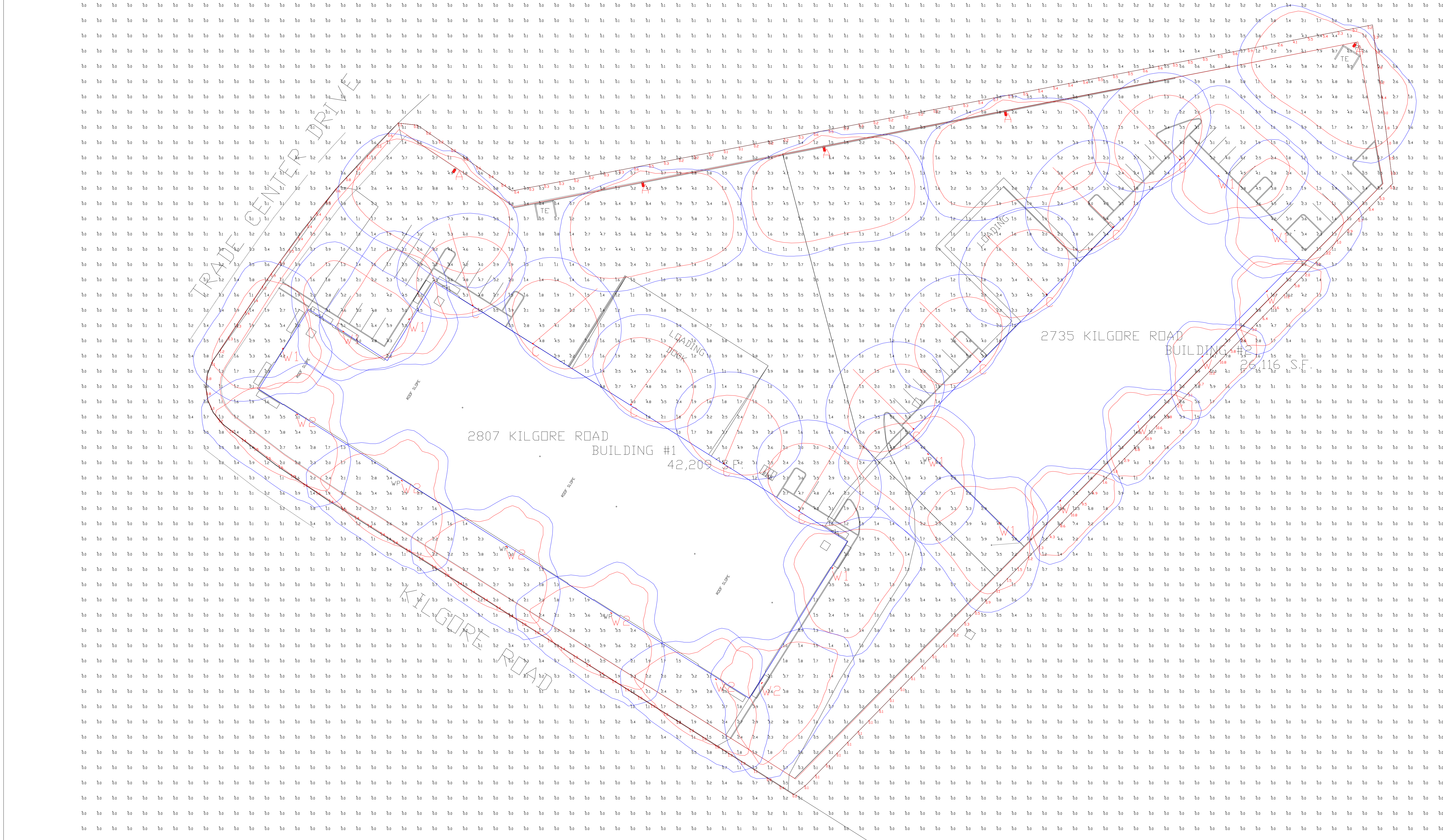


PAINT 7
SW6528
TRICORN BLACK

COLOR AND MATERIAL LEGEND

KILGORE COMMERCE CENTER
2807 KILGORE DRIVE, RANCHO CORDOVA
BUILDING #2

- 1 PAINT OVER CONCRETE TILTUP WALLS:
(SHERWIN WILLIAMS) SW7641 COLONNADE GRAY
- 2 - N/A -
- 3 PAINT OVER CONCRETE TILTUP WALLS:
(SHERWIN WILLIAMS) SW7019 GAUNTLET GRAY
- 4 METAL PANELING: AEP SPAN HR-36
COLOR: ZINC GRAY
- 5 ALUMINUM STORFROST, ANODIZED BLACK ALUMINUM COLOR FINISH,
24" x 48", DUAL GLAZED SOLAR GLASS
- 6 STEEL AWNING WITH 12" DEEP "C" SHAPED STEEL FASCIA:
(SHERWIN WILLIAMS) SW6530 REVEL BLUE
- 7 PAINT OVER CONCRETE TILTUP WALLS:
(SHERWIN WILLIAMS) SW6528 TRICORN BLACK
- 8 METAL FLASHING TO MATCH WALL COLOR



PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
10' AWAY LINE	Illuminance	Fc	1.60	11.6	0.1	16.00	116.00
ALL CALCS @ GRADE	Illuminance	Fc	0.91	14.1	0.0	N.A.	N.A.
SITE	Illuminance	Fc	2.50	14.1	0.1	25.00	141.00

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts	
	5	A	Single	MRM-LED-42L-SIL-FT-50-70CRI-IL-SINGLE	24'	1.000	1.000	26030	314	
	10	C	Single	TLFL-16L-W-50- 65° TILT	26'	1.000	1.000	16631	121	
	4	W	Single	XWM-3-LED-12L-50	10'	1.000	1.000	12087	82	
	8	W1	Single	XWM-FT-LED-12L-50	20'	1.000	1.000	11988	82	
	6	W2	Single	XWM-3-LED-12L-50	20'	1.000	1.000	12087	82	



Total Project Watts
Total Watts = 4256



LIGHTING PROPOSAL LD-157599-7

KILGORE COMMERCIAL CENTER
2807-2735 KILGORE RD
RANCHO CORDOVA, CA

BY/AMK DATE:2/23 REV:2/23 SHEET 1 OF 1

SCALE: 1"=30' 0' 30'



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PROJECT NAME:

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: JN	DATE: 10/18/22
--------------	----------------

SHEET TITLE:

COLOR
RENDERING
BUILDING #1 - 01

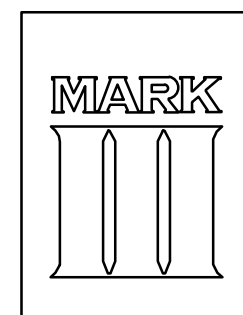
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SHEET NO.

A12

PLANNING

SCALE: NTS



THE POWER OF ONE

MECHANICAL ELECTRICAL PLUMBING
DATA COMMUNICATION UNDERGROUND

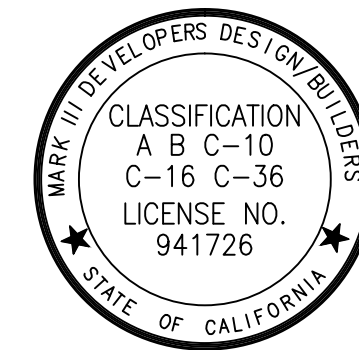
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SEAL:



No.	Description	Date
1	CYCLE 1 SUBMITTAL	10/27/22
2	CYCLE 2 SUBMITTAL	5/12/23
3	CYCLE 3 SUBMITTAL	7/12/23

PROJECT NAME:

KILGORE
COMMERCE
CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: JN	DATE: 10/18/22
--------------	----------------

SHEET TITLE:

COLOR
RENDERING
BUILDING #2 - 01

Scale	N/A
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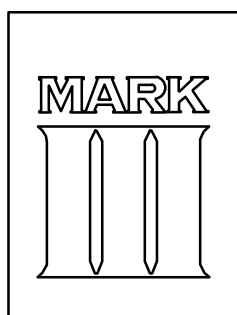
SHEET NO:

A14

PLANNING



SCALE: NTS



THE POWER OF ONE

MECHANICAL ELECTRICAL PLUMBING
DATA COMMUNICATION UNDERGROUND

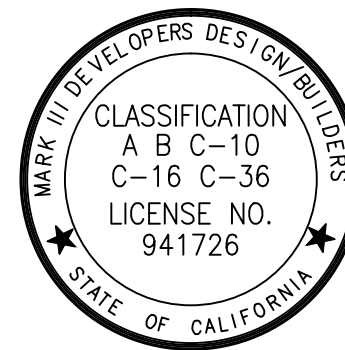
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SEAL:



No.	Description	Date
1	CYCLE 1 SUBMITTAL	10/27/12
2	CYCLE 2 SUBMITTAL	5/12/2
3	CYCLE 3 SUBMITTAL	7/12/2

PROJECT NAME:

KILGORE
COMMERCE
CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: JN	DATE: 10/18/22
--------------	----------------

SHEET TITLE:

COLOR
RENDERING
BUILDING #2 - 02

Scale	N/A
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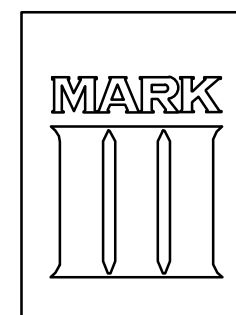
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A15

PLANNING



PLANNING



THE POWER OF ONE

MECHANICAL ELECTRICAL PLUMBING
DATA COMMUNICATION UNDERGROUND

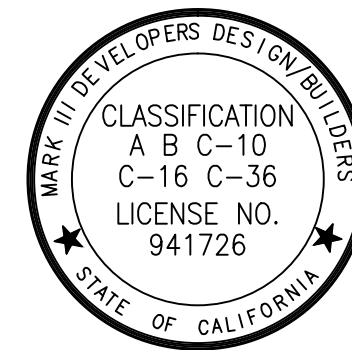
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SEAL:

[illegible]

PROJECT NAME:

KILGORE
COMMERCE
CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: JN	DATE: 10/18/22
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SHEET TITLE

SHEET TITLE: COLOR
RENDERING
KILGORE
INTERSECTION

Scale	N/A
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SHEET NO.

A16

PLANNING



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PROJECT NAME:

KILGORE
COMMERCE
CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: JN	DATE: 10/18/22
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SHEET TITLE:

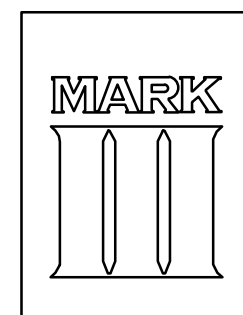
COLOR
 RENDERING
 NORTH
 ENTRANCE

Scale	N/A
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SHEET NO:

A17

PLANNING



THE POWER OF ONE

MECHANICAL ELECTRICAL PLUMBING
DATA COMMUNICATION UNDERGROUND

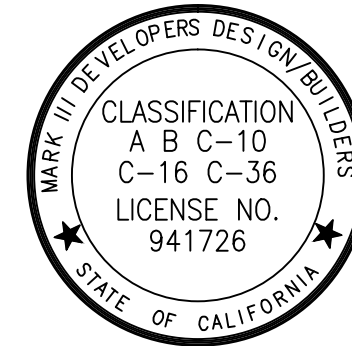
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SEAL:



No.	Description	Date
1	CYCLE 1 SUBMITTAL	10/27/12
2	CYCLE 2 SUBMITTAL	5/12/12
3	CYCLE 3 SUBMITTAL	7/12/12

PROJECT NAME:

KILGORE
COMMERCE
CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: JN	DATE: 10/18/22
--------------	----------------

SHEET TITLE:

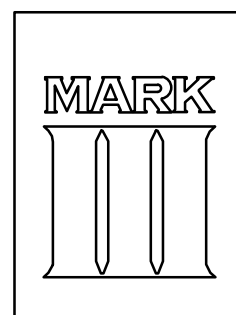
COLOR
RENDERING
SOUTH
ENTRANCE

Scale	N/A
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SHEET NO:

A18

PLANNING



THE POWER OF ONE

MECHANICAL ELECTRICAL PLUMBING
DATA COMMUNICATION UNDERGROUND

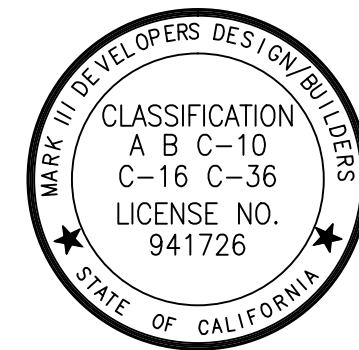
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SEAL:

[illegible]

PROJECT NAME:

KILGORE
COMMERCE
CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: JN	DATE: 10/18/22
--------------	----------------

SHEET TITLE:

SHEET TITLE: COLOR
RENDERING
TRADE CENTER
VIEW #1

Scale	N/A
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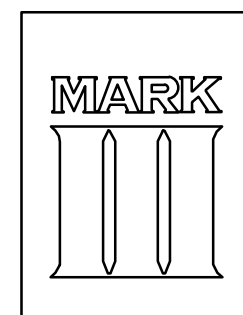
SHEET NO:

A19

PLANNING

SCALE: N

PLANNING



THE POWER OF ONE

MECHANICAL ELECTRICAL PLUMBING
DATA COMMUNICATION UNDERGROUND

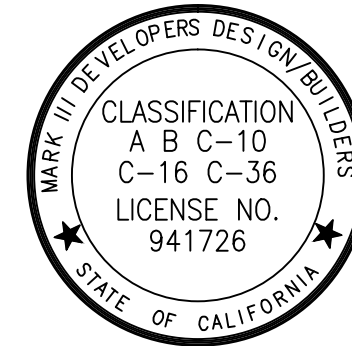
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PHONE: (916) 381-8080
FAX: (916) 386-0363
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SEAL:



No.	Description	Date
1	CYCLE 1 SUBMITTAL	10/27/12
2	CYCLE 2 SUBMITTAL	5/12/12
3	CYCLE 3 SUBMITTAL	7/12/12

PROJECT NAME:

KILGORE
COMMERCE
CENTER

TRADE CENTER & KILGORE,
RANCHO CORDOVA, CA 95670

PROJECT NO: 25-2022

DRAWN BY: JN	DATE: 10/18/22
--------------	----------------

SHEET TITLE:

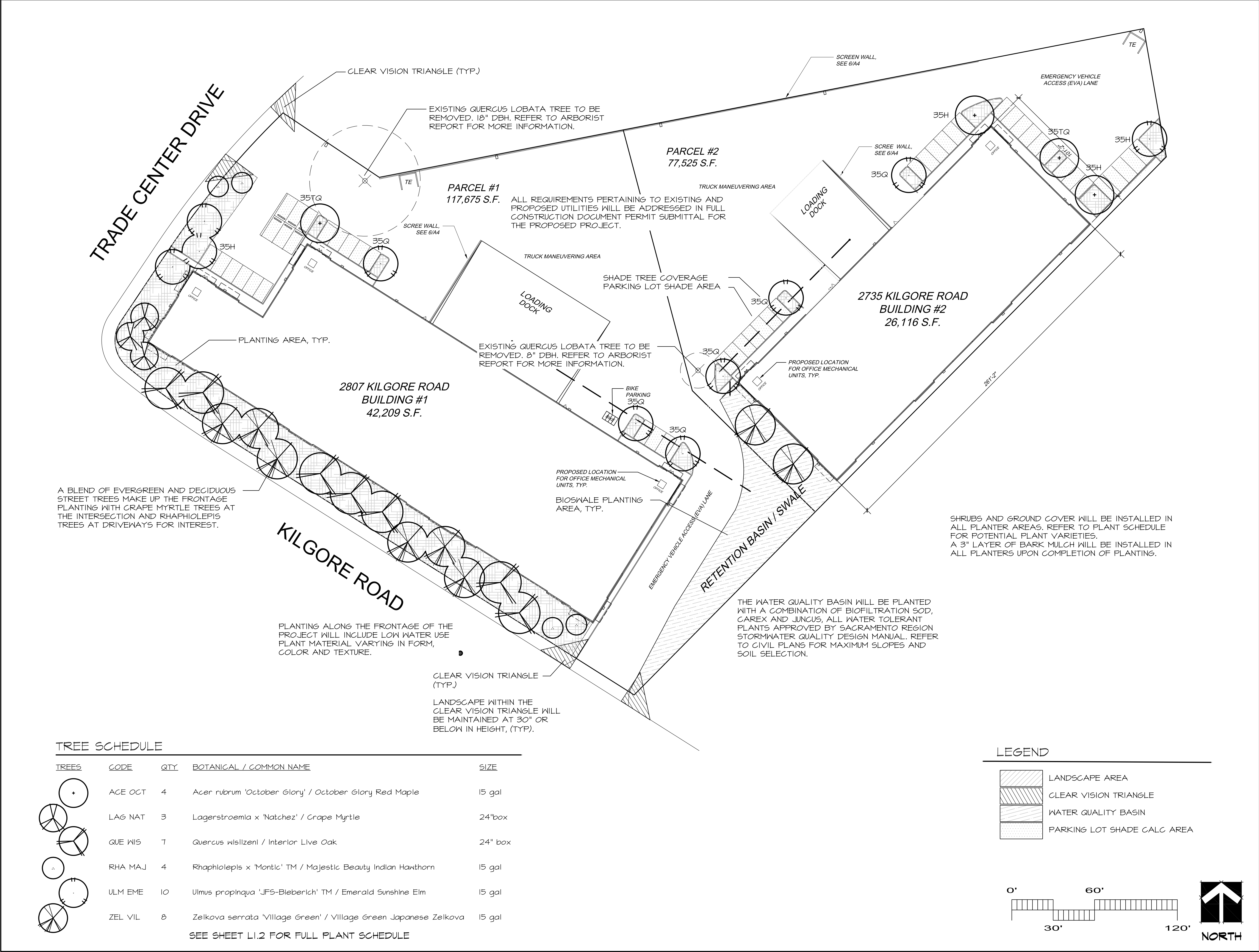
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RENDERING
TRADE CENTER
VIEW #3

Scale	N/A
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SHEET NO:

A21

PLANNING



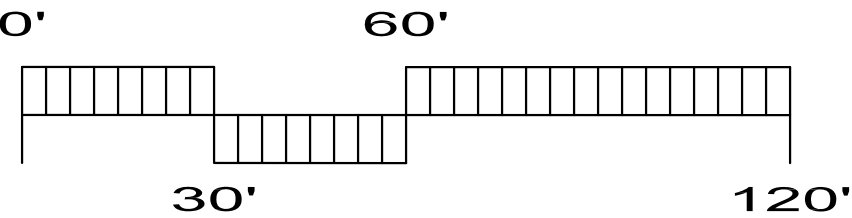
TREE SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ACE OCT	4	Acer rubrum 'October Glory' / October Glory Red Maple	15 gal
	LAG NAT	3	Lagerstroemia x 'Natchez' / Crape Myrtle	24"box
	QUE WIS	7	Quercus wislizeni / Interior Live Oak	24" box
	RHA MAJ	4	Raphiolepis x 'Montic' TM / Majestic Beauty Indian Hawthorn	15 gal
	ULM EME	10	Ulmus propinqua 'JFS-Bieberich' TM / Emerald Sunshine Elm	15 gal
	ZEL VIL	8	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	15 gal

SEE SHEET L1.2 FOR FULL PLANT SCHEDULE

LEGEND

- LANDSCAPE AREA
- CLEAR VISION TRIANGLE
- WATER QUALITY BASIN
- PARKING LOT SHADE CALC AREA



YAMASAKI
LANDSCAPE ARCHITECTURE

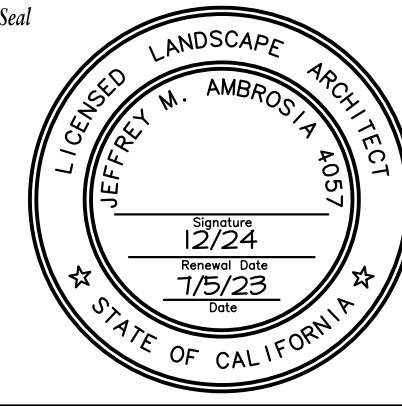
JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
(530) 885-0040
FAX (530) 885-0042
www.yamasaki-la.com

KILGORE COMMERCE CENTER
LANDSCAPE DEVELOPMENT PLANS
TRADE CENTER DRIVE & KILGORE ROAD
RANCHO CORDOVA, CALIFORNIA

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Sheet Title
PLANTING PLAN



No.	Date	Revision
1	7/5/23	Plan Check Comment

Project Mgr.: JMA Sheet No.:

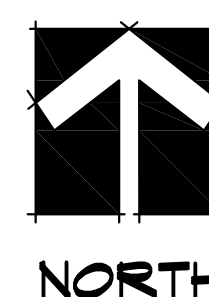
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Scale: 1"=30'-0"

Date: 3/23/23

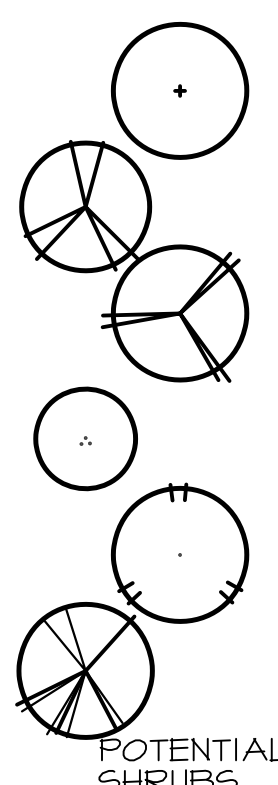
File Name: KCC PL of 2 sheets

L1.1



File Name: KCC PL of 2 sheets

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	H'XW'	WATER USE		
	ACE OCT	Acer rubrum 'October Glory' / October Glory Red Maple	15 gal	40'X35'	M		
	LAG NAT	Lagerstroemia x 'Natchez' / Crape Myrtle	24"box	20'X20'	L		
	QUE WIS	Quercus wislizeni / Interior Live Oak	24" box	45'X45'	L		
	RHA MAJ	Raphiolepis x 'Montic' TM / Majestic Beauty Indian Hawthorn	15 gal	12'X10'	L		
	ULM EME	Ulmus propinqua 'JFS-Bieberich' TM / Emerald Sunshine Elm	15 gal	35'X25'	L		
	ZEL VIL	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	15 gal	35'X25'	L		
POTENTIAL SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	H'XW'	WATER USE		
	ARC HOO	Arctostaphylos hookeri / Hooker's Manzanita	5 gal	4'X6'	L		
	BAC PIL	Baccharis pilularis 'Pigeon Point' / Dwarf Coyote Brush	5 gal	2'X6'	L		
	BER ATR	Berberis thunbergii 'Atropurpurea' / Red Leaf Japanese Barberry	5 gal	4'X4'	M		
	CAL LJN	Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush	5 gal	3'X3'	L		
	DIE BIC	Dietes bicolor / Fortnight Lily	5 gal	3'X3'	L		
	GRE NOE	Grevillea x 'Noellii' / Noel Grevillea	5 gal	4'X4'	L		
	LEU COM	Leucophyllum frutescens 'Compacta' / Compact Texas Ranger	5 gal	6'X6'	L		
	NAN SEI	Nandina domestica 'Compacta' / Heavenly Bamboo	5 gal	4'X3'	L		
	NAN HAR	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	5 gal	3'X3'	L		
	RHA EVE	Rhamnus californica 'Eve Case' / California Coffeeberry	5 gal	6'X6'	L		
	RHA JAC	Raphiolepis indica 'Jack Evans' / Jack Evans Indian Hawthorn	5 gal	4'X4'	M		
	ROS KEN	Rosmarinus officinalis 'Ken Taylor' / Rosemary	5 gal	3'X4'	L		
	CODE	BOTANICAL / COMMON NAME	SIZE	H'XW'	WATER USE		
	MUH PIN	Muhlenbergia capillaris 'Pink Cloud' / Pink Cloud Pink Muhly Grass	1 gal	3'X3'	L		
	MUH RIG	Muhlenbergia rigens / Deer Grass	5 gal	4'X4'	L		
	POTENTIAL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	H'XW'	WATER USE
	ARC ECP	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	48" o.c.	1'X4'	M	
	CAR BAR	Carex barbarae / Santa Barbara Sedge	1 gal	24" o.c.	2'X2'	L	
	CIS PUL	Cistus x pulverulentus 'Sunset' / Sunset Rockrose	1 gal	72" o.c.	2'X6'	L	
	JUN PAT	Juncus patens / California Gray Rush	1 gal	24" o.c.	2'X2'	L	
POTENTIAL GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	WATER USE			
	BIO SOD	Biofiltration Sod / Avail. from: Belta Bluegrass	sod	M			

PLANTING STATEMENT

The proposed landscape plant palette consists of moderate and low water use shrubs, groundcover, trees, and ornamental grasses that are considered low maintenance and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site. Plant selection aims for longevity by selecting plants that are long lived varieties of trees, shrubs, groundcover, and grasses.

Shrubs are required to be no less than 5-gallon size and groundcover to be no less than 1-gallon size. Trees are required to be no less than 15-gallon size and at least 25% of trees to be 24" box minimum container size. As well, 30% minimum of proposed trees are required to be evergreen species. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

Pre emergent will be applied in all non-seeded landscape planters. Root barriers are required for all trees planted within 10' of paving or hardscape.

IRRIGATION STATEMENT

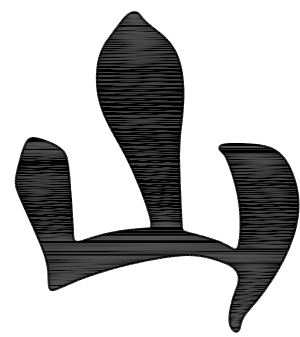
The irrigation system will be serviced by a new point of connection. The irrigation design will consist of low volume point source drip irrigation. Proposed trees shall utilize bubbler irrigation to encourage deep root watering. The overall irrigation system will be designed with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by State code. To also be consistent with the planting design, the irrigation design will create separate irrigation stations by hydrozone, locating plants of different water and solar needs into groups. There is approximately 24,483 square feet of planned irrigated landscape area on the site.

PARKING LOT SHADE CALCULATIONS

TREE SYMBOL	100%	75%	50%	25%
ACE, OCT. (35)		2 (722) = 1,440	2 (481) = 962	
ULM, EME. (35)			2 (481) = 962	6 (240) = 1,440
PARKING LOT AREA	7,184 s.f.			
SHADE REQUIRED (50%)	3,592 s.f.			
TOTAL SHADE	4,804 s.f.			
PERCENT SHADE	66%			

TREE CALCULATIONS

TOTAL TREE QUANTITY: 34
24" BOX TREES: 10 (29%) (MINIMUM IS 25%)
EVERGREEN TREES: 11 (32%) (MINIMUM IS 30%)



YAMASAKI
LANDSCAPE ARCHITECTURE

JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
(530) 885-0040
FAX (530) 885-0042
www.yamasaki-la.com

KILGORE COMMERCE CENTER
LANDSCAPE DEVELOPMENT PLANS
TRADE CENTER DRIVE & KILGORE ROAD
RANCHO CORDOVA, CALIFORNIA

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Sheet Title

PLANTING SCHEDULE
AND NOTES

Seal

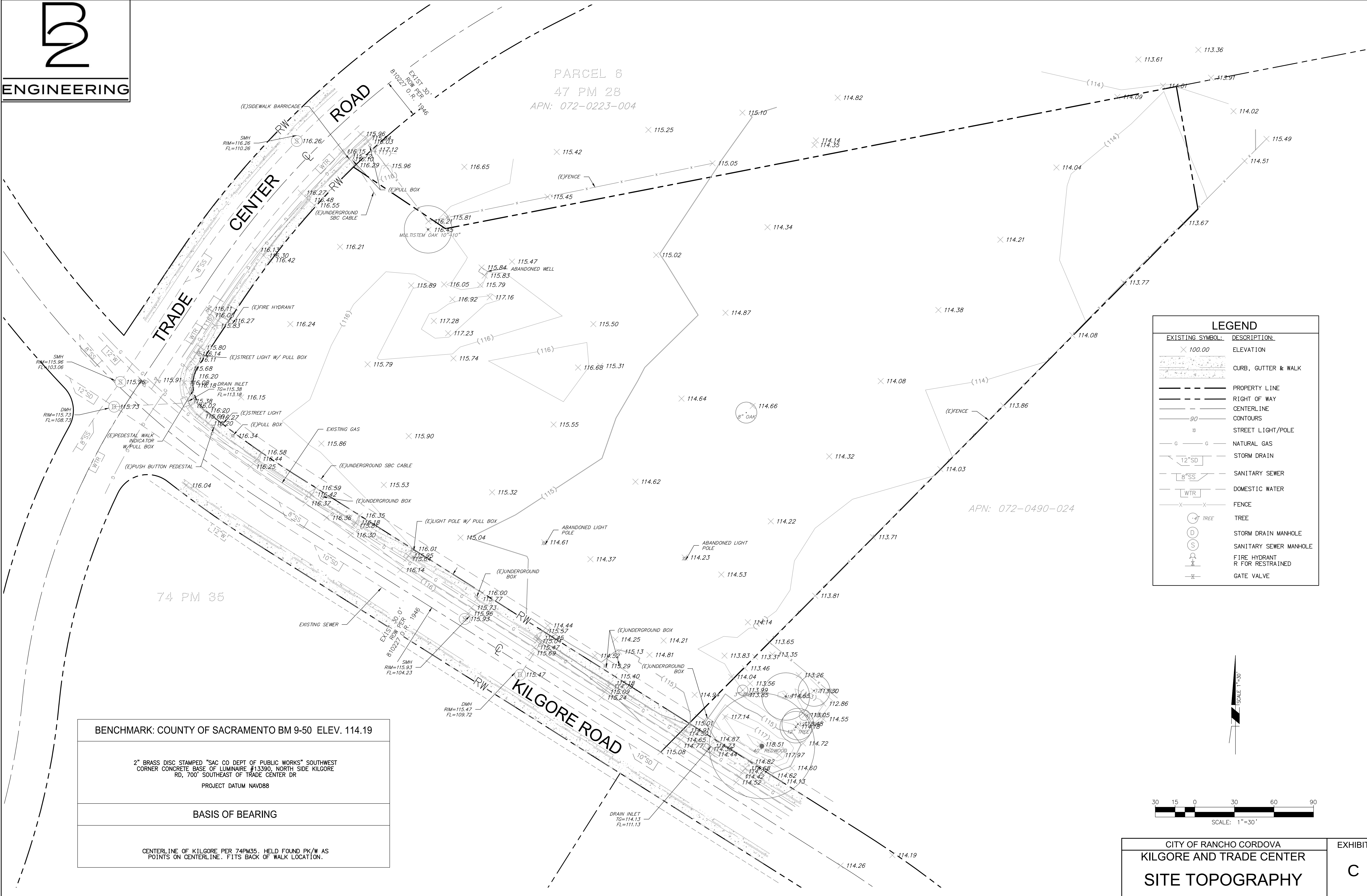
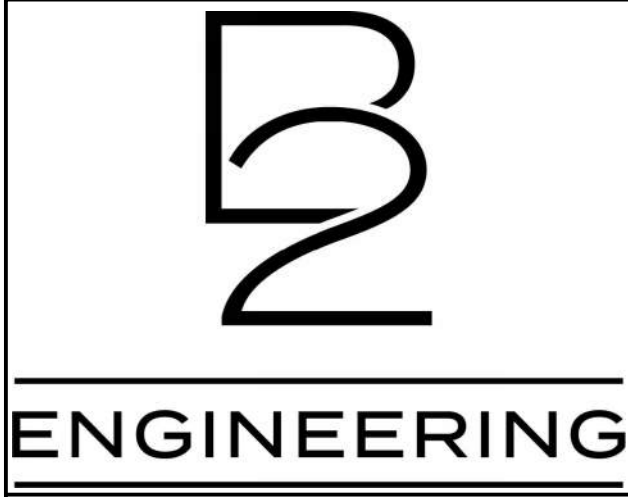


No.	Date	Revision
1	7/5/23	Plan Check Comment
2		
3		
4		

Project Mgr.:	JMA	Sheet No.:	
Drawn By:	JMA		
Scale:			
Date:	3/23/23		
File Name:	KCC PL	of	2 sheets

L1.2

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Supplemental Document B

Color and Material Legend



COLOR AND MATERIAL LEGEND

KILGORE COMMERCE CENTER

BUILDINGS #1 & #2

KILGORE ROAD & TRADE CENTER DRIVE, RANCHO CORDOVA

1. PAINT OVER CONCRETE TILTUP WALLS:
(SHERWIN WILLIAMS) SW7641 COLONNADE GRAY
2. – N/A -
3. PAINT OVER CONCRETE TILTUP WALLS:
(SHERWIN WILLIAMS) SW7019 GAUNTLET GRAY
4. METAL PANELING: AEP SPAN HR-36
COLOR: ZINC GRAY
5. ALUMINUM STOREFRONT – ANODIZED BLACK ALUMINUM COLOR FINISH
2" X 4", DUAL GLAZED SOLAR GRAY
6. STEEL AWNING WITH 12" DEEP "C" SHAPED STEEL FASCIA & PAINTED
CONCRETE ACCENT COLOR
(SHERWIN WILLIAMS) SW6530 REVEL BLUE
7. PAINT OVER CONCRETE TILTUP WALLS:
(SHERWIN WILLIAMS) SW6528 TRICORN BLACK
8. METAL FLASHING TO MATCH WALL COLOR

1. SW7641 COLONNADE GRAY

3. *SW7019 GAUNTLET GRAY*

6. *SW6530 REVEL BLUE*

5 & 7. SW6528 TRICORN BLACK

Architectural Metal Roofing and Siding COLOR CHART

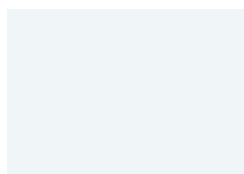


STANDARD COLORS

DURA TECH™ 5000 - Premium 70% Fluoropolymer (PVDF) Coating



ZINCALUME® Plus*
SRI: 64 • LRV: 67



Cool REGAL WHITE
SRI: 88 • LRV: 75



Cool PARCHMENT
SRI: 58 • LRV: 40



Cool SIERRA TAN
SRI: 55 • LRV: 34



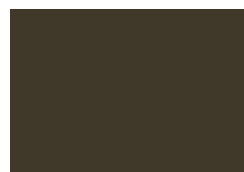
Cool PEBBLE
SRI: 48 • LRV: 27



Cool WALNUT
SRI: 38 • LRV: 18



Cool WEATHERED COPPER
SRI: 34 • LRV: 11



Cool DARK BRONZE
SRI: 32 • LRV: 8



Cool TERRA-COTTA
SRI: 41 • LRV: 15



Cool COLONIAL RED
SRI: 35 • LRV: 9



Cool OLD TOWN GRAY
SRI: 43 • LRV: 27



Cool ZINC GRAY
SRI: 39 • LRV: 20



Cool SLATE GRAY
SRI: 33 • LRV: 12



Cool MIDNIGHT BRONZE
SRI: 27 • LRV: 7



Cool MATTE BLACK
SRI: 29 • LRV: 5



Cool TAHOE BLUE
SRI: 33 • LRV: 14



Cool REGAL BLUE
SRI: 29 • LRV: 10



Cool SAGE GREEN
SRI: 41 • LRV: 21



Cool LEAF GREEN
SRI: 30 • LRV: 11



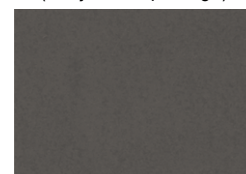
Cool FOREST GREEN
SRI: 29 • LRV: 9

METALLIC COLORS¹

DURA TECH™ mx - Premium
Fluoropolymer (PVDF)
Pearlescent Coating
(Subject to upcharge)

PREMIUM COLORS¹

(Subject to upcharge)



VINTAGE®¹
SRI: 22 • LRV: 20



NATURAL RUST¹
SRI: 32 • LRV: 10



Cool METALLIC SILVER¹
SRI: 65 • LRV: 50



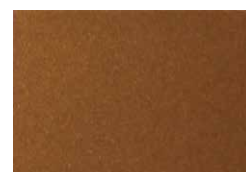
Cool SILVERSMITH¹
SRI: 58 • LRV: 54



Cool ZACTique® II¹
SRI: 39 • LRV: 22



Cool METALLIC CHAMPAGNE¹
SRI: 54 • LRV: 33



Cool METALLIC COPPER¹
SRI: 53 • LRV: 29

REPRESENTATION OF COLORS MAY VARY DUE TO PRINTING LIMITATIONS.

Sample color chips are available upon request. Consult your AEP Span representative for more information.

DURA TECH™ Fluoropolymer Coatings

TABLE NOTES:

- 24 and 22 GA
 - 24 GA only
 - 22 GA only
 - 26 GA only
- SRI: Solar Reflective Index.
LRV: Light Reflectance Value.

DURA TECH™ 5000 (PVDF)		SRI	LRV	Design Span®	Span-Lok™ hp	Select Seam®	Flex Series	Prestige Series®	Perception Collection®	Flush Panel	HR-36®	Box Rib™	Nu-Wave® Corrugated	PBR Panel	U-Panel	Mini-V-Beam™	Flat Sheet 46"	Flat Sheet 48 3/8"
Cool Regal White		88	75	●	●	●	□	●	□	●	●	●	●	●	●	●	●	●
Cool Parchment		58	40	●	●	●	□	●	□	●	●	●	●	●	●	●	●	●
Cool Sierra Tan		55	34	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●
Cool Pebble		48	27	●	●	●	□	●	□	●	○	○	○				○	●
Cool Walnut		38	18	●	●	●	□	●	□	●	○	○	○				○	●
Cool Weathered Copper		34	11	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●
Cool Dark Bronze		32	8	●	●	●	□	●	□	●	●	●	●	●	●	●	●	●
Cool Terra-Cotta		41	15	●	●	●	□	●	□	●	○	○	○	○	○	○	●	●
Cool Colonial Red		35	9	●	●	●	□	●	□	●	○	○	○	○	○	○	○	●
Cool Old Town Gray		43	27	●	●	●	□	●	□	●	●	●	●	●	●	●	●	●
Cool Zinc Gray		39	20	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●
Cool Slate Gray		33	12	●	●	●	□	●	□	●	●	●	●	●	●	●	●	●
Cool Midnight Bronze		27	7	●	●	●	□	●	□	●	●	●	●				●	●
Cool Matte Black		29	5	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●
Cool Tahoe Blue		33	14	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●
Cool Regal Blue		29	10	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●
Cool Sage Green		41	21	●	●	●	□	●	□	●	●	●	●				●	●
Cool Leaf Green		30	11	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●
Cool Forest Green		29	9	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●
DURA TECH™ mx (PVDF) ¹																		
Cool Metallic Silver		65	50	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●
Cool Silversmith		58	54	●	●	●	□	●	□	●	○	○	○				○	●
Cool ZACTique® II		39	22	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●
Cool Metallic Champagne		54	33	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●
Cool Metallic Copper		53	29	●	●	●	□	●	□	●	○	○	○				○	●
PREMIUM COLORS ¹																		
Natural Rust		32	10								■	■	■				■	
Vintage®		22	20	○	○	○	○	○	○	○	○	○	○				○	○
BARE (Clear Acrylic Coated)																		
ZINCALUME® Plus*		64	67	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

PAINT SYSTEM	SMP	PVDF
OVERALL	Better	Best
PRICE POINT	Moderate	Higher
WARRANTY	Long	Longest
DURABILITY	Medium to high. Improved weatherability	Highest weatherability
APPLICATION	Residential and commercial	High-end, architectural and commercial
OTHER ATTRIBUTES	Wide range of colors and gloss options	Excellent chalk and fade resistance

DURA TECH™ 5000: A premium 70% Fluoropolymer (PVDF) Coating.

DURA TECH™ mx: A premium Fluoropolymer (PVDF) Pearlescent Coating.

VINTAGE® COATED METAL: An innovative coating process over a TruZinc® G90 metallic coated steel surface producing a beautiful, durable, aged-metallic finish.

DURA TECH™ nt: Silicone-modified polyester (SMP). Used in most residential roofing products sold today.

* Clear Acrylic Coated

¹ BATCH SENSITIVITY: Prints and metallic coatings are batch sensitive (may have color variation) and are directional in nature. Different batches are not to be mixed on projects. AEP Span recommends requesting a sample to review actual color before ordering to ensure color accuracy. AEP Span is not responsible for color variations.

OIL CANNING: All flat metal surfaces can display waviness commonly referred to as "oil canning". "Oil canning" is an inherent characteristic of steel products, not a defect, and therefore is not a cause for panel rejection.

SRI values in accordance with ASTM E1980 and are based on independent testing. Cool Roof Rating Council (CRR) performance values for CA Title 24 are based on color families and will differ from those listed in table.

REPRESENTATION OF COLORS MAY VARY DUE TO PRINTING LIMITATIONS

Sample color chips are available upon request. Consult your AEP Span representative for more information.

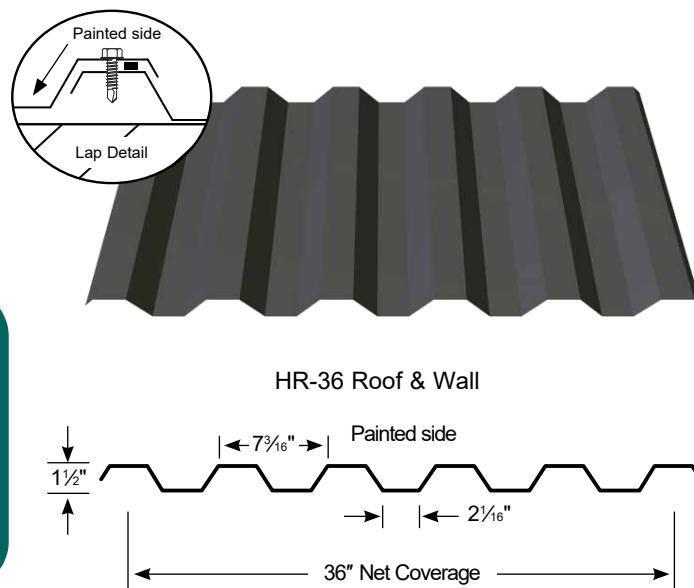
SPECIALTY PRINTS, CUSTOM COLORS, AND OTHER GAUGES AVAILABLE AS SPECIAL ORDERS

Inquire with your outside sales representative about lead times and minimum order requirements.



HR-36 is an economical, structural, exposed-fastener roof and wall panel suitable for general usage.

HR-36 is ideal for architectural, commercial, industrial and agricultural roof and wall applications. Can be installed as a vertical or horizontal wall. **HR-36** is also well suited for open framed canopy or carports designs.



Properties									Standard Finishes	
Gauge	Base Steel Thickness (in)	Yield (ksi)	Tensile (ksi)	Wt. (lbs/ft²)	I+ (in⁴/ft)	S+ (in³/ft)	I- (in⁴/ft)	S- (in³/ft)	Metallic Coating	Paint System
26	0.0173	80	82	0.89	0.0889	0.0762	0.0873	0.0623	AZ50	Cool Dura Tech™ <i>nt</i>
24	0.0232	50	65	1.19	0.1267	0.1272	0.1200	0.1132	AZ50	Cool Dura Tech™ 5000 (polyvinylidene fluoride) or Dura Tech™ <i>mx</i> (metallic polyvinylidene)
22	0.0294	50	65	1.51	0.1600	0.1759	0.1600	0.1559	AZ50	
20	0.0354	40	55	1.82	0.2000	0.2371	0.2000	0.2095	G90	
18	0.0459	40	55	2.36	0.2600	0.3160	0.2600	0.2987	G90	

NOTES: The moments of inertia, I+ and I-, presented for determining deflection are: $(2I_{\text{Effective}} + I_{\text{Gross}})/3$

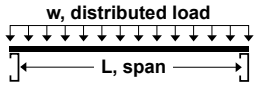
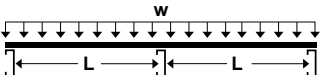
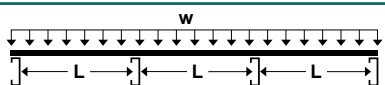
standard features

- 36" coverage roof and wall panel.
- Minimum recommended slope 1:12.
- Gauges: 22ga, 24ga and 26ga in standard finishes and 20ga available in ZINCALUME® Plus.
- Refer to AEP Span Color Charts for full range of color options and paint systems.
- Custom manufactured panel lengths: 6'-0" to 50'-0".
- Matching polycarbonate panels available.
- Testing: ASTM E283 (air infiltration) and ASTM E331 (water infiltration). All testing performed by accredited third-party.
- Roof assemblies Class A Fire Rated when installed on non-combustible deck or framing per IBC or IRC or when installed in accordance to UL listings (UL790). Wall assemblies rated for fire resistance (UL263) when installed in accordance with UL listings.
- Building Code Approval Report: #ER-0550. 
- Manufactured in Sacramento, CA.

optional features

- Short cut sheets from 6'-0" to 1'-0". Additional fees and lead times may apply.
- 18ga and 20ga available in G-90 with standard and custom colors subject to a minimum order size of 4,500 square feet and longer lead times.
- 18ga available in bare G-90 galvanized subject to a minimum order size of 18,000 square feet and longer lead times.
- 20ga available in bare G-90 galvanized subject to a minimum order size of 25,500 square feet and longer lead times.
- Custom colors, thick film primer and/or clear coat paint finishes available. Subject to 4,500 square feet minimum order.* (See back)
- Perforation options available for an additional charge. Minimum order size 1,500 square feet (Inquire for smaller orders). Select from standard perforation patterns with open areas of 7.8%, 13.8%, 23.4%, 30.6% or 41.4%.
- Stucco embossed available on 26ga, 24ga and 22ga. Subject to minimum order size of 1,500 square feet.

Gauge	Span	Cond.	Allowable Inward Loads (lbs/ft ²) per Span (ft.-in.)								
			2'-0"	2'-6"	3'-0"	4'-0"	5'-0"	6'-0"	7'-0"	8'-0"	10'-0"
26	Single Span	ASD, W/Ω	456	292	203	114	73	51	37	29	18
		L/180	-	-	-	-	62	36	23	15	8
	Double Span	ASD, W/Ω	301	205	149	87	57	40	29	22	14
		L/180	-	-	-	-	-	-	-	-	-
	Triple Span	ASD, W/Ω	351	244	178	107	70	49	36	28	18
		L/180	-	-	-	-	-	-	-	-	15
24	Single Span	ASD, W/Ω	635	406	282	159	102	71	52	40	25
		L/180	-	-	-	-	89	51	32	22	11
	Double Span	ASD, W/Ω	505	335	237	136	88	61	45	35	22
		L/180	-	-	-	-	-	-	-	-	-
	Triple Span	ASD, W/Ω	605	406	290	168	109	76	56	44	27
		L/180	-	-	-	-	-	-	-	41	21
22	Single Span	ASD, W/Ω	878	562	390	219	140	98	72	55	35
		L/180	-	-	-	219	112	65	41	27	14
	Double Span	ASD, W/Ω	715	471	332	189	122	85	63	48	30
		L/180	-	-	-	-	-	-	-	-	-
	Triple Span	ASD, W/Ω	866	576	409	235	152	106	78	60	39
		L/180	-	-	-	-	-	-	77	52	26
20	Single Span	ASD, W/Ω	947	606	421	237	151	105	77	59	38
		L/180	-	-	-	-	140	81	51	34	17
	Double Span	ASD, W/Ω	778	510	360	205	131	92	68	51	33
		L/180	-	-	-	-	-	-	-	-	-
	Triple Span	ASD, W/Ω	946	626	443	254	164	114	84	64	41
		L/180	-	-	-	-	-	-	-	-	33
18	Single Span	ASD, W/Ω	1261	807	561	315	202	140	103	79	50
		L/180	-	-	-	-	182	105	66	44	23
	Double Span	ASD, W/Ω	1094	720	508	291	187	130	96	73	47
		L/180	-	-	-	-	-	-	-	-	-
	Triple Span	ASD, W/Ω	1322	880	625	360	233	163	120	92	59
		L/180	-	-	-	-	-	-	-	84	43

Inward Loads	Single Span		NOTES: Top values based on allowable stress (ASD). Bottom values based on a deflection limit of L/180. "-" denotes that the allowable load is limited by the panel stress vs. deflection limit. Steel conforms to ASTM A653 (Galvanized) or ASTM A792 (ZINCALUME) structural steel. Tabulated values are for positive (inward) uniform loading only. Values are based on the American Iron and Steel Institute "Cold Formed Steel Design Manual" (AISI S100-12). Refer to aepspan.com for more complete HR-36 performance data.
	Double Span		
	Triple Span		

Oil Canning : All flat metal surfaces can display waviness commonly referred to as "oil canning". "Oil canning" is an inherent characteristic of steel products, not a defect, and therefore is not a cause for panel rejection.



Customer Service Center
Tacoma, WA

Phone: 800-733-4955

Fax: 253-272-0791

For most current versions of literature please visit
www.aepspan.com

B STOREFRONTS



Round Rock Premium Outlets
Round Rock, TX

U.S. Aluminum knows that fabrication and installation labor costs have always been a decisive factor in selecting framing systems for storefront projects. We offer cost efficient and versatile systems with clean lines and superb performance characteristics. All series may be glazed from the interior or exterior using a top load E.P.D.M. glazing gasket, and all series are compatible with most U.S. Aluminum Entrance Doors.

U.S. Aluminum Storefront Systems can be custom modified to the specific requirements of your project. Our product specialists will work with you to ensure the storefront system you order from us will meet your needs and the approval of your clients.

ITEM NO. 5. STOREFRONT
ITEM NO. 5. GLAZING
ITEM NO. 6. AWNING

SYSTEM

PAGES

- Series 400/450 Center Glaze01-B1 thru 29-B1
- Series 451/IT451 Center Glaze.....30-B1 thru 56-B1
- Flush Front™01-B2 thru 44-B2
- Accessory Hardware.....01-B3 thru 04-B3

For information or other assistance, use our toll free phone
or fax service numbers from anywhere in the U.S. or Canada

Toll Free Phone (800) 262-5151

Toll Free Fax (866) 262-3299

Contact us through our web site at usalum.com

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

		Category	Timing/ <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
On-Going Conditions				
1.	The proposed entitlement is for a Major Design Review Permit and Administrative Use Permit for the Kilgore Commerce Center at Rancho Cordova as described in the Planning Commission staff report dated September 13, 2023 and attached Project Plans (<u>Exhibit A</u>) with project conditions herein (<u>Exhibit B</u>), for project number PLND-1022-0056.	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, annul, or modify 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 condition 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
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	General	On-Going	Planning

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityoffranchocordova.org for the status of your account with the City.			
5.	The Permit is valid for a period of three (3) years from the date of City Council or Planning Commission approval unless an extension is granted by the Community Development Director or substantial construction of the permitted use or project has commenced and is diligently pursued to completion.	Expiration	On-Going	Planning
6.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards in the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement /Building
7.	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 Department prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
8.	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.	Sidewalk Repair	On-Going	Public Works
9.	SMUD has existing underground 12kV facilities along Trade Center Dr that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission 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.	Existing Facilities	On-Going	SMUD

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10.	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.	Easements	On-Going	SMUD
11.	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.	Relocation or Removal	On-Going	SMUD
12.	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.	Future Facility	On-Going	SMUD
13.	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.	Irrevocable Offer of Dedication	On-Going	SMUD
14.	Sweeping of Trade Center Drive and Kilgore Road is required as needed to maintain a clean public right of way during construction, along with the enforcement of CA fugitive dust requirements for construction sites.	Construction	On-Going Throughout Construction	Planning / Public Works
15.	During construction, the Project must utilize electric tools and vehicles to the extent feasible, including heavy equipment tools and construction vehicles. Any heavy equipment tools and vehicles not powered by electricity must be limited in the amount of time they are allowed to idle. City may request at any time, all equipment maintenance records and data sheets, including design specifications and emission control tier classifications. City may conduct an on-site inspection to verify compliance with this condition.	Construction Equipment	On-Going Throughout Construction	Planning

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Prior to Approval of Improvement Plans				
16.	Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. <i>The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.</i>	Fire Access Roadway	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department
17.	Show the design for a minimum of 2 remote fire access roadways. Remote fire access roadways shall be spaced a distance apart that is no less than ½ the diagonal measurement of the overall project site or areas to be served. A minimum 2 remote access roadways shall be provided for in any of the following conditions: • A single building in excess of 62,000 Sq. ft. • Multiple buildings within a single parcel where the total combined square footage is in excess of 62,000 Sq. ft • Multi-family dwellings in excess of 39 units.	Fire Access	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department
18.	Show the design for aerial apparatus access for buildings 30 feet or greater. Aerial apparatus access shall be a minimum 26-feet in width, located 15-30 feet from the building, and located on no less than 2 sides of the building (as determined by the Fire Code official).	Aerial Apparatus Access	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department
19.	Show the design for an approved fire apparatus turnaround. The fire apparatus turnaround shall conform to Sacramento Metro Fire Districts, Fire Prevention Standard #3. The fire access turn-around shall be located within 50 feet of the end of the access roadway.	Fire Apparatus Turnaround	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department
20.	Show on the plan how Fire Lanes will be marked. Fire Lane identification shall be provided along the required fire	Fire Lanes	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire

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	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.			Department
21.	Provide a note on the plan that reads, "Fire apparatus access roads shall be designed and maintained to support the imposed live load of 80,000 pounds, with a maximum axle load of 31,000 pounds, and meet 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 Apparatus Access	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department
22.	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 a two-hour duration.	Fire Hydrants	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department
23.	Drainage Study: 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	Drainage Study	Prior to Approval of Improvement Plans	Public Works

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	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.			
24.	100-Year Detention: 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.	On-Site Detention	Prior to Approval of Improvement Plans	Public Works
25.	Stormwater Quality- Post Construction 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 Design Manual for the Sacramento Region.	Stormwater	Prior to Approval of Improvement Plans	Public Works
26.	Stormwater Quality- During Construction: SWPPP – the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) to be executed through	Stormwater Quality	Prior to Approval of Improvement Plans	Public Works

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	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.			
27.	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 accomplished in a manner that does not pose a toxic threat to fish and other aquatic organisms in receiving waters.	SWPPP	Prior to Approval of Improvement Plans	Public Works
28.	Drainage System Design: 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	Drainage System	Prior to Approval of Improvement Plans	Public Works

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	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.			
29.	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	Prior to Approval of Improvement Plans	Public Works
30.	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
31.	All storm drain facilities within private lots shall be privately maintained and shall be clearly labeled as "private" in the improvement plans.	Storm Drain Facilities	Prior to Approval of Improvement Plans	Public Works
32.	Fees: Pay the drainage impact fees to the satisfaction of the City of Rancho Cordova's Public Works Department.	Drainage Impact Fees	Prior to Approval of Improvement Plans	Public Works
33.	Number, size, and location of driveways are subject to approval by the Public Works Department.	Driveways	Prior to Approval of Improvement Plans	Public Works
34.	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

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35.	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.	Tree Installation	Prior to Approval of Improvement Plans	Public Works
36.	There are 2 protected on-site trees ranging from 8 inches to 18 inches in diameter at standard height proposed for removal totaling 26-inches. Trees shall be replaced or mitigated per Rancho Cordova Municipal Code 19.12.120. Tree replacement is one inch per one inch ratio. In-lieu payment is \$165 per inch.	Tree Removals	Prior to Approval of Improvement Plans	Public Works
37.	If any proposed garbage enclosure will contain a drain to the sewer, the enclosure must have a roof.	Trash Enclosure	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
38.	All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.	Sewer Plans	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
39.	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.	Sewage Connections	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
Prior to Issuance of Building Permit				
40.	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.).	Utility Clearance	Prior to Issuance of Building Permit	SMUD
41.	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 .	Siting Requirements	Prior to Issuance of Building Permit	SMUD

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42.	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.	Vehicular Access	Prior to Issuance of Building Permit	SMUD
43.	The Rancho Cordova Police Department has reviewed the plan design for the Kilgore Commerce Center and has the following recommendations for the project: - Any glass doors should be secured with a deadbolt lock with minimum throw of 1 inch. The outside ring should be free moving. - The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1600lbs. of pressure in both vertical distance of 3 inches and a horizontal distance of 1 inch each side of the strike, so as to prevent violation of the strike. - Overhead roll-up doors should be so secured on the inside that the lock cannot be defeated from the outside and should also be secured with a cylinder lock or padlock from the inside. - Doors with glass panel and door with glass panels adjacent to the door frame should be secured with burglary-resistant glazing or the equivalent, if double-cylinder deadbolt locks are not installed. - Windows that are capable of being opened should be secured on the inside with a locking device capable of withstanding a force of three hundred 300lbs. applied in any direction. - Parking lots, driveways, circulations areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with high intensity discharge lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any	RCPD Recommendations	Prior to Issuance of Building Permit	Rancho Cordova Police Department

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	person on or about the premises during the hours of darkness and provide a safe, secure environment for all persons, property, and vehicles on site. Such lighting should be equipped with vandal resistant covers. A lighting level of .5 to 1 foot candle minimum, maintained at ground level, is required. A combination of wall and pole mounted fixtures may be used. • All exterior doors should be provided with a light source and should be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building. • Each premises, while closed for business after dark, should be sufficiently lighted by use of interior night lights. • Due to the amount of hours the facility will be unoccupied, an alarm system should be installed. The type of alarm is dependent upon the nature of the individual business.			
44.	The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted <u>and</u> approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be <u>submitted</u> 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.	Plan Submittals	Prior to Issuance of Building Permits	Sacramento Metropolitan Fire Department
45.	Where a bridge or elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17.	Apparatus Access	Prior to Issuance of Building Permits	Sacramento Metropolitan Fire Department
46.	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	Maintenance Services for Stormwater drainage and flood protection	The annexation shall occur prior to issuance of building permit. The annual fee commences when a	Public Works

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	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 Fadl at (916) 851-8718 with regard to the process to satisfy this condition of approval.		building permit is issued	
47.	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, striping and legends, ITS operations, street lights 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.	Maintenance Services for Fair Share of Public Improvements	The annexation shall occur prior to issuance of building permit. The annual fee commences when a building permit is issued	Public Works
48.	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	Funding for Transit-related Services	Prior to Issuance of Building Permits	Public Works

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	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.			
49.	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 • All facilities, including but not limited to, sidewalk, driveways, etc. shall be upgraded to meet current ADA requirements and City Standards. • Remove and replace sidewalk, curb and gutter per City Standard along Kilgore Road and Trade Center Drive. • Remove the three driveways along Kilgore Road and the one driveway along Trade Center Drive. Replace with sidewalk that meet current ADA requirements and City Standards. • Utility laterals • Replacement of damaged pavement along property frontage to the satisfaction of The Public Works Department • 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. Compete 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

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50.	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 Permit	Public Works
51.	The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	Sewer Impact Fees	Prior to Issuance of a Building Permit	Sacramento Area Sewer District
52.	A final landscape plan shall be submitted in conjunction with building permit submittal and approved by the planning department 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)	Landscape Plan	Prior to Issuance of Building Permit	Planning
53.	Project building will include skylights to allow for natural lighting within the proposed building.	Roof Design	Prior to Issuance of Building Permit	Planning
54.	Parking of trucks (with or without trailers) is not permitted on the public right of way surrounding the property and also no permitted in designed passenger vehicle parking spaces. Trucks shall not inhibit any on-site circulation or access on the property.	Truck Parking	Prior to Issuance of Building Permit	Planning
55.	Signage shall be added to loading dock areas that states trucks parked in loading dock areas shall be shut off to reduce idling and no overnight parking of trucks is permitted.	Signage	Prior to Issuance of Building Permit	Planning
56.	Facility shall provide adequate infrastructure and electrical capacity to prepare for future zero-emission future goods	Infrastructure	Prior to Issuance of Building Permits	Planning

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	movement including EV charging for future zero-emission vehicles as well as electrical plugs at every loading dock station prior to usage for refrigerated trucks.			
57.	EV Charging infrastructure to be installed upon construction along with designated parking spaces to be provided to ensure the site is EV Ready consistent with California Green Building Code Requirements.	EV Infrastructure	Prior to Issuance of Building Permits	Planning / Building
58.	On-site public PA system or other address systems shall be located in areas that are controlled so that noise levels do not exceed 45 dba at property line	Noise	Prior to Issuance of Building Permit	Planning
59.	Short-Term and Long-Term bicycle parking shall be included on-site as required by Rancho Cordova Municipal Code Section 23.719.110.	Bike Parking	Prior to Issuance of Building Permit	Planning
Prior to Final Inspection				
60.	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 underdrain installation (as applicable) 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 Department will delay final approval/occupancy of the project.	Landscaping	Prior to Final Building Inspection	Public Works
61.	Install public and onsite improvements per the approved Public Works plans and to the satisfaction of the Public Works Department.	On-Site Improvements	Prior to Final Building Inspection	Public Works
62.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all	Water Conservation	Prior to Final Building Inspection	Public Works

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	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.	Requirements		
63.	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.	Drawing Recordation	Prior to Final Building Inspection	Public Works
64.	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 (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Addresses	Prior to Final Building Inspection	Sacramento Metro Fire
Prior to Occupancy				
65.	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.	Repair and Replace	Prior to Occupancy	Public Works

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ADVISORY:

- **FIRE:** Any Gates shall be installed in accordance with The County Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation.
- **SACSEWER:** On-Going- Public lower laterals must not be smaller than the upper laterals, sized according the California Plumbing Code requirements.