

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, January 28, 2026

5:30 PM – Regular Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

How to Observe or Listen to the Meeting:

- Online via Zoom: <https://cityofranchocordova.zoom.us/j/81684154044>
Webinar ID: 816 8415 4044
- By phone: +1 669 900 6833 or +1 253 215 8782
Webinar ID: 816 8415 4044

Public Comment

Members of the public who wish to address the Planning Commission may do so in person during the meeting by completing and submitting a Speaker Card to the Planning Commission Clerk.

Members of the public who wish to provide public comment via email will need to submit comments to PlanningClerk@cityofranchocordova.org no later than 3:00 p.m. on Wednesday, January 28, 2026. Written comments received no later than 3:00 p.m. will be distributed to the Planning Commission, filed in the record, and will not be read aloud. All comments submitted later than 3:00 p.m. will be distributed to the Planning Commission.

AGENDA

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

Planning Commission Members - Surender Devarapalli, Lee Frechette, Dave Huhn, Rehana Rehman, Cynthia Stauss, Elliott Stevenson, and Chair Tegan Mauldin

2. PLEDGE OF ALLEGIANCE

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

3. PRESENTATIONS

- 3.1. **Subject:** Planning Commissioner Cynthia Stauss's Birthday on January 22, 2026.

4. PUBLIC COMMENT

Members of the public wishing to address the Planning Commission for any matter not on the agenda may do so at this time by completing and submitting a Speaker Card to 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.

5. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 5.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of January 14, 2026.

Recommendation: Adopt the minutes.

6. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

7. PUBLIC HEARING ITEMS

- 7.1. **Subject:** Rio Del Oro Business Park - Major Design Review - Project No. PLND-0925-0139 (CEQA Exempt per Section 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning).

Recommendation: Staff recommends that the Planning Commission:

- Determine the project Exempt per Section 15183 "Projects Consistent with a Community Plan, General Plan, or Zoning" of the California Environmental Quality Act (CEQA) Guidelines; and
- Adopt the Resolution for the Rio Del Oro Business Park Major Design Review.

8. COMMISSION COMMENTS/IDEAS/QUESTIONS

9. DIRECTOR'S REPORT

10. 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

February 11, 2026	5:30 PM Regular Meeting
February 25, 2026	5:30 PM Regular Meeting
March 11, 2026	5:30 PM Regular Meeting
April 8, 2026	5:30 PM Regular Meeting
May 13, 2026	5:30 PM Regular Meeting
June 10, 2026	5:30 PM Regular Meeting
July 8, 2026	5:30 PM Regular Meeting
August 12, 2026	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 January 28, 2026 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on January 23, 2026 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 January 23, 2026 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 5.1.

DATE: January 28, 2026
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF JANUARY 14, 2026**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. January 14, 2026 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, January 14, 2026

5:30 PM – Regular Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

DRAFT MINUTES

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

Chair Mauldin called the Regular meeting to order in the David B. Roberts Council Chambers at 5:30 P.M.

Planning Commission Members Present: Surender Devarapalli, Lee Frechette, Rehana Rehman, Cynthia Stauss, Elliott Stevenson, and Chair Tegan Mauldin

Planning Commission Members Absent: Dave Huhn

Staff Members Present: Arlene Granadosin-Jones, Palmer Hilton, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Chair Mauldin led the pledge.

3. PUBLIC COMMENT

Chair Mauldin opened the public comment period. Seeing no speakers, Chair Mauldin closed the public comment period.

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Chair Mauldin opened the public comment period. Seeing no speakers, Chair Mauldin closed the public comment period.

ACTION: Motion to approve item 4.1. by Stauss second by Rehman;
Motion passed with a 6:0 vote.

AYES: Devarapalli, Frechette, Rehman, Stauss, Stevenson, Mauldin

ITEM 5.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, January 14, 2026

ATTACHMENT 1

NOES: None
ABSENT: Huhn
ABSTAIN: None

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of December 10, 2025.

Recommendation: Adopt the minutes.

5. **CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE**

None.

6. **PUBLIC HEARING ITEMS**

None.

7. **REGULAR CALENDAR**

- 7.1. **Subject:** A Resolution Finding that the Acquisition of Property Located at 3215 Prospect Park Drive, APN: 072-0680-042-0000, for Public Purposes is Consistent with the Rancho Cordova General Plan (CEQA Exempt Pursuant to CEQA Guidelines Section 15061(b)(3)).

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

1. James Garcia

Chair Mauldin closed the public comment period.

ACTION: Motion to approve item 7.1. by Frechette second by Devarapalli;
Motion passed with a 6:0 vote.
AYES: Devarapalli, Frechette, Rehman, Stauss, Stevenson, Mauldin
NOES: None
ABSENT: Huhn
ABSTAIN: None

8. **COMMISSION COMMENTS/IDEAS/QUESTIONS**

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

9. **DIRECTOR'S REPORT**

Planning Manager Arlene Granadosin-Jones provided her report.

10. **ADJOURNMENT**

Chair Mauldin adjourned the meeting at 5:40 P.M.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 7.1.



DATE: January 28, 2026
TO: Planning Commission Members
FROM: Nick Sosa, Senior Planner
SUBJECT: **RIO DEL ORO BUSINESS PARK - MAJOR DESIGN REVIEW – PROJECT NO. PLND-0925-0139 (CEQA EXEMPT PER SECTION 15183 – PROJECTS CONSISTENT WITH A COMMUNITY PLAN, GENERAL PLAN, OR ZONING)**

PROPERTY OWNER: Alta Vista LLC 340 Palladio Parkway, Suite 521 Folsom, CA 95630 Stoneridge Westbridge Shopping Center LLC 340 Palladio Parkway, Suite 521 Folsom, CA 95630	APPLICANT/DEVELOPER: Chris McCluskey 205 N. 400 West, Suite 100 Salt Lake City, UT 84103
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PROJECT: Rio Del Oro Business Park - Major Design Review FILE: PLND-0925-0139 LOCATION: Southwest corner of Gold Dredge Way and Rancho Cordova Parkway APN: 072-4070-012-0000; 072-4070-010-0000; 072-4070-009-0000 PLANNER: Nick Sosa, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission:

- Determine the project Exempt per Section 15183 “Projects Consistent with a Community Plan, General Plan, or Zoning” of the California Environmental Quality Act (CEQA) Guidelines; and
- Adopt the Resolution for the Rio Del Oro Business Park Major Design Review.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Applicant’s request for a Major Design Review for 3 warehouse/office buildings totaling 282,435 SF as proposed within the project plans.

BACKGROUND

The overall subject property includes 3 lots at the southwest corner of Gold Dredge Way and Rancho Cordova Parkway totaling approximately 18.72-acres. The properties are located within an MP (Industrial Park) zone within the Rio Del Oro Specific Plan. The subject property is also processing a separate Boundary Line Adjustment (BLA) application to merge these parcels into one large parcel. The BLA application is going through a separate process with city staff and is near completion with the Applicant. The project location is shown below as **Figure 1**.

Figure 1: Project Location



The Rio Del Oro Specific Plan (RDOSP) was approved by the City in 2016 and provides information regarding allowed land uses, development standards, as well as design guidelines for development within the Specific Plan area. The RDOSP was utilized for review of this project and areas in which the RDOSP are silent, the Rancho Cordova Municipal Code standards and requirements were utilized.

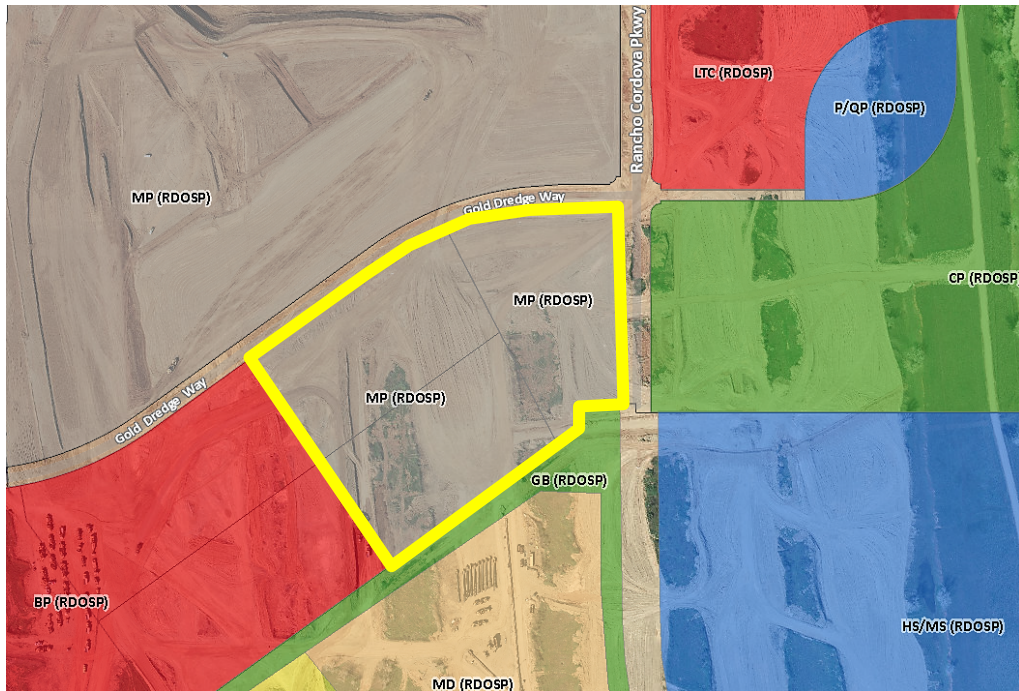
MAJOR DESIGN REVIEW

An Application for a Major Design Review was submitted to the Planning Division on September 4, 2025 for three industrial/flex buildings with approximately 252,730 square feet of warehouse facilities along with approximately 26,000 square feet of accessory office space. The project also includes 80 loading docks along with site improvements such as parking, landscaping and lighting.

Existing Conditions

The project site is located at the southwest corner of Gold Dredge Way and Rancho Cordova Parkway located within the Rio Del Oro Specific Plan. The site is currently undeveloped with no existing trees or landscaping on-site. The parcels to the west of the property are zoned Business Park (BP) and to the south is a Green Belt (GB) with Medium Density (MD) housing across the green belt. To the east across Rancho Cordova Parkway is a Community Park (CP) designation and to the north is another Industrial Park (MP) zoned property which is currently the home of Amazon (See Figure 2).

Figure 2: Existing Conditions



Site Design

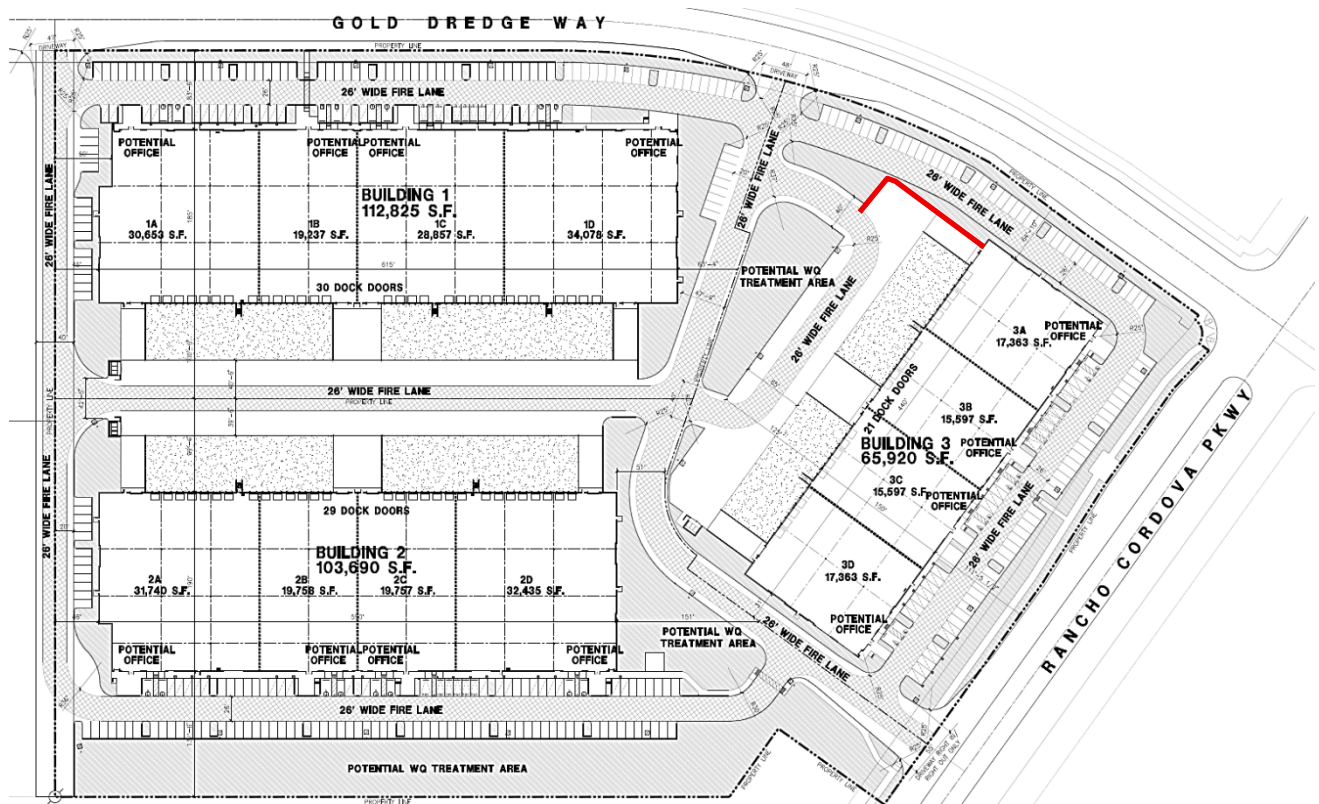
The project has two proposed ingress/egress points on Gold Dredge Way and one additional ingress/egress on Rancho Cordova Parkway. As mentioned, the project is designed with 3 commercial buildings and 80 loading dock doors. The building characteristics are as follows:

- Building 1
 - 105,825 sf Warehouse
 - 7,000 sf Office
 - 30 loading dock doors in rear
- Building 2
 - 94,690 sf Warehouse
 - 9,000 sf Office
 - 29 loading dock doors in rear
- Building 3
 - 55,920 sf Warehouse
 - 10,000 sf Office

- 21 loading dock doors in rear

Buildings are oriented to have all 80 loading dock doors facing internal to the site to minimize visibility with internal truck routes exiting directly to the public right of way. Due to the curve of Gold Dredge Way, the loading dock area of Building 3 has greater visibility than those in Building 1 & 2 which only slightly visible from the public right of way. Therefore, Building 3 will also include an 8 foot tall CMU block wing wall extending from the north end of the building along Gold Dredge Way. The screen wall will extend the length of the loading dock area and will be accompanied by evergreen trees and landscaping to provide additional screening in the area (See **Figure 3** for full site plan and screen wall location).

Figure 3: Project Site Plan



In addition to the structures, the project also includes supportive site elements such as two water quality treatment areas, fire access throughout, and parking lot improvements including planters, trees, and a total of 360 parking spaces. The parking requirements for the project are based upon the proposed use of the buildings. Currently the project does not have a specific tenant, thus the building was analyzed by their current spec designs of warehouse and office space. Which are 1 per 1,000 sf of warehouse and 3 per 1,000 sf of office. Based upon the square footages provided by the Applicant, the parking requirements for each building are as follows:

- Building 1 – 128 spaces
- Building 2 – 123 spaces
- Building 3 – 87 spaces

Total – 338 Parking Spaces

Therefore, the overall project is required to provide a minimum of 338 parking spaces per the Rancho Cordova Municipal Code. The project plans show that 360 parking spaces will be provided and so this requirement has been met.

In addition, to the parking analysis, a Trip Generation Comparison has also been completed for the zoning of the property and the impacts of the project. The comparison determined that the proposed development would generate fewer than 100 AM or PM peak hour trips and fewer than 1,000 daily trips. This number of trips is less than the those that were originally anticipated in the Rio Del Oro Map design in 2016. The analysis also noted that the proposed development is consistent with the surrounding existing and future land uses and therefore would not result in a decrease in public safety and would not substantially change the off-site transportation system or connections to it. This comparison was reviewed by city staff and the project was determined to be consistent with its surroundings and would not generate any substantial impact to the neighboring area.

Architectural Design

The proposed project has been designed as three separate commercial buildings with an overall commercial/industrial design concept. The buildings are proposed as concrete tilt up buildings with storefront windows for a more office appearance on elevations facing public rights of way and open space areas, metal awnings to highlight main entryways, and vertical pillars and trellis features to break up large facades. All three buildings incorporate roof variation for additional visual interest along with a paint scheme with variations of gray colors for a modern industrial feel. The paint scheme also includes an electric green paint for added color that also serves as a unique element that connects the overall design concept between all three buildings. The elevations for the buildings can be found in **Figures 4, 5, and 6** below and renderings in **Figure 7, 8, and 9**.

Figure 4: Building 1

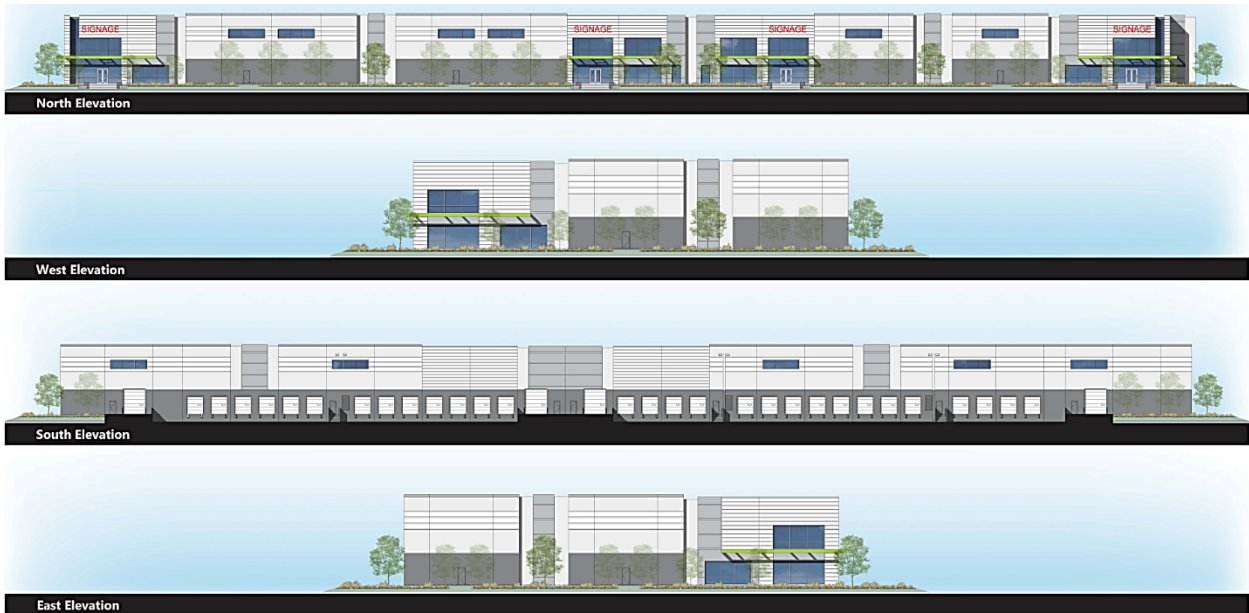


Figure 5: Building 2



Figure 6: Building 3



Figure 7: Color Rendering Building 3 from Rancho Cordova Pkwy



Also, as previously mentioned, an 8' wing wall has been incorporated along Gold Dredge Way for Building 3 for added screening of the loading dock area. This wall also includes additional landscaping to soften the street view from the public right of way. Visual renderings of the screen wall are shown below in **Figures 8 & 9**. **Figure 8** shows the screen wall at initial installation of landscaping and **Figure 9** shows the screen wall after approximately 15 years after landscape installation.

Figure 8: Screen wall Rendering (Initial Installation)



Figure 9: Screen Wall Rendering (15 Years after Installation)



Site Landscaping

A preliminary landscape plan was included with the application submittal which contains a combination of small and large stature trees as well as a variety of shrubs and ground cover throughout the business park area. Trees have been planted in required parking lot planters to ensure that a minimum of 50% parking lot shading area has been met. The site also includes two drainage basin areas which are planted with a natural fescue blend for low maintenance and natural filtration.

In total, the site includes 6 variations of trees with a total of 207 trees planted throughout the site. Of these 207 trees, 139 are shown to be 24-inch box trees that are larger in size at time of installation for a more significant visual improvement. Evergreen trees have been strategically planted in areas that need additional screening to ensure that loading dock areas and visibility from the adjacent green belt, is minimal year-round. A mix of evergreen and deciduous trees have also been planted along the perimeter of the site for a full streetscape as well as additional shading for pedestrians utilizing public sidewalks. A color landscape plan can be seen below in **Figure 10** with a more detailed landscape plan set included in [Attachment 2](#), Project Plans.

Figure 10: Landscape Plan



ADDITIONAL ANALYSIS

GENERAL PLAN CONSISTENCY

The project site is located within the Rio Del Oro Planning Area (RDOPA) of the City's General Plan. This planning area is intended to include a mix of low, medium, and high density residential areas along with a variety of commercial and retail opportunities, as well as light industrial uses that are concentrated in the northwest portion of the planning area due to noise contours outlined by the Mather Field Airport. The proposed project includes three industrial buildings that include industrial space along with accessory office space intended for smaller warehouse users. The buildings are being constructed as spec buildings with no intended users at this time. However, the square footages of the buildings and layout of the site plan are not compatible with heavy industrial users and are more in line with the light industrial intent of the RDOPA of the City's General Plan.

ZONING ORDINANCE

The project site is zoned Industrial Park (MP) within the Rio Del Oro Specific Plan (RDOSP). The MP zone allows for major light-industrial users, high-tech manufacturing and assembly facilities, and storage and warehousing. Although the proposed project does not have a designated tenant at this time, the project has been designed with a majority storage warehouse and includes accessory office space throughout, which is a permitted use within the MP land use area and is consistent with the intent of the zone. Staff has also reviewed the project with

the listed development standards and requirements of the MP zone and the project was found to be consistent with all applicable regulations of the RDOSP.

CONSISTENCY WITH RIO DEL ORO SPECIFIC PLAN DESIGN GUIDELINES

The RDOSP includes design guidelines for all zoning designations of the specific plan including residential, commercial, open space, and business and industrial. The proposed project is consistent with the overall RDOSP Section 3.5 Business and Industrial Park Design Guidelines in the following ways:

- The site plan includes direct connections from the public right of way to entrances of each building.
- The buildings have a similar style and design and include outdoor gathering areas for each building.
- Buildings are oriented with storefront windows and main entries facing outward toward the public right of way and green belt while loading dock areas are oriented internally to minimize visibility.
- On-site circulation paths minimize conflicts with trucks and customer/employee parking areas as truck traffic has a direct path to the public right of way.
- Landscaping is proposed surrounding the perimeter of the site to enhance visible frontages and buffer industrial areas from surrounding uses.
- Primary entries are highlighted with accent colors and tower features and easily accessible from guest parking areas.
- Building facades are articulated with windows, entries, awnings, trellises, and variations in materials to break up blank walls and reduce building scale and mass.
- Lighting has been included to meet required parking lot and pathway illumination requirements and has also been designed to minimize lighting trespass to adjacent properties.

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 buildings and the future uses of the site. The development of the building and the property from vacant land to a commercial business park will also provide an additional positive impact through the increase in property taxes on the site as well as within the surrounding area.

ENVIRONMENTAL

Per State CEQA Guidelines Section 15183 (PRC Section 21083.3), projects consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

To determine if a project is eligible for a CEQA Section 15183 exemption, it must be first determined whether the project is consistent with the General Plan; and then determined whether there are impacts peculiar to the project that were not addressed in the General Plan EIR and that cannot be mitigated through the application of uniformly applied development policies or standards.

General Plan Consistency:

The City of Rancho Cordova General Plan and General Plan Final EIR (SCH#2005022137) were adopted in June 2006. The General Plan EIR contains a programmatic analysis that examines the potential environmental impacts of General Plan build-out through the year 2030. As stated in the General Plan, the Rio del Oro Planning Area will contain a mix of residential, commercial, office, light industrial, public/quasi-public uses, and open space. The General Plan land use designation for the project site is "Rio del Oro Planning Area". As described in the 2006 General Plan and summarized in **Table 1** below, the Rio del Oro Planning Area is anticipated to result in the following build-out conditions:

Table 1. Rio del Oro Planning Area – Build-Out Assumptions

Dwelling Units	11,366
Population	27,987
Total Employment	12,067
Total Square Footage	5,132,642
Commercial	1,212,657
Office	1,766,146
Industrial	2,153,839

The Draft Land Use Concept map of the Rio del Oro Planning Area (Figure 3.0-14 of the General Plan) contains zoning for Village Center (VC), Local Town Center (LTC), Regional Town Center (RTC), Public/Quasi-Public (P/QP), Park & Open Space (P/OS), Natural Resources (NR), Residential-Mixed Density (R-MD), Residential High Density (R-HD) and Office Park (OP).

The proposed project is located on three parcels that are planned for an Employment Center and are currently designated for industrial use (MP) in the Rio del Oro Specific Plan (RDOSP). The RDOSP includes 269.5 acres of land designated for industrial (MP) uses, which are anticipated to include non-noise-sensitive uses such as manufacturing, assembly, and other moderate to heavy industrial uses.

The development standards for industrial uses are established in Table 23.316-2 of the Rancho Cordova Municipal Code (RCMC) and contains setback requirements and maximum height requirements, which may be increased to a maximum of 150 as part of design review. The proposed project is consistent with the General Plan, which envisioned up to 269.5 acres of MP uses in the Rio del Oro Planning Area, and meets the required setbacks, height limits, and parking requirements for industrial uses as required by the RCMC.

Impacts Peculiar to the Project:

The project site is located in an area that is envisioned in the Rio del Oro Specific Plan for an employment center and is designated for Industrial Park (MP). It is located along Rancho Cordova Parkway, which is planned to be a major arterial in the City. The three buildings would house future industrial and office uses, which are allowed uses in the MP zone. As stated above, a trip generation analysis was completed for the project, and found that the proposed development would not substantially change the off-site transportation system or any connections to that system. Impacts related to construction and operation of office and industrial uses in this location have been included in the General Plan EIR, and were further

studied in the Rio del Oro Specific Plan EIR/EIS (SCH#2003122057), which accounted for up to 282 acres of Industrial Park land uses. A Mitigation Monitoring and Reporting Program (MMRP) was adopted for the RDOSP EIR/EIS, and the project is subject to all applicable measures contained in the MMRP. There are no other impacts that would be considered peculiar to the proposed project.

Therefore, because the total square footage of the industrial and office uses proposed for the project are within the overall amount analyzed in the General Plan EIR and RDOSP EIR/EIS, because there are no additional impacts peculiar to the project that were not previously analyzed, because the project would be constructed in accordance with uniformly applied development standards within the RCMC, and because the project is subject to the previously adopted Rio del Oro Specific Plan MMRP, no additional environmental review is required.

RECOMMENDED MOTIONS

Staff recommends that the Planning Commission take the following action:

- Find that the project is Exempt per California Environmental Quality Act (CEQA) Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning; and
- Approve the Resolution for a Major Design Review for the Rio Del Oro Business Park – Project No. PLND-0925-0139.

ATTACHMENT(S)

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

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. ____-2026

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING A MAJOR DESIGN REVIEW FOR THE RIO DEL ORO BUSINESS PARK PROJECT NO. PLND-0925-0139

WHEREAS, VanTrust Real Estate, (hereinafter referred to as Applicant), submitted an application for a Major Design Review approval for the Rio Del Oro Business Park (PLND-0925-0139); and

WHEREAS, the request is for 3 industrial buildings totaling 282,435 SF with accessory office space along with site improvements such as parking, landscaping, drainage, and lighting; and

WHEREAS, the property is zoned MP (Industrial Park) within the Rio Del Oro Specific Plan (RDOSP);

WHEREAS, the warehouse use with accessory office is an allowed by right use within the RDOSP; and

WHEREAS, the Planning Commission is the appropriate authority to hear and take action on the requested Major Design Review; and

WHEREAS, the project site was included and analyzed as part of the overall General Plan EIR as well as the Rio Del Oro Specific Plan EIR/EIS adopted by the City of Rancho Cordova and therefore is exempt under CEQA Exemption 15183, Projects Consistent with a Community Plan, General Plan, or Zoning, and thereby satisfying the requirements for the California Environmental Quality Act; and

WHEREAS, the City Council 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, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HEREBY RESOLVES AS FOLLOWS:

- 1. The CEQA exemption found in California Code of Regulation Title 14, Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning) 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 Section 15183 "Projects Consistent with a Community Plan, General Plan or Zoning".

Evidence: Per State CEQA Guidelines Section 15183 (PRC Section 21083.3), projects consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

To determine if a project is eligible for a CEQA Section 15183 exemption, it must be first determined whether the project is consistent with the General Plan; and then determined whether there are impacts peculiar to the project that were not addressed in the General Plan EIR and that cannot be mitigated through the application of uniformly applied development policies or standards.

General Plan Consistency:

The City of Rancho Cordova General Plan and General Plan Final EIR (SCH#2005022137) were adopted in June 2006. The General Plan EIR contains a programmatic analysis that examines the potential environmental impacts of General Plan build-out through the year 2030. As stated in the General Plan, the Rio del Oro Planning Area will contain a mix of residential, commercial, office, light industrial, public/quasi-public uses, and open space. The General Plan land use designation for the project site is “Rio del Oro Planning Area”. As described in the 2006 General Plan and summarized in **Table 1** below, the Rio del Oro Planning Area is anticipated to result in the following build-out conditions:

Table 1. Rio del Oro Planning Area – Build-Out Assumptions

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The proposed project is located on three parcels that are planned for an Employment Center and are currently designated for industrial use (MP) in the Rio del Oro Specific Plan (RDOSP). The RDOSP includes 269.5 acres of land designated for industrial (MP) uses, which are anticipated to include non-noise-sensitive uses such as manufacturing, assembly, and other moderate to heavy industrial uses.

The development standards for industrial uses are established in Table 23.316-2 of the Rancho Cordova Municipal Code (RCMC) and contains setback requirements and maximum height requirements, which may be increased to a maximum of 150 as part of design review. The proposed project is consistent with the General Plan, which envisioned up to 269.5 acres of MP uses in the Rio del Oro Planning Area, and meets the required setbacks, height limits, and parking requirements for industrial uses as required by the RCMC.

Impacts Peculiar to the Project:

The project site is located in an area that is envisioned in the Rio del Oro Specific Plan for an employment center and is designated for Industrial Park (MP). It is located along Rancho Cordova Parkway, which is planned to be a major arterial in the City. The three

buildings would house future industrial and office uses, which are allowed uses in the MP zone. As stated above, a trip generation analysis was completed for the project, and found that the proposed development would not substantially change the off-site transportation system or any connections to that system. Impacts related to construction and operation of office and industrial uses in this location have been included in the General Plan EIR, and were further studied in the Rio del Oro Specific Plan EIR/EIS (SCH#2003122057), which accounted for up to 282 acres of Industrial Park land uses. A Mitigation Monitoring and Reporting Program (MMRP) was adopted for the RDOSP EIR/EIS, and the project is subject to all applicable measures contained in the MMRP. There are no other impacts that would be considered peculiar to the proposed project.

Therefore, because the total square footage of the industrial and office uses proposed for the project are within the overall amount analyzed in the General Plan EIR and RDOSP EIR/EIS, because there are no additional impacts peculiar to the project that were not previously analyzed, because the project would be constructed in accordance with uniformly applied development standards within the RCMC, and because the project is subject to the previously adopted Rio del Oro Specific Plan MMRP, no additional environmental review is required.

2. Approval of the Major Design Review, subject to the Design Review Package (Exhibit A) and the Conditions of Approval (Exhibit B) must provide sufficient evidence for the Findings required by Zoning Code Section 23.141.070. Findings and supportive evidence are shown below:

- 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 proposed project is located within the Rio Del Oro Planning Area (RDOPA) of the Rancho Cordova General Plan. This planning area is intended to include a mix of low, medium, and high-density residential areas along with a variety of commercial and industrial hubs. The industrial areas of the RDOPA were envisioned as light industrial users and the project as proposed with majority warehouse space and accessory office space, has been designed consistent with the intent of the Planning Area.

The project site is also zoned MP (Industrial Park) within the Rio Del Oro Specific Plan (RDOSP) which allows light industrial users such as high-tech manufacturing and assembly and storage and warehousing. Although the proposed project is proposed as a spec building with no designated tenant at this time, the buildings are designed with a majority storage/warehouse and accessory office which is consistent with the intent of the zone. In addition to the use of the space, the buildings were also reviewed in accordance with the design guidelines of the RDOSP for industrial parks, and the project was found to be in compliance with all applicable 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 project proposes a modern industrial design concept through the business park that is compatible with the adjacent Amazon building as well as future buildings on adjacent industrial zone parcels. Frontages facing Gold Dredge Way, Rancho Cordova Parkway, and the green belt, include storefront windows to portray an office space frontage along with tower features and awnings in green accent colors to highlight main entryways. The project also includes two drainage basins and landscaping throughout the property. The parking lot landscaping provides a shade canopy throughout the parking lot while perimeter landscaping softens the industrial feel of the property while also providing additional screening for parking and loading dock areas. Overall, the development of the parcel and design of the project will enhance the character of the neighborhood and the community.

- 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 project portrays a clear design concept throughout all three buildings, consistent with the buildings in the area. The project orients the buildings facing outward toward the public right of way to highlight the storefront windows and office appearance while loading docks and truck circulation are focused internal to the site to minimize visibility. An 8-foot screen wall was also added to Building 3 to ensure that the loading dock area is adequately screened and its visibility minimal. The project was reviewed against applicable design guidelines within the Rio Del Oro Specific Plan which were also utilized for existing industrial buildings and will continue to be utilized on any future buildings on adjacent parcels. Therefore, the project is consistent with the character of the surrounding area and future development.

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

Evidence: The proposed project includes two access points along Gold Dredge Way as well as an additional access point on Rancho Cordova Parkway. The project includes pedestrian connections from public sidewalks to main entries for easy customer access from the public right of way. On-site circulation design also provides direct paths for trucks utilizing the loading area, to go directly to the public right of way with minimal cross traffic with normal customer and employee parking areas. Bicycle parking has also been included for alternative modes of transportation for both customers and employees. Both on-site and off-site circulation was taken into account and no conflicts were found created by this project.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 28th day of January 2026 by the following vote:

AYES:

NOES:

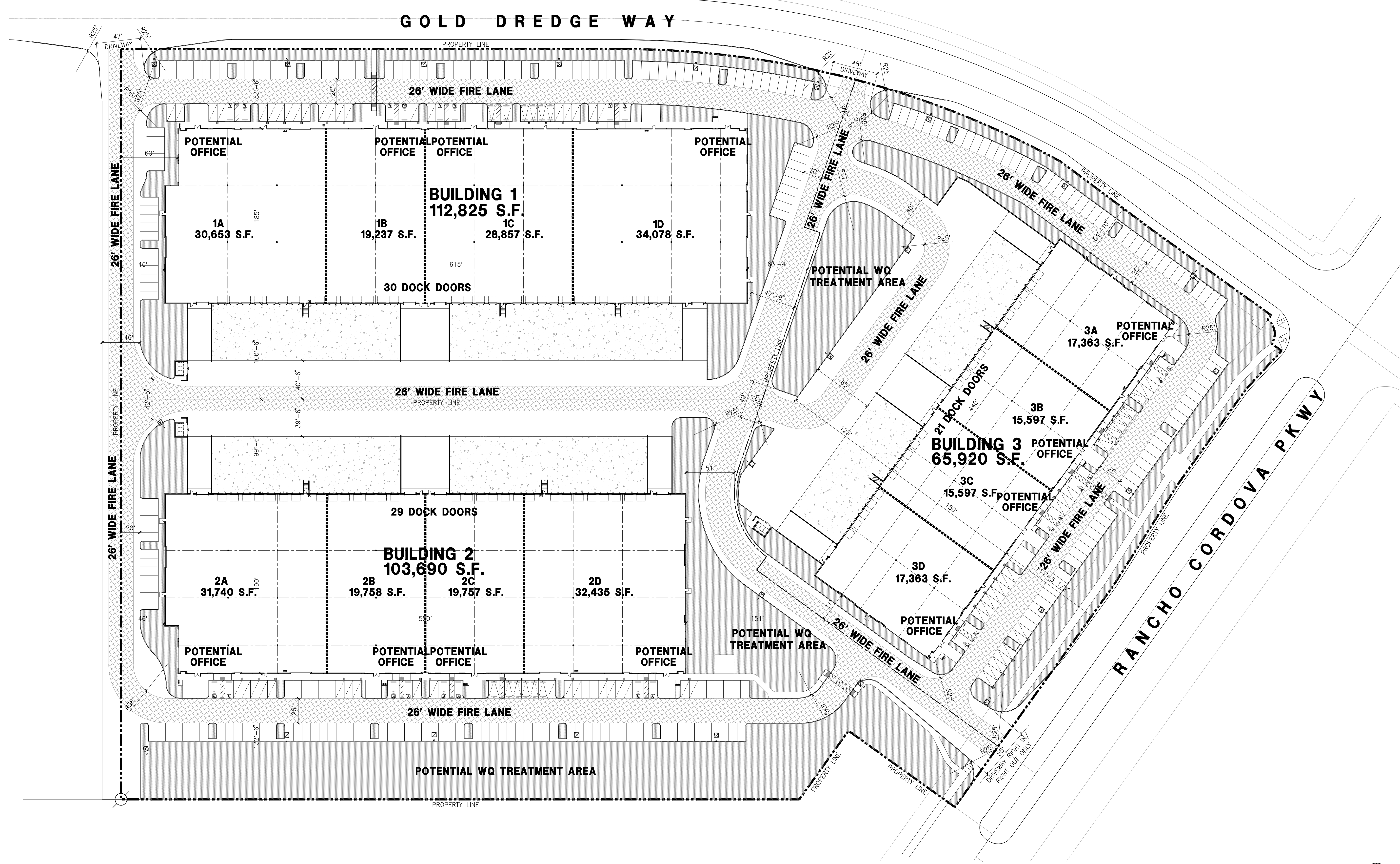
ABSENT:

ABSTAIN:

Tegan Mauldin, Chair

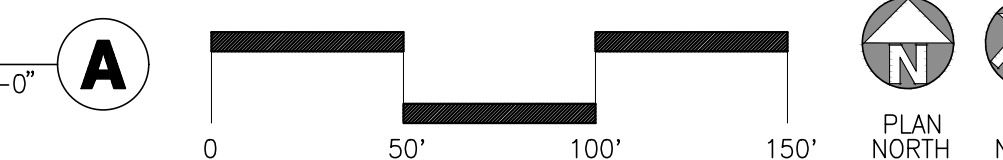
ATTEST:

Kelly Whitman,
Planning Commission Clerk



MASTER SITE PLAN

scale: 1" = 50'-0"



PROPERTY OWNER

VANTRUST REAL ESTATE
205 NORTH 400 WEST SUITE 100
SALT LAKE CITY, UT 84103
PHONE: (385) 509-5156
CONTACT: TYLER WILLIAMS

ASSESSOR'S PARCEL NUMBER

ZONING

ZONING - RIO DEL ORO SPECIFIC PLAN, BUSINESS PARK (BP) AND INDUSTRIAL PARK (MP)

APPLICANT

VANTRUST REAL ESTATE
205 NORTH 400 WEST SUITE 100
SALT LAKE CITY, UT 84103
PHONE: (385) 509-5156
CONTACT: TYLER WILLIAMS

APPLICANT'S REPRESENTATIVE

WOOD RODGERS
3301 C STREET, BUILDING 100B
SACRAMENTO, CA 95816
PHONE: (916) 341-7760
CONTACT: TOM BALBIERZ

CONSTRUCTION TYPE

BUILDING OCCUPANCY

FIRE SPRINKLER

YES - ESFR (PER 2022 IFC)

VICINITY MAP



TABULATION

	BLDG. 1	BLDG. 2	BLDG. 3	TOTAL
SITE AREA				
In s.f.	266,946	312,431	236,067	815,444
In acres	6.13	7.17	5.42	18.72
BUILDING AREA				
Office	7,000	9,000	10,000	26,000
Warehouse	105,825	94,690	55,920	256,435
TOTAL	112,825	103,690	65,920	282,435
FLOOR AREA RATIO				
Minimum Allow ed		0.20		
Actual	0.423	0.332	0.279	0.346
SITE COVERAGE				
Minimum Allow ed		to be verified		
Actual	42.3%	33.2%	27.9%	34.6%
AUTO PARKING REQUIRED				
Office: 3/1,000 s.f.	22	28	31	81
Warehouse: 1/1,000 s.f.	105	95	56	257
TOTAL	128	123	87	338
REQUIRED EV CAPABLE SPACE				
EV/CS Standard w/out EVSE (9' x 19')	19	19	19	57
EV/CS Standard (9' x 19')	4	4	4	12
EV/CS Standard Accessible (9' x 19')	1	1	1	3
EV/CS Van Accessible (12' x 19')	1	1	1	3
Total	25	25	25	75
AUTO PARKING PROVIDED				
Standard (9' x 19')	95	90	76	261
ADA Parking (9' x 19')	4	4	4	12
Van Accessible (12' x 19')	4	4	4	12
EV/CS Standard w/out EVSE (9' x 19')	19	19	19	57
EV/CS Standard (9' x 19')	4	4	4	12
EV/CS Standard Accessible (9' x 19')	1	1	1	3
EV/CS Van Accessible (12' x 19')	1	1	1	3
Total	128	123	109	360
SHORT TERM PARKING REQUIRED				
10% of required parking	13	13	9	35
SHORT TERM PARKING PROVIDED	14	13	9	36
LONG TERM PARKING REQUIRED				
5% of required parking	7	7	5	19
LONG TERM PARKING PROVIDED	7	7	5	19
ZONING ORDINANCE				
Zoning - Rio Del Oro Specific Plan, Business Park (BP) and Industrial Park (MP)				
MAXIMUM BUILDING HEIGHT ALLOWED				
Height - 60'				
LANDSCAPE REQUIREMENT				
Percentage - 15%				
LANDSCAPE PROVIDED				
In s.f.	28,068	78,433	46,815	153,316
Percentage	10.5%	25.1%	19.8%	18.8%
SETBACKS				
Building				
Front, Interior Side - 20'				
Corner Side - 30'				
Rear - 10'				
Landscape				
A-1 Industrial 5'				
A-1 Residential 15'				
Rear - 0'				



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18831 bardeen avenue - ste. #100
irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

Owner:
VanTrust
REAL ESTATE LLC

2005 NORTH 400 WEST SUITE 100
SALT LAKE CITY, UT 84103
TEL : 972-261-9131

Project:
RIO DEL ORO
BUSINESS PARK

Rancho Cordova, CA

Consultants:
CIVIL STRUCTURAL MECHANICAL PLUMBING ELECTRICAL LANDSCAPE FIRE PROTECTION
WOOD RODGERS

Title: MASTER SITE PLAN

Project Number: 25114
Drawn by: C.G.
Date: 8/12/25
Revision: 10/30/2025
Revision: 12/11/2025

Sheet:

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irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com



Owner:



2005 NORTH 400 WEST SUITE 100
SALT LAKE CITY, UT 84103
TEL : 972-261-9131

Project:

**RIO DEL ORO
BUSINESS PARK**

Rancho Cordova, CA

Consultants:

CIVIL STRUCTURAL MECHANICAL PLUMBING ELECTRICAL LANDSCAPE FIRE PROTECTION
WOOD RODGERS

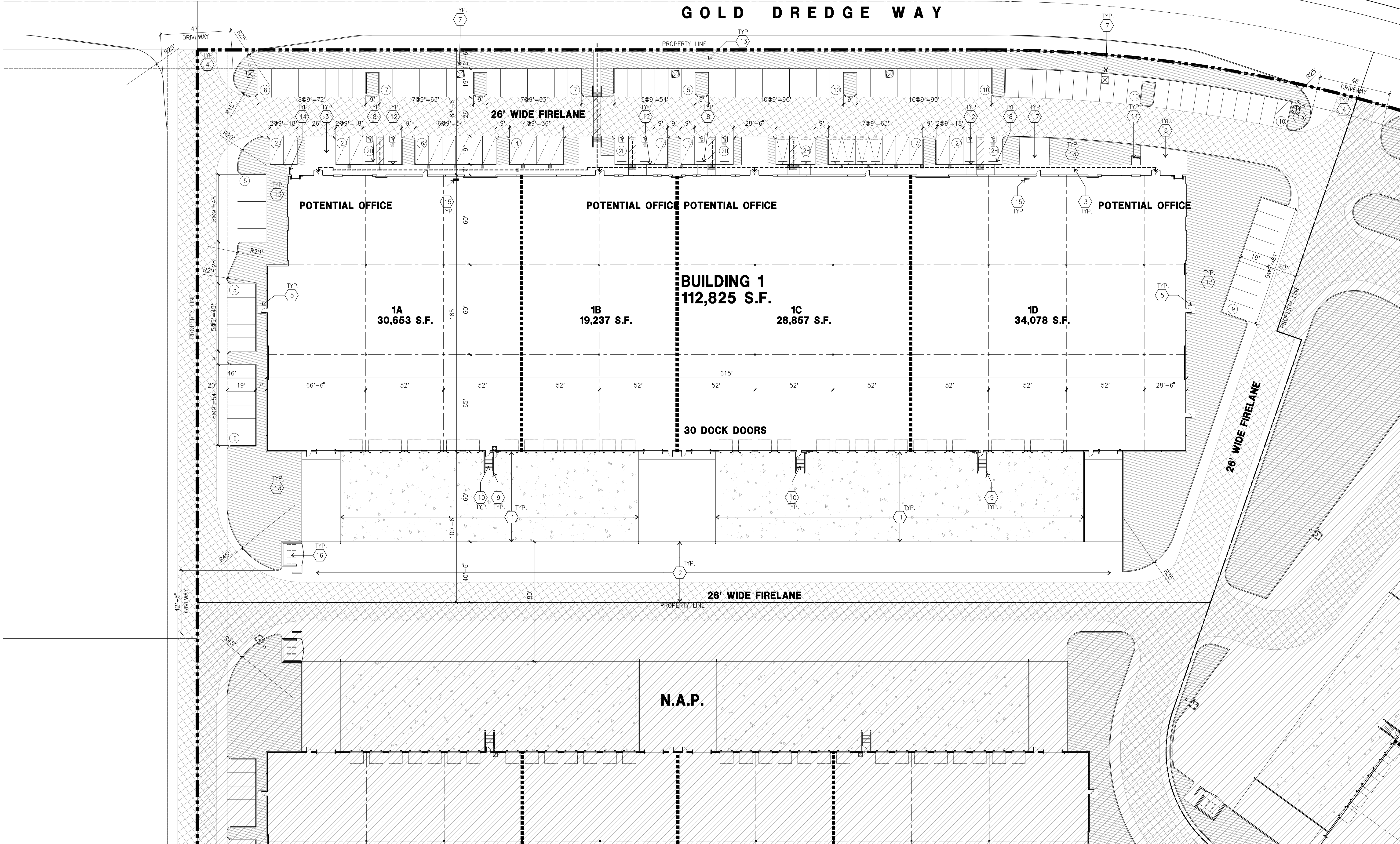
Title: **OVERALL SITE PLAN**

Project Number: 25114
Drawn by: C.G.
Date: 8/12/25
Revision: 10/30/2025
Revision: 12/11/2025

Sheet:

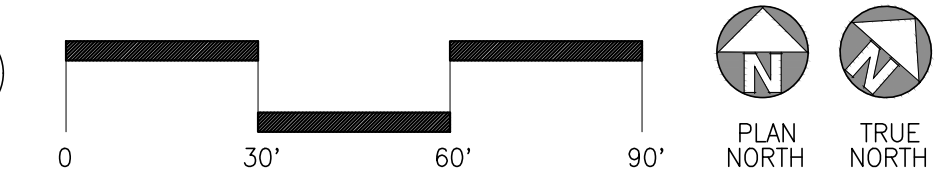
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CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



OVERALL SITE PLAN A

scale: 1"=30'-0"



SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONC. PAVEMENT,
- 2 ASPHALT CONCRETE (AC) PAVEMENT
- 3 CONCRETE WALKWAY
- 4 DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" DRAWINGS.
- 5 5'-6"X5'-6"X4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 6 8" MIN. SPLIT FACE CMU SCREEN WALL. SEE 6/A4.1 FOR DETAIL.
- 7 SITE LIGHT POLE
- 8 PRE-CAST CONC. WHEEL STOP
- 9 CONC. FILLED GUARD POST "6 DIA. U.N.O. 42" H.
- 10 EXTERIOR CONC. STAIR.
- 11 HANDICAPPED ENTRY SIGN
- 12 HANDICAPPED PARKING STALL SIGN
- 13 LANDSCAPE. SEE "L" DWGS.
- 14 SHORT TERM BIKE PARKING SPACES.
- 15 LONG TERM BIKE PARKING SPACES.
- 16 6' HIGH TRASH ENCLOSURE
- 17 OUTDOOR EMPLOYEE PATIO.

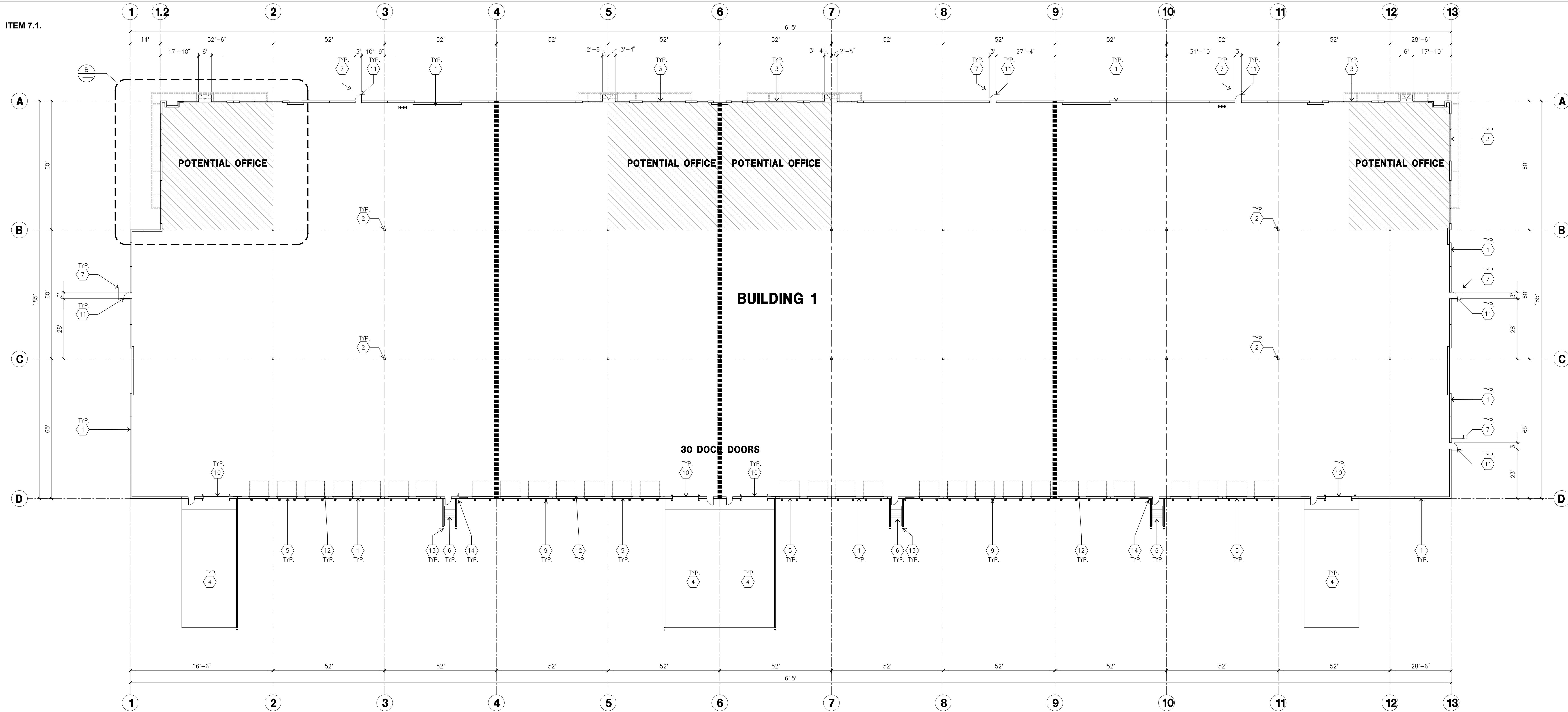
SITE PLAN GENERAL NOTES

1. NOT USED.
2. NOT USED.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS. SEE "C" DRAWINGS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE "L" DRAWINGS FOR FINISH.
11. NOT USED.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
14. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
15. NOT USED.
16. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
17. NOT USED.
18. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
19. APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT

SITE LEGEND

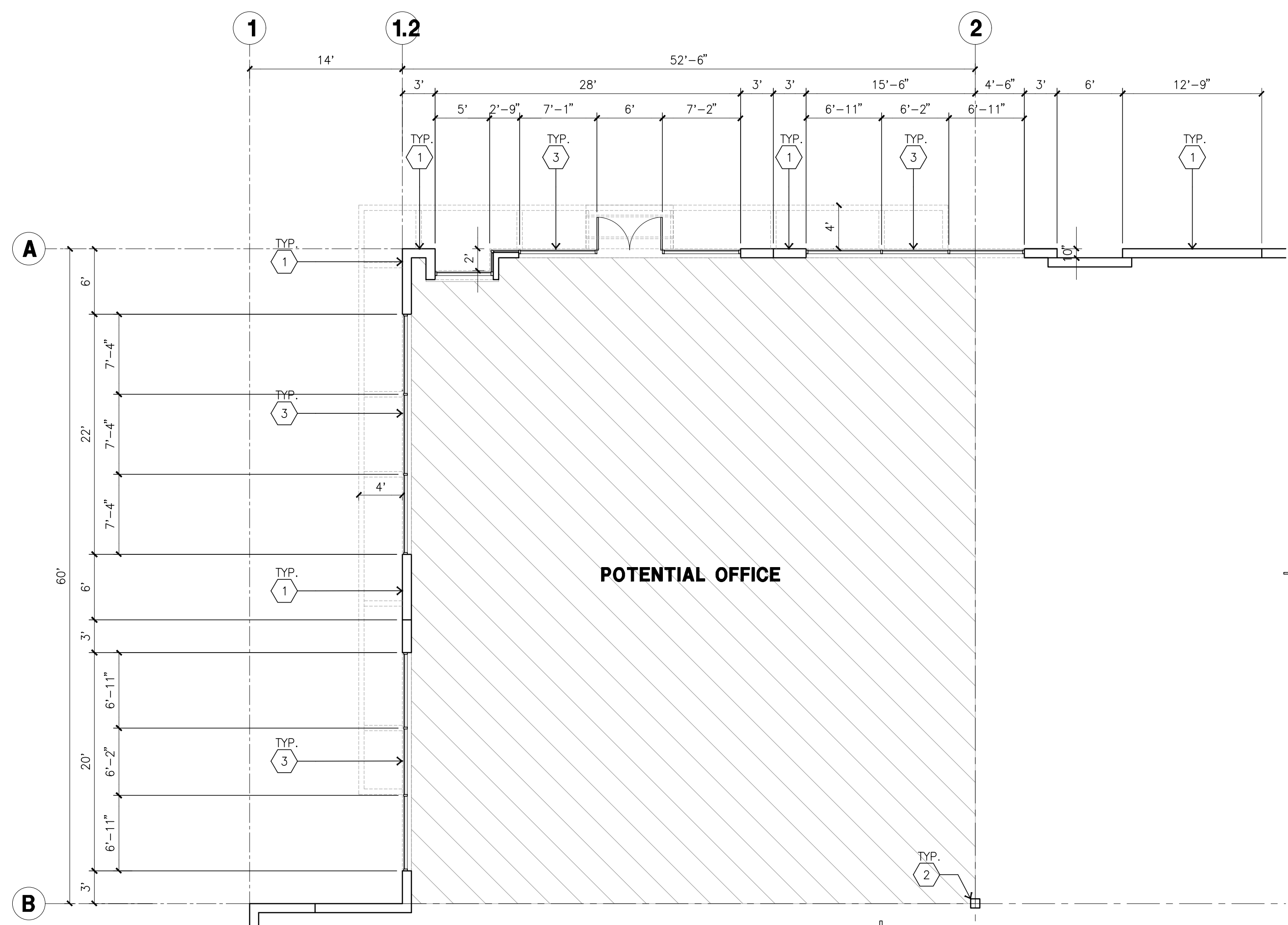
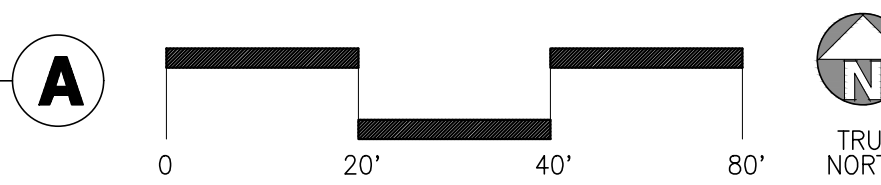
- | | | | |
|--|--|--|---|
| | LANDSCAPED AREA | | LIGHT STANDARD |
| | OPEN SPACE ENHANCED LANDSCAPE | | EXISTING PUBLIC FIRE HYDRANT |
| | ACTIVE RECREATIONAL | | PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION |
| | CONCRETE PAVING - SEE "C" DRWGS. FOR THICKNESS | | CATCH BASIN APPROX. LOCATION |
| | AC. PAVING - SEE "C" DRWGS. FOR THICKNESS | | WATER LINE - SEE CIVIL |
| | STANDARD PARKING STALL 9'-0" X 19" | | GAS LINE - SEE CIVIL |
| | HANDICAP PARKING STALL, 9' X 19' + 5' W ACCESSIBLE AISLE SEE DETAIL 11/AD.1 | | SEWER LATERAL SEE CIVIL |
| | HANDICAP PARKING STALL, 12' X 19' + 5' W ACCESSIBLE AISLE | | PATH OF TRAVEL |
| | STANDARD ACCESSIBLE EVCS WITH ISA SIGN AND MARKING "EV CHARGING ONLY", 9'X19'+5' W/ ACCESSIBLE AISLE | | WROUGHT IRON FENCE |
| | VAN ACCESSIBLE EVCS WITH ISA SIGN AND MARKING "EV CHARGING ONLY", 12'X19'+5' W/ ACCESSIBLE AISLE | | EV CHARGER |
| | STANDARD EVCS SIZE, 9'X19" | | EV CHARGER FOR FUTURE |
| | EV CAPABLE SPACE WITHOUT EVSE SIZE 9'X19" | | FIRE LANE. PROVIDE RED CURBS AND SIGNAGE PER FIRE DEPT REQUIREMENT. |

ITEM 7.1.



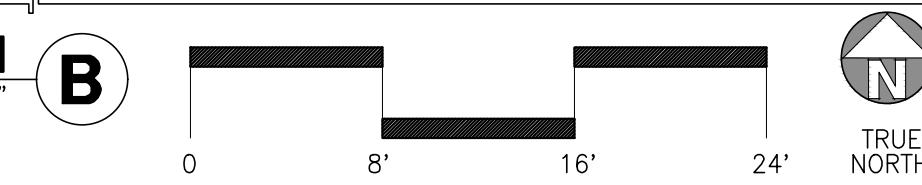
OVERALL FLOOR PLAN

scale: 1" = 20'-0"



ENLARGED FLOOR PLAN

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



KEYNOTES - FLOOR PLAN

- 1 CONCRETE TILT-UP PANEL. FOR THICKNESS AND STEEL REQUIREMENTS.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
- 5 9'-0" X 10' TRUCK DOOR, SECTIONAL OH., STANDARD GRADE.
- 6 EXTERIOR CONCRETE STAIR
- 7 5'-6"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" = 1' MAX. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
- 8 INTERIOR ROOF DRAIN WITH 2 OVERFLOW SCUPPERS.
- 9 DOCK DOOR BUMPER
- 10 12' X 14' DRIVE THRU. SECTIONAL OH., STANDARD GRADE.
- 11 3'X7" HOLLOW METAL EXTERIOR MAN DOOR.
- 12 Z GUARD PROTECTION.
- 13 CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
- 14 EXTERIOR DOWNSPOUT WITH 2 OVERFLOW SCUPPERS.
- 15 INTERIOR ROOF DRAIN WITH 2 OVERFLOW SCUPPERS.

GENERAL NOTES - FLOOR PLAN

- A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT APPROXIMATELY 125' MAXIMUM. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C. THE BUILDING FLOOR SLAB IS FLAT. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- D. NOT USED.
- E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE COAT OF WHITE TO COVER.
- F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD I.L.D.O.
- H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
- I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AD.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE.
- L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- N. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE.



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92612
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fax: 949-863-0851
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Owner:



2005 NORTH 400 WEST SUITE 100
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Project:

RIO DEL ORO
BUSINESS PARK

Rancho Cordova, CA

Consultants:

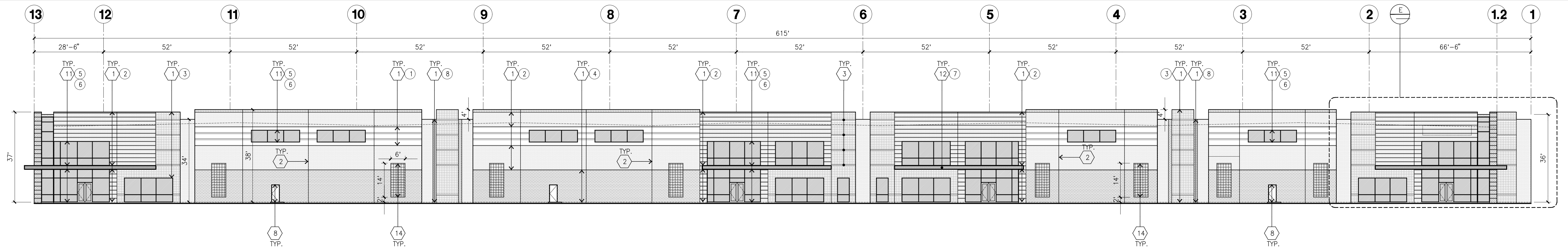
CIVIL STRUCTURAL MECHANICAL PLUMBING ELECTRICAL LANDSCAPE FIRE PROTECTION
WOOD RODGERS

Title: OVERALL FLOOR PLAN

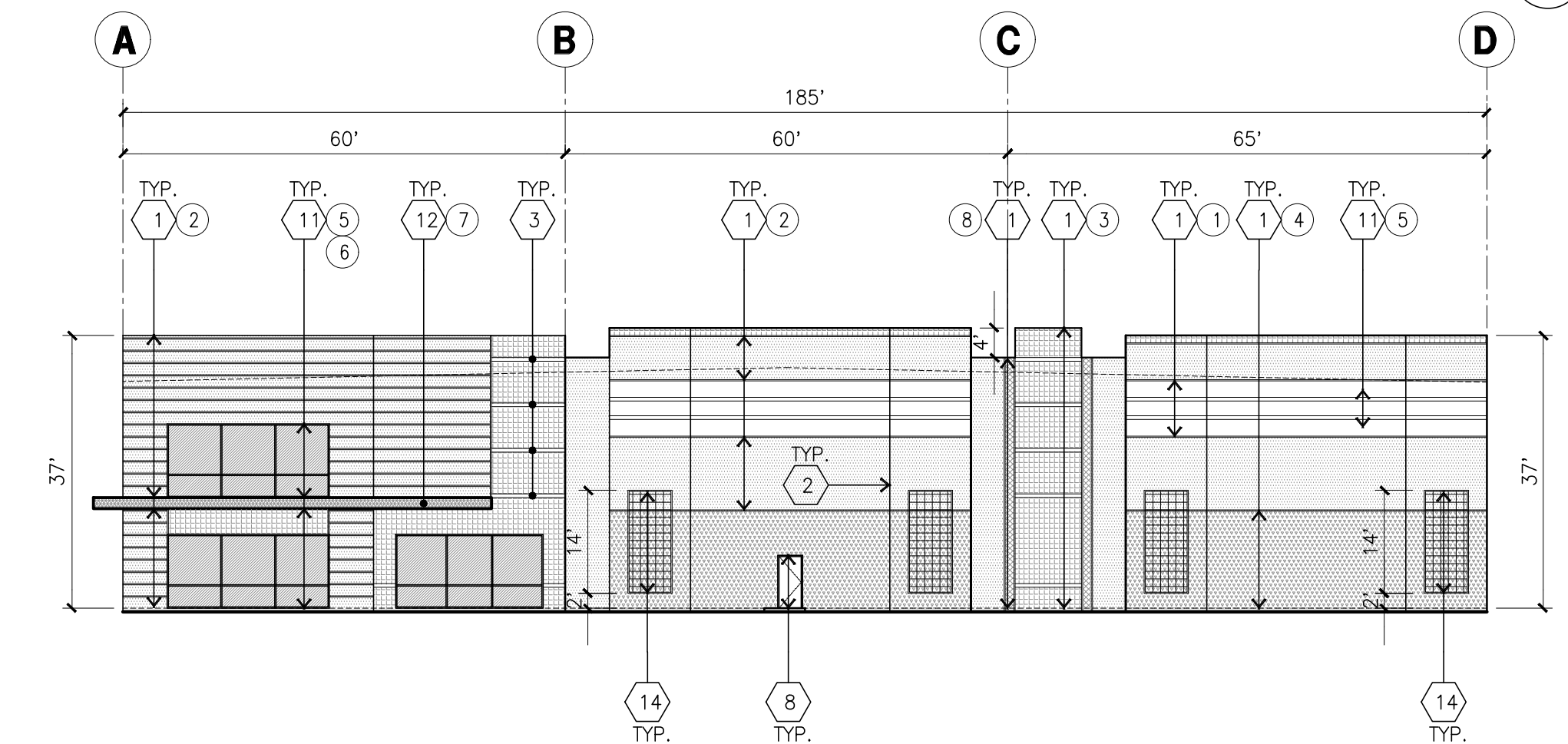
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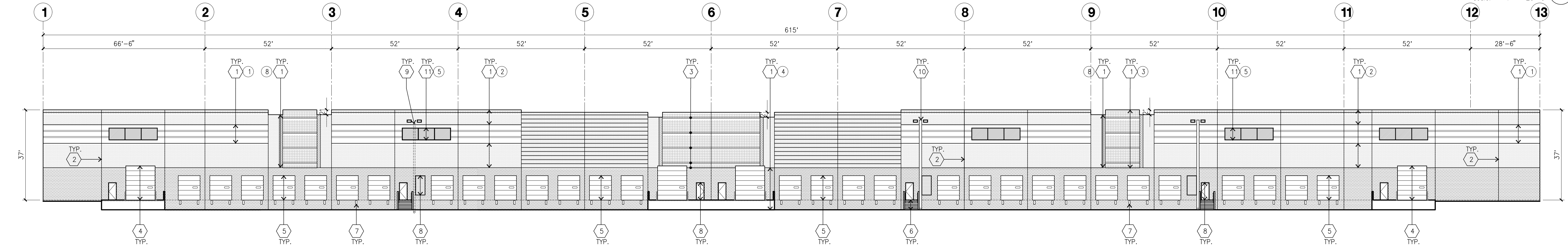
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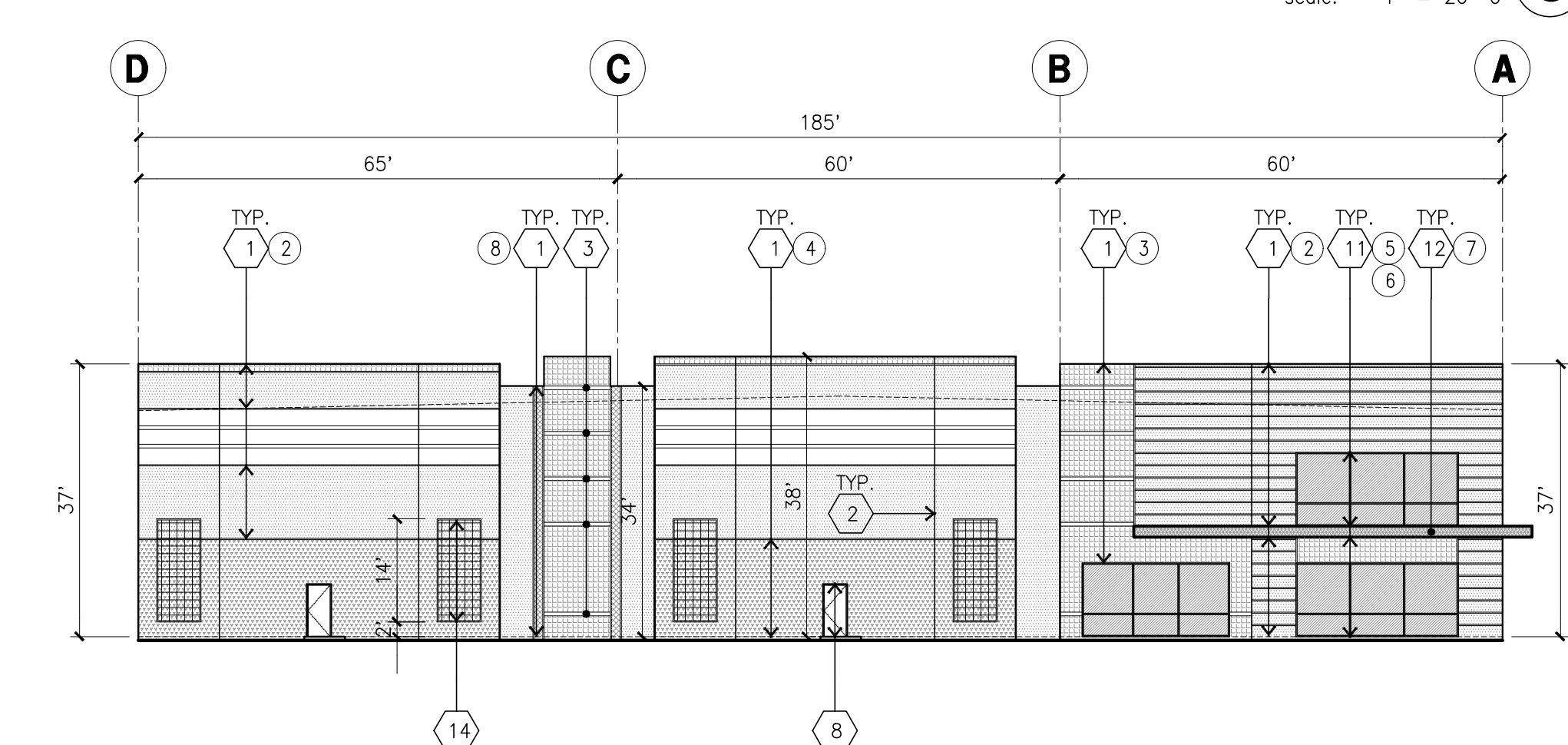
NORTH ELEVATION
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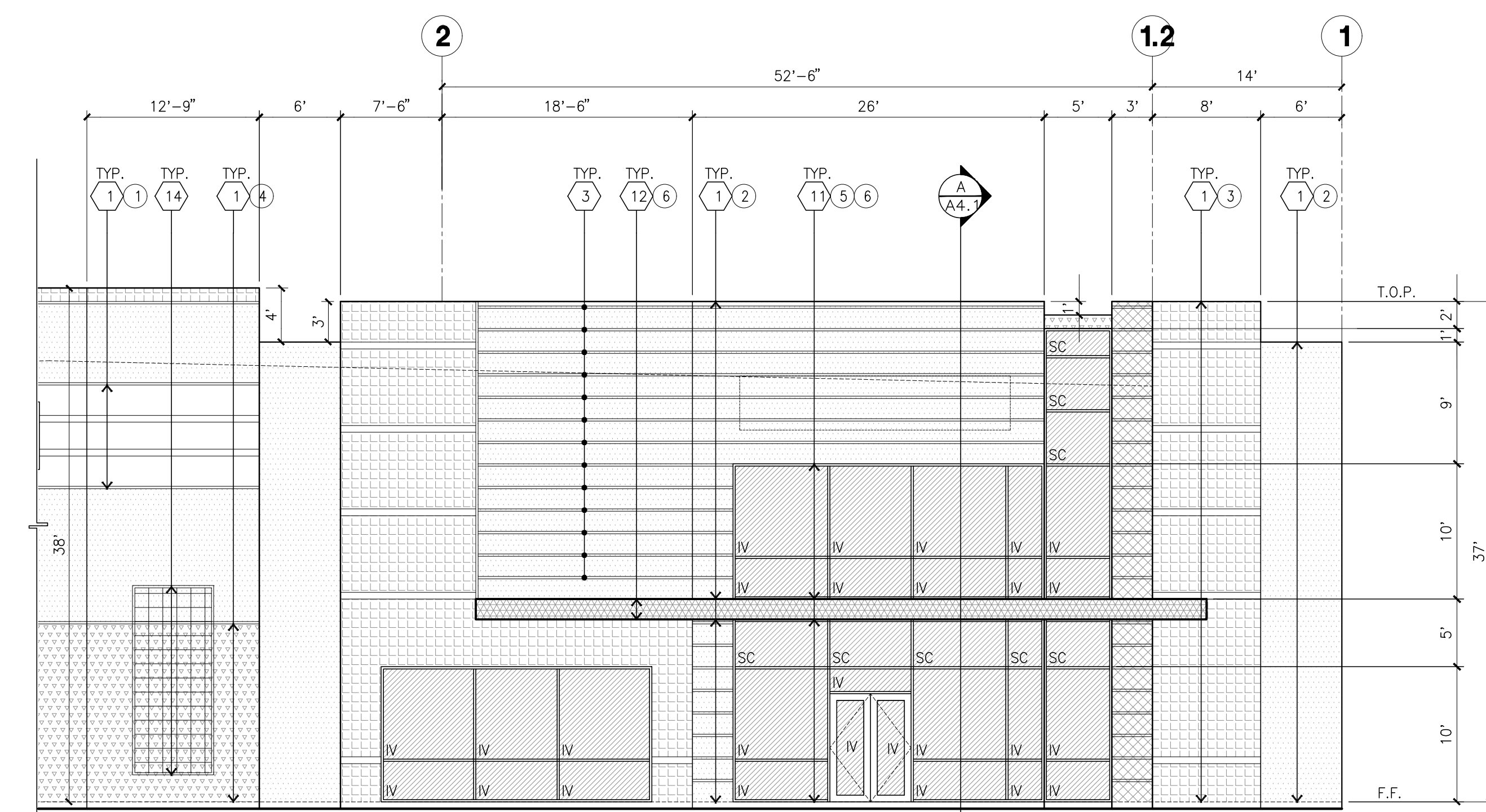
WEST ELEVATION
scale: 1" = 20'-0"



SOUTH ELEVATION
scale: 1" = 20'-0"



EAST ELEVATION
scale: 1" = 20'-0"



ENLARGED NORTH ELEVATION
scale: 1/8" = 1'-0"

KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 1" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DRAUGHT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
- 2 PANEL JOINT.
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 4 OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 6 CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPS INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM. TREAD PER ADA REQUIREMENTS.
- 7 DOCK BUMPER
- 8 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- 9 INTERIOR ROOF DRAIN WITH 2 OVERFLOW SCUPPERS
- 10 EXTERIOR ROOF DRAIN WITH 2 OVERFLOW SCUPPERS
- 11 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 10" ABOVE FINISH FLOOR ELEVATION. DESIGN
- 12 TUBE STEEL CANOPY.
- 13 ROOF LINE BEYOND.
- 14 TRELIS FEATURES WITH VINES.

GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.O.P. EL = TOP OF PARAPET ELEVATION.
- D. F.F. = FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST = MPH. EXPOSURE TO WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

COLOR SCHED. - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL
- 2 CONCRETE TILT-UP PANEL
- 3 CONCRETE TILT-UP PANEL
- 4 CONCRETE TILT-UP PANEL
- 5 GLAZING
- 6 MULLIONS
- 7 METAL CANOPY
- 8 CONCRETE TILT-UP PANEL

COLOR LEGEND

1	PANT BRAND, SHERWIN WILLIAMS SW 7757 HIGH REFLECTED WHITE 256-C1	SHERWIN WILLIAMS EMERALD DESIGNER SERIES SW 9556 INTREPID GREY	SHERWIN WILLIAMS EMERALD DESIGNER SERIES SW 9558 CASTLEGATE
2	PANT BRAND, SHERWIN WILLIAMS EMERALD DESIGNER SERIES SW 9556 INTREPID GREY	SHERWIN WILLIAMS EMERALD DESIGNER SERIES SW 9560 NIGHT OUT	SHERWIN WILLIAMS ACRYLIC LATEX SYSTEM HIGH GLOSS/HIGH PERFORMANCE SW 6921 ELECTRIC LIME 146-C3
3	PANT BRAND, SHERWIN WILLIAMS EMERALD DESIGNER SERIES SW 9558 CASTLEGATE	SHERWIN WILLIAMS EMERALD DESIGNER SERIES SW 9560 NIGHT OUT	SHERWIN WILLIAMS ACRYLIC LATEX SYSTEM HIGH GLOSS/HIGH PERFORMANCE SW 6921 ELECTRIC LIME 146-C3
4	PANT BRAND, SHERWIN WILLIAMS EMERALD DESIGNER SERIES SW 9560 NIGHT OUT	SHERWIN WILLIAMS EMERALD DESIGNER SERIES SW 9560 NIGHT OUT	SHERWIN WILLIAMS ACRYLIC LATEX SYSTEM HIGH GLOSS/HIGH PERFORMANCE SW 6921 ELECTRIC LIME 146-C3
5	COLOR BLUE GLAZING	BLUE GLAZING	SHERWIN WILLIAMS ACRYLIC LATEX SYSTEM HIGH GLOSS/HIGH PERFORMANCE SW 6921 ELECTRIC LIME 146-C3
6	COLOR CLEAR ANODIZED MULLIONS	CLEAR ANODIZED MULLIONS	SHERWIN WILLIAMS ACRYLIC LATEX SYSTEM HIGH GLOSS/HIGH PERFORMANCE SW 6921 ELECTRIC LIME 146-C3
7	PANT BRAND, SHERWIN WILLIAMS EMERALD DESIGNER SERIES SW 9560 NIGHT OUT	SHERWIN WILLIAMS EMERALD DESIGNER SERIES SW 9560 NIGHT OUT	SHERWIN WILLIAMS ACRYLIC LATEX SYSTEM HIGH GLOSS/HIGH PERFORMANCE SW 6921 ELECTRIC LIME 146-C3
8	PANT BRAND, SHERWIN WILLIAMS EMERALD DESIGNER SERIES SW 6921 ELECTRIC LIME 146-C3	SHERWIN WILLIAMS EMERALD DESIGNER SERIES SW 6921 ELECTRIC LIME 146-C3	SHERWIN WILLIAMS ACRYLIC LATEX SYSTEM HIGH GLOSS/HIGH PERFORMANCE SW 6921 ELECTRIC LIME 146-C3



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Project:

**RIO DEL ORO
BUSINESS PARK**

Rancho Cordova, CA

Consultants:

CIVIL STRUCTURAL MECHANICAL PLUMBING ELECTRICAL LANDSCAPE FIRE PROTECTION

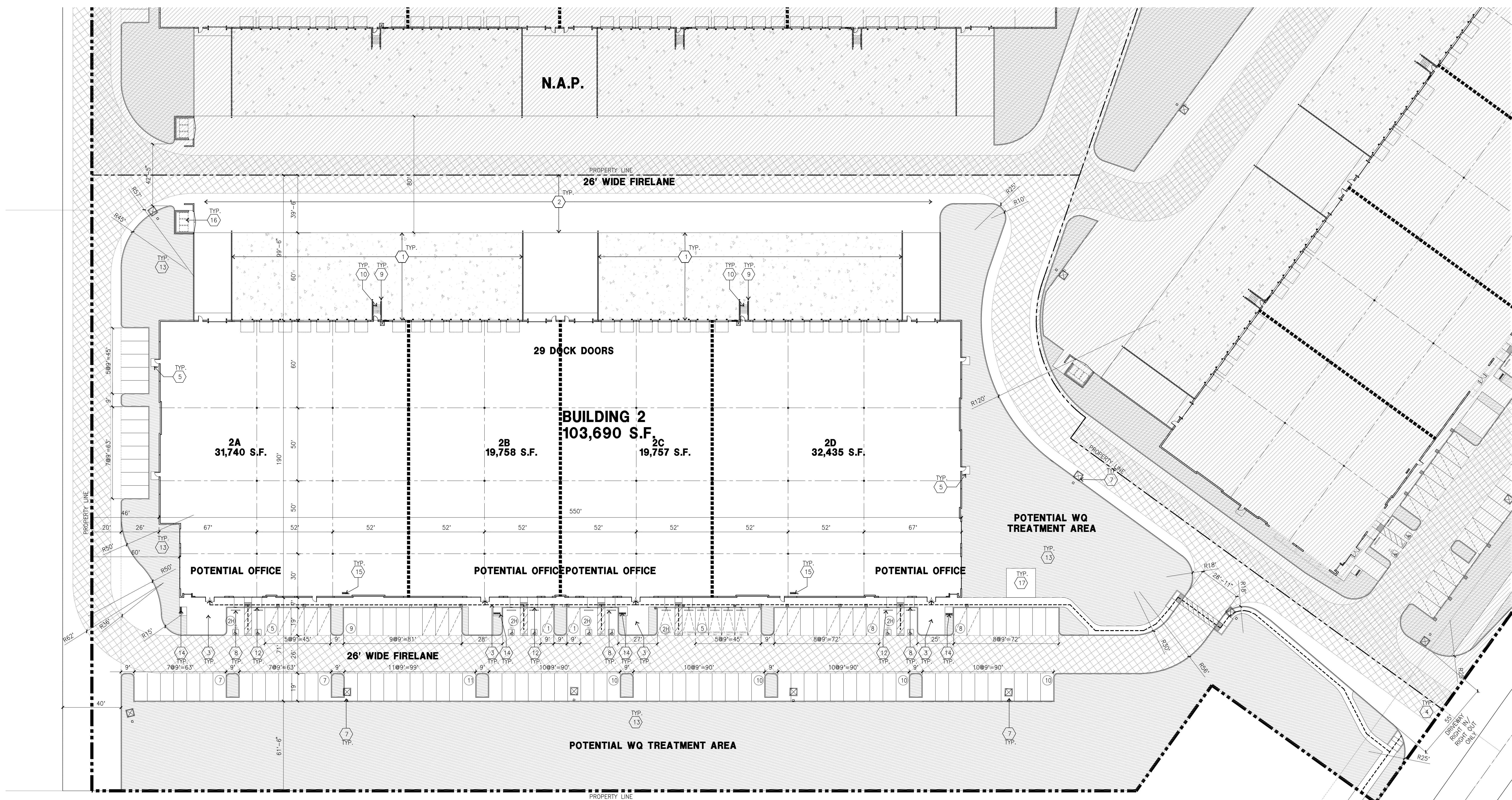
WOOD RODGERS

Title: ELEVATION

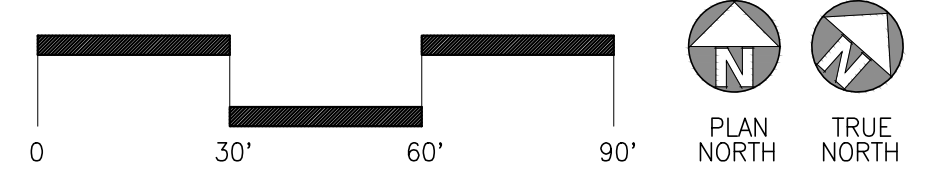
Project Number: 25114
Drawn by: C.G.
Date: 8/12/25
Revision: 10/30/2025
Revision: 12/11/2025

Sheet:

1-A3.1



OVERALL SITE PLAN
scale: 1" = 30'-0"



SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONC. PAVEMENT,
- 2 ASPHALT CONCRETE (AC) PAVING
- 3 CONCRETE WALKWAY
- 4 DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" DRAWINGS.
- 5 5'-6" X 5'-6" X 4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 6 8" H MIN. SPLIT FACE CMU SCREEN WALL. SEE 6/A4.1 FOR DETAIL.
- 7 SITE LIGHT POLE
- 8 PRE-CAST CONC. WHEEL STOP
- 9 CONC. FILLED GUARD POST "6 DIA. U.N.O. 42" H.
- 10 EXTERIOR CONC. STAIR.
- 11 HANDICAPPED ENTRY SIGN
- 12 HANDICAPPED PARKING STALL SIGN
- 13 LANDSCAPE. SEE "L" DWGS.
- 14 SHORT TERM BIKE PARKING SPACES.
- 15 LONG TERM BIKE PARKING SPACES.
- 16 6' HIGH TRASH ENCLOSURE

SITE PLAN GENERAL NOTES

1. NOT USED.
2. NOT USED.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS. SEE "C" DRAWINGS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE "L" DRAWINGS FOR FINISH.

11. NOT USED
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
14. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
15. NOT USED
16. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
17. NOT USED.
18. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
19. APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT

SITE LEGEND

- [Symbol] LANDSCAPED AREA
- [Symbol] OPEN SPACE ENHANCED LANDSCAPE
- [Symbol] ACTIVE RECREATIONAL
- [Symbol] CONCRETE PAVING - SEE "C" DWGS. FOR THICKNESS
- [Symbol] AC. PAVING - SEE "C" DWGS. FOR THICKNESS
- [Symbol] STANDARD PARKING STALL 9'-0" X 19'
- [Symbol] HANDICAP PARKING STALL, 9' X 19' + 5' W ACCESSIBLE AISLE SEE DETAIL 11/AD.1
- [Symbol] HANDICAP PARKING STALL, 12' X 19' + 5' W ACCESSIBLE AISLE
- [Symbol] STANDARD ACCESSIBLE EVCS WITH ISA SIGN AND MARKING "EV CHARGING ONLY", 9'X19'+5' W/ ACCESSIBLE AISLE
- [Symbol] VAN ACCESSIBLE EVCS WITH ISA SIGN AND MARKING "EV CHARGING ONLY", 12'X19'+5' W/ ACCESSIBLE AISLE
- [Symbol] STANDARD EVCS SIZE, 9'X19'
- [Symbol] EV CAPABLE SPACE WITHOUT EVSE SIZE 9'X19'
- [Symbol] LIGHT STANDARD
- [Symbol] EXISTING PUBLIC FIRE HYDRANT
- [Symbol] PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
- [Symbol] CATCH BASIN APPROX. LOCATION
- [Symbol] WATER LINE - SEE CIVIL
- [Symbol] GAS LINE - SEE CIVIL
- [Symbol] SEWER LATERAL SEE CIVIL
- [Symbol] PATH OF TRAVEL
- [Symbol] WROUGHT IRON FENCE
- [Symbol] EV CHARGER
- [Symbol] EV CHARGER FOR FUTURE
- [Symbol] FIRE LANE. PROVIDE RED CURBS AND SIGNAGE PER FIRE DEPT REQUIREMENT.



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VanTrust
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Project:
**RIO DEL ORO
BUSINESS PARK**

Rancho Cordova, CA

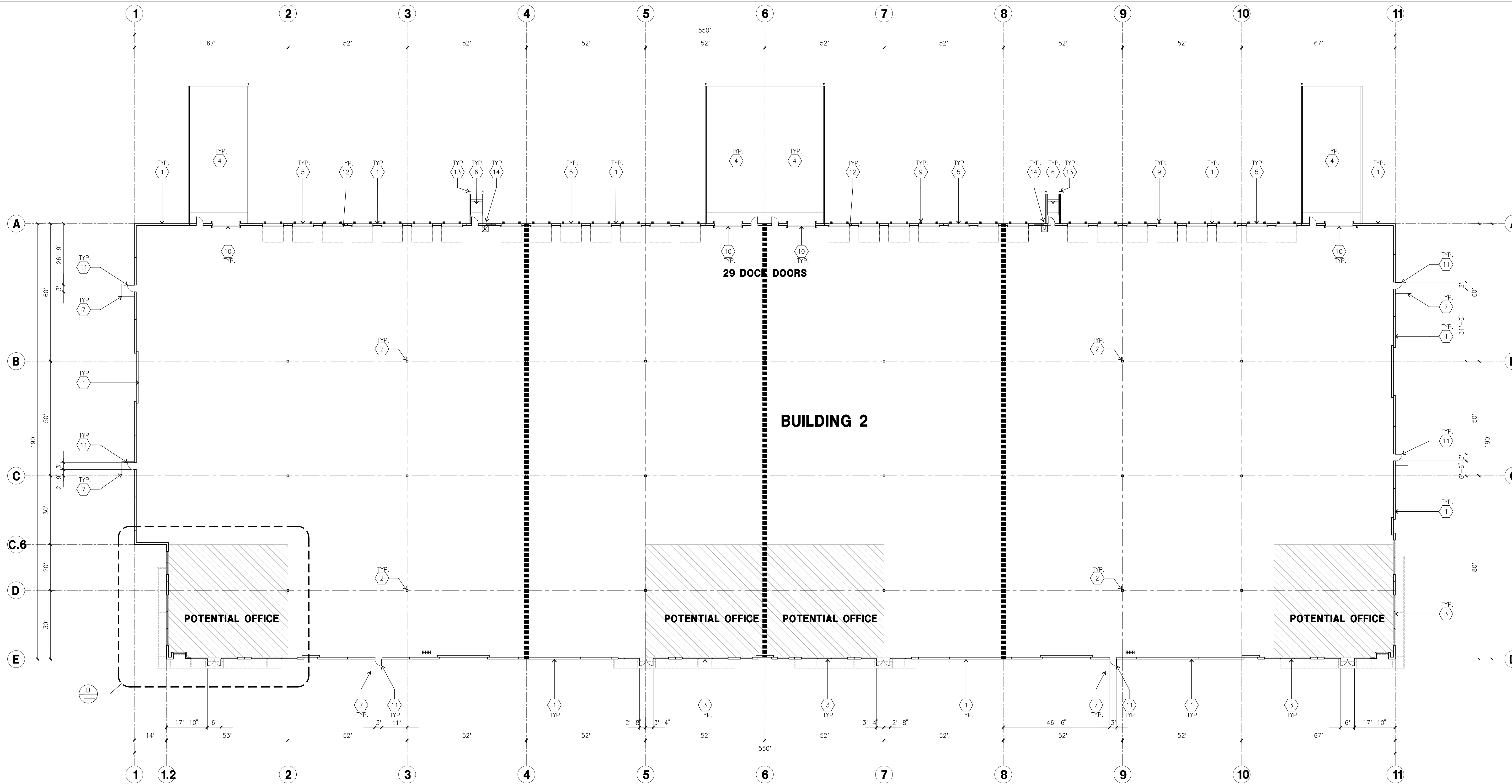
Consultants:
WOOD RODGERS
CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
FIRE PROTECTION

Title: **OVERALL SITE PLAN**

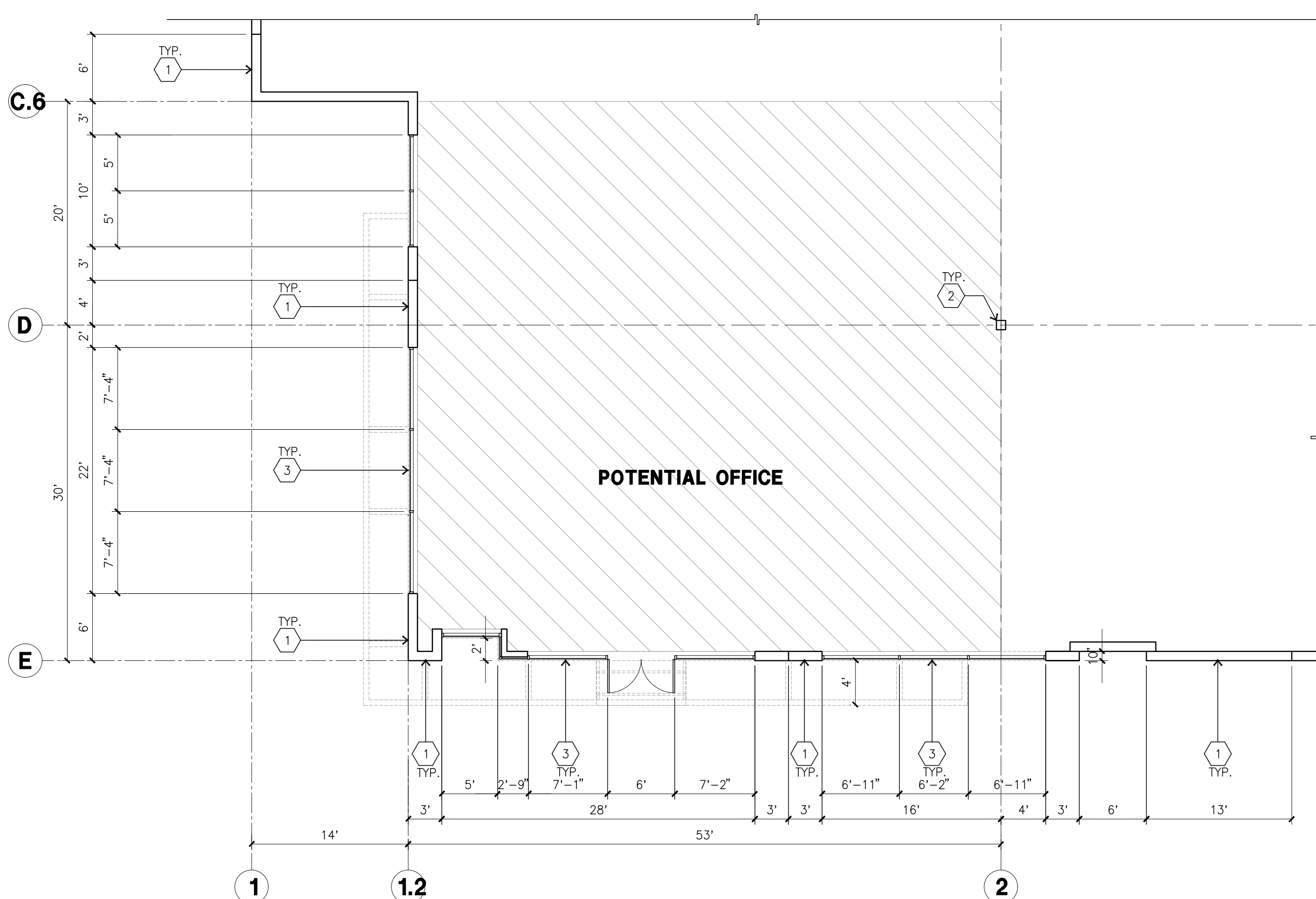
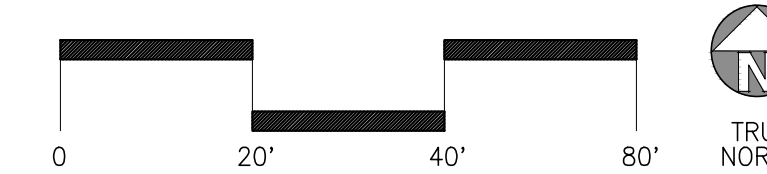
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Drawn by: C.G.
Date: 8/12/25
Revision: 10/30/2025
Revision: 12/11/2025

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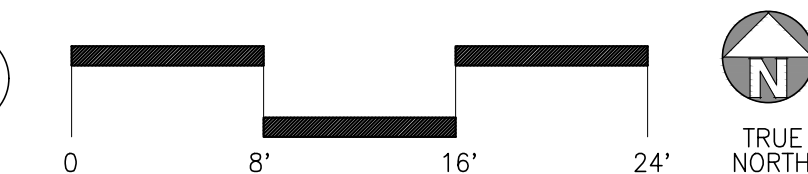
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OVERALL FLOOR PLAN
scale: 1" = 20'-0"



ENLARGED FLOOR PLAN
scale: 1/8" = 1'-0"



KEYNOTES - FLOOR PLAN

- 1 CONCRETE TILT-UP PANEL. FOR THICKNESS AND STEEL REQUIREMENTS.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
- 5 9'-0" X 10' TRUCK DOOR, SECTIONAL OH., STANDARD GRADE.
- 6 EXTERIOR CONCRETE STAIR
- 7 5'-6" X 5'-6" X 4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" = 1' MAX. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
- 8 INTERIOR ROOF DRAIN WITH 2 OVERFLOW SCUPPERS.
- 9 DOCK DOOR BUMPER
- 10 12' X 14' DRIVE THRU. SECTIONAL OH., STANDARD GRADE.
- 11 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR.
- 12 GUARD PROTECTION.
- 13 CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
- 14 EXTERIOR DOWNSPOUT WITH 2 OVERFLOW SCUPPERS.
- 15 INTERIOR ROOF DRAIN WITH 2 OVERFLOW SCUPPERS.

GENERAL NOTES - FLOOR PLAN

- A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT APPROXIMATELY 125' MAXIMUM. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C. THE BUILDING FLOOR SLAB IS FLAT. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- D. NOT USED.
- E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
- I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AD.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE.
- L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- N. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE.



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Project:
RIO DEL ORO BUSINESS PARK

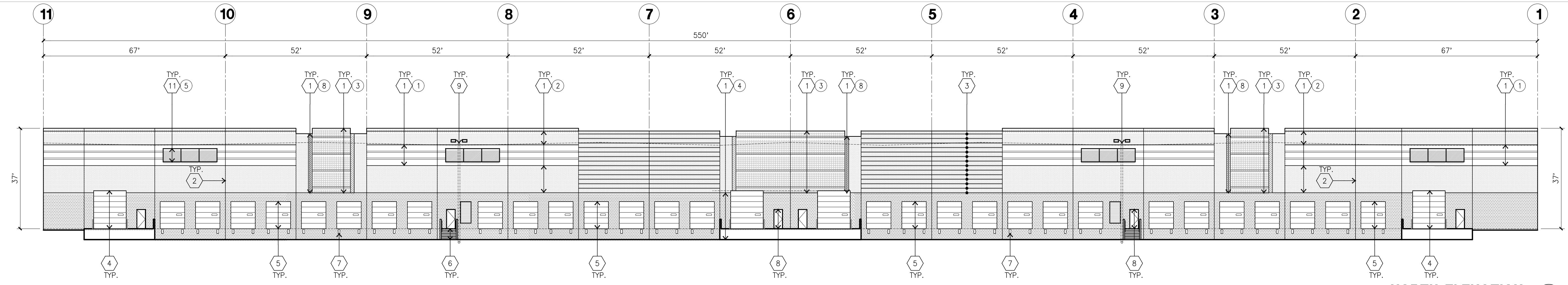
Rancho Cordova, CA

Consultants:
WOOD RODGERS
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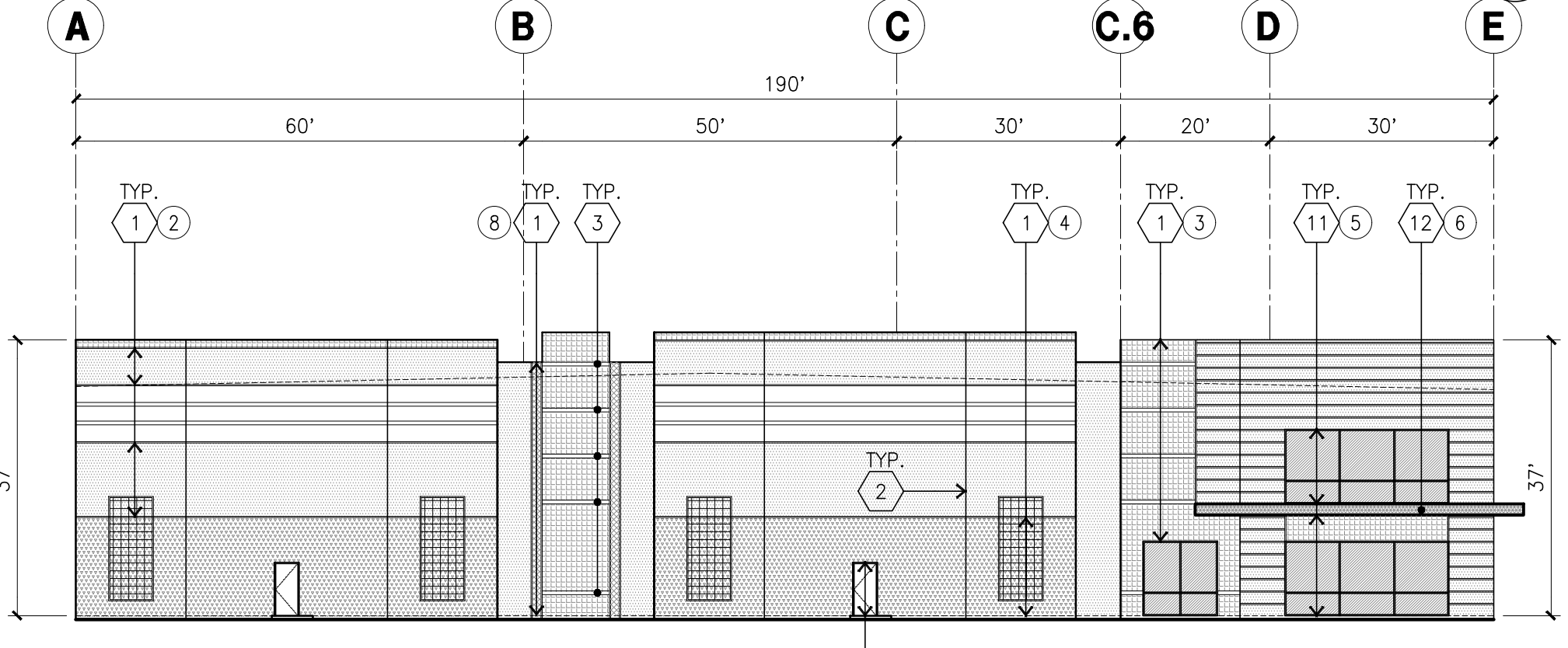
Title: **OVERALL FLOOR PLAN**

Project Number: 25114
Drawn by: C.G.
Date: 8/12/25
Revision: 10/30/2025
Revision: 12/11/2025

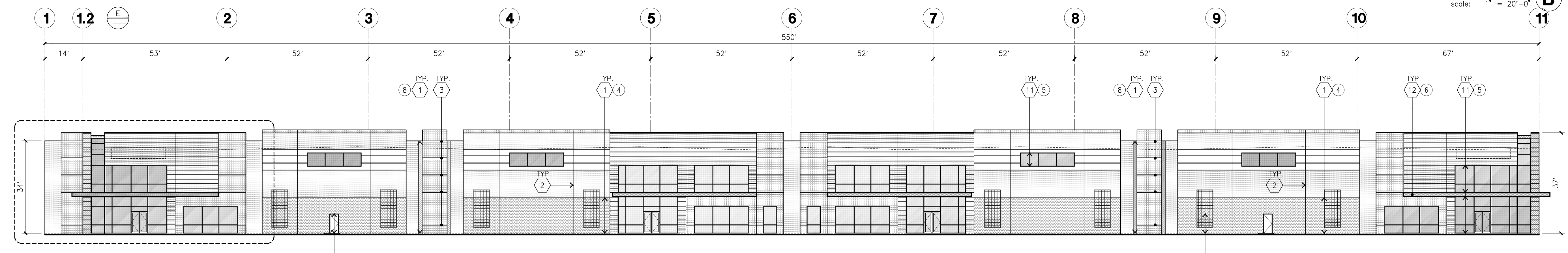
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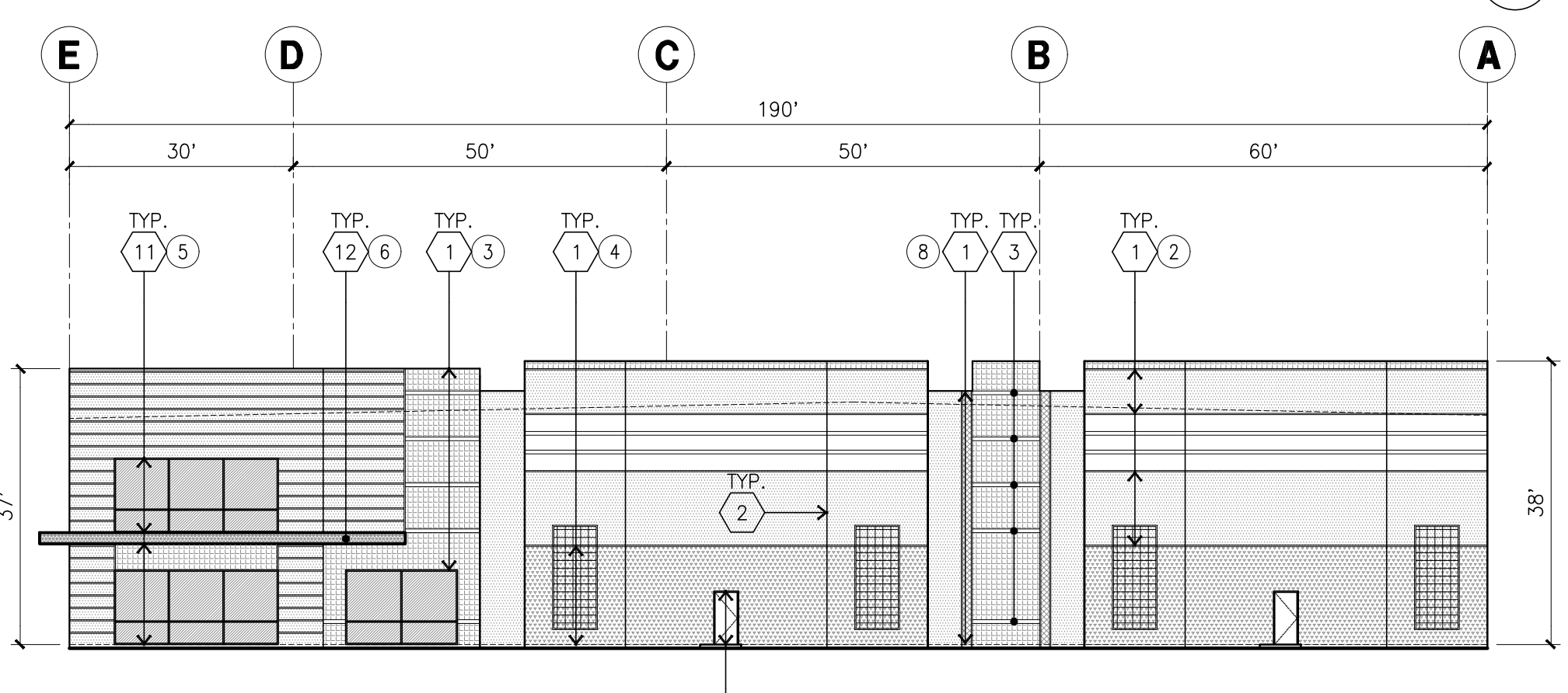
NORTH ELEVATION A
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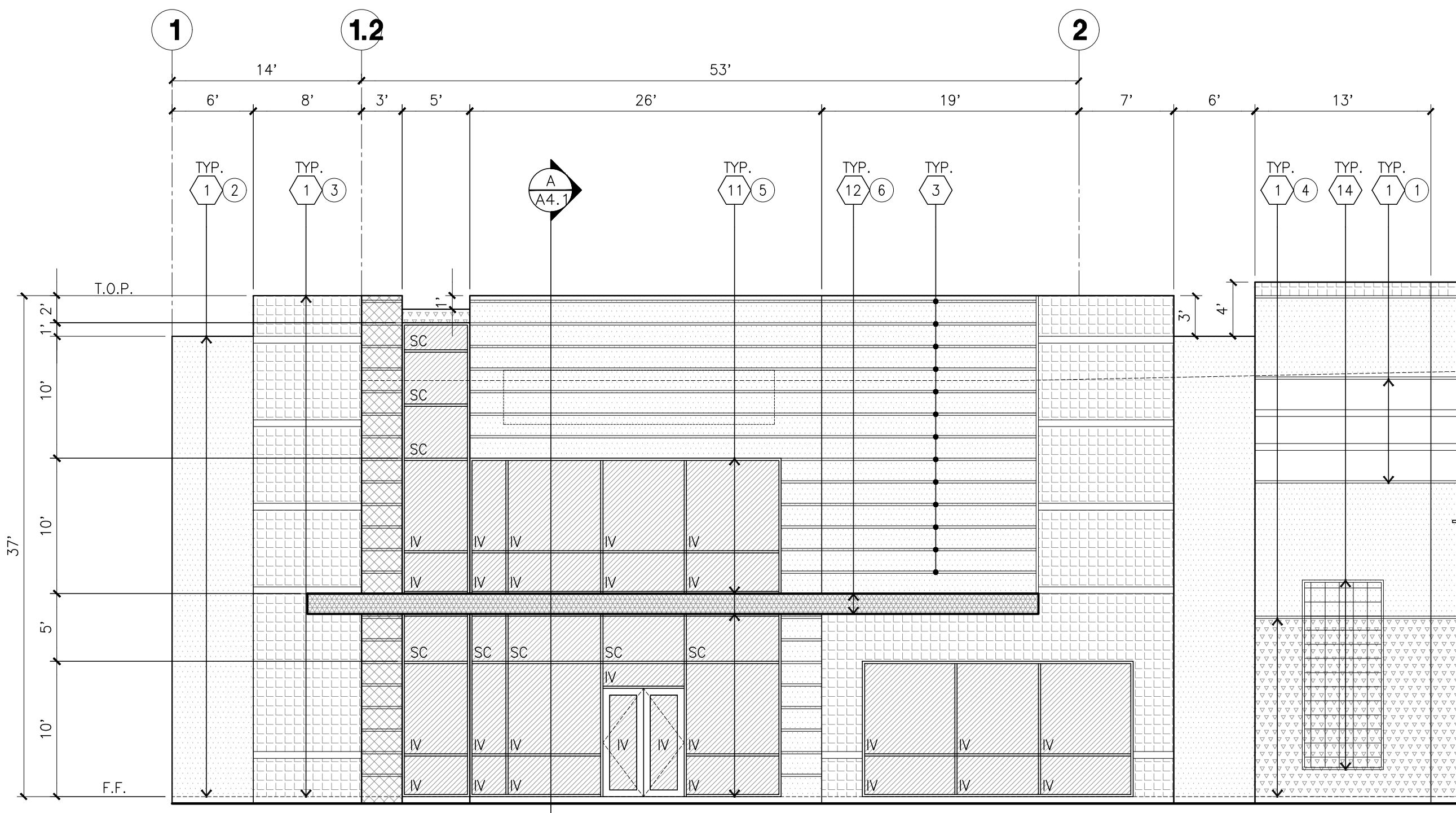
WEST ELEVATION B
scale: 1" = 20'-0"



SOUTH ELEVATION C
scale: 1" = 20'-0"



EAST ELEVATION D
scale: 1" = 20'-0"



NORTH ELEVATION E
scale: 1/8" = 1'-0"

KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 1" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
- 2 PANEL JOINT.
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 4 OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 6 CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 7 DOCK BUMPER
- 8 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- 9 INTERIOR ROOF DRAIN WITH 2 OVERFLOW SCUPPERS
- 10 EXTERIOR ROOF DRAIN WITH 2 OVERFLOW SCUPPERS
- 11 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 10" ABOVE FINISH FLOOR ELEVATION. DESIGN
- 12 TUBE STEEL CANOPY.
- 13 ROOF LINE BEYOND.
- 14 TRELLIS FEATURES WITH VINES.

GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.O.P. EL = TOP OF PARAPET ELEVATION.
- D. F.F. = FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST = MPH. EXPOSURE TO WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

COLOR SCHED. - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL
- 2 CONCRETE TILT-UP PANEL
- 3 CONCRETE TILT-UP PANEL
- 4 CONCRETE TILT-UP PANEL
- 5 GLAZING
- 6 MULLIONS
- 7 METAL CANOPY
- 8 CONCRETE TILT-UP PANEL

COLOR LEGEND

1	SHERWIN WILLIAMS SW 7757 HIGH REFLECTED WHITE 256-C1	SHERWIN WILLIAMS EMERALD DESIGNER SERIES SW 9556 INTREPID GREY	SHERWIN WILLIAMS EMERALD DESIGNER SERIES SW 9558 CASTLEGATE
2	PAIN BRAND, SHERWIN WILLIAMS EMERALD DESIGNER SERIES SW 9556 INTREPID GREY		
3	PAIN BRAND, SHERWIN WILLIAMS EMERALD DESIGNER SERIES SW 9558 CASTLEGATE		
4	PAIN BRAND, SHERWIN WILLIAMS EMERALD DESIGNER SERIES SW 9560 NIGHT OUT		
5	COLOR BLUE GLAZING		
6	COLOR CLEAR ANODIZED MULLIONS		
7	SHERWIN WILLIAMS ACRYLIC LATEX SYSTEM HIGH GLOSS/HIGH PERFORMANCE SW 6921 ELECTRIC LIME 146-C3	SHERWIN WILLIAMS EMERALD DESIGNER SERIES SW 9560 NIGHT OUT	SHERWIN WILLIAMS ACRYLIC LATEX SYSTEM HIGH GLOSS/HIGH PERFORMANCE SW 6921 ELECTRIC LIME 146-C3
8	PAIN BRAND, SHERWIN WILLIAMS EMERALD DESIGNER SERIES SW 6921 ELECTRIC LIME 146-C3		



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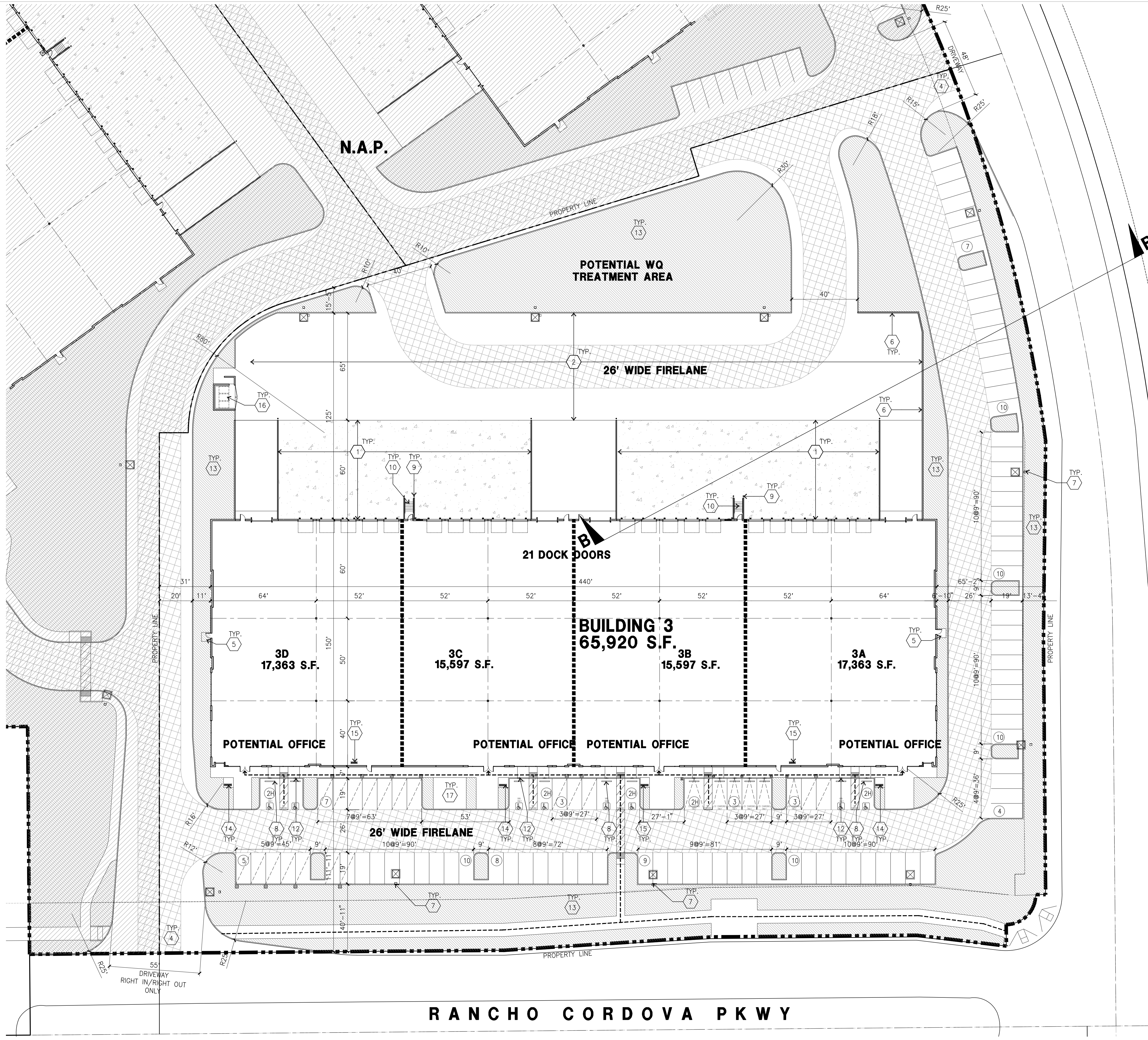
Consultants:
CIVIL STRUCTURAL MECHANICAL PLUMBING ELECTRICAL LANDSCAPE FIRE PROTECTION
WOOD RODGERS

Title: **ELEVATION**

Project Number: 25114
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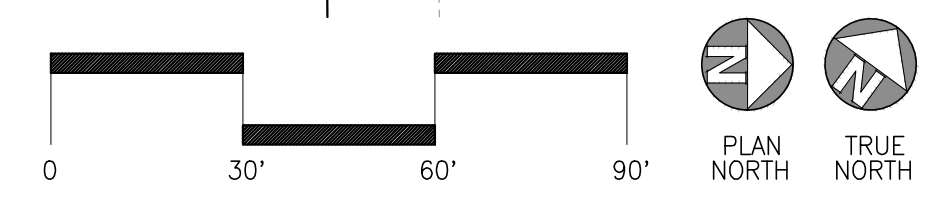
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RANCHO CORDOVA PKWY

OVERALL SITE PLAN

scale: 1" = 30'-0"



SITE PLAN KEYNOTES

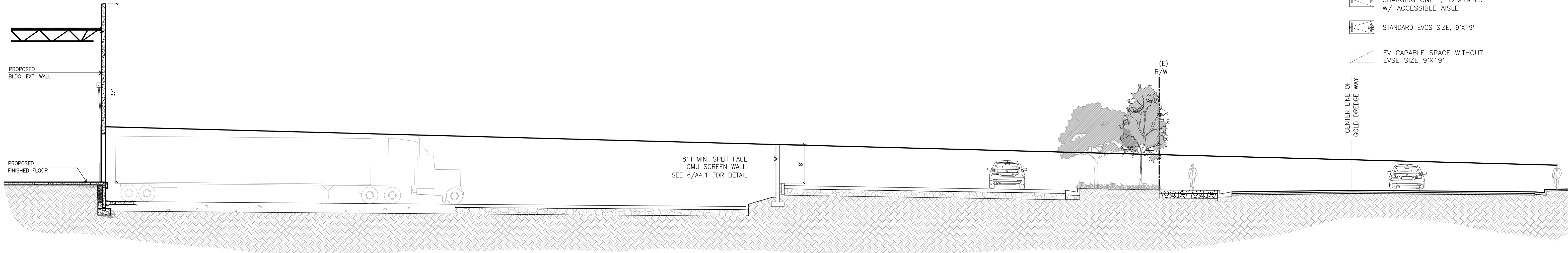
- 1 HEAVY BROOM FINISH CONC. PAVEMENT.
- 2 ASPHALT CONCRETE (AC) PAVING
- 3 CONCRETE WALKWAY
- 4 DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" DRAWINGS.
- 5 5'-6" X 5'-6" X 4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 6 8'H MIN. SPLIT FACE CMU SCREEN WALL. SEE 6/A4.1 FOR DETAIL.
- 7 SITE LIGHT POLE
- 8 PRE-CAST CONC. WHEEL STOP
- 9 CONC. FILLED GUARD POST "6 DIA. U.N.O. 42" H.
- 10 EXTERIOR CONC. STAIR.
- 11 HANDICAPPED ENTRY SIGN
- 12 HANDICAPPED PARKING STALL SIGN
- 13 LANDSCAPE. SEE "L" DWGS.
- 14 SHORT TERM BIKE PARKING SPACES.
- 15 LONG TERM BIKE PARKING SPACES.
- 16 6' HIGH TRASH ENCLOSURE

SITE PLAN GENERAL NOTES

1. NOT USED.
2. NOT USED.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE "L" DRAWINGS FOR FINISH.
11. NOT USED.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
14. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
15. NOT USED.
16. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
17. NOT USED.
18. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
19. APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT

SITE LEGEND

	LANDSCAPED AREA		LIGHT STANDARD
	OPEN SPACE ENHANCED LANDSCAPE		EXISTING PUBLIC FIRE HYDRANT
	ACTIVE RECREATIONAL		PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
	CONCRETE PAVING - SEE "C" DRWGS. FOR THICKNESS		CATCH BASIN APPROX. LOCATION
	AC. PAVING - SEE "C" DRWGS. FOR THICKNESS		WATER LINE - SEE CIVIL
	STANDARD PARKING STALL 9'-0" X 19'		GAS LINE - SEE CIVIL
	HANDICAP PARKING STALL, 9' X 19' + 5' W ACCESSIBLE AISLE SEE DETAIL 11/A0.1		SEWER LATERAL SEE CIVIL
	HANDICAP PARKING STALL, 12' X 19' + 5' W ACCESSIBLE AISLE		PATH OF TRAVEL
	STANDARD ACCESSIBLE EVCS WITH ISA SIGN AND MARKING "EV CHARGING ONLY", 9'X19'+5' W/ ACCESSIBLE AISLE		WROUGHT IRON FENCE
	VAN ACCESSIBLE EVCS WITH ISA SIGN AND MARKING "EV CHARGING ONLY", 12'X19'+5' W/ ACCESSIBLE AISLE		EV CHARGER
	STANDARD EVCS SIZE, 9'X19'		EV CHARGER FOR FUTURE
	EV CAPABLE SPACE WITHOUT EVSE SIZE 9'X19'		FIRE LANE. PROVIDE RED CURBS AND SIGNAGE PER FIRE DEPT REQUIREMENT.

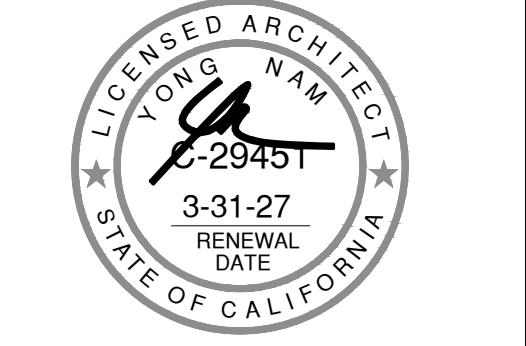


SITE SECTION B-B

scale: 1" = 10'-0"



hpa, inc.
18831 bardeen avenue - ste. #100
irvine, ca 92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

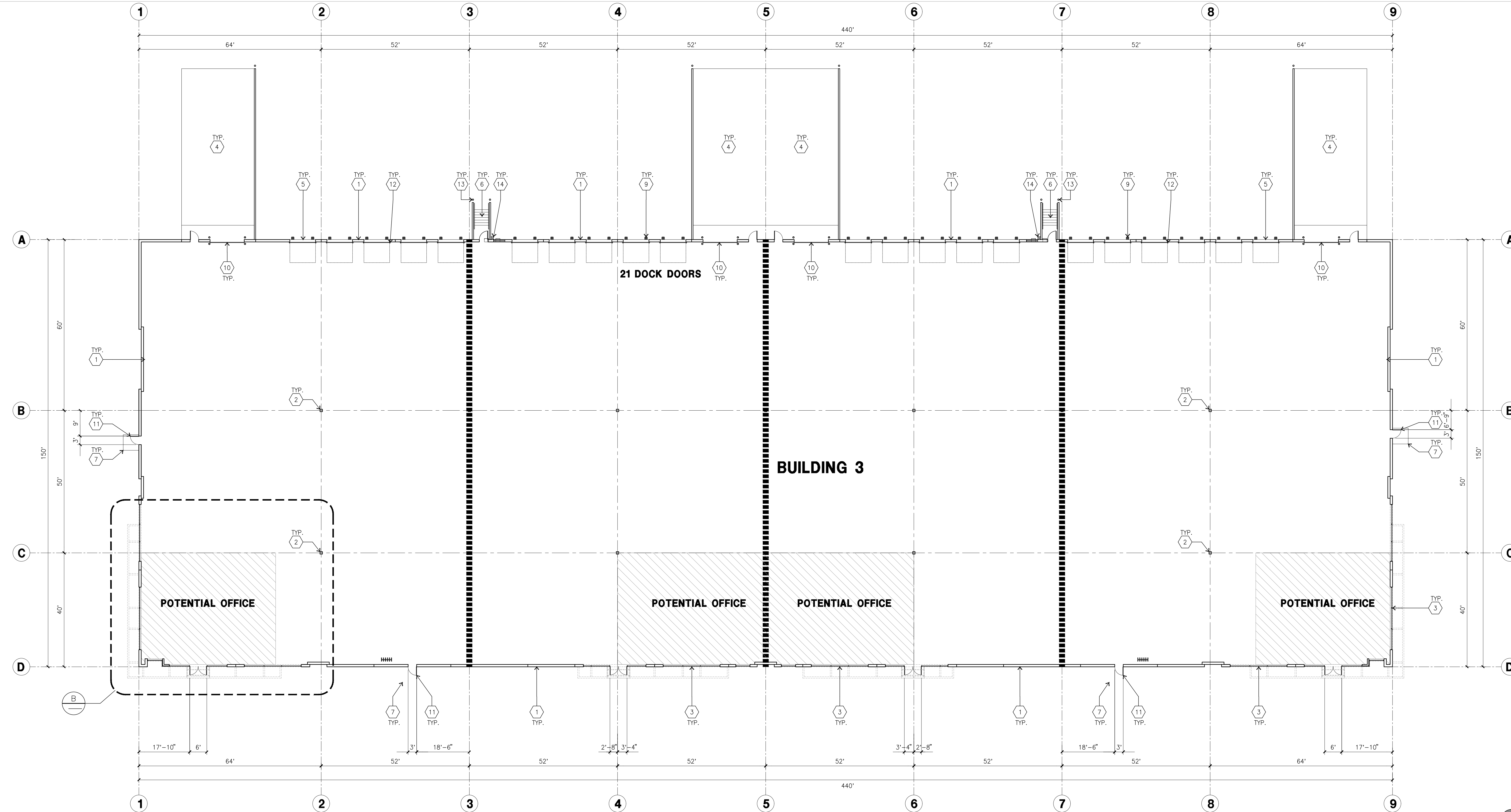


Owner:
VanTrust
REAL ESTATE LLC
2005 NORTH 400 WEST SUITE 100
SALT LAKE CITY, UT 84103
TEL : 972-261-9131

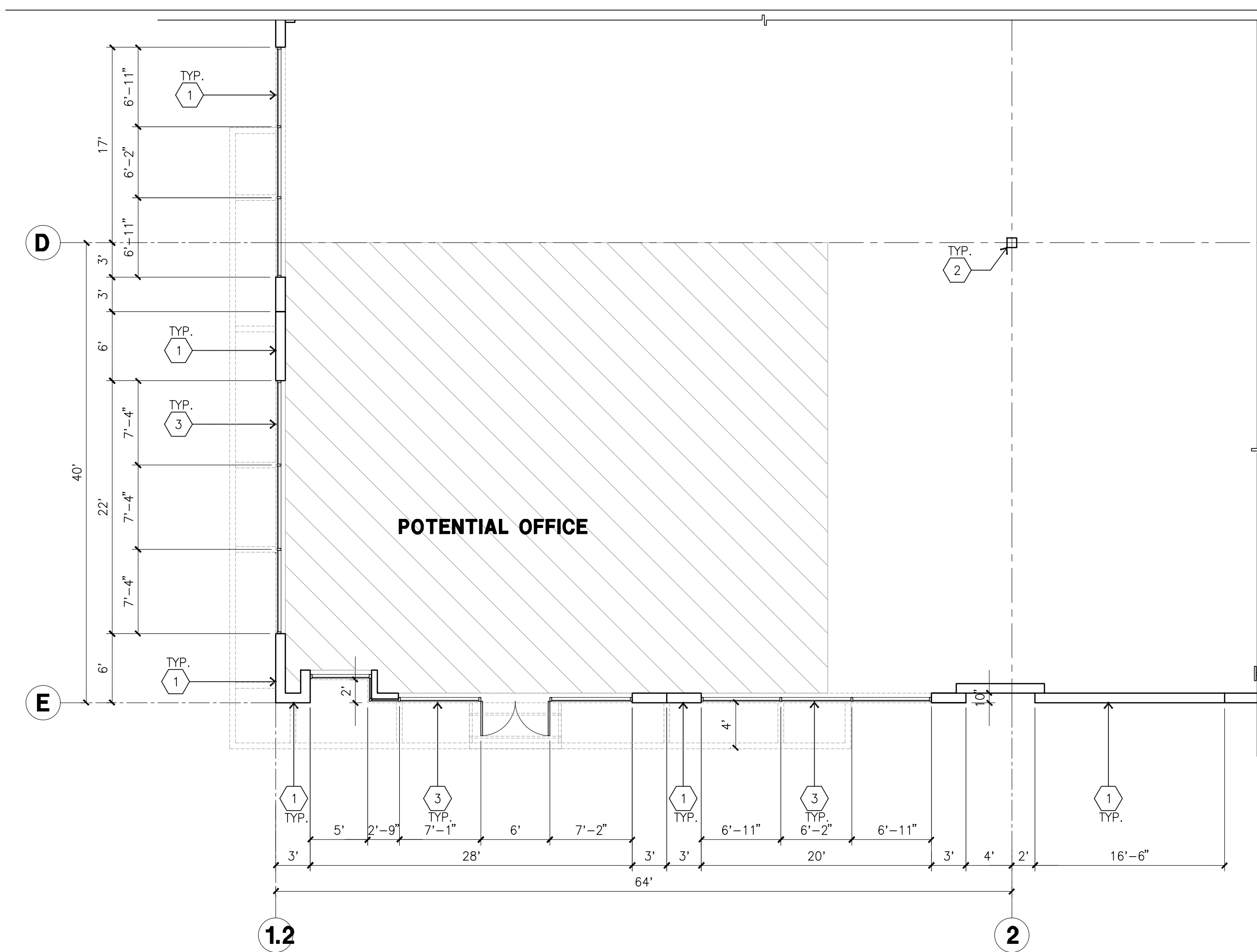
Project:
RIO DEL ORO BUSINESS PARK
Rancho Cordova, CA

Consultants:
CIVIL STRUCTURAL MECHANICAL PLUMBING ELECTRICAL LANDSCAPE FIRE PROTECTION
WOOD RODGERS

Title: **OVERALL SITE PLAN**
Project Number: 25114
Drawn by: C.G.
Date: 8/12/25
Revision: 10/30/2025
Revision: 12/11/2025



OVERALL FLOOR PLAN
 scale: 1" = 20'-0"
 PLAN NORTH



ENLARGED FLOOR PLAN
 scale: 1/8" = 1'-0"
 PLAN NORTH

KEYNOTES - FLOOR PLAN

- 1 CONCRETE TILT-UP PANEL. FOR THICKNESS AND STEEL REQUIREMENTS.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
- 5 9'-0" X 10' TRUCK DOOR. SECTIONAL O.H., STANDARD GRADE.
- 6 EXTERIOR CONCRETE STAIR.
- 7 5'-6" X 5'-6" X 4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" : 1' MAX. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
- 8 INTERIOR ROOF DRAIN WITH 2 OVERFLOW SCUPPERS.
- 9 DOCK DOOR BUMPER.
- 10 12' X 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE.
- 11 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR.
- 12 Z GUARD PROTECTION.
- 13 CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
- 14 EXTERIOR DOWNSPOUT WITH 2 OVERFLOW SCUPPERS.
- 15 INTERIOR ROOF DRAIN WITH 2 OVERFLOW SCUPPERS.

GENERAL NOTES - FLOOR PLAN

- A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT APPROXIMATELY 125' MAXIMUM. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C. THE BUILDING FLOOR SLAB IS FLAT. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- D. NOT USED.
- E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE COAT OF WHITE TO COVER.
- F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD I.L.N.D.
- H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
- I. FOR DOOR TYPES AND SIZES. SEE DETAIL SHEET AD.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE.
- L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- N. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE.



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 92612
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Owner:

2005 NORTH 400 WEST SUITE 100
 SALT LAKE CITY, UT 84103
 TEL : 972-261-9131

Project:
**RIO DEL ORO
 BUSINESS PARK**

Rancho Cordova, CA

Consultants:
 CIVIL STRUCTURAL MECHANICAL PLUMBING ELECTRICAL LANDSCAPE FIRE PROTECTION
WOOD RODGERS

Title: **OVERALL FLOOR PLAN**

Project Number: 25114
 Drawn by: C.G.
 Date: 8/12/25
 Revision: 10/30/2025
 Revision: 12/11/2025

Sheet:
3-A2.1



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Project:

RIO DEL ORO
BUSINESS PARK

Rancho Cordova, CA

Consultants:

CIVIL STRUCTURAL MECHANICAL PLUMBING ELECTRICAL LANDSCAPE FIRE PROTECTION
WOOD RODGERS

Title: ELEVATION

Project Number: 25114

Drawn by: C.G.

Date: 8/12/25

Revision:

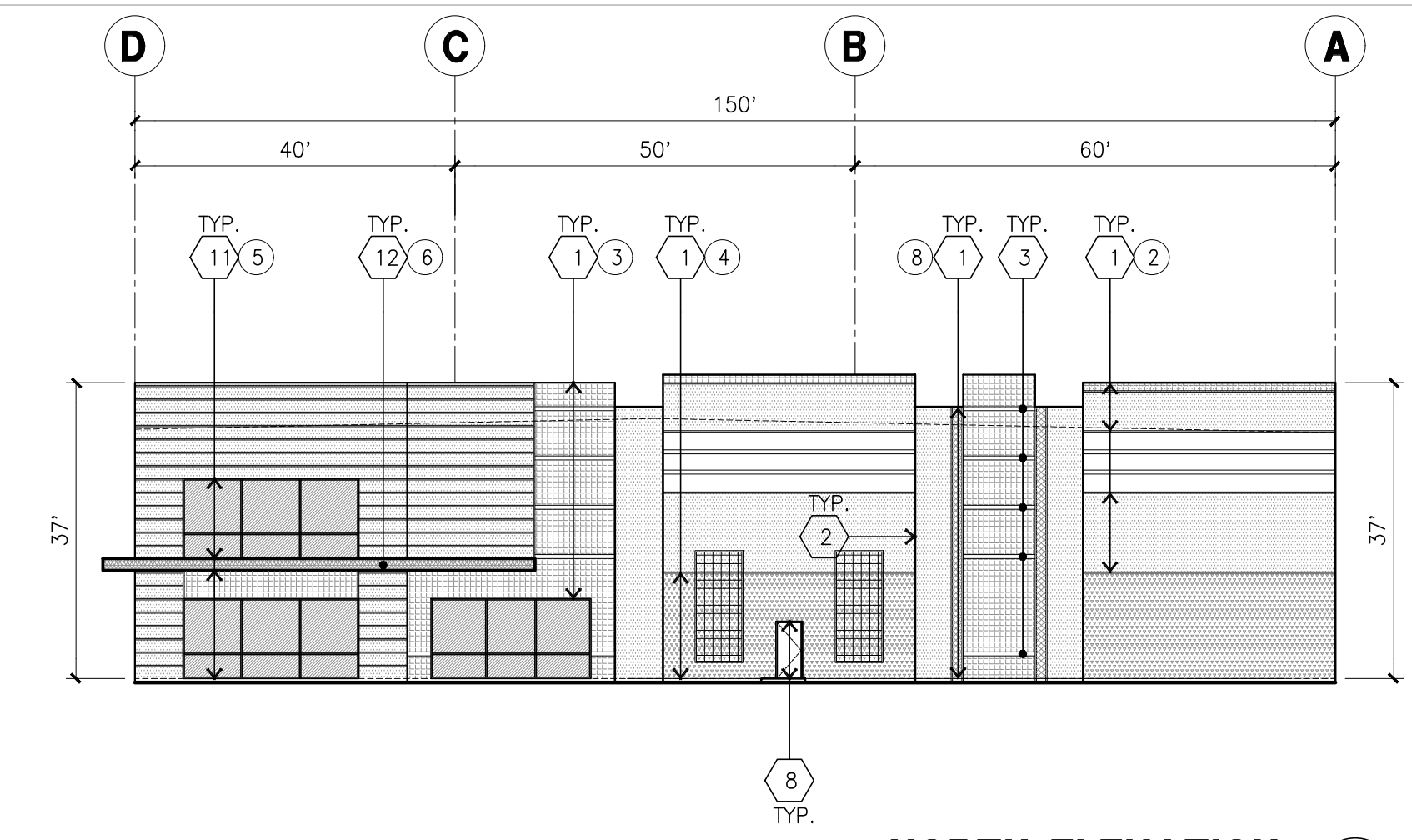
Revision 10/30/2025

Revision 12/11/2025

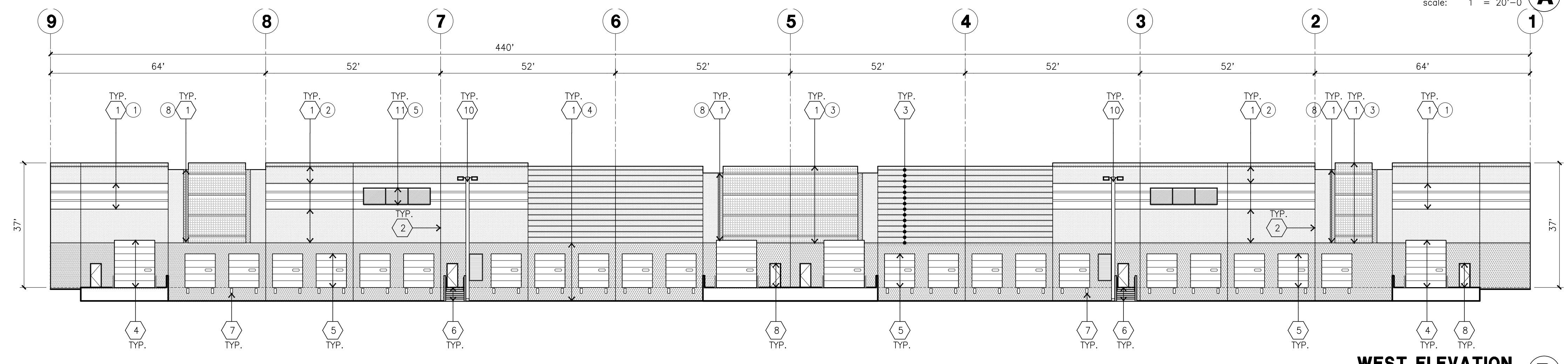
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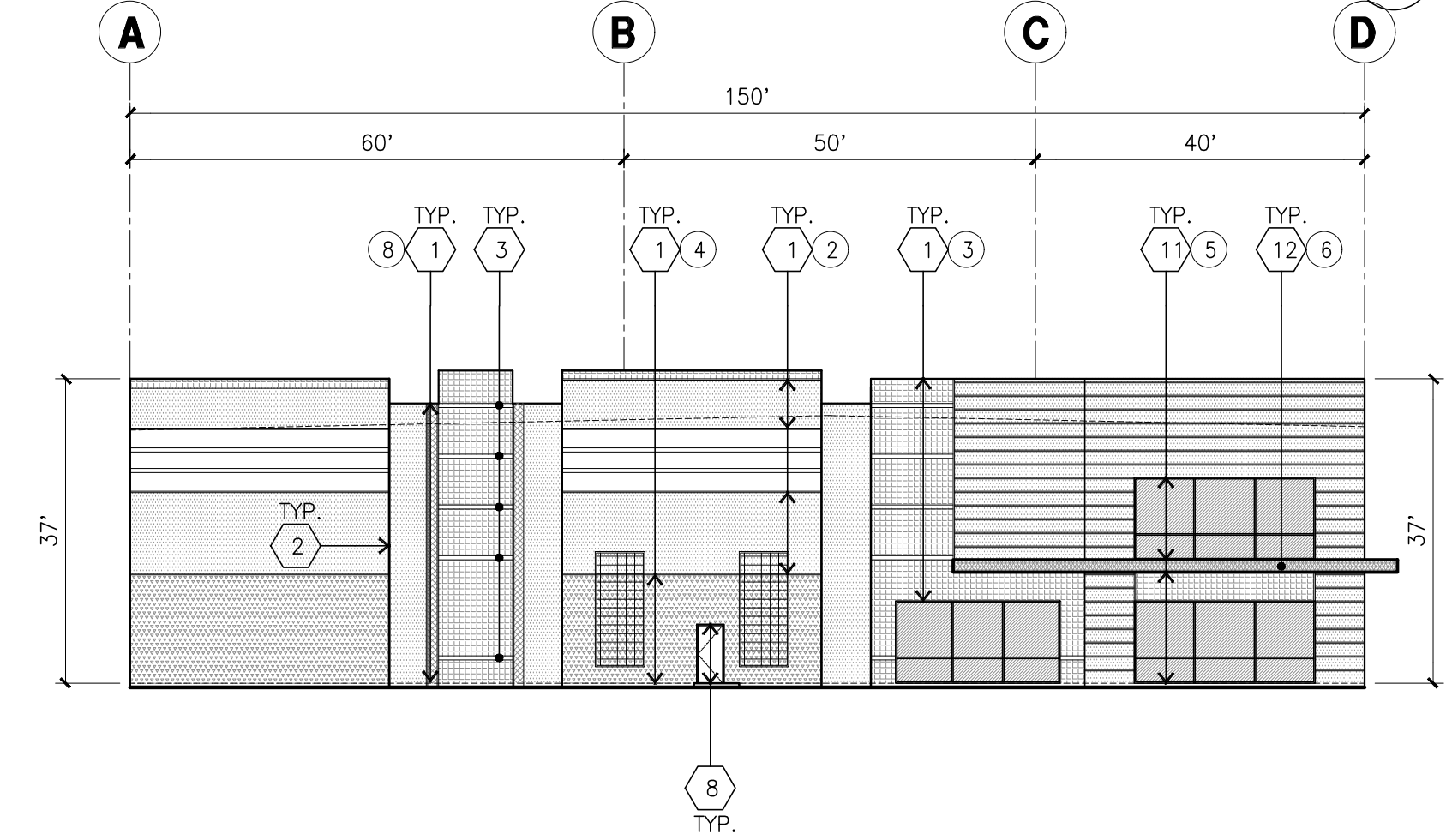
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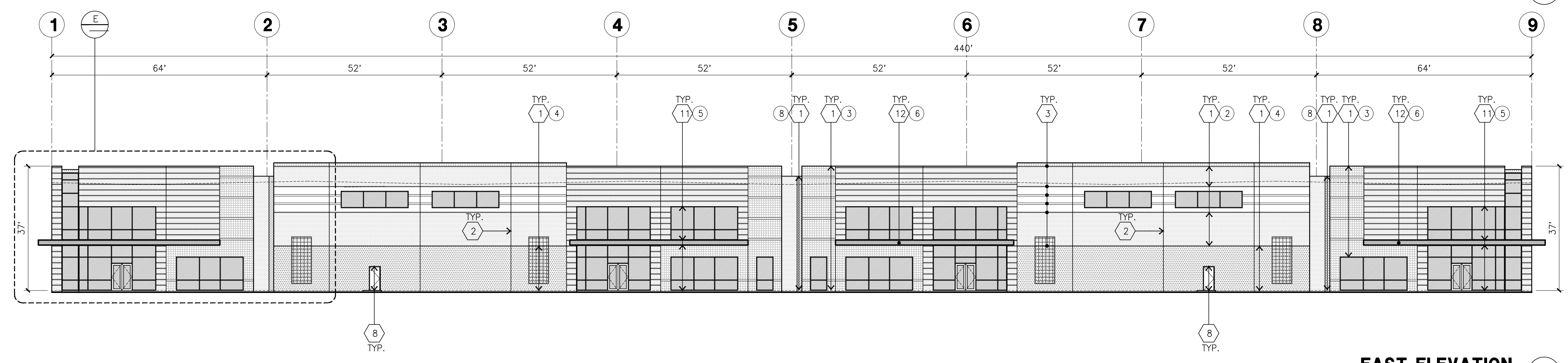
NORTH ELEVATION
scale: 1" = 20'-0"



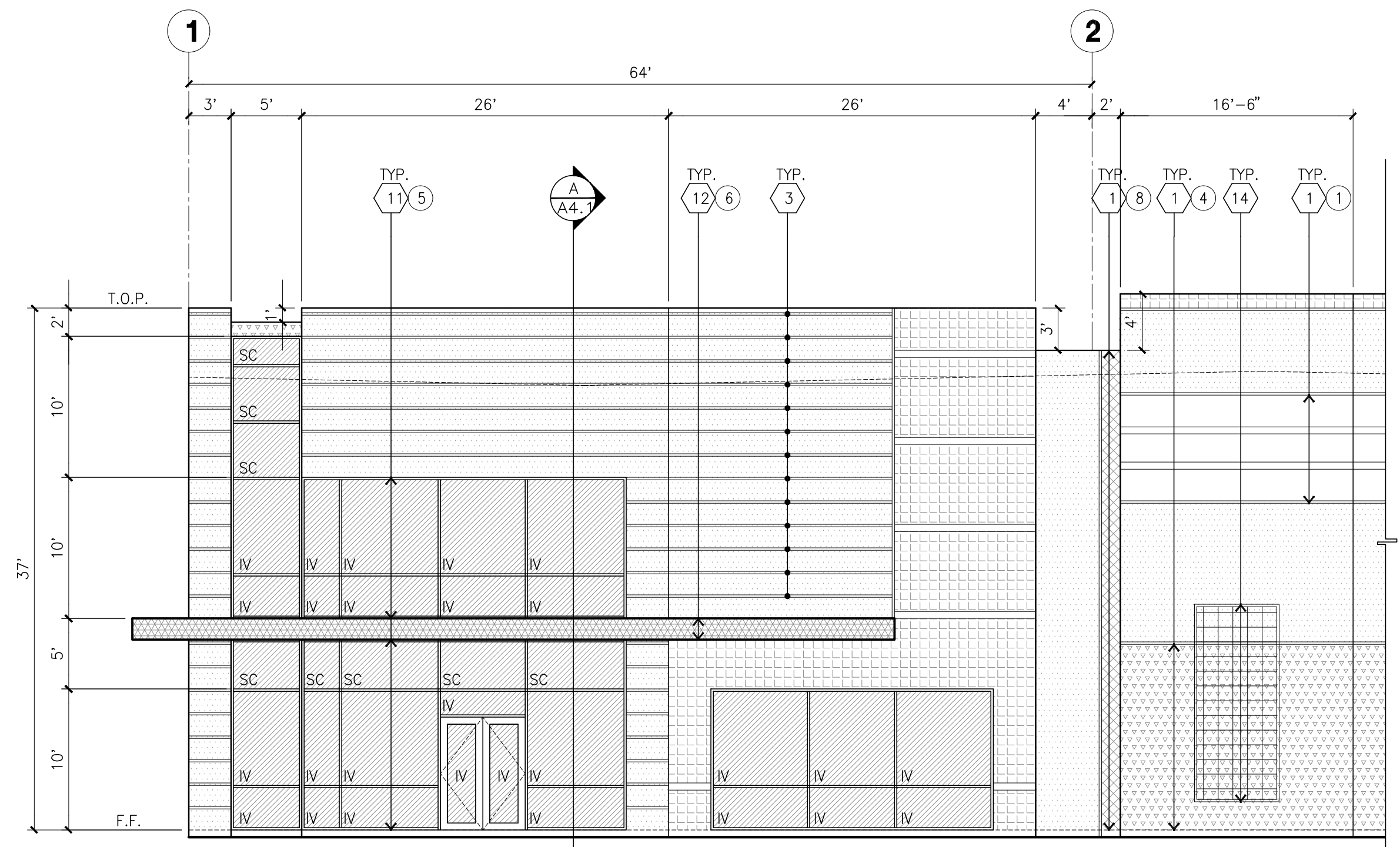
WEST ELEVATION
scale: 1" = 20'-0"



SOUTH ELEVATION
scale: 1" = 20'-0"



EAST ELEVATION
scale: 1" = 20'-0"



ENLARGED EAST ELEVATION
scale: 1/8" = 1'-0"

KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 1" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DRAUGHT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
- 2 PANEL JOINT.
- 3 OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 4 OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 6 DOCK BUMPER
- 7 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- 8 INTERIOR ROOF DRAIN WITH 2 OVERFLOW SCUPPERS
- 9 EXTERIOR ROOF DRAIN WITH 2 OVERFLOW SCUPPERS
- 10 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDEWALKS ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 10" ABOVE FINISH FLOOR ELEVATION. DESIGN TUBE STEEL CANOPY.
- 11 ROOF LINE BEYOND.
- 12 TRELIS FEATURES WITH VINES.

GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.O.P. EL = TOP OF PARAPET ELEVATION.
- D. F.F. = FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST = MPH EXPOSURE TO WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- I. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

COLOR SCHED. - ELEVATIONS

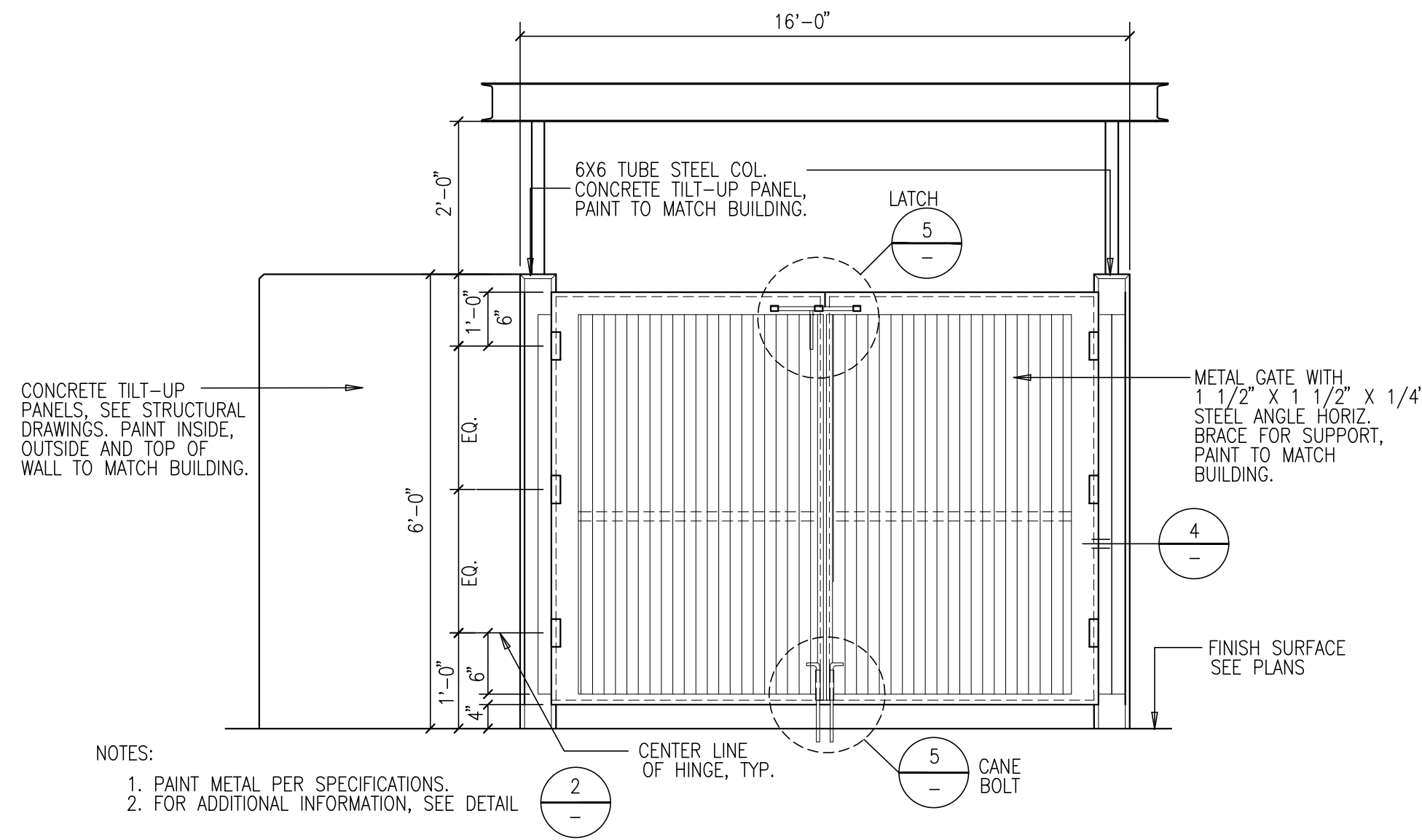
- 1 CONCRETE TILT-UP PANEL
- 2 CONCRETE TILT-UP PANEL
- 3 CONCRETE TILT-UP PANEL
- 4 CONCRETE TILT-UP PANEL
- 5 GLAZING
- 6 MULLIONS
- 7 METAL CANOPY
- 8 CONCRETE TILT-UP PANEL

COLOR LEGEND

1	SHERWIN WILLIAMS SW 7757 HIGH REFLECTED WHITE 256-C1	SHERWIN WILLIAMS EMERALD DESIGNER SERIES SW 9556 INTREPID GREY	SHERWIN WILLIAMS EMERALD DESIGNER SERIES SW 9558 CASTLEGATE
2	PAIN BRAND, SHERWIN WILLIAMS EMERALD DESIGNER SERIES SW 9556 INTREPID GREY		
3	PAIN BRAND, SHERWIN WILLIAMS EMERALD DESIGNER SERIES SW 9558 CASTLEGATE		
4	PAIN BRAND, SHERWIN WILLIAMS EMERALD DESIGNER SERIES SW 9560 NIGHT OUT		
5	COLOR BLUE GLAZING		
6	COLOR CLEAR ANODIZED MULLIONS		
7	SHERWIN WILLIAMS ACRYLIC LATEX SYSTEM HIGH GLOSS/HIGH PERFORMANCE SW 6921 ELECTRIC LIME 146-C3	SHERWIN WILLIAMS EMERALD DESIGNER SERIES SW 9560 NIGHT OUT	SHERWIN WILLIAMS ACRYLIC LATEX SYSTEM HIGH GLOSS/HIGH PERFORMANCE SW 6921 ELECTRIC LIME 146-C3
8	PAIN BRAND, SHERWIN WILLIAMS EMERALD DESIGNER SERIES SW 6921 ELECTRIC LIME 146-C3		



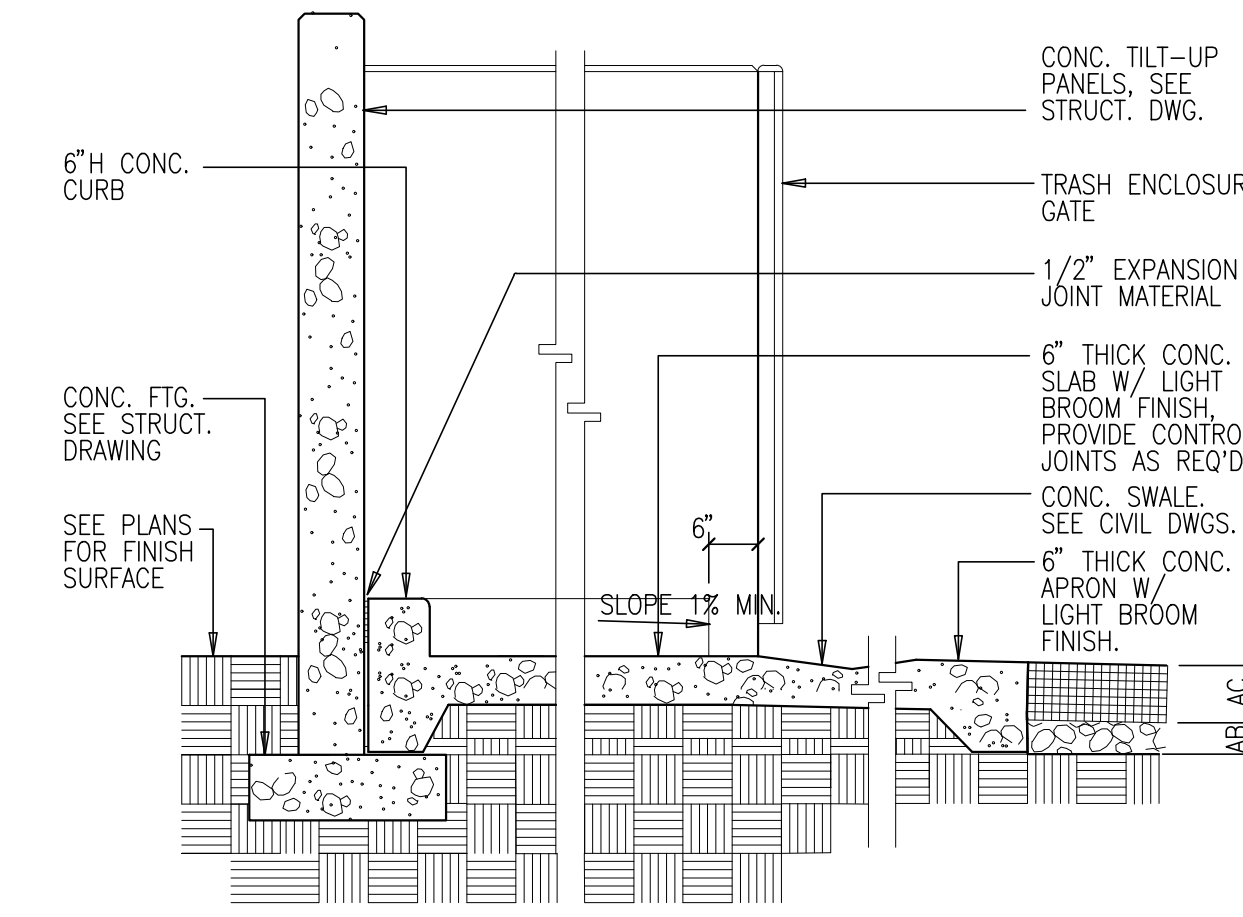
SPLIT FACE CMU SCREEN WALL



TRASH ENCLOSURE GATE ELEVATION

SCALE: 1/2" = 1'-0"

A10502B

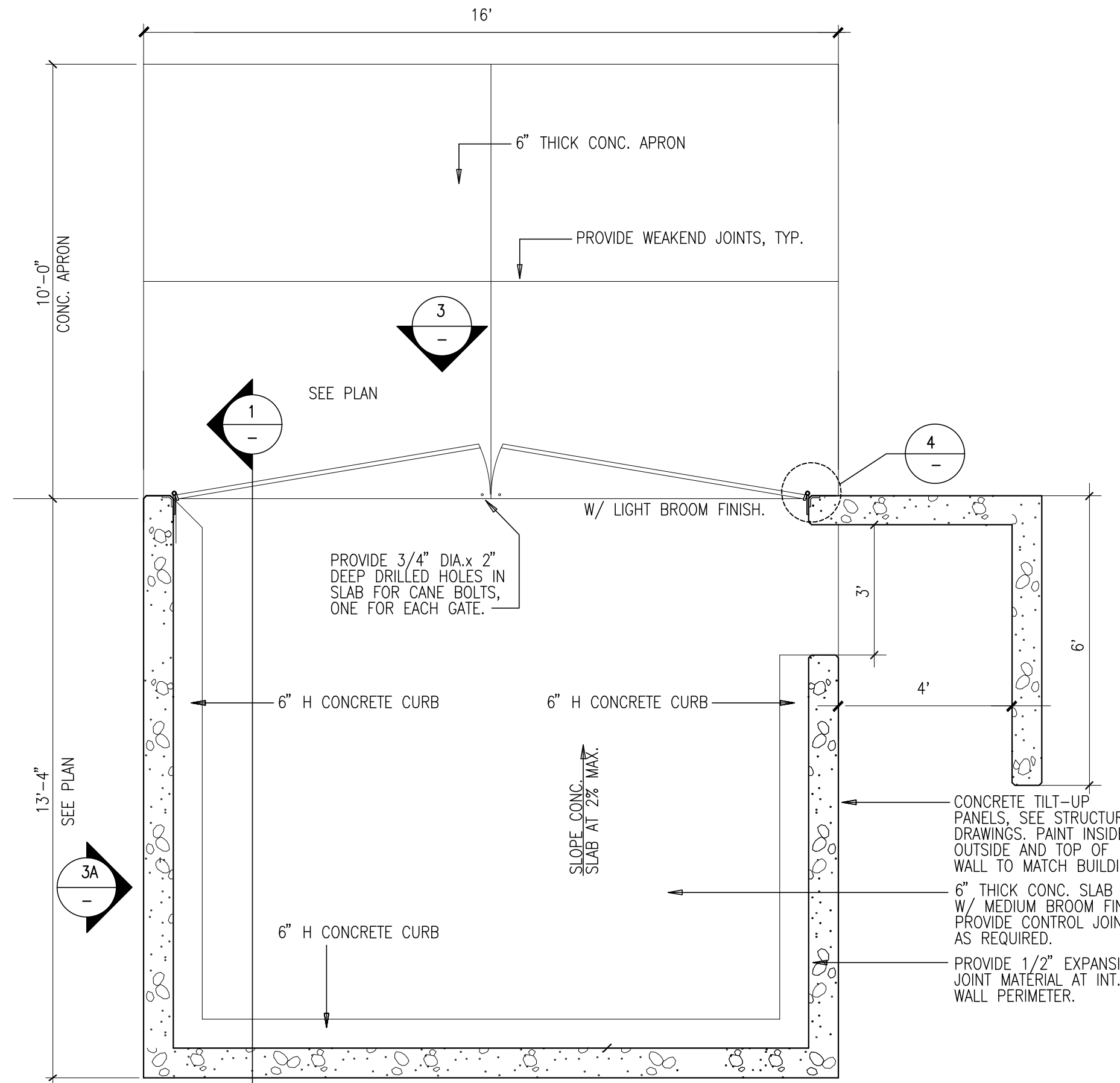


- NOTES:
1. SEE SOILS REPORT FOR BELOW SLAB PREPARATIONS AND STEEL REINFORCEMENT RECOMMENDATIONS.
 2. SEE DETAILS 2, 3 FOR ADDITIONAL NOTES.

TRASH ENCLOSURE SECTION

SCALE: 1/2" = 1'-0"

10502C

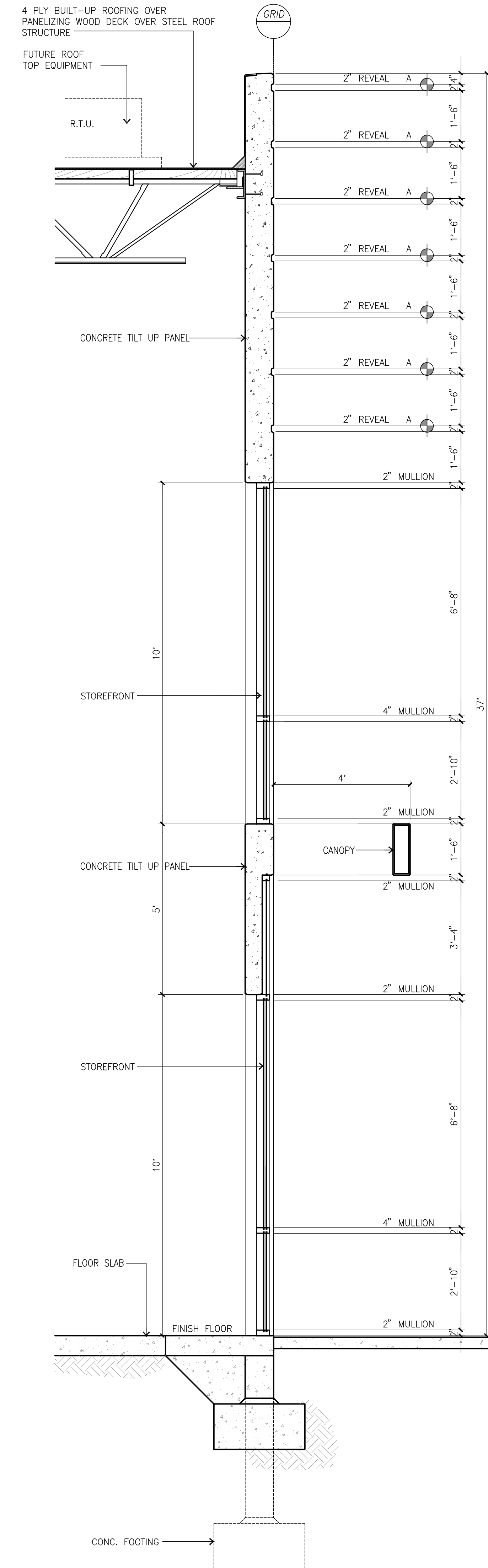


- NOTES:
1. SEE SITE PLAN FOR LOCATIONS.
 2. SEE STRUCTURAL DRAWINGS FOR STEEL REINFORCING.
 3. SACK AND PATCH ALL PANEL LIFT POINTS ON OF WALL AND PAINT TO MATCH.

TRASH ENCLOSURE PLAN

SCALE: 3/8" = 1'-0"

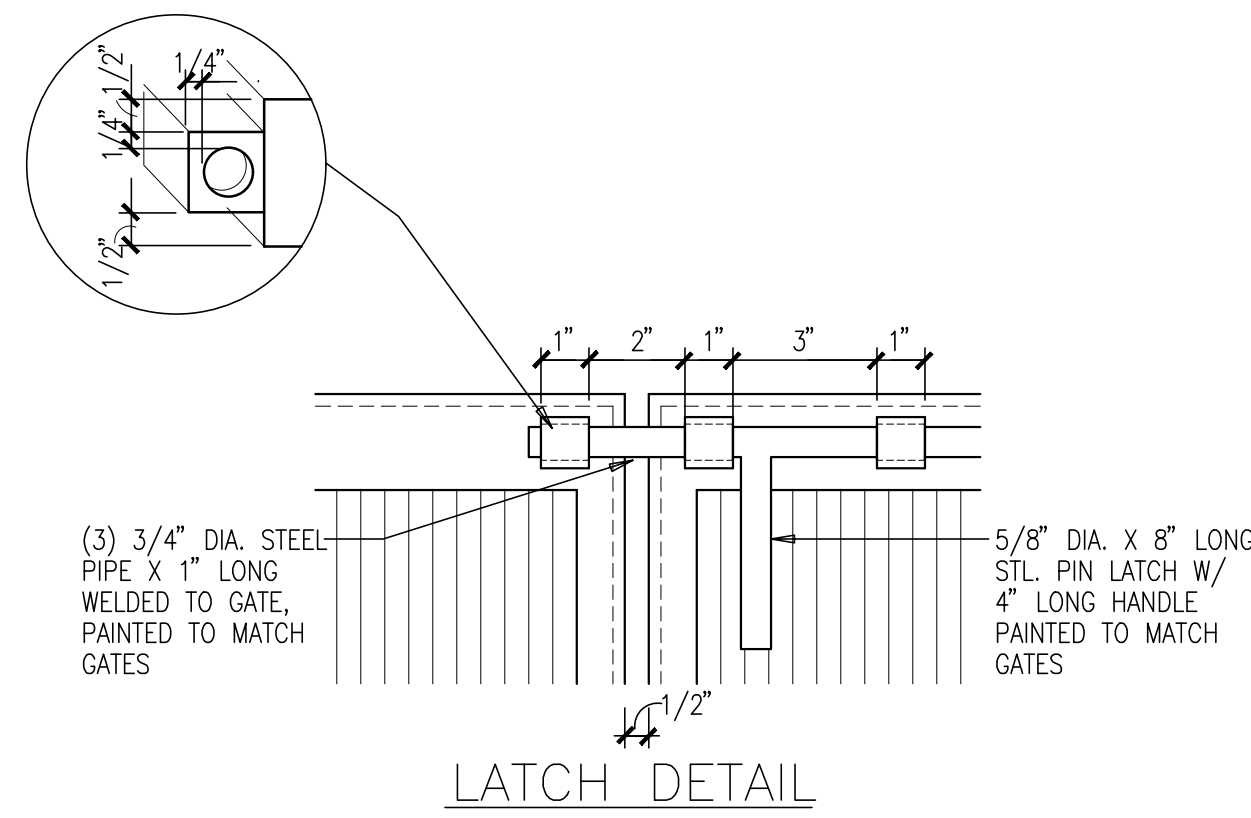
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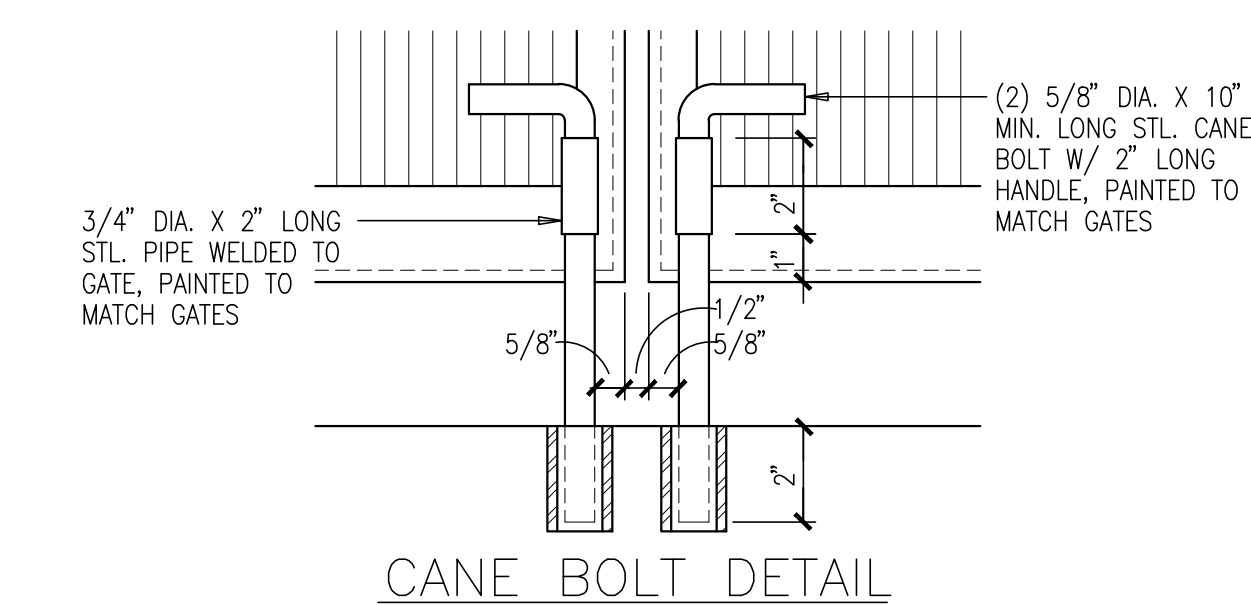
WALLS SECTION @ WINDOWS

SCALE: 1/2" = 1'-0"

A



LATCH DETAIL



CANE BOLT DETAIL

TRASH ENCLOSURE GATE LATCHES

SCALE: 3" = 1'-0"

DEX-0003

TRASH ENCLOSURE GATE ELEVATION

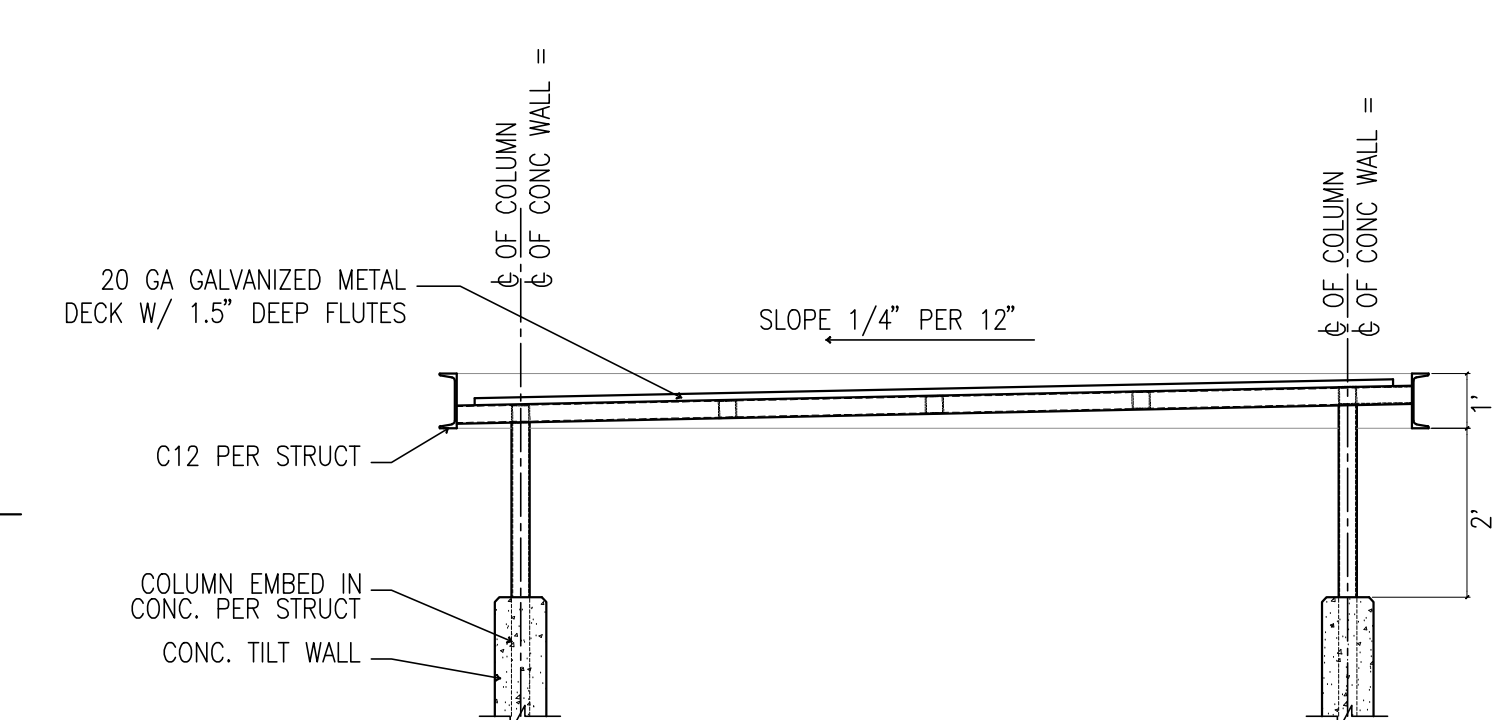
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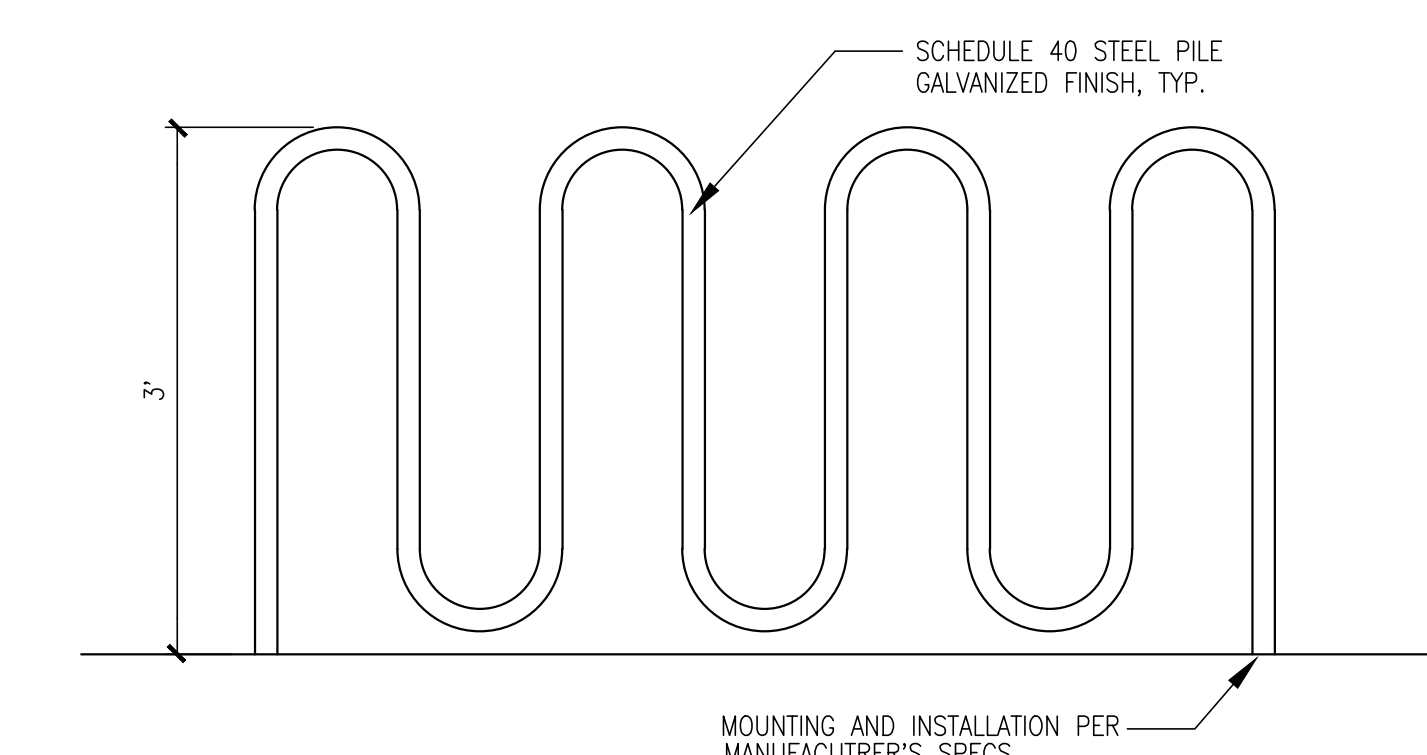
TRASH ENCLOSURE GATE & HINGE

SCALE: 3" = 1'-0"

10506C



- NOTES:
1. PAINT ALL METAL TO MATCH ENCLOSURE PER SPECIFICATIONS, UNLESS OTHERWISE NOTED ON ELEVATIONS



NOTE: TIMBERFORM CYCLOOPS MANUFACTURED BY COLOMBIA CASCADE CO., PORTLAND, OREGON. (800) 547-1940, (503) 223-1157 MODEL NUMBER: 2170-7

BIKE RACK DETAIL

N.T.S.

TRASH ENCLOSURE/ CANOPY DETAIL

SCALE: N.T.S.

TRASH ENCLOSURE ROOF PLAN

SCALE: 3/8" = 1'-0"

TEMP502A



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TEL : 972-261-9131

Project:

RIO DEL ORO BUSINESS PARK

Rancho Cordova, CA

Consultants:

CIVIL STRUCTURAL MECHANICAL PLUMBING ELECTRICAL LANDSCAPE FIRE PROTECTION
WOOD RODGERS

Title: DETAILS

Project Number: 25114
Drawn by: C.G.
Date: 8/12/25
Revision: 10/30/2025
Revision: 12/11/2025

Sheet:

A4.1

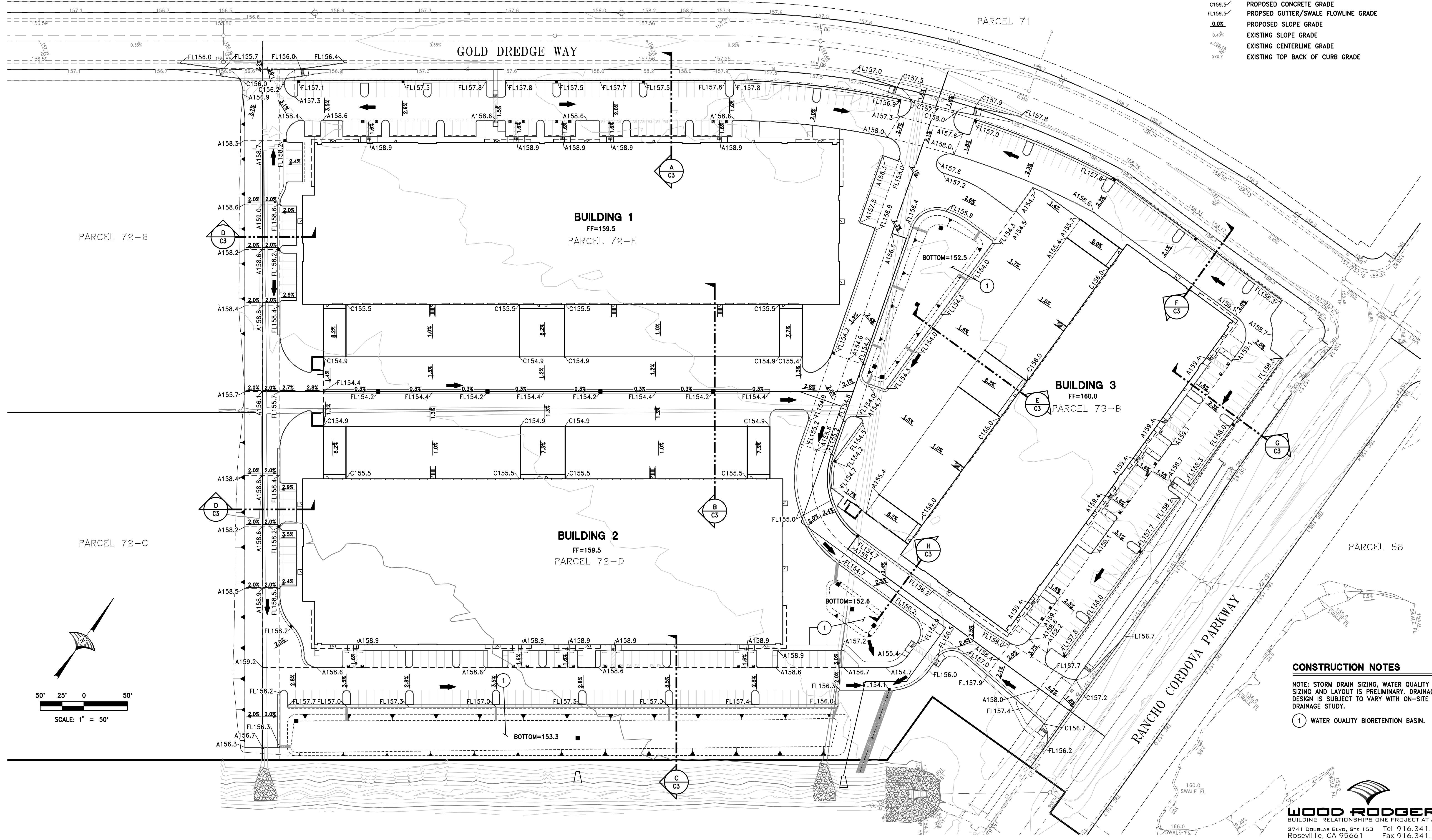
RIO DEL ORO BUSINESS PARK

CITY OF RANCHO CORDOVA, CALIFORNIA

DECEMBER 2025

LEGEND

- PROPOSED OVERLAND RELEASE ROUTE
- PROPOSED ASPHALT GRADE
- PROPOSED CONCRETE GRADE
- PROPOSED GUTTER/SWALE FLOWLINE GRADE
- PROPOSED SLOPE GRADE
- EXISTING SLOPE GRADE
- EXISTING CENTERLINE GRADE
- EXISTING TOP BACK OF CURB GRADE



CONSTRUCTION NOTES

NOTE: STORM DRAIN SIZING, WATER QUALITY SIZING AND LAYOUT IS PRELIMINARY. DRAINAGE DESIGN IS SUBJECT TO VARY WITH ON-SITE DRAINAGE STUDY.

- ① WATER QUALITY BIORETENTION BASIN.

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 3741 DOUGLAS BLVD., STE 150 TEL 916.341.7760
 ROSEVILLE, CA 95661 FAX 916.341.7767

J:\1000-s\1032-RioDelOro\RioDelOro-Phase2\PSD-VonMust\Civil\DWG\Preliminary Plan\03_Prelim Grading-000-VonMust-Civil\DWG\Preliminary Plan\03_Prelim Grading-000-VonMust-Civil.dwg 12/12/2025 11:45 AM Roy Plimley

PRELIMINARY WET UTILITY EXHIBIT

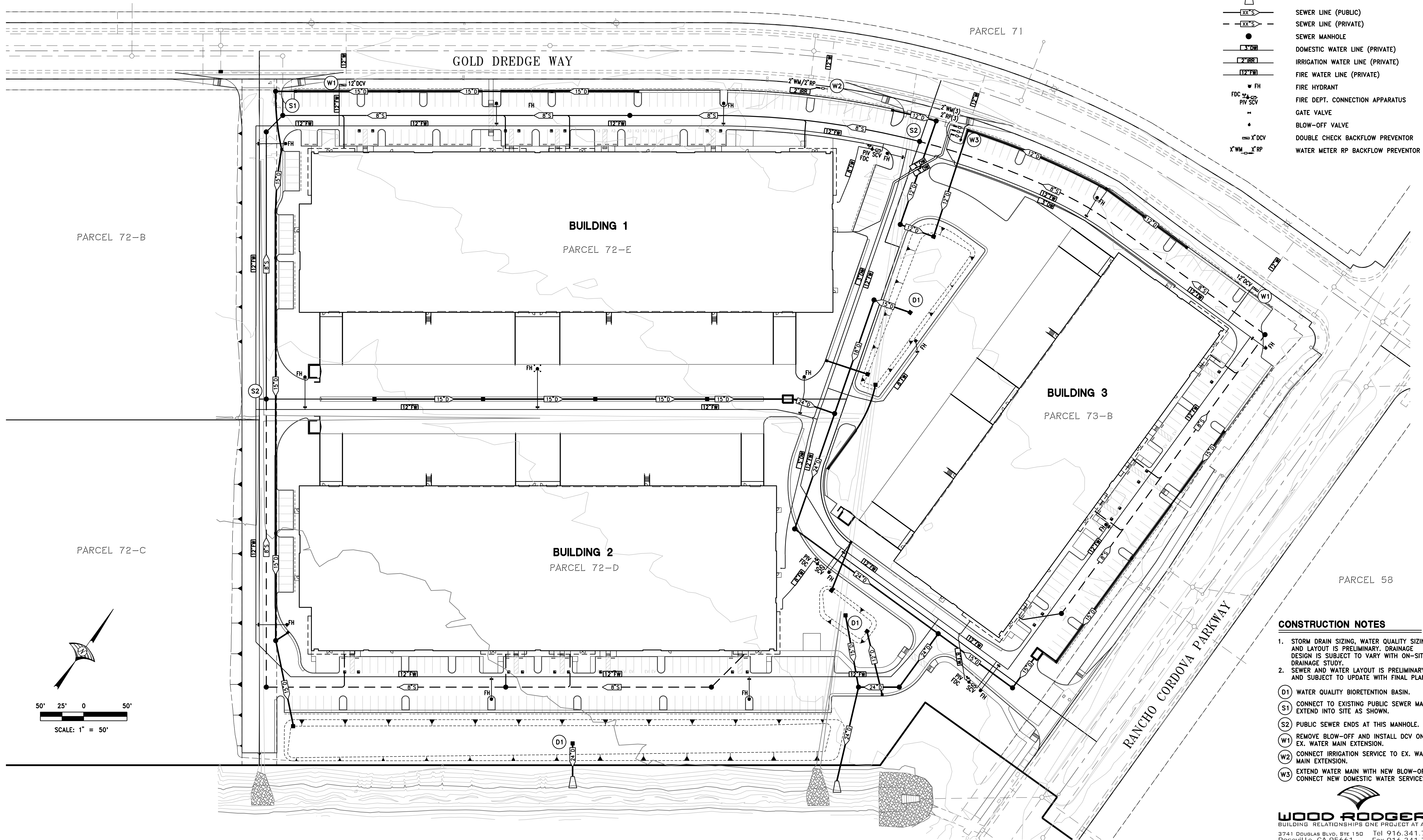
RIO DEL ORO BUSINESS PARK

CITY OF RANCHO CORDOVA, CALIFORNIA

DECEMBER 2025

LEGEND

	DRAIN LINE
	DRAIN MANHOLE
	DRAIN JUNCTION BOX/INLET STRUCTURE
	DRAIN BUBBLE UP STRUCTURE
	DRAIN INLET
	OUTFALL STRUCTURE
	SEWER LINE (PUBLIC)
	SEWER LINE (PRIVATE)
	SEWER MANHOLE
	DOMESTIC WATER LINE (PRIVATE)
	IRRIGATION WATER LINE (PRIVATE)
	FIRE WATER LINE (PRIVATE)
	FIRE HYDRANT
	FIRE DEPT. CONNECTION APPARATUS
	GATE VALVE
	BLOW-OFF VALVE
	DOUBLE CHECK BACKFLOW PREVENTOR
	WATER METER RP BACKFLOW PREVENTOR



CONSTRUCTION NOTES

- STORM DRAIN SIZING, WATER QUALITY SIZING AND LAYOUT IS PRELIMINARY. DRAINAGE DESIGN IS SUBJECT TO VARY WITH ON-SITE DRAINAGE STUDY.
 - SEWER AND WATER LAYOUT IS PRELIMINARY AND SUBJECT TO UPDATE WITH FINAL PLAN.
- (D1) WATER QUALITY BIORETENTION BASIN.
 - (S1) CONNECT TO EXISTING PUBLIC SEWER MAIN AND EXTEND INTO SITE AS SHOWN.
 - (S2) PUBLIC SEWER ENDS AT THIS MANHOLE.
 - (W1) REMOVE BLOW-OFF AND INSTALL DCV ON EX. WATER MAIN EXTENSION.
 - (W2) CONNECT IRRIGATION SERVICE TO EX. WATER MAIN EXTENSION.
 - (W3) EXTEND WATER MAIN WITH NEW BLOW-OFF AND CONNECT NEW DOMESTIC WATER SERVICES.

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 3741 DOUGLAS BLVD., STE 150 TEL 916.341.7760
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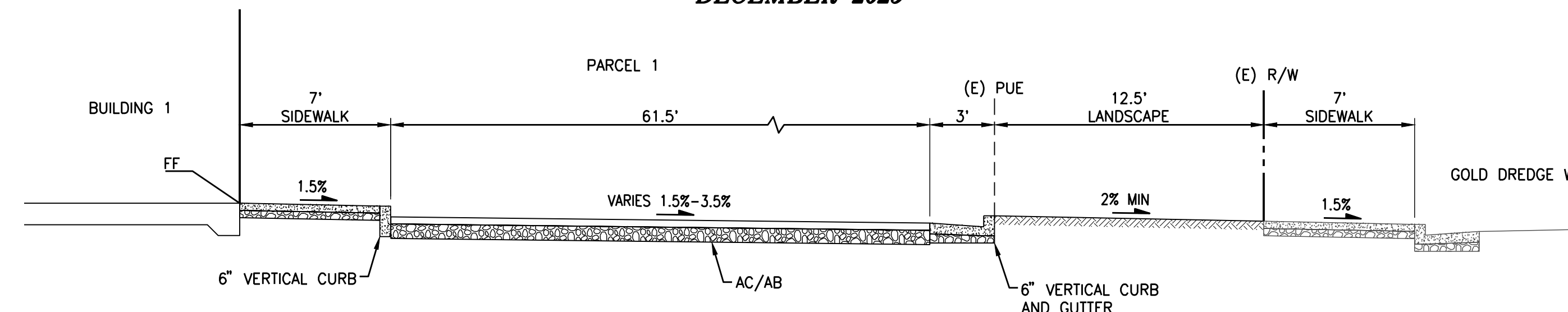
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PRELIMINARY SECTIONS

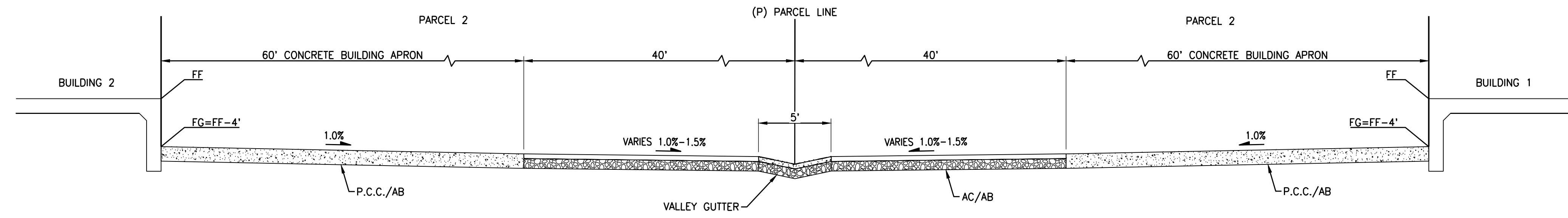
RIO DEL ORO BUSINESS PARK

CITY OF RANCHO CORDOVA, CALIFORNIA

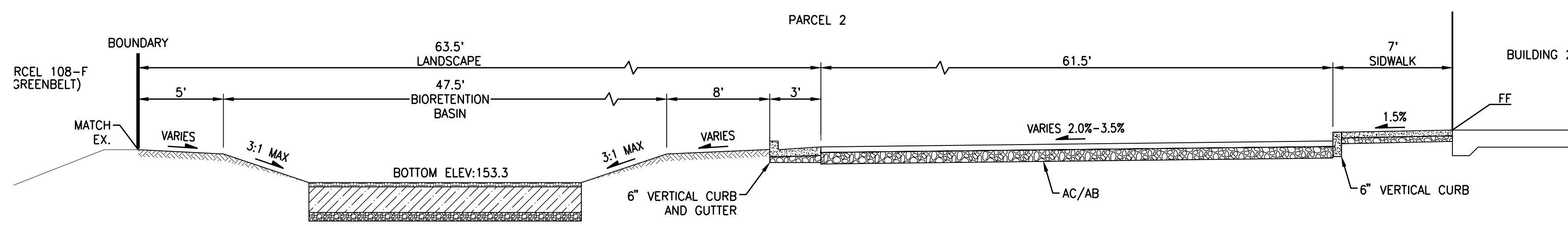
DECEMBER 2025



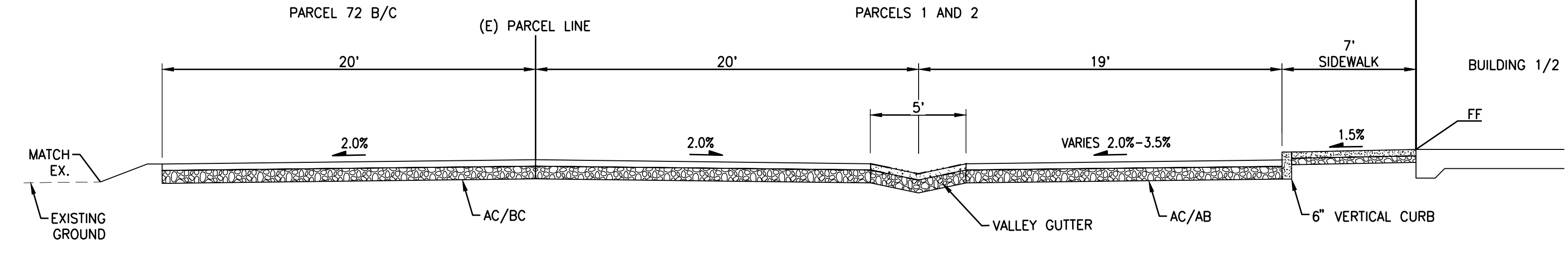
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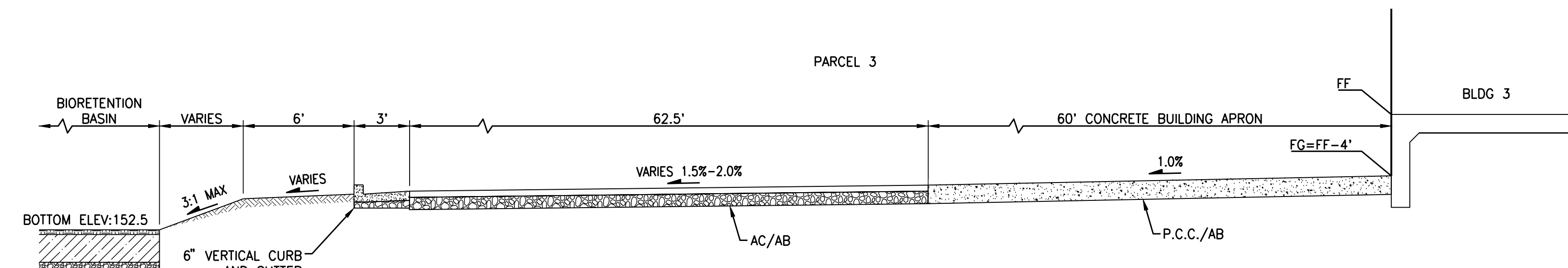
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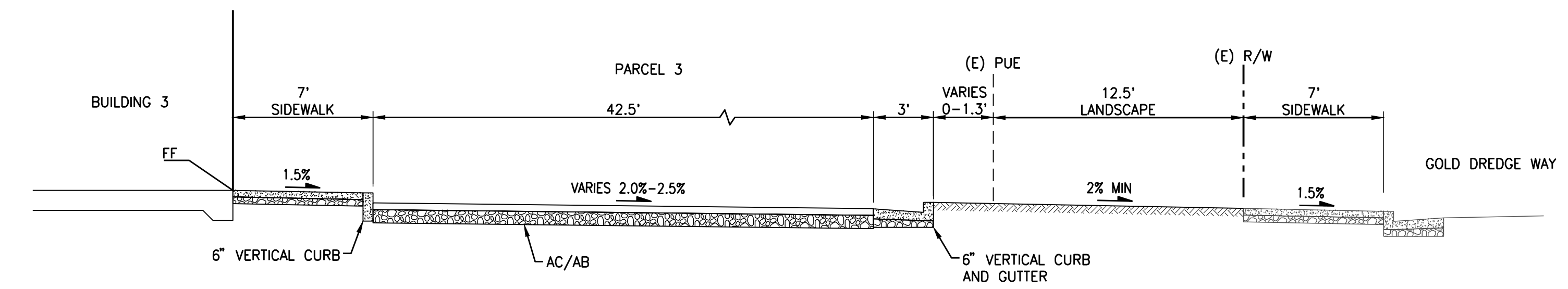
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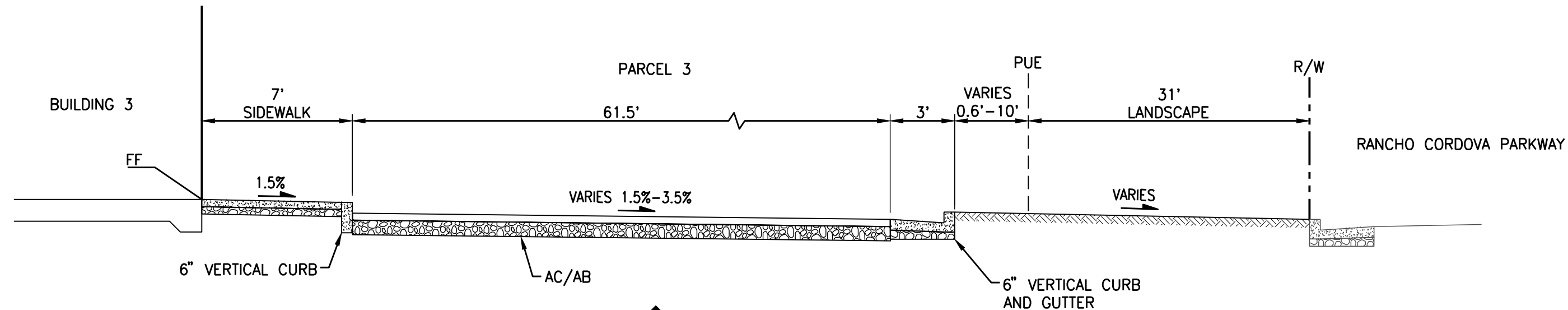
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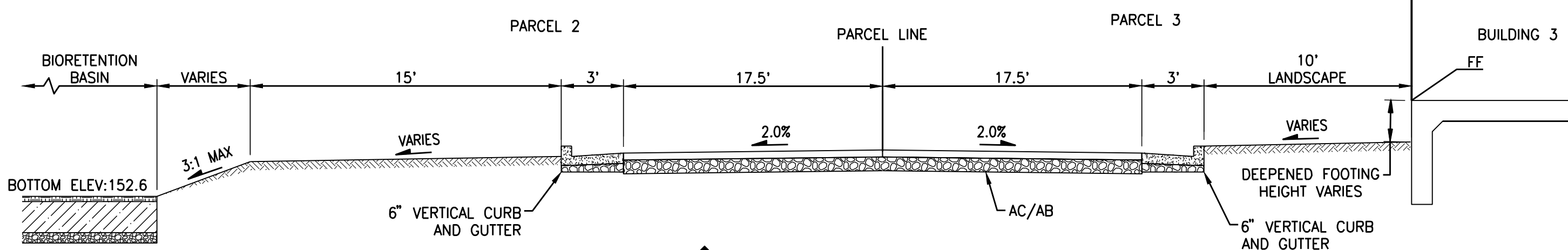
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SECTION F
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SECTION G
NOT TO SCALE



SECTION H
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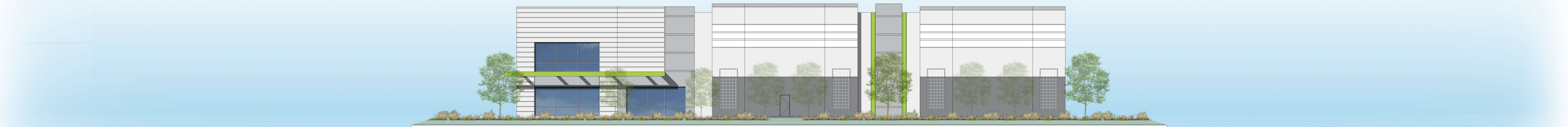
PRELIMINARY SECTIONS C3

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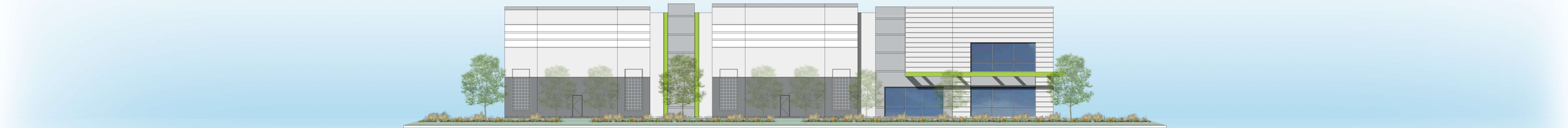
North Elevation



West Elevation



South Elevation



East Elevation

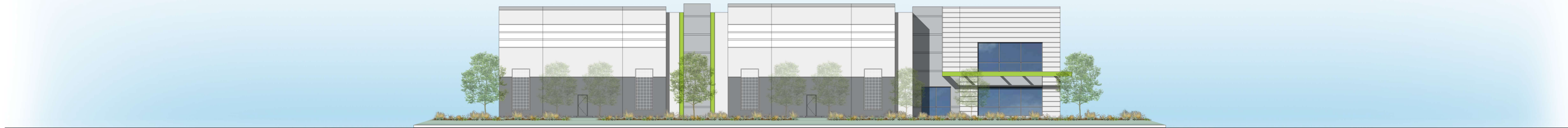


Conceptual Elevations of Building 1 - 32ft Clear
RIO DEL ORO BUSINESS PARK
 City of Rancho Cordova, CA #25114 | 10.27.2025





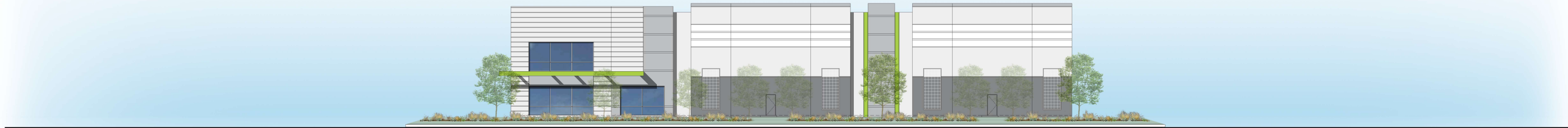
North Elevation



West Elevation



South Elevation



East Elevation



Conceptual Elevations of Building 2 - 32ft Clear
RIO DEL ORO BUSINESS PARK
 City of Rancho Cordova, CA #25114 | 10.27.2025





North Elevation



West Elevation



South Elevation



East Elevation



Conceptual Elevations of Building 3 - 32ft Clear

RIO DEL ORO BUSINESS PARK

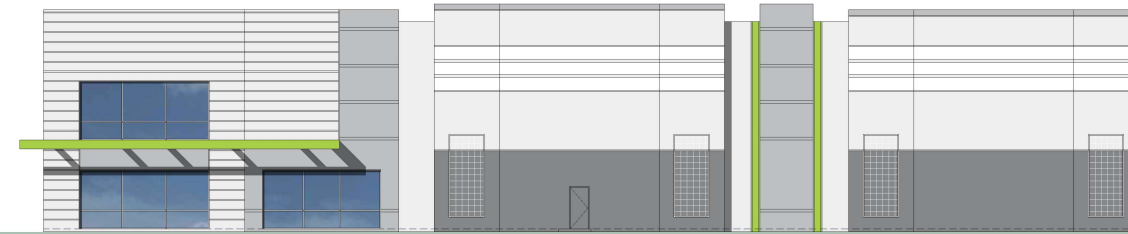
City of Rancho Cordova, CA

#25114 | 10.27.2025



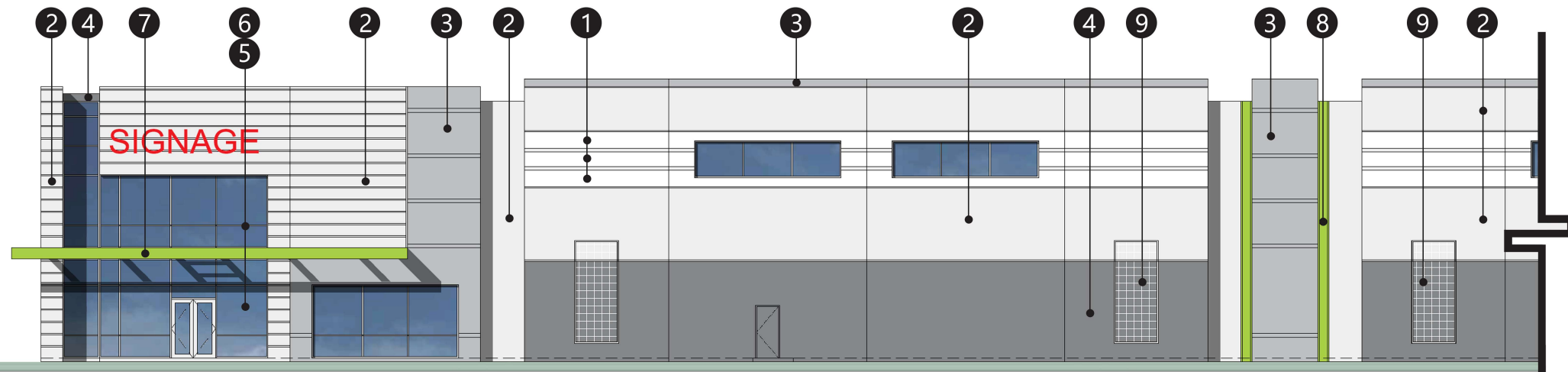


North Elevation



West Elevation

<p>1</p>  <p>SHERWIN-WILLIAMS SW 7757 HIGH REFLECTIVE WHITE 256-C1</p>	<p>2</p>  <p>SHERWIN-WILLIAMS EMERALD DESIGNER SERIES SW 9556 INTREPID GREY</p>	<p>3</p>  <p>SHERWIN-WILLIAMS EMERALD DESIGNER SERIES SW 9558 CASTLEGATE</p>	<p>4</p>  <p>SHERWIN-WILLIAMS EMERALD DESIGNER SERIES SW 9560 NIGHT OUT</p>	<p>5</p>  <p>BLUE GLAZING</p>	<p>6</p>  <p>CLEAR ANODIZED MULLIONS</p>	<p>7</p>  <p>SHERWIN-WILLIAMS ACRYLIC LATEX SYSTEM HIGH GLOSS/HIGH PERFORMANCE SW 6921 ELECTRIC LIME 146-C3</p>	<p>8</p>  <p>SHERWIN-WILLIAMS EMERALD DESIGNER SERIES SW 6921 ELECTRIC LIME</p>	<p>9</p>  <p>TRELLIS FEATURE WITH VINES</p>
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Enlarged View of North Elevation



Conceptual Elevations & Material Board - 32ft Clear

RIO DEL ORO BUSINESS PARK

City of Rancho Cordova, CA

#25114 | 10.27.2025





3D Rendering (Building 3)
RIO DEL ORO BUSINESS PARK

City of Rancho Cordova, CA #25114 | 10.30.2025





3D Rendering (Building 3)
RIO DEL ORO BUSINESS PARK

City of Rancho Cordova, CA #25114 | 01.14.26





3D Rendering (Building 3) After 15 Years
RIO DEL ORO BUSINESS PARK

City of Rancho Cordova, CA #25114 | 01.14.26



PRELIMINARY LANDSCAPE PLAN RIO DEL ORO BUSINESS PARK RANCHO CORDOVA, CALIFORNIA DECEMBER 12, 2025

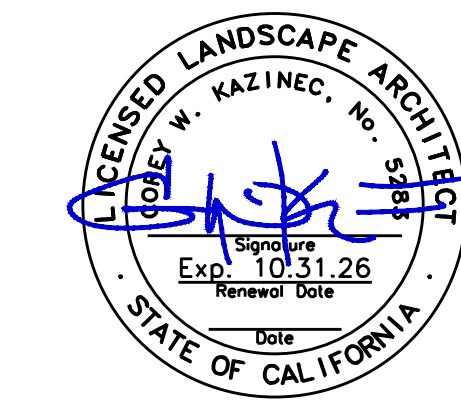
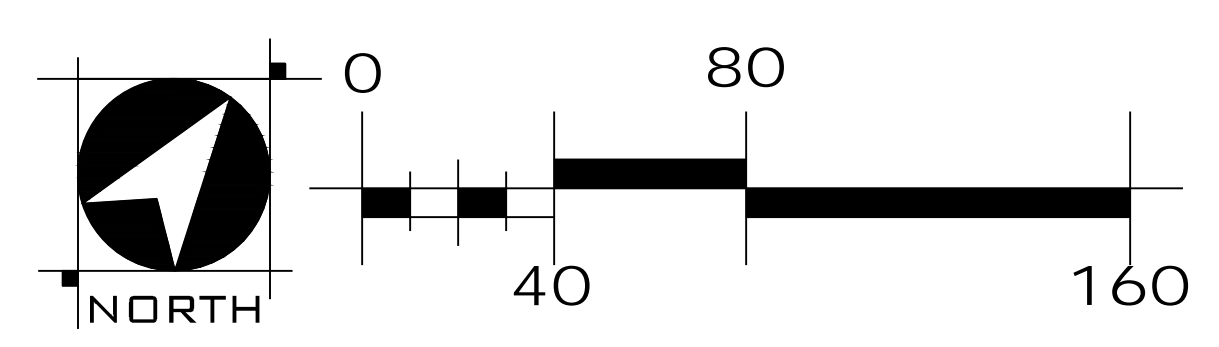


- LANDSCAPE PLAN NOTES**
1. ALL LANDSCAPE AREAS WILL COMPLY WITH COUNTY OF SACRAMENTO LANDSCAPE STANDARDS AND RANCHO CORDOVA INDUSTRIAL LANDSCAPE DESIGN GUIDELINES.
 2. ALL LANDSCAPE AREAS WILL UTILIZE LOW AND MEDIUM WATER USE PLANT MATERIAL.
 3. ALL SHRUB AND GROUND COVER AREAS ARE TO RECEIVE A 3" LAYER OF BARK MULCH.
 4. ALL SHRUBS AND GROUND COVER ADJACENT TO PARKING STALLS SHALL BE PLANTED A MINIMUM OF TWO FEET (2') FROM THE BACK OF CURB.
 5. IRRIGATION DESIGN SHALL COMPLY WITH COUNTY OF SACRAMENTO MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. ALL NECESSARY DOCUMENTATION INCLUDING WATER CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE CONSTRUCTION DOCUMENTS FOR REVIEW AND APPROVAL.
 6. IRRIGATION SYSTEM WILL CONSIST OF LOW FLOW ROTARY SPRAY NOZZLE TECHNOLOGY, POINT SOURCE BUBBLERS AND/OR DRIP EMITTERS SYSTEM CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER USING ET DATA SCHEDULING AND RAIN SENSOR SHUT-OFF CAPABILITIES.
 7. ALL STORMWATER QUALITY LANDSCAPE FEATURES SHALL BE PER THE STORMWATER QUALITY DESIGN MANUAL FOR THE SACRAMENTO REGION AND THE SACRAMENTO DEPT OF WATER RESOURCES.
 8. TOTAL LANDSCAPE AREA PROVIDED (EXCLUDING DETENTION BASINS) = 109,275 SF

- PLANTING NOTES**
1. PLANTING WILL MAINTAIN VISIBILITY THROUGHOUT THE SITE BY KEEPING SHRUB SELECTIONS VARIED AND ON THE SMALLER SCALE TO MINIMIZE POTENTIAL PROBLEM AREAS FOR CLIPPING. LARGER SHRUBS USED FOR SCREENING WILL INCLUDE FOLIAGE THAT WILL DISCOURAGE THE USE FOR ENCAMPMENTS.
 2. ALL SHRUBS SHALL BE A MINIMUM 5 GALLON SIZE CONTAINER.
 3. NO SINGLE SPECIES OF TREE, SHRUB OR GROUND COVER SHALL CONSTITUTE FOR MORE THAN 40% OF ITS PLANT TYPE (I.E. TREE, SHRUB, GROUND COVER) ON SITE.
 4. MINIMUM CONTAINER SIZE FOR ALL TREES PLANTED SHALL BE 15 GALLON. 25% OF ALL TREES PLANTED SHALL BE 24" BOX SIZE.
 5. GROUND COVERS SMALLER THAN 1 GALLON SIZE TO BE PLANTED NO LESS THAN 12" APART.
 6. FULL GROWN SHRUBS GREATER THAN 30" TALL SHALL NOT BE PLANTED WITHIN THE CLEAR VISION TRIANGLE.
 7. ALL STORMWATER QUALITY LANDSCAPE FEATURES SHALL BE PER THE STORMWATER DESIGN MANUAL FOR THE SACRAMENTO REGION AND SACRAMENTO DEPT OF WATER RESOURCES.

- TREE PLANTING NOTES**
1. THIRTY PERCENT (30%) OF STREET TREES & PARKING LOT TREES ON SITE SHALL BE EVERGREEN.
 2. ALL TREES SHALL BE LOCATED A MINIMUM OF FIFTEEN FEET (15') FROM ALL FIRE HYDRANTS.
 3. LARGE CANOPY TREES SHALL BE LOCATED A MINIMUM OF FIFTEEN FEET (15') FROM ALL STREET LIGHTS. SMALLER CANOPY TREES SHALL BE LOCATED A MINIMUM OF TEN FEET (10') FROM ALL STREET LIGHTS.
 4. ALL TREES SHALL BE LOCATED A MINIMUM OF FOUR FEET (4') FROM ALL UTILITY INSTALLATIONS (SEWERS, GAS, WATER LINES, METER VAULTS, CATCH BASINS, ETC.) IF SPACE ALLOWS, EIGHT FEET (8') IS PREFERRED.
 5. ALL TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET (5') FROM ALL EDGE OF CURBS AND WALKS.
 6. ALL TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE SHALL BE INSTALLED WITH ROOT BARRIER PANELS.
 7. NO TREES SHALL BE PLANTED WITHIN THE CLEAR VISION TRIANGLE.
 8. TREE SYMBOLS ARE SHOWN AT ROUGHLY 85% OF THEIR MATURE SIZE TO DEMONSTRATE SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.

SEE SHEET 2 FOR PLANT/TREE SCHEDULE

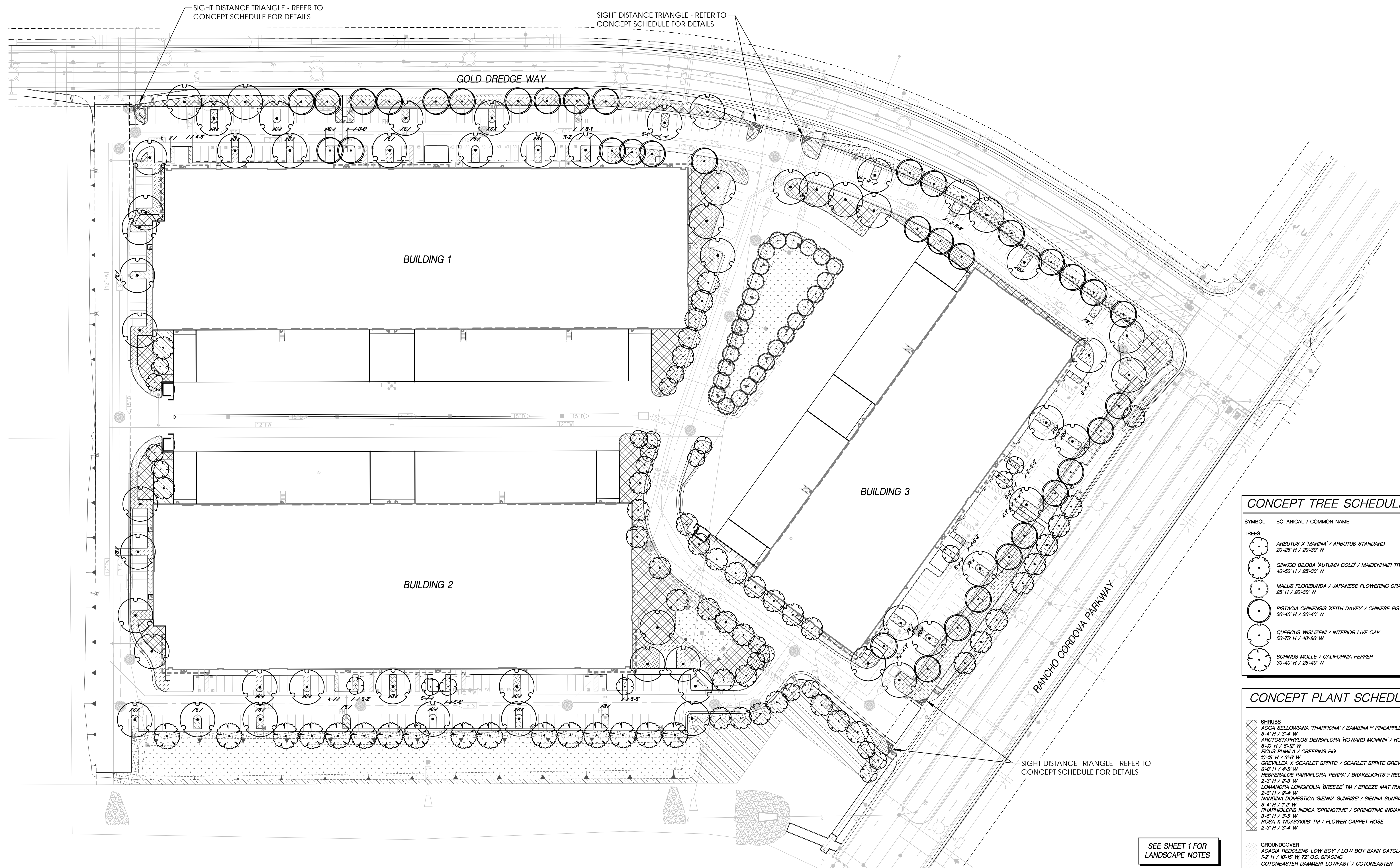


WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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Roseville, CA 95661
Tel 916.341.7760
Fax 916.341.7767
SHEET 1 OF 3

PRELIMINARY PLANTING PLAN

RIO DEL ORO BUSINESS PARK

RANCHO CORDOVA, CALIFORNIA
DECEMBER 12, 2025



CONCEPT TREE SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY
	ARBUTUS X 'MARINA' / ARBUTUS STANDARD 20-25' H / 20-30' W	15 GAL	LOW	27
	GINKGO BILOBA 'AUTUMN GOLD' / MAIDENHAIR TREE 40-50' H / 25-30' W	15 GAL	MEDIUM	41
	MALUS FLORIBUNDA / JAPANESE FLOWERING CRABAPPLE 25' H / 20-30' W	24" BOX	MEDIUM	27
	PISTACIA CHINENSIS 'KEITH DAVEY' / CHINESE PISTACHE 35-40' H / 30-40' W	24" BOX	LOW	37
	QUERCUS WISLIZENI / INTERIOR LIVE OAK 50-75' H / 40-80' W	24" BOX	LOW	59
	SCHINUS MOLLE / CALIFORNIA PEPPER 30-40' H / 25-40' W	24" BOX	LOW	16

CONCEPT PLANT SCHEDULE

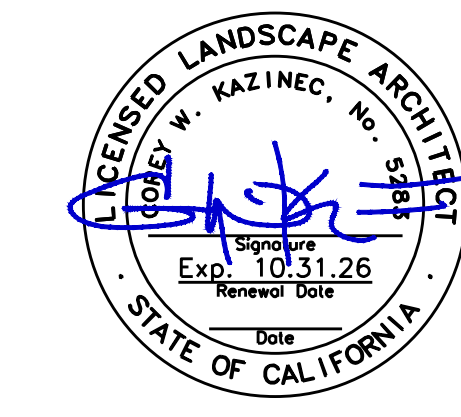
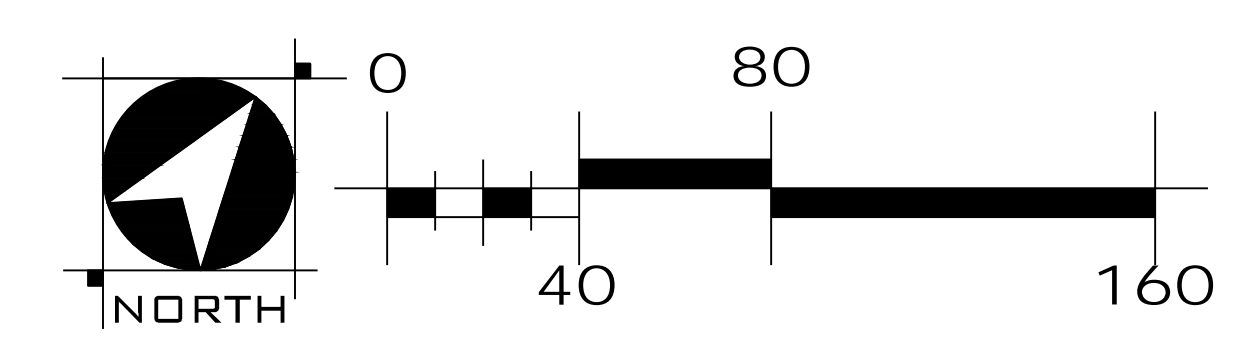
	SHRUBS ACACIA SELLOWIANA 'THARFONA' / BAMBINA™ PINEAPPLE GUAVA 3'-4' H / 3'-4' W	5 GAL	LOW
	ARCTOSTAPHYLOS DENSIFLORA HOWARD MCMINN / HOWARD MCMINN VINE HILL MANZANITA 6'-8' H / 6'-8' W	5 GAL	LOW
	FICUS PUMILA / CREEPING FIG 10'-15' H / 3'-5' W	5 GAL	MEDIUM
	GREVILLEA X 'SCARLET SPRITE' / SCARLET SPRITE GREVILLEA 6'-8' H / 4'-5' W	5 GAL	LOW
	HESPERALOE PARVIFLORA 'PERLA' / BRAKELIGHTS® RED YUCCA 2'-3' H / 2'-3' W	5 GAL	LOW
	LOMANDRA LONGIFOLIA 'BREEZE'™ / BREEZE MAT RUSH 2'-3' H / 2'-4' W	5 GAL	MEDIUM
	NANDINA DOMESTICA 'SIENNA SUNRISE' / SIENNA SUNRISE HEAVENLY BAMBOO 3'-4' H / 3'-5' W	5 GAL	LOW
	RHAPHIOLIS INDICA 'SPRINGTIME' / SPRINGTIME INDIAN HAWTHORN 3'-5' H / 3'-5' W	5 GAL	MEDIUM
	ROSA X 'INDIANROSE'™ / FLOWER CARPET ROSE 2'-3' H / 3'-4' W	2 GAL	MEDIUM
	GROUNDCOVER ACACIA REDOLENS 'LOW BOY' / LOW BOY BANK CATCLAW 1'-2' H / 10'-15' W, 72" O.C. SPACING	1 GAL	LOW
	COTONEASTER DAMMERI 'LOWFAST' / COTONEASTER 1'-2' H / 8'-12' W, 60" O.C. SPACING	1 GAL	LOW
	LANTANA X 'MONEY' / TANGIERINE TRAILING LANTANA 2'-3' H / 6'-8' W, 36" O.C. SPACING	1 GAL	LOW
	MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM 1' H / 8'-15' W, 60" O.C. SPACING	1 GAL	LOW
	BARK MULCH ONLY 3" DEPTH		
	NO-MOW (IRRIGATED) - BIORETENTION BASINS TURF SOD NO MOW / FESCUE BLEND	5 GAL	LOW

CONCEPT GRAPHICS SCHEDULE

SYMBOL NOTES

- 10'x10' VISION TRIANGLE
CITY OF RANCHO CORDOVA CODE 12.12.020
- POLE LIGHTING
SEE ELECTRICAL PLANS

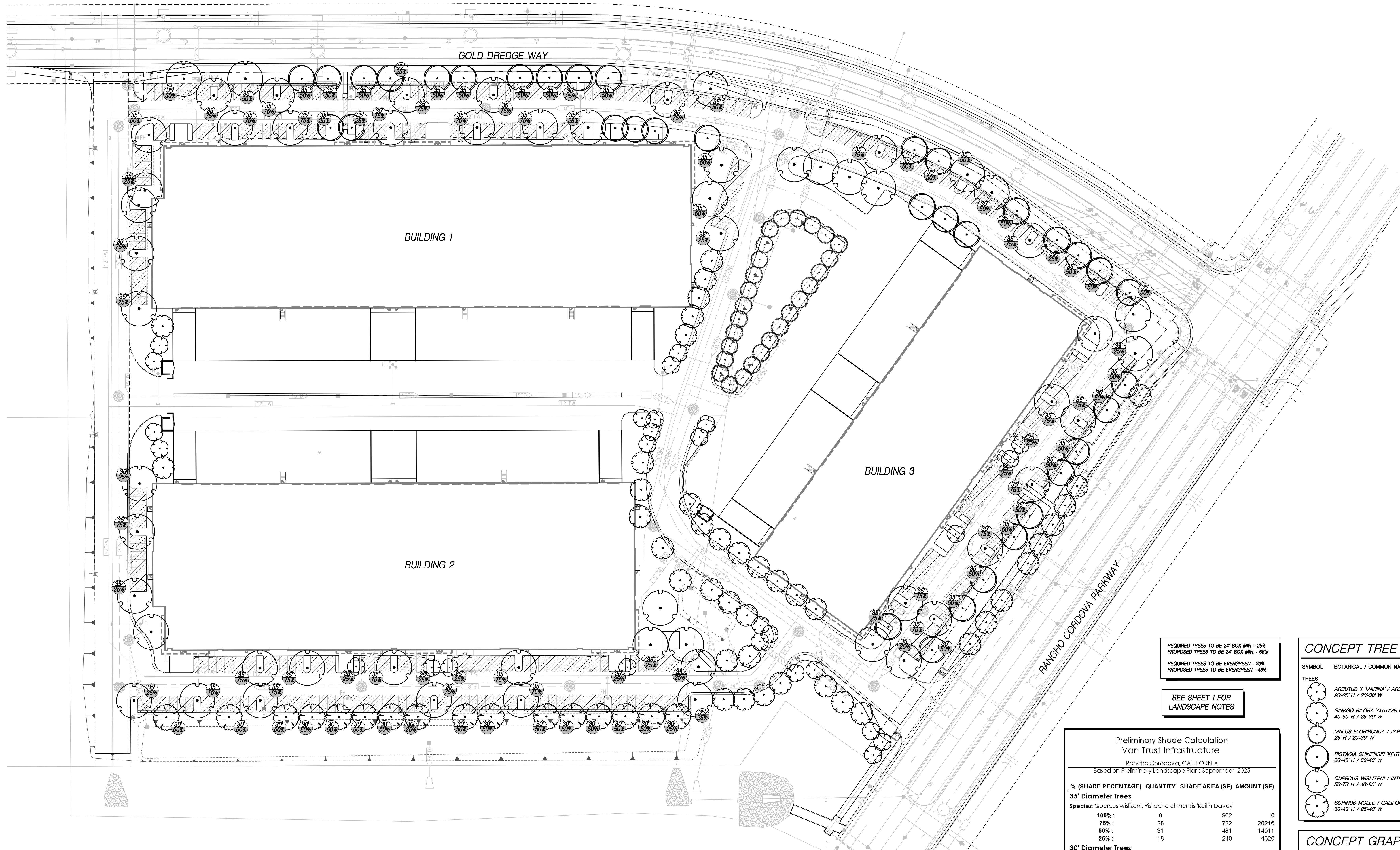
SEE SHEET 1 FOR
LANDSCAPE NOTES



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SHEET 2 OF 3

PRELIMINARY TREE SHADE CALCULATIONS RIO DEL ORO BUSINESS PARK

RANCHO CORDOVA, CALIFORNIA
DECEMBER 12, 2025



REQUIRED TREES TO BE 24' BOX MIN. - 25%
PROPOSED TREES TO BE 24' BOX MIN. - 68%

REQUIRED TREES TO BE EVERGREEN - 30%
PROPOSED TREES TO BE EVERGREEN - 49%

SEE SHEET 1 FOR
LANDSCAPE NOTES

Preliminary Shade Calculation
Van Trust Infrastructure
Rancho Cordova, CALIFORNIA
Based on Preliminary Landscape Plans September, 2025

% (SHADE PERCENTAGE)	QUANTITY	SHADE AREA (SF)	AMOUNT (SF)
35' Diameter Trees			
Species: Quercus wislizeni, Pistache chinensis 'Keith Davey'			
100% :	0	962	0
75% :	28	722	20216
50% :	31	481	14911
25% :	18	240	4320
30' Diameter Trees			
Species: Schinus molle			
100% :	0	706	0
75% :	0	530	0
50% :	14	354	4956
25% :	2	177	354
25' Diameter Trees			
Species: Arbutus x 'Marina'			
100% :	0	491	0
75% :	0	368	0
50% :	0	246	0
25% :	6	123	738
TOTAL SHADE AREA		45495	
TOTAL PAVED AREA		62,743	
TOTAL SHADE PERCENTAGE		72.51%	

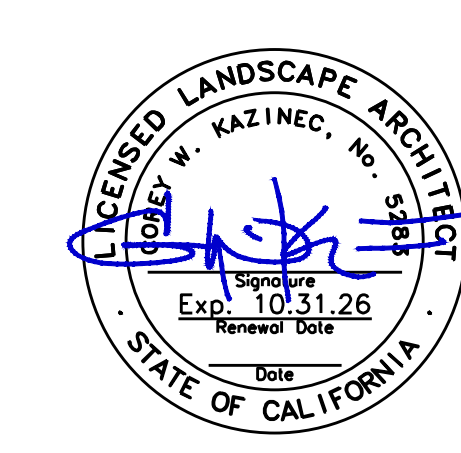
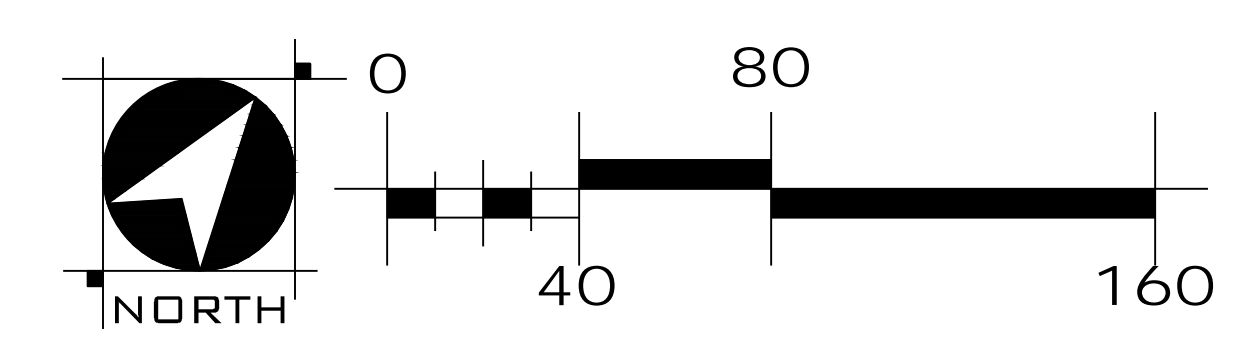
CONCEPT TREE SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WATER USE
	ARBUTUS X 'MARINA' / ARBUTUS STANDARD 20'-25' H / 20'-30' W	15 GAL	LOW
	GINKGO BILOBA 'AUTUMN GOLD' / MAIDENHAIR TREE 40'-50' H / 25'-30' W	15 GAL	MEDIUM
	MALLUS FLORIBUNDA / JAPANESE FLOWERING CRABAPPLE 25' H / 25'-30' W	24' BOX	MEDIUM
	PISTACIA CHINENSIS 'KEITH DAVEY' / CHINESE PISTACHE 30'-40' H / 30'-40' W	24' BOX	LOW
	QUERCUS WISLIZENI / INTERIOR LIVE OAK 50'-75' H / 40'-60' W	24' BOX	LOW
	SCHINUS MOLLE / CALIFORNIA PEPPER 30'-40' H / 25'-40' W	24' BOX	LOW

CONCEPT GRAPHICS SCHEDULE

SYMBOL NOTES

TOTAL PARKING AREA

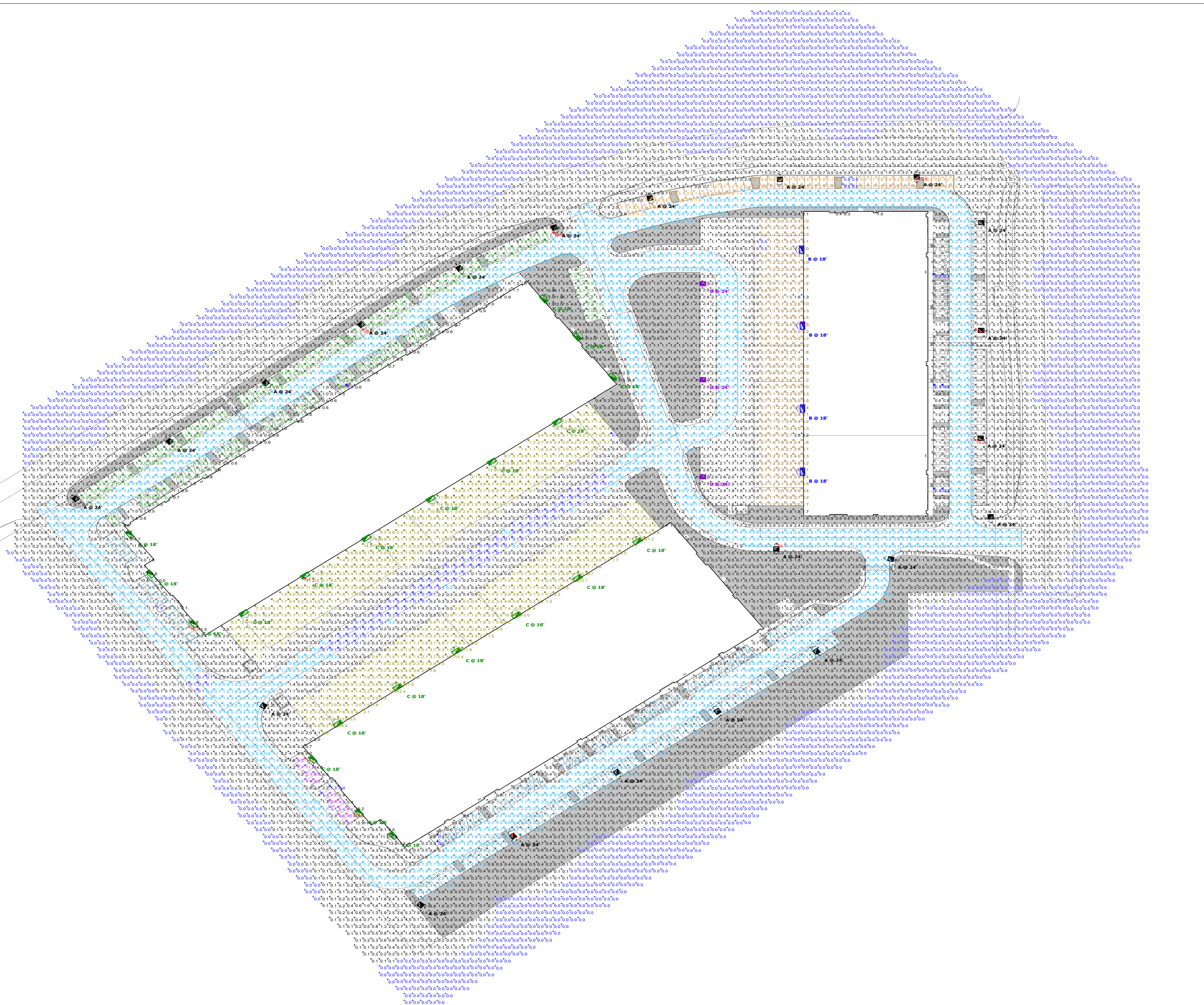


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Head Office
400 S. Record St.
Dallas, TX 75202

ITEM 7.1
Contact:
City Electric Supply-CDS
Nancy Ramdon-Connolly
(415) 307-8579
Nancy.ramdonconnolly@cityelectricsupply.com



Plan View
Scale - 1" = 60ft

SAFETY NOTES

This design (does/does not) conform to current IESNA levels based for the IES classification of (driveway classification). Acuity Brands will not be responsible for any potential safety issues that may arise due to noncompliance of these minimal levels.
*Reference current IESNA for appropriate design levels and uniformity.

GENERAL NOTES - EXTERIORS

- Readings shown are based on a total LLF as indicated in the luminaire schedule at 0.0' (0.0m) AFG (at grade). Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-11).
- Please refer to the fixture labels for product type and mounting heights.
- Product information can be obtained at <https://www.acuitybrands.com/> or through your local agency.
- Grid spacing is 10' x 10' center.
- Note: pole and wall pack locations are based on provided plans or approximations using Google Earth.
- Calculations do not account for topography and possible obstructions such as old growth trees or other foliage. Actual lighting readings may vary.

RSX2 LED Area Luminaire

Specifications
 Lumens: 30662
 Length: 29.12 (4.00) ft
 Width: 13.47 (1.00) ft
 Height: 3.07 (0.25) ft
 Weight: 90 lbs (40.8 kg)

Ordering Information
 EXAMPLE: RSX2 LED P6 40K R4 MOUNT SPA DDDX

Order Code	Quantity	Part Number	Description	Notes
RSX2	1	P6	40K R4	4000K CCT Type R4 Distribution
MOUNT	1	SPA	DDDX	Standard Mounting

WDGE4 LED Architectural Wall Sconce

Specifications
 Quantity: 1
 Depth: 1.00 (0.08) ft
 Width: 2.00 (0.15) ft
 Height: 3.00 (0.23) ft
 Weight: 3.00 (0.14) kg

Ordering Information
 EXAMPLE: WDGE4 LED P2 70CRI R3 40K

Order Code	Quantity	Part Number	Description	Notes
WDGE4	1	P2	70CRI R3 40K	4000K CCT Type R3 Distribution

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BASE GRID	+	1.2 fc	17.2 fc	0.0 fc	N/A	N/A
BUILDING 1 PARKING - 1	X	3.0 fc	10.0 fc	0.5 fc	20.0:1	6.0:1
BUILDING 1 PARKING - 2	□	6.6 fc	16.3 fc	1.8 fc	9.1:1	3.7:1
BUILDING 1/ BUILDING 2 - DOCK	■	3.7 fc	17.2 fc	0.4 fc	43.0:1	9.3:1
BUILDING 2 PARKING - 2	X	6.3 fc	14.7 fc	1.3 fc	11.3:1	4.8:1
BUILDING 3 - DOCK	◇	2.4 fc	8.5 fc	0.5 fc	17.0:1	4.8:1
BUILDING 3 PARKING - 1	X	2.5 fc	10.2 fc	0.3 fc	34.0:1	8.3:1
BUILDING 2 PARKING - 2	□	4.0 fc	10.4 fc	0.5 fc	20.8:1	8.0:1
BUILDING 2 PARKING - 1	■	2.7 fc	10.7 fc	0.3 fc	35.7:1	9.0:1
DRIVEWAY	X	1.9 fc	10.1 fc	0.1 fc	101.0:1	19.0:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Filename	Description	Lumens per Fixture	LLF	Wattage	Distribution
+	A	21	Lithonia Lighting	RSX2 LED P6 40K R4	RSX2_LED_P6_40K_R4.ies	RSX Area Fixture Size 2 P6 Lumen Package 4000K CCT Type R4 Distribution	30662	0.97	246.63	TYPE IV, SHORT, BUG RATING: B3 - U0 - G4
X	B	4	Lithonia Lighting	WDGE4 LED P2 70CRI R3 40K	WDGE4_LED_P2_70CRI_R3_40K.ies	WDGE4 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 OPTIC	15911	0.96	109.02	TYPE III, SHORT, BUG RATING: B2 - U0 - G3
■	C	21	Lithonia Lighting	WDGE4 LED P6 70CRI RFT 40K	WDGE4_LED_P6_70CRI_RFT_40K.ies	WDGE4 LED WITH P6 - PERFORMANCE PACKAGE, 4000K, 70CRI, FORWARD THROW OPTIC	25586	0.96	185.23	TYPE IV, SHORT, BUG RATING: B3 - U0 - G4
X	D	3	Lithonia Lighting	RSX2 LED P6 40K R5	RSX2_LED_P6_40K_R5.ies	RSX Area Fixture Size 2 P6 Lumen Package 4000K CCT Type R5 Distribution	31073	0.97	246.63	TYPE VS, BUG RATING: B5 - U0 - G4

LIGHTING LAYOUT

Van Trust Rancho Cordova, CA

NA

SHEET
CLIENT
ADDRESS

DESIGNER: CES

DATE: 12/12/2025

REV: NA

L01

ITEM 7.1

Contact:

City Electric Supply-CDS

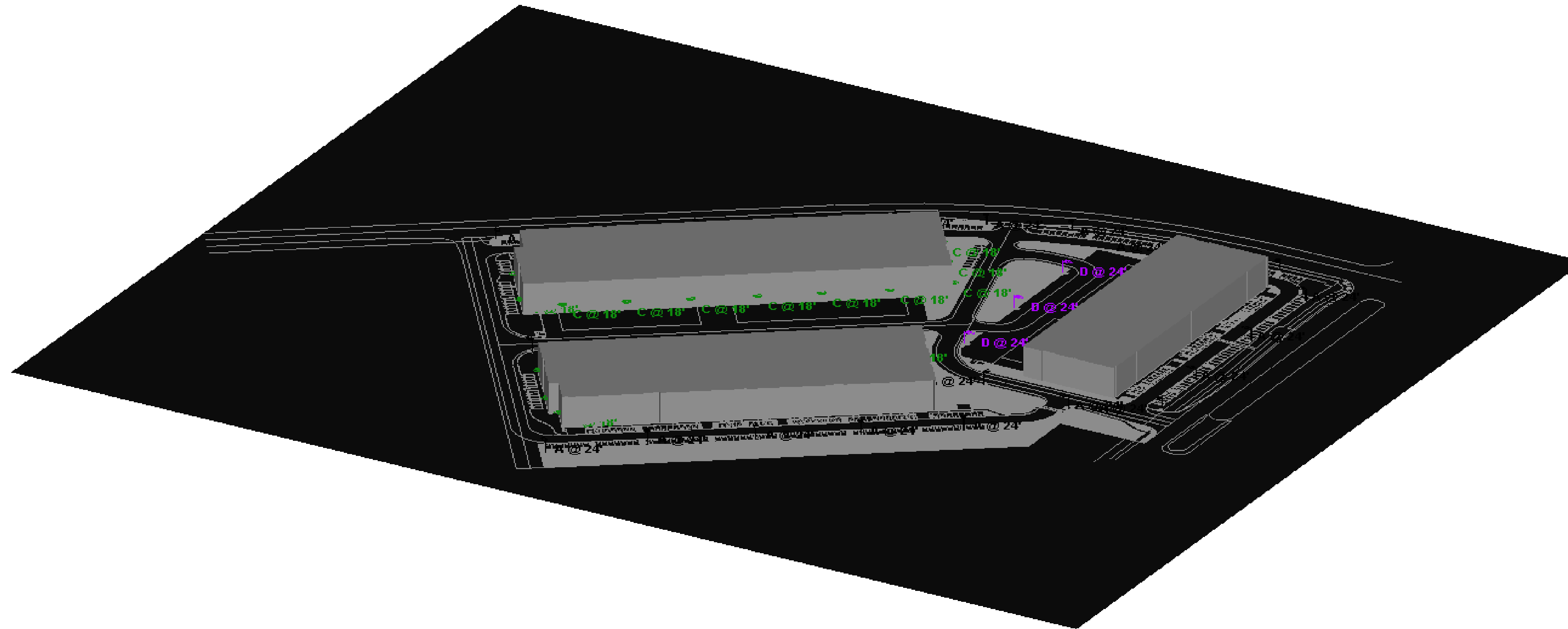
Nancy Ramdon-Connolly

(415) 307-8579

Nancy.ramdonconnolly@cityelectricsupply.com



Head Office
400 S. Record St.
Dallas, TX 75202



GRAYSCALE

LIGHTING LAYOUT

Van Trust Rancho Cordova, CA

SHEET

CLIENT

ADDRESS

NA

DESIGNER: CES

DATE: 12/12/2025

REV: NA

L02

**ITEM 7.1.
CONDITIONS OF APPROVAL**

**ATTACHMENT 3
Exhibit B to the Resolution**

		Category	Timing/ Implementation	Enforcement/ Monitoring
On-Going Conditions				
1.	The proposed entitlement is for a Major Design Review Permit for the Rio Del Oro Business Park as described in the Planning Commission staff report dated January 28, 2026 and attached Project Plans (<u>Exhibit A</u>) with project conditions herein (<u>Exhibit B</u>), for project number PLND-0925-0139.	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 responsibility to pay the balance due, in	General	On-Going	Planning

**ITEM 7.1.
CONDITIONS OF APPROVAL**

**ATTACHMENT 3
Exhibit B to the Resolution**

		Category	Timing/ Implementation	Enforcement/ Monitoring
	order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranhocordova.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 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 planned underground 12kV facilities along Gold Dredge Way and Rancho Cordova Parkway 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
10.	SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it	Easements	On-Going	SMUD

**ITEM 7.1.
CONDITIONS OF APPROVAL**

**ATTACHMENT 3
Exhibit B to the Resolution**

		Category	Timing/ Implementation	Enforcement/ Monitoring
	reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.			
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. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD’s vegetation management practices including restrictions of 15-feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.	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. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune & remove trees that encroach into the easement area. Applicant shall submit landscape improvement	Future Facilities	On-Going	SMUD

**ITEM 7.1.
CONDITIONS OF APPROVAL**

**ATTACHMENT 3
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	plans with tentative or final map as a condition of approval. New landscaping improvements shall be restricted to a maximum height of 15-feet tall at full maturity.			
13.	In the event the County 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 County's IOD. Landscaping improvements placed within the IOD or 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines and SMUD's regular vegetation management practices including but not limited to restriction of 15 feet high at maturity and spacing as well as tree pruning, removal, or other standard vegetation management activities. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.	Irrevocable Offer of Dedication	On-Going	SMUD
14.	Water supply will be provided by the Sacramento County Water Agency.	Water Supply	On-Going	Sacramento County Water Agency
15.	Public Water Service must be supplied to each building.	Water Supply	On-Going	Sacramento County Water Agency
16.	Please ensure that the Project is compliant with the Rio Del Oro Air Quality and Emissions Reduction Plan (AQP), which the City adopted in January 2010, and updated in March 2021. This plan serves as mitigation for the Rio Del Oro Specific Plan under the California Environmental Quality Act (CEQA).	RDO Air Quality Plan	On-Going	Sacramento Metropolitan Air Quality Management District
17.	Parking of trucks (with or without trailers) is not permitted on the public right of way surrounding the property and also not permitted in designated passenger vehicle parking spaces. Trucks shall not inhibit any on-site	Truck Parking	On-Going	Planning

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	circulation or access on the property.			
Prior to Approval of Improvement Plans				
18.	Show on the plan how Fire Lanes will be marked. Fire Lane identification shall be provided along the required fire access roadway. Fire Lane identification shall be in accordance with the Sacramento Metro Fire Districts Fire Prevention Standard #3 and the California Vehicle Code. Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway widths shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.	Fire Lane Identification	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire
19.	Provide a note on the plan that reads, "Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project.	Fire Access Roadway	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire
20.	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)	Fire Hydrant Locations	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire

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	for a two-hour duration.			
21.	<p>The following sheet notes shall be provided with the proposed Improvement Plans:</p> <p>A. A Fire Access Agreement between all parcels connected to and served by fire access shall be recorded with the Public Recorders Office having jurisdiction whenever any of these parcels change ownership.</p> <p>B. A Fire Access Roadway Maintenance Agreement (RMA) between all parcels connected to and served by the fire access roadway shall be recorded with the Public Recorders Office having jurisdiction whenever any of these parcels change ownership. The roadway maintenance agreement shall include the following:</p> <ol style="list-style-type: none"> 1. Provisions for the necessary repair and maintenance of the roadway surface 2. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13' 6") or width of twenty feet (20') 3. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping 4. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems 	Agreements	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire
22.	<p>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 required offsite improvements, and</p>	Drainage Study	Prior to Approval of Improvement Plans	Public Works

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	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.			
23.	<p>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 <i>Stormwater Quality Design Manual for the Sacramento Region</i>. 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 <i>Stormwater Quality Design Manual for the Sacramento Region</i>.</p> <p>Loading docks shall incorporate design per the Stormwater Quality Design Manual Chapter 4 Table LA-1. Design requirements for Loading areas to protect water quality.</p>	Stormwater	Prior to Approval of Improvement Plans	Public Works
24.	<p>Stormwater Quality– During Construction: SWPPP – the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) to be executed</p>	Stormwater Quality	Prior to Approval of Improvement Plans	Public Works

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	<p>through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City’s Improvement Standards and Land Grading and Erosion Control Ordinance. During construction, the applicant shall implement BMPs in accordance with the SWPPP and the City’s Improvement Standards.</p> <p>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.</p>			
25.	<p>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.</p>	SWPPP	Prior to Approval of Improvement Plans	Public Works
26.	<p>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 be designed in accordance with the approved</p>	Drainage System	Prior to Approval of Improvement Plans	Public Works

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	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.			
27.	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 plans and hydraulic computations 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
28.	All stormwater basins greater than 36" deep and side slopes greater than 3H:1V shall include post and cable fencing or other reasonable barrier at the top of the slope, subject to approval by the City.	Stormwater Basins	Prior to Approval of Improvement Plans	Public Works
29.	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
30.	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
31.	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
32.	Number, size, and location of driveways are subject to approval by the Public Works Department.	Driveways	Prior to Approval of Improvement Plans	Public Works

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33.	Driveway access on Rancho Cordova Parkway will be limited to right-in / right-out only at full roadway buildout. Median island will be extended in the future by others.	Driveway Access	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 and Bond	Prior to Approval of Improvement Plans	Public Works
35.	Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.	Public Cleanout	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
36.	Each owner is responsible for installing collector sized sewer pipeline and appurtenances across the parcel frontage as a condition of approval. These improvements must be shown on the plans.	Sewer Pipelines and Appurtenances	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
37.	The minimum size for public sewer mainlines is 8-inch diameter. Public sewer must be located within the right-of-way or a sewer easement. These improvements must be shown on the plans.	Sewer Mainlines	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
38.	To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.	SacSewer Infrastructure	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
39.	The proposed onsite sewer crossing parcel boundaries is prohibited.	Sewer Crossing	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
40.	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. Buildings on separate parcels must have a separate	Sewer Connections	Prior to Approval of Improvement Plans	Sacramento Area Sewer District

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	connection to a private or public sewer main line collector built to SacSewer’s standards. This includes pipes designed at a minimum of 8-inches in diameter and 48-inch manholes as needed. If a private sewer main line is desired, a Private Sewer Maintenance Agreement must be executed with SacSewer before plan approval to ensure the private owner properly maintains the private main line collector. These improvements must be shown on the plans.			
41.	SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial buildings.	Design Standards and Specifications	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
42.	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
43.	Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.	Clearances	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
44.	If any proposed garbage enclosure will contain a drain to the sewer, the enclosure must have a roof.	Garbage Enclosures	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
45.	All public water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.	SCWA Easements	Prior to Approval of Improvement Plans	Sacramento County Water Agency
46.	Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural	On-Site Wells	Prior to Approval of Improvement Plans	Sacramento County Water Agency

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	wells, Applicant shall use water from agricultural wells for grading and construction.			
47.	This project is required to connect the private water lines to the existing Sacramento County Water Agency system at a minimum of two locations. Please coordinate with the Agency and adjacent projects to accomplish this.	Private Water Line Connections	Prior to Approval of Improvement Plans	Sacramento County Water Agency
48.	Water studies or water main layouts provided by applicant in the planning phase are not reviewed or approved by SCWA. Submit those documents later to SCWA for review after planning approval by the City or County and after establishing a time and materials charge account to pay for SCWA review costs.	Water Studies and Water Main Layouts	Prior to Approval of Improvement Plans	Sacramento County Water Agency
49.	The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.	Service Points	Prior to Approval of Improvement Plans	SMUD
50.	The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. The 12.5-foot PUE shall be subject to SMUD’s landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD’s vegetation management practices including but not limited to tree pruning, removal, and weed abatement and a height limit of fifteen feet at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.	Easement Dedications	Prior to Approval of Improvement Plans	SMUD
51.	The Applicant shall dedicate any private drive, ingress and egress easement, and 10-foot adjacent to each side thereof as a public utility easement for overhead and/or underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads. The private drive and 10-foot adjacent PUE shall be subject to SMUD’s landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD’s landscaping and	Easement Dedications	Prior to Approval of Improvement Plans	SMUD

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	tree placement guidelines including but not limited to tree pruning, removal, and weed abatement and a maximum allowable height of fifteen feet at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.			
52.	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 Approval of Improvement Plans	SMUD
53.	Applicant will include phasing of development and order of planned construction upon submitting a new service application to SMUD for the initial subdivision phase(s) and/or road improvement backbone project(s).	Project Phasing	Prior to Approval of Improvement Plans	SMUD
54.	Development phases submitted for new service should include all lots fronting streets.	Project Phasing	Prior to Approval of Improvement Plans	SMUD
Prior to Issuance of Building Permit				
55.	Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.	Structural Setbacks	Prior to Issuance of Building Permit	SMUD
56.	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
57.	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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58.	Each newly created lot must be connected to public water.	Water Connections	Prior to Issuance of Building Permit	Department of Environmental Management
59.	Each newly created lot must be connected to Public Sewer.	Sewer Connections	Prior to Issuance of Building Permits	Department of Environmental Management
60.	The applicant shall meet the following: Civil Site Plans, Fire Service Underground 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 <u>does not</u> allow deferred submittals. Order of plan submittal shall be the following: <ul style="list-style-type: none"> a. Civil improvement plans b. New building architectural plans c. Underground fire service plans d. Fire sprinkler plans e. Fire alarm plans 	Plan Submittals	Prior to Issuance of Building/Fire Permit	Sacramento Metropolitan Fire
61.	Fire sprinkler plans for new buildings will not be accepted before civil improvement plans, architectural plans, and underground fire service plans are submitted and approved.	Fire Sprinkler Plans	Prior to Issuance of Building/Fire Permit	Sacramento Metropolitan Fire
62.	Applicant shall complete improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to: <ul style="list-style-type: none"> • All onsite civil improvements • Civil plan shall include an ADA access plan • Utility laterals • All frontage improvements along Rancho Cordova Parkway and Gold Dredge Way including but not 	Improvement Plans	Prior to Issuance of Building Permits	Public Works

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	<p>limited sidewalk, curb and gutter, and landscaping.</p> <ul style="list-style-type: none"> • Replacement of damaged sidewalk and curb and gutter along property frontage to the satisfaction of The Public Works Department. Sidewalk panels shall be replaced to the nearest joint • 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. • Slurry seal limits of development impacted by utility cuts in pavement (Residential - Type 1 Slurry, Arterials – Type 2) <p>Compete installation of all improvements shown on the improvement plan to satisfaction of the City prior to occupancy</p>			
63.	<p>A final landscape plan shall be submitted in conjunction with improvement plan and or building permit submittal and approved by the planning and public works departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060:</p> <ul style="list-style-type: none"> • 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 approval of Improvement Plans	Public Works

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64.	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
65.	The Applicant shall ensure waste enclosures are sized and sited appropriately, so that they are located in areas that are convenient for users and encourage proper use of the refuse area. The applicant shall submit the design of the enclosures, including location, orientation, and dimensions, to the City’s Planning and Public Works Departments for review and concurrence.”	Waste Enclosures	Prior to Issuance of Building Permits	Waste Management/ Public Works
66.	The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits. Programs are available that support the economic vitality and job growth in the region by reducing sewer impact fees for eligible commercial and industrial customers. Please visit www.sacsewer.com/confluenceregional-partnership-program to learn more.	SacSewer Impact Fees	Prior to Issuance of Building Permits	Sacramento Area Sewer District
67.	Water intensive commercial and industrial building permit applicants to conduct a water use efficiency review and submit the findings in required environmental documentation for the project.	Water Use Efficiency	Prior to Issuance of Building Permits	Sacramento County Water Agency
68.	The project requires efficient cooling systems, re-circulating pumps for fountains and ponds, and water recycling systems for vehicle washing as a condition of service.	Water Efficiency	Prior to Issuance of Building Permits	Sacramento County Water Agency
69.	The project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.	Development Fees	Prior to Issuance of Building Permits	Sacramento County Water Agency
70.	The project shall conform to the specific provisions of the City of Rancho Cordova Landscaping Ordinance	Landscaping Efficiency	Prior to Issuance of Building Permits	Sacramento County Water

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	(Municipal Code Title 23, Chapter 23.716).			Agency
71.	Sac Metro Air District notes that the Project will include EV Capable Spaces and EV Chargers, per the project exhibits. Please ensure that the Project is consistent with Chapter 5 of the 2022 California Green Building Standards Code. According to Table 5.106.5.6.1, projects with 201 or more parking spaces must ensure that 20% of the total spaces are EV Capable, and 25% of the total spaces contain EV Chargers.	EV Spaces and Chargers	Prior to Issuance of Building Permits	Sacramento Metropolitan Air Quality Management District
72.	All projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction. Please visit our website to find a list of the most common rules that apply at the construction phase of projects . Implementing Sac Metro Air District Basic Construction Emission Control Practices , also available on our website, will facilitate compliance with Sac Metro Air District's Rule 403, Fugitive Dust .	Construction Rules and Regulations	Prior to Project Construction	Sacramento Metropolitan Air Quality Management District
73.	The project shall adhere to all applicable Outdoor Lighting requirements per Chapter 23.725 of the City of Rancho Cordova Zoning Code.	Outdoor Lighting	Prior to Issuance of Building Permits	Planning
74.	Short-Term and Long-Term bicycle parking shall be included on-site as required by the City of Rancho Cordova Zoning Code Chapter 23.719.110. Bicycle parking shall be shown on Building Plans.	Bike Parking	Prior to Issuance of Building Permit	Planning
75.	Applicant shall complete and record project Boundary Line Adjustment (BLA-1025-0032 Phase 5 Lots 72D-72E-73B). Confirmation of its completion must be provided to the Planning Department prior to Building Permit Issuance.	Boundary Line Adjustment	Prior to Issuance of Building Permit	Planning
Prior to Final Inspection				
76.	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 Inspection	Public Works

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77.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city public works department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.	Water Conservation Requirements	Prior to Final Building Inspection	Public Works
78.	Record drawings of grading and improvement plans in AutoCAD, 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
79.	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 Metropolitan Fire
Prior to Occupancy				
80.	Applicant/Owner/Developer shall repair and replace all right-of-way damages caused by the construction of the building to the satisfaction of the Public Works Department. Damages include, but are not limited to: pavement, sidewalks, curbs, and gutters.	Right-Of-Way Damages	Prior to Occupancy	Public Works
81.	Reciprocal Access Agreement required for the shared use of the western most driveway on Gold Dredge Way. Reciprocal Access Agreement also required for shared used of internal roadways and driveways between parcels.	Reciprocal Access Agreement	Prior to First Occupancy	Public Works

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Advisory				
82.	There is one open contaminated groundwater and soil contaminated site for arsenic, copper, kerosene, lead, mercury (elemental), nickel, and other metal [T10000003295] within 1,000 feet of this site. Prior to any grading, demolition, or construction activities please contact Geoffrey Rader at geoff.rader@waterboards.ca.gov .	Contamination and Construction Activities	Advisory	Department of Environmental Management
83.	If an abandoned well is found on the property, it must be issued an inactivation permit (subject to review and approval from EMD), repaired and brought back into service, or it must be destroyed at the parcel owner's cost. All well-related activities must be performed in compliance with EMD's well permitting and inspection program requirements. Contact wells@saccounty.gov with any questions.	Abandoned Wells	Advisory	Department of Environmental Management
84.	If an abandoned septic system tank is discovered on the property, it must be destroyed in compliance with EMD's liquid waste permitting and inspection program requirements. Contact septicinfo@saccounty.gov with any questions.	Abandoned Septic System	Advisory	Department of Environmental Management
85.	Gates shall be installed in accordance with The County Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation.	Gate Installation	Advisory	Sacramento Metropolitan Fire
86.	Subsequent applications, including time extensions, may be subject to additional SMFD Fire Conditions beyond those listed above. Fire conditions will only be added when significant life safety issues require remediation.	Subsequent Applications	Advisory	Sacramento Metropolitan Fire

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87.	Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements.	Laterals	Advisory	Sacramento Area Sewer District

Rio Del Oro Business Park

PLND-0925-0139 Major Design Review

Nick Sosa, Senior Planner
January 28, 2026



Project Background

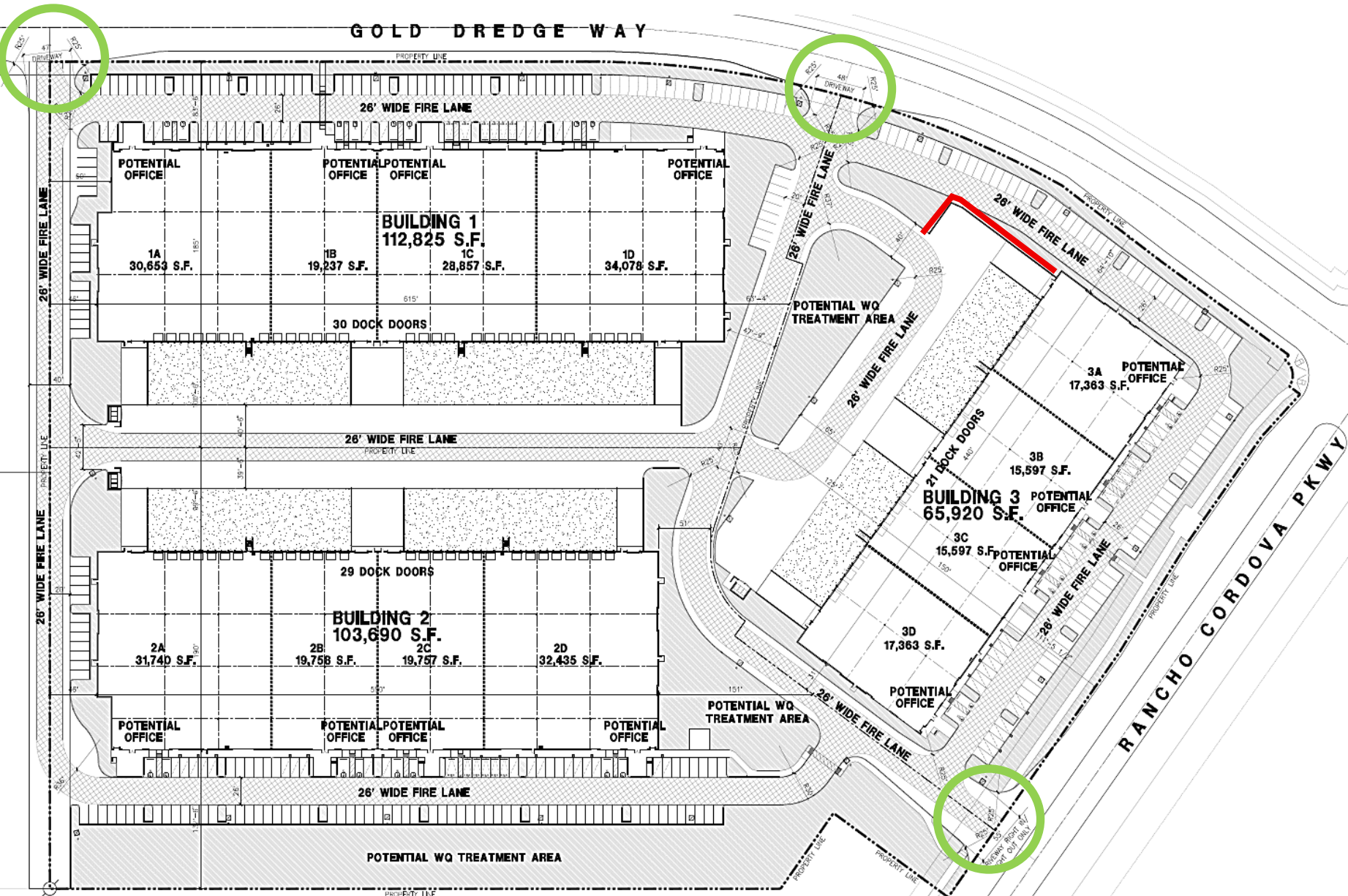
- The subject property includes three (3) lots totaling approximately 18.7-acres and is located at the intersection of Gold Dredge Way and Rancho Cordova Parkway.
- The Project is located within an MP (light industrial) zoning designation within the Rio Del Oro Specific Plan (RDOSP).
- The RDOSP provides information regarding allowed land uses, development standards, as well as design guidelines for development within the area. This document, along with the Rancho Cordova Zoning Code, were utilized in review of this project.

Project Request

- The Applicant is requesting a Major Design Review for the development of three industrial/flex buildings with approximately 252,730 SF of warehouse/storage space and approximately 26,000 SF of accessory office space.
- The project also includes 80 proposed loading docks and all required site elements such as on-site drainage basins, parking, landscaping, and lighting.

Project Location





- Building 1
 - 105, 825 SF Warehouse
 - 7,000 SF Office
 - 30 Loading Dock Doors
- Building 2
 - 94,690 SF Warehouse
 - 9,000 SF Office
 - 29 Loading Docks Doors
- Building 3
 - 55,920 SF Warehouse
 - 10,000 SF Office
 - 21 Loading Dock Doors



North Elevation



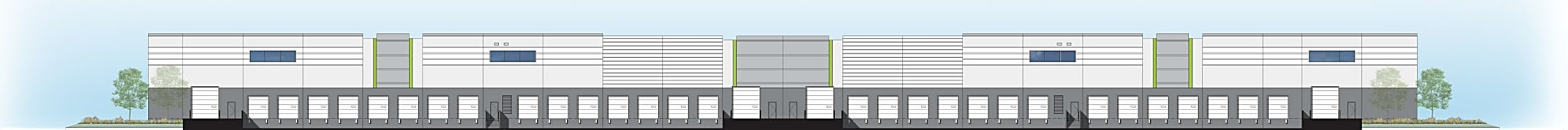
West Elevation



South Elevation



East Elevation



North Elevation



West Elevation



South Elevation



East Elevation



Building 3 Rendering



Screen Wall Rendering





- The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning.
- The proposed project has been reviewed and determined to be in conformity with the existing zoning, community plan, and general plan policies that were reviewed in the General Plan EIR and RDOSP EIR/EIS and no further CEQA review or environmental review is required.

- Determine the project Exempt per Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning
- Adopt the Resolution for the Rio Del Oro Business Park Major Design Review project no. PLND-0925-0139 subject to the findings, project plans Exhibit A and Conditions of Approval Exhibit B.

Questions?