



**AGENDA**  
**Rio Linda/Elverta**  
**Community Planning Advisory Council (CPAC)**  
**Rio Linda Depot Visitors Center**  
**6730 Front Street, Rio Linda, CA 95673**  
**(Members may participate via teleconference)**

**WEDNESDAY**

**SEPTEMBER 28, 2022**

**7:00 PM**

**Rio Linda/Elverta CPAC Members:** Hal Morris, District 1 Appointee (Chairperson); Kristin McCandless, District 4 Appointee (Vice Chairperson); Roy Hickey, District 4 Appointee; Vacant, District 4 Appointee; Amy Tackett, District 4 Appointee; Tonia Silva, District 4 Appointee; Tisha Torres, District 4 Appointee

**County Staff:** Rochelle Rallanka, Meeting Clerk (916) 874-3189  
[rallankar@sacounty.gov](mailto:rallankar@sacounty.gov)

A County CPAC has the right to file an appeal with the County of Sacramento when a committee, commission or official take an action or make a determination that conflicts with community-wide policies as understood by the CPAC and its constituency. During the appeal hearing the applicant or appointed representative must be present.

Sign up to receive notifications or information about public meetings at  
<https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>.

View current projects from the Planning Projects Viewer at  
<https://planningdocuments.sacounty.gov/>.

**PUBLIC COMMENT PROCEDURES**

The County fosters public engagement during the meeting and encourages public participation, civility and use of courteous language. The County does not condone the use of profanity, vulgar language, gestures or other inappropriate behavior including personal attacks or threats directed towards any meeting participant. In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), the meeting is open to public attendance pursuant to health and safety guidelines. The practice of social distancing and wearing of face coverings (mask or shield) is recommended for the health and safety of all persons participating in person during the meeting although it is not required.

### In-Person Public Comment

Speakers will be required to complete and submit a speaker request form to Clerk staff. The Chairperson will invite each individual to the podium to make a verbal comment.

### Written Comment

Contact information is optional. Written communication is distributed, published and filed in the record.

- Send an email comment to [Boardclerk@sacounty.gov](mailto:Boardclerk@sacounty.gov). Include meeting date and agenda item number or off-agenda item.
- Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814. Include meeting date and agenda item number or off-agenda item.

### **PARTICIPATE IN MEETING**

The meeting will be held via teleconference and in person and will not be live streamed. Members of the public may listen and make public comments by calling the teleconference number below:

- Teleconference (audio only) dial: (669) 254-5252 (Conference ID: **161 012 0930** and **##** to join)

### **MEETING MATERIAL**

The on-line version of the agenda and associated material is available at <http://sccob.sacounty.gov> (click on "Community Planning Advisory Councils" and respective CPAC). Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk at (916) 874-5411 to obtain copies of documents.

### **ACCOMMODATIONS**

If there is a need for an accommodation pursuant to the Americans with Disabilities Act (ADA), medical reasons or for other needs, please contact the Clerk of the Board by telephone at (916) 874-5411 (voice) and CA Relay Services 711 (for the hearing impaired) or [Boardclerk@sacounty.gov](mailto:Boardclerk@sacounty.gov) prior to the meeting.

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**CALL MEETING TO ORDER  
ROLL CALL  
PLEDGE  
INTRODUCTIONS  
CPAC ANNOUNCEMENTS**

## **PLANNING PROJECT MATTERS FOR REVIEW**

### **1. PLNP2022-00108 - Elverta 78 Time Extension (XSP)**

Supervisory District(s): Frost

Assessor's Parcel Nos.: 203-0080-038

Applicant/Owner: TCS Planning/Elverta 78 Partners

Location: South Of Elverta Road 1,300 Feet East Of  
16th Street In The Rio Linda-Elverta  
Community.

Request: Time Extension Pursuant To Sections  
22.20.090 And 22.20.095 Of The Sacramento  
County Code To Extend, By Up To Six Years,  
The Expiration Date Of A Tentative  
Subdivision Map, Known As The "Elverta 78"  
(Control No. PLNP2014-00202), Which  
Involves The Division Of 80 Acres Into 213  
Single-Family Residential Lots, A Park Lot,  
Two Open Space And Drainage Lots, And Four  
Landscape Corridor Lots In The In The Rio  
Linda-Elverta Community.

Final Hearing Body: Planning Commission

Lead Planner: Emma Patten, Associate Planner  
916-875-4197, [pattene@saccounty.net](mailto:pattene@saccounty.net)

Visit the Planning Project Viewer website for additional project  
documentation:

<https://planningdocuments.saccounty.net/ViewProjectDetails.aspx?ControlNum=PLNP2022-00108>

### **2. PLNP2018-00371 - Century Palms (UPP-SPP-DRS)**

Supervisory District(s): Frost

Assessor's Parcel Nos.: 206-0210-019 And -038

Applicant/Owner: Abbott & Kindermann, LLP/Brothers Property  
Development

Location: Southwest Corner Of Rio Linda Boulevard And  
M Street In The Rio Linda/Elverta Community.

Request: Use Permit To Allow Light Manufacturing, Processing, And Assembly In Building 6, 7, And 8 On 7.9 Gross Acres In The Downtown Rio Linda Special Planning Area (DRLSPA) CMU (Commercial Mixed Use) Zoning District.

Special Development Permit To Allow Increased Setbacks, Deviating From The Maximum Setback Requirements Of The DRLSPA.

Design Review To Comply With The DRLSPA And Countywide Design Guidelines.

Final Hearing Body: Planning Commission

Lead Planner: Emma Patten, Associate Planner  
(916) 875-4197, [pattene@saccounty.net](mailto:pattene@saccounty.net)

Visit the Planning Project Viewer website for additional project documentation:

<https://planningdocuments.saccounty.net/ViewProjectDetails.aspx?ControlNum=PLNP2018-00371>

### **MISCELLANEOUS MATTERS**

- 3. Elverta Specific Plan Update**
- 4. State Of The Safety Net - Stakeholder Input Sessions**
- 5. Staff Update**
- 6. Council Member Comments**
- 7. Public Comments**

### **Adjournment**

Monthly Meeting Scheduled Every Fourth (4<sup>th</sup>) Wednesday



**PLANNING AND ENVIRONMENTAL REVIEW  
COUNTY OF SACRAMENTO  
CALIFORNIA**

To: Rio Linda-Elverta CPAC

Subject: PLNP2022-00108. Elverta 78 Time Extension (XSP). A Time Extension For A Property Located South Of Elverta Road 1,300 Feet East Of 16<sup>th</sup> Street In The Rio Linda-Elverta Community.

Final Hearing  
Body: Planning Commission

APN: 203-0080-038-0000

Supervisory  
District: Frost

Contact: Emma Patten, Associate Planner, 916-875-4197, [pattene@saccounty.net](mailto:pattene@saccounty.net)

**Details of Request:**

1. A **Time Extension** pursuant to Section to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend, by up to six years year, the expiration date of a Tentative Subdivision Map, known as the "Elverta 78" (Control No. PLNP2014-00202), which involves the division of 80 acres into 213 single-family residential lots, a park lot, two open space and drainage lots, and four landscape corridor lots in the in the Rio Linda-Elverta Community.

**Applicant:**

TCS Planning  
11060 White Rock Road, Ste. 150  
Rancho Cordova, CA 95670  
Attn.: Laura Zuckerman

**Owner:**

Elverta 78 Partners  
9700 Fair Oaks Blvd, Ste. B  
Carmichael, CA 95608  
Attn.: Chris Sordi

**Summary of Key Points:**

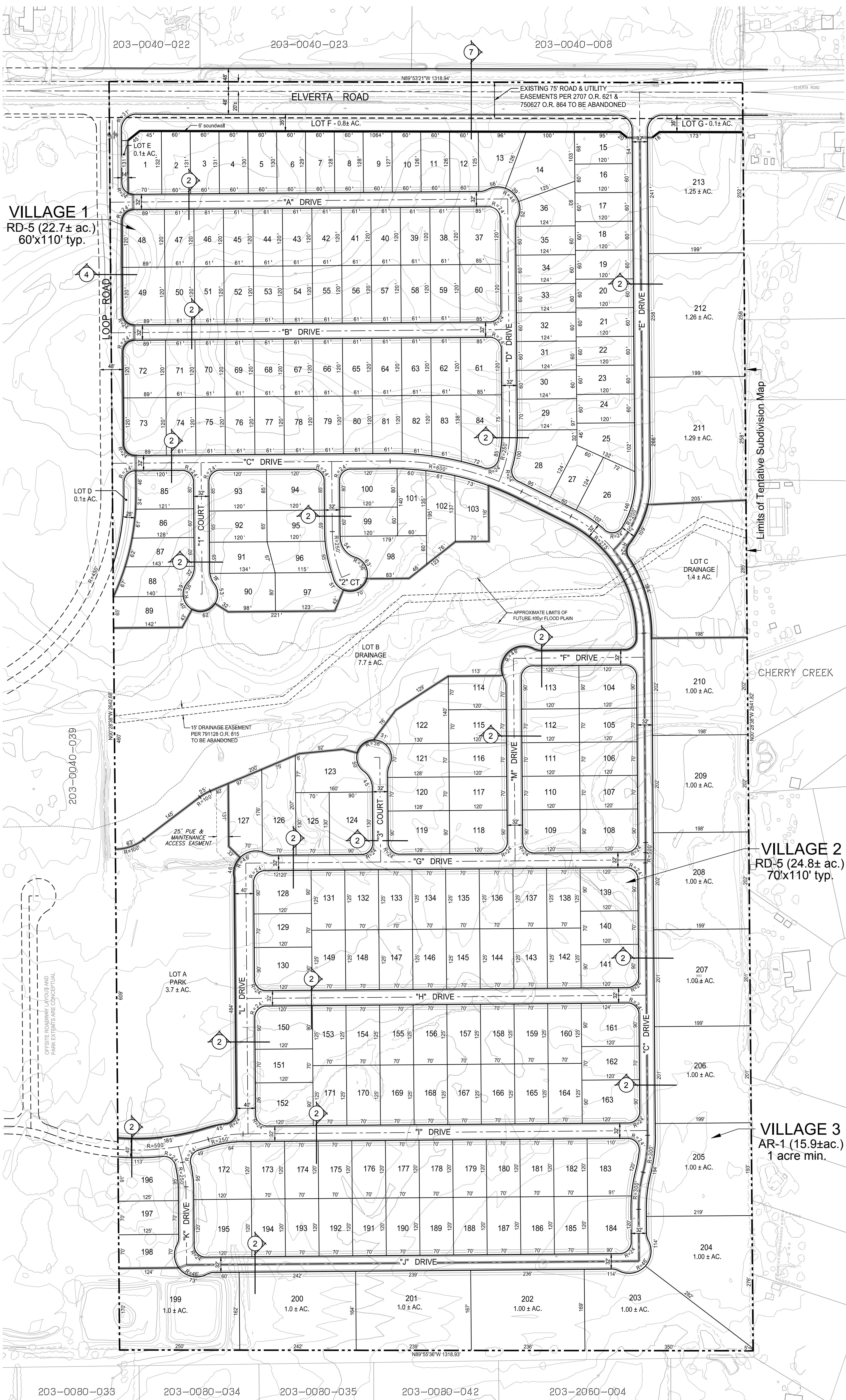
- On December 18, 2017, the Planning Commission approved the Elverta 78 Tentative Subdivision Map that divides an 80-acre parcel into 213 single-family residential lots, a park lot, two open space and drainage lots, and four landscape corridor lots.
- The Elverta 78 Tentative Subdivision Map was originally approved for a three-year time period expiring on December 18, 2020.
- The Elverta 78 Tentative Subdivision Map was eligible for an 18-month statutory time extension pursuant to Assembly Bill (AB) 1561 resulting in a current expiration date of June 18, 2022.
- The applicant requests up to a six-year time extension. Approval of the maximum allowed six-year time extension would result in a new expiration date of June 18, 2028.

PLNP2022-00108. Elverta 78 Time Extension.

**Attachments:**

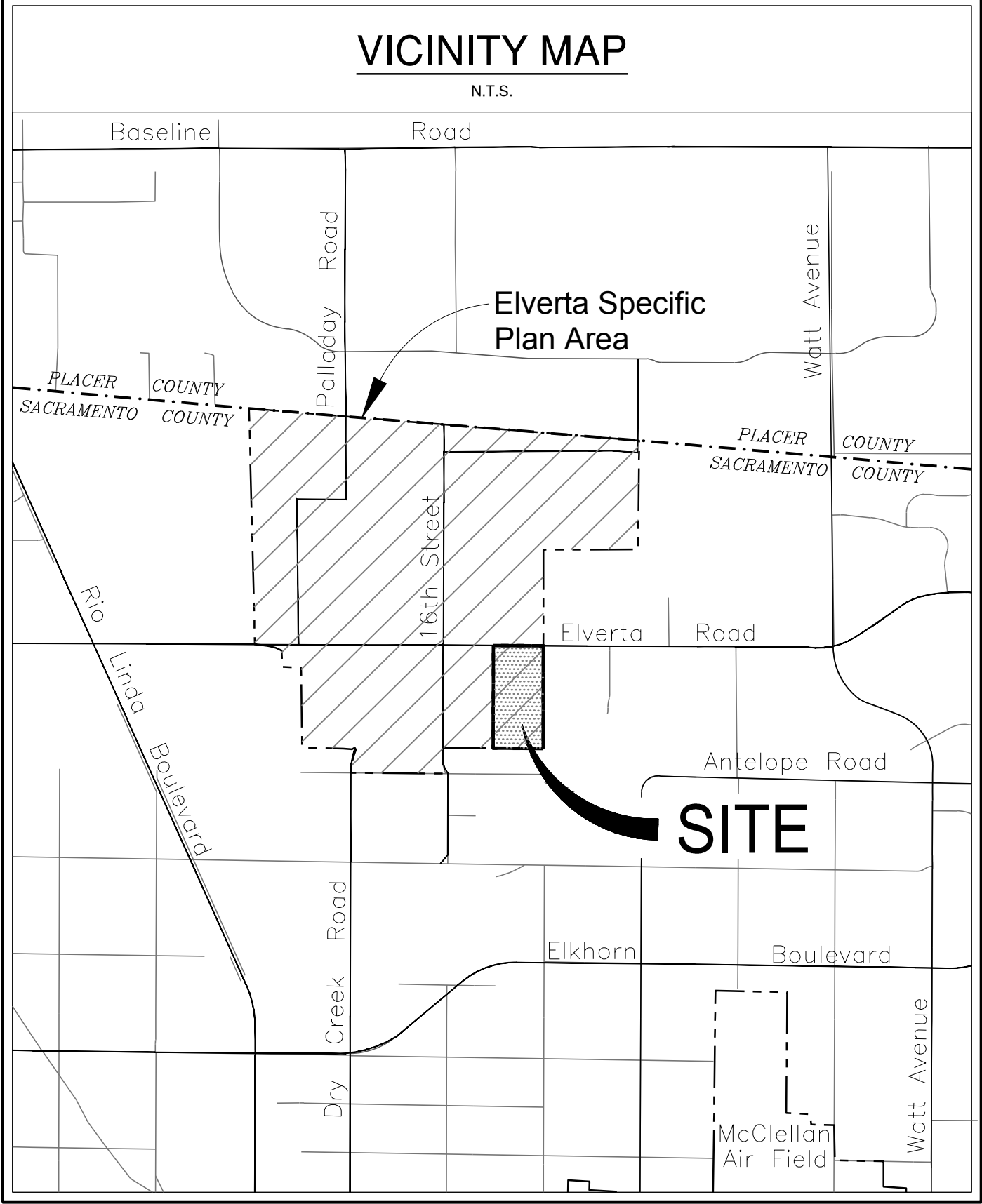
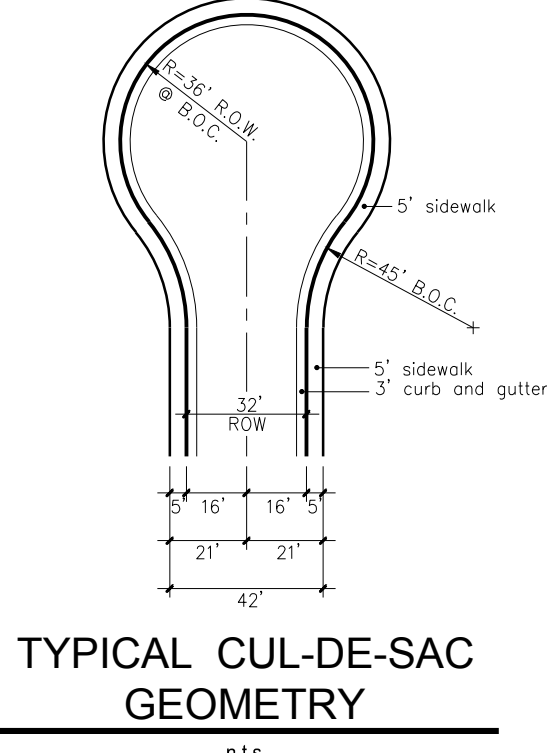
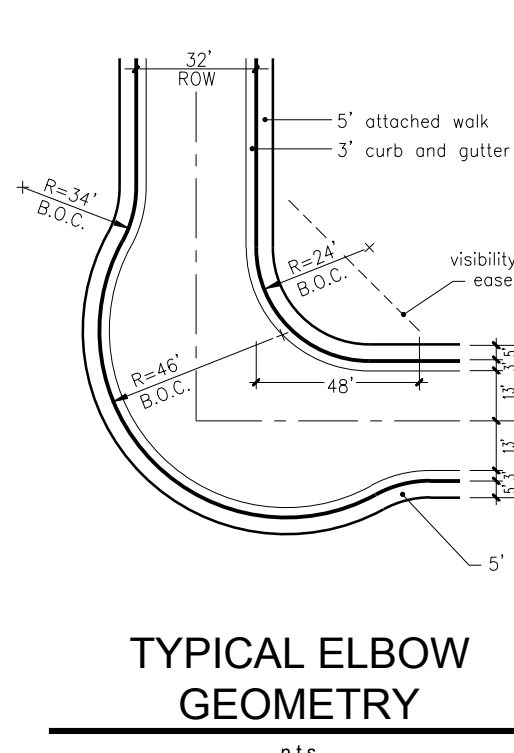
ATT 1 – Approved Tentative Subdivision Map





LAND USE SUMMARY TABLE					
Village / Lot Number	GP / SP Designation	Land Use	Acres	Dwelling Units	Density
1	LDR/RD-5	Single-family Residential (60' X 110')	22.7	103	4.5
2	LDR/RD-5	Single-family Residential (70' X 110')	24.8	95	3.8
3	LDR/AR-1	Single-family Residential (1 Acre min.)	15.9	15	0.9*
A	LDR/Park	Park	3.7	-	-
B, C	LDR/Drainage	Open Space/Drainage	9.1	-	-
D, E, F, G	LDR/AR-1, RD-5	Backbone Landscape Corridor	1.1	-	-
Backbone ROW	-	Elverta Road and Loop Road	2.7	-	-
Total			80.0	213	

\* Lot lines and lot acreages for AR-1 extend to the centerline of the adjacent roadway.



- ### NOTES
- Lot dimensions and acreages are approximate. Actual lot dimensions will be established with the Final Map, subject to the approval of County of Sacramento.
  - Lot lines and lot areas may be adjusted at the time of the Final Map(s) provided no additional lots are created, subject to the approval of the County of Sacramento. Flexibility in parcel configuration as shown hereon is allowed provided the new configuration is in substantial compliance with the approved Elverta Specific Plan, subject to the approval of the County of Sacramento.
  - The Final Mapping and subsequent development of lots may be phased.
  - Pursuant to Government Code Section 66456.1, the subdivider may file multiple Final Maps based upon this Tentative Map. The filing of a Final Map on a portion of this Tentative Map shall not invalidate any part of this Tentative Map.
  - Village and lot numbers are for identification purposes only and do not indicate phasing and/or order of development. Ultimate development phasing shall be orderly and will be determined at time of Final Map and/or Improvement Plans.
  - Pursuant to section 66499.20.2 of the government code, the following existing easements shall be abandoned:
    - 2707 O.R. 621 - Road and utilities easement
    - 750627 O.R. 864 - Road and utilities easement
    - 7911-28 O.R. 815 - Drainage easement
  - Additional easements to accommodate new public utility improvements, access required for lot development, or other similar mapping requirements needed to accomplish the final design may be added prior to each Final Map based on this Tentative Map.
  - A public utility easement will be located adjacent to all rights-of-way, or as approved by the County Engineer.
  - Trail access points and trail design details will be refined at the time of Improvement Plans.
  - A multi-purpose trail will be located within the open space/drainage corridor; final design and location to be determined at the time of Improvement Plans.
  - Drainage lots (Lots B & C) may contain trails in accordance with the Trails Master Plan. Location, type, and engineering to be determined with final mapping.
  - ESP = Elverta Specific Plan

### PROJECT INFORMATION

SITE DESCRIPTION: Portion of the West 1/2 of Section 22, T10N, R5E, M.D.B. & M.

AREA: 80.0± Acres gross

ASSESSORS PARCEL No: 203-0080-038

OWNER: Elverta 78 Partners  
c/o Jeffrey Pemstein  
11060 White Rock Road, #150-A  
Rancho Cordova, CA 95670  
(916)782-4427

APPLICANT: RCH Group  
11060 White Rock Road, #150-A  
Rancho Cordova, CA 95670  
(916)782-4427

ENGINEER: MacKay & Soms  
1552 Eureka Road, Suite 100  
Roseville, CA 95831  
(916)773-1189

EXISTING USE: Vacant

PROPOSED USE: Single-Family Residential, Park, Drainage

GENERAL PLAN: LDR(1-12 DU/AC)

ELVERTA SPECIFIC PLAN: AR-1, RD-5, Park, Drainage

ZONING: AR-1, RD-5

SERVICES

SCHOOL DISTRICT: Center Unified School District

PARKS & RECREATION: Rio Linda-Elverta Park District

FIRE PROTECTION: Sacramento Metropolitan Fire Protection District

LAW ENFORCEMENT: Sacramento County Sheriff

SEWER: Sacramento Area Sewer District

WATER: Rio Linda/Elverta Community Water District

STORM DRAINAGE: Sacramento County Stormwater Utility

ELECTRICITY: Sacramento Municipal Utility District

TELEPHONE: AT&T

GAS: Pacific Gas & Electric Company

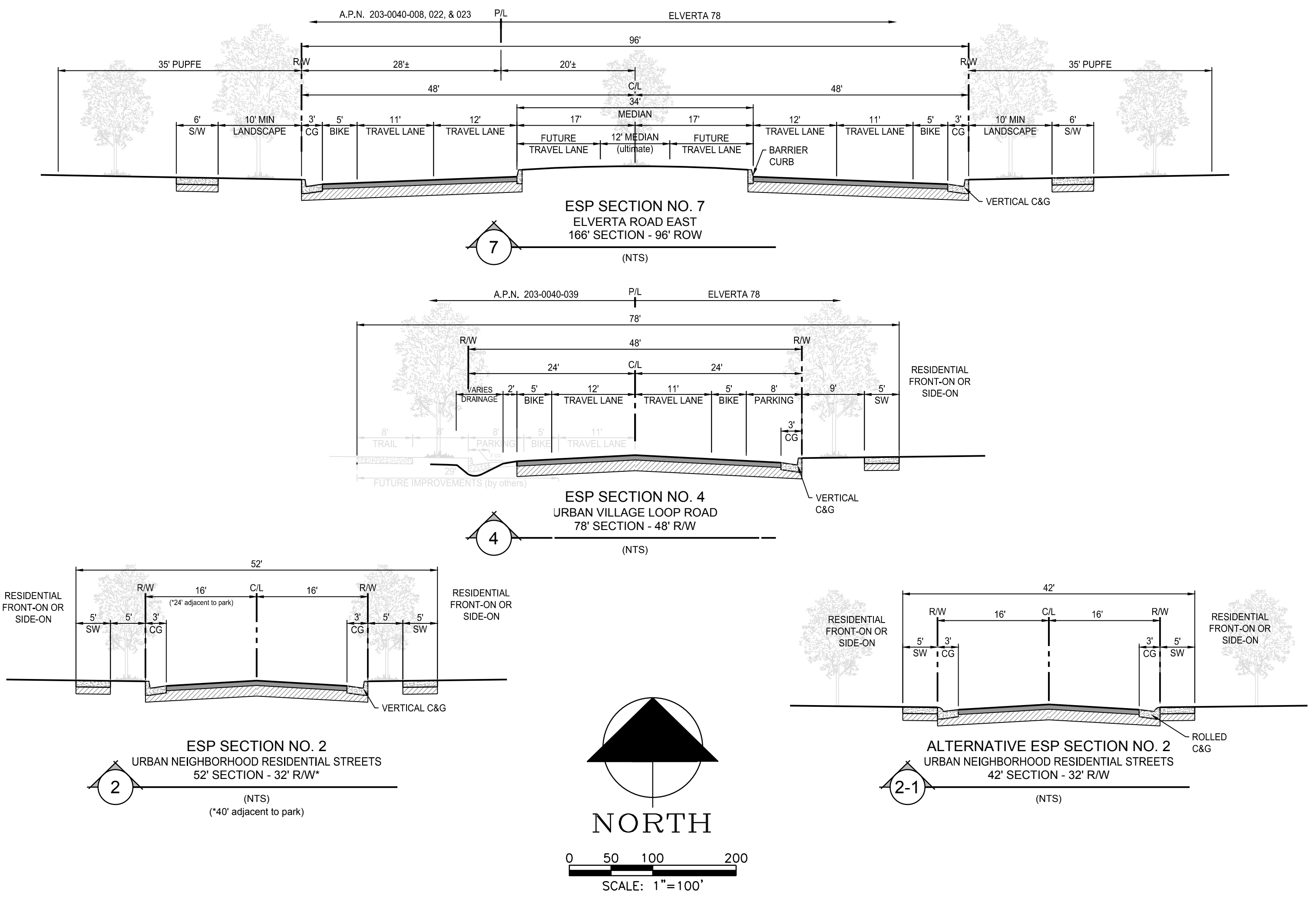
CABLE: Comcast

NUMBER OF LOTS: Village 1: 103 - Residential Lots (60' x 110' typ.)  
Village 2: 95 - Residential Lots (70' x 110' typ.)  
Village 3: 15 - Residential Lots (1 Acre min.)  
1 - Park Lot  
4 - Landscape Lots  
2 - Open Space/Drainage Lots  
220 Total Lots

### PARKLAND SUMMARY

Per Section 22.40.045 of the Sacramento County Code and further defined by the Elverta Specific Plan Area (5ac/1000 population or 0.0146/du)

Required per County Code Section 22.40.045 (213du x 0.0146):	3.1 Acres
Required per the Approved Elverta Specific Plan (2014):	2.5 Acres
Provided by the Elverta 78 Tentative Subdivision Map:	3.7± Acres
Surplus Parkland Range:	0.6 - 1.2± Acres



## TENTATIVE SUBDIVISION MAP

# ELVERTA 78

a portion of the Elverta Specific Plan Area

Scale: 1" = 100'

August 13, 2014  
Revised: October 15, 2014  
November 21, 2014  
January 22, 2016  
August 18, 2016  
March 09, 2017  
May 08, 2017  
June 05, 2017  
November 28, 2017

Sheet 1 of 3

Elverta 78 TSM 27124.00

**MACKEY & SOMPS**  
ENGINEERS PLANNERS SURVEYORS



## **Courtesy Meeting Notice**

Rio Linda Community Planning Advisory Council (CPAC)  
Rio Linda Depot Visitors Center  
6730 Front Street  
Rio Linda, CA 95673  
(Members may participate via teleconference)

Rio Linda/Elverta CPAC is meeting on Wednesday, September 28, 2022 at 7:00 p.m. to consider and discuss an application for the following project:

Control No.: PLNP2022-00108

Project Name: ELVERTA 78 TIME EXTENSION (XSP)

Assessor Parcel No.: 203-0080-038

Applicant/Owner: TCS Planning/Elverta 78 Partners

Location: South Of Elverta Road 1,300 Feet East Of 16th Street In The Rio Linda-Elverta Community.

Request: Time Extension Pursuant To Section To Sections 22.20.090 And 22.20.095 Of The Sacramento County Code To Extend, By Up To Six Years, The Expiration Date Of A Tentative Subdivision Map, Known As The "Elverta 78" (Control No. PLNP2014-00202), Which Involves The Division Of 80 Acres Into 213 Single-Family Residential Lots, A Park Lot, Two Open Space And Drainage Lots, And Four Landscape Corridor Lots In The In The Rio Linda-Elverta Community.

Lead Planner: Emma Patten, Associate Planner  
[pattene@saccounty.net](mailto:pattene@saccounty.net), (916) 875-4197

Note: Rio Linda/Elverta CPAC Will Make A Recommendation To The County Of Sacramento Division Of Planning And Environmental Review.

## **PUBLIC COMMENT PROCEDURES**

In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), the meeting is open to public attendance pursuant to health and safety guidelines. The practice of social distancing and wearing of face coverings (mask or shield) is recommended for the health and safety of all persons participating in person during the meeting although it is not required. Please refer to the meeting agenda for procedures, which are subject to change pursuant to guidelines related to social distancing and minimizing person-to-person contact.

### **IN-PERSON PUBLIC COMMENT**

Speakers may complete and submit a speaker request form to Clerk staff. The Chairperson will invite each individual to the podium to make a verbal comment on each agenda item and during off agenda comments.

### TELEPHONIC PUBLIC COMMENT

To make a public comment by phone, on the day of the meeting, dial (669) 254-5252 and enter Webinar ID: 161 012 0930. The Chairperson will allow each individual to make a comment by phone on each agenda item and during off agenda comments. The Clerk will unmute each caller's microphone accordingly.

### WRITTEN COMMENT

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- Send an email comment to [BoardClerk@saccounty.gov](mailto:BoardClerk@saccounty.gov). Include meeting date and agenda item number or off-agenda item.
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### MEETING MATERIAL

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### REASONABLE ACCOMMODATION

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**Clerk of the Board**

Florence H. Evans

COUNTY OF SACRAMENTO  
BOARD OF SUPERVISORS**Board of Supervisors**Phil Serna, District 1  
Patrick Kennedy, District 2  
Rich Desmond, District 3  
Sue Frost, District 4  
Don Nottoli, District 5

2022 SEP 19 PM 1:00

**County of Sacramento****DECLARATION OF MAILING  
TO BE COMPLETED BY DECLARANT  
OFFICE OF THE CLERK OF THE BOARD**

I, **Rochelle Rallanka**, hereby declare that I am employed by the County of Sacramento, Clerk of the Board of Supervisors, located at 700 "H" Street, Suite 2450, in the City of Sacramento, County of Sacramento, State of California.

I declare that a "Notice of Hearing" was issued to 75 recipients by United States Postal Service mail on Friday September 16, 2022.

**Hearing Date:** September 28, 2022**Hearing Body:** Rio Linda CPAC**Control Title:** ELVERTA 78 TIME EXTENSION (XSP)**Control Number:** PLNP2022-00108

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge and belief.

Rochelle Rallanka

Print Declarant's Name

Rochelle Rallanka 9/16/22

Declarant's Signature &amp; Date

**TO BE COMPLETED BY DECLARANT  
DEPARTMENT OF GENERAL SERVICES  
MAIL MESSENGER**

The declarant served a copy of the "Notice of Hearing" on each person or entity listed on the Declaration of Mailing by applying the postage on each notice provided to me by the Office of the Clerk of the Board and forwarding each said notice to PSI Group Mail Services, who, pursuant to its contract with the County of Sacramento, processes each such notice for mailing and deposits each such notice in the United States Postal Services (USPS) mail at Sacramento, California on the same day as received.

That there is delivery service by the USPS at each place so addressed, and there is regular communication by the USPS between the place of mailing and each place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Matthew Seidell

Print Declarant's Name

Matthew Seidell 9/16/22

Declarant's Signature &amp; Date

**Sign and return this affidavit to the Office of the Clerk of the Board at Mail Code 08-2450.**

**OFFICE OF PLANNING AND ENVIRONMENTAL REVIEW  
COUNTY OF SACRAMENTO  
CALIFORNIA**

To: Rio Linda/ Elverta CPAC

Subject: PLNP2018-00371. Century Palms (UPP, SPP, DRS). A Use Permit, Special Development Permit, and Design Review for a property located at the southwest corner of Rio Linda Boulevard and M Street in the Rio Linda/ Elverta community.

Final Hearing  
Body: Planning Commission

APN: 206-0210-019 and -038

Supervisory  
District(s): Frost

Contact: Emma Patten, Associate Planner, (916) 875-4197,  
pattene@sacounty.net

**Details of Request:**

1. A **Use Permit** to allow light manufacturing, processing, and assembly in building 6, 7, and 8 on 7.9 gross acres in the Downtown Rio Linda Special Planning Area (DRLSPA) CMU (Commercial Mixed Use) zoning district.
2. A **Special Development Permit** to allow increased setbacks, deviating from the maximum setback requirements of the DRLSPA.
3. A **Design Review** to comply with the DRLSPA and Countywide Design Guidelines.

**Applicant Representative:**

Abbott & Kindermann, LLP  
2100 21<sup>st</sup> Street  
Sacramento, CA 95818  
Contact: Diane Kindermann

**Owner:**

Brothers Property Development  
414 L Street  
Rio Linda, CA 95895  
Contact: Carl & John Brothers

**Summary of Key Points:**

- The subject site is vacant and is located within the Downtown Rio Linda Special Planning Area (SPA) in the SPA's Gateway Planning Area.
- In April 2016, the Planning Commission approved a similar version of this project; however, the project was never constructed and due to inactivity, the Use Permit expired in April 2019.

CPAC SUMMARY  
SITE PLAN

- The proposed development includes eight buildings. Buildings 1, 2, 3, 4, and 5 include commercial retail spaces fronting M Street and Rio Linda Boulevard. Building 6, 7, and 8 are flexible industrial spaces used for light manufacturing, processing, and assembly.

**Attachments:**

ATT 1 - Site Plan and Enlargement

ATT 2 - Landscape Plan

ATT 3 - Elevations

ATT 4 - Floor Plans

ATT 5 - Color and Materials Board Buildings 1-5

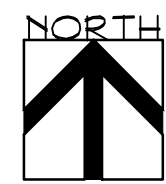
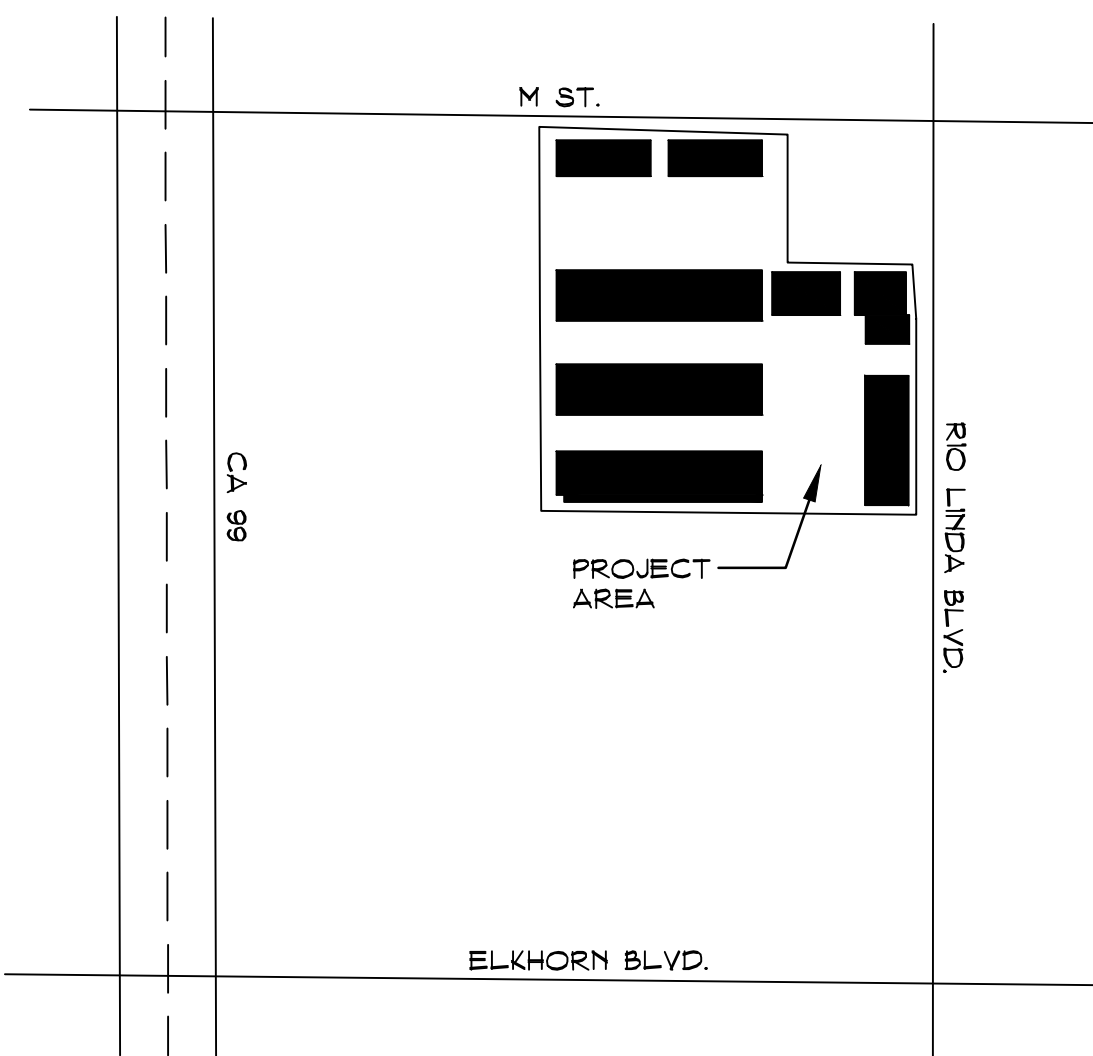
ATT 6 - Color and Materials Board Buildings 6-8

ATT 7 - Perspectives

ATT 8 - Site Details

ATT 9 - Preliminary Grading Plan





## Vicinity Plan

NTS

**F.A.R.:**  
BUILDING AREA: 94,863 SF  
SITE AREA: 342,817 SF  
F.A.R.: 0.28%

### LEGEND

- EV READY PARKING STALLS
- + MOTORCYCLE PARKING  
(4 SPACES PER STALL)
- TRASH RECEPTACLE

### PROJECT CONSULTANTS:

**ARCHITECT**  
PERKINS, WILLIAMS & COTTERILL ARCHITECTS  
3320 DATA DRIVE SUITE 200  
RANCHO CORDOVA, CA 95670  
(916) 851-1400

**CIVIL ENGINEER**  
JTS ENGINEERING CONSULTANTS, INC.  
1808 J STREET  
SACRAMENTO, CA 95811-3010  
(916) 441-6708

**LANDSCAPE ARCHITECT**  
GARTH RUFFNER LANDSCAPE ARCHITECT  
4120 DOUGLAS BOULEVARD,  
GRANITE BAY, CA 95746  
(916) 797-2576

**ELECTRICAL ENGINEER**  
OPTIMIZED ENERGY  
5734 LONETREE BLVD  
ROCKLIN, CA 95765  
(916) 626-5518

**OWNER**  
BROTHERS PROPERTY DEVELOPMENT  
414 L STREET  
RIO LINDA, CA 95673  
(916) 731-4435

### NOTE:

DEVELOPMENT STANDARD: BUILD-TO-LINE FROM (BACK OF SIDEWALK) AT M STREET, 70% PREFERRED CRITERIA. CONSTRAINTS LIMITS THE PROJECTS ABILITY TO MEET THIS RECOMMENDED STANDARD DUE TO A 12.5 FEET PUBLIC UTILITIES EASEMENT ALONG THE SOUTH EDGE OF THE SIDEWALK ALONG M STREET. A RELATIONSHIP BETWEEN THE BUILDING AND THE STREET IS ACHIEVED BY HAVING DECORATIVE PEDESTALS FOR POTTED PLANTS, LANDSCAPING AND WIDE SIDEWALKS WITH SCORED PAVING PATTERNS.

PROPERTY LINE

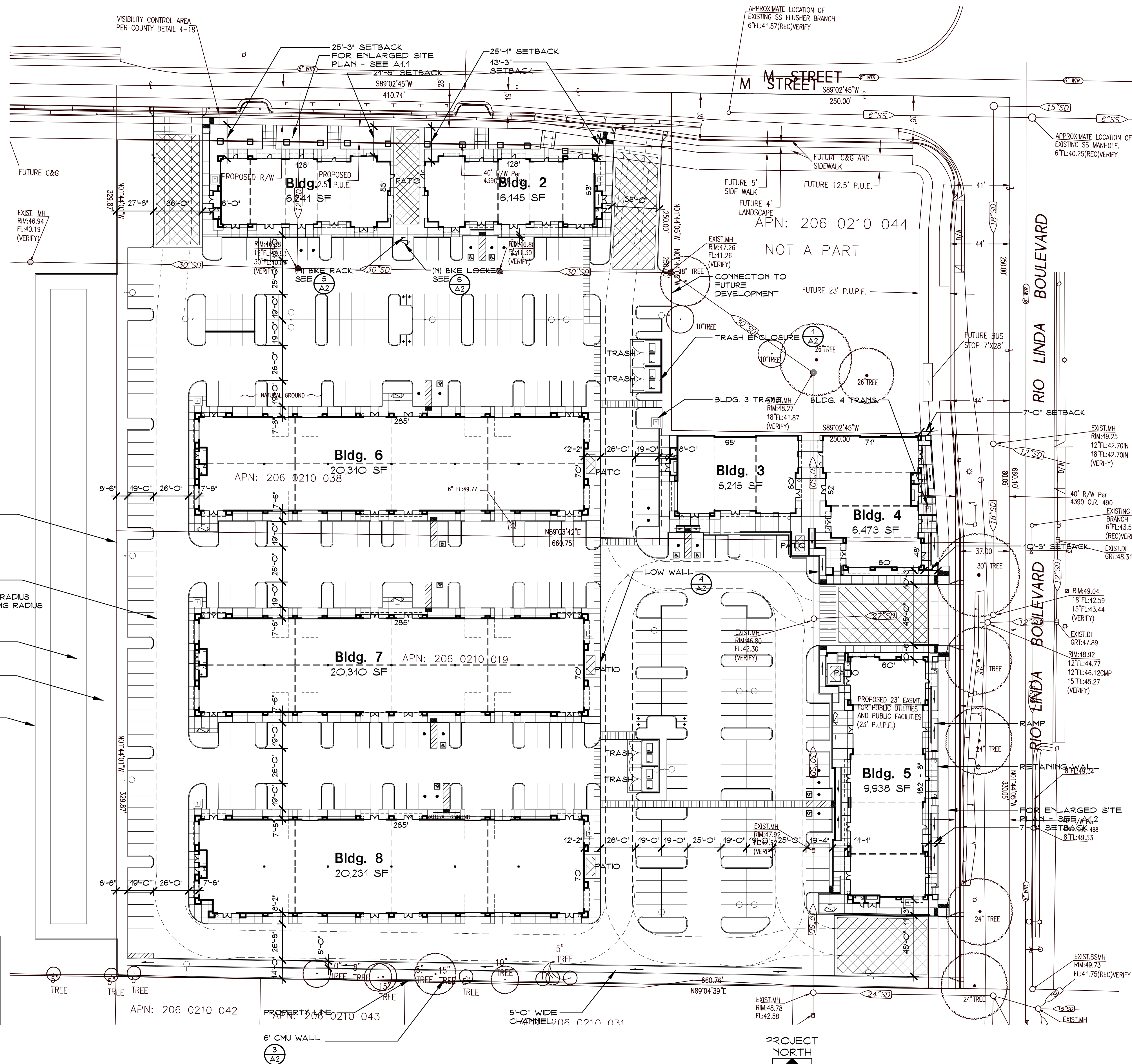
FIRE TRUCK:  
ROUTE 20' WIDE  
25' INSIDE TURNING RADIUS  
50' OUTSIDE TURNING RADIUS

DETENTION POND

BIO - RETENTION PLANTER

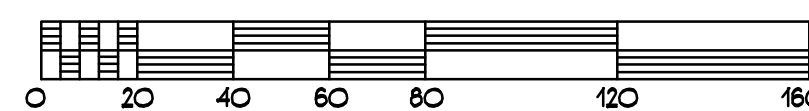
6' CMU WALL

(3)  
A2



## Site Plan

SCALE: 1" = 40' - 0"



### SHEET INDEX

A1	SITE PLAN
A1.1	ENLARGED SITE PLAN - M STREET
A1.2	ENLARGED SITE PLAN - RIO LINDA BLVD
A2	SITE DETAILS
A3	FLOOR PLAN - BUILDING 1 & 2
A4	FLOOR PLAN - BUILDING 3, 4 & 5
A5	FLOOR PLAN - BUILDING 6, 7 & 8
A6	ELEVATIONS - BUILDING 1
A7	ELEVATIONS - BUILDING 2
A8	ELEVATIONS - BUILDING 3
A9	ELEVATIONS - BUILDING 4
A10	ELEVATIONS - BUILDING 5
A11	ELEVATIONS - BUILDING 6, 7 & 8
A12	STREET PERSPECTIVES
A13	CONTEXT PHOTOS
1	GRADING PLAN
2	UTILITY PLAN
3	EXISTING CONDITIONS
LA	LANDSCAPE PLAN
EO	LIGHT FIXTURE SCHEDULE, DETAILS & NOTES
E1	LIGHTING PLAN SITE

### PROJECT INFO

**PROPERTY:**  
ADDRESS: RIO LINDA BOULEVARD  
APN: 206-0210-019: 4.7  
APN: 206-0210-038: 3.17  
TOTAL SITE AREA: 7.87 AC GROSS

**CITY:** RIO LINDA, CALIFORNIA  
**CITY JURISDICTION:** COUNTY OF SACRAMENTO  
**ZONING:** COMMERCIAL & LIGHT INDUSTRIAL  
**GENERAL PLAN:** COMMERCIAL MIXED USE (CMU)  
**OCCUPANCY:** B / F / M  
**TYPE OF CONSTRUCTION:** TYPE V-B (NON-RATED)  
**STORIES:** ONE  
**SITE FIRE PROTECTION:** WET SYSTEM HYDRANTS  
**FIRE PROTECTION:** CENTRALLY MONITORED  
**FULLY SPRINKLERED BUILDINGS**

**BUILDING 1: OFFICE / RETAIL**  
GROSS FLOOR AREA: 6,241 SF  
PARKING REQUIRED - 4 PER 1000 SF = 25 STALLS

**BUILDING 2: OFFICE / RETAIL**  
GROSS FLOOR AREA: 6,145 SF  
PARKING REQUIRED - 4 PER 1000 SF = 25 STALLS

**BUILDING 3: OFFICE / RETAIL**  
GROSS FLOOR AREA: 5,215 SF  
PARKING REQUIRED - 4 PER 1000 SF = 21 STALLS

**BUILDING 4: OFFICE / RETAIL**  
GROSS FLOOR AREA: 6,473 SF  
PARKING REQUIRED - 4 PER 1000 SF = 26 STALLS

**BUILDING 5: OFFICE / RETAIL**  
GROSS FLOOR AREA: 9,938 SF  
PARKING REQUIRED - 4 PER 1000 SF = 40 STALLS

**BUILDING 6: OFFICE / INDUSTRIAL**  
GROSS FLOOR AREA: 20,310 SF  
PARKING REQUIRED - 3 PER 1000 SF = 61 STALLS

**BUILDING 7: OFFICE / INDUSTRIAL**  
GROSS FLOOR AREA: 20,310 SF  
PARKING REQUIRED - 3 PER 1000 SF = 61 STALLS

**BUILDING 8: OFFICE / INDUSTRIAL**  
GROSS FLOOR AREA: 20,231 SF  
PARKING REQUIRED - 3 PER 1000 SF = 61 STALLS

**TOTAL GROSS BUILDING AREA:**  
OFFICE / RETAIL: 34,012 SF  
OFFICE / INDUSTRIAL: 60,851 SF  
TOTAL: 94,863 SF

**PARKING:**  
PARKING REQUIRED: 318  
ACCESSIBLE PARKING REQUIRED: 8 PROVIDED: 11  
TOTAL PARKING PROVIDED: 309

**BICYCLE PARKING:**  
5% (2 MIN.) OF THE NUMBER OF AUTO PARKING STALLS  
ADDED SHOULD BE PROVIDED AS SHORT & LONG  
TERM BIKE PARKING PER CGBSC. 5% OF 314 STALLS =  
16 MIN. REQUIRED.

16 ARE PROVIDED OF EACH.

**MOTORCYCLE SPACES - 8 PROVIDED.**  
**EV READY PARKING STALLS - 20 PROVIDED.**

**PERKINS, WILLIAMS & COTTERILL**  
**ARCHITECTS**  
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## Site Plan

**Project:** CENTURY PALMS BP

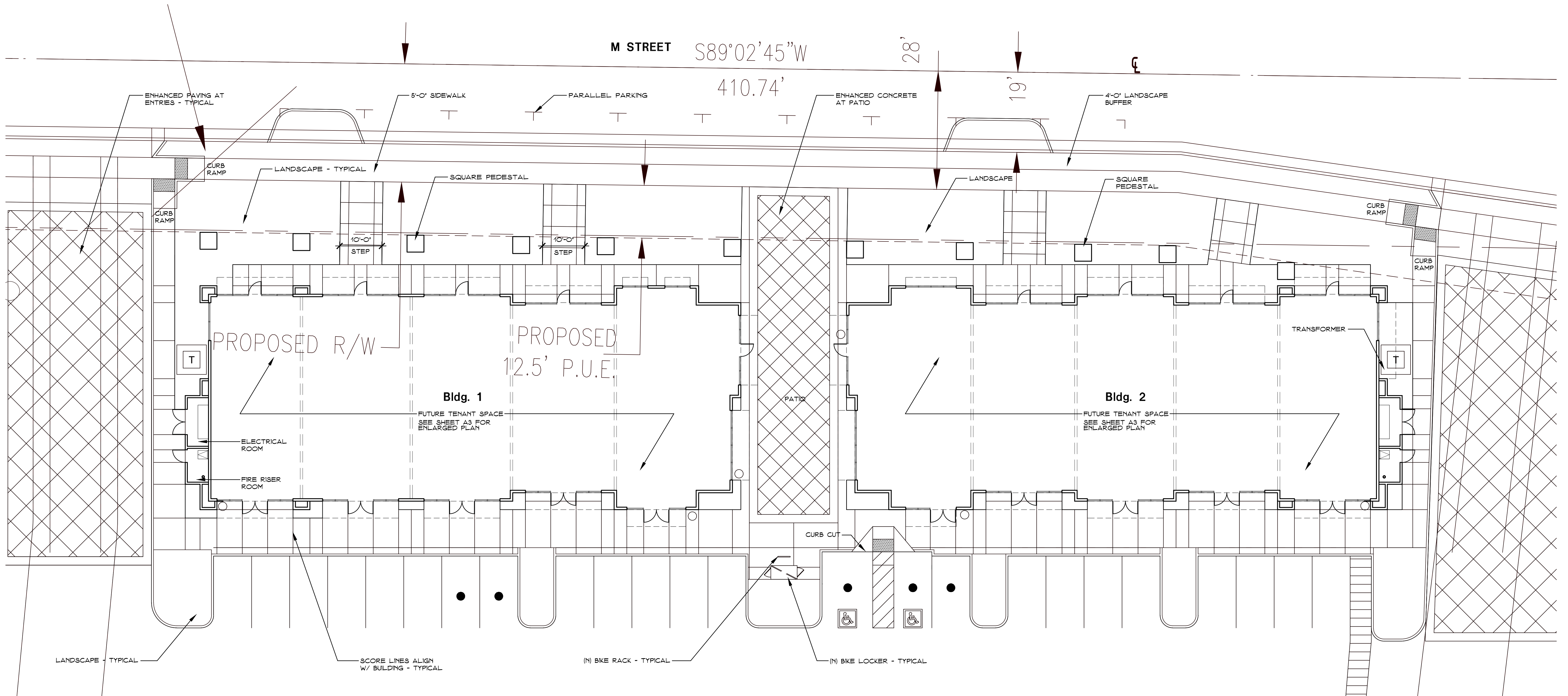
**Job No.** 20-711 **Date:** 08-04-22

**Scale:** 1" = 40'-0"

**Century Palms Business Park**  
Rio Linda, CA

**A1**





Site Plan – M Street

3/32" = 1'-0"

**NOTE:**  
DEVELOPMENT STANDARD: BUILD-TO-LINE FROM (BACK OF SIDEWALK) AT M STREET, 70% PREFERRED CRITERIA. CONSTRAINTS LIMITS THE PROJECTS ABILITY TO MEET THIS RECOMMENDED STANDARD DUE TO A 12.5 FEET PUBLIC UTILITIES EASEMENT ALONG THE SOUTH EDGE OF THE SIDEWALK ALONG M STREET. A RELATIONSHIP BETWEEN THE BUILDING AND THE STREET IS ACHIEVED BY HAVING DECORATIVE PEDESTALS FOR POTTED PLANTS, LANDSCAPING AND WIDE SIDEWALKS WITH SCORED PAVING PATTERNS.

Century Palms Business Park  
Rio Linda, CA

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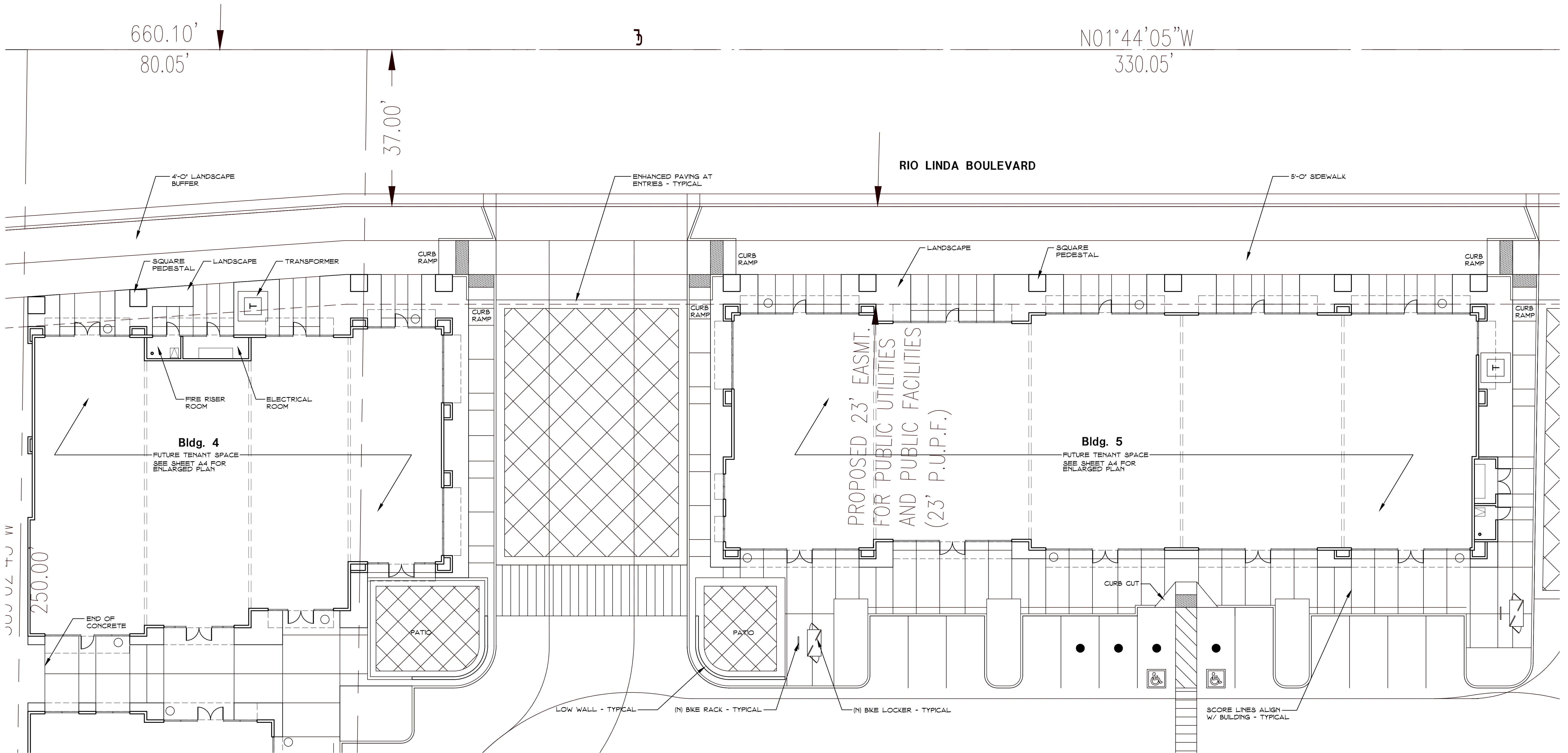
Site Plan – M Street

**Project:** CENTURY PALMS BUSINESS PARK

**Job No.** 20-711 **Date:** 08-06-21

**Scale:** 3/32" = 1'-0"

A1.1

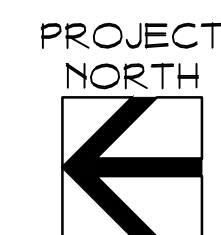


## Site Plan - Rio Linda Blvd

3/32" = 1'-0"

### NOTE:

DEVELOPMENT STANDARD: BUILD-TO-LINE FROM (BACK OF SIDEWALK) AT M STREET, 70% PREFERRED CRITERIA. CONSTRAINTS LIMITS THE PROJECTS ABILITY TO MEET THIS RECOMMENDED STANDARD DUE TO A 12.5 FEET PUBLIC UTILITIES EASEMENT ALONG THE SOUTH EDGE OF THE SIDEWALK ALONG M STREET. A RELATIONSHIP BETWEEN THE BUILDING AND THE STREET IS ACHIEVED BY HAVING DECORATIVE PEDESTALS FOR POTTED PLANTS, LANDSCAPING AND WIDE SIDEWALKS WITH SCORED PAVING PATTERNS.



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## Site Plan - Rio Linda Blvd

**Project:** CENTURY PALMS BUSINESS PARK

**Job No.** 20-711 **Date:** 08-06-21

**Scale:** 3/32" = 1'-0"

**Century Palms Business Park**  
 Rio Linda, CA

**A1.2**



PLANT LIST & LEGEND  
SYMBOL BOTANIC NAME/COMMON NAME

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY
	CERCIS RENIFORMIS 'OKLAHOMA'/REDBUD	15 GALLON	7
	LAGERSTROEMIA X 'NATCHEZ'/CRAPE MYRTLE	24" BOX	18
	OLEA EUROPEA 'MAJESTIC BEAUTY'/FRUITLESS OLIVE	24" BOX	18
	PARKINSONIA X 'DESERT MUSEUM'/PALO VERDE	15 GALLON	14
	PHOENIX CANARIENSIS/CANARY ISLAND PALM	TRANSPLANT	6
	PISTACIA CHINENSIS/CHINESE PISTACHE	24" BOX	20
	QUERCUS ILEX/HOLLY OAK	15 GALLON	45
	QUERCUS LOBATA/VALLEY OAK	15 GALLON	21
	STYPHNOLOBIUM JAPONICUM/JAPANESE PAGODA TREE	15 GALLON	20

SHRUB & GROUND COVER AREA:

ACACIA REDOLENS 'DESERT CARPET'/PROSTRATE ACACIA	5 GALLON
ARCTOSTAPHYLOS D. 'HOWARD McMINN'/MANZANITA*	5 GALLON
BULBINE FRUTESCENS (YELLOW)/CAPE BALSAM	1 GALLON
CHONDROPETALUM TECTORUM/DWF. CAPE RUSH*	5 GALLON
CISTUS X. 'SUNSET'/ROCKROSE*	5 GALLON
CALLISTEMON V. 'LITTLE JOHN'/DWF. BOTTLE BRUSH	5 GALLON
COTONEASTER D. 'LOWFAST'/PROSTRATE COTONEASTER	1 GALLON
CAREX DIVULSA/EURASIAN GRAY SEDGE*	1 GALLON
DIANELLA REVOLUTA 'LITTLE REV'/BLACK FLAX LILY	1 GALLON
HETEROMELES ARBUTIFOLIA/TOYON*	5 GALLON
HESPERALOE X. 'BRAKE LIGHTS'/HYBRID RED YUCCA	2 GALLON
JUNIPERUS C. 'SAN JOSE'/SAN JOSE JUNIPER	5 GALLON
LOMANDRA LONGIFOLIA 'BREEZE'/DWF. MAT RUSH	5 GALLON
LANTANA MONTEVIDENSIS/LANTANA	5 GALLON
MACFADYENA UNGUIS-CATI/CATS CLAW VINE	5 GALLON
MAHONIA A. 'COMPACTA'/COMPACT OREGON GRAPE	5 GALLON
NERIUM O. 'DWARF RED'/PETITE RED OLEANDER	5 GALLON
NANDINA DOMESTICA 'GULF STREAM'/DWF. HEAVENLY BAMBOO	5 GALLON
NEPETA X. FAASSENII/CATMINT*	1 GALLON
PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P.'/BEARD TONGUE	1 GALLON
ROSA CALIFORNICA/WILD ROSE*	5 GALLON
SALVIA MICROPHYLLA 'HOT LIPS'/AUTUMN SAGE	5 GALLON
TULBAGHIA VIOLACEA/SOCIETY GARLIC	1 GALLON
VERBENA PERUVIANA 'HOMESTEAD PURPLE'/HYBRID VERBENA	1 GALLON

BIORETENTION PLANTER (SEE PLANTS MARKED "\*" ABOVE)

CHIPPED TREE TRIMMINGS TO 4" DEPTH UNDER EXISTING TREES

DESIGN CONCEPT & NOTES:

- ALL PROPOSED PLANTS ARE 'VERY LOW' OR 'LOW' WATER USE AS DESIGNATED BY WUCOLS IV.
- IRRIGATION FOR PERMANENT LANDSCAPE AREAS WILL BE PROVIDED USING A DRIP SYSTEM WITH A PROJECTED EFFICIENCY RATE OF 80%.
- TREES WILL BE IRRIGATED WITH A SUPPLEMENTAL OVERHEAD SYSTEM THAT CAN BE EASILY EXPANDED AS THE ROOTING AREA GROWS.
- NO MOUNDING IS PROPOSED. SEE CIVIL DRAWINGS FOR GRADES.
- EVERGREEN TREES PROVIDED: 69 (40.8%).
- 24" BOX & LARGER TREES PROVIDED: 62 (36.7%).
- TOP DRESSING WILL BE PROVIDED TO A 3" MINIMUM DEPTH.
- THE LANDSCAPE PLAN WILL BE COORDINATED WITH L.I.D. FEATURES IN THE CONSTRUCTION DOCUMENT PHASE.

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LANDSCAPE PLAN

Project: CENTURY PALMS BP

Job No. 20-710 (39049) Date: 8-5-2022

Scale: 1" = 30'-0"

Garth Ruffner Landscape Architect (916) 797-2576  
4120 Douglas Blvd., Suite 306, #301, Roseville, CA 95746-5838  
GarthRuffner.com California R.L.A. #2808

LA

LANDSCAPE AREA  
CALCULATION

TOTAL SITE AREA:	342,817 S.F.
LANDSCAPE AREA REQUIRED (20%):	68,563 S.F.
LANDSCAPE AREA PROVIDED (20.4%):	69,984 S.F.

PARKING LOT  
SHADE CALCULATIONS:

TREE TYPE	AREA/ FULL	QUANTITY FULL	3/4	1/2	SUBTOTAL	TOTAL
25' DIA. TREES						
PARKINSONIA X.	490 S.F.	6	0	6	0	4410 S.F.
25' TOTAL:						4410 S.F.
35' DIA. TREES						
PISTACHIA CHINENSIS	962 S.F.	8	0	9	0	12025 S.F.
QUERCUS ILEX	962 S.F.	20	5	16	0	30544 S.F.
QUERCUS LOBATA	962 S.F.	0	0	12	0	5772 S.F.
STYPHNOLOBIUM J.	962 S.F.	12	0	8	0	15392 S.F.
35' TOTAL:						63733 S.F.
PARKING AREA:						100107 S.F.
SHADE REQUIRED: 50%						50054 S.F.
SHADE PROVIDED: 68%						68143 S.F.

Century Palms Business Park  
Rio Linda, CA

Preliminary Landscape Plan

SCALE: 1" = 30'-0"



RIO LINDA BOULEVARD

"M" STREET

DETENTION BASIN (SEE PLANTS MARKED W/ "\*" IN THE PLANTING LEGEND)

BUILDING 1

BUILDING 2

BUILDING 6

BUILDING 3

BUILDING 4

BUILDING 7

BUILDING 5

BUILDING 8

TRASH RECEPTACLE (TYP.)

TRASH RECEPTACLE (TYP.)

TRASH RECEPTACLE (TYP.)

PROPOSED 6" HIGH MASONRY WALL

ACCENT PLANTING (TYPICAL)

ACCENT PLANTING (TYPICAL)

ACCENT PLANTING (TYPICAL)

22" VALLEY OAK TO REMAIN

SCREEN SHRUBS &/OR VINES (TYPICAL)

#2946 28" MODESTO ASH TO BE REMOVED.

#2945 24" MODESTO ASH TO BE REMOVED.

#2944 22" MODESTO ASH TO BE REMOVED.

#2943 8" ALMOND TO BE REMOVED.

#2941 10" COAST LIVE OAK TO REMAIN.

#2935 6" VALLEY OAK TO REMAIN.

#2936 10" VALLEY OAK TO REMAIN.

#2937 9" VALLEY OAK TO REMAIN.

#2938 14" VALLEY OAK TO REMAIN.

#2939 10" VALLEY OAK TO REMAIN.

#2940 7" COAST LIVE OAK TO REMAIN.





South Elevation

KEYNOTES:	
1	CEMENT PLASTER - PAINTED
2	ARCHITECTURAL FOAM CORNICE
3	POTENTIAL TENANT SIGNAGE LOCATION
4	DARK BRONZE ANODIZED ALUMINUM STOREFRONT SYSTEM W/ TINTED GLASS
5	DEEP METAL CANOPY - PAINTED
6	METAL AWNING
7	CONCRETE TEXTURE FINISH
8	HORIZONTAL WOOD VENEER SIDING
9	METAL PANEL SIDING
10	THIN BRICK VENEER
11	LIGHT FIXTURE - DECORATIVE
12	STANDING SEAM METAL ROOF
13	WALL PACK LIGHT FIXTURE

PAINT COLORS:	
P-1	'SAN FRANCISCO FOG' KELLY - MOORE: KM5822
P-2	'TOASTED OATMEAL' KELLY - MOORE: KM4527
P-3	'BARNWOOD' KELLY - MOORE: KMA72



East Elevation



West Elevation



North Elevation

**PERKINS, WILLIAMS & COTTERILL**  
**ARCHITECTS**  
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*Elevations - Building 1*

**Project:** CENTURY PALMS BUSINESS PARK

**Job No.** 20-711 **Date:** 08-06-21

**Scale:** 1/8" = 1'-0"

*Century Palms Business Park*  
*Rio Linda, CA*





South Elevation

- KEYNOTES:**
- 1 CEMENT PLASTER - PAINTED
  - 2 ARCHITECTURAL FOAM CORNICE
  - 3 POTENTIAL TENANT SIGNAGE LOCATION
  - 4 DARK BRONZE ANODIZED ALUMINUM STOREFRONT SYSTEM W/ TINTED GLASS
  - 5 DEEP METAL CANOPY - PAINTED
  - 6 METAL AWNING
  - 7 CONCRETE TEXTURE FINISH
  - 8 HORIZONTAL WOOD VENEER SIDING
  - 9 METAL PANEL SIDING
  - 10 THIN BRICK VENEER
  - 11 LIGHT FIXTURE - DECORATIVE
  - 12 STANDING SEAM METAL ROOF
  - 13 WALL PACK LIGHT FIXTURE

- PAIN COLORS:**
- P-1 'SAN FRANCISCO FOG' KELLY - MOORE: KM6822
  - P-2 'TOASTED OATMEAL' KELLY - MOORE: KM4627
  - P-3 'BARNWOOD' KELLY - MOORE: KMA72



East Elevation



West Elevation



North Elevation

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*Elevations – Building 2*

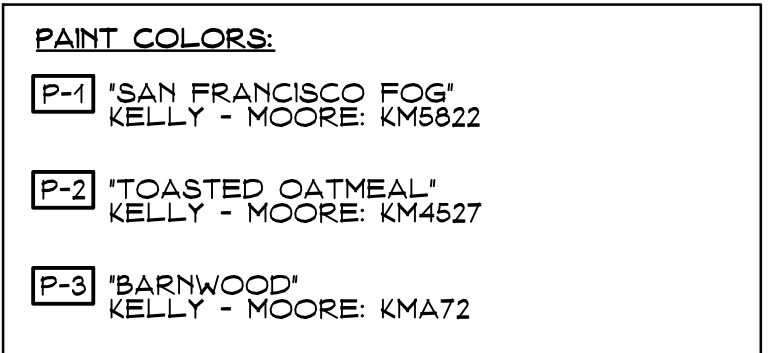
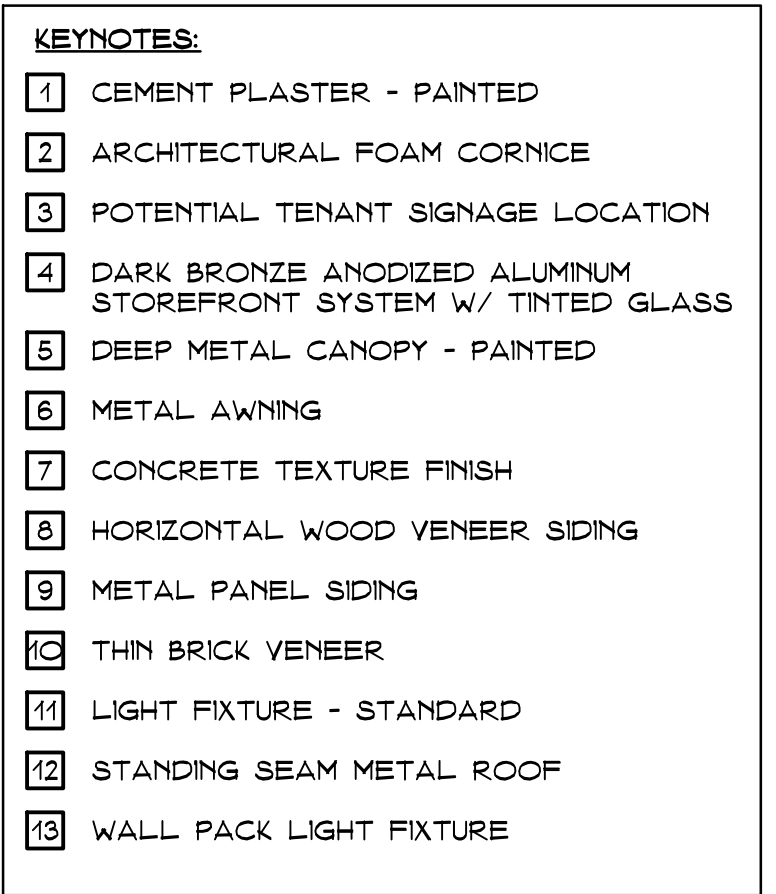
**Project:** CENTURY PALMS BUSINESS PARK

**Job No.** 20-711 **Date:** 08-06-21

**Scale:** 1/8" = 1'-0"

*Century Palms Business Park*  
 Rio Linda, CA





Architectural elevation drawing of a building facade. The drawing includes various annotations and level markers:

- Annotations:**
  - 12, 11, P-3, 5, 11, 3, 1C, 4, P-2, 1, P-3, 2, 6, P-1, 7, 8
  - TENANT
- Level Markers:**
  - +29'-11" T.O. ROOF
  - +29'-3" T.O. ROOF
  - +24'-0" T.O. PARAPET
  - +9'-0" T.O. STOREFRONT
  - +0'-0" FIN. FLR.

Architectural elevation drawing of a building facade. The drawing includes the following callouts and levels:

- Window and Door Types:**
  - 9: Single window
  - P-1: Double door
  - P-2: Single door
  - 13: Single window
  - 1: Double door
  - P-3: Single door
  - 5: Double door
  - 10: Single window
  - 3: Single window
  - 11: Single window
  - 4: Double door
  - 11: Single window
  - 12: Single window
- Levels:**
  - +29'-11" T.O. ROOF
  - +24'-0" T.O. PARAPET
  - +14'-0" T.O. STOREFRONT
  - +0'-0" FIN. FLR.

Architectural elevation drawing of a building facade. The drawing shows a two-story structure with a central section and two side sections. The central section has a flat roof and a large window. The side sections have gabled roofs and smaller windows. Height markers are indicated by arrows pointing to specific points on the facade:

- 9: Top of the central section's roofline.
- P-1: Top of the central section's parapet.
- P-3: Top of the central section's parapet.
- P-2: Top of the side section's roofline.
- 1: Top of the side section's parapet.

On the right side, additional height markers are shown with horizontal lines:

- +23'-11" T.O. ROOF
- +24'-0" T.O. PARAPET
- +24'-0" T.O. PARAPET
- +0'-0" FIN. FLR.

*Century Palms Business Park*  
*Rio Linda, CA*





West Elevation

- KEYNOTES:**
- 1 CEMENT PLASTER - PAINTED
  - 2 ARCHITECTURAL FOAM CORNICE
  - 3 POTENTIAL TENANT SIGNAGE LOCATION
  - 4 DARK BRONZE ANODIZED ALUMINUM STOREFRONT SYSTEM W/ TINTED GLASS
  - 5 DEEP METAL CANOPY - PAINTED
  - 6 METAL AWNING
  - 7 CONCRETE TEXTURE FINISH
  - 8 HORIZONTAL WOOD VENEER SIDING
  - 9 METAL PANEL SIDING
  - 1C THIN BRICK VENEER
  - 11 LIGHT FIXTURE - STANDARD
  - 12 STANDING SEAM METAL ROOF
  - 13 WALL PACK LIGHT FIXTURE
  - 14 SPANDREL GLASS WHERE OCCURS

- PAINT COLORS:**
- P-1 'SAN FRANCISCO FOG' KELLY - MOORE: KM6822
  - P-2 'TOASTED OATMEAL' KELLY - MOORE: KM4627
  - P-3 'BARNWOOD' KELLY - MOORE: KMA72



North Elevation



South Elevation



East Elevation

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*Elevations – Building 4*

**Project:** CENTURY PALMS BUSINESS PARK  
**Job No.** 20-711 **Date:** 08-06-21  
**Scale:** 1/8" = 1'-0"

*Century Palms Business Park*  
*Rio Linda, CA*





East Elevation

**KEYNOTES:**

- 1 CEMENT PLASTER - PAINTED
- 2 ARCHITECTURAL FOAM CORNICE
- 3 POTENTIAL TENANT SIGNAGE LOCATION
- 4 DARK BRONZE ANODIZED ALUMINUM STOREFRONT SYSTEM W/ TINTED GLASS
- 5 DEEP METAL CANOPY - PAINTED
- 6 METAL AWNING
- 7 CONCRETE TEXTURE FINISH
- 8 HORIZONTAL WOOD VENEER SIDING
- 9 METAL PANEL SIDING
- 10 THIN BRICK VENEER
- 11 LIGHT FIXTURE - STANDARD
- 12 STANDING SEAM METAL ROOF
- 13 WALL PACK LIGHT FIXTURE

**PAINT COLORS:**

P-1	'SAN FRANCISCO FOG' KELLY - MOORE: KM5822
P-2	'TOASTED OATMEAL' KELLY - MOORE: KM4527
P-3	'BARNWOOD' KELLY - MOORE: KMA72



South Elevation



North Elevation



West Elevation

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## Elevations - Building 5

**Project:** CENTURY PALMS BUSINESS PARK

**Job No.** 20-711 **Date:** 08-06-21

**Scale:** 1/8" = 1'-0"

Century Palms Business Park  
 Rio Linda, CA





South Elevation

- KEYNOTES:**
- 1 CONCRETE WALL PANEL - PAINTED
  - 2 CEMENT PLASTER - PAINTED
  - 3 CONCRETE TEXTURE FINISH
  - 4 METAL SIDING
  - 5 STANDING SEAM METAL ROOF
  - 6 DEEP METAL CANOPY - PAINTED
  - 7 POTENTIAL TENANT SIGNAGE LOCATION
  - 8 DARK BRONZE ANODIZED ALUMINUM STOREFRONT SYSTEM W/ TINTED GLASS
  - 9 12'-0" X 14'-0" ROLL-UP GRADE LEVEL DOOR
  - 10 ARCHITECTURAL CORNICE
  - 11 LIGHT FIXTURE - DECORATIVE
  - 12 3/4" WIDE REVEAL IN CONCRETE WALL PANEL, TYPICAL
  - 13 WOOD TRELLIS - STAINED
  - 14 WALL PACK LIGHT FIXTURE
  - 15 THIN BRICK VENEER

- PAINT COLORS:**
- P-1 'SAN FRANCISCO FOG' KELLY - MOORE: KM5822
  - P-2 'WHIRLWIND' KELLY - MOORE: KM5633
  - P-3 'WHITE RUSSIAN' KELLY - MOORE: KM4557
  - P-4 'BARNWOOD' KELLY - MOORE: KMA72



East Elevation



West Elevation



North Elevation

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Elevations - Bldg. 6, 7 & 8

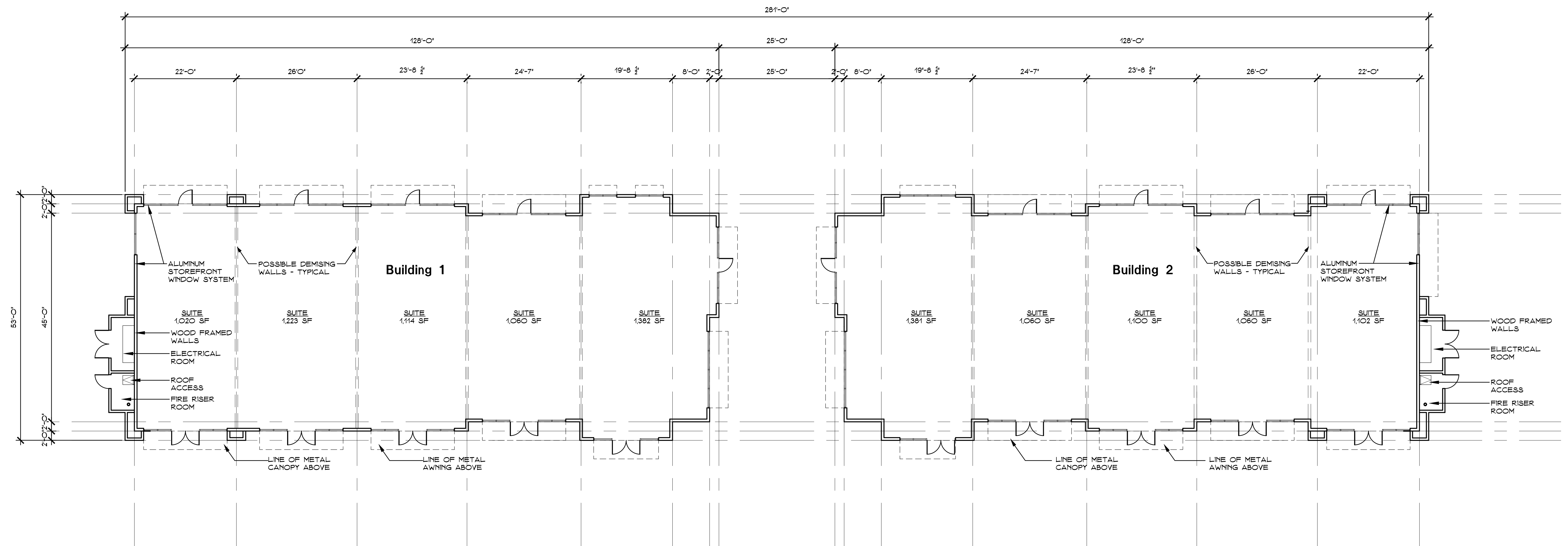
Project: CENTURY PALMS BUSINESS PARK

Job No. 20-711 Date: 08-06-21

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

Century Palms Business Park  
Rio Linda, CA





*Floor Plan – Building 1 & 2*

3/32" = 1'-0"



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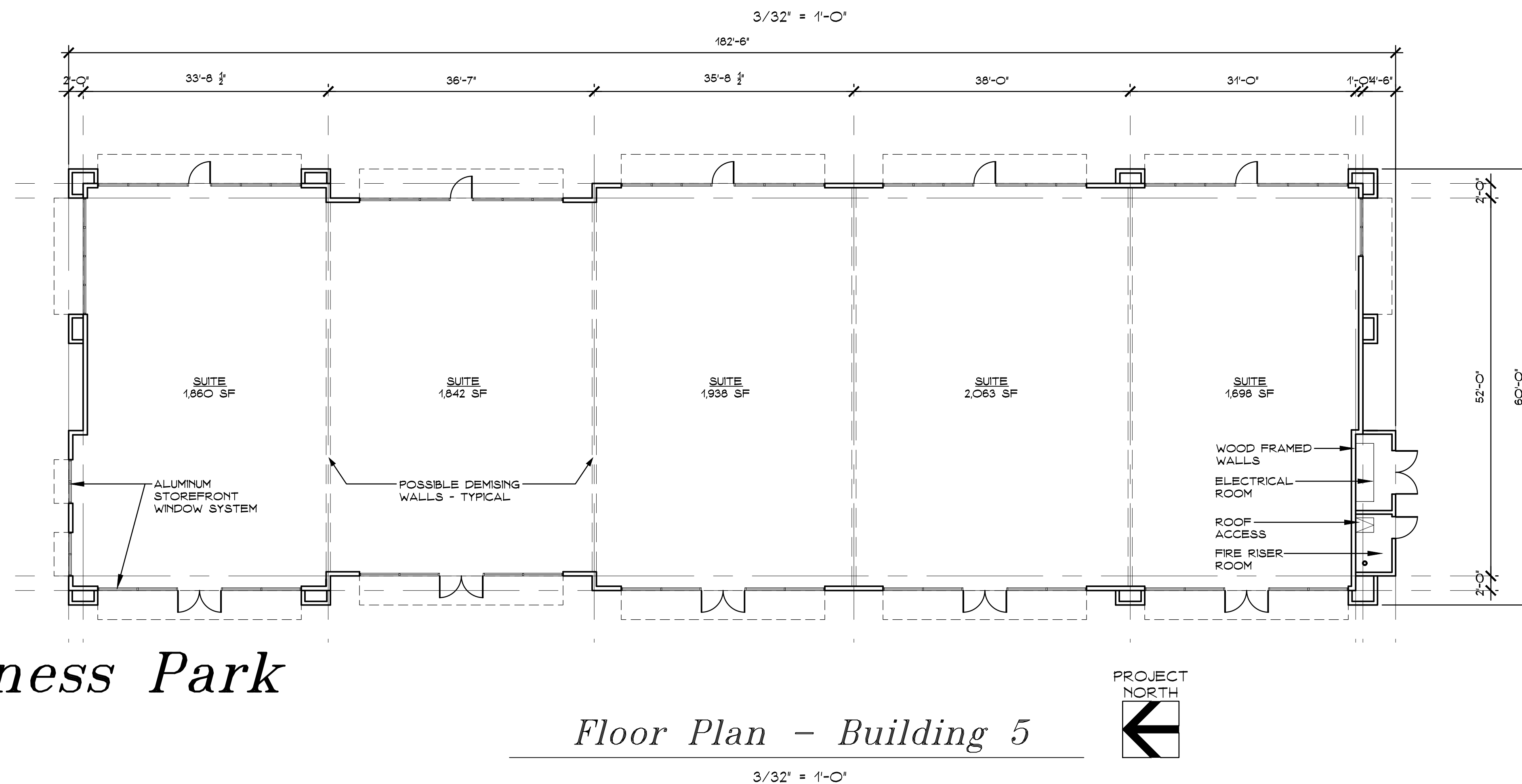
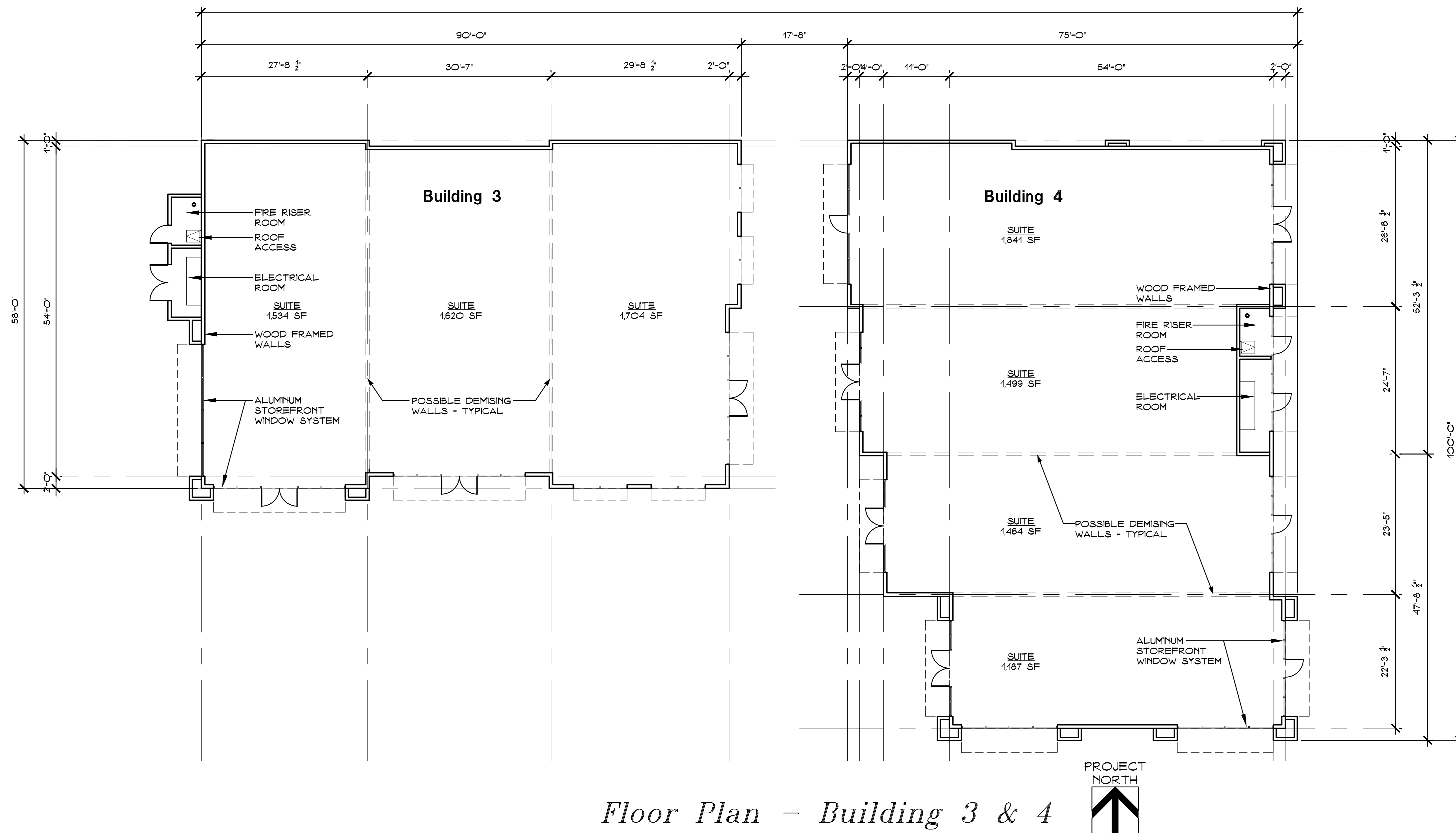
*Floor Plan – BLDG. 1 & 2*

**Project:** CENTURY PALMS BUSINESS PARK

**Job No.** 20-711 **Date:** 08-06-21

**Scale:** 3/32" = 1'-0"

*Century Palms Business Park*  
 Rio Linda, CA



# Century Palms Business Park

Rio Linda, CA

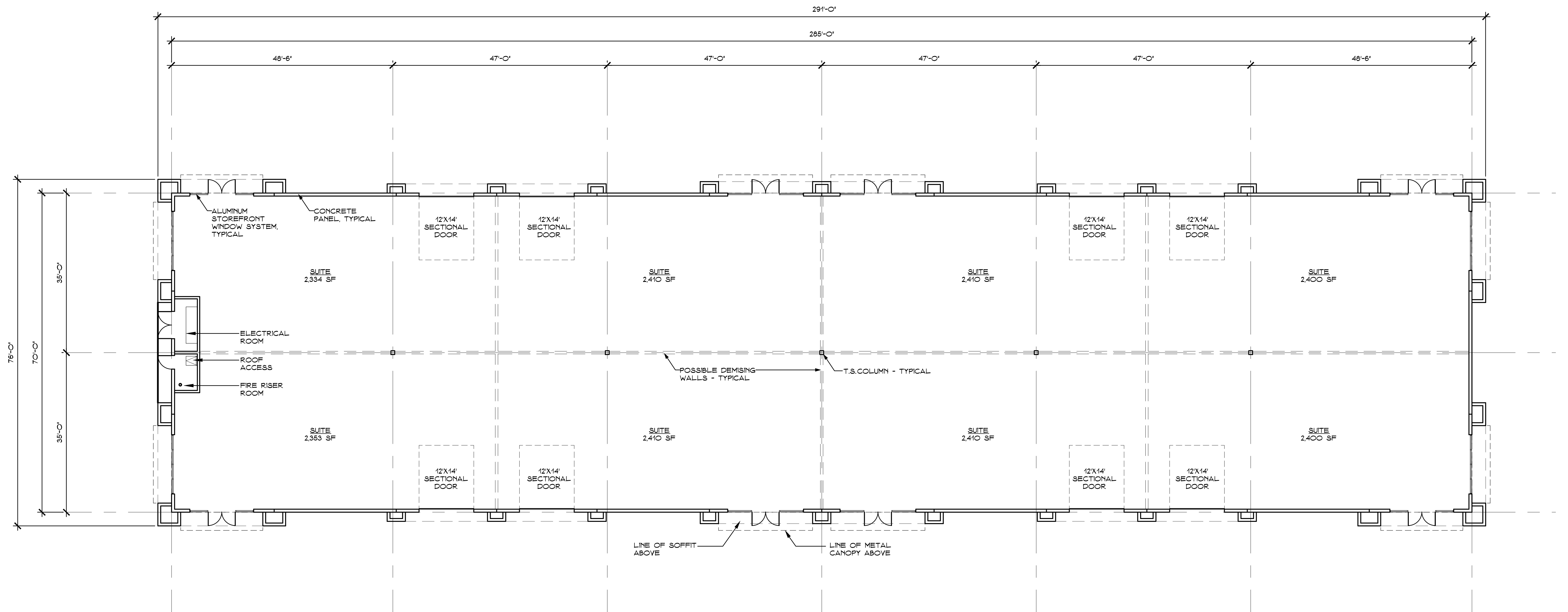
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## Floor Plan - Bldg. 3, 4 & 5

**Project:** CENTURY PALMS BUSINESS PARK

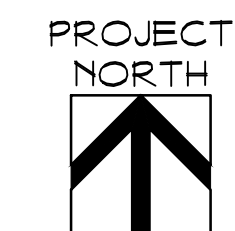
**Job No.** 20-711 **Date:** 08-06-21

**Scale:** 3/32" = 1'-0"



*Floor Plan – Building 6,7 & 8*

3/32" = 1'-0"



*Century Palms Business Park*  
Rio Linda, CA

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*Floor Plan—BLDG. 6,7 & 8*

**Project:** CENTURY PALMS BUSINESS PARK

**Job No.** 20-711 **Date:** 08-06-21

**Scale:** 3/32" = 1'-0"

**A5**

# Century Palms Business Park

## Buildings 1-5

M Street & Rio Linda Blvd.

Rio Linda, CA

### Awning

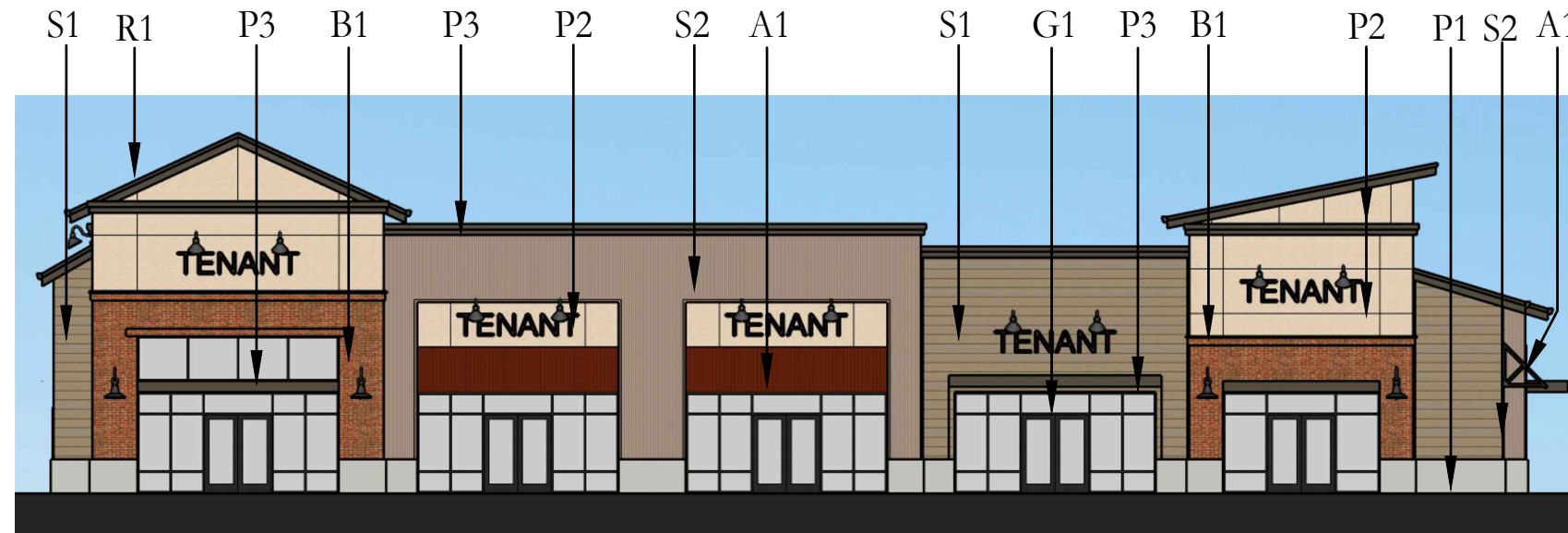


A1 Metal Awning  
"Cool Terra Cotta"

### Roofing



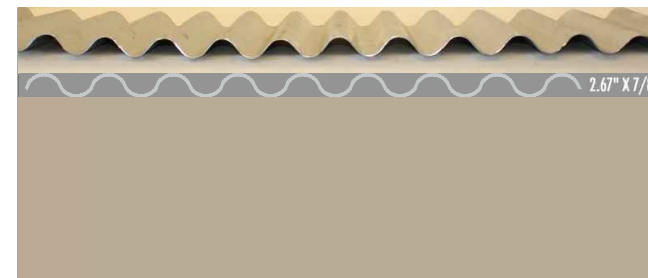
R1 Standing Seam Metal Roof  
"Cool Weathered Copper"



### Siding

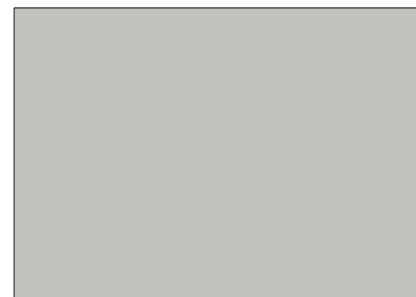


S1 HardiePlank Cedar mill  
"Khaki brown"

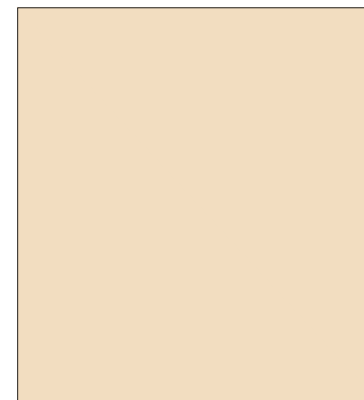


S2 Corrugated Metal  
"Cool Parchment"

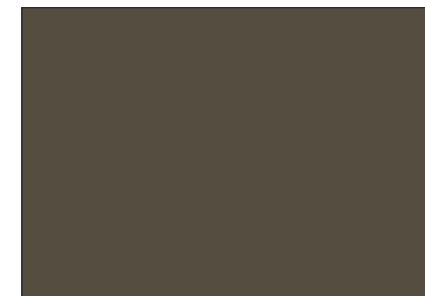
### Paints



P1 "San Francisco Fog"  
Kelly-Moore: KM5822  
@ Conc. Wall Panel Base

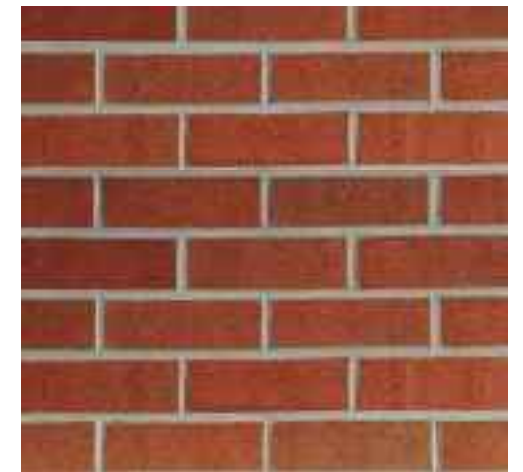


P2 "Toasted Oatmeal"  
Kelly-Moore  
KM4527



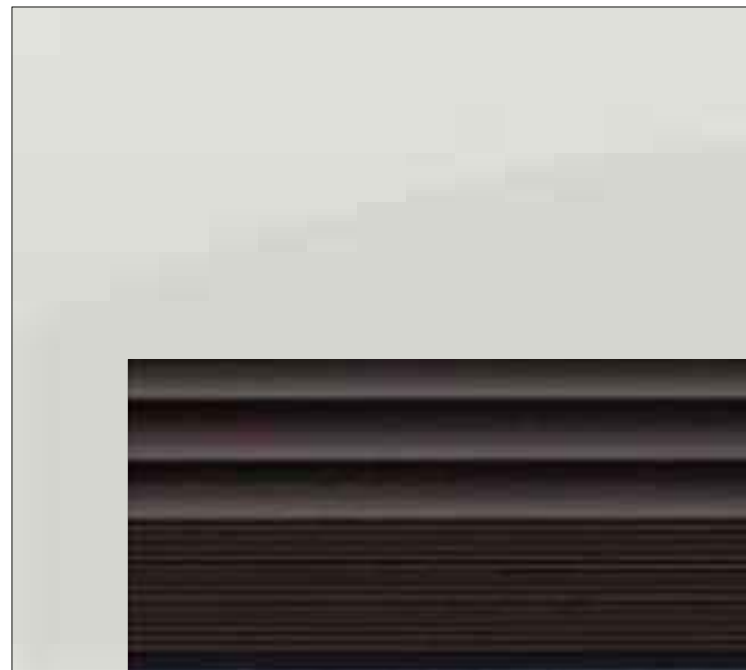
P3 "Barnwood"  
Kelly-Moore  
KMA72  
Or match Roofing  
@ Cornice & Canopies

### Brick Veneer



B1 "Dusty Rose"  
H.C. Muddox

### Storefront/Glazing



G1 Clear Glass/  
Dark Bronze Storefront

**PERKINS, WILLIAMS & COTTERILL**  
**ARCHITECTS**  
3320 Data Drive, Suite 200 • Rancho Cordova, California 95670  
T (916) 851-1400 F (916) 851-1408 E [pwarch@pwarchitects.com](mailto:pwarch@pwarchitects.com)



# Century Palms Business Park

## Buildings 6-8

M Street & Rio Linda Blvd.

Rio Linda, CA

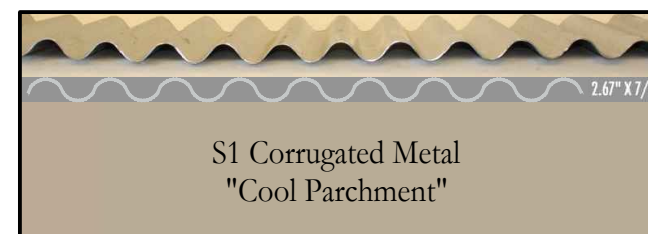


### Roofing



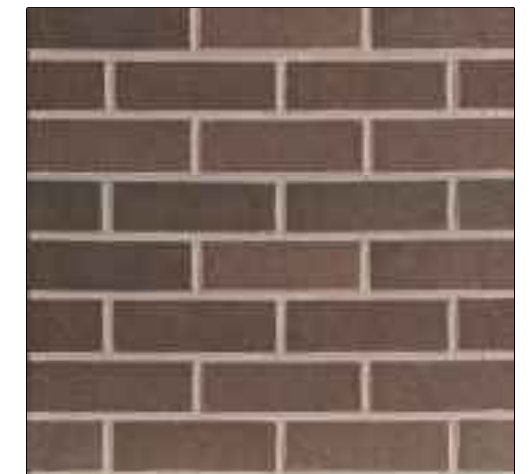
R1 Standing Seam Metal Roof  
"Cool Weathered Copper"

### Siding



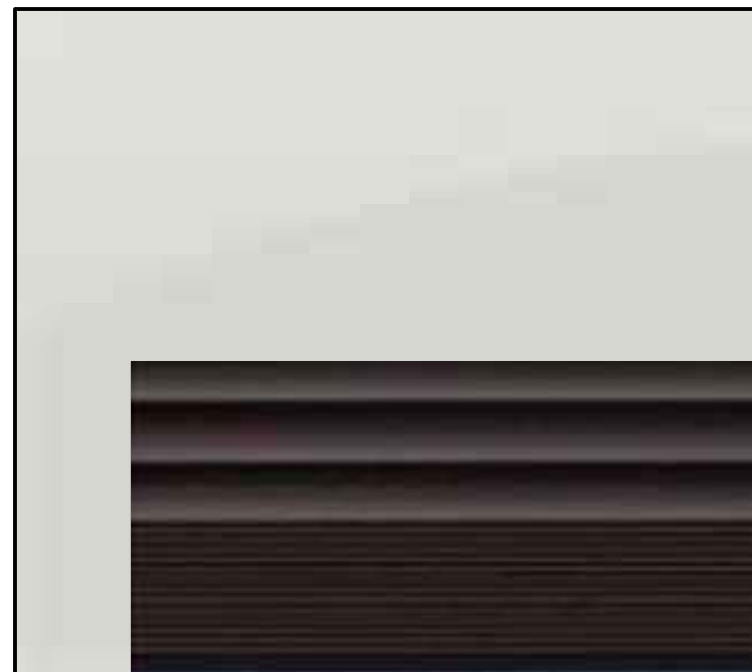
S1 Corrugated Metal  
"Cool Parchment"

### Brick Veneer



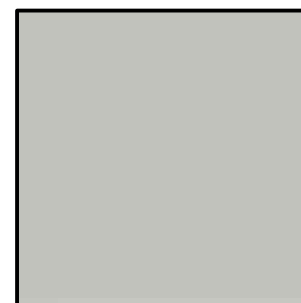
B1 "Sierra Slate"  
H.C. Muddox

### Glazing/Storefront



G1 Clear Glass/  
Dark Bronze Storefront

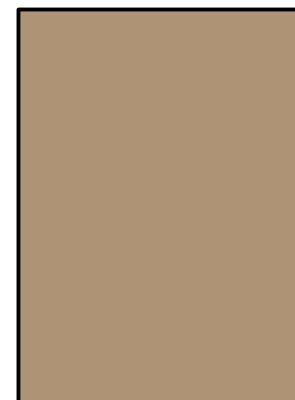
### Paints



P1 "San Francisco Fog"  
Kelly-Moore: KM5822  
@ Conc. Wall Panel Base



P2 "Whirlwind"  
Kelly-Moore  
KM5633



P3 "White Russian"  
Kelly-Moore  
KM4557



P4 "Barnwood"  
Kelly-Moore  
KMA72  
Or match Roofing  
@ Cornice & Canopies

**PERKINS, WILLIAMS & COTTERILL**  
**ARCHITECTS**  
3320 Data Drive, Suite 200 • Rancho Cordova, California 95670  
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*M Street Perspective*



*Rio Linda Blvd Perspective*

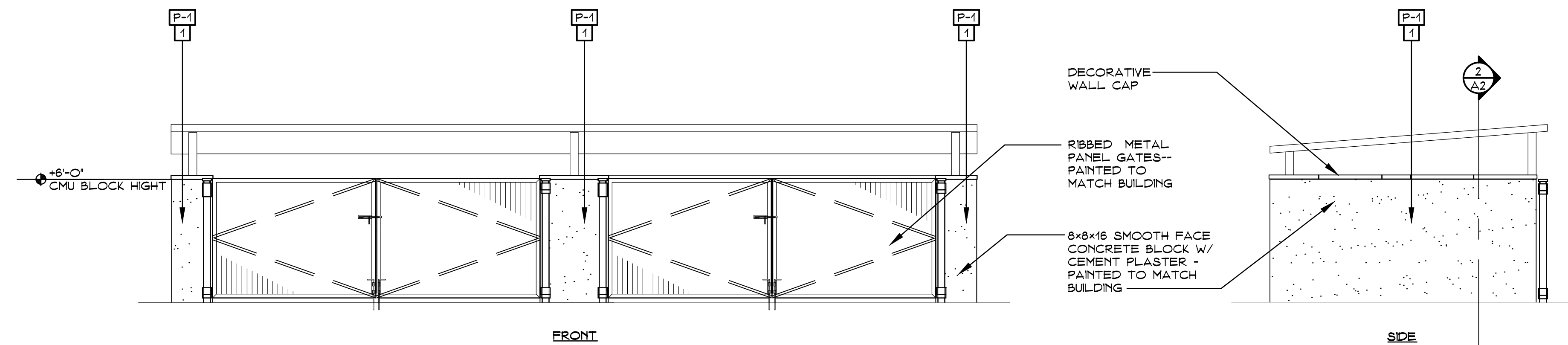
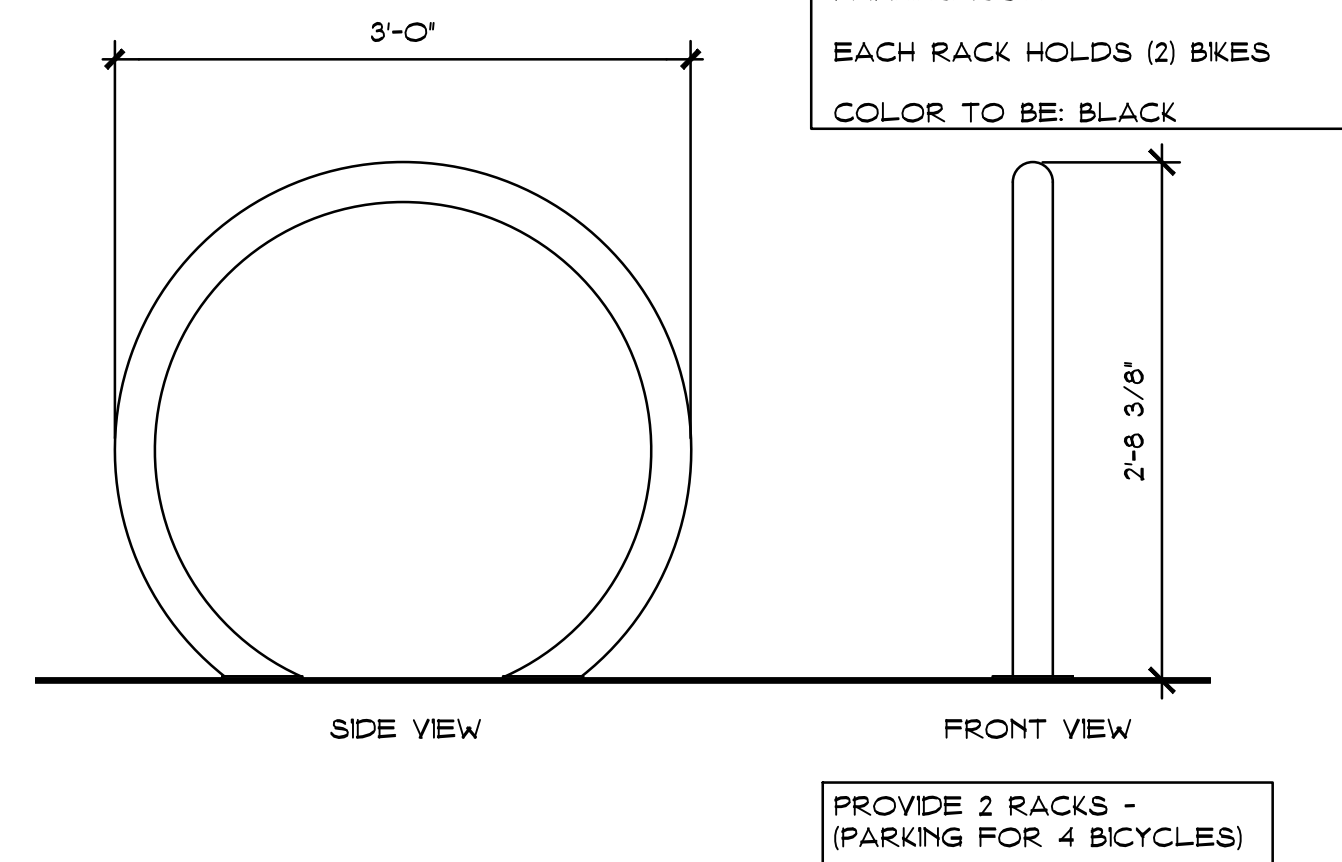
# *Century Palms Business Park* *Rio Linda, CA*

**PERKINS, WILLIAMS & COTTERILL**  
**ARCHITECTS**  
 3320 Data Drive, Suite 200 • Rancho Cordova, California 95670  
 T (916) 851-1400 F (916) 851-1408 E pwcarch@pwcarchitects.com

## *Street Perspectives*

*Project:* CENTURY PALMS BUSINESS PARK  
*Job No.* 20-711 *Date:* 08-06-21  
*Scale:* NTS

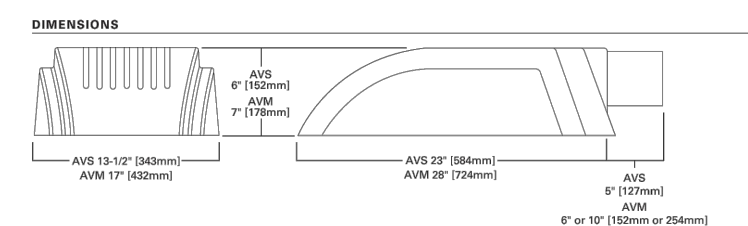




7	BUILDING LIGHT FIXTURE - DECORATIVE
A2	N.T.S.

5 BICYCLE PARKING  
A2 1' = 1'-0"

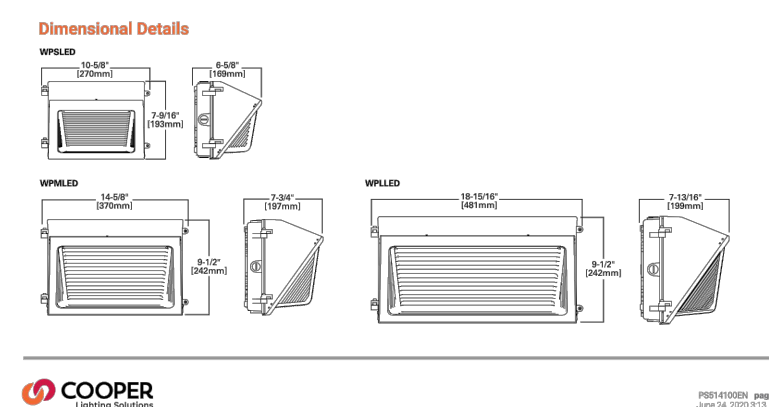
1 TRASH ENCLOSURE  
A2 1/4" = 1'-0"



**EATON**  
Powering Business Worldwide

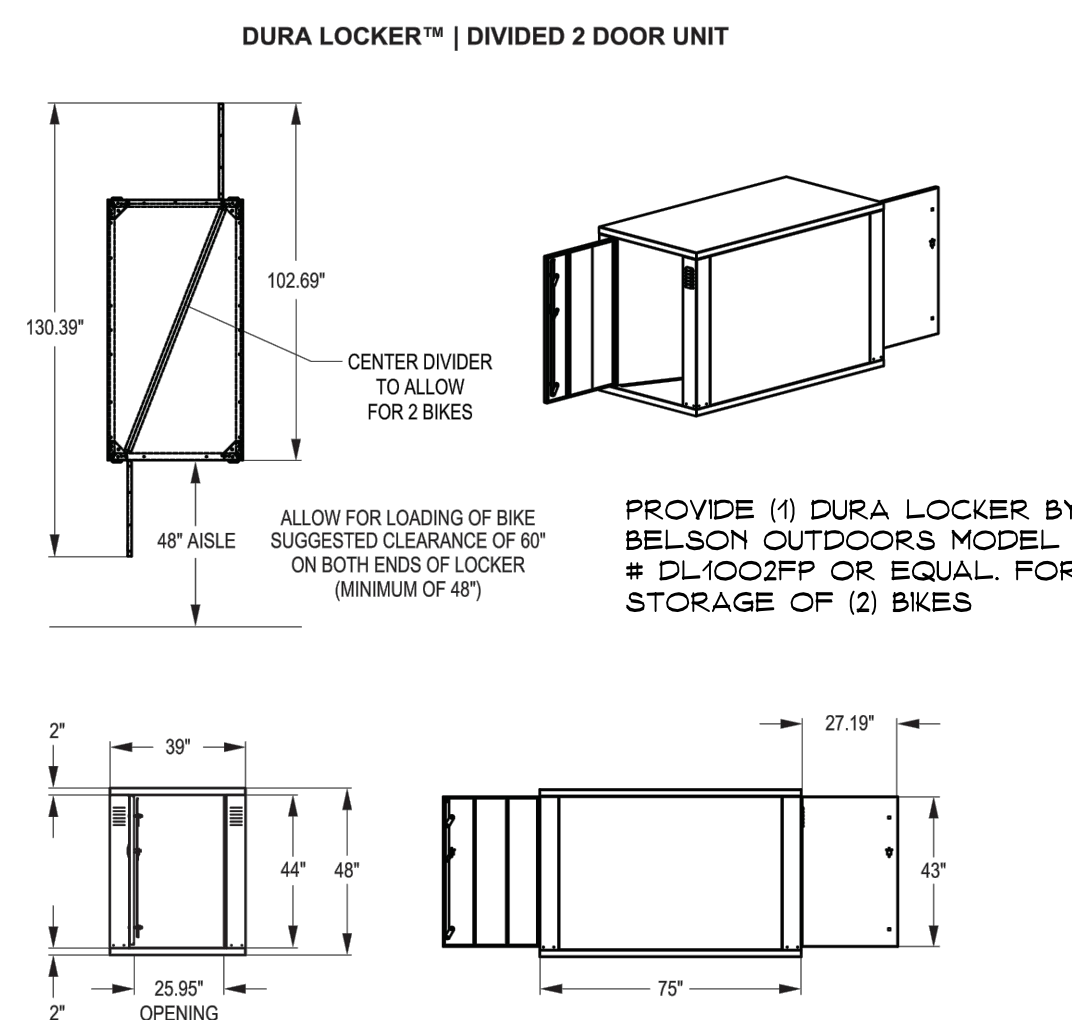
INFO:  
SEE ELECTRICAL SHEETS FOR  
MORE INFORMATION

8	PARKING LIGHT FIXTURE - STANDARD
A2	N.T.S.

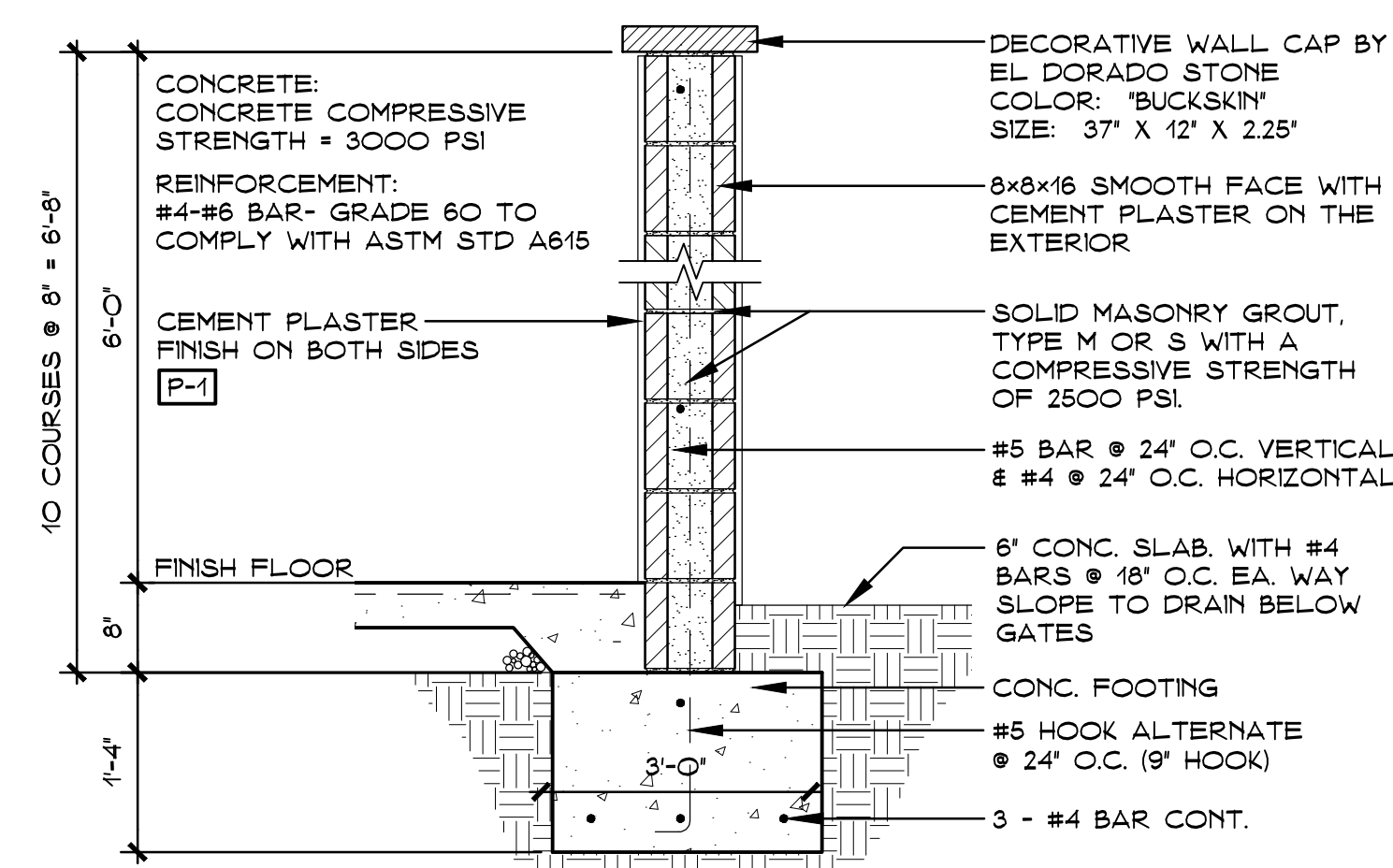


INFO:  
SEE ELECTRICAL SHEETS FOR  
MORE INFORMATION

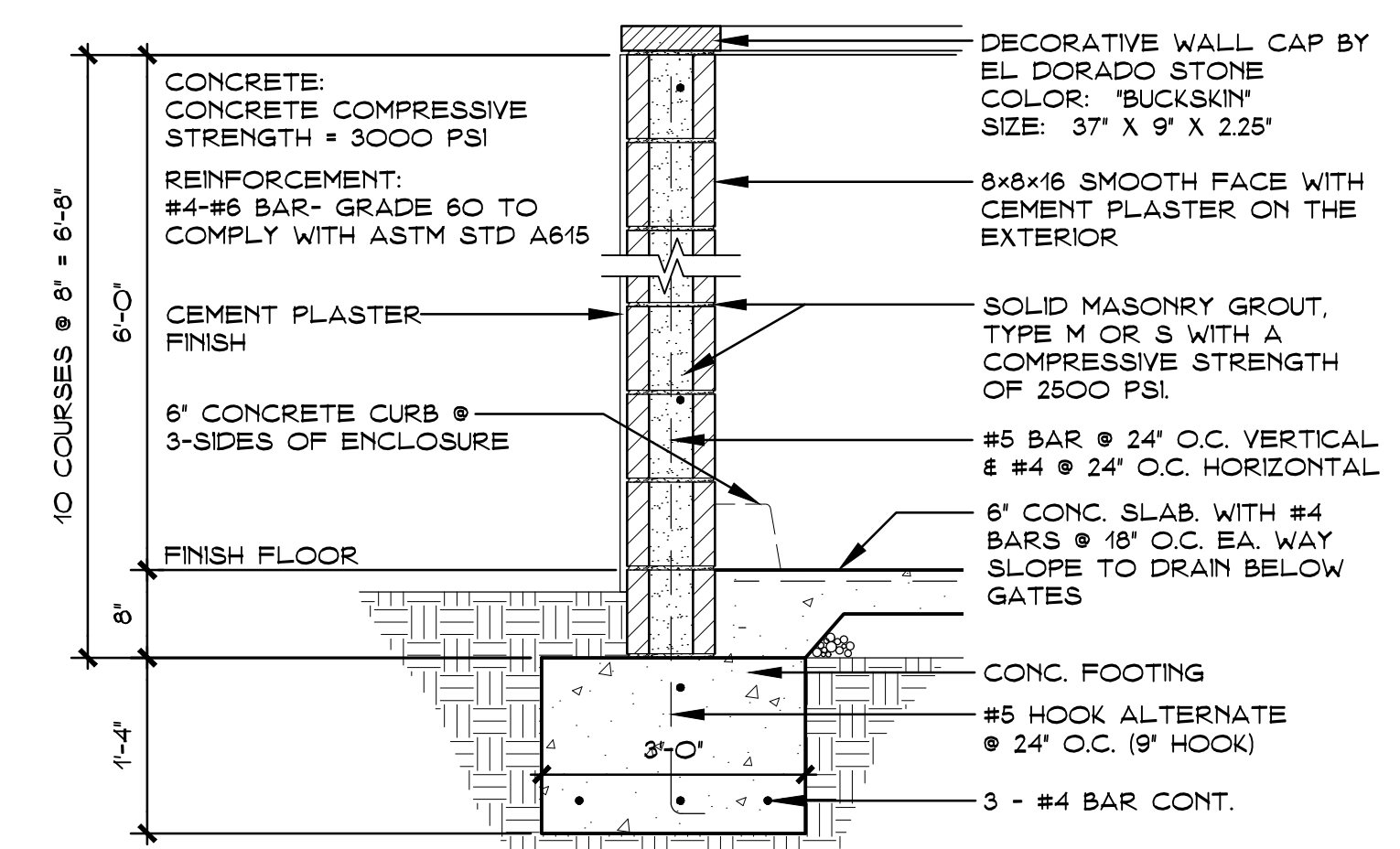
9	WALL PACK LIGHT FIXTURE - STANDARD
A2	N.T.S.



6	BIKE LOCKER
A2	N.T.S.



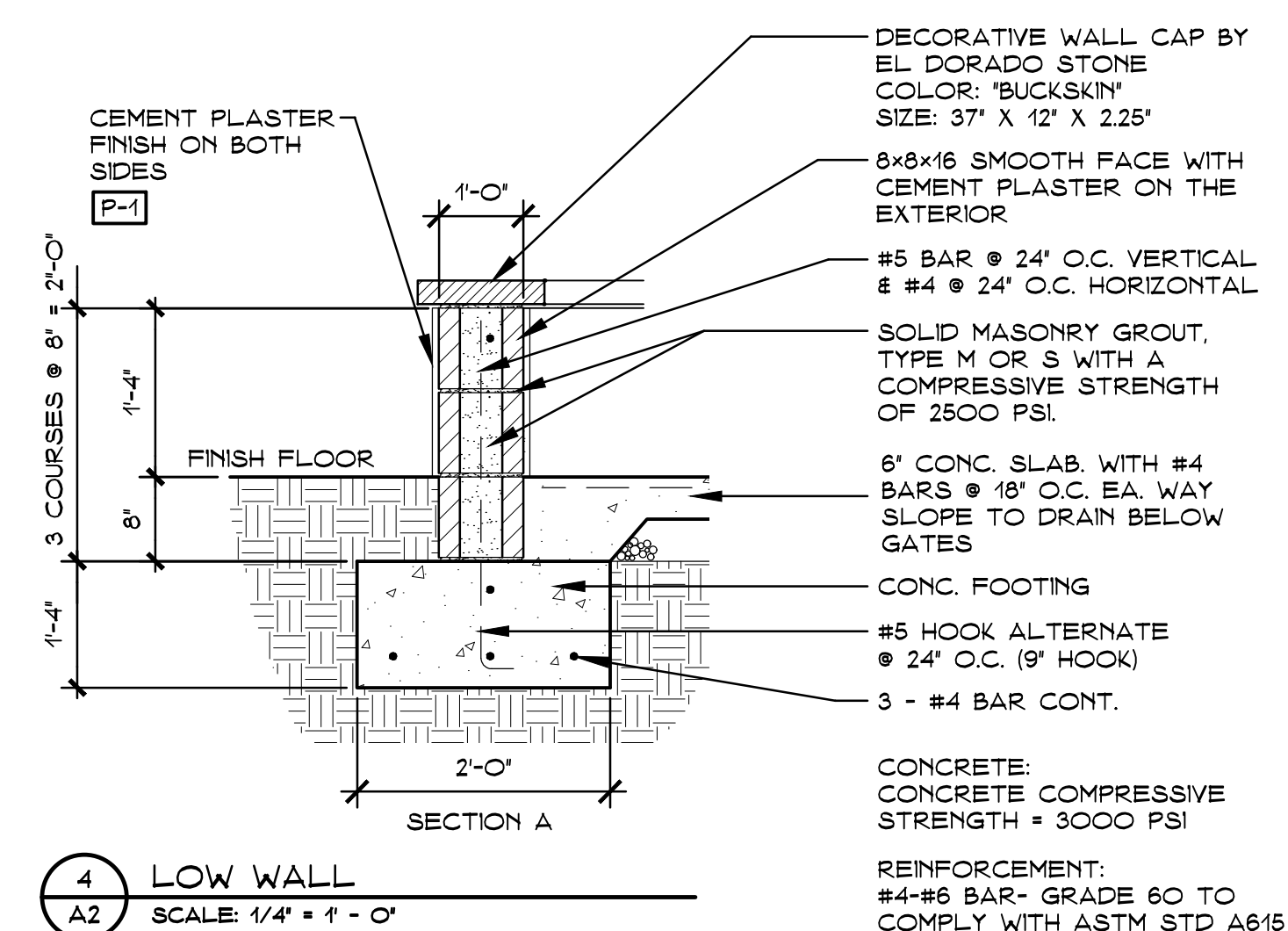
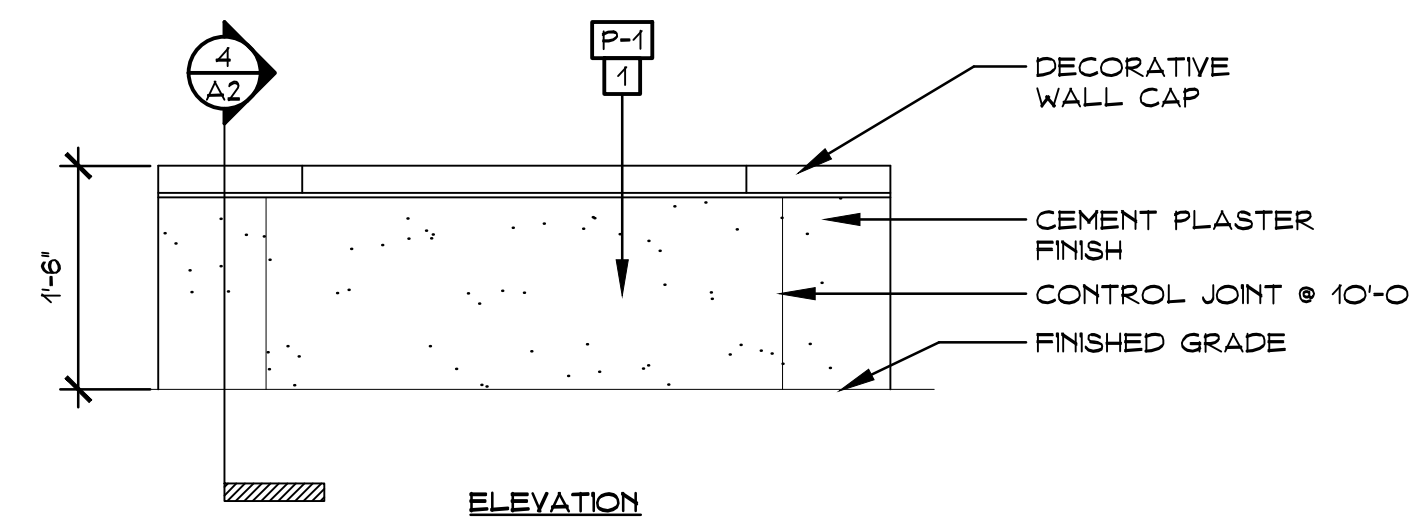
3 TYPICAL EXTERIOR WALL  
A2 3/4" = 1'-0"



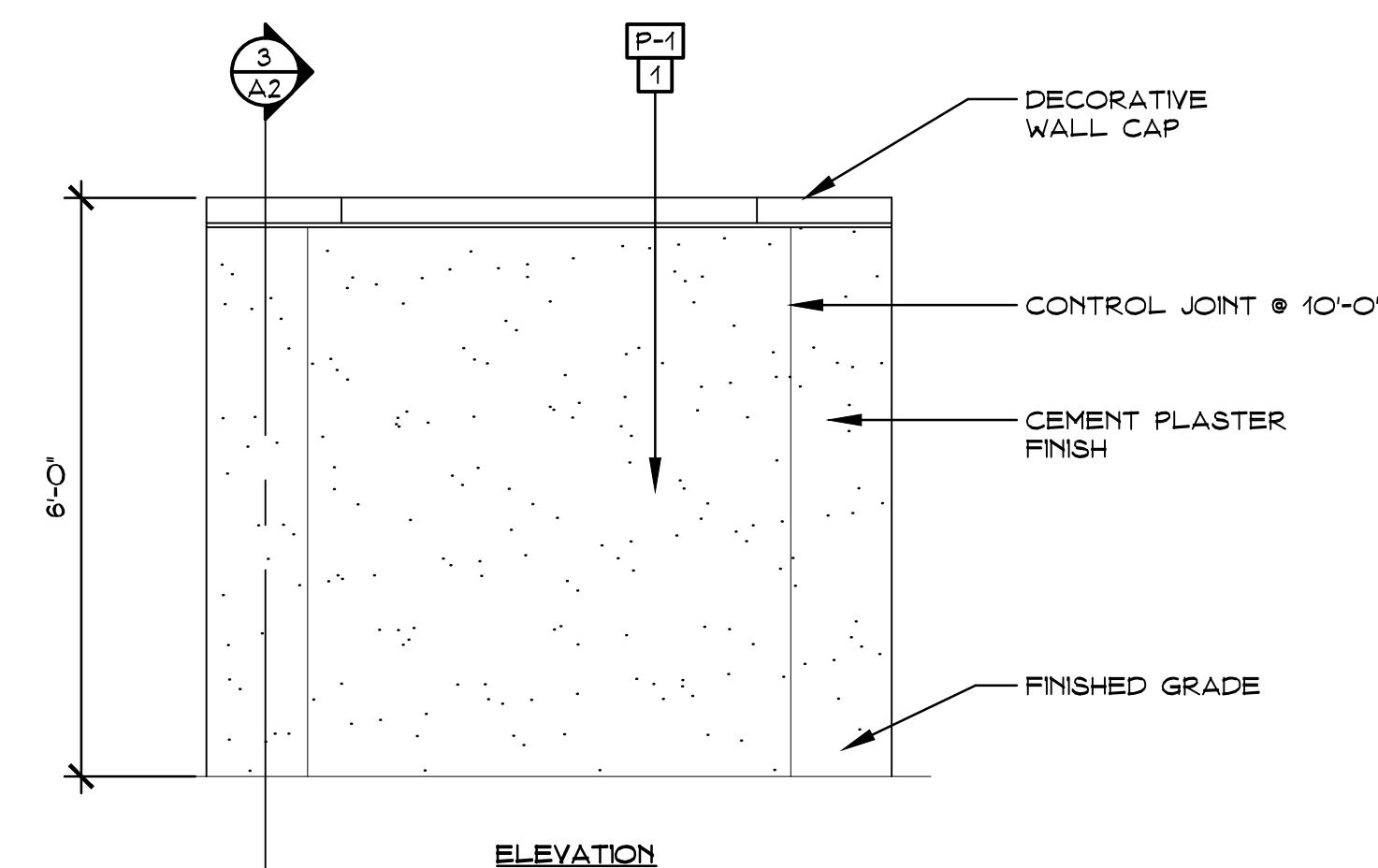
2 TRASH ENCLOSURE SECTION  
A2 3/4" = 1'-0"

P-AINT COLORS:

**P-1** "TOASTED OATMEAL"  
KELLY - MOORE: KM4527



4 LOW WALL  
A2 SCALE: 1/4" = 1' - 0"



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### Site Details

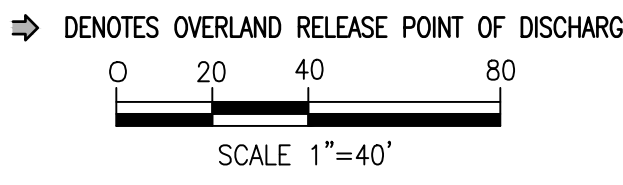
**Project:** CENTURY PALMS BUSINESS PARK

**Job No.** 20-711      **Date:** 08-06-21

*Scale:* AS NOTED



DATE: 08-04-22  
SHEET  
1  
OF 3





## **Courtesy Meeting Notice**

Rio Linda Community Planning Advisory Council (CPAC)  
Rio Linda Depot Visitors Center  
6730 Front Street  
Rio Linda, CA 95673  
(Members may participate via teleconference)

Rio Linda/Elverta CPAC is meeting on Wednesday, September 28, 2022 at 7:00 p.m. to consider and discuss an application for the following project:

Control No.: PLNP2018-00371

Project Name: CENTURY PALMS (UPP-SPP-DRS)

Assessor Parcel No.: 206-0210-019 And -038

Applicant/Owner: Abbott & Kindermann, LLP/ Brothers Property Development

Location: Southwest Corner Of Rio Linda Boulevard And M Street In The Rio Linda/Elverta Community.

Request: Use Permit To Allow Light Manufacturing, Processing, And Assembly In Building 6, 7, And 8 On 7.9 Gross Acres In The Downtown Rio Linda Special Planning Area (DRLSPA) CMU (Commercial Mixed Use) Zoning District. Special Development Permit To Allow Increased Setbacks, Deviating From The Maximum Setback Requirements Of The DRLSPA. Design Review To Comply With The DRLSPA And Countywide Design Guidelines.

Lead Planner: Emma Patten, Associate Planner  
[pattene@saccounty.net](mailto:pattene@saccounty.net), (916) 875-4197

Note: Rio Linda/Elverta CPAC Will Make A Recommendation To The County Of Sacramento Division Of Planning And Environmental Review.

## **PUBLIC COMMENT PROCEDURES**

In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), the meeting is open to public attendance pursuant to health and safety guidelines. The practice of social distancing and wearing of face coverings (mask or shield) is recommended for the health and safety of all persons participating in person during the meeting although it is not required. Please refer to the meeting agenda for procedures, which are subject to change pursuant to guidelines related to social distancing and minimizing person-to-person contact.

### **IN-PERSON PUBLIC COMMENT**

Speakers may complete and submit a speaker request form to Clerk staff. The Chairperson will invite each individual to the podium to make a verbal comment on each agenda item and during off agenda comments.

### TELEPHONIC PUBLIC COMMENT

To make a public comment by phone, on the day of the meeting, dial (669) 254-5252 and enter Webinar ID: 161 012 0930. The Chairperson will allow each individual to make a comment by phone on each agenda item and during off agenda comments. The Clerk will unmute each caller's microphone accordingly.

### WRITTEN COMMENT

Contact information is optional. Written communication is distributed, published and filed in the record.

- Send an email comment to [BoardClerk@saccounty.gov](mailto:BoardClerk@saccounty.gov). Include meeting date and agenda item number or off-agenda item.
- Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814. Include meeting date and agenda item number or off-agenda item.

### MEETING MATERIAL

The on-line version of the agenda and associated material is available at <http://sccob.saccounty.gov> (click on "Community Planning Advisory Councils" and respective CPAC). Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk at (916) 874-5411 to obtain copies of documents.

### REASONABLE ACCOMMODATION

If there is a need for a reasonable accommodation pursuant to the Americans with Disabilities Act (ADA), medical reasons or for other needs, please contact the Clerk of the Board by telephone at (916) 874-5411 (voice) and CA Relay Services 711 (for the hearing impaired) or [Boardclerk@saccounty.gov](mailto:Boardclerk@saccounty.gov) prior to the meeting.

Clerk of the Board  
Florence H. Evans

COUNTY OF SACRAMENTO  
BOARD OF SUPERVISORS

2022 SEP 19 PM 1:04



Board of Supervisors  
Phil Serna, District 1  
Patrick Kennedy, District 2  
Rich Desmond, District 3  
Sue Frost, District 4  
Don Nottoli, District 5

County of Sacramento

**DECLARATION OF MAILING**

**TO BE COMPLETED BY DECLARANT  
OFFICE OF THE CLERK OF THE BOARD**

I, **Rochelle Rallanka**, hereby declare that I am employed by the County of Sacramento, Clerk of the Board of Supervisors, located at 700 "H" Street, Suite 2450, in the City of Sacramento, County of Sacramento, State of California.

I declare that a "Notice of Hearing" was issued to 172 by United States Postal Service mail on Friday September 16, 2022.

**Hearing Date:** Wednesday September 28, 2022

**Hearing Body:** CPAC Rio Linda/Elverta

**Control Title:** Century Palms (UPP-SPP-DRS)

**Control Number:** PLNP2018-00371

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge and belief.

Rochelle Rallanka

Print Declarant's Name

Rochelle Rallanka 9/16/22

Declarant's Signature & Date

**TO BE COMPLETED BY DECLARANT  
DEPARTMENT OF GENERAL SERVICES  
MAIL MESSENGER**

The declarant served a copy of the "Notice of Hearing" on each person or entity listed on the Declaration of Mailing by applying the postage on each notice provided to me by the Office of the Clerk of the Board and forwarding each said notice to PSI Group Mail Services, who, pursuant to its contract with the County of Sacramento, processes each such notice for mailing and deposits each such notice in the United States Postal Services (USPS) mail at Sacramento, California on the same day as received.

That there is delivery service by the USPS at each place so addressed, and there is regular communication by the USPS between the place of mailing and each place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Matthew Setchell

Print Declarant's Name

Matthew Setchell 9/16/22

Declarant's Signature & Date

**Sign and return this affidavit to the Office of the Clerk of the Board at Mail Code 08-2450.**

## State of the Safety Net: Stakeholder Input Sessions

### **Background**

In 2014 and 2017, the Human Services Coordinating Council, an advisory board appointed by the Board of Supervisors, solicited input from selected groups with specific knowledge of community needs and conditions. The intent was to help the Board of Supervisors better understand urgent issues facing safety net providers and service recipients in Sacramento County. Input was compiled and assessed to identify themes and priorities, and key findings were shared with the Board of Supervisors.

### **Summer 2022 Stakeholder Input Sessions**

Throughout summer 2022, the Council intends to continue this discussion with the community by hosting listening sessions and asking the following questions:

1. Which safety net services are most critical in your community?
2. Which safety net services are most successful in your community?
3. What are the biggest gaps in the safety net?
4. Aside from more funding, what improvements could be made to safety net services to most positively impact those in need?

*"Safety net" is defined as those services that meet the most fundamental needs of individuals and families, such as food, shelter, clothing, and safety from victimization.*

### **About the Human Services Coordinating Council**

This Council is comprised of community volunteers and serves as an advisory body to the Board of Supervisors on matters relating to human service planning and policy issues. Human services are broadly defined as community services that support and protect individuals and families.

The responsibilities of the Council include the following:

1. Working cooperatively with related departments and advisory bodies;
2. Ensuring integrated human services planning (including the human services element of the County General Plan);
3. Reviewing and make recommendations on human services budget and policy issues;
4. Serving as a forum for community concerns;
5. Prioritizing community needs and develop appropriate plans for addressing those needs;
6. Serving in an oversight capacity for county-provided or county-funded human services programs;
7. Providing information and education on human services issues.