

2.1 PROJECT LOCATION

The Tri-Tool project site is made up of approximately 5.9 acres within the Security Park area of the City of Rancho Cordova. The project site is located north of Douglas Road, immediately north of Quicksilver Drive and east of Security Park Drive (see **Figure 2-1**).

2.2 PROJECT CHARACTERISTICS

The Tri-Tool project would include the following activities (see **Figure 2-2**):

- A boundary line adjustment to merge existing parcels 16 and 17 of the Security Park area.
- Design Review of a new 110,040 square foot industrial building with 88,400 square feet on the first floor and 21,640 square feet on a second level mezzanine on a 5.9 acre development site. The building will contain offices (approximately 23,858 square feet), manufacturing areas (approximately 51,122 square feet) and storage (approximately 35,060 square feet) and is proposing 208 parking spaces, landscaping, lighting and other site improvements.

The project site is surrounded by industrial uses. **Table 2-1** below and **Figure 2-1** show the zoning and land use designations for the project site and the adjacent properties.

TABLE 2-1 LAND USE RELATIONSHIPS WITH ADJACENT PROPERTIES

	General Plan Land Use Designation	Zoning and Community Plan Designations	Existing Land Use
Subject Property	Intensive Industrial	M-2	Industrial
North	Intensive Industrial	M-2	Industrial
East	Intensive Industrial	M-2	Industrial
South	Intensive Industrial	M-2	Industrial
West	Intensive Industrial	M-2	Industrial

2.3 REQUIRED PROJECT APPROVALS

In addition to the approval of the proposed project by the City Council of the City of Rancho Cordova, the following agency approvals may be required:

- California Department of Fish and Game (CDFG)
- Central Valley Regional Water Quality Control Board (CVRWQB)
- County Sanitation District (CSD-1)
- Sacramento County Water Agency (SCWA) Zone 40
- Sacramento Metropolitan Air Quality Management District (SMAQMD)
- Sacramento Metropolitan Fire District (SMFD)
- Sacramento Municipal Utility District (SMUD)
- Sacramento Resource Conservation District (SRCD)
- U.S. Army Corps of Engineers (USACE)
- U.S. Fish and Wildlife Service (USFWS)

2.0 PROJECT DESCRIPTION

**FIGURE 2-1
LOCATION/ ZONING AERIAL MAP**

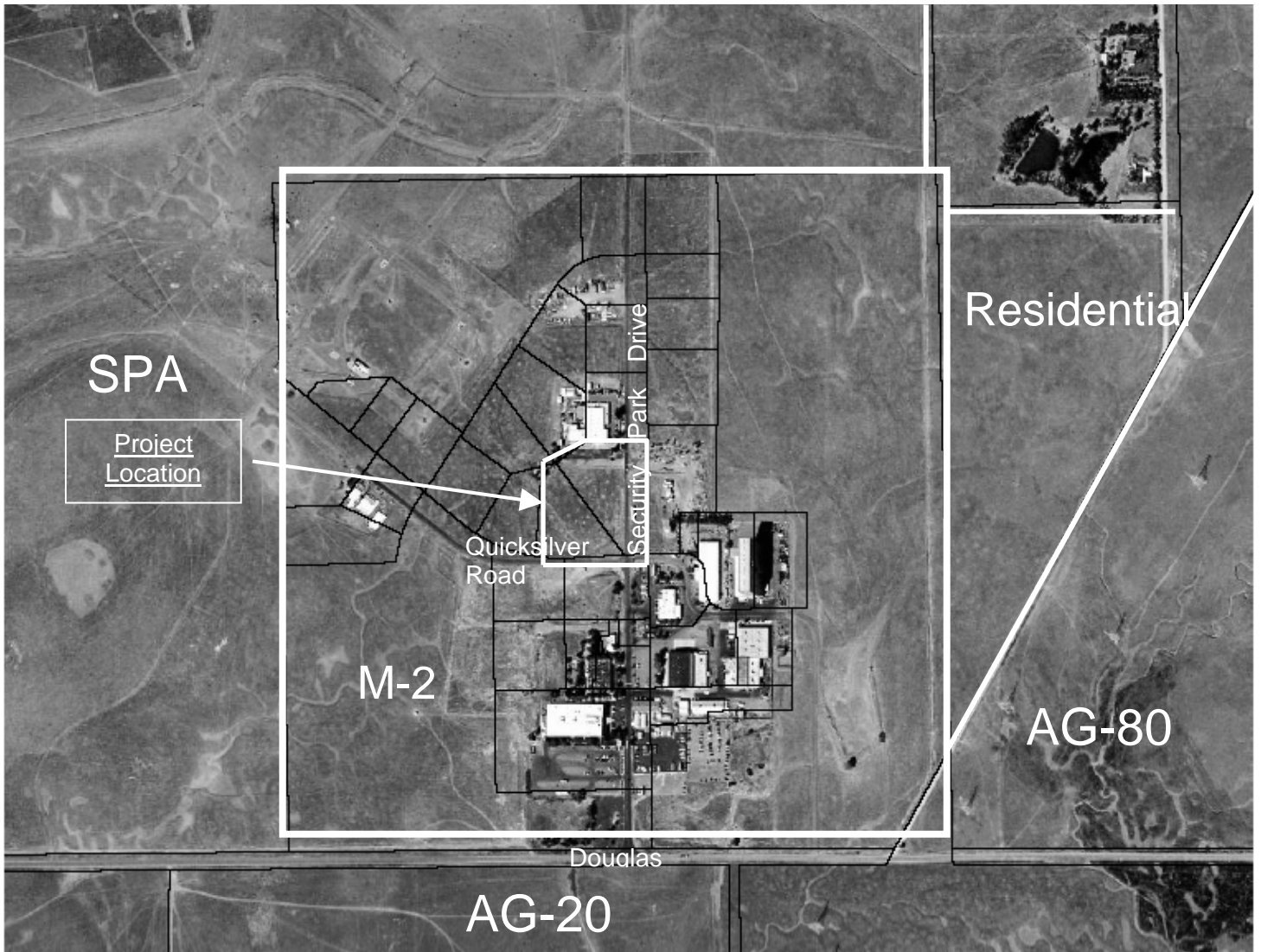


FIGURE 2-2
PARCEL MAP

