

**CITY OF RANCHO CORDOVA**  
**Minutes of Meeting**  
**Of the Planning Director's Administrative Public Hearing**  
**May 29, 2014**

**1. CALL MEETING TO ORDER**

The meeting of the Administrative Public Hearing of the City of Rancho Cordova was held on Thursday, May 29, 2014 in the Zinfandel Room located at 2729 Prospect Park Drive, Rancho Cordova, CA, 95670. Planning Director, Paul Junker called the meeting to order at 11:01 a.m.

Staff Present: Planning Department Clerk, Kelly Kennedy and Associate Planner, Matthew Diaz

**2. PUBLIC COMMENT**

There were no public comments heard at this meeting on non-agenda items.

**3. PUBLIC HEARING**

**A. RIVER CITY RENTAL CONCRETE MIXING SILO – PROJECT NO. DD8443 – LIMITED USE PERMIT.**

The applicant (River City Rental) is proposing to add a 20-foot tall outdoor concrete silo for operation within its existing equipment rental facility located at 11325 Folsom Boulevard. This silo would be operational Monday through Friday 7:00 a.m. to 5:00 p.m. The silo will process the raw concrete materials onsite for individuals to mix and transport offsite and the applicant anticipates raw material deliveries to be 1-2 times per month.

**Location:** APN: 069-0090-032-0000, 11325 Folsom Boulevard

**Zoning:** Light Industrial/Manufacturing (M-1)

**Project Planner:** Matthew Diaz, Associate Planner

**Recommendation:** Staff recommends the Planning Director determine the project Categorical Exempt under Section 15332 (In-Fill Development) of the California Environmental Quality Act Guidelines, and approve a Limited Use Permit for the proposed project, subject to the submitted Project Plans and Conditions of Approval.

*Planning Director, Junker opened the Public Hearing*

The Planning Director had the following concerns and comments:

- Junker – Have you reviewed the updated conditions of approval that include restrictions on operation times of Monday through Friday 7 a.m. to 2 p.m., an 8' foot sound wall requirement, landscape screening and outdoor material storage limitations. Also, since the original site plan does not include specifics about the storage of aggregate material, a revised site plan must be included with the building permit for the sound wall to indicate the exact location and type.

**PUBLIC COMMENT**

- Mike Hewitt, Placer Equipment Rental (dba) River City Rental Representative – Yes, we have reviewed the updated conditions of approval and would like to request to have the hours of operation to include Saturdays. Also the typical storage bin size for the aggregate material will be 10-feet by 15-feet by 6-feet. I see no issue with a revised site plan with by building permit submittal. Along with the 8-foot sound wall we would like to add tall redwood trees along the equipment facing highway 50. Would the City accept this type of landscape?
  - Junker – I do not see the inclusion of Saturdays as in issue. I will have the conditions of approval update to Monday through Saturday 7 a.m. to 2 p.m. The conditions will

also be amended to reflect the size of storage bins. Please work with Mr. Diaz to revise the details of the site plan. He will be able to assist you in processing your building permit in accordance with the conditions of approval.

*Planning Director, Junker closed the Public Hearing*

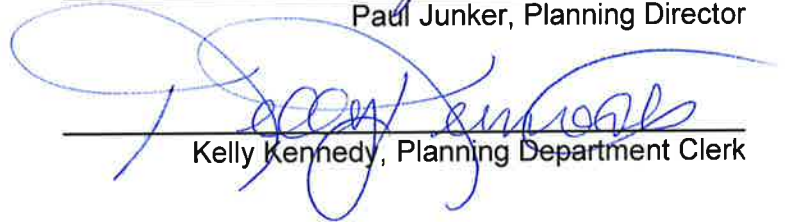
**Action:** The Planning Director determined the project Categorical Exempt under Section 15332 of the California Environmental Quality Act Guidelines, and approved a Limited Use Permit for the proposed project subject to and consistent with the submitted plans, findings and conditions of approval contained within Project Approval Letter dated May 29, 2014.

**4. ADJOURNMENT**

There being no further business before the Planning Director, the meeting was adjourned at 11:20 a.m., May 29, 2014 to the next scheduled meeting.



Paul Junker, Planning Director



Kelly Kennedy, Planning Department Clerk