



# AGENDA

October 4<sup>th</sup>, 2018

8:30 A.M.

(SUBDIVISION REVIEW COMMITTEE MEETING HAS BEEN CANCELLED)

## PROJECT REVIEW COMMITTEE

Sacramento County - Old Administration Building  
827 7<sup>th</sup> Street, Community Room, First Floor  
Sacramento, CA 95814-1298

MEETINGS ARE HELD EVERY 1<sup>ST</sup> AND 3<sup>RD</sup> THURSDAY OF THE MONTH

Department:	Condition Review / Initial Review Representative(s):
Chairman	Brian Holloway
Application Processing Section	Manuel Mejia / Joelle Inman
Building Inspection	Genice Arnold / Mark Stephan / Shawn Rodgers
Department of Public Health	Megan Sheffield
Department of Regional Parks	Mikki McDaniel
Department of Transportation	Tony Do / Pete Kokkinis
Department of Water Resources	Luis Rodriguez
Design Review Administrator	Paul Gumbinger / Michael Wall / Hussein Abdu
Environmental Management	Chris Hunley
Sacramento Area Sewer District, Water Quality	Yadira Lewis / Ken Murray
Sacramento Metropolitan Fire District	Amy Nygren / Michael Hambrick
Sheriff's Department	Phillip Vogel
Site Improvement and Permits Section	Javier Zaragoza / Tony Santiago
SMUD	Yujean Kim / John Yu / Duncan McCormack
Southgate Recreation and Park District	Juanita Cano / Eric Jones
Survey Section	Jon Scarpa

### TELECONFERENCE SYSTEM

To teleconference into the meeting for October 4, 2018, please call (916) 876-4100.

The meeting Conference ID is: **381705**

PRC AND SRC MEETINGS ARE RECORDED ON DIGITAL RECORDING EQUIPMENT.

See the last page of this agenda for more teleconference information.

[PRC MEMBERS: TO VIEW PRC-RELATED DOCUMENTATION, PLEASE CLICK HERE.](#)

### Order of Agenda:

- I. Initial Application Review
- II. Review Condition of Approval

## I. REVIEW CONDITIONS OF APPROVAL:

1. **CONTROL NO.:** **PLNP2018-00172 A TENTATIVE PARCEL MAP AND DESIGN REVIEW KNOWN AS METRO AIR PARK LOT 6 TENTATIVE PARCEL MAP**
- APN:** **201-1020-006**
- Applicant:** **Valley Oak Industrial, LLC**
- Engineer:** **Molton & Pitalo, Inc.**
- Location:** The property is located on the east side of Power Line Road and approximately 1,600 feet south of West Elverta Road in the Natomas community.
- Request:** A **Tentative Parcel Map** to divide approximately 85 acres into four lots in the Metro Air Park Special Planning Area (SPA).  
A **Design Review** to comply with the Countywide Design Guidelines.
- Application Date:** 6/22/2018
- Lead Planner:** *Meredith Holsworth, Associate Planner, (916) 874-5835, [holsworthm@saccounty.net](mailto:holsworthm@saccounty.net)*  
[Click here for more details](#)
2. **CONTROL NO.:** **PLNP2009-00240 A USE PERMIT FOR A PROPERTY KNOWN AS WHITE ROCK ROAD INDUSTRIAL**
- APN:** **072-0370-068**
- Applicant:** **AKT Development Corp.**
- Owner:** **John Tsakopoulos Revocable Trust 2005**
- Location:** The property is located at 12584 White Rock Road on the south side of White Rock Road, approximately 1.2 miles west of the intersection of White Rock Road and Grant Line Road in the Cordova Community.
- Request:** A **Use Permit** to allow for an existing outdoor industrial park on approximately 50 acres of an approximately 102 acre site in the IR zone district that includes the following uses:
1. Major Recycling Facility – GR Trucking/Crete Crush: GR Trucking/Crete Crush utilize a majority of the project site and engages in concrete and asphalt recycling activities [Inert materials such as rock, concrete, and asphalt, and as more thoroughly defined in CCR Section 17381 (k)(1).]. GR Trucking also has a fleet of trucks that transport material to and from the asphalt/concrete recycling plant. Trucks at the site are utilized by the recycling operations, as such are ancillary to the recycling plant’s operations. Additionally, the operations on the site include the ancillary recycling of metals (rebar primarily) that are separated from the concrete. The site does not receive scrap metal for further recycling. While the majority of the business is operated outdoors, the site also includes a small office building and a few accessory structures/construction trailers associated with the recycling business.
  2. Heavy Equipment Storage and Service Yard Armonds Giant Tire Service: Armonds is a heavy equipment tire service/storage operation on approximately 3.6 acres of the site. The facility stores new and used heavy equipment tires and includes a small office trailer for the business along with a small number of commercial trucks (3-5) used to provide tire service to customers off site. Armonds does not recondition or refurbish used tires on site, nor does it engage in junk tire handling activities.
- Application Date:** 12/23/2009
- Lead Planner:** *Wendy W. Hartman, Senior Planner, (916)875-0527; [hartmanw@saccounty.net](mailto:hartmanw@saccounty.net)*  
[Click here for more details.](#)

## **TELECONFERENCE SYSTEM INFORMATION**

**PLEASE REFRAIN FROM ANSWERING “CALL-WAITING” PHONE CALLS WHILE ON THE TELECONFERENCE AS IT DISRUPTS THE MEETING.**

- Callers may be asked to wait in the teleconference “lobby” until the phone line opens at 8:25 a.m.
  - When you are connected, your name will be announced to the meeting attendees.
  - Applicants as well as agencies and County staff are welcome to teleconference.
  - SRC members may vote via teleconference only when approved by Chair.

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**Remember:** Background noise from your surroundings may be discernible through the speakerphone in the hearing room; consider muting the phone while waiting for your project.

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[guerraa@saccounty.net](mailto:guerraa@saccounty.net) 

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