

STAFF REPORT AMENDED 1-13-77  
**CITY PLANNING COMMISSION**  
915 "T" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	B & C Tractor Parts, Inc., 8597 Jackson Road, Sacto., CA				
OWNER	Robert Davis/et al, 1501 Parkmead Way, Sacto., CA 95822				
PLANS BY	B & C Tractor Parts, Inc., 8597 Jackson Road, Sacto., CA				
FILING DATE	11-5-76	60 DAY CPC ACTION DATE		REPORT BY:HY:bw	
NEGATIVE DEC.	1-3-77	EIR		ASSESSOR'S PCL. NO.	78-201-07

APPLICATION: Special Permit (P-7573) to operate a landfill in the M-2 Zone (Sec. 2-D-11)

LOCATION: North side of Jackson Road, just east of Florin/Perkins Road

PROJECT INFORMATION:

General Plan Designation: Industrial  
Community Plan Designation: Industrial  
Existing Zoning of Site: M-2  
Existing Land Use of Site: Welding Operation and dump site

Surrounding Land Use and Zoning:

North: Commercial and Industrial and M-2-S  
South: Industrial and Vacant and M-2-S  
East: Gravel pit (County)  
West: Single Family and Heavy Commercial and M-2-S

Property Area: 24.79 acres

The applicant proposes to fill an existing depleted gravel pit with 99.5 percent of inert material, comprising of concrete, asphalt rubble and demolition construction materials. The applicant indicates that the facility will be open from 6 A.M. to 6 P.M., six days a week. It would serve 20 trucks per day and would be in operation for approximately three years. The final land use of the site is presently undetermined.

STAFF COMMENTS: The site plan indicates two access points that could serve the site. They are located along Jackson Road and Kiefer Boulevard. The Jackson Road entrance is presently being used by the welding operation and for access into the pit area. The Kiefer access is presently closed; however, it can provide access into the pit area.

Traffic Engineering suggested that the Kiefer access point be reconstructed or eliminated. This access is much narrower than the Jackson Road access. Also, Kiefer Boulevard is a narrower street, which makes it more difficult for truck maneuvering. Therefore, staff recommends that the Kiefer Boulevard access be eliminated.

The Sacramento County Solid Waste Management Division reviewed the proposed project and indicated that the proposed site is compatible with the recently adopted Sacramento County Solid Waste Management Plan. Also, a finding of "Need and Necessity" by the State Solid Waste Management Board must be made before the site can go into operation.

APPLC. NO. P-7573

MEETING DATE January 13, 1977

CPC ITEM NO. 23

001636

The College Greens Community Plan notes that a major feature of this area is the number of existing and abandoned mineral extraction sites. It states: "From a community standpoint, the rehabilitation of these pit areas into useable development sites is paramount." The use of these abandoned pits as landfill sites serves two purposes: (a) disposal in an acceptable manner of the large volume of demolition waste material; and (b) reclamation of abandoned mineral extraction sites which would otherwise be restricted to limited uses.

The proposed project was also reviewed by various other governmental agencies. Their comments pertained basically to conditions that have been attached to the Special Permit.

STAFF RECOMMENDATION: Staff recommends approval of the Special Permit subject to the following conditions:

1. Conform to requirements of the Regional Water Quality Control Board.
2. Obtain approval of the State Solid Waste Management Board.
3. Garbage as defined in Sacramento City Code Chapter 19 shall not be accepted at the site.
4. Animal waste shall not be accepted.
5. Liquids shall not be accepted.
6. Hazardous or infectious waste shall not be accepted.
7. Tires, ashes and auto bodies shall not be accepted.
8. Class III material shall be accepted only
9. If unacceptable material is dumped on the property, it shall immediately be picked up and removed to a permitted site.
10. Provide a woven wire fence along the property lines and gates at the entrance. Fence and gates shall be maintained in good condition. Slats are to be placed in the woven wire fence along the south and north property lines when the fill material reaches a point 10 feet from the existing grade.
11. An active rodent and fly control program shall be maintained and when need is determined by the Department of Community Health or the State Bureau of Vector Control, additional control methods are to be employed.
12. Dust shall be controlled at all times to the satisfaction of City Engineering, Traffic Engineering and Air Pollution Control District.
13. There shall be no operations at the site between the hours of 6 P.M. and 6 A.M.
14. Noise levels shall not exceed the noise limits set by General Plan or any ordinance, nor shall they be such as to create a public nuisance.

15. Personnel of any City Department, County Department of Community Health, State Regional Water Control Board or State Bureau of Vector Control may make unannounced inspections at any time the site is open and at other times on appointment.
16. Sufficient equipment to maintain the site according to these guidelines shall be on the site or readily available at all times. When equipment is not on site or is inoperative, the operator shall close the site.
17. The site shall be reviewed by staff and other interested City, State and County Departments and agencies annually to determine compliance with appropriate requirements and regulations.
18. The method of applying the final layer of cover (minimum of four feet of clean fill material) shall be in conformance with standards in force at the time the final layer is ready to be applied.
19. The entrance on Jackson Road to the pit is to be located and designed in accordance with the requirements of the City Traffic Engineer.
20. The access point along Kiefer Boulevard shall be used only as emergency access and shall be repaired subject to approval of City Traffic Engineer.
21. Adequate fire control shall be provided, subject to approval by the City Fire Marshal.

The staff recommendation is based on the following assertions:

1. That the project is based on sound principles of land use, as indicated by the following facts:
  - a. the disposal pit will provide an orderly and controlled method of disposing of waste materials;
  - b. the use of the pit area for disposal purposes will restore a large tract of land to usable condition;
  - c. the site is compatible with surrounding uses;
  - d. the site is located along a major street.
2. The proposed land fill site will not be injurious to the health, safety and welfare of the general public as indicated by the following facts:
  - a. adequate City, County and State controls have been applied to the permit to prevent potential injurious effects of the land fill operation;
  - b. the disposal pit will provide a centrally located site for the disposal of construction waste.

3. The proposed solid waste disposal site is in conformance with the 1974 General Plan and the College Greens Community Plan as indicated by the following facts:
  - a. the 1974 General Plan designates the site for Industrial;
  - b. the College Greens Community Plan designates the site for Industrial;
  - c. the College Greens Community Plan states: "The rehabilitation of these pit areas into usable development sites is paramount."
  - d. solid waste disposal sites are industrial operations requiring a Special Permit.