

STAFF REPORT AMENDED 11-13-80
CITY PLANNING COMMISSION
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	G. W. Consulting Engineers, 2400 Glendale Lane, Sacramento, CA 95825		
OWNER	Byron W. Davis, 1501 Parkmead Way, Sacramento, CA 95822		
PLANS BY	G. W. Consulting Engineers, 2400 Glendale Lane, Sacramento, CA 95825		
FILING DATE	50 DAY CPC ACTION DATE	11-13-80	REPORT BY: JH:bw
NEGATIVE DEC.	11-3-80	EIR	ASSESSOR'S PCL. NO. 061-150-42; 078-202-06

- APPLICATION:
1. Negative Declaration
 2. Special Permit to conduct aggregate surface mining on 27+ vacant acres in the M-2(S) zone

LOCATION: South side of Jackson Road, 1400+ feet east of Florin-Perkins Road

PROJECT INFORMATION:

General Plan Designation: Industrial
1967 College Greens Community
Plan Designation: Industrial
Existing Zoning of Site: M-2(S)
Existing Land Use of Site: Agriculture
Surrounding Land Use and Zoning:
North: Industrial (mining); M-2(S)
South: Industrial (mining); M-2(S)
East: Industrial (mining); M-2(S)
West: Industrial/Agricultural; M-2(S)

Property Area: 27+ acres

The proposed project is an application by A. Teichert and Son, Inc. for a Special Permit to mine approximately 27 acres of land for sand and gravel. This site is adjacent to Teichert's existing harvest area on the south side of Jackson Road between Florin-Perkins Road and Elk Grove-Florin Road. Immediately to the north of the project site is the aggregate processing plant (see Attachment A). No alteration to the existing plant operations are proposed at this time. Mined aggregates will be transported from the new harvest area to the plant by the existing conveyor tunnel under Jackson Road, thereby avoiding disruption of traffic flow. The mining plan submitted by the applicant indicates that mining operations on this site will last for approximately five years. The applicant indicates that after the land has been completely mined, the overburden will be replaced and the land will be reclaimed for its present use of farming.

This project will be carried out in accordance with the provisions set forth by the State Surface Mining and Reclamation Act of 1975 (SMARA) and City's Zoning Ordinance governing surface mining and reclamation activities. This mining operation will conform to objectives set forth to: prevent or minimize adverse impacts upon the environment; protect public health, safety and welfare; and reclaim mined lands to a usable condition for alternative land uses.

The removal of sand and gravel will lower the existing surface of the project site by approximately 48 feet prior to reclamation. The reclamation plan indicates that the entire site will not be of uniform depth after reclamation. (Attachment A). In accordance with the conditions of a contractual agreement between the property owner and the project applicant, the entire frontage along Jackson Road, extending approximately 100 feet south from the right-of-way line, will be replaced with overburden to equal the existing grade. The remainder of the site will be covered by three feet of overburden, leaving the site 45 feet below the existing grade. The resulting difference in the surface levels of the site will not affect the immediate use of the land for agricultural purposes. A change in land use, several years in the future, may require regrading of the site.

The applicant states that the project's intent is to help supply the aggregate needs of the community. The demand for aggregates will vary with the construction trends; however, a local supply of aggregates will ensure the availability of construction materials at lower cost with lower energy consumption than relying on an imported source of materials. This project proposal is consistent with the SMARA finding:

"That the extraction of minerals is essential to the continued economic well being of the State and to the needs of society, and that the reclamation of mined lands is necessary to mitigate effects on the environment and to protect the public health and safety."

STAFF EVALUATION: The Teichert project is located in the M-2(S) zone which would normally require a 25-foot landscape setback. However, the subject property was included in a project approved earlier this year, a Class III Landfill (P-8940), for which a variance was granted to reduce this required 25-foot setback to 15 feet. The Teichert project site and the landfill site are under one ownership; therefore, the variance is carried with the property.

The Planning Commission, on June 26, 1980, approved the variance as a temporary variance whereby the setback would be increased to 25 feet when Teichert has completed mining the site and the land is reclaimed for alternate uses. Planning staff had recommended denial of the granting of the variance.

A Negative Declaration with mitigation measures was prepared for this project. The Negative Declaration was sent to the State Clearinghouse for distribution and review by interested State agencies. No comments were received.

STAFF RECOMMENDATION

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit subject to conditions and based on the findings of fact.

*Special Permit Conditions

1. Dust shall be controlled at all times to the satisfaction of the Air Pollution Control District;
2. Work areas shall be watered down frequently to control fugitive dust;
3. Access roads to the site shall be kept clean by watering and sweeping;
4. In excessively windy conditions, mining and reclamation operation shall temporarily cease;
5. After work hours, loose materials shall be watered to prevent possible wind erosion during the night;
6. The operation shall conform to the Waste Discharge Requirements of the Regional Water Quality Control Board;
7. No toxic substances shall be placed on the pit floors;
8. Noise levels shall not exceed the noise limits set by the City Noise Ordinance, nor shall they be such as to create a public nuisance;
9. The entire site must be enclosed by a six-foot high fence to prevent unauthorized access;
10. Prior to commencement of surface mining operations, the applicant shall install landscaping within the required setback area along the Jackson Road frontage of the project site.

Findings of Fact for Special Permit

1. The project is based on sound principles of land use as indicated by the following facts:
 - a. This project is consistent with the State Mining and Reclamation Act finding, "That the extraction of minerals is essential to the continued economic well being of the State and to the needs of society..."
 - b. The site is compatible with surrounding uses.
 - c. The site is located along a major street providing good access.
2. The proposed mining operation will not be injurious to the health, safety and welfare of the general public as indicated by the following facts:

The mining operation will conform to City and State objectives set forth to prevent or minimize adverse impacts upon the environment; protect public health, safety, and welfare, and reclaim mined lands to a usable condition for alternative land uses.

*See page 4

P-8994

November 13, 1980

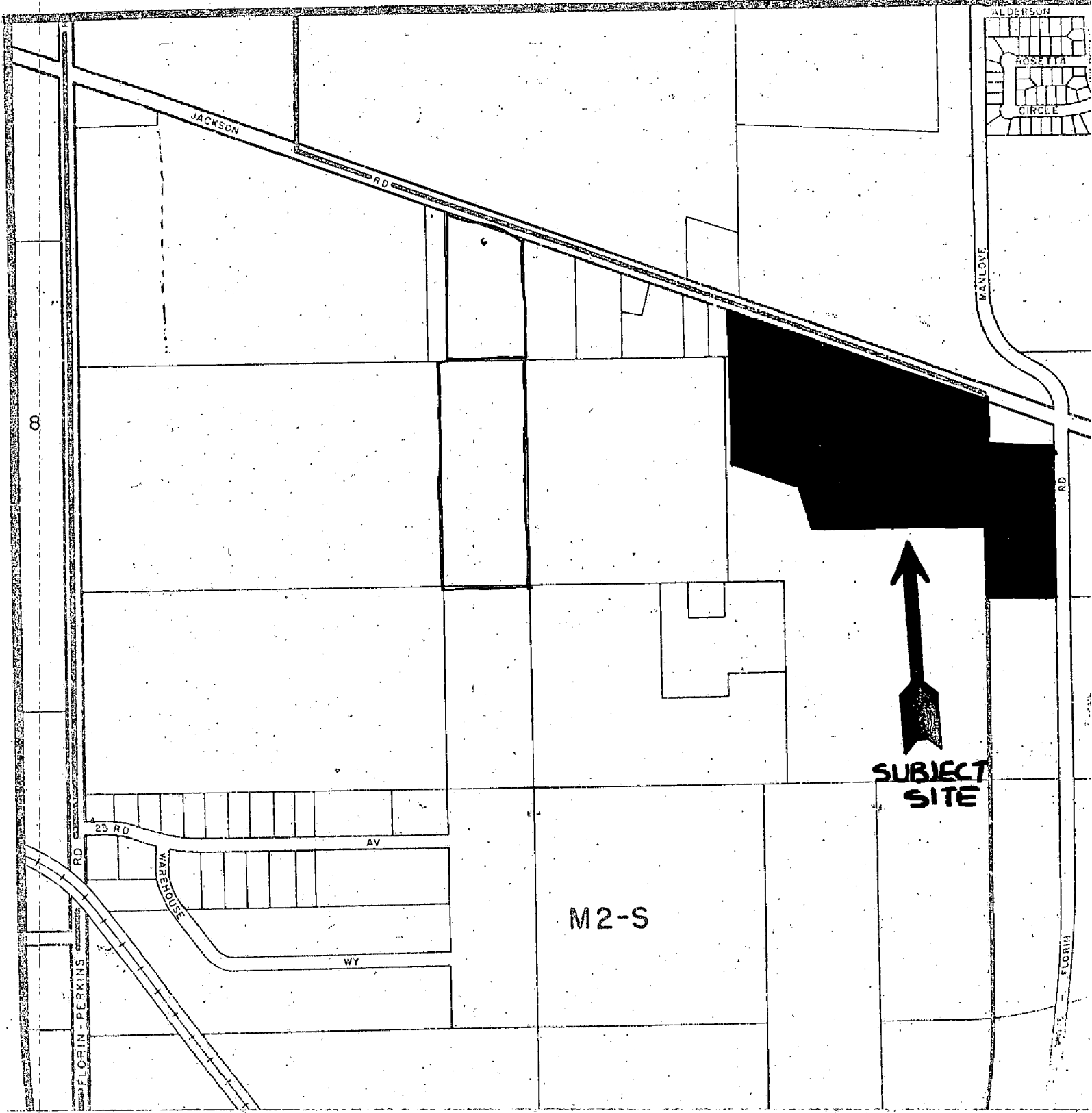
Item No. 17

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3. The proposed mining site is in conformance with the 1974 General Plan and the 1967 College Greens Community Plan as indicated by the following facts:
 - a. The 1974 General Plan designates the site for industrial use.
 - b. The 1967 College Greens Community Plan designates the site for industrial use.
 - c. The project reclamation plan is consistent with the goal of the College Greens Community Plan to rehabilitate mined-out areas "into usable development sites."

**CPC added Special Permit conditions:*

11. *The site shall be reclaimed in compliance with the reclamation plan submitted by the applicant and approved by the City within the time period indicated in the plan.*
12. *The applicant and operator of the surface mining operation shall permit the City or its designee to conduct periodic inspections of the site to insure continuous compliance with the conditions of the special permit and reclamation plan.*
13. *The applicant shall provide security, approved by City, to guarantee reclamation of the site in accordance with the approved plan, prior to commencing the surface mining operation.*



P. 8994

NOVEMBER 13, 80

ITEM NO. 17

002584

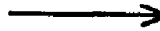


SUBJECT SITE

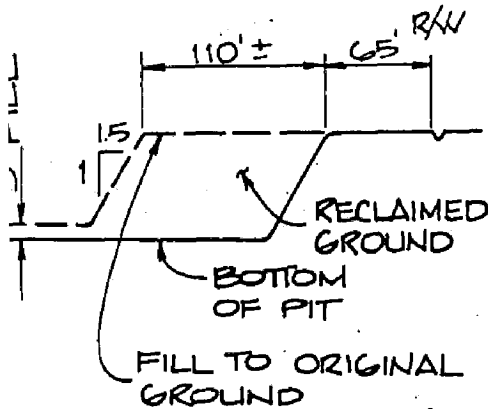
LEGEND:

SEQUENCE OF EXCAVATION →

YEAR OF EXCAVATION



YR 1

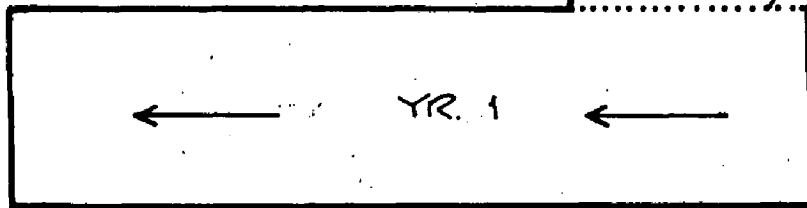


TYPICAL SECTION A-A

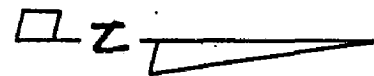
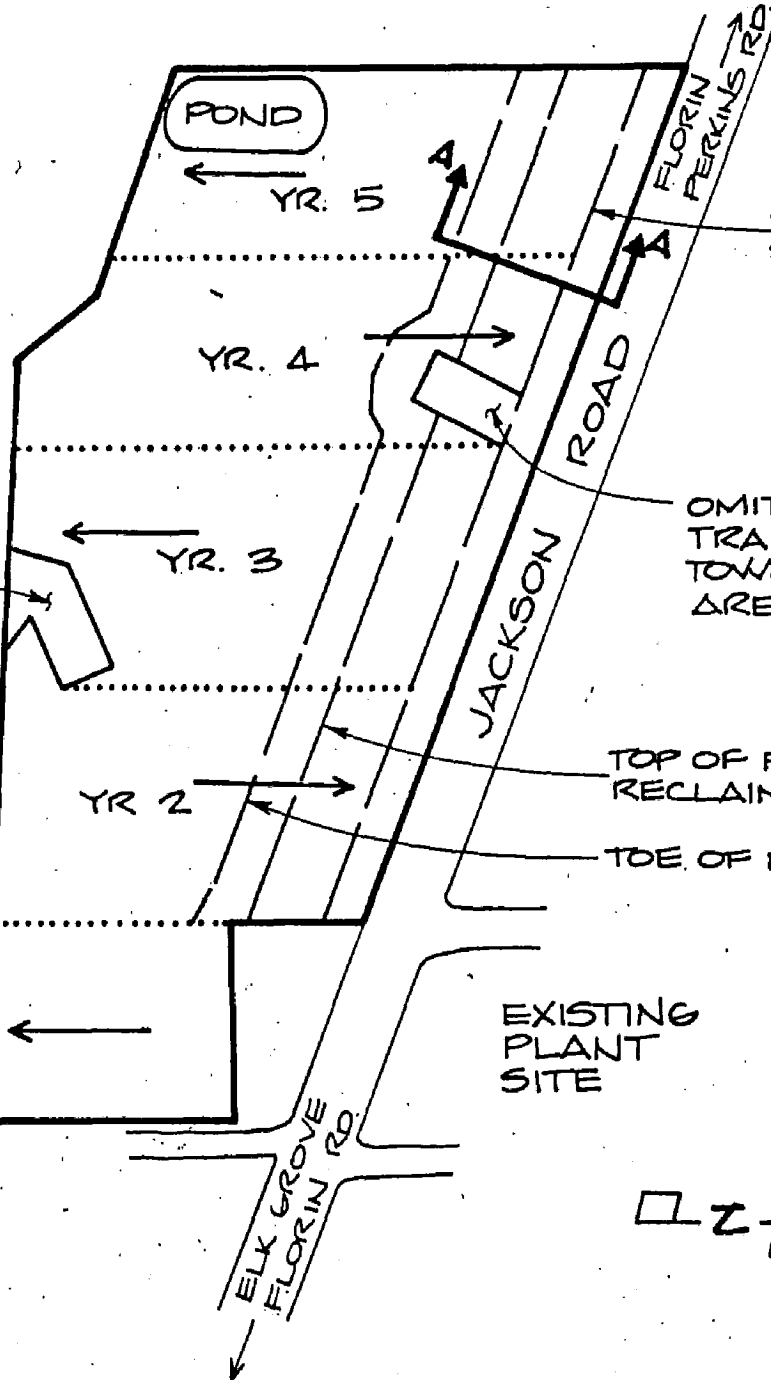
NO SCALE

OMIT TRANSMISSION TOWER AREA

STOCKPILE AREA APPROXIMATELY 57000 CY OVERBURDEN (INITIAL EXC.)



EXISTING ASPEN I SITE



**MINING & RECLAMATION SITE
DAVIS SITE
A. TEICHERT & SON**