

CITY PLANNING COMMISSION

927-i0th Street, Suite 300 . SACRAMENTO, CALIFORNIA 95814

APPLICANT	Norman Lien, P.O. Box 255009, Sacramento, CA 95825		
OWNER	A. Teichert & Son, Inc., 3500 American River Dr., Sacramento, CA 95825		
PLANS BY	Norman Lien, P.O. Box 255009, Sacramento, CA 95825		
FILING DATE	3-3-82	50 DAY CPC ACTION DATE	REPORT BY: JH:bw
NEGATIVE DEC.	5-17-82	EIR	ASSESSOR'S PCL. NO. POR. of 061-180-04,16,24

- APPLICATION:
1. Environmental Determination
 2. Special Permit to modify special permit (P-7182) to expand existing sanitary landfill
 3. Variance to allow existing security fence to remain in front of existing 25-foot landscape strip

LOCATION: 8635 Fruitridge Road (north side of Fruitridge Road between Central California Traction Railroad tracks and Elk Grove-Florin Road)

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing 45± acre sanitary landfill by adding 50± acres.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1967 College Greens Community Plan Designation:	Industrial
Existing Zoning of Site:	M-2(S)
Existing Land Use of Site:	Depleted gravel pit

Surrounding Land Use and Zoning:

North:	Agriculture; M-2(S)
South:	Warehouses; M-2(S)
East:	Agriculture; M-2 (County)
West:	Existing landfill; M-2(S)

Project land area:	50± acres
Significant features of Site:	Fully depleted gravel pit, approximately 45 to 50 feet deep; capacity of about 3,500,000 cubic yards. The pit bottom is lined with a thick layer of clay. The groundwater level is approximately 50 feet below the bottom of the pit.

BACKGROUND INFORMATION: The Commission approved the original special permit on July 22, 1976 (P-7182). The project calls for the expansion of a 45 acre, Class II-2 sanitary landfill, operating in a depleted gravel pit, by the addition of an adjacent 50-acre depleted gravel extraction site.

APPLC. NO. ⁵⁶P82-026

MEETING DATE May 27, 1982

CPC ITEM NO. 15

P82-056

The method of operation and the types of wastes received at the expanded facility will remain the same as present conditions. The original special permit conditions stipulate that the types of waste received at this site will be restricted to demolition construction wastes, wood, paper, concrete, asphalt, and similarly non-putrescible materials. Disposal of household garbage, liquid, hazardous or infectious wastes is prohibited at this facility.

The types and amounts of wastes currently received are as follows:

Construction and Demolition Wastes	66%	1,551 Cubic Yards/Day
Paper Wastes	13%	305 Cubic Yards/Day
Dirt, Concrete and ASphalt Rubble	14%	330 Cubic Yards/Day
Tree and Garden Trimmings	7%	164 Cubic Yards/Day
Totals	100%	2,350 Cubic Yards/Day

maybe higher

The quantities stated above are average quantities per day on a twelve month basis with our actual volumes varying from as little as 300 to 400 cubic yards per day up to 3,500 per day.

The existing landfill has an estimated remaining capacity of two years. The proposed 50-acre addition will extend the life of the facility for approximately 10 years. The users of the landfill are, and will continue to be, mainly commercial refuse collectors, building contractors, and demolition contractors. Use by the general public (i.e. pick-up truck and small trailer loads) is not allowed at this facility. Traffic volumes range from a minimum of 25 trucks per day during inclement weather, to as many as 200 trucks per day during heavy construction season, with the average day producing approximately 100 trucks. The hours of operation are 6:00 a.m. to 4:30 p.m., Monday through Friday.

A resource recovery program has been implemented at this facility. Wood wastes are salvaged and ground on site and then transported to mass burning plant for energy production. The diversion of wood wastes from the landfill helps to prolong the life of the landfill.

The disposal activities on this particular site will also serve as a land reclamation project. Vast voids in the land were left behind as a result of gravel mining activities which took place prior to state law requirements for a reclamation plan. Therefore, landfill operations on such sites will restore the land to a productive state. The proposed interim use of the land after reclamation is for agriculture. The ultimate use of the site will probably be industrial development.

Operation of this landfill will be subject to State Minimum Standards for Solid Waste Handling and Disposal (Title 14, California Administrative Code, Chapter 3).

STAFF EVALUATION

1. This proposal was submitted to the following agencies for review and comment: City Engineer, Waste Removal, Fire Department, County Environmental Health Department, County Solid Waste Management Division, State Regional Water Quality Control Board, and the State Solid Waste Management Board.

The Fire Department commented that the salvaged wood storage area for the resource recovery operation would have to meet their requirements for fire protection.

The State Solid Waste Management Board commented that a Determination of Conformance with the Sacramento County Solid Waste Management Plan (COSWMP) must be made. The County Solid Waste Management Division is currently in the process of updating COSWMP and adoption of the final plan is anticipated for some time later this year. The County staff indicates that the expansion of L and D Landfill will be addressed during this revision period, thus eliminating the need for a later amendment to the plan.

2. This project requires a solid waste facility permit from the Solid Waste Management Board and Waste Discharge Requirements must be issued by the Regional Water Quality Control Board. Both of the permits will be issued following the Commission's action.
3. The applicant is seeking a variance to allow the existing six-foot security fence to remain front of the existing landscape strip. The M-2(S) zone requires the landscaping to be in front of the fence. The site had been completely bermed, landscaped and fenced during the previous surface mining activities. In this case, the only feasible way the fence could be moved back would be to place it on top of the berm. There is no room to move the fence behind the berm because of the steep drop-off into the pit. Staff feels that the existing chainlink fence would be less visually obtrusive and better serve its purpose for security if it was allowed to remain in its existing location. When the land has been reclaimed and the site is ready for final development, the fence shall be moved or removed to be in compliance with the M-2(S) zone requirements.
4. The proposed project is an expansion of an existing use by the addition of land area. No changes in operation, other than the implementation of the resource recovery program, are proposed. The conditions of the original special permit shall be in effect. The original staff report (P-7182) has been attached for the Commission's information. The conditions of this current special permit may appear condensed from the original permit because the State Minimum Standards for Solid Waste Handling and Disposal, Title 14, California Administrative Code, Division 7, Chapter 3, now imposes many standards which were not in effect at the time the original special permit was approved. Therefore, those conditions of the original special permit which are covered under state law have not been repeated.

STAFF RECOMMENDATION: Staff recommends the following actions be taken:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit subject to conditions and based on the Findings of Fact to follow;

3. Approval of the Variance based on the Findings of Fact to follow

Conditions of the Special Permit

- a. Operations shall conform to State Minimum Standard for Solid Waste Handling and Disposal pursuant to Title 14, California Administrative Code, Division 7, Chapter 3.
- b. Operation shall conform to requirements of the Regional Water Quality Control Board.
- c. No liquid, hazardous, infectious waste or household garbage shall be accepted at this site.
- d. Dust shall be controlled at all times to the satisfaction of Air Pollution Control District.
- e. Fire suppression equipment for the resource recovery operation shall be provided in accordance with the requirements of the City Fire Department.
- f. The method of applying the final layer of cover shall be in conformance with standards in force at the time the final layer is ready to be applied.
- g. Noise levels shall not exceed the noise limits set by City Noise Ordinance, nor shall they be such as to create a public nuisance.
- h. The site shall be periodically inspected by the Local Enforcement Agency and other interested City, County, and State Departments to determine compliance with these conditions and appropriate statutes and regulations.

Findings of Fact - Special Permit

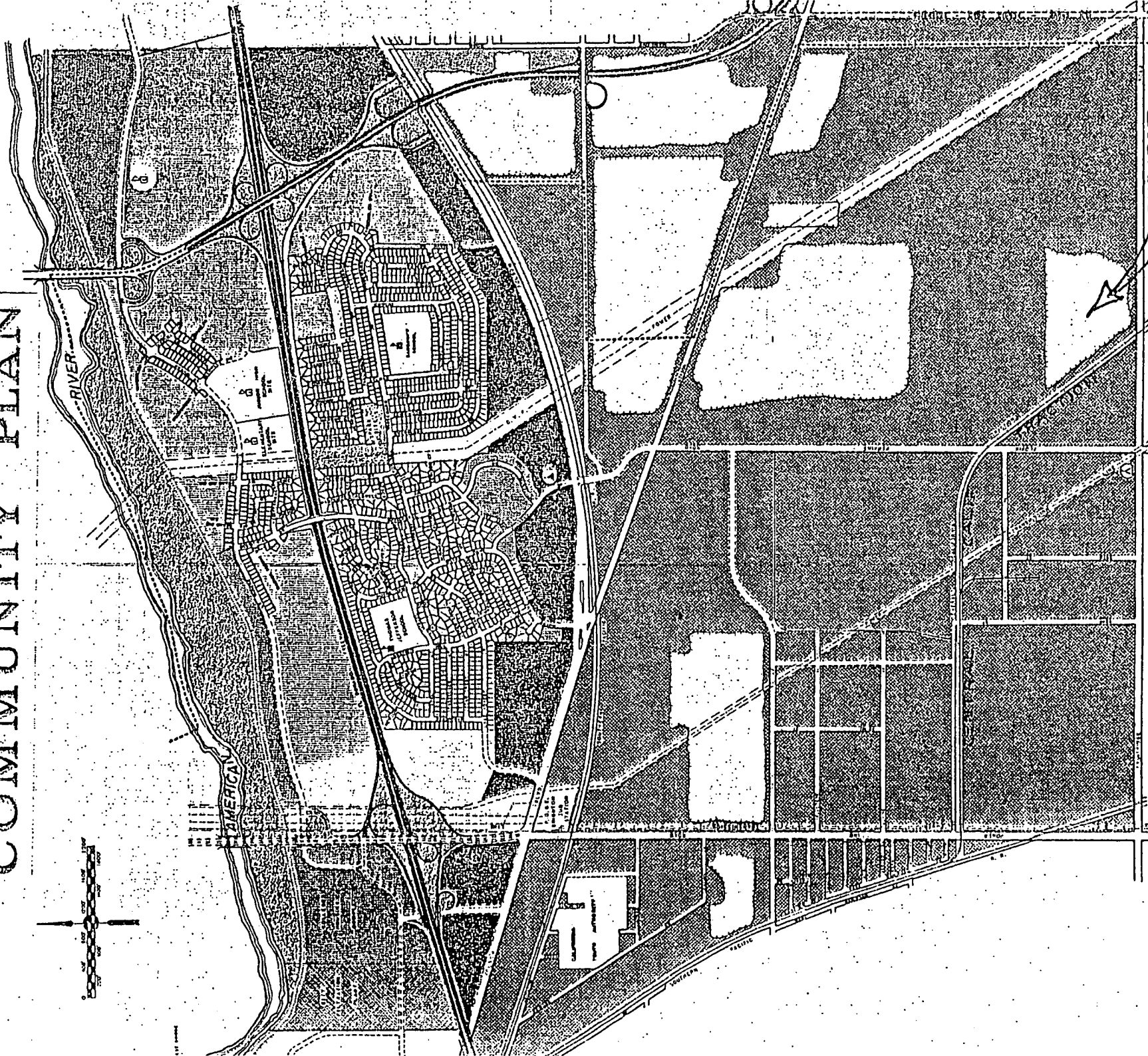
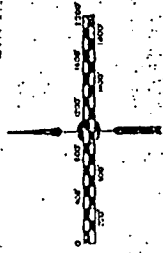
- a. The project is based on sound principles of lands in that:
 - 1) the disposal pit will provide an orderly and controlled method of disposing of waste materials;
 - 2) the use of the pit area for disposal purposes will restore a large tract of land to usable condition.
- b. The proposed land fill site will not be injurious to the health, safety and welfare of the general public in that:
 - 1) adequate City, County and State controls have been applied to the permit to prevent potential injurious effects of the land fill operation;
 - 2) the disposal pit will provide a centrally located site for the disposal of construction waste.

- c. The proposed solid waste disposal site is in conformance with the 1974 General Plan and the College Greens Community Plan in that:
- 1) both plans designate the property for industrial development;
 - 2) the College Greens Community Plan states: "The rehabilitation of these pit areas to usable development sites is paramount";
 - 3) solid waste disposal sites are industrial operations requiring a special permit.

Findings of Fact - Variance

- a. The granting of the variance does not constitute a special privilege extended to one property owner, in that under the given circumstances, moving of the fence is not feasible at this time.
- b. The variance will not be injurious to public welfare nor to property in the vicinity of the applicant in that the fence, as it exists, provides a secure barrier to protect the public from the open pit; and visually the fence is less obtrusive where it stands than if it was to be relocated on top of the berm. Moving the fence may actually disrupt some of the mature landscaping.
- c. The variance is not adverse to the General Plan and the Zoning Ordinance.
- 1) the required 25-foot landscape strip does exist and is visible through the fence;
 - 2) the fence is less visually obtrusive at its present location than if it were to be relocated on top of the existing landscaped berms where it would be high above the roadway;
 - 3) the fence will be moved or removed when the site is reclaimed and ready for development.

COLLEGE GREENS COMMUNITY PLAN



P82-026

5-27-82

SUBJECT
SITE

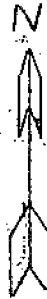
CITY OF
No. 15

6-2-76

LOCATION: M.A.P.
PROPOSED LAND FILL SITE
TEICHERT PROPERTY, FRUITRIDGE ROAD
SACRAMENTO, CALIFORNIA

NORMAN LIEN
P.O. Box 255,009
SACRAMENTO 95825
(916) 933-4754

SCALE 1" = 250'



AUTO WRECKING
& SALVAGE

TEICHERT

GRAVEL EXTRACTION

OPERATION

INDUSTRIAL
& WAREHOUSING

PROPOSED
LAND FILL
SITE

EARTHEN BERM
T. BE CONSTRUCTED

PACIFIC GAS
& ELECTRIC
HEADQUARTERS

INGRESS AND EGRESS
THROUGH GATE

INDUSTRIAL

INDUSTRIAL

ARMY DEPOT

INDUSTRIAL

DAIRY

INDUSTRIAL

FARMING

ELK GROVE FLORIN ROAD

JACKSON ROAD

INDUSTRIAL

24TH AVENUE

29TH AVENUE

84TH STREET

FLORIN PERKINS ROAD

CENTRAL CALIFORNIA TRACTION R.R.

FRUITRIDGE ROAD

FRUITRIDGE ROAD

88TH STREET

DIVISION CHIEF RECEIVED
JUN 9 - 1976

P-71527 P82-026

5-27-82

P82-026

6-6-76 Revised
7-10-77
8-2-78

LOCATION MAP
Land D LAND FILL SITE
TEICHERT PROPERTY, FRUITRIDGE ROAD
SACRAMENTO, CALIFORNIA

NORMAN LIEN
P.O. Box 355009
SACRAMENTO 95865
(916) 383-9074

SCALE 1" = 250'
All Property Surrounding Landfill
Site is Zoned M-2-5

MAY 27, 1982

Item No. 15



CLASS III - 3
LANDFILL

TEICHERT

AGRICULTURAL

OPERATION

INDUSTRIAL

24th AVENUE

INDUSTRIAL

84th STREET

FRUITRIDGE ROAD

ARMY DEPOT

INDUSTRIAL
& WAREHOUSING
WAREHOUSE WAY

Land D

LAND FILL
SITE

PACIFIC GAS
& ELECTRIC

HEADQUARTERS

INGRESS AND EGRESS
THROUGH GATE

PROPOSED
ADDITIONAL
LANDFILL
SITE

FRUITRIDGE ROAD

INDUSTRIAL

SACRAMENTO COUNTY
TRANSFER STATION

INDUSTRIAL

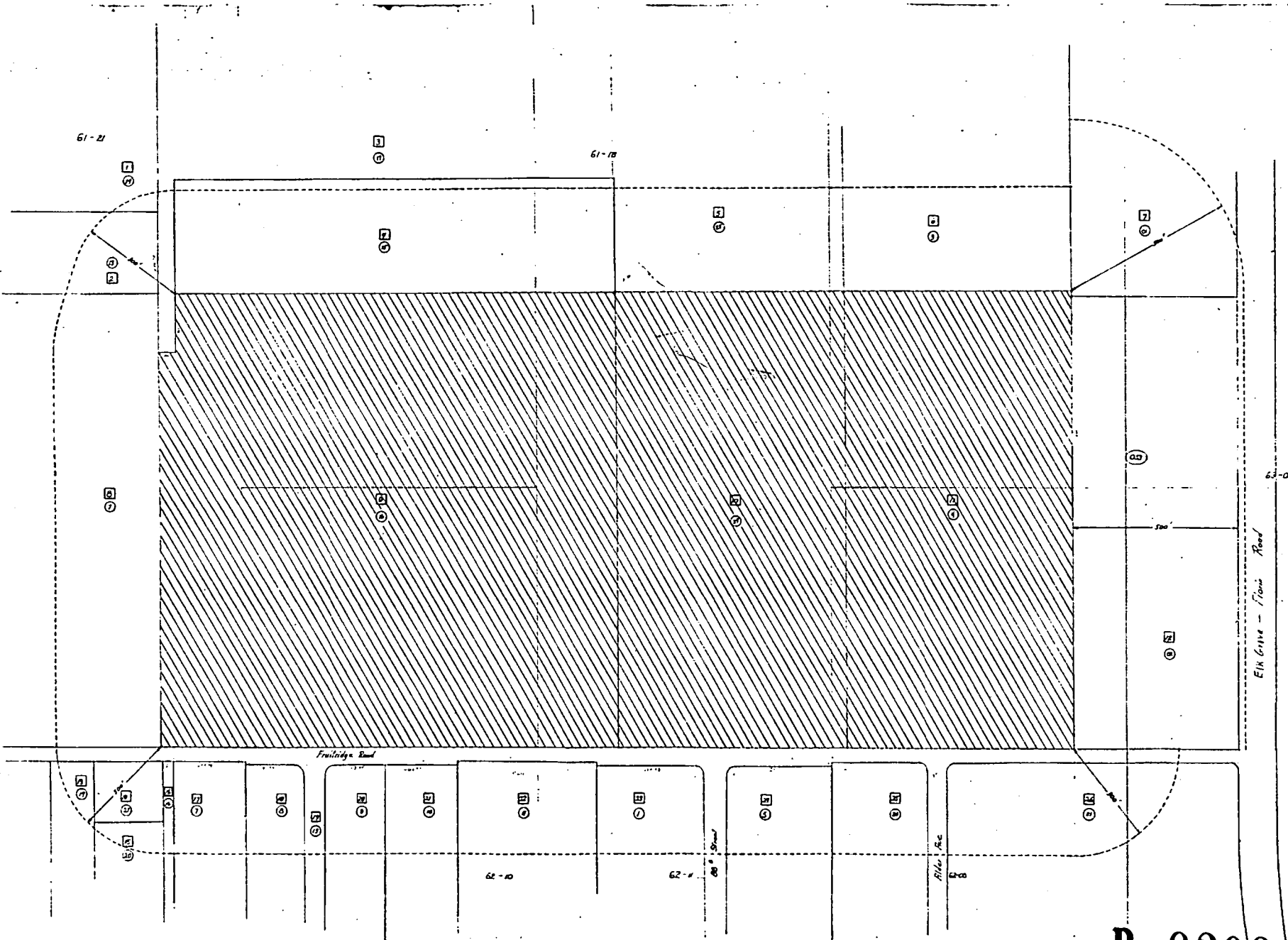
FARMING

JACKSON ROAD

ELM GROVE FLORIN ROAD

ALDER AVENUE

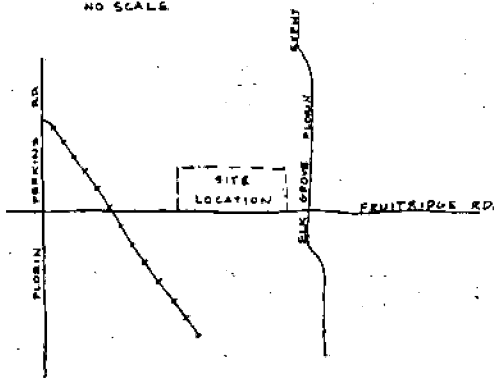
88th STREET



P 82026

VICINITY MAP

NO SCALE

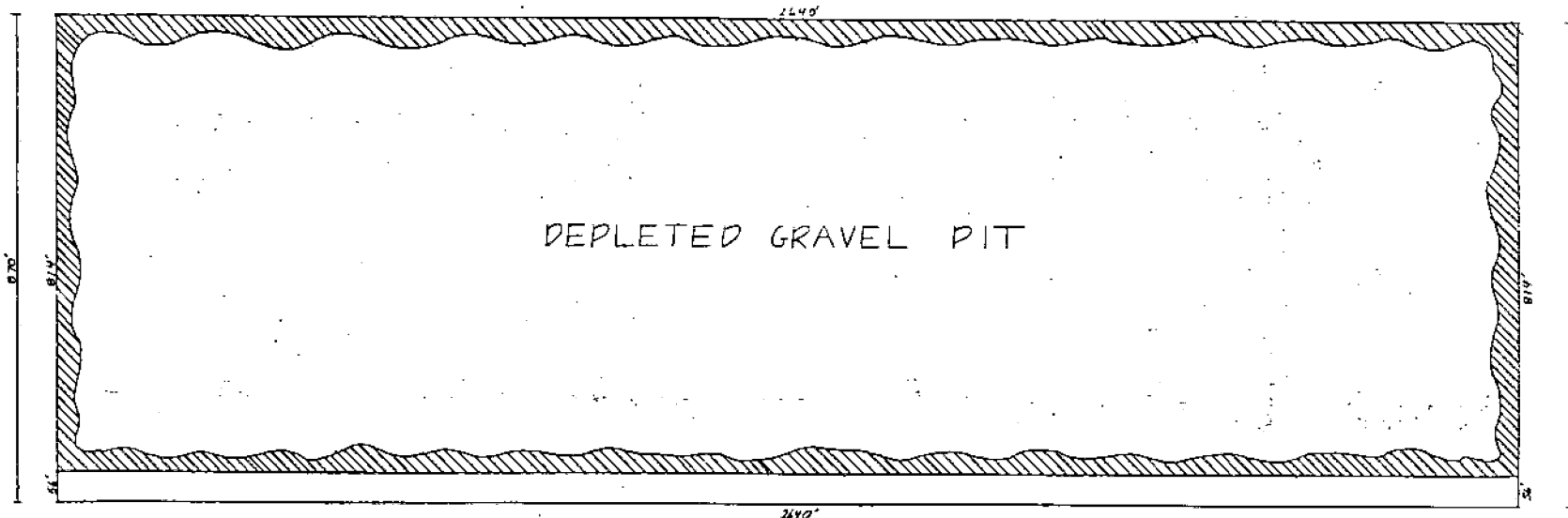


12-28-81

L AND D LANDFILL COMPANY

PLOT PLAN OF ADDITIONAL PROPERTY

SCALE 1" = 100'



STEEP EMBANKMENT:
 TRANSITION BETWEEN NATURAL GRADE
 AND FULLY DEPLETED GRAVEL PIT

FRUITRIDGE ROAD

SOUTHERLY 870' OF
 ASSESSORS PARCELS

- 61-18-16
- 61-18-24
- 61-18-4