

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Teichert Aggregates; P.O. Box 15002; Sacramento, CA 95851  
OWNER Davis Family Trust; 5970 First Avenue; Sacramento, CA 95817  
PLANS BY Teichert Aggregates; P.O. Box 15002; Sacramento, CA 95851  
FILING DATE 3-9-90 ENVIR. DET. Negative Declaration REPORT BY CAS  
ASSESSOR'S PCL. NO. 078-0202-002, 003, 006, 014, 016; 061-0150-054,055,056,057 &058

APPLICATION: A. Negative Declaration  
B. Special Permit Modification to include an additional, adjacent area of 4± partially developed acres to mine sand and gravel at the Teichert Aggregates Aspen 1A site in the Heavy Industrial (M-2{S}) zone.

LOCATION: East side of Florin-Perkins Road, 250± feet south of Jackson Road

PROPOSAL: The applicant is requesting the necessary entitlements to allow the mining of sand and gravel on 4± additional acres at the Teichert Aggregates Aspen 1A site.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial/ Warehouse/ Industrial- Employee Intensive  
Existing Zoning of Site: Heavy Industrial, M-2{S}  
Existing Land Use of Site: Industrial

Surrounding Land Use and Zoning:

North: Single family residence, nursery, and aggregate processing plant; M-2{S}-R  
South: Industrial; M-2{S}  
East: Teichert mining operations; M-2{S} and M-2{S}-R  
West: Industrial, warehousing, and granite mining site; M-2{S}

Property Dimensions: Irregular  
Property Area: 96.2± acres

BACKGROUND INFORMATION: On December 1, 1988, the City Planning Commission approved a Special Permit to allow the mining of sand and gravel on a 37.7± acre portion of a 96.2± acre site located in the M-2{S} and M-2{S}-R zones (P88-295). A variance to waive a six foot masonry wall adjacent to residential uses was also approved. At the time of this special permit request, a 4± acre portion of the site, occupied by the Valley Slurry Seal Company, was undergoing site remediation of hazardous material contamination and was not included in the special permit.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of ten parcels totaling 96.2± acres in the Heavy Industrial, M-2{S} and M-2{S}-R zones. The General Plan designates the subject site as Heavy Commercial/ Warehouse/ Industrial- Employee Intensive. The surrounding land use and zoning for the subject site is single family residence, nursery, and aggregate processing plant, zoned M-2{S}-R to the north; industrial, zoned M-2{S} to the south; Teichert mining operations, zoned M-2{S} and M-2{S}-R to the east; and industrial, warehousing, and granite mining, zoned M-2{S} to the west.

APPLC. NO. P88-295 MEETING DATE June 28, 1990 ITEM NO. 15

B. Applicant's Proposal

The applicant is requesting a modification of Special Permit P88-295 to include an additional 4± acre portion of A.P.N. 078-0202-016, previously occupied by the Valley Slurry Seal Company, for the mining of sand and gravel (see Exhibits A-D). This modification would increase the total acreage to be mined to 41.7± acres. This 4± acre portion of the subject site was not included in the original special permit because the site was undergoing site remediation of hazardous material contamination. The site remediation has been completed to the satisfaction of the County of Sacramento Environmental Management Department (see Exhibit E).

The site would be leased by the applicant from the present property owners and mined over a five year period. Proposed hours of operation are 6:00 A.M. to 10:30 P.M., Monday through Saturday. When the mining of the site is complete, the applicant proposes to reclaim the land for future farming, grazing, or other uses to meet the requirements of the State Mining and Reclamation Act.

C. General Plan Policies

The City's General Plan indicates that aggregate sources within the city limits are limited. The subject site is directly to the east of the Granite Construction quarry located at the southwest corner of Florin Perkins Road and Jackson Highway. The General Plan supports the continued extraction of aggregate deposits at these sites and the implementation of the reclamation plan at the subject site.

D. Staff Analysis

Planning staff notes that the site is located in an area where aggregate extraction is already occurring- the applicant's operation surrounding the 4 acre site and the Granite Construction operation to the west of Florin Perkins Road. Other surrounding land uses are primarily industrial, warehousing, or vacant land zoned for industrial uses. A single family residence is located at the southeast corner of Florin Perkins Road and Jackson Highway. The residence is owned by the same trust that owns the subject site leased by the applicant, Teichert Aggregates. Planning staff finds the proposed additional mining site to be compatible with the surrounding land uses.

As part of the original Special Permit application, the applicant submitted a landscape plan for the area between the proposed mining pit and the public roadway. Planning staff recommends that the landscaping provided for the special permit shall be continued for the special permit modification. Along Jackson Highway, the landscape and fencing plan should be designed to be compatible with the landscaping and fencing provided for the balance of the subject site adjacent to the Jackson Highway.

A twenty-year old vacant warehouse and office will be demolished in order to mine the 4 acre site. Staff has no objection to the demolition of these buildings.

Staff supports the approval of the Special Permit Modification in that sources of aggregate deposits are limited within the city limits, mining at the subject site is compatible with surrounding uses, adequate reclamation of the site and dust abatement and air quality measures will be mandated, and adequate landscaping will be provided.

E. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering, Building Inspections, Water and Sewer, Community Services and City Councilmember Kim Mueller. No comments were received.

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

- A. Reclamation should proceed according to the reclamation plans submitted as part of the application P88-295 and in compliance with the provisions of the Surface Mining and Reclamation Act.
- B. Rough grade reclamation of each phase must be completed in increments as authorized by the work authorization permit.
- C. The reclaimed overburden shall be replaced by equipment to achieve minimum compaction such that the specific gravity of the finished material is approximately the same as that of the native soil.
- D. Overburden shall be replaced during the reclamation when significant wind erosion will not result. The stockpiled materials shall be treated with a chemical palliative or water to prevent wind erosion.
- E. Vegetate the 1+1/2:1 slopes at the completion of each phase of the mining operation with a grass mixture in order to stabilize the slopes and prevent erosion.
- F. Dirt roads used for access to the site or for the transport of aggregate material should be kept moist with water or with chemical dust palliatives.
- G. During the times when overburden is being removed, the self-loading earthmovers should be accompanied by water spraying equipment to ensure the reduction of dust emission.
- H. Water spraying equipment should be available to reduce any dust generated during the stripping of aggregate materials and during the loading of the aggregate materials onto the conveyor.
- I. When overburden is stored on the site, the stock piles should be kept sufficiently moist or chemical palliatives should be applied to prevent wind erosion.
- J. In the event that dust from the mining operation causes a nuisance to adjacent properties, Teichert shall take reasonable measures to resolve the complaint.
- K. Landscaping and berms should be installed along the portion of the site adjacent to Jackson Road. This area should contain berms a minimum of 3 feet in height and should be landscaped with 5 gallon minimum size drought resistant shrubs and 5 gallon minimum size acacia trees. The acacia trees should be planted a minimum of 25 feet on center.
- L. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during mining of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required,

or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration
- B. Approve the Special Permit Modification to allow the mining of sand and gravel on an additional 4± acres subject to the conditions and based upon the findings of fact which follow.

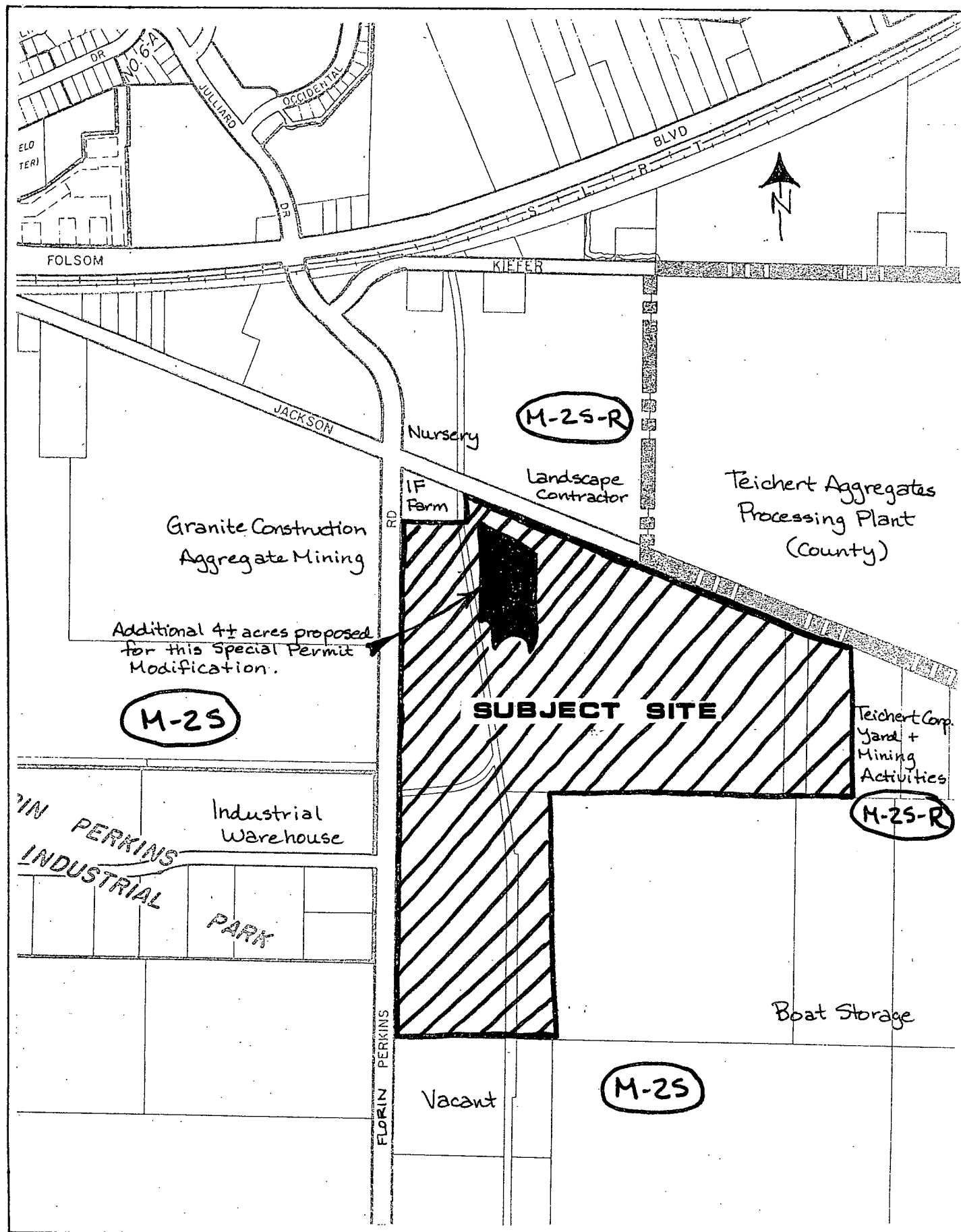
Conditions:

1. Reclamation should proceed according to the reclamation plans submitted as part of the application P88-295 and in compliance with the provisions of the Surface Mining and Reclamation Act.
2. Rough grade reclamation of each phase must be completed in increments as authorized by the work authorization permit.
3. The reclaimed overburden shall be replaced by equipment to achieve minimum compaction such that the specific gravity of the finished material is approximately the same as that of the native soil.
4. Overburden shall be replaced during the reclamation when significant wind erosion will not result. The stockpiled materials shall be treated with a chemical palliative or water to prevent wind erosion.
5. Vegetate the 1+1/2:1 slopes at the completion of each phase of the mining operation with a grass mixture in order to stabilize the slopes and prevent erosion.
6. Dirt roads used for access to the site or for the transport of aggregate material should be kept moist with water or with chemical dust palliatives.
7. During the times when overburden is being removed, the self-loading earthmovers should be accompanied by water spraying equipment to ensure the reduction of dust emission.
8. Water spraying equipment should be available to reduce any dust generated during the stripping of aggregate materials and during the loading of the aggregate materials onto the conveyor.
9. When overburden is stored on the site, the stock piles should be kept sufficiently moist or chemical palliatives should be applied to prevent wind erosion.
10. In the event that dust from the mining operation causes a nuisance to adjacent properties, Teichert shall take reasonable measures to resolve the complaint.
11. Landscaping and berms should be installed along the portion of the site adjacent to Jackson Road. This area should contain berms a minimum of 3 feet in height and should be landscaped with 5 gallon minimum size drought resistant shrubs and 5 gallon minimum size acacia trees. The acacia trees should be planted a minimum of 25 feet on center.
12. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during mining of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary,

13. Landscaping and berms shall be installed along the portion of the site adjacent to Jackson Road.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - a. the proposed mining operation is compatible with existing mining, industrial, warehousing, and commercial uses found surrounding the subject site;
  - b. adequate reclamation of the site will be provided; and
  - c. adequate landscaping will be provided adjacent to the site.
2. The project, as conditioned, will not be injurious to the public health, safety, or welfare nor result in the creation of a nuisance in that:
  - a. mitigation measures which control air quality and dust emissions will be implemented; and
  - b. the applicant has submitted a reclamation plan for the project.
3. The project is consistent with the General Plan which designates the site for Heavy Commercial or Warehouse/ Industrial- Employee Intensive uses. Also, the General Plan supports the continued extraction of aggregate deposits at the site and the implementation of the reclamation plan in that aggregate deposits are limited within the city limits.



## VICINITY - LAND USE - ZONING

P88-295

June 28, 1990

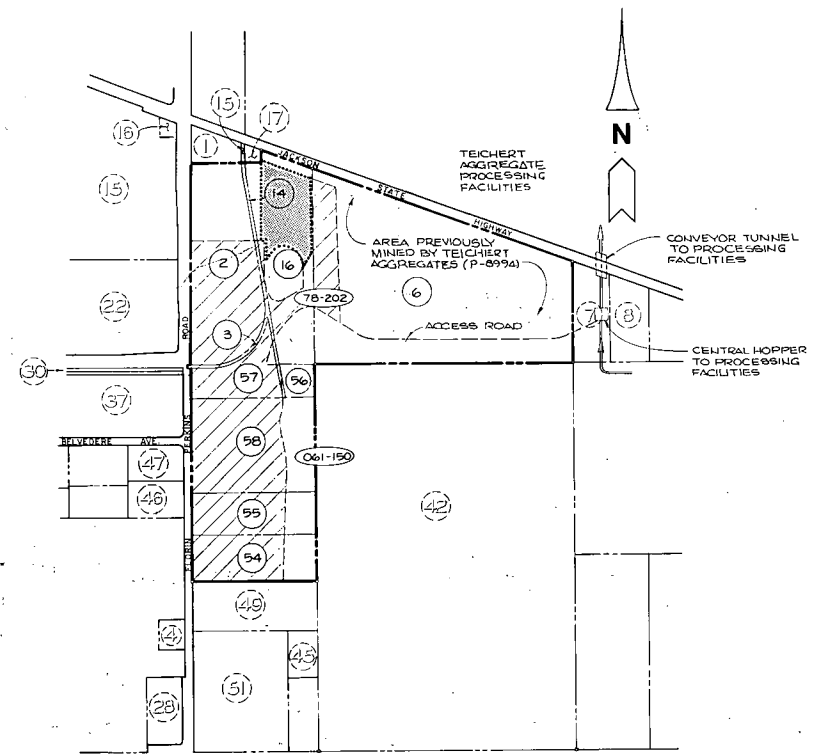
Item #15

P88-295

June 28, 1990

Item #15

# MINING & RECLAMATION PLANS FOR TEICHERT AGGREGATES - ASPEN 1-A SACRAMENTO, CALIFORNIA



**OWNERS:**  
ROBERT E. DAVIS, AUDREY A. HUNT, NANCY C. CLEVENGER,  
JANET E. HARVEY, ANNA C. DAVIS, BYRON W. DAVIS,  
VIRGINIA A. PALMER, GAIL C. BROWN, AND TRUSTEES OF  
THE EARL P. DAVIS TRUST AND OF THE BYRON B. DAVIS  
TRUST, 5470 FIRST AVENUE, SACRAMENTO, CALIFORNIA  
(916) 496-8770.

**AGGREGATE HARVESTING OPERATORS:**  
TEICHERT AGGREGATES  
P.O. BOX 15002  
SACRAMENTO, CALIFORNIA 95821  
(916) 484-3300

**PROPERTY ZONING:**  
APN 078-202-2, 3, 6, 14 & 16 (M2SR)  
AND 061-150-54, 55, 56, 57 & 58 (M2S)  
TOTAL AREA = 37.7 AC.

**CURRENT USE:**  
VACANT - AGRICULTURAL

**PROPOSED USE:**  
MINERAL AGGREGATE HARVESTING WITH RECLAMATION  
TO AGRICULTURAL USES.

- LEGEND:**
- PROJECT PROPERTY BOUNDARIES
  - APN BOUNDARIES
  - (X) PROJECT APN
  - (X) ADJACENT PROPERTY APN
  - ////// PROPOSED LIMITS OF AGGREGATE HARVESTING
  - (XX-XX) ASSESSOR'S PARCEL MAP BOOK & PAGE
  - AREA PROPOSED FOR MINING BY THIS REVISION (REV)

- SHEET INDEX:**
1. COVER SHEET
  2. EXISTING CONDITIONS
  3. MINING & RECLAMATION PLANS
  4. TYPICAL SECTIONS, DIAGRAM & PLANTING PLAN.

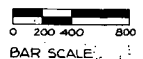


EXHIBIT A

<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REVISION</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISION	DATE	DESCRIPTION							<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">                 BENCHMARK ELEVATION                  _____             </td> <td style="width: 50%; text-align: center;"> </td> </tr> </table>	BENCHMARK ELEVATION _____		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">                 DRAWN BY: J.R.C.I.                  DESIGNED BY: B. HAYCOCK                  CHECKED BY:                  SUBMITTED BY:             </td> <td style="width: 50%;">                 SCALE: HORIZONTAL: 1" = 400'                  VERTICAL: 1" = N/A             </td> </tr> </table>	DRAWN BY: J.R.C.I. DESIGNED BY: B. HAYCOCK CHECKED BY: SUBMITTED BY:	SCALE: HORIZONTAL: 1" = 400' VERTICAL: 1" = N/A	MINING & RECLAMATION PLANS FOR <b>TEICHERT AGGREGATES - ASPEN 1-A (REV.)</b> COVER SHEET SACRAMENTO CALIFORNIA	FILE NO. <b>8860-58</b> SHEET NO. 1
REVISION	DATE	DESCRIPTION															
BENCHMARK ELEVATION _____																	
DRAWN BY: J.R.C.I. DESIGNED BY: B. HAYCOCK CHECKED BY: SUBMITTED BY:	SCALE: HORIZONTAL: 1" = 400' VERTICAL: 1" = N/A																

P88-295

June 28, 1990

Item #15

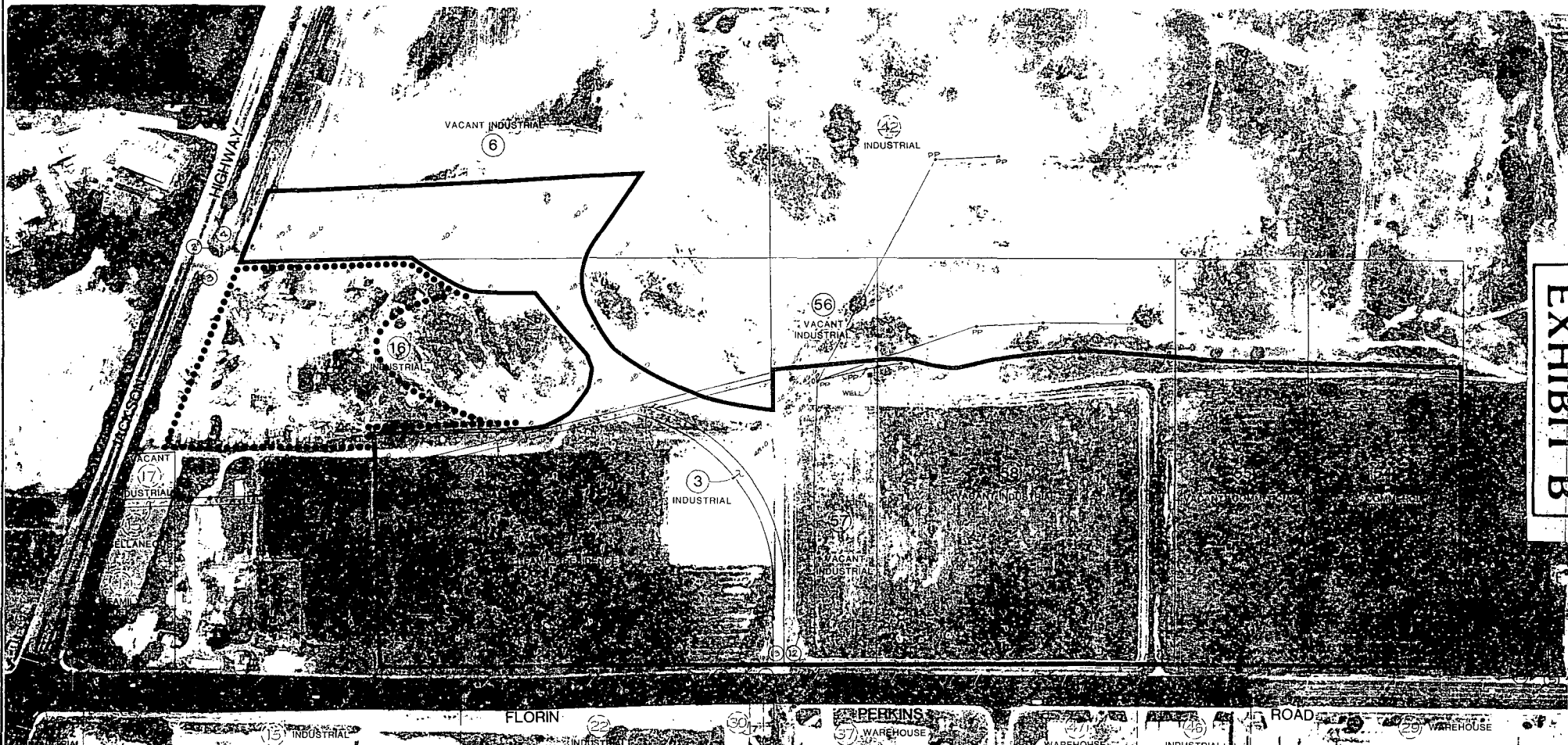


EXHIBIT B

**LEGEND:**

	LIMITS OF HARVESTING		EXISTING ELEVATION
	ASSESSOR'S PARCEL LINE		PHOTO NO. AND LOCATION (SEE PHOTO-GRAPHIC OF EXIST. AREAS)
	APN		POWER POLE
	POWER POLE		AREA PROPOSED FOR MINING BY THIS REVISION (REV)

REVISION	DATE	DESCRIPTION	BY



G.W. CONSULTING ENGINEERS  
 PLANNING ENGINEERING SURVEYING  
 2445 ANTELOPE RD. SUITE 202 - COLIMA HEIGHTS, CA 95721-2022  
 (916) 484-0218 (916) 754-0210

DRAWN BY: J.R.C.I.  
 DESIGNED BY: B. HAYCOCK  
 CHECKED BY:  
 SUBMITTED BY:

SCALE:  
 HORIZONTAL: 1" = 100'  
 VERTICAL: N/A

EXISTING CONDITIONS  
**TEICHERT AGGREGATES - ASPEN 1-A (REV.)**

SACRAMENTO

CALIFORNIA

FILE NO. 8550-38  
 SHEET 2  
 OF 4

P88-295

June 28, 1990

Item # 5

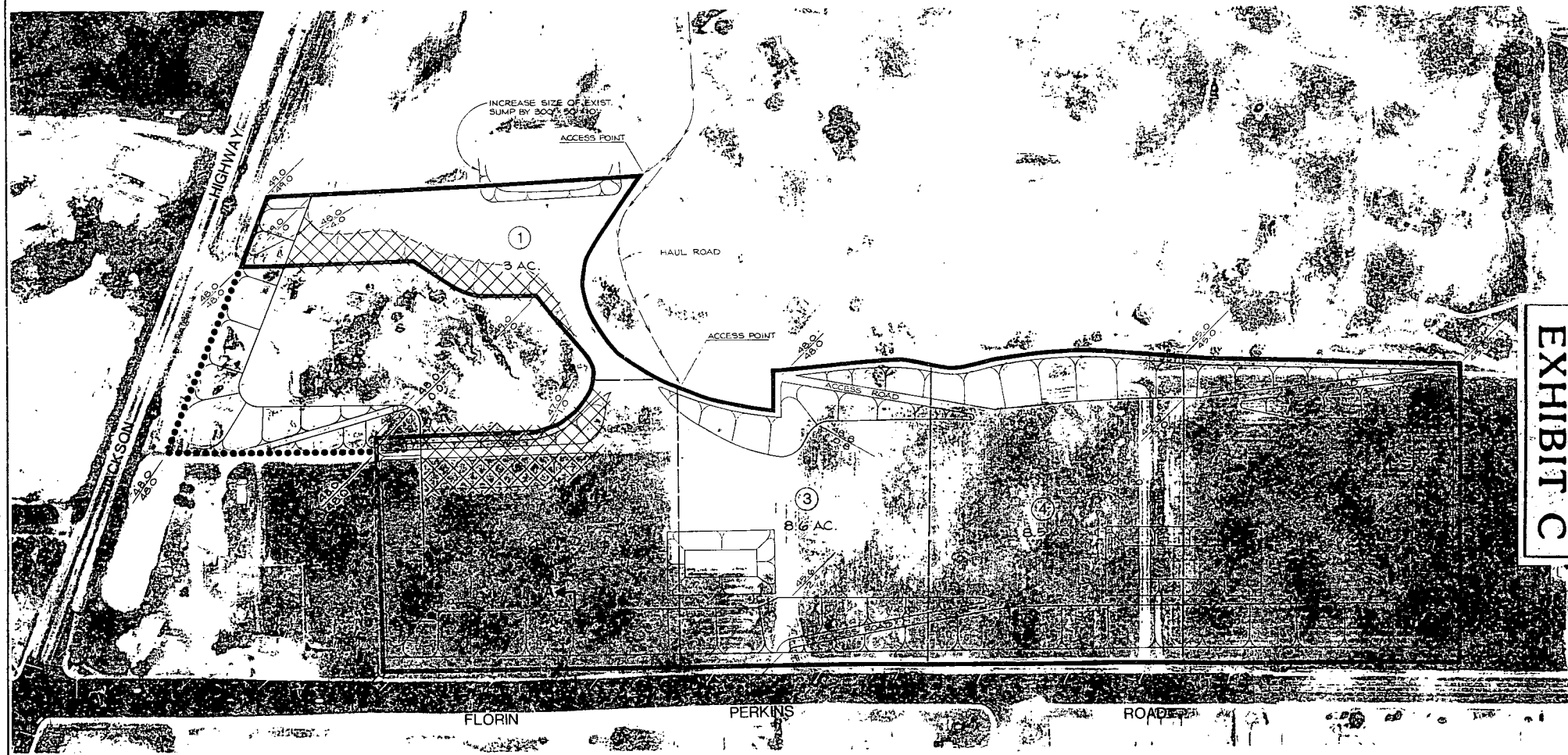
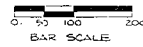


EXHIBIT C



**LEGEND:**

- HARVESTING PHASE
- PHASE LINE
- EXISTING GRADE
- RECLAIMED GRADE
- AREA PROPOSED FOR MINING BY THIS REVISION (REV)
- ITEMS TO BE ELIMINATED BY THIS REVISION

NO.	DATE	DESCRIPTION	BY



**G.W. CONSULTING ENGINEERS**  
 PLANNING - ENGINEERING - SURVEYING  
 1341 EAST 10TH AVE. SUITE 202 - CHICO, CALIF. 95926  
 (530) 893-5200 FAX (530) 893-5210

DRAWN BY: J.S.C.	SCALE: HORIZONTAL 1"=100'
DESIGNED BY: B. HAYCOCK	VERTICAL: N/A
CHECKED BY:	
SUBMITTED BY:	

MINING & RECLAMATION PLANS FOR  
**TEICHERT AGGREGATES - ASPEN 1-A (REV.)**  
 SACRAMENTO CALIFORNIA

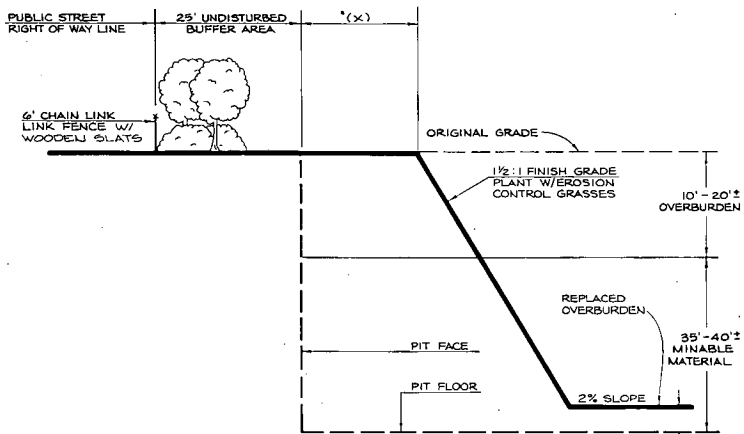
FILE NO. 8550-38  
 SHEET 3 OF 4

P88-295

June 28, 1990

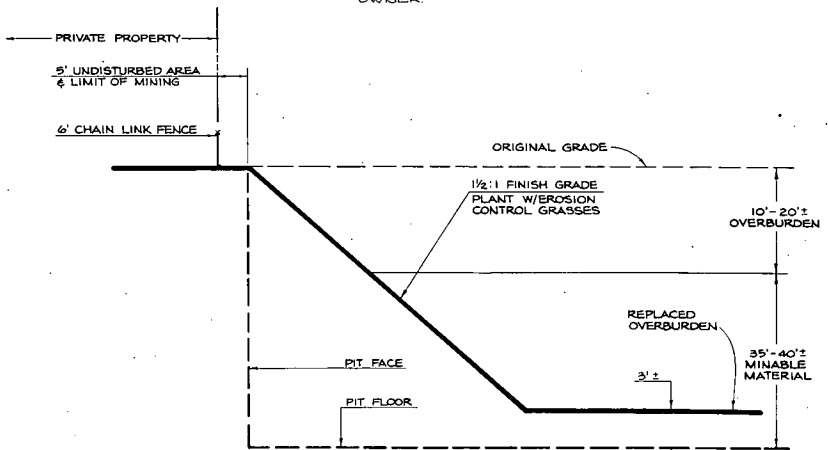
Item #15

(x) IS DEPENDENT ON AMOUNT OF AVAILABLE OVERBURDEN

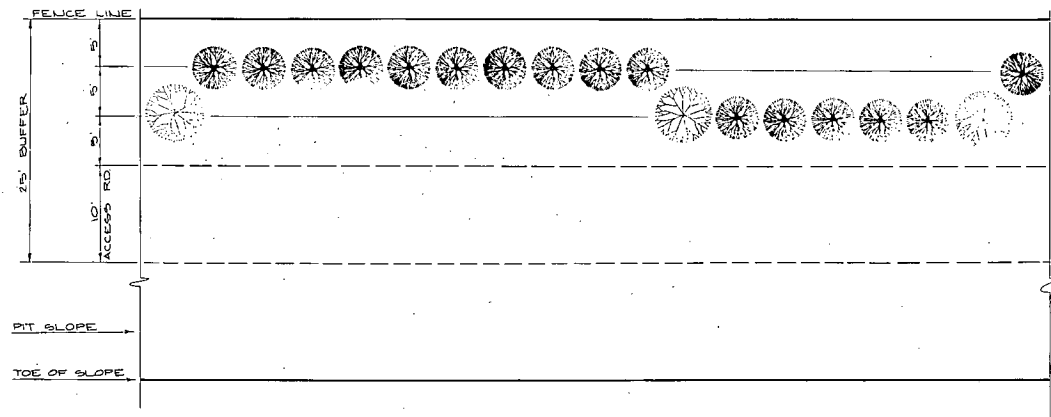


**SECTION A-A  
PROPOSED PIT ADJACENT TO PUBLIC ROADWAY**  
NO SCALE

NOTE: LANDSCAPE BUFFER ADJACENT TO PRIVATE PROPERTY WILL BE AS PER REQUESTED BY ADJACENT PROPERTY OWNER.

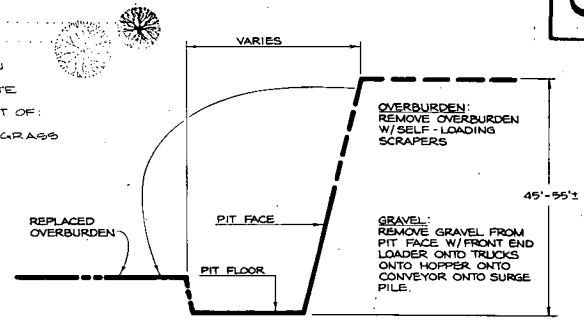


**SECTION B-B  
PROPOSED PIT ADJACENT TO PRIVATE PROPERTY**  
NO SCALE



**PLANTING SCHEDULE FOR 25' BUFFER AREA**  
NO SCALE

- TYPICAL PLANT LIST**
- OLEAUDERS (3 GAL.)
  - ACACIA TREES (3 GAL.)
  - EROSION CONTROL GRASSES: TO CONSIST OF A COMBINATION OF GRASSES AND LEGUMES DEPENDENT ON SPECIFIC SITE CONDITIONS.
  - TYPICAL MIX WOULD CONSIST OF:
    - BLANCO BROMEGRASS
    - LUNA PUBESCENT WHEATGRASS
    - ROSE CLOVER
    - ZORRO ANNUAL FESCUE



**SECTION C-C  
GRAVEL HARVEST**  
NO SCALE

EXHIBIT D

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
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10			

REVISION NO.	BENCHMARK ELEVATION:



**G.W. CONSULTING ENGINEERS**  
PLANNING • ENGINEERING • SURVEYING  
1747 ANTELOPE RD., SUITE 200 • OAKLAND, CALIFORNIA 94612-2019  
(415) 241-8210 (415) 723-2010

DRAWN BY: C. IGEL	SCALE: HORIZONTAL 1" = NONE, VERTICAL 1" = NONE
DESIGNED BY: B. HAYCOCK	CHECKED BY:
SUBMITTED BY:	DATE:

**TYPICAL SECTIONS, DIAGRAM & PLANTING PLAN**  
**TEICHERT AGGREGATES - ASPEN 1-A (REV.)**  
SACRAMENTO CALIFORNIA

FILE NO. 8560-38	SHEET 4
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EXHIBIT E

## COUNTY OF SACRAMENTO

ENVIRONMENTAL MANAGEMENT DEPARTMENT

NORMAN D. COVELL, DIRECTOR

HAZARDOUS MATERIALS DIVISION  
Mel Knight, Chief

Carol Vierra  
P.O. Box 3191  
Modesto, CA 95353

Dear Ms. Vierra:

**SUBJECT: UNDERGROUND FUEL TANK SITE AT 8510 JACKSON ROAD,  
SACRAMENTO**

This letter confirms the completion of site investigation and remedial action at the above site. With the provision that the information provided to the Sacramento County Hazardous Materials Division was accurate and representative of existing conditions, it is our position that no further action is required at this time.

Please be advised that this letter does not relieve you of any liability under the California Health and Safety Code or Water Code for past, present, or future operations at the site. Nor does it relieve you of the responsibility to clean up existing, additional or previously unidentified conditions at the site which cause or threaten to cause pollution or nuisance or otherwise pose a threat to water quality or public health.

Additionally, be advised that changes in the present or proposed use of the site may require further site characterization and mitigation activity. It is the property owner's responsibility to notify this agency of any changes in report content, future contamination findings, or site usage.

If you have any questions regarding this matter, please contact Laura Campbell at (916) 386-6158.

Sincerely,

Laura Campbell  
Hazardous Materials Specialist

LC:ag

cc: WHF Environmental Consultants, Inc  
P.O. Box 6729  
Modesto, CA 95355-6729  
Attn: Bill Fox

P88-295

June 28, 1990

Item # 6