

**COUNTY OF SACRAMENTO
CALIFORNIA**

Control No.: PLNP2009-00053
Type: ZOB-UPP

TO: BOARD OF SUPERVISORS – COUNTY PLANNING COMMISSION

FROM: PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

**SUBJECT: GR TRUCKING BRADSHAW ROAD ZONING ORDINANCE
AMENDMENT AND USE PERMIT**

CONTACT: *Sheryl Lenzie, Planner III, 874-6141; lenzies@saccounty.net*

PROJECT DESCRIPTION

ASSESSOR'S PARCEL NO.: 063-0070-017

LOCATION: The property is located at 5244 Bradshaw Road, approximately 640 feet south of Jackson road on the west side of Bradshaw Road, in the Vineyard community. (Supervisor District 5: Nottoli)

APPLICANT:

Lo Duca and Avdis, LLP
3721 Douglas Boulevard, Suite 300
Roseville, CA 95661
Attn.: Nicholas Avdis

ENGINEER:

Baker Williams Engineering
6020 Rutland Drive, Suite 19
Carmichael, CA 95608

OWNER:

GR Trucking, LLC
PO Box 1270
Orangevale, CA 95662
Attn.: Peter Rozakis

- REQUEST:
1. A **Zoning Ordinance Amendment** to amend the Zoning Code to allow rock crushing and asphalt and concrete recycling in the IR (SM) zone with a use permit.
 2. A **Use Permit** to allow rock crushing and asphalt and concrete recycling on 9.1 acres in the IR (SM) zone.

ENVIRONMENTAL DOCUMENT: **NEGATIVE DECLARATION**

Overview:

The proposed project consists of a zoning code amendment to add a new use in the residential/open space land use tables specifically for rock crushing and asphalt and concrete recycling. This use would only be allowed in the IR (SM) zones with a use permit to the Planning Commission. Note: The industrial land use tables already allow this use in the M-2 zone. The request also includes the use permit for the Bradshaw Road site. The site is located at 5244 Bradshaw Road in the Vineyard Community area.

Summary of Significant Issues:

Limiting rock crushing and asphalt and concrete recycling to the IR(SM) zone as proposed (in addition to the M-2 zone as already allowed by the Zoning Code) is reasonable in that the use is not that much different than uses that have occurred in IR(SM) zones (surface mining) and therefore most likely compatible with adjacent uses. In addition, the use permit allows an analysis of each site on a case-by-case basis.

In this case, the site is designated as Agricultural-Urban Reserve with an Aggregate Resource area overlay on the General Plan diagram. The site is also located in an area identified on the Sacramento County's Draft General Plan as a potential new growth area (UPA expansion area) along the Jackson Highway corridor – an area that may be developed within the current planning period (2030). Staff recommends a 10-year time limit to reevaluate the use in context of development trends at that time.

Although no traffic impacts are expected, the Transportation Department will require the 30-foot wide access drive widened to 45 feet, and conditions that address pavement integrity and safety such as entering into a maintenance agreement for subsequent maintenance of pavement along the haul routes, in addition to agreeing to cooperate with the Transportation Department for appropriate improvements if a traffic safety problem occurs during the course of operations.

CPAC Recommendation:

The Vineyard Community Planning Advisory Council (CPAC) met on November 3, 2009 and recommended _____ (vote) of the proposed project. The Council stated that the project _____.

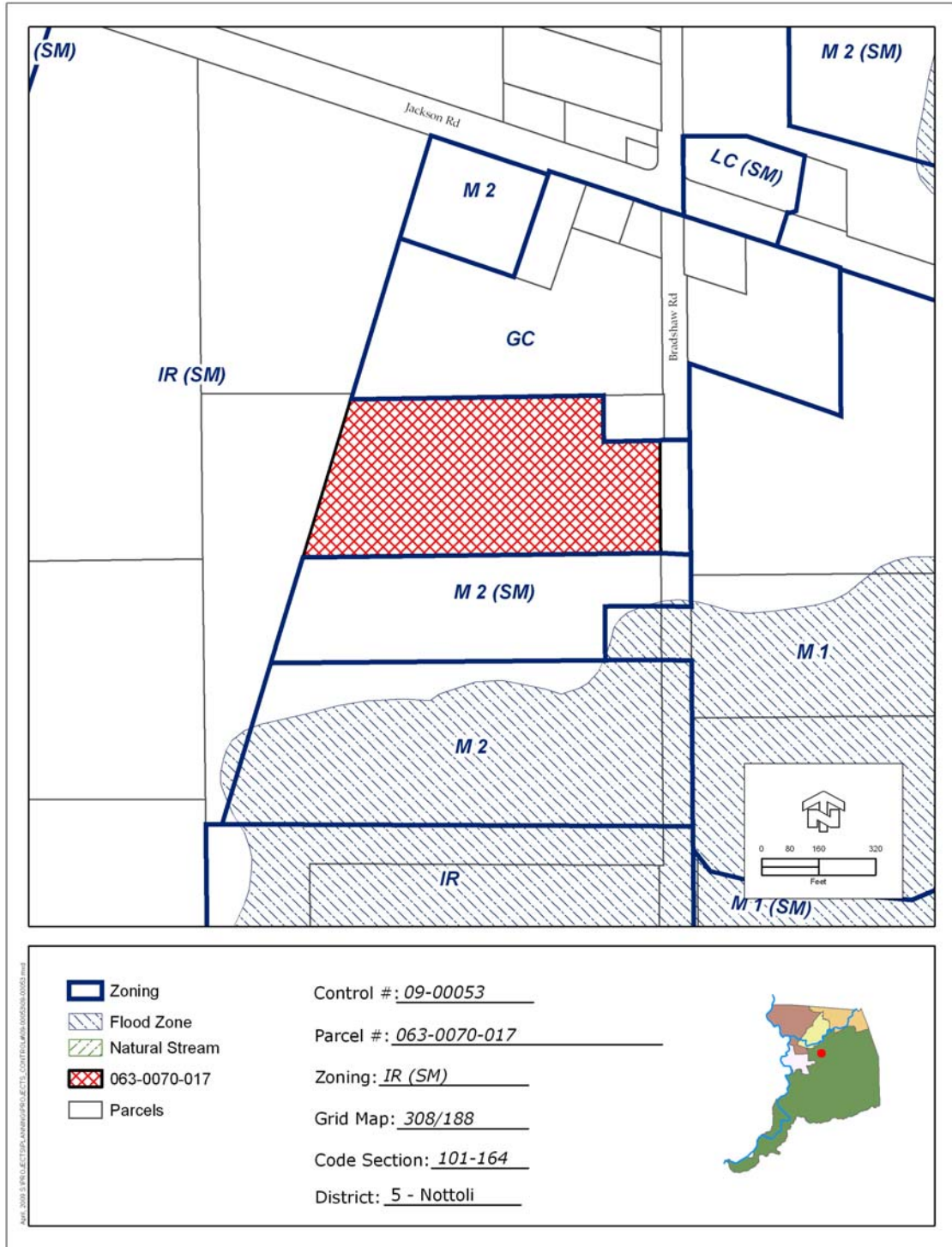
Recommendations:

Staff is recommending **APPROVAL** of the proposed project.

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I. LOCATION MAP



conditions require the owner to enter into a maintenance agreement for subsequent maintenance of pavement along the haul routes, and the owner must agree to cooperate with the Transportation Department for appropriate safety improvements.

- C. Recommended Conditions: Any approval of the Use Permit shall be subject to the following conditions:
1. The final development plans shall be in substantial compliance with Exhibit “1” (Site Plan) and Exhibit “2” (Landscape Plan), as amended herein.
 2. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations and procedures. Any required subsequent procedural actions shall take place within 36 months of the date on which the permit became effective or this action shall automatically be null and void.
 3. This use permit shall expire 10 years from the date of approval.
 4. Install landscaping consisting of evergreen trees to be planted as a visual screen along the northern fence line within 6 months of the approval of the use permit. (Planning)
 5. Secure approval of civil engineered site improvement plans from LD&SIR Section for the on-site civil improvements.
 6. Grant the County right-of-way on Bradshaw Road based on a 108-foot standard thoroughfare pursuant to Sacramento County Improvement Standards. (Trans)
 7. The size, number, and location of driveways shall be to the satisfaction of the Department of Transportation. The proposed driveway on Bradshaw Road shall be 45 feet wide. (Trans)
 8. Any proposed project not incorporating an entry design that will accommodate access control gates pursuant to Sacramento County Code 17.04, Section 503.6.1 shall not be approved for future access control gates. (Trans)
 9. Prior to issuance of the Work Authorization Permit, the applicant shall submit an initial evaluation of the structural integrity of the pavements on the haul routes to the County. Specific initial improvements needed for the haul routes to carry the truck traffic loads shall be determined by the County and shall be funded and constructed by the applicant within one (1) year of initiating operations on the project site. An agreement between the Department of

Transportation and the applicant to specify the roadway improvements to be constructed by the applicant shall be executed prior to issuance of the Work Authorization Permit. (Trans)

10. The applicant shall enter into a maintenance agreement for subsequent maintenance of pavement along the haul routes. The maintenance agreement may designate approved haul routes and the applicant may be required to submit an annual evaluation of the structural integrity of the pavement on the haul routes to the County. The applicant's maintenance responsibility for the haul routes shall continue throughout the life of the permit. (Trans)
11. Should a traffic safety problem occur during the course of operations of the existing GR Trucking Bradshaw site, located 641 feet south of the intersection of Jackson Road and Bradshaw Road, GR Trucking, LLC will agree to cooperate with the Department of Transportation for the construction of appropriate improvements. These improvements can include, but are not limited to, horizontal realignments for site distance, turn lane, or warning signs. (Trans)
12. Construct a Class "C" intersection at Bradshaw Road and the existing access driveway road in accordance with the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. (Trans)
13. Construct the first 200 linear feet of the existing haul road west of Bradshaw Road with 2 inches of asphalt concrete over a minimum of 6 inches aggregate base in accordance with the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. (Trans)
14. The area below the nearby Morrison Creek floodplain is not expected to but has the potential to flood. Owners of property and equipment placed below the adjacent Morrison Creek floodplain elevation shall be fully aware of the risks involved, and each individual owner assumes the responsibility for property damage due to flooding. (Water Res)
15. The storage or processing of materials that are flammable or explosive and dangerous or cause injury in the time of flooding is prohibited. Fuel storage tanks shall be located outside the area located below the Morrison Creek floodplain elevation, unless specifically approved by Sacramento County Water Resources. (Water Res)
16. Incorporate stormwater quality measures in conformance with applicable County ordinances & standards, and state and federal law. The project may implement low impact development design pursuant to and consistent with *The Stormwater Quality Design Manual for the Sacramento & South Placer Regions*¹.

Such implementation may be able to reduce the stormwater quality treatment requirement. (Water Res)

17. If the total area of the developed or redeveloped impervious surfaces (building rooftop, flat work, and parking areas) equals or exceeds 1.0 acres, incorporate permanent stormwater quality treatment measures in conformance with applicable County ordinances & standards, and state and federal law. (See Dalia Fadl at 916-874-1321 for stormwater treatment options). (Water Res)
18. Industrial facilities meeting the Standard Industrial Classification Code criteria specified in the State Water Resources Control Board NPDES General Permit for Discharges of Storm Water Associated with Industrial Activities, must file an NOI with the Central Valley Regional Water Quality Control Board to obtain coverage under the state's General Stormwater Permit for Industrial Activities. If applicable, the requirements of this permit will likely affect site layout and design. (Water Res)
19. An onsite sewage disposal system is required for the proposed office and any other building/structure that contains plumbing. The setback requirements from the cutback; wells on the property and surrounding properties; and property lines will limit the area for onsite sewage disposal along Bradshaw Road. If on-site sewage disposal system is proposed in the "mined area" the system must be designed by a qualified professional. A permit for an onsite sewage disposal system shall be approved by EMD prior to the issuance of a building permit for any structures that contain plumbing. (EMD)
20. If this site provides water for human consumption to more than 25 people 60 days a year the water system is defined as a public water system. A permit to operate the water system issued by EMD will be required. Human consumption is defined as water used for drinking, bathing or showering, hand washing, or oral hygiene. (EMD)
21. Based upon the description in the application of the material to be processed, this site currently is not subject to the Construction, Demolition, Inert Debris (CDI) regulations pursuant to California Code of Regulations Title 14 Section 17381.1. However, if the material being processed changes the site may be subject to the CDI regulations and required to obtain approval from EMD prior to accepting new material. (EMD)
22. This facility will have an aboveground storage tank (AST) for diesel at approximately 4,000 gallons as part of its operation. ASTs with a storing capacity of 1,320 gallons and containing petroleum products are regulated under the Aboveground Petroleum Storage Act (APSA). As part of the APSA

requirements, the owner or operator must register this tank with the EMD by filing a Tank Facility Statement and to prepare a Spill Prevention Control and Countermeasure Plan. (EMD)

23. The owner must complete and submit a Hazardous Materials Plan (HMP) to the EMD for the storage/use of all hazardous materials in the amounts equal to or greater than 55 gallons, 500 pounds or 200 cubic feet. If hazardous waste, of any amount, would be generated at this location as part of its operations, it must also be reported in the HMP. The HMP must be completed and submitted to ECD within 30 days after opening for business. The owner can contact ECD at (916) 875-8471 to obtain a HMP. (EMD)
24. All hazardous waste generated from the operation of this facility, including incidental operations such as truck maintenance, must be accumulated, transported, managed, and disposed properly in accordance with the California Health and Safety Code, Division 20, Chapter 6.5 and Title 22 of the California Code of Regulation. Typical waste streams from facility with similar operations include but are not limited to used oil, used oil filters, waste antifreeze, waste solvent, waste gasoline/diesel, and waste brake fluid. (EMD)

IV. ATTACHMENTS

- A. Zoning Code Amendment Resolution to Initiate
- B. Proposed Zoning Code Ordinance
- C. Map Showing Available IR zoned parcels
- D. Jackson Highway Visioning Maps (two maps – one overall and one detail area)
- E. Aerial

V. EXHIBITS

1. Site Plan
2. Landscape Plan

VI. CPAC REFERRAL

This staff report was prepared on October 7, 2009.