
GERBER ROAD SPECIAL PLANNING AREA

503-20. INTENT. It is the intent of the Board of Supervisors in adopting the Special Planning Area Ordinance to provide for development of the property described in Section 503-24 to permit the continuation of an existing resource recovery operation on the property, while providing for buffering to screen the operation from surrounding property owners. Section 503-24, attached to this Ordinance, is incorporated herein and made a part of this Ordinance for all purposes.

503-21. PERMITTED USES. The following uses shall be permitted in this Special Planning Area:

- (a) All uses permitted in the AG-20 (Agricultural) land use zone, as specified in Section 201-02 through Section 201-04 of the Sacramento County Zoning Code.
- (b) Resources recovery operation, subject to the issuance of a conditional use permit by the Board of Supervisors after a recommendation by the Project Planning Commission.

503-22. DEVELOPMENT AND PERFORMANCE STANDARDS. All development relative to the salvage operation shall conform to the development criteria established herein. The owner of the resource recovery operation shall provide a detailed development plan which describes the proposed operation of the salvage yard and use of the remaining portion of the site, including the design of mitigation measures to implement the development standards. Final development plans shall be subject to review by the Planning Director or his designee.

- (a) Area. Minimum parcel size within the Gerber Road Special Planning Area shall be 20 acres gross.
- (b) Access. Access to Gerber Road shall be limited to approved driveways only.
- (c) Fencing and Landscaping. All fencing and landscaping shall conform to approved development plans and shall meet the minimum specifications established below.
 - (1) Where possible, fencing shall consist of materials and colors that will blend into the surrounding rural environment.
 - (2) New fencing shall be constructed along the Gerber Road frontage to replace the existing dilapidated fence. The new fence shall be at least eight feet in height and shall extend along the portion of the road frontage that is contiguous to the salvage operation yard. The remainder of the property road frontage (the portion not used as part of the salvage operation yard) shall have a restrictive fence in addition to a planting of drought-resistant trees to serve as an effective screen along the road frontage.

- (3) An eight foot high fence shall be constructed along the eastern boundary of the site contiguous to the salvage operation. Drought-resistant trees shall be planted along the eastern boundary on the outside of the fence. A system shall be installed to irrigate the landscaping.
 - (4) The remainder of the storage yard boundaries shall be enclosed by a restrictive fence to prevent public trespass.
 - (5) In order to further prevent public trespass into the property, a restrictive, properly designed gate shall be constructed at the front entrance.
- (d) Outside Storage. Material storage shall be subject to height limitations, as specified by the Planning Department, to assure that the materials are not visible to adjacent properties due to high stacking. Also, materials stored on the higher elevation of the site shall be moved to reduce visual impact.
 - (e) Signs. Signs shall conform to requirements specified in Sections 335-15 of the Sacramento County Zoning Code.
 - (f) Water. Any water well supplying this area shall meet standards on well construction set forth in County Code, Chapter 6:28.
 - (g) Sewer and Drainage System. Sewer and drainage facilities shall be designed to prohibit the discharge of any chemical, industrial, or human waste to the surface water or ground water table. Sewage disposal shall be subject to the approval of the Department of Community Health. Drainage facilities shall be provided to the satisfaction of the Department of Public Works.
 - (h) Parking. Parking areas for employees and the general public shall be provided within the fenced area of the site. All parking areas shall be provided with a dust-free surface. The number of parking spaces shall be as specified in Sections 325-01 through 325-05 of the Sacramento County Zoning Code.
 - (i) All other development standards not expressly described herein shall comply with those required in the AG-20, Agricultural land use zone.

503-23. FINDINGS. In creating this Special Planning Area, the Board of Supervisors finds:

- (a) The property previously was utilized as a privately operated County disposal site and landfill dump until its closure in 1973.
- (b) The present salvage yard operation began in 1965 as an integral part of the disposal facility and has continued on this site since the closure of the landfill by means of an annual renewal of its business license (based on Board of Supervisors direction when the landfill

was closed); this resource recovery operation constitutes an important aspect of the County Solid Waste Program.

- (c) The present salvage operator entered into an agreement with the County in 1973 for the recovery of salvageable materials from the County-operated Fruitridge transfer station and the Kiefer Boulevard landfill site; salvageable materials are transported from those County-operated facilities to the Gerber Road site where they are separated according to type and stored until sold for remilling.
- (d) Since present uses in the Gerber Road area consist primarily of agricultural and agricultural-residential uses, there is a need for a Special Planning Area which will permit continuation of the existing use while limiting other types of noncompatible uses in the area.
- (e) Incorporation of the prescribed development standards will effectively screen the salvage operation, thereby mitigating the adverse visual effects of the operation on the surrounding area.
- (f) This Special Planning Area, although relatively small, will provide for the continuing operation of the present resource recovery operation without granting a special privilege or depriving the owner of property rights. This Special Planning Area provides for a reasonable use of the site and will not cause undue hardship on property owners within the zone.

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SECTION 503-24

