

BEFORE THE BOARD OF SUPERVISORS

OF THE COUNTY OF FRESNO

STATE OF CALIFORNIA

4	In the Matter of:	)	
5	UNCLASSIFIED CONDITIONAL	)	RESOLUTION MAKING FINDINGS AND
6	USE PERMIT APPLICATION NO. 2032	)	APPROVING CONDITIONAL USE PERMIT
7	Lone Star Industries, Inc.	)	APPLICATION

9 WHEREAS, Unclassified Conditional Use Permit Application No. 2032 has  
10 been filed by Lone Star Industries, Inc. proposing to allow a rock, sand, and  
11 gravel extraction operation on a 147-acre parcel of land in the AE-20  
12 (Exclusive Agricultural, 20-acre minimum parcel size) District on the west  
13 side of N. Friant Road, approximately two miles south of the unincorporated  
14 community of Friant; and

15 WHEREAS, said application was heard by the Fresno County Planning  
16 Commission on the 7th day of June, 1984; that said Commission determined that  
17 a supplement to the Ledger Island Environmental Impact Report was not required  
18 and denied said Conditional Use Permit for the reasons more particularly set  
19 forth in the resolution of said Commission; and

20 WHEREAS, an Initial Study has been prepared for the project and  
21 identified potential impacts were not expected to have significant impacts due  
22 to adherence to conditions of approval and the operational statement. A  
23 Notice of Intent of Negative Declaration was published on January 20, 1984,  
24 and such Negative Declaration has been considered by this Board; and

25 WHEREAS, this matter came on appeal by the applicant for hearing  
26 before this Board on the 24th day of July, 1984, and thereafter was continued  
27 to the 4th day of September, 1984, at which time it considered all testimony  
28 and evidence relating to said Conditional Use Permit Application;

29 NOW, THEREFORE, BE IT RESOLVED that this Board does hereby approve  
30 the Negative Declaration prepared for the project.

31 ///

1 BE IT FURTHER RESOLVED that this Board does hereby make the findings  
2 of fact relating to the conditions precedent to Conditional Use Permit  
3 approval as those findings are more particularly set forth in Exhibit "A"  
4 attached hereto and incorporated herein by reference.  
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6 BE IT FURTHER RESOLVED that Unclassified Conditional Use Permit No.  
7 2032 be and it is hereby approved, subject to those conditions set forth in  
8 Exhibit "B" attached hereto and incorporated herein by reference.  
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THE FOREGOING was passed and adopted by the following  
vote of the Board of Supervisors of the County of Fresno this

4th day of September, 1984, to-wit:

AYES: Supervisors Koligian, Levy, Ramacher, Conrad


NOES: Supervisor Reich

ABSENT: None

  
CHAIRMAN, Board of Supervisors

ATTEST:

DARLENE BLOOM, Clerk  
to the Board of Supervisors

By   
Deputy

NOTE: Judicial review of this decision may be had pursuant to  
Section 1094.5 of the California Code of Civil Procedure  
only if the action pursuant to that section is filed  
within the ninety (90) day time limit prescribed by Code  
of Civil Procedure section 1094.6.

STATE OF CALIFORNIA,  
ss.  
COUNTY OF FRESNO

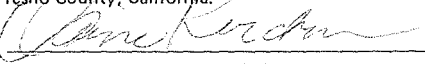
I, BRUCE W. SPAULDING, Clerk of the Board of Supervisors of said Fresno County, do hereby certify the foregoing to be a  
full, true and correct copy of the original Resolution

now of record in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Board of Supervisors, this 04 day of  
February, 1985.



BRUCE W. SPAULDING, Clerk of the Board of Supervisors  
of Fresno County, California.

By   
Deputy Clerk

Judicial review of this decision may be had pursuant to Section 1094.5 of the California Code of Civil Procedure only if the action pursuant to that section is filed within the ninety (90) day time limit prescribed by Code of Civil Procedure section 1094.6.

## EXHIBIT "A"

## Unclassified Conditional Use Permit No. 2032

1. All site improvements and excavation areas are set back from property lines as required. Sufficient area is available to carry out the types of activities proposed. The site is adequate in size and shape for the proposed use.
2. Access to the site is via Friant Road which is classified as an Expressway on the Fresno County General Plan. This stretch of Friant Road carries an average daily traffic volume of 3,200 (1981) vehicles per day. The proposed project will generate as many as 260 additional truck trips per day. The destination of most of the material extracted from this site will be the existing processing plant approximately two miles to the south; consequently most of the traffic will be limited to this portion of Friant Road. After the material is processed, additional truck trips will be generated but this increase will be incidental to traffic associated with existing material extraction sites located in the vicinity of Rice and Friant Roads.

The Public Works Department indicates Friant Road can accommodate the additional traffic. Road improvements and traffic control measures required by the conditions of approval will ensure safe conditions for vehicles and bicycles using Friant Road.

3. Adjoining properties to the west, north, and east sides are committed to agriculture and grazing uses. To the southwest is riparian woodland between the parcel and the San Joaquin River and an existing material extraction site on the west side of the river. Madera County has approved a tentative tract for a 49-parcel residential subdivision along the bluff just to the north of the existing material extraction site. Approximately one-quarter mile north of the subject parcel is Fresno County's Lost Lake Regional Park. Located a similar distance to the northeast are residential parcels on the bluff east of Friant Road. Adjacent to the subject parcel on the south is a twenty-acre farm with a residence.

The Environmental Analysis/Initial Study identified a number of potential adverse impacts including loss of agricultural land and archaeological resources, deposition of sediment into the San Joaquin River, change in topography, displacement of wildlife, decrease in traffic safety, loss of attractive view, and increase in hazards, noise, and dust. Numerous conditions have been developed to address these concerns. If operated subject to these conditions, the project will not have any adverse impacts.

4. The Mineral Resources Section of the Open Space/Conservation Element of the County General Plan encourages the development of mineral resources when conflicts with surrounding land uses and the natural environment can be minimized. The subject site lies within one of three areas in the County identified as principal locations for commercially suitable sand and gravel. Conditions designed to minimize conflicts with surrounding land uses and the natural environment will be imposed on the project. If operated in conformance with these conditions, the use will be consistent with the General Plan.

The subject property is designated on the General Plan as part of the San Joaquin River Influence Area. These policies recognize the multiple use values of the river valley. Because of the unique characteristics of relief, wildlife, vegetation, and natural beauty of this region, it is essential that any development require careful planning. Based on the plan of operation and rehabilitation proposed by the applicant and the controls imposed by the conditions of approval, this use will be in conformance with the River Influence Policies. The restoration of the site to a wildlife lake will assure the maintenance of the open space character of the river area in conformance with the River Influence Policies.

Friant Road is designated as a scenic highway on the Scenic Highways Element of the Fresno County General Plan from the city of Fresno to Lost Lake. Portions of this operation will be visible from Friant Road. The distance from Friant Road to the project area will vary from approximately 200 feet on the south portion of the project to 1,150 feet further north. The distance itself will help to minimize the visual effect and a condition of approval will require a setback along Friant Road with a berm and/or landscaping. This will ensure consistency with the Scenic Highway Element.

## EXHIBIT "B"

## Unclassified Conditional Use Permit No. 2032

1. Unclassified Conditional Use Permit No. 2032 shall expire eight years from the date excavation commences or upon expiration of Conditional Use Permit No. 367, whichever date is later, provided that in any event Unclassified Conditional Use Permit No. 2032 shall expire 15 years from the date of this resolution of approval.
2. Excavation operations shall be limited to weekdays during the hours of 7:00 a.m. to 6:00 p.m., except that within the southerly 700 feet of the property the hours of operation shall be 7:00 a.m. to 4:30 p.m. Routine maintenance of excavation equipment shall be allowed Monday through Sunday limited to the hours of 7:00 a.m. to 8:00 p.m.
3. Stockpiling of material shall not be allowed within 200 feet of the south property line, nor shall any excavation be allowed within a 260-foot radius of the front entry of the residence on the adjoining property to the south.
4. Haul roads shall be designed in a manner that will direct traffic away from the south property line.
5. A dust palliative shall be applied to all haul roads as frequently as necessary to control dust. Dust palliatives may include road oil, water, magnesium chloride, or other proven materials.
6. Sprinklers or other devices approved by the Resources and Development Department shall be utilized as needed in Phase I to minimize dust generation.
7. The use shall be operated in compliance with the requirements of the Fresno County Air Pollution Control District. (The applicant must file an application for authority to construct with the Fresno County Air Pollution Control District.)
8. The use shall be operated in such a manner as to avoid creating a dust or noise nuisance.
9. Prior to initiation of Phase I, a noise attenuation berm shall be constructed along the south property line and along the westerly boundary of the extraction site a distance of 400 feet from the south property line. The berm shall be a minimum of 15 feet in height, or at least five feet higher than the effective height of the noise source. That portion of the south berm adjacent to landscaping on the adjoining homesite shall have a slope of 3:1 or less and shall be landscaped with trees and/or shrubs similar to those on the homesite. The remaining portion of the berm shall be planted with native grasses.

10. The applicant shall allow the County Staff to periodically monitor the proposed use to assure all applicable standards of the General Plan Noise Element and the Noise Ordinance are being met. A recordable agreement allowing for this monitoring must be executed before excavation authorized by this permit is begun. Cost of this periodic monitoring shall be at the expense of the applicant.
11. A 50-foot wide setback shall be provided from the Friant Road right-of-way line which will be established by the Site Plan Review. A berm and/or landscaping consisting of trees and shrubs shall be provided within the setback area to effectively screen the extraction site from Friant Road. The Director of the Resources and Development Department may allow the width of the berm or landscaped area to be less than 50 feet if effective screening can be demonstrated.
12. A drip irrigation system or its equivalent approved by the Director of the Resources and Development Department shall be provided to ensure maintenance of all landscaping.
13. A detailed rehabilitation plan shall be submitted prior to excavation. The plan shall show the number of lakes and islands, and proposed final slopes, contours, and landscaping of the site. Slopes shall be 3:1 or less, and contouring shall provide an appearance consistent with the surrounding area. Landscaping shall be designed by an architect or landscape architect and shall include riparian-type species.
14. All water bodies shall be designed to avoid stagnant water or shall be improved with appropriate circulation systems. Corrective measures shall be taken to eliminate the stagnant condition of the pond adjacent to the plant site.
15. All extraction operations, including stockpiling, shall be set back a minimum of 200 feet from the existing San Joaquin River Channel. Riparian vegetation shall not be disturbed.
16. An archaeological survey shall be conducted prior to excavation.
17. All equipment shall be equipped with mufflers to minimize noise generation.
18. Each phase must be rehabilitated in accordance with the rehabilitation plan within one year after initiation of the subsequent phase. The berm on the south property line shall be retained until rehabilitation of entire site is completed.
19. The transport of material shall be conducted in a manner so as to avoid spillage on County roads. If spillage does occur, the applicant shall provide for removal of sand and gravel from the roadway between the extraction site access road and the plant site as frequently as needed. A cash deposit shall be maintained in an amount of \$1,000 to allow the County to remove sand and gravel if corrective action is not taken by the operator within 24 hours of notification by the County.



20. Any areas of significant riparian vegetation within the site shall be preserved. Extraction shall be prohibited in these areas.
21. Prior to excavation, a Site Plan Review Application shall have been submitted to and approved by the Director of Resources and Development pursuant to Section 874 of the Zoning Ordinance.
22. A single, two-way driveway access shall be allowed on Friant Road at a point approximately 1,400 feet north of the south boundary of Section 19, Township 11 South, Range 26 East. The connection to Friant Road shall be designed with a free right-turn minimum design radius of 30 mph.
23. A 150-foot, left-turn storage lane shall be constructed on Friant Road at the entrance to the extraction site.
24. A 2,500-foot acceleration lane, 14 feet in width, shall be constructed on Friant Road to accommodate trucks leaving the extraction site. The existing five-foot wide southbound bike lane shall be relocated and separated from the acceleration lane by a distance of ten feet to the west.  
  
Note: Approximately 1,000 feet of the acceleration lane may be on-site.
25. Additional right-of-way for Friant Road shall be dedicated to the County as determined by the Site Plan Review approval.
26. A stop sign shall be installed at the processing plant access driveway on Friant Road to control traffic leaving the plant in a northerly direction.
27. A 200-foot, southbound deceleration lane shall be constructed at the entrance to the processing plant.
28. Structural design of all improved roads shall be in accordance with County standards and approved by the Director of Public Works.
29. The perimeter of the site shall be enclosed with a barbwire fence and maintained in good condition.

NOTES:

1. The proposed use is also subject to the mandatory conditions and standards of Zoning Ordinance Section 858 as specified on the attachment.
2. Discharge of water into the San Joaquin River shall be subject to a permit from the California Regional Water Quality Control Board.

## ATTACHMENT

Unclassified Conditional Use Permit No. 2032

Applicable standards and conditions of Zoning Ordinance Section 858-C and E:

858-C:

3. No production from an open pit shall create a slope steeper than 2:1 within fifty (50) feet of a property boundary nor steeper than 1-1/2:1 elsewhere on the property, except steeper slopes may be created in the conduct of extraction for limited periods of time prior to grading the slope to its rehabilitation configuration, and slopes of 1:1 may be maintained five (5) feet below the lowest water table on the property, experienced in the preceding three (3) years.
4. The first one hundred (100) feet of access road(s) intersecting with a County-maintained road shall be surfaced in a manner approved by the Board and shall not exceed a two (2) percent grade and shall have a width of not less than twenty-four (24) feet.
7. Traffic control and warning signs shall be installed as required by the Commission at the intersection of all private roads with public roads. The placement, size, and wording of these signs shall be approved by the Fresno County Department of Public Works.
8. Security fencing four (4) feet in height consisting of not less than three (3) strands of barbwire, or an approved equivalent, shall be placed along any property line abutting a public right-of-way and around any extraction area where slopes steeper than two (2) feet horizontal to one (1) foot vertical are maintained. Such interior fencing will not be required where exterior fencing surrounds the property.
19. The operator shall comply with all existing and future laws, ordinances, regulations, orders, and decrees of bodies or tribunals.
- 22b. Sufficient topsoil shall be saved to perform site rehabilitation in accordance with the rehabilitation plan.
- 22c. All reasonable and practical measures shall be taken to protect the habitat of wildlife.
- 22d. Temporary stream or watershed diversion shall be restored.

858-E:

2. Security, as herein specified, shall be deposited by the operator of a permanent material extraction site in the event any phase of the rehabilitation plan is not completed in accordance with the approved permit, and upon notification of the amount of security by the Director. Pending the deposit of security, the operator shall not conduct any further activity on or from the premises. Said security shall be in the form of cash deposited by the operator with the County or in an approved irrevocable escrow or its equivalent and shall be in an amount determined by the Director equal to one hundred (100) percent of the total cost of completing the subject phase of rehabilitation. Said security may be partially released during the progress of rehabilitation as long as the same ratio is maintained on deposit for all completed work.
3. Where the rehabilitation work as to any phase is not completed within the time period set forth in the approved rehabilitation plan or as extended by the Director, the County may enter upon the operator's premises to perform said work and use said funds deposited as security to pay for the cost thereof. In the event the operator fails to complete rehabilitation work as required herein and has not deposited security as specified herein for the cost of rehabilitation work, the operator shall then be liable to the County for the cost of any rehabilitation work required to be performed by the County in accordance with the rehabilitation plan. Where the County is authorized to enter upon property to cause rehabilitation work to be done, the Conditional Use Permit may be revoked by the Board of Supervisors upon thirty (30) days written notice first being given to the operator.
4. Prior to the excavation of any material, the operator of each parcel shall execute a recordable agreement, binding upon his successors or assigns, covenanting to perform all rehabilitation in the manner prescribed by the approved Conditional Use Permit. Said person shall agree to pay all court costs, attorney fees, and interest at the legal rate from the date in which such costs have been incurred and further shall waive any and all defenses, legal or equitable, if an action at law is instituted to enforce the provisions of said agreement. The owner shall execute a recordable agreement, binding upon his successors, or assigns, which shall permit the County to enter upon the property to enforce completion of the rehabilitation plan.
6. All material extraction sites in the County of Fresno are subject to a periodic inspection once every two years or such other period as required in a Conditional Use Permit to determine compliance with operational and rehabilitational plans.

Date: June 7, 1984

To: Board of Supervisors

From: Planning Commission

Subject: RESOLUTION NO. 9311 - UNCLASSIFIED CONDITIONAL USE PERMIT  
APPLICATION NO. 2032

APPLICANT: Lone Star Industries

REQUEST: Allow a rock, sand, and gravel extraction operation on  
a 147-acre parcel of land in the AE-20 (Exclusive  
Agricultural, 20-acre minimum parcel size) District.

LOCATION: The west side of N. Friant Road, approximately  
two miles south of the unincorporated community  
of Friant, in portions of Section 24 and 25,  
Township 11 South, Range 26 East.  
(SUP. DIST.: 5) (APN 300-040-05 & 300-250-12)

PLANNING COMMISSION ACTION:

At its hearing of June 7, 1984, the Commission considered the Staff  
Report and testimony (summarized on Exhibit "A").

Having considered this information, the Commission determined that  
a supplement to the Ledger Island Environmental Impact Report was not  
required, adopted the recommended findings of fact in the Staff Report,  
and denied Unclassified Conditional Use Permit Application No. 2032.

VOTING: Yes: Commissioners Rousek, Carr, Cruff, Quist, Radics, Watkins

No: Commissioners Causey, Lingo

Absent: None



GERALD SWAN, Director  
Resources and Development Department  
Secretary-Fresno County Planning Commission

NOTE: The Planning Commission action is final unless appealed to the  
Board of Supervisors within 15 days of the Commission's action.

GS:JC:uz

EXHIBIT "A"

Testimony: Unclassified Conditional Use Permit Application No. 2032

Staff: The Resources and Development Department presented its Staff Report dated June 7, 1984. Richard Gilbert, the Planning Department's representative, presented the Initial Study/Environmental Assessment and explained the reasons for recommending preparation of a supplement to the Ledger Island Environmental Impact Report.

Applicant: The applicant's representative, James Oakes, stated that the applicant had conducted extraction operations in the project area for over 20 years and that approval of the proposed project was necessary because material at the existing extraction site would soon be depleted. He indicated that the proposed project was consistent with the General Plan, and contended that the environmental concerns identified in the Environmental Assessment did not warrant preparation of a supplement to the Ledger Island Environmental Impact report. He noted that the site could hardly be seen from Friant Road; that the additional truck traffic would not create a significant safety hazard; that the distance from Lost Lake Park would avoid adverse impacts on recreational activities; and that the State Department of Fish and Game had indicated that the project would have no impact on wildlife. Mr. Oakes commented regarding the superior quality of the San Joaquin River gravel deposits, and argued that the project should be approved due to its importance to the local economy and its strategic location relative to the metropolitan area. He also emphasized the importance of allowing extraction to occur before incompatible development encroaches into the area. In support of his argument, Mr. Oakes made a slide presentation of the project area and submitted photographs of the site.

Thomas O' Donnell, the applicant's attorney, indicated sufficient environmental information was available from previously prepared environmental impact reports and stated that the project was consistent with the General Plan.

Others: Larry Hanner, a property owner southeast of the processing plant, said the increased activity at the processing plant would aggravate existing dust and noise problems and diminish property values.

Richard Bartels said that the project was incompatible with the Lost Lake Park and the Friant Avenue bikeway. He submitted photographs and a petition from the Fresno Cycling Club expressing opposition to the project.

Shirley May, representing the owner of the adjoining property to the south, expressed concern regarding noise and dust impacts.



STAFF REPORT  
TO  
THE FRESNO COUNTY PLANNING COMMISSION  
Unclassified Conditional Use Permit No. 2031  
June 7, 1984

**Applicant:** Lone Star Industries      **Accepted on:** November 29, 1983

**Request:** Allow a rock, sand, and gravel extraction operation

**Location:** West side of Friant Road on portions of Section 24 and 25 in Township 11 South, Range 26 East

**Present Zoning:** AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) District

**A. Area, Existing Land Use, Surrounding Zoning, and Public Noticing**

1. **Approximate Area:** 147 acres
2. **Use of Subject Property:** Farmland, grassland, and riparian woodlands
3. **Use of Surrounding Area:** Cropland, grassland, woodland, and residential
4. **Surrounding Zoning:** AE-20
5. **City Limits:** The unincorporated community of Friant is located approximately two miles north of the subject property.
6. **Noticing:** Notices were sent to 10 property owners within one-quarter mile of the subject property.

**B. Background**

The applicant owns approximately 207 acres of land adjoining this project on the west, north, and east. A conditional use permit for material extraction was approved for that area on November 7, 1960. The permit also allowed a processing plant located approximately one mile to the south. Staff has determined that this old conditional use permit (CUP 367) is no longer valid. The applicant has appealed this determination and the matter is now in litigation.

Under the present application, the applicant is proposing to process the extracted material at the existing processing plant. If this conditional use permit is approved, it can be exercised only upon a determination by the court that Conditional Use Permit No. 367 remains valid as it pertains to the processing plant.

### C. Operation Statement

Excavation will occur in four phases as shown on the site plan. Stripping of the overburden will be done by either dragline or scrapers. Excavation will begin on the south and proceed to the north. Excavation will be done by dragline and except for overburden and silt, all material will be hauled by highway trucks to their existing processing plant, located approximately one mile south of the project site. All processing and storage will be done at the existing plant, utilizing existing facilities.

The extraction operation is expected to generate 130 round trips per eight hour day. This will average out to 16 round trips per hour. The truck traffic from the plant to the surrounding areas is expected to remain approximately the same.

The hours of operation will be from 6:00 a.m. to 6:00 p.m., Monday through Saturday, with emergency repairs to equipment only on Sunday between 7:00 a.m. and 3:30 p.m. Equipment to be used at the site will consist of a dragline, dozer, loader, pumps, service truck, haul trucks, scrapers, and water trucks. Mufflers will be used on all equipment and haul roads will be watered on a continued basis to eliminate dust. The ingress-egress road will be improved to County standard.

The termination of the mining operation on Ledger Island, across the San Joaquin River, will coincide with the commencement of mining in this area so that noise and dust emissions and any other conditions related to mining activities should remain approximately constant.

The total volume to be extracted is estimated to be 4,000,000 tons and it is expected that the extraction of this material will take approximately six years depending on market demand.

During excavation, the slopes will be one and one-half feet horizontal to one foot vertical, with steeper temporary working slopes. Finish slopes within 50 feet of property line will be at two feet horizontal to one foot vertical. Most of the water will be used at the existing plant where an estimated 50,000 gallons per day is expected to be used for dust control. Pits will be dewatered by pumps, and water will be pumped in old pit areas. As past practice has shown, no pollution of groundwater or surface water will occur.

The site is intended to be left as a shallow lake with a minimum water depth of five feet. The applicant estimates groundwater depth to be 20 feet and is proposing to excavate to a depth of 45 feet. The lake will contain one or more islands. Water for the lake will be derived from the shallow groundwater level at the site. The close proximity to the San Joaquin River and groundwater circulation will keep the lake from becoming stagnant.

Rehabilitation will follow the mining plan in four phases. Natural vegetation is expected to occur rapidly as it has done in all the gravel sites in the area. Fencing exists on the northern and southern property lines and a barb wire fence will be constructed along Friant Road.



#### D. Site Plan

The site plan submitted by the applicant shows the following major features:

1. The 147-acre site just south of Lost Lake Regional Park between the San Joaquin River and Friant Road with two access points to Friant Road via a private road.
2. The four phases of excavation with a notation as to size.
3. The 25 foot setback from the property line for the excavated area and a proposed ten-foot high berm along the most southerly property line.

#### E. Environmental Analysis

The Planning Department has prepared an Environmental Assessment/Initial Study for this project. The findings of that assessment have resulted in a recommendation that a supplement to the Ledger Island EIR be prepared. The Initial Study identified potential significant adverse impacts on earth, animal life, noise, land use, agriculture, road hazards, aesthetics, and recreation. These impacts are discussed in the attached Environmental Assessment/Initial Study).

#### F. Staff Analysis/Recommended Findings of Fact

1. All site improvements and excavation areas are set back from property lines as required. Sufficient area is available to carry out the types of activities proposed. The site should be adequate in size and shape for the proposed use.
2. Access to the site is via Friant Road which is classified as an Expressway on the Fresno County General Plan. This stretch of Friant Road carries an average daily traffic volume of 3,200 (1981) vehicles per day. The proposal will generate as many as 260 additional truck trips per day. The destination of the majority of the material extracted from this site will be the existing plant, and therefore the majority of the trucks will be directed south of the project site. Because of the traffic generated at the existing material extraction sites located in the vicinity of Rice and Friant Roads, the majority of the truck traffic increase on Friant Road due to this project will be from the existing plant site north to the proposed site. Despite the additional 260 truck trips per day, with an average of one truck entering or leaving the site every one and one-half minutes during the peak hours, the Public Works Department does not consider this to be excessive. However, improvements to Friant Road at the access point will be required to provide for safe ingress and egress from the site. Although Friant Road may be capable of accommodating the additional traffic, a similar project in the area generated concerns regarding safety hazards to the existing bike path along Friant Road, school buses, school children, and high school students driving to and from school.

3. Adjoining properties to the west, north, and east sides are committed to agriculture and grazing uses. To the southwest is riparian woodland between the parcel and the San Joaquin River and an existing material extraction site on the west side of the river. Madera County has approved a tentative tract for a 49-parcel residential subdivision along the bluff just to the north of the existing material extraction site. Approximately one-quarter mile north of the subject parcel is Fresno County's Lost Lake Regional Park. Located a similar distance to the northeast are residential parcels on the bluff east of Friant Road. Adjacent to the subject parcel on the south is a twenty-acre farm with a residence.

The use of this site for material extraction could result in adverse impacts on adjoining and surrounding properties because of noise, water quality, dust, and land use conflicts.

The project site is zoned AE-20 and is considered prime productive farmland. The site is presently farmed with field crops and pasture. The applicant is proposing to excavate to a maximum depth of 45 feet to create a fishing and recreation lake with a minimum water depth of five feet. The applicant's rehabilitation plan would result in the conversion of the entire 147 acres site to a wildlife lake. Additional information is needed to fully evaluate this impact. It could be that a more limited excavation of the resource material would allow a portion, if not all of the land to be reclaimed as productive farmland.

Except for the most southerly boundary of the site, the applicant is not proposing any measures to mitigate noise and visual effects of the project on the surrounding area. The project will have an impact on Lost Lake Park, the Scenic Road Designation, and the residences on the bluff. Also the additional truck traffic will have an impact on the users of the Friant bike path, and the school children, school buses, and drivers using Friant Road. The proposed 2:1 slope on the lake also raises concern regarding hazards to users of the Lake. An EIR is necessary in order to provide the means and measures to mitigate these impacts.

4. The Mineral Resources Section of the Open Space/Conservation Element of the County General Plan encourages the development of mineral resources when conflicts with surrounding land uses and the natural environment can be minimized. The subject site lies within one of three areas in the County identified as principal locations for commercially suitable sand and gravel. Operation of the site as proposed and in accordance with conditions designed to minimize conflicts with surrounding land uses and the natural environment could be consistent with the General Plan.

The subject property is designated on the General Plan as part of the San Joaquin River Influence Area. These policies recognize that multiple use values of the river valley. Because of the unique characteristics of relief, wildlife, vegetation, and natural beauty of this region it is essential that any development require careful planning. Based on the plan of operation and rehabilitation proposed by the applicant, plus any additional conditions and mitigation measures deemed necessary to address any concerns and impacts that may be identified in the EIR, this use could be in basic conformance with the River Influence Policies. The restoration of the site to a wildlife lake will assure the maintenance of the open space character of the river area in conformance with the River Influence Policies.

Friant Road is designated as a scenic highway on the Scenic Highways Element of the Fresno County General Plan from the City of Fresno to Lost Lake. Portions of this operation will be visible from the Friant Road. The distance from Friant Road to the project area will vary from approximately 200 feet on the south portion of the project to 1,150 further north. The applicant is not proposing any visual buffer. The distance itself could be considered as a suitable buffer; however, the site will still be visible from the road, especially at its nearest point.

G. Staff Recommendation

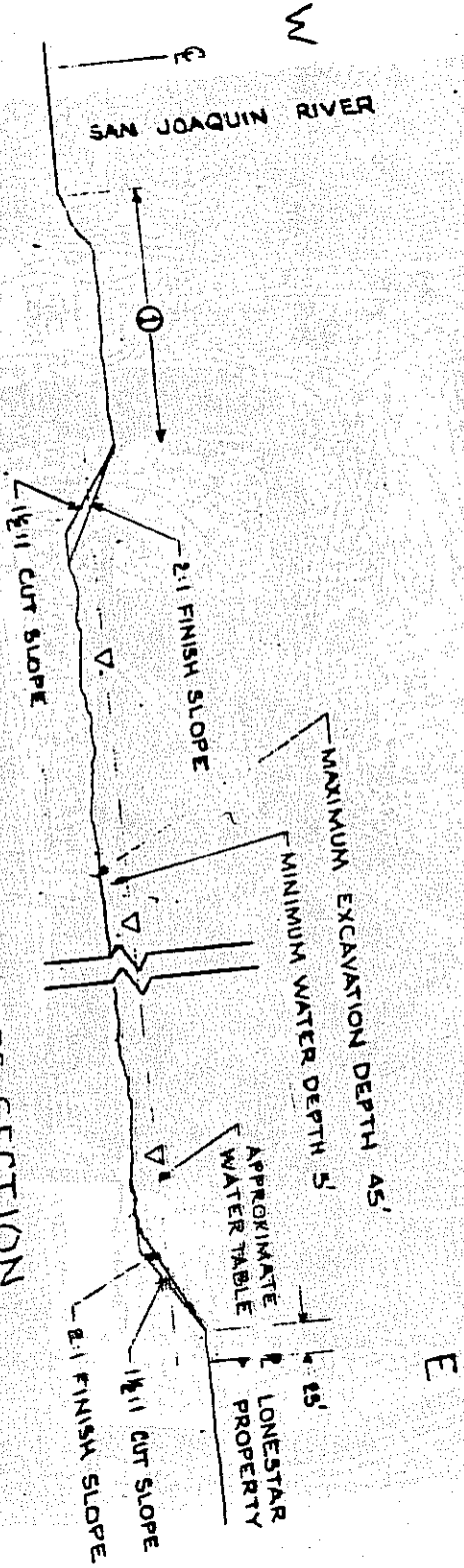
Staff recommends that an EIR be required for this project.

If the Commission determines that sufficient environmental information is available and does not require an EIR, staff recommends denial of Unclassified Conditional Use Permit Application No. 2032, because Findings NO. 2, 3, and 4 cannot be made.

JC/jw/rb  
0961B

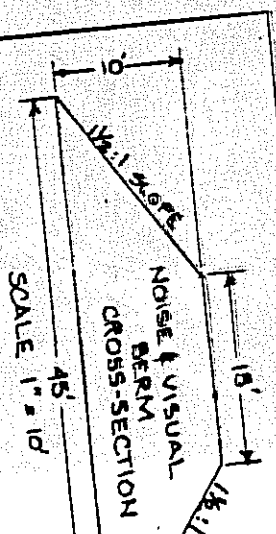


# MINING PLAN



TYPICAL E-W CROSS SECTION  
SCALE 1" = 100'

① 200' SETBACK FROM EXISTING STREAM CHANNEL OR 20' SETBACK FROM THE RECLAMATION BOARDS EXISTING DESIGNATED FLOODWAY, WHICHEVER IS FURTHER FROM THE RIVER BANK.



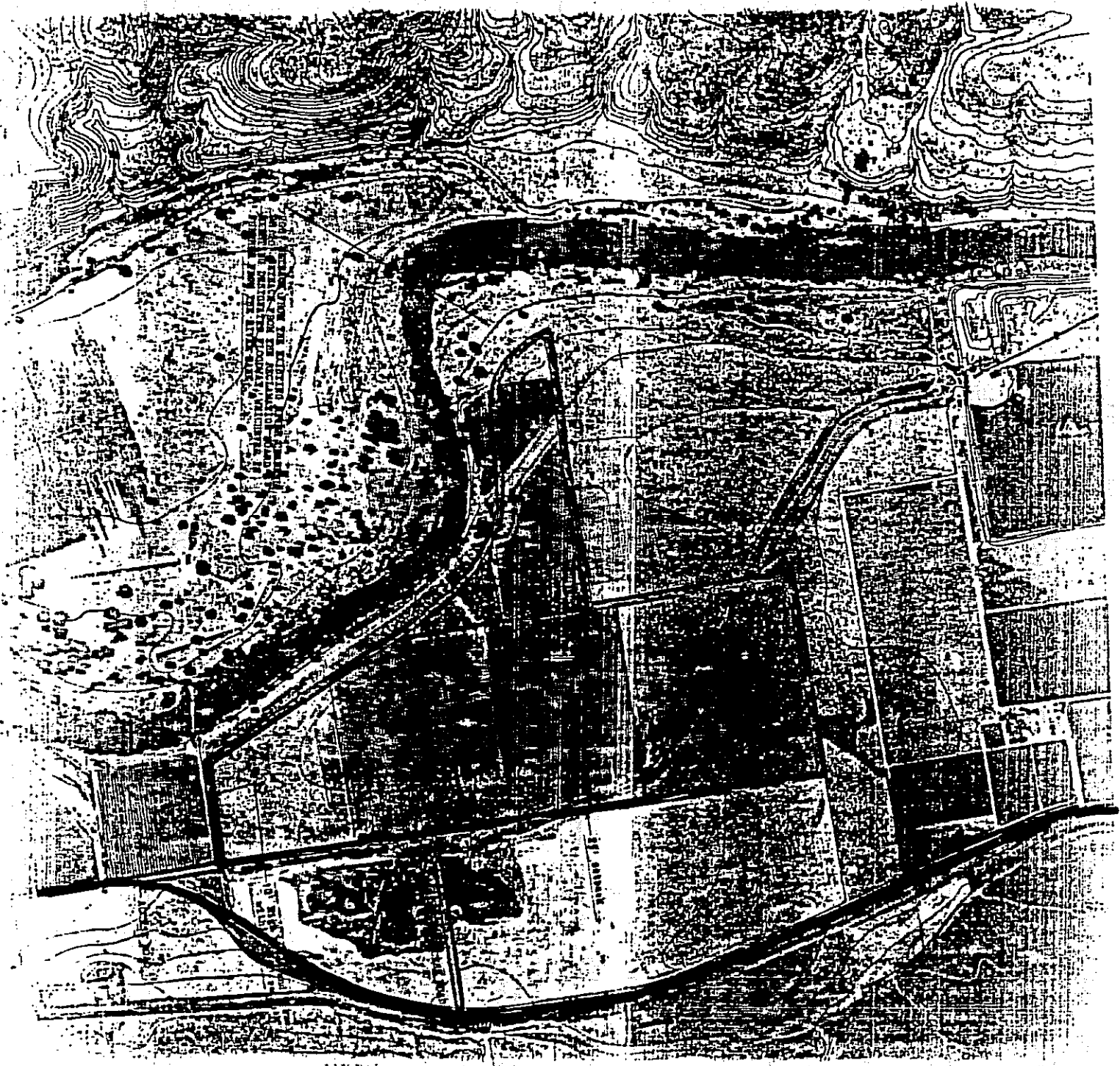
LONESTAR IND. INC.

DATE 4/25/84

DRAWN BY P

DRAWING NO. 3551



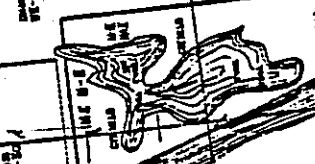




VE-30 EXCELL VE MASHA  
VIT VUENA VE TONER  
MOLE:



RIVER  
MUDONOL MAS



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