

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JULY 29, 2015

FILE NO: SUP-04-095

AGENDA ITEM: F-2

STAFF AUTHOR: Lee Plemel, Community Development Director

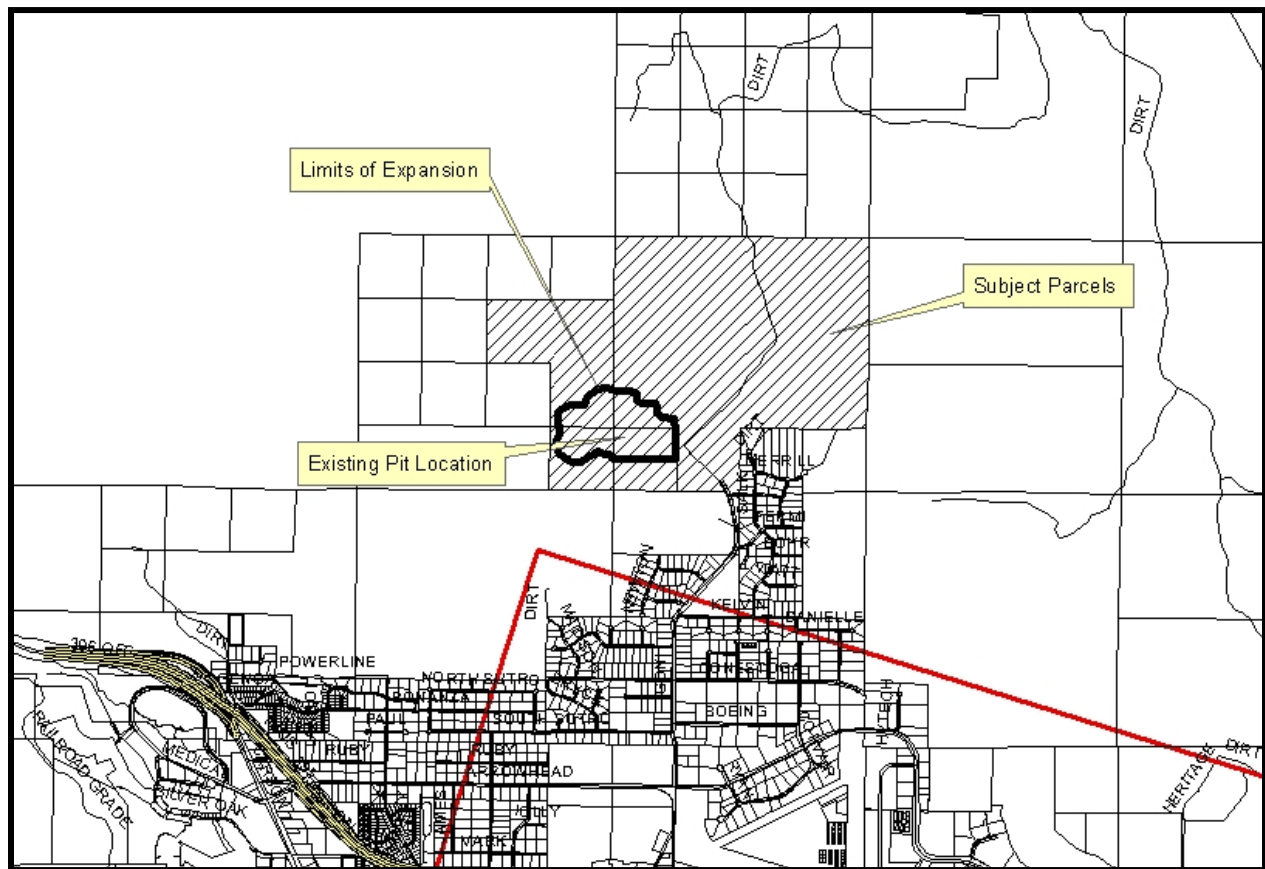
REQUEST: To consider a five-year review of the approved Special Use Permit for Cinderlite extraction operations.

APPLICANT: Cinderlite

OWNER: Golden Sierra Investments, LLC

ADDRESS/APN: 6100 Goni Road/ 008-011-06, -11, -57 & -58

RECOMMENDED MOTION: "I move to approve the five year review of SUP-04-095, a Special Use Permit to allow an extraction operation known as the Cinderlite Goni Road Pit, located at 6100 Goni Road, APNs 008-011-58, 008-011-57, 008-011-06 and 008-011-11, based on the evaluation of the conditions of approval and subject to the amended conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

If the Planning Commission finds that SUP-04-095 is in compliance with the conditions of approval and the current extraction operation standards of CCMC 18.14, staff recommends that the conditions of approval for the operation be modified as follows to reflect the completion of certain requirements (underlined text is added; strike-through text is deleted):

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. This permit shall encompass rock, sand and gravel extraction only.
5. The permit holder shall comply with, applicable requirements of NDEP for noise, erosion, air pollution and dust control.
6. The permit holder shall ensure that water or other appropriate wetting agents are utilized on the stock-piled material.
7. The final reclamation plan shall incorporate a minimum cover of six inches of top soil and native plant materials and submitted to and approved by Development Engineering. Maximum finish gradient shall be 3:1 (33% slope) or less. The reclamation plans shall be administered through BLM as well as bonding requirements. The applicant shall submit for a no-fee grading permit for the final reclamation plan. A City permit will be issued as manner of record keeping for the closure of extraction operations.
8. No importation of materials for processing is allowed.
9. [Deleted by 2010 Planning Commission review.]
10. When operations are not ongoing, the site must be secured by gates, burming and boulders and signage posted at the perimeter of the pit every 200 feet by the owner/operator and City Planning Staff.
11. Operating hours are to be from 6:00 a.m. to 6:00 p.m., Monday through Friday, and from 7:00 a.m. to 5:00 p.m. on Saturday. Operating on Sunday would be on emergency basis only, emergency basis means fire, flood or other major event where the City is in need of material for a crisis.
12. All vehicles entering and leaving the site shall travel at not more than 25 miles per hour per the posted speed limit.
13. This Special Use Permit shall expire upon completion of the mining operation per the approved mining plan.

14. Carson City will require mitigation of the residential portion of Goni Road from Conestoga to Avery, so that the street will be able to handle the loading proposed from the pit expansion. Cinderlite will participate in the reconstruction of Goni Road north of Conestoga Drive in the amount of \$125,712 at the time of reconstruction in approximately 12 years. This equates to approximately \$10,000 per year as Cinderlite's obligation.
15. The site shall be reviewed as related to drainage and erosion by the City Engineer on an annual basis, in June of each year. The applicant agrees to maintain any storm water basin in accordance with the Carson City Storm Water Facilities Operation and Maintenance Manual. The applicant shall protect or mitigate disturbance to any nature drainage course as required under the Carson City Development Standards per the City Engineer.
16. All federal, state and other local agency approvals shall be secured relative to the operation of this facility.
17. Adequate bonding to guarantee any restoration operations is necessary at the site at an amount of one hundred fifty percent (150%) of the cost estimate. Carson City Engineering Division will coordinate with BLM to determine the adequacy of the bonding amount to ensure that final grading and re-vegetation will meet City standards. The bond shall continue for the duration of the project and updated every three years by the owner/operator, City Engineer and the Bureau of Land Management (BLM).
18. Cinderlite will limit public access to the pit, including continued utilization of the gate at the entrance to the pit and the strategically located boulders along the access road for the power line which runs along the south side of the pit for restricted access into the pit. During expansion of the pit there will be caution signs placed approximately every 200 feet along the pit perimeter.
19. There shall be no waste development from the mining activity.
20. Blasting is occasionally required when an exceptionally hard area of bedrock is encountered. It is anticipated that blasting will be required four to six times per year. Prior to any blasting the fire and sheriff departments shall be notified and appropriate safety measures will be enforced to ensure no people are in the vicinity of the blast. Blasting hours shall be from 10:00 a.m. to 4:00 p.m., Monday through Friday only.
21. The owner/operator shall request a review by the Commission 180 days prior to the five-year approval anniversary date of this permit approval and subsequent five-year periods thereafter. The next scheduled review for SUP-04-095 will be the scheduled Planning Commission meeting for July ~~2015~~ 2020.
22. The owner/operator will need to maintain the existing fire access road to the Wildland area, or provide a new fire access road if existing roads are blocked or eliminated per the Carson City Fire Department.
23. [Deleted by 2010 Planning Commission review.]
24. The upper limit of on-site disturbance on the existing pit is at an elevation of approximately 5,280 feet. The maximum upper elevation of the proposed expansion is at an elevation of approximately 5,330 feet per the approved mining plan.

25. ~~The owner/operator (Cinderlite) will continue to work with City staff (Juan Guzman, Open Space Manager) to provide additional mitigation measures pursuant to Mr. Guzman's memo of July 21, 2004. [Completed.]~~

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), CCMC 18.14 (Extraction Operations).

MASTER PLAN DESIGNATION: Rural Residential, Open Space, and Conservation Reserve

PRESENT ZONING: Conservation Reserve (private property) and Public Regional

KEY ISSUES: Do the conditions of approval for the Special Use Permit continue to adequately provide for the compatibility between aggregate operations and the surrounding land uses?

BACKGROUND:

The Special Use Permit applicant operates an extraction operation at 6100 Goni Road, APN 8-011-58. The following are highlights of critical dates and prior actions taken regarding the extraction operations at the subject site.

May 1975 – Eagle Valley Construction obtained a Special Use Permit (U-79-30) for a sand extraction operation. A yearly review of the permit was required and conducted by the Planning Commission. This was one of four conditions of approval placed on the operation at the time.

August 1994 – The Special Use Permit conditions of approval were modified substantially, with a total of 18 conditions.

December 2000 – The Planning Commission conducted its review of the Special Use Permit and removed the requirement for the Commission's annual review of the application, requiring that an operations plan be submitted to staff annually.

May 29, 2002 – Neighbors in the vicinity presented complaints regarding the existing operation to the Planning Commission, and the Planning Commission directed staff to investigate these complaints with regards to the conditions of approval.

July 31, 2002 – The Planning Commission reviewed a status report regarding the operation, and the Commission heard testimony from the applicant and surrounding property owners both in support and in opposition of the existing extractions operation and alleged violations. Based on a review of a status report on the existing Special Use Permit, the Planning Commission directed the applicant to submit the required operations plan to staff by September 20, 2002, and scheduled the Special Use Permit for reexamination on October 30, 2002.

October 2002 – The Planning Commission reviewed U-79-30 for compliance, including the required operations plan. The Planning Commission continued the item indefinitely to allow additional time for the applicant to address items identified by City staff.

June 2004 – The Planning commission approved a new Special Use Permit SUP-04-095 to allow for the expansion of the land area of a previously approved Special Use Permit U-79-30, subject to 25 conditions of approval, including an annual review.

June 2005 – The Planning Commission conducted its annual review and modified the conditions of approval to require ongoing review every five years.

July 2010 – The Planning Commission conducted its annual review and approved the review with modified the conditions of approval to reflect actions that were completed.

DISCUSSION:

The Cinderlite Goni Road Pit is located in the northern portion of Carson City and currently produces screened decomposed granite, base rock, drain rocks, structural fill materials, decorative rocks and assorted boulders. Some noted jobs include Carson Tahoe Regional Medical Center, erosion control for Highways 28 and 50 in the Tahoe Basin and various products for the I-580 freeway.

The purpose of this five-year review is to satisfy condition of approval number 21, implemented during the Planning Commission review in 2005 pursuant to the Carson City Municipal Code, 18.14 Extraction Operations, 18.14 .040 Periodic Review of Conditions:

Aggregate operations and extraction facilities approved for a period of more than five (5) years shall have a review of their conditions by the Commission every five (5) years from the initial Special Use Permit approval date to ensure that the conditions are continuing to adequately provide for the continued compatibility between aggregate operations and the surrounding land uses.

The most recent action taken by the Planning Commission regarding the Special Use Permit conditions of approval was on July 28, 2010 (see attached notice of decision). These conditions of approval are currently in effect.

City staff conducted a site visit of the Cinderlite Pit and found the site to be in accordance with the Mining and Reclamation Plan approved with SUP-04-095. City Staff has also evaluated the conditions of approval and has determined that the applicant has thus far complied with the conditions of approval.

In reviewing the information provided by the applicant and the evaluation of the existing conditions of approval, staff recommends approval of the review of this Special Use Permit, subject to the modified conditions of approval in this staff report.

PUBLIC COMMENTS: Public notices were mailed to 32 adjacent property owners within 580 feet of the subject site in accordance with the Carson City Municipal Code and NRS. As of the writing of this report, one comment (email attached) has been received noting concerns regarding operations start times and truck damage to Goni Road. Staff would note that condition of approval #11 allows a start time of 6:00 AM weekdays. Also, as recommended by the citizen, condition of approval #14 requires Cinderlite to share in the cost of reconstructing Goni Road when the City reconstructs it. See the attached email from Transportation Manager Patrick Pittenger for more information on the cost-sharing requirement.

Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on July 29, 2015, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: Other City department comments are attached to this report. There are no comments or concerns that would affect the Special Use Permit conditions.

Attachments:

1. City department comments
2. Cinderlite responses to conditions of approval
3. Notice of Decision from July 28, 2010
4. Notice of Decision from July 28, 2004
5. Approved Cinderlite Mining and Reclamation Plan
6. Open Space letter regarding condition of approval #25 (completed)
7. Public comments

H:\PingDept\PC\PC\2015\Staff Reports\SUP-04-095 Review July 2015.docx

Lee Plemel

To: Patrick Pittenger
Subject: Special use permit 04-095

Lee-

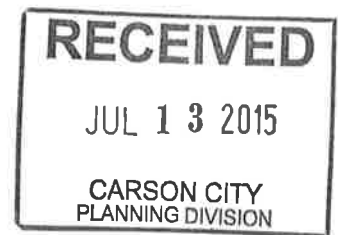
As you requested, this is the position of and response from Public Works on the comment you received regarding road condition addressed in special use permit 04-095 (Cinderlite).

Staff concurs that the pavement on Goni Road is significantly deteriorated and that the truck traffic generated by the permittee has contributed to the current pavement condition. The conditions of approval indicate of the permit indicate that Cinderlite would participate in the reconstruction of a portion of Goni in the amount of \$125,712 at time of reconstruction. The financial participation by the permittee in the reconstruction of the road has not been pursued to date because the City does not have sufficient funding to pay the City share of the cost of such a project. While the permittee's contribution would be significant, substantial additional funds would be required to complete such a project. At this time, a project to reconstruct Goni Road has not be programmed. When the project can be implemented, the City will seek the financial contribution of the permittee consistent with the conditions of the permit.

Please notify me if you need any additional information. Thank you.

Patrick Pittenger, AICP, PTP
Transportation Manager, Carson City Public Works
3505 Butti Way, Carson City, NV, 89701
775-283-7396
ppittenger@carson.org





**Engineering Division
Planning Commission Report
File Number SUP 04-095 Five year review**

TO: Planning Commission
FROM: Rory Hogen, E.I.
DATE: July 13, 2015 **MEETING DATE:** July 29, 2015

SUBJECT TITLE:

Action to consider an application for the continuance of SUP 04-095 for Cinderlite Trucking to operate a sand and gravel extraction operation at 6100 Goni Rd., APN 08-011-06, 08-011-08, 08-011-11, 08-011-57 and 08-011-58. The site is on property zoned Public Regional and Conservation Reserve.

RECOMMENDATION:

The Engineering Division has no preference or objection to the continuance of SUP 04-095 subject to the original conditions of approval. It appears that the applicant has thus far complied with the conditions of approval. It is recommended that this SUP be reviewed again in another five years. Erosion and dust control must continue to be properly addressed.

DISCUSSION:

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses.

CCMC 18.02.080 (2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis.

CCMC 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The proposal will have little effect on traffic or pedestrian facilities.

CCMC 18.02.080 (5d) - Public Services

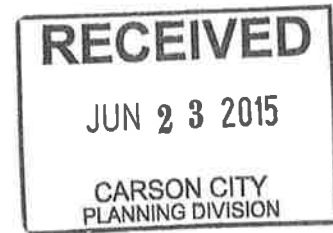
The conditions of approval provide adequate mitigation.

June 23, 2015

SUP-04-095

No Comments at this time.

Shawn Keating CBO
Building Official
Carson City Community Development Department
Office 775-887-2310
Fax 775-887-2202
Cell 775-230-6623
skeating@carson.org



June 24, 2015

Major Project Review Committee

Re: # SUP – 04 - 095

Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the approval of SUP – 04-095 five year review:

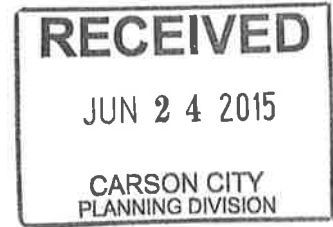
1. ECA has no comments concerning this project.

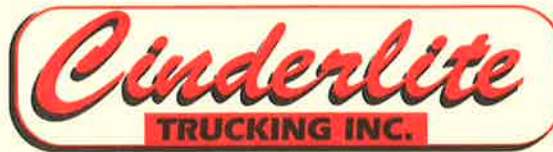
Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor





Decorative Rock • Sand • Gravel • Topsoil • Cinders • Bark • Boulders • D.G.
1665 South Sutro Terrace • Carson City, Nevada 89706
(775) 882-4483

RECEIVED

JUN 16 2015

**CARSON CITY
PLANNING DIVISION**

June 16th, 2015

Carson City Planning Division
108 E. Proctor Street
Carson City, NV 89701

RE: SUP-04-095 required Planning Commission five-year review.

Dear Mr. Plemel:

Thank you for the letter regarding our five - year review. This letter serves as the request for a five-review of SUP-04-095 as required by condition #21 of the Special Use Permit. Also attached are the written responses to all 25 conditions of approval as requested by your June 9th, 2015 letter. I appreciate your time and cooperation and if you need any further information or documentation please feel free to call me at 882-4483 or by email at greg@cinderlite.com.

Sincerely,

A handwritten signature in black ink that reads "Greg Lehman".

Greg Lehman



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1665 South Sutro Terrace • Carson City, Nevada 89706
(775) 882-4483

RE: SUP-04-095

Responses to 25 Conditions of Approval for five year review.

1. Notice of Decision was signed and returned within 10 days
2. All development has been in accordance with the development plans approved with the application, except as otherwise modified by conditions of approval.
3. All on – and off-site improvements have conformed to City standards and requirements.
4. The operation encompasses rock, sand and gravel extraction only.
5. Cinderlite complies with NDEP for noise, erosion, air pollution and dust control.
6. Cinderlite ensures that water or other appropriate wetting agents are and have been utilized on the stockpiled material during site operation.
7. Cinderlite is currently operating the site and reclamation has not begun. A bond from the approved reclamation plan with BLM is on file and secured with BLM with adequate bond coverage. This is reviewed and monitored by BLM.
8. Cinderlite has not imported materials for processing.
9. Condition was removed in 2010
10. The site is posted and secured with gates, fencing and berms.
11. Cinderlite complies with operating hours established by the SUP.
12. Cinderlite complies with speed limit of 25 miles per hour and has posted signs inside operation for all drivers.
13. Cinderlite is currently mining per the approved mining plan.
14. Cinderlite acknowledges the obligation when required.



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1665 South Sutro Terrace • Carson City, Nevada 89706
(775) 882-4483

15. City engineer has visited Cinderlite and site during prior five years. I don't have exact dates, but on every visit there have been no problems or issues. Rob Fellows has met with us at site and nearby areas to help address and work on drainage solutions. We have worked well together and have helped the Carson City, not only our private lands, but public lands as well.
16. All federal, state and other local agency approvals have been secured and met relative to the operation of the facility.
17. Adequate bonding is in placed and reviewed by BLM.
18. Cinderlite limits public access to the pit with gates, fences, berms and boulders along with proper signage.
19. There is no waste development associated with the mining operation.
20. Blasting has been minimal but when required notification and safety measures are followed. Blasting only occurs during hours approved in the SUP.
21. Attached is a letter to request a review.
22. Cinderlite maintains a fire access road to wildland area.
23. Condition removed in 2010
24. Cinderlite acknowledges upper limit for on-site disturbance and has not disturb anything beyond those limits established in approved BLM/Carson City mining plan and conditions of SUP.
25. Cinderlite entered into a temporary open space agreement with Juan Guzman, Open Space Manager, providing 40 acres of open space as mitigation for the use of approximately 23 acres of BLM land. This agreement was finalized in 2005.



✓
RECEIVED

AUG 30 2010

Carson City Planning Division

108 E. Proctor St.
Carson City, Nevada 89701
(775) 887-2180
Plandiv@carson.org
www.carson.org

PLANNING COMMISSION
JULY 28, 2010

NOTICE OF DECISION

★ CLERK ★
FILED
Time 10:56

AUG 09 2010

By K. Krug
Deputy
Carson City, Nevada

A request for a required five-year review of an existing Special Use Permit, SUP-04-095, was received from Cinderlite and MACTEC Engineering (property owner: Golden Sierra Inv & BLM) for an extraction operation on property zoned Public Regional (PR) and Conservation Reserve (CR) located at 6100 Goni Road, APN's 008-011-06, -11, -57, and -58, pursuant to the requirements of the Carson City Municipal Code.

The Planning Commission conducted a public hearing on July 28, 2010, in conformance with City and State legal requirements, and approved SUP-04-095 to allow an extraction operation on property zoned Public Regional and Conservation Reserve, based on the findings contained in the staff report and subject to the following conditions of approval:

RECOMMENDED MODIFICATIONS:

If the Planning Commission finds that SUP-04-095 is in compliance with the conditions of approval and the current extraction operation standards of CCMC 18.14, staff recommends that the conditions of approval for the operation be modified as follows to (underlined text is added; strike-through text is deleted):

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. This permit shall encompass rock, sand and gravel extraction only.

5. The permit holder shall comply with, applicable requirements of NDEP for noise, erosion, air pollution and dust control.
6. The permit holder shall ensure that water or other appropriate wetting agents are utilized on the stock-piled material.
7. The final reclamation plan shall incorporate a minimum cover of six inches of top soil and native plant materials and submitted to and approved by Development Engineering. Maximum finish gradient shall be 3:1 (33% slope) or less. The reclamation plans shall be administered through BLM as well as bonding requirements. The applicant shall submit for a no-fee grading permit for the final reclamation plan. A City permit will be issued as manner of record keeping for the closure of extraction operations.
8. No importation of materials for processing is allowed.
9. ~~Hydro seeding of the southern boundary of the pit shall be completed by January 4, 2005.~~
10. When operations are not ongoing, the site must be secured by gates, burning and boulders and signage posted at the perimeter of the pit every 200 feet by the owner/operator and City Planning Staff.
11. Operating hours are to be from 6:00 a.m. to 6:00 p.m., Monday through Friday, and from 7:00 a.m. to 5:00 p.m. on Saturday. Operating on Sunday would be on emergency basis only, emergency basis means fire, flood or other major event where the City is in need of material for a crisis.
12. All vehicles entering and leaving the site shall travel at not more than 25 miles per hour per the posted speed limit.
13. This Special Use Permit shall expire upon completion of the mining operation per the approved mining plan.
14. Carson City will require mitigation of the residential portion of Goni Road from Conestoga to Avery, so that the street will be able to handle the loading proposed from the pit expansion. Cinderlite will participate in the reconstruction of Goni Road north of Conestoga Drive in the amount of \$125,712 at the time of reconstruction in approximately 12 years. This equates to approximately \$10,000 per year as Cinderlite's obligation.
15. The site shall be reviewed as related to drainage and erosion by the City Engineer on an annual basis, in June of each year. The applicant agrees to maintain any storm water basin in accordance with the "Carson City Storm Water Facilities Operation and Maintenance Manual." The applicant shall protect or mitigate

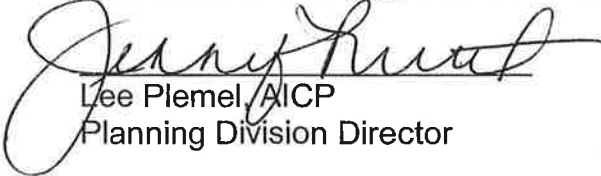
disturbance to any nature drainage course as required under the Carson City Development Standards per the City Engineer.

16. All federal, state and other local agency approvals shall be secured relative to the operation of this facility.
17. Adequate bonding to guarantee any restoration operations is necessary at the site at an amount of one hundred fifty percent (150%) of the cost estimate. Carson City Engineering Division will coordinate with BLM to determine the adequacy of the bonding amount to ensure that final grading and re-vegetation will meet City standards. The bond shall continue for the duration of the project and updated every three years by the owner/operator, City Engineer and the Bureau of Land Management (BLM).
18. Cinderlite will limit public access to the pit, including continued utilization of the gate at the entrance to the pit and the strategically located boulders along the access road for the power line which runs along the south side of the pit for restricted access into the pit. During expansion of the pit there will be caution signs placed approximately every 200 feet along the pit perimeter.
19. There shall be no waste development from the mining activity.
20. Blasting is occasionally required when an exceptionally hard area of bedrock is encountered. It is anticipated that blasting will be required four to six times per year. Prior to any blasting the fire and sheriff departments shall be notified and appropriate safety measures will be enforced to ensure no people are in the vicinity of the blast. Blasting hours shall be from 10:00 a.m. to 4:00 p.m., Monday through Friday only.
21. The owner/operator shall request a review by the Commission one hundred eighty (180) days prior to the five (5) year approval anniversary date of this permit approval and subsequent five (5) year periods thereafter. **The next scheduled review for SUP-04-095 will be the scheduled Planning Commission meeting for July 2015.**
22. The owner/operator will ~~need to~~ maintain the existing fire access road to the Wildland area, or provide a new fire access road if existing roads are blocked or eliminated per the Carson City Fire Department.
23. ~~The Carson City Planning staff and applicant shall contact the Carson City School District to study the elementary school bus stop location and determine if there are any safety issues as a result to the proximity to Goni Road and the proposed truck traffic, this shall be completed by September 1, 2004.~~
24. The upper limit of on-site disturbance on the existing pit is at an elevation of approximately 5,280 feet. The maximum upper elevation of the proposed

expansion is at an elevation of approximately 5,330 feet per the approved mining plan.

25. The owner/operator (Cinderlite) will continue to work with City staff (Juan Guzman, Open Space Manager) to provide additional mitigation measures pursuant to Mr. Guzman's memo of July 21, 2004.

This decision was made on a vote of 6 ayes and 1 nay.



Lee Plemel, AICP
Planning Division Director

LP:jmb

Mailed by: 8/13/10

By: remt

**PLEASE SIGN AND RETURN THIS NOTICE OF DECISION WITHIN
TEN DAYS OF RECEIPT**

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved by the Carson City Planning Commission.

Greg Lehman
OWNER/APPLICANT SIGNATURE

8/18/10
DATE

Greg Lehman
PLEASE PRINT YOUR NAME HERE

RETURN TO:

Carson City Planning Division
108 E. Proctor St., Carson City, NV 89701

- Enclosures: 1. Planning Commission Notice of Decision (2 copies)-Please sign and return only one. The second one is for your records.
2. Self-addressed stamped envelope

**PLEASE SIGN AND RETURN THIS NOTICE OF DECISION WITHIN
TEN DAYS OF RECEIPT**

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved by the Carson City Planning Commission.


OWNER/APPLICANT SIGNATURE

8/27/10
DATE

John N. Bronder
PLEASE PRINT YOUR NAME HERE

RETURN TO:

Carson City Planning Division
108 E. Proctor St., Carson City, NV 89701

- Enclosures: 1. Planning Commission Notice of Decision (2 copies)-Please sign and return only one. The second one is for your records.
2. Self-addressed stamped envelope

DEVELOPMENT
SERVICES
DEPARTMENT

RECEIVED
AUG 13 2004
CARSON CITY
COMMUNITY DEVELOPMENT

CARSON CITY NEVADA

Consolidated Municipality and State Capital



ADMINISTRATION
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

BUILDING and
SAFETY DIVISION
PERMIT CENTER
2621 Northgate Lane, Suite 6
Carson City, NV 89706-1319
Ph: 775-887-2310
Fx: 775-887-2202

CAPITAL PROJECTS
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

CONTRACTS
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

ENGINEERING DIVISION
2621 Northgate Lane, Suite 54
Carson City, NV 89706-1319
Ph: 775-887-2300
Fx: 775-887-2283

FLEET SERVICES
3303 Butti Way, Building 2
Carson City, NV 89701-3498
Ph: 775-887-2356
Fx: 775-887-2258

PLANNING DIVISION
2621 Northgate Lane, Suite 62
Carson City, NV 89706-1319
Ph: 775-887-2180
Fx: 775-887-2278

PUBLIC WORKS OPERATIONS
(Water, Sewer, Wastewater,
Streets, Landfill, Environmental)
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

TRANSPORTATION
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

PLANNING COMMISSION July 28, 2004 NOTICE OF DECISION



A request for a Special Use Permit, SUP-04-095, was received from Cinderlite and MACTEC Engineering (property owners: Golden Sierra Investments and BLM) to allow for expansion of land area of a previously approved Special Use Permit, U-79-30, for an extraction operation, on property zoned Conservation Reserve (CR) and Public Regional (PR), located at 6100 Goni Road, APN's 008-011-57, 008-011-58, 008-011-11, and 008-011-06, pursuant to the requirements of the Carson City Municipal Code.

The Planning Commission conducted a public hearing on July 28, 2004, in conformance with City and State legal requirements, and approved SUP-04-095 based on the findings contained in the staff report and subject to the following revised conditions of approval:

CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

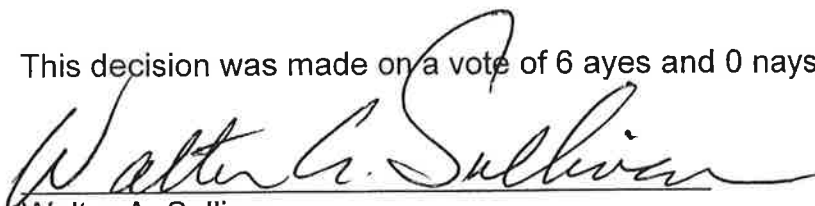
1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. This permit shall encompass rock, sand and gravel extraction only.
5. The permit holder shall comply with, applicable requirements of NDEP for noise, erosion, air pollution and dust control.
6. The permit holder shall ensure that water or other appropriate wetting agents are utilized on the stock-piled material. ~~during site operations.~~
7. The final reclamation plan shall incorporate a minimum cover of six inches of top soil and native plant materials and submitted to and approved by Development Engineering. Maximum finish gradient shall be 3:1 (33% slope) or less. The reclamation plans shall be administered through BLM as well as bonding requirements. The applicant shall submit for a no-fee grading permit for the final reclamation plan. A City permit will be issued as manner of record keeping for the closure of extraction operations.
8. No importation of materials for processing is allowed.

9. Hydro seeding of the southern boundary of the pit shall be completed by January 1, 2005. within 12 months from July 28, 2004.
10. When operations are not ongoing, the site must be secured by gates, burning and boulders and signage posted at the perimeter of the pit every 200 feet by the owner/operator and City Planning Staff.
11. Operating hours are to be from 6:00 a.m. to 6:00 p.m., Monday through Friday, and from 7:00 a.m. to 5:00 p.m. on Saturday. Operating on Sunday would be on emergency basis only , emergency basis means fire, flood or other major event where the City is in need of material for a crisis.
12. All vehicles entering and leaving the site shall travel at not more than 25 miles per hour per the posted speed limit.
13. This Special Use Permit shall expire upon completion of the mining operation per the approved mining plan.
14. Carson City will require mitigation of the residential portion of Goni Road from Conestoga to Avery, so that the street will be able to handle the loading proposed from the pit expansion. Cinderlite will participate in the reconstruction of Goni Road north of Arrowhead Conestoga Drive in the amount of \$125,712 at the time of reconstruction in approximately 12 years. This equates to approximately \$10,000 per year as Cinderlite's obligation.
15. The site shall be reviewed as related to drainage and erosion by the City Engineer on an annual basis, in June of each year. The applicant agrees to maintain any storm water basin in accordance with the "Carson City Storm Water Facilities Operation and Maintenance Manual." The applicant shall protect or mitigate disturbance to any nature drainage course as required under the Carson City Development Standards per the City Engineer.
16. All federal, state and other local agency approvals shall be secured relative to the operation of this facility.
17. Adequate bonding to guarantee any restoration operations is necessary at the site at an amount of one hundred fifty percent (150%) of the cost estimate. Carson City Engineering Division will coordinate with BLM to determine the adequacy of the bonding amount to ensure that final grading and re-vegetation will meet City standards The bond shall continue for the duration of the project and updated every three years by the owner/operator, City Engineer and the Bureau of Land Management (BLM).
18. Cinderlite will limit public access to the pit, including continued utilization of the gate at the entrance to the pit and the strategically located boulders along the access road for the power line which runs along the south side of the pit

for restricted access into the pit. During expansion of the pit there will be caution signs placed approximately every 200 feet along the pit perimeter.

19. There shall be no waste development from the mining activity.
20. Blasting is occasionally required when an exceptionally hard area of bedrock is encountered. It is anticipated that blasting will be required four to six times per year. Prior to any blasting the fire and sheriff departments shall be notified and appropriate safety measures will be enforced to ensure no people are in the vicinity of the blast. Blasting hours shall be from 10:00 a.m. to 4:00 p.m., Monday through Friday only.
21. The owner/operator shall request a review by the Commission one hundred eighty (180) days prior to the five (5) year approval anniversary date of this permit approval and subsequent five (5) year periods thereafter.
22. The owner/operator will need to maintain the existing fire access road to the wildland area, or provide a new fire access road if existing roads are blocked or eliminated per the Carson City Fire Department.
23. The Carson City Planning staff and applicant shall contact the Carson City School District to study the elementary school bus stop location and determine if there are any safety issues as a result to the proximity to Goni Road and the proposed truck traffic, this shall be completed by September 1, 2004. ~~within 12 months of approval date.~~
24. The upper limit of on-site disturbance on the existing pit is at an elevation of approximately 5,280 feet. The maximum upper elevation of the proposed expansion is at an elevation of approximately 5,330 feet per the approved mining plan.
25. The owner/operator (Cinderlite) will continue to work with City staff (Juan Guzman, Open Space Manager) to provide additional mitigation measures pursuant to Mr. Guzman's memo of July 21, 2004.

This decision was made on a vote of 6 ayes and 0 nays.



Walter A. Sullivan


Planning and Community Development Director


WAS/js

Mailed: 8/10/04 By: RMT

**PLEASE SIGN AND RETURN THIS NOTICE OF DECISION
WITHIN TEN DAYS OF RECEIPT**

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved by the Carson City Planning Commission.


OWNER/APPLICANT SIGNATURE


DATE


PLEASE PRINT YOUR NAME HERE

RETURN TO:

Planning and Community Development Department
2621 Northgate Lane, Suite 62, Carson City, NV 89706

- Enclosures:
1. Planning Commission Notice of Decision (2 copies - Please sign and return only one; the second copy is for your records.)
 2. Self-Addressed Stamped Envelope

**CINDERLITE - GONI PIT MODIFICATION
CARSON CITY, NEVADA**

MINING AND RECLAMATION PLAN

In support of

SPECIAL USE PERMIT APPLICATION

Prepared for:

**Cinderlite, Mr. Greg Lehman
1665 S. Sutro Terrace
Carson City, Nevada 89706
775-882-4483**

Property Owners:

**Golden Sierra Investments
1665 S. Sutro Terrace
Carson City, Nevada 89706
775-882-4483
6100 Goni Road
(APN 8-011-57 & 58)**

**U.S Bureau of Land Management
Carson City Field Office
5665 Morgan Hill Road
Carson City, Nevada 89701
775-885-6000
Adjacent to 6100 Goni Road
(APN 8-011-6 & 11)**

Prepared by:

**MACTEC Engineering and Consulting
Dennis P. Bryan, P.E.
961 Matley Lane, Suite 110
Reno, Nevada 89502
775-329-6123**

May, 2004

CINDERLITE'S GONI PIT MODIFICATION

PROPOSED MINING AND RECLAMATION PLAN

INTRODUCTION

Cinderlite Trucking Corporation currently mines construction aggregate at their pit on Goni Road in northern Carson City, Nevada. Average production is currently approximately 250,000 tons per year. Growth in production over the past few years has been between 5% and 10%. Material being mined is primarily a hard, durable granodiorite bedrock intermixed with weathered granodiorite, commonly referred to in northern Nevada as decomposed granite (DG). The material is being utilized in the local construction market primarily as base aggregate, bedding sand, drain rock and rip rap. The deposit has reportedly been in production since the 1960's. The deposit was first permitted by Carson City in 1979. Cinderlite acquired the pit in 1991 and is operating under Special Use Permit (SUP) U-79-30 issued by Carson City. Current disturbance is approximately 16.4 acres on private property. Cinderlite has an \$8,000 reclamation bond with Carson City as a condition of their SUP.

Cinderlite proposes to mine an additional 12.9 acres of private property and 28.2 acres of public lands administered by the U.S. Bureau of Land Management (BLM) immediately adjacent to their current operation. Modifying the existing pit would allow them to both extend the life of their operation and to mitigate currently unsightly cut slopes which are visible to the general public. Total additional material that could be mined under this proposal is approximately 6.7 million cubic yards or approximately 10 million tons. Approximately 5.7 million tons would come from public lands and 4.3 million tons from the private land. These 10 million tons would be extracted within the next 20 to 25 years assuming a modest annual production increase averaging approximately 5.0% per year.

This mining and reclamation plan has been prepared in support of the proposed modification of the mining operation, for both submittal in support of an amendment to the SUP through Carson City and for background for the preparation of an Environmental Assessment (EA) by the BLM, which is required for proposed actions on federal land.

LOCATION

The current mining operation is located in Carson City, Nevada approximately 2 miles north of the Carson City Airport along Goni Road. The address of the pit is 6100 Goni Road. The assessors parcel number is APN 8-011-58. The current operation has disturbed approximately 16.4 acres of a 40 acre parcel of private property owned by Golden Sierra Investments, described as the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 16 North,

Range 20 East, Mount Diablo Baseline and Meridian (MDB&M). Cinderlite leases the 40 acre parcel on which the pit is located from Golden Sierra Investments.

Figure 1 illustrates the general location of the pit in the Carson City area. Figure 2 is a vicinity map, on a USGS topographic base map, showing the operation's relationship to surrounding property within approximately a 1.5 mile radius. Figure 3 illustrates the land ownership in the proposed project area.

The proposed modification is immediately adjacent to the exiting operation to both the west and north. To the west the proposed operation will encompass approximately another 12.9 acres of a 40 acre parcel of private property, also owned by Golden Sierra Investments, in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 29. To the north the proposed operation will encompass approximately 28.2 acres of public land in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28 and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 29, Township 16 North, Range 20 East, MDB&M.

Figure 4 shows the geology in the vicinity of the pit and the proposed expansion. The granodiorite bedrock ranges from competent to decomposed (DG), all of which can be effectively utilized as construction materials. Some of the older schist has also been utilized in the past for lower grade construction material, for instance for construction fill. The higher quality material, however, is the granodiorite.

Access to the current operation is via a short access road from Goni Road as shown on Figure 5. The access road is gated to prevent unauthorized access to the pit and for safety reasons.

PROPOSED MINING PLAN

Figure 5 also is a detailed topographic map of the Goni Road Pit showing the 16.4 acres of present disturbance on the private property, the present topography and the area of proposed expansion. The proposed expansion is all in areas underlain by granodiorite bedrock.

As can be seen in Figure 5 the present excavation, along its northern edge, is abutting the public lands in Section 28. Past mining has optimized the extraction of material off the private property leaving a relative steep south-facing slope approximately 800 long and approximately 150 feet high at its highest point. This slope consists of granodiorite bedrock, is visible from the south and because of its steep nature would not be amenable to revegetation if left in its present condition.

The proposed mining plan would eliminate this steep, visible cut slope and would result in a more visibly pleasing reclaimed and revegetated landscape at the cessation of mining operations.

Specific details of the proposed mining operation are as follows:

- Mining to the north onto public lands would eliminate the current steep cut slope which is the south flank of a knoll on BLM (marked as a knoll on Figure 5). The saddle to the north of the knoll is broad and lower than the top of the knoll. Eliminating the knoll would allow for finished mined slopes at the cessation of operations to be much gentler. The top of the excavation could be moved approximately 700 feet northwest and be at the same elevation it currently is if the knoll could be eliminated.
- During the life of the mine active pit slopes being mined in bedrock should not exceed a slope of approximately 1:1 (horizontal to vertical) including benches. Mining would occur on benches approximately 40 feet wide and 50 feet high.
- Mining would progress from the southern cut face on private property and proceed north in stages. Figure 6 shows the anticipated interim stage in the life of the pit at 5 years, both at a 1:1 slope during mining, and at a 3:1 slope if the mined slope were to be reclaimed at five years. Likewise, figure 7 shows the anticipated interim stage in the life of the pit at 10 years, the 1:1 slope during mining and the 3:1 slope if the pit were to be reclaimed at that time..
- Figure 8 shows the post mine topography at the cessation of mining and after reclamation in 20 to 25 years. All finished slopes at the cessation of operations would be no steeper than 3:1, blending them into the surrounding natural landscape and making them more amenable to revegetation. This is a public safety issue as well, for no hazardous steep slopes would remain at the cessation of operations.
- The bottom elevation of the proposed pit expansion would remain at approximately the same elevation as the existing pit, 5090 feet. The present pit would not go significantly deeper than it is now, it would be lowered slightly to accommodate anticipated runoff and leveled to a uniform elevation. At the cessation of operations, as shown on Figure 8, the flat area remaining at the bottom of the excavation would be approximately 15 to 20 feet higher than adjacent Goni Road.
- On the BLM ground the eastern limit of the proposed excavation would be the southeast trending drainage. At the cessation of operations this would allow for a natural blending of the excavated topography with the undisturbed ground to the east of the drainage as shown on Figure 8.

- The south-facing excavated slope on BLM would be a 3:1 slope which nearly matches the existing higher natural slope of the hill into which it will be cut.
- The drainage basin in which the existing and proposed excavation is located covers approximately 270 acres as shown on Figure 2. All stormwater drainage will be contained within the excavated area both during mining and at the cessation of operations by overexcavating a drainage basin approximately 3.0 feet deep as noted on Figure 8. No storm water would leave the site. A separate drainage study was prepared and is a part of the Special Use Permit application.
- There would be no open pit left at the cessation of mining. The combined pit and slopes would blend in naturally with the existing topography as shown on Figure 8.
- A summary of the disturbed acreage during the 20 to 25 year life of the pit is as follows:

Existing disturbance on private property	16.4 acres
Proposed additional disturbance on private property	12.9 “
Proposed disturbance on public lands	<u>28.2 “</u>
Proposed Total Disturbance	57.5 acres

- At cessation of operations the flat area would encompass approximately 20 acres, the 3:1 or shallower slopes would encompass approximately 37.5 acres.
- Growth medium encountered during mining (including topsoil and overburden) will be stockpiled for later use during reclamation. The stockpile storage sites for the growth medium is as shown on Figure 5. There is currently a growth medium stockpile at the western edge of the existing mining operation.
- There will be no waste developed from the mining activity. All fines will either go into product sold or will go into the growth medium stockpiles.
- Blasting is occasionally required when exceptionally hard areas of bedrock are encountered. It is anticipated that blasting will be required four to six times per year. Blasting is conducted by contractors who specialize in that field. Prior to any blasting the fire department would be

notified and appropriate safety measures would be enforced to ensure no people are in the vicinity of the blast.

Production from the deposit should not change significantly from year to year but is expected to slowly grow over time. It is anticipated that production will track historical trends and average approximately 5.0% growth per year. Current production, as previously stated, is approximately 250,000 tons per year. Assuming a 5.0% growth rate, in five years production would be approximately 319,000 tons per year and in ten years production could grow to approximately 407,000 tons per year. The final proposed mine configuration at the cessation of operations as shown on Figure 8 indicates there will be a total of approximately 6.7 million cubic yards of material eventually excavated from the site, both on public and private property. At a conversion factor of approximately 1.5 tons per cubic yard, this equates to 10.0 million tons of material. As previously stated, this is anticipated to take approximately 20 to 25 years to complete. (At a 5% production growth per year the 10 million tons would be mined out in 22 years).

Excavation equipment will gradually have to be improved and upgraded over time to accommodate the gradual increase in production. Cinderlite currently utilizes a Caterpillar D 9 Bulldozer to rip and push the material to where a Caterpillar 980 loader can pick it up to feed the plant. Another Caterpillar 980 Loader is used to load trucks. As production increases gradually over time this equipment need will likely double.

The aggregate processing plant will remain at its present location on the private property. It will not move onto the BLM administered land. The plant includes a primary jaw crusher, two cone crushers, three vibratory screens and assorted conveyor belts. As production gradually increases these facilities will have to be expanded and upgraded. Approximately 40% of the product currently produced at the operation is aggregate base. Another 40% is bedding sand which is primarily used for backfill around pipes and similar applications. The remaining product is drain rock and rip rap, used for various applications including septic systems, decorative rock, erosion control and retaining walls.

Air quality and noise impacts will remain within compliance levels. Cinderlite does not anticipate placing either a concrete or asphalt batch plant on the site. There are no fuel storage areas on site nor are any planned.

Processed material is hauled in trucks to various construction sites in the Carson City area. The majority of material is hauled in triple trailers that hold approximately 38 tons but sometimes smaller trucks are used as well. Assuming an average of 30 tons per load it would take approximately 8,334 truck loads to haul the 250,000 tons of current production during the year. Over a six day week this would average 27 truck loads per day. Based on these figures there is an estimated average of between 20 and 30 truck loads leaving the pit daily. Seasonal variation, weather conditions, individual job needs and broad economic factors also determine truck traffic density from day to day and season to season. Truck traffic will gradually increase based on the projected growth of

5.0% per year. In five years truck traffic will likely average between 25 and 35 trucks per day and in ten years between 35 and 45 trucks per day.

The following conditions of approval are included in the SUP to mitigate the city's concerns and to prevent hazards to public health and safety. Additional comments clarifying Cinderlite's current or proposed operation are in italics.

- Cinderlite will conform to the requirements of the Carson City Health Department for noise, erosion and dust control.
- Stockpiles shall be wetted down. *Cinderlite sprinkles all active roadways during operating hours to mitigate fugitive dust. There is a 4,000 gallon water truck on site that is dedicated exclusively to dust control as needed. In addition there are spray bars on all discharge points of the conveyor belts.*
- Cinderlite shall comply with State and local air pollution regulations. *Cinderlite has an Air Quality Permit, No. AP1442-0872.01.*
- Protection of the natural drainage courses in the area. *Natural drainages will be maintained. No stormwater discharge will be allowed to leave the property.*
- Hours of operation are 6:00 a.m. to 6:00 p.m., Monday through Friday and from 7:00 a.m. to 5:00 p.m. on Saturday. Operating on Sunday would be on emergency basis only. *It should also be noted, however, that certain public works projects in the Carson City area require night-time construction in order to mitigate traffic impacts. If Cinderlite is furnishing material for such a job it may become necessary to haul out of the plant during odd hours. This would only apply to those public works jobs requiring night-time work however.*
- Vehicles entering and leaving the site shall not travel at a speed greater than 25 miles per hour.
- The roadway between the end of the pavement and the site itself shall be treated to reduce dust. *Cinderlite has placed asphalt grindings on Goni Road from the pit south to the end of pavement to mitigate dust.*
- Cinderlite will limit public access to the pit. *There is a gate at the entrance to the pit as shown on Figure 5 and there are strategically located boulders along the access road for the power line which runs along the south side of the pit which restricts access into the pit. In addition during pit expansion, there will be caution signs placed*

approximately every 200 feet along the pit perimeter. A security guard watches the site on weekends.

All other operational conditions of the SUP as listed in Appendix A are a part of this mining plan.

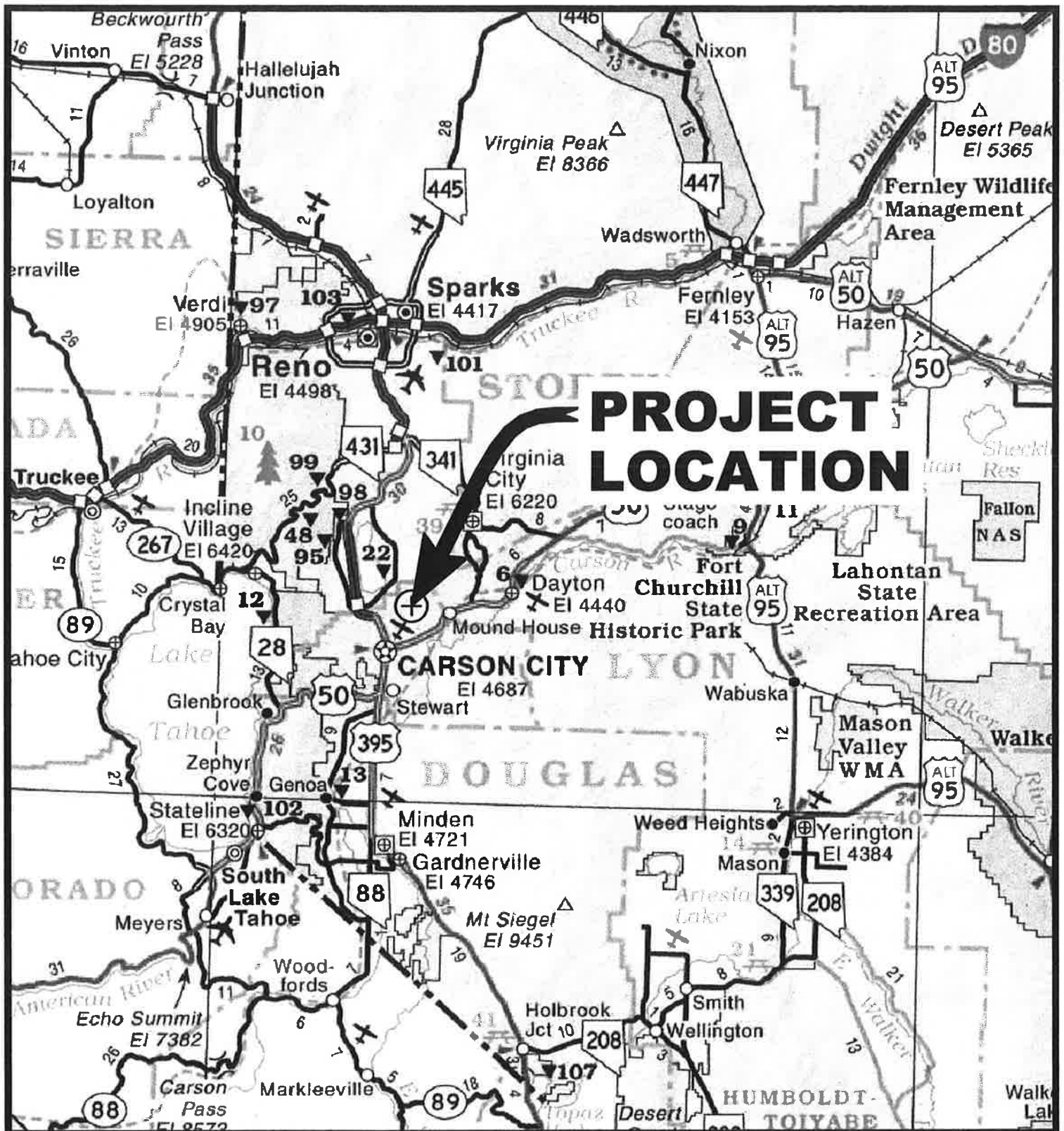
PROPOSED RECLAMATION PLAN

As discussed above in the mining plan, all finished slopes at the cessation of operations will be recontoured to be no steeper than 3:1 (horizontal to vertical) and will be blended into the surrounding natural landscape. The 3:1 slopes will be covered with the previously stockpiled growth medium, making them amenable to revegetation.

The following reclamation conditions are included as conditions of approval in the SUP. These are to minimize and mitigate environmental damage. Additional comments clarifying Cinderlite's current or proposed operation are in italics.

- Progressive rehabilitation of the site during excavation operations. *Concurrent reclamation will be undertaken when a portion or portions of the pit have been excavated to finished topography as shown on Figure 8. Progressive rehabilitation will likely not commence until approximately five to ten years before the anticipated mine closure as all flat areas will likely be required for stockpile storage or vehicle traffic and final slope locations will not be attained until mining eventually progresses to those locations. This plan calls for a total estimated extraction of 10 million tons of material from that acreage as shown on Figure 8. If for some reason mining were to end prior to extraction of that amount of material the site, including any 1:1 current active pit slopes, would be recontoured to 3:1.*
- There will be a minimum of 6 inches of top soil and native plant material. *Growth medium or top soil encountered during excavation of the granodiorite will be stockpiled for latter reclamation purposes at the locations as shown on Figure 5. Approximately 46,000 cubic yards of growth medium or topsoil will be required to cover 57.5 acres with 6.0 inches of growth medium. The BLM may require an assessment of the growth media available for salvage prior to any stripping or mining. In addition the BLM may specify how growth medium is to be layed down and how the growth medium will be prepared for seeding*

- The finishing of all slopes shall meet Soils Conservation Service approval. *At the cessation of operations, or for concurrent reclamation at those areas meeting the criteria, the slopes shall be recontoured to no steeper than 3:1 (horizontal to vertical) per the approval of the BLM.*
- Adequate bonding shall be maintained. Cinderlite currently has a reclamation bond in the amount of \$8,000 with Carson City. *The proposed expansion of the mining plan, if approved, necessitates a revision of this bond. A new reclamation bond estimate is included in Appendix C of this mining and reclamation plan. This cost estimate will be subject to the approval of both the BLM and Carson City.*
- A sequential revegetation plan shall be incorporated in the operational plan. *Any concurrent or final reclamation will include revegetation. The seed mix proposed for use and that which was used in the reclamation bond estimate is include in Appendix B of this mining plan. This mix and application methods for the revegetation plan will require approval by both the BLM and Carson City.*
- During mining and at cessation of operations the pit configuration will be such that all runoff will be contained within the pit in a detention basin excavated into the bottom of the pit as shown in Figure 8. At the cessation of operations all runoff will be able to be contained from the 270 acre drainage basin influenced by the final pit configuration. This three foot deep detention basin, enclosing a 20 acre flat area, would contain the estimated 18.5 acre-ft of runoff calculated for this basin. The drainage study and analysis for the 270 acre drainage basin is included in the Special Use Permit application.



PROJECT LOCATION

**Cinderlite
Goni Pit**

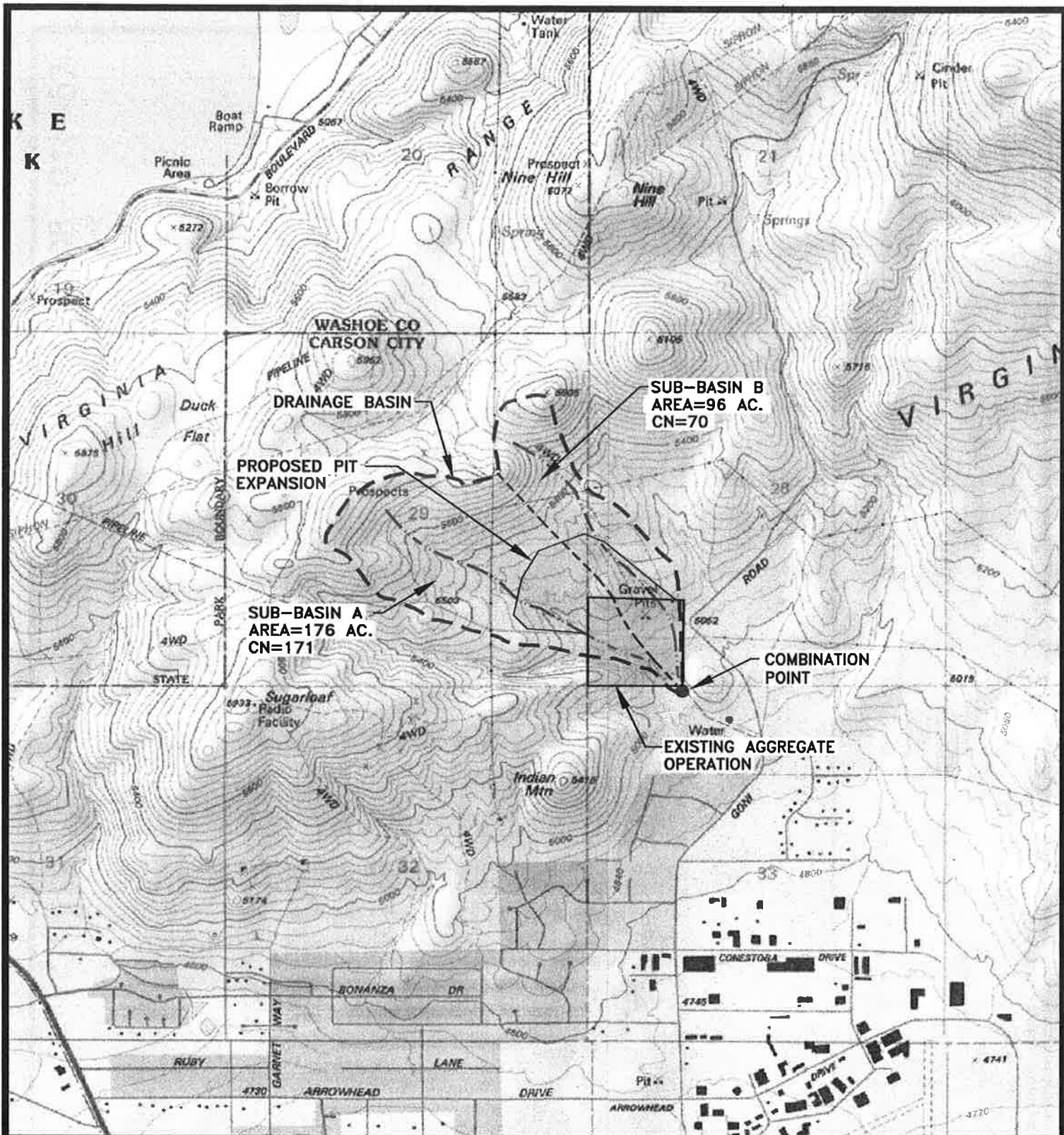
Location Map

Section 28 & 29, T 16 N, R 20 E MDB & M
Carson City, Nevada



NOT TO SCALE

Figure 1



Cinderlite
Project Vicinity Map
Goni Pit

Section 28 & 29, T 16 N, R 20 E MDB & M
 Carson City, Nevada

MACTEC
 MACTEC Engineering and Consulting

REF: USGS 7.5 MINUTE TOPO - CARSON CITY & NEW EMPIRE, NEVADA

RECEIVED

MAY 19 2004

CARSON CITY
 COMMUNITY DEVELOPMENT

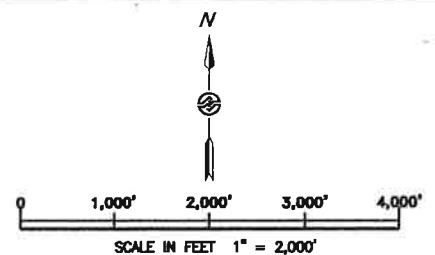
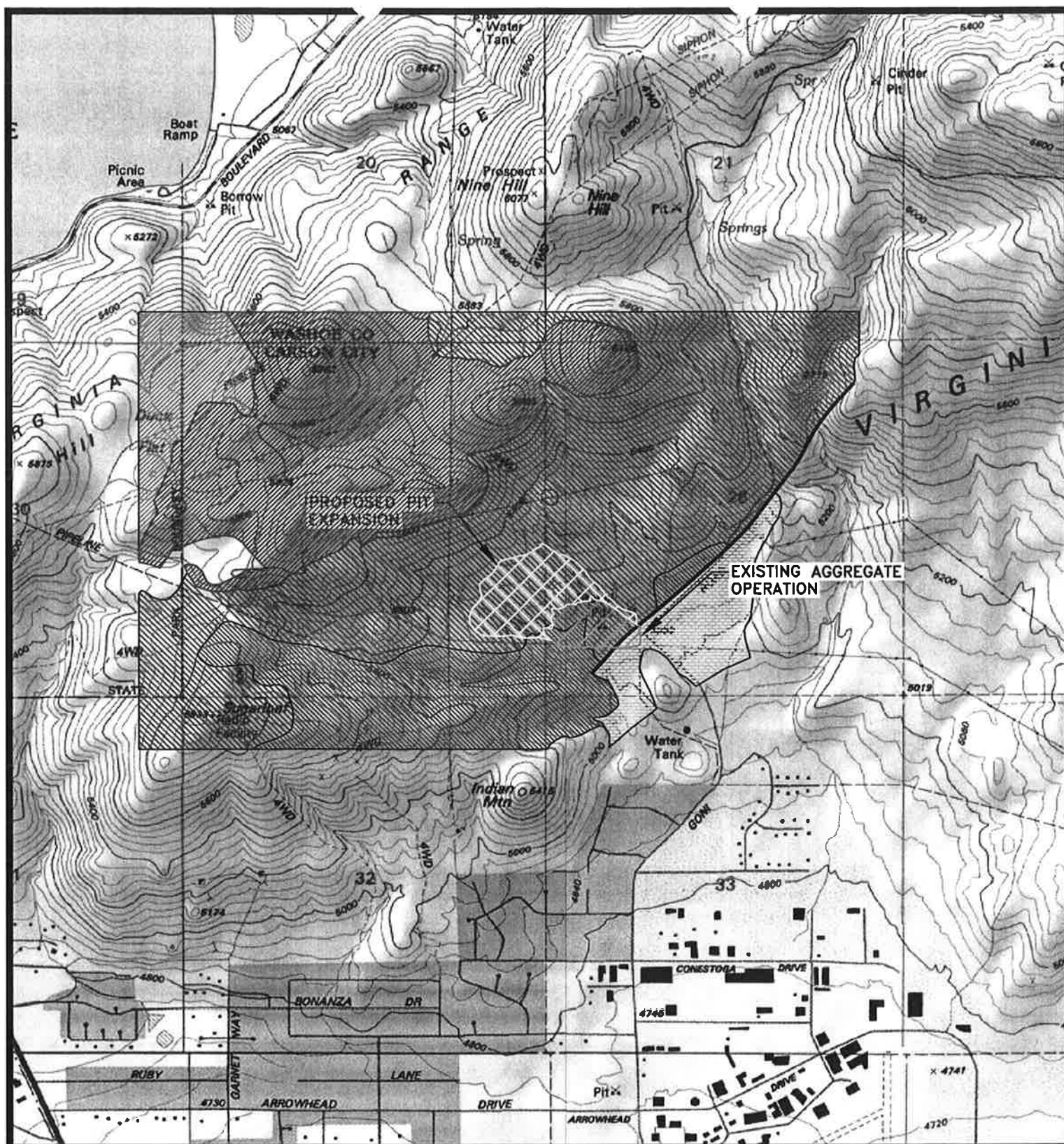


Figure 2



Geology from:

1) New Empire Geologic Map; NBM&G Map 59, 1977

2) Carson City Folio, Geologic Map; NBM&G Map 1Ag, 1977

Cinderlite Goni Pit

Local Geology Map

Section 28 & 29, T 16 N, R 20 E MDB & M
Carson City, Nevada

MACTEC
MACTEC Engineering and Consulting

REF: USGS 7.5 MINUTE TOPO - CARSON CITY & NEW EMPIRE, NEVADA

EXPLANATION:

	Alluvial Gravels
	Basaltic-andesite Flows
	Tuff
	Medium to Coarse-grained Granodiorite
	Schist and Gneiss (Meta-igneous Rock)

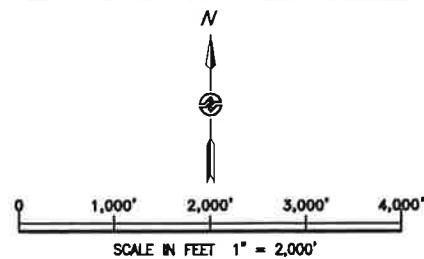
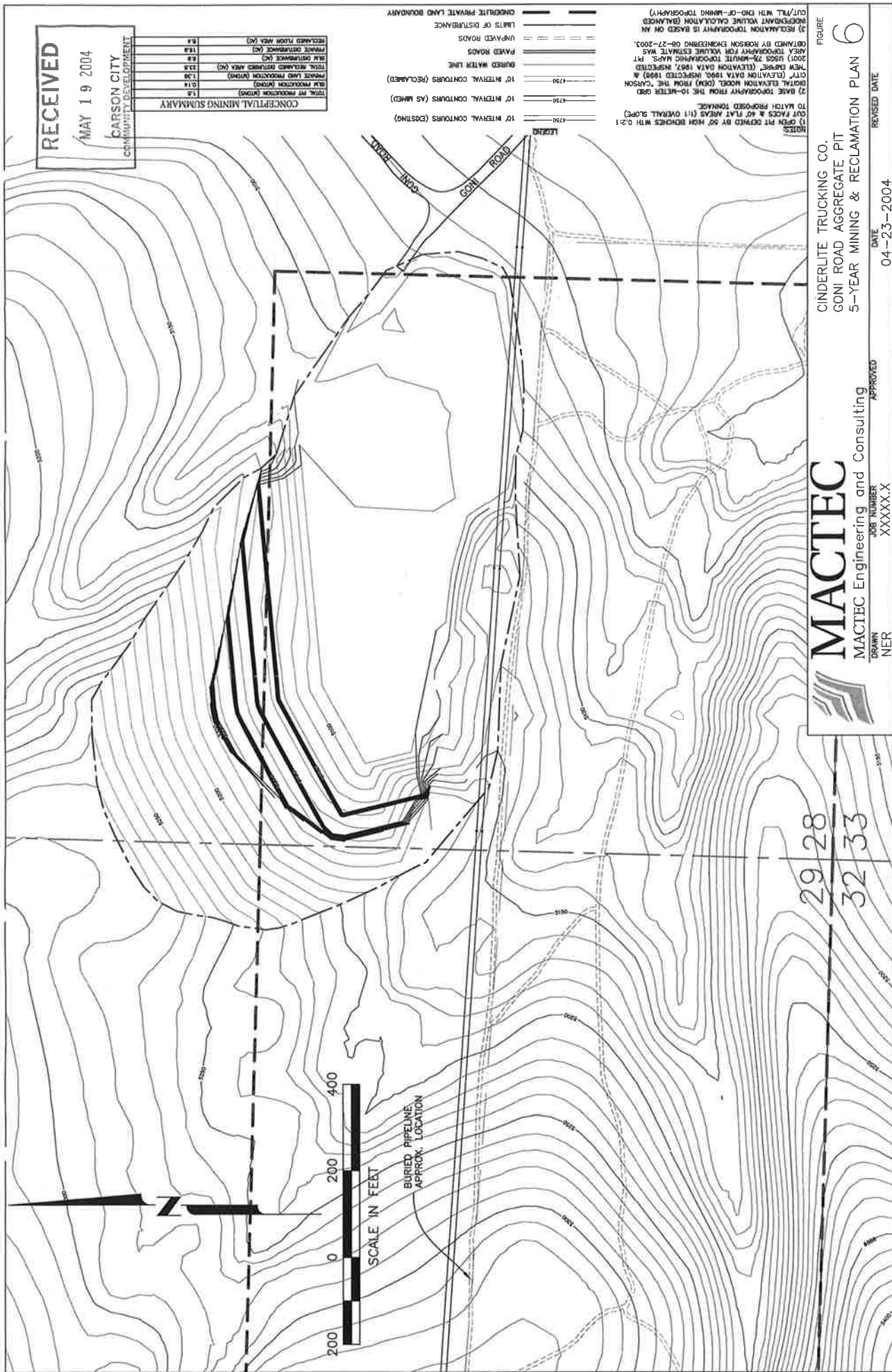


Figure 4

CARSON CITY
COMMUNITY DEVELOPMENT



2.5	TOTAL PIT PRODUCTION (MTPH)
1.8	BLK PRODUCTION (MTPH)
2.0	MINERAL LARD PRODUCTION (MTPH)
21.4	TOTAL RECLAIMED DISTILLATE AREA (AC)
12.0	BLK DISTILLATE (AC)
10.4	MINERAL DISTILLATE (AC)
10.3	RECLAIMED FLOOR AREA (AC)

10' INTERVAL CONTOURS (EXISTING)	75.00
10' INTERVAL CONTOURS (AS LIMITED)	77.50
10' INTERVAL CONTOURS (RECLAIMED)	80.00
SEALED WATER LINE	
PAVED ROADS	
UNPAVED ROADS	
LIMITS OF DISTURBANCE	
INDICATE PRIVATE LAND BOUNDARY	

[illegible]

FIGURE

CINDERLITE TRUCKING CO.
GONI ROAD AGGREGATE PIT
10-YEAR MINING & RECLAM

MACTEC
MACTEC Engineering and Consulting

APPROVED

JOB NUMBER: XXXXXX.X

DRAWN
NER

DATE	REVISED DATE
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DATE 04-23-2004

~~29 28~~

32	33
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CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL


MEMORANDUM

RECEIVED

JUL 13 2010

CARSON CITY
PLANNING DIVISION

To: Jennifer Pruitt, Senior Planner

From: Juan F. Guzman, Open Space Manager 

Subject: Planning Commission Meeting of July 28, 2010
SUP-04-095 Planning Commission 5-Year Review of Cinderlite Trucking Corporation SUP

Date: July 13, 2010

Condition of Approval #25 of the Special Use Permit for Cinderlite required for Cinderlite to continue to work with City staff, specifically the Open Space Manager, to provide additional mitigation measures as requested in a memorandum dated July 21, 2004. The memorandum from the Parks and Recreation Department, signed by Juan Guzman and dated July 21, 2004, requested that the Planning Commission consider imposing a condition of approval on Cinderlite calling for accepting their offer to make accessible to public access and for public enjoyment 40 acres of land owned by Cinderlite and located north of the present pit area. The land is referred to as APN 008-011-08.

Carson City and Cinderlite have executed an agreement providing for the land to be available for public use and that there will not be any development or sale of the parcel for the same amount of time as the Special Use Permit, which is 50 years.

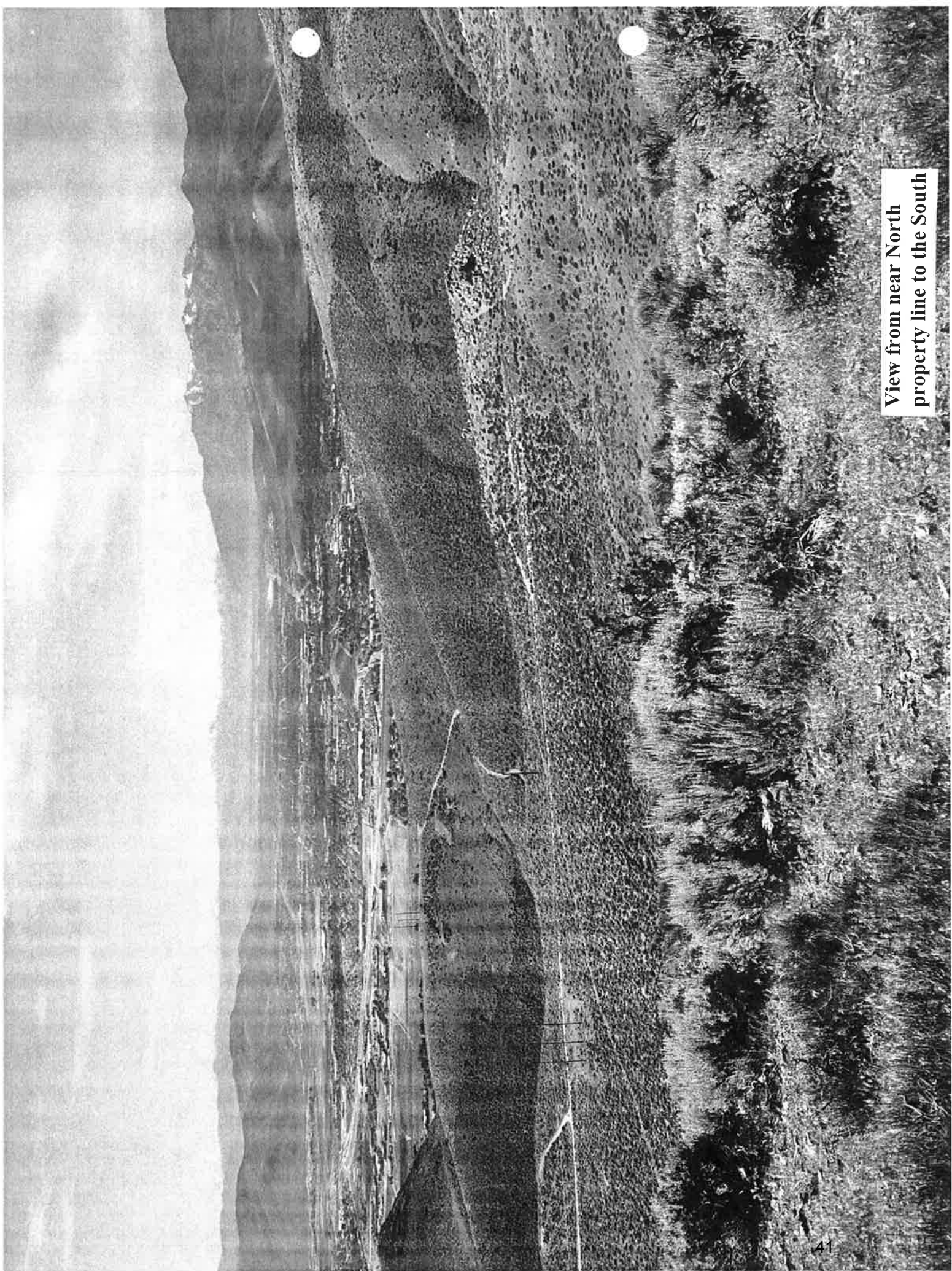
Staff finds Cinderlite in full compliance with Condition of Approval #25. An agreement has been executed with Cinderlite providing for the City's use of the land at no cost for passive recreation. Presently the land is devoid of any Cinderlite related improvements. It may be of interest for the Planning Commission to know that Carson City has listed the property as one of our areas for passive recreation on Carson City's website. At this time there are no signs or markers identifying the property.

Please see the attached photographs. One of the main attractions to the site is a rock outcropping immediately adjacent to the south on lands under the jurisdiction of BLM. Please do not hesitate to contact me with any questions you may have.

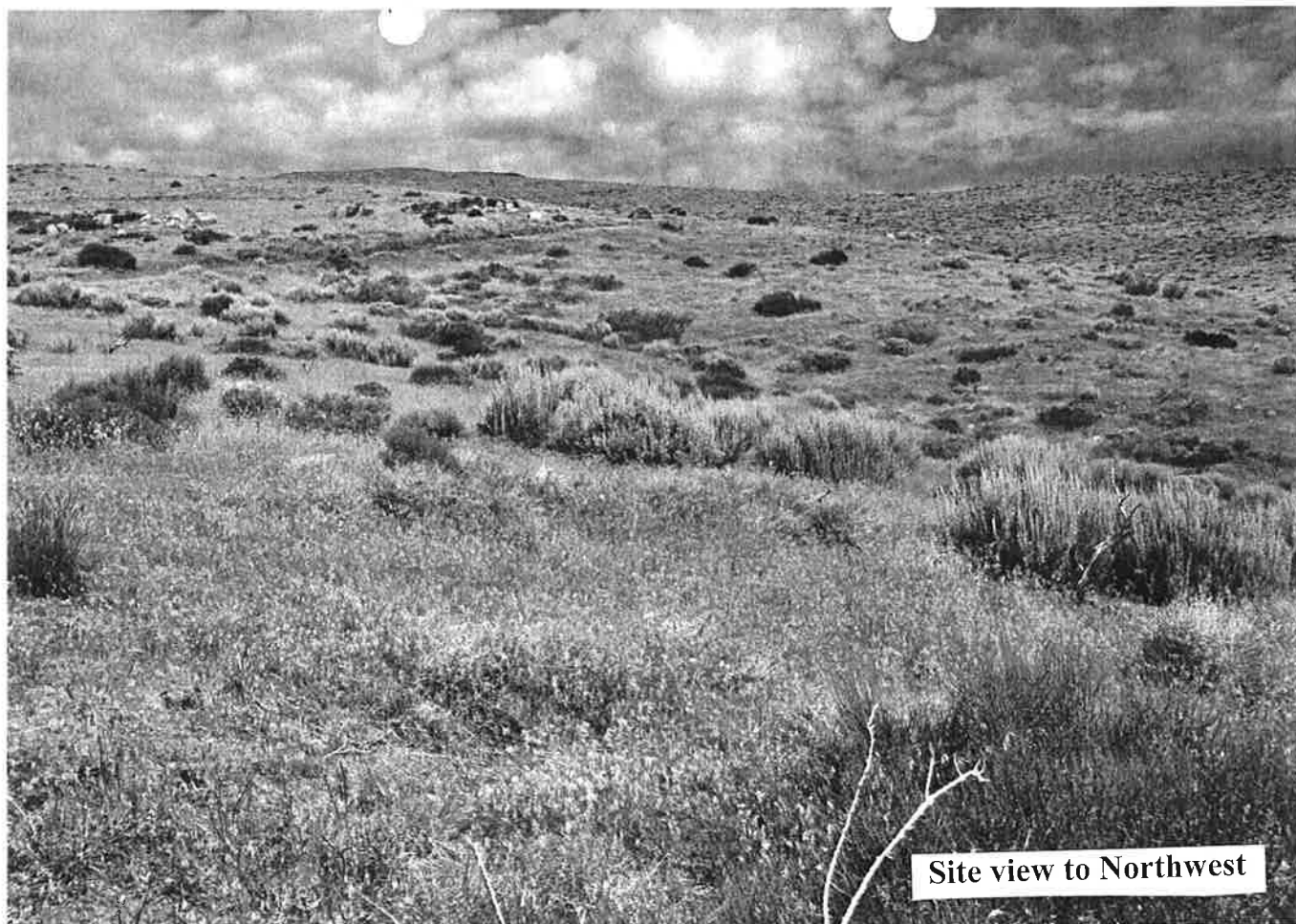
Attachments: Photographs of the property

cc: Open Space Advisory Committee
Rogor Moellendorf, Parks & Recreation Director

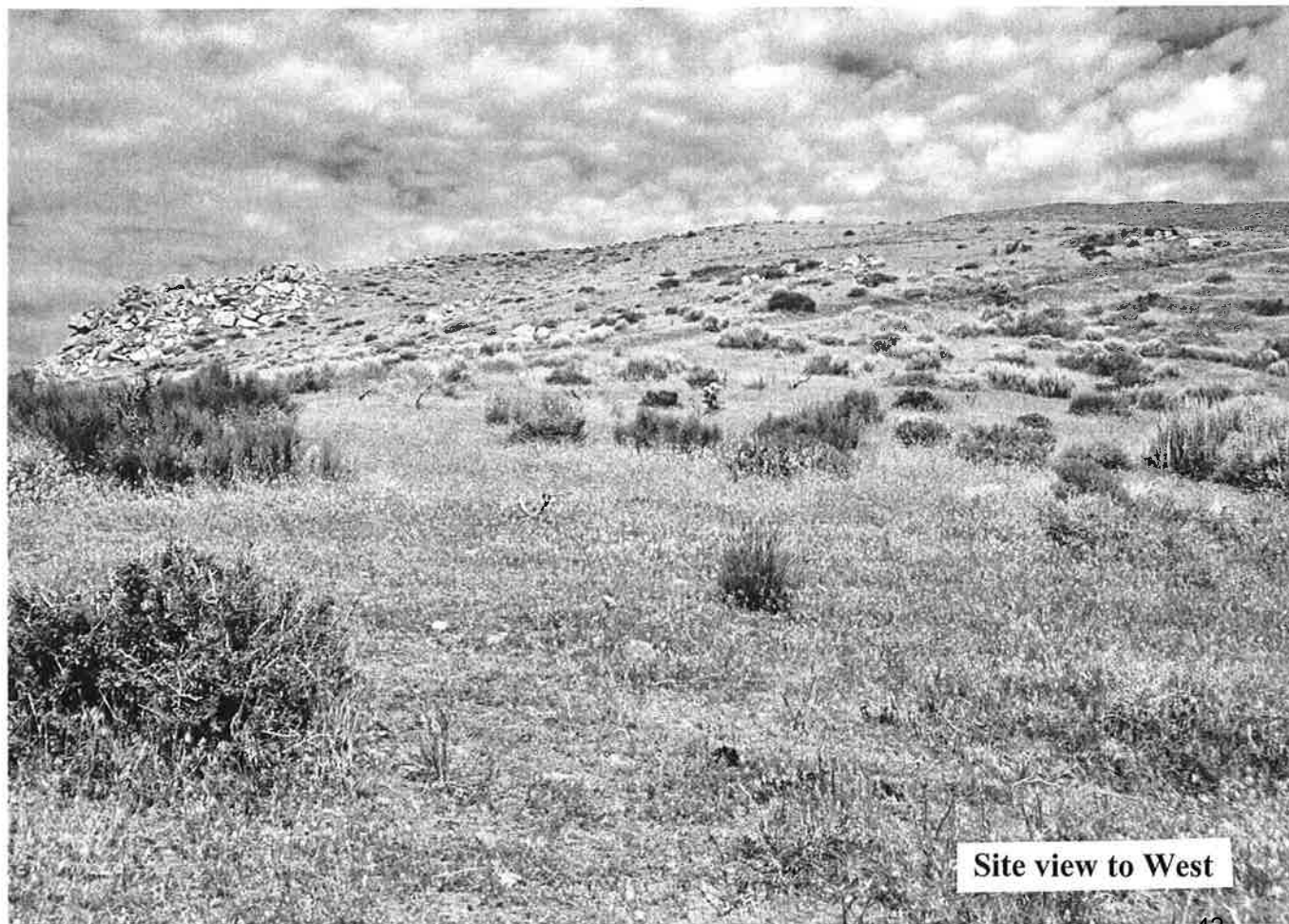
PARKS & RECREATION DEPARTMENT • 3303 Butti Way, Building #9 • 89701 • (775) 887-2262
Parks • Recreation • Open Space • Facilities • Lone Mountain Cemetery



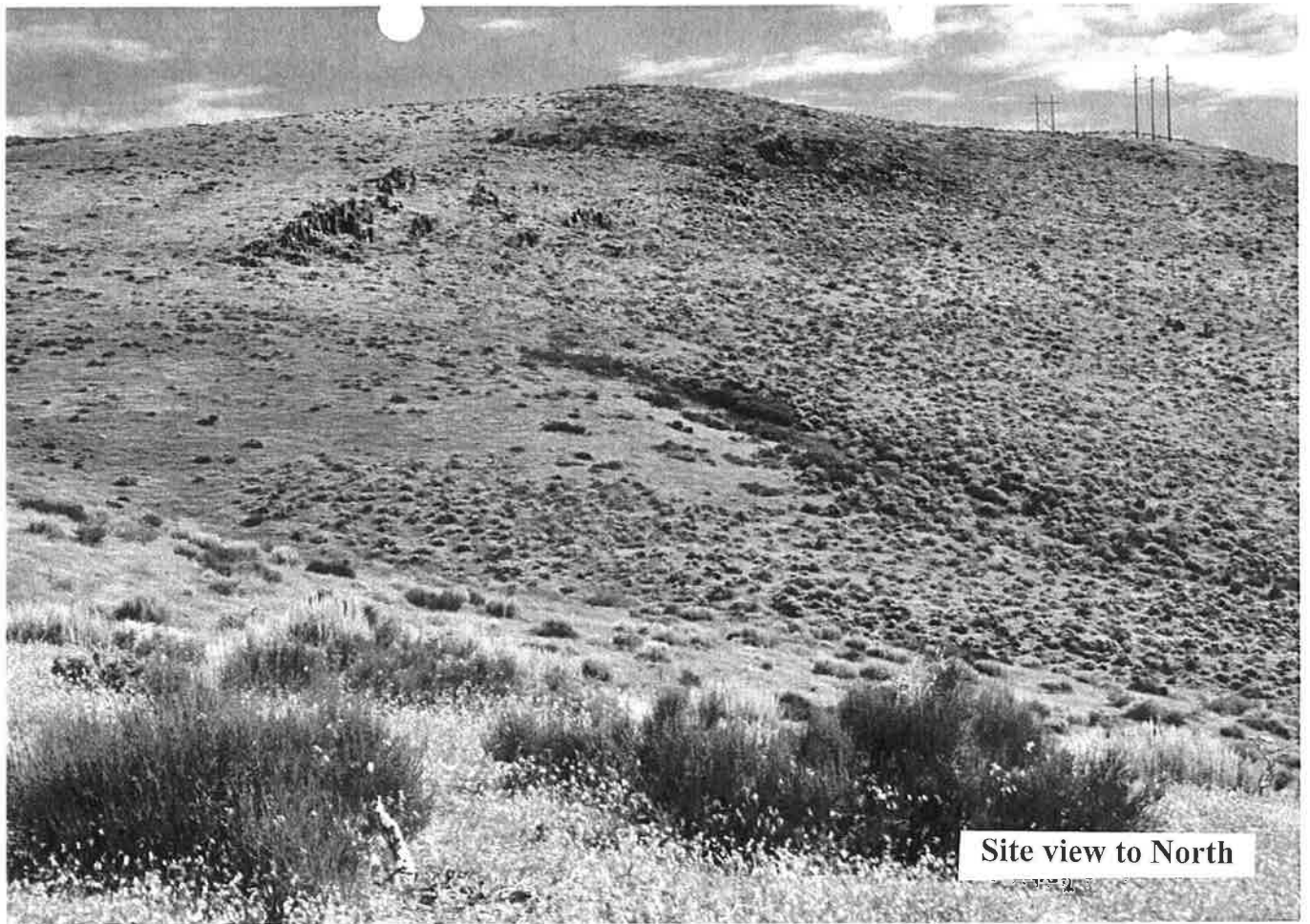
View from near North
property line to the South



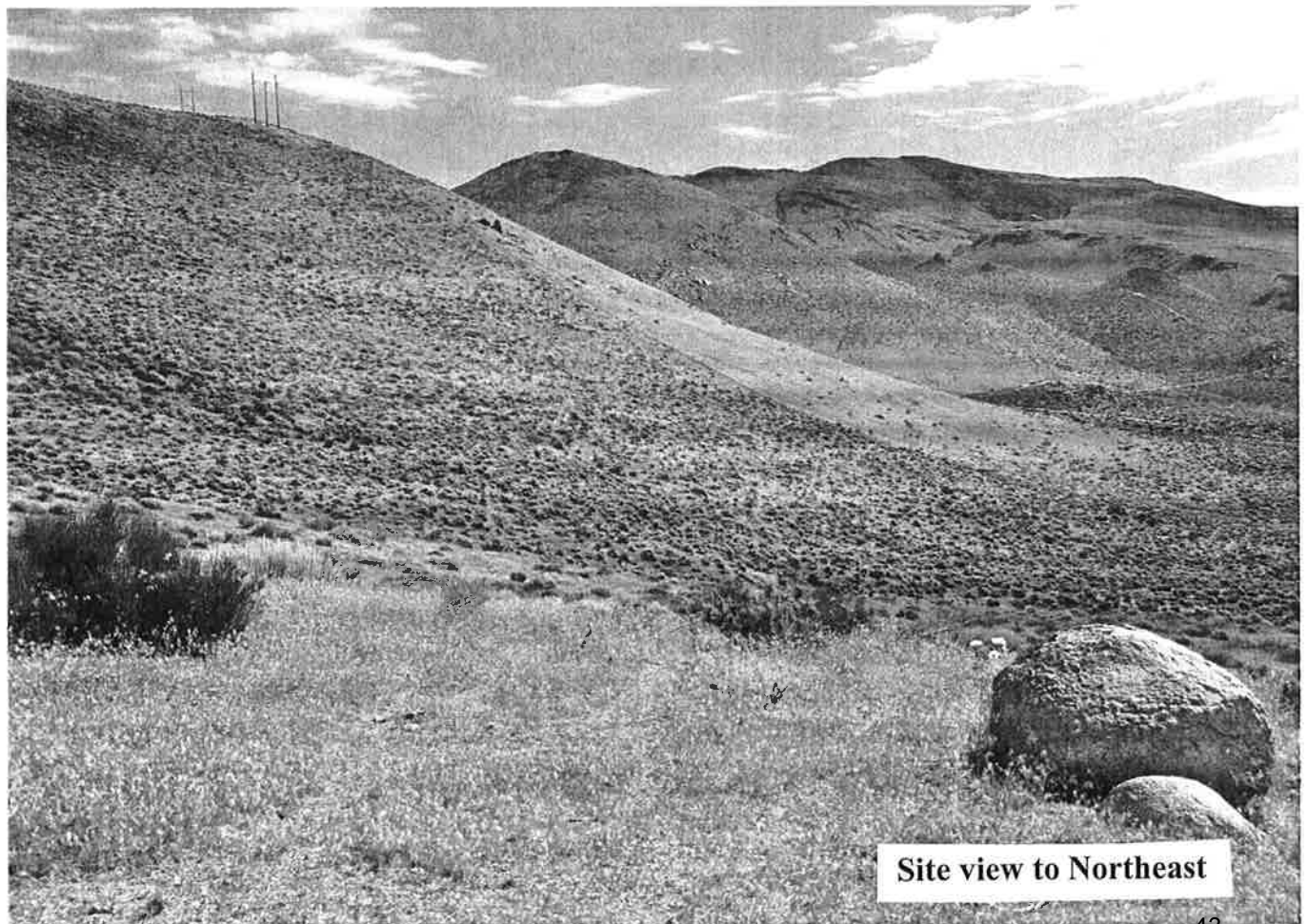
Site view to Northwest



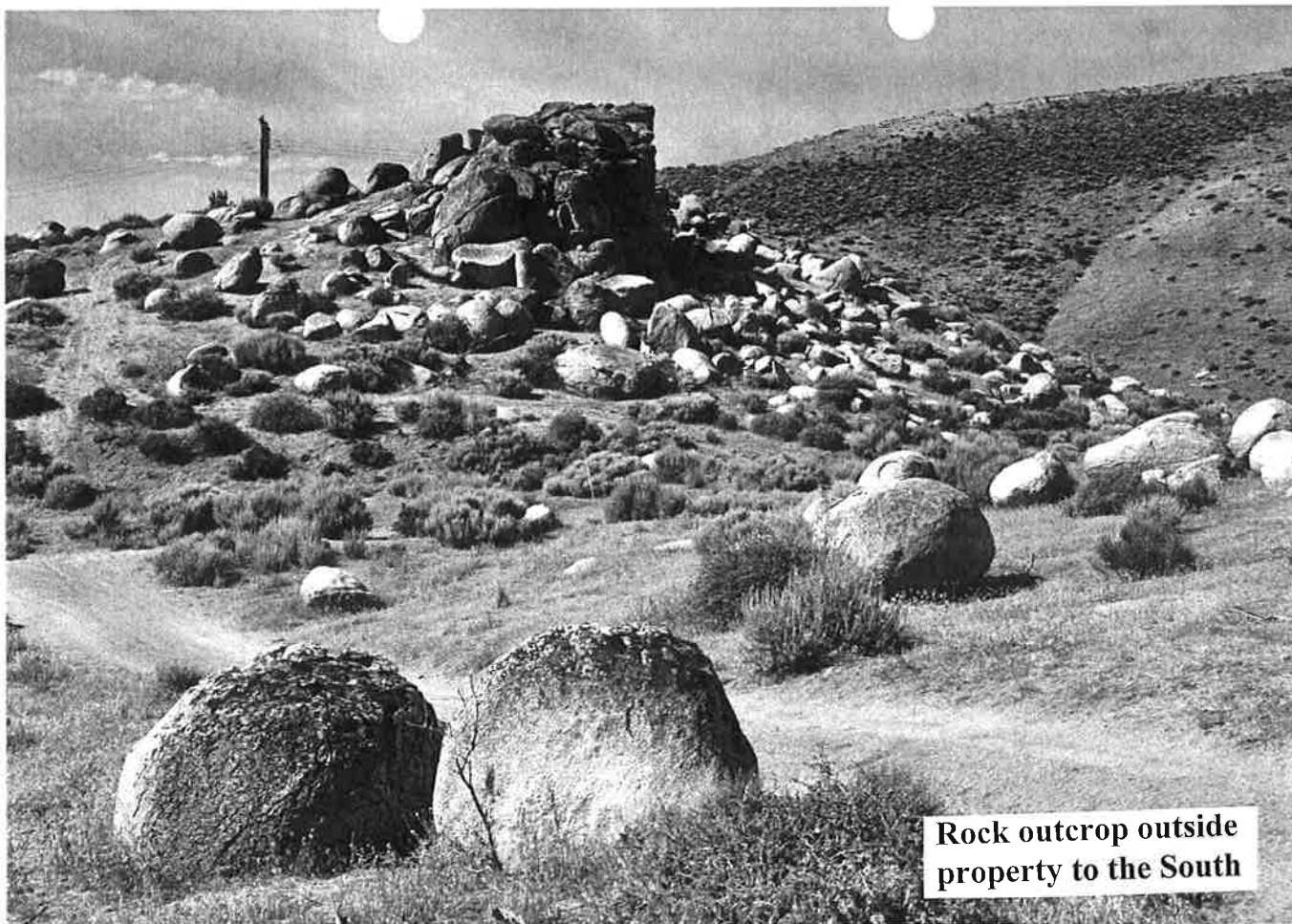
Site view to West



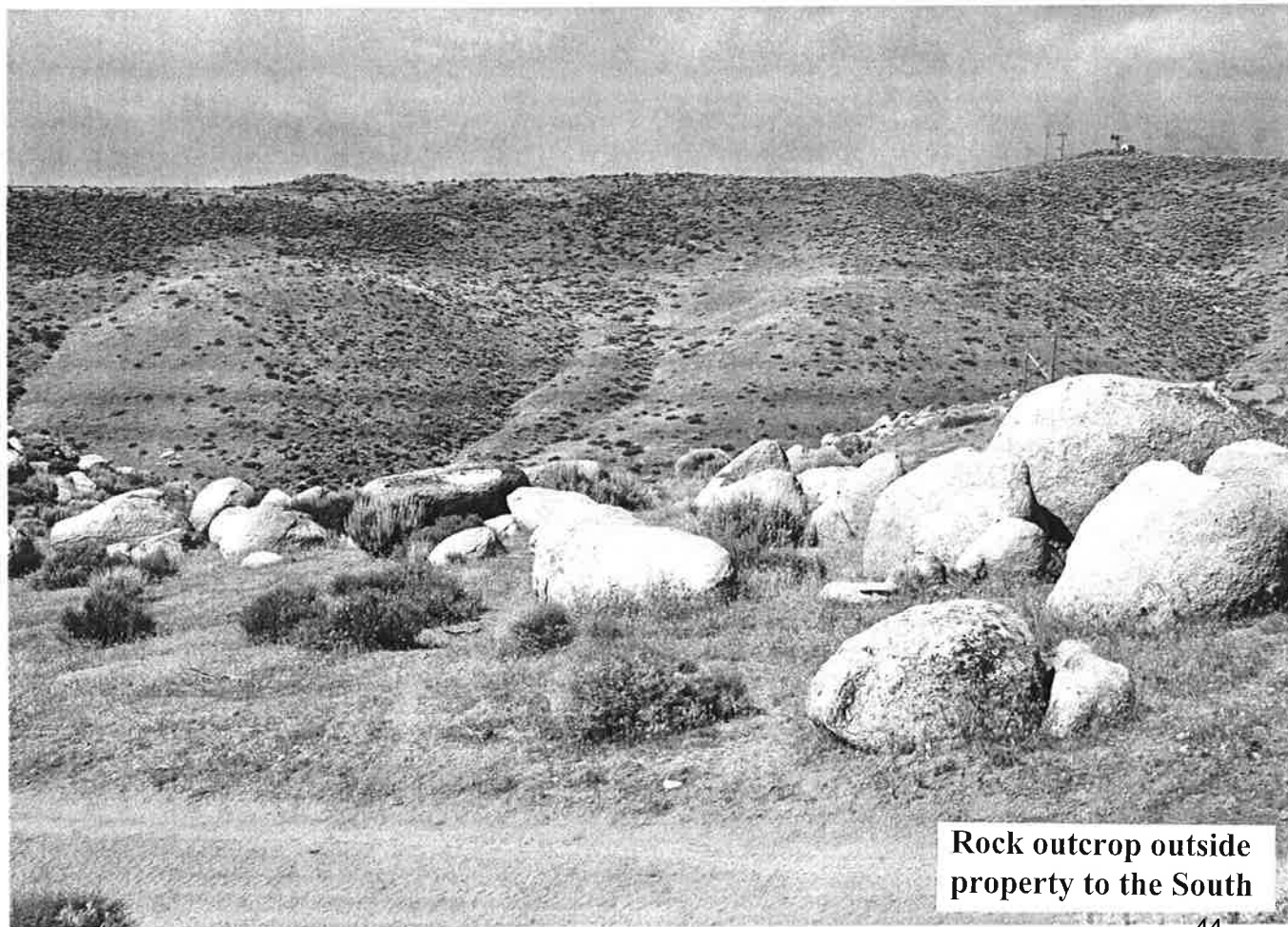
Site view to North



Site view to Northeast



**Rock outcrop outside
property to the South**



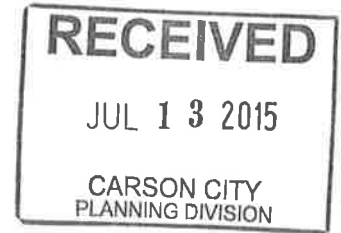
**Rock outcrop outside
property to the South**



View from near North
property line to the Southeast

Kathe Green

From: pat baker <patricia2877@sbcglobal.net>
Sent: Monday, July 13, 2015 1:42 PM
To: Planning Department
Subject: special use permit 04-095



Re: Cinderlite permit renewal

Lee Plemel, Community Development Director

Dear Mr. Plemel,

I have a couple of concerns regarding the renewal of the permit for Cinderlite. Over the years trucks are going up and down Goni many, many times a day. They go up empty and down loaded, most of the time three trailers full of material. Our/the cities road is now broken down. The base needs to be removed and compacted and renewed. The road has not been constructed for the constant heavy truck traffic on this road that looks like it should only be for automobile traffic. My suggestion (perhaps this has already been done) is to take pictures of the degradation and present it to the committee. Knowing that Cinderlite/the pit has been here prior to the residential development presents a problem. My opinion is that Cinderlite should share in the cost of making this two lane road safe for all traffic. Leasing back the pit from the city probably in their mind covers this, but not really. Also, could you make sure they start their work at the approved time of 7. They start early in the AM particularly in the summer. Very annoying to hear backup alarms at 6 in the morning (most of us leave our windows open during the summer). Thanks for letting me share my concerns.

Patricia Baker
6088 Salk Rd
Carson City
775-841-1843