



REPORT TO PLANNING COMMISSION City of Sacramento

6

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
May 12, 2011

To: Members of the Planning Commission

Subject: Sierra Waste Wood Grinding & Recycling Company (P11-007)

A request to establish a Construction, Demolition and Inert Debris (CDI) major recycling facility and expand the existing construction and demolition wood chipping and grinding greenwaste facility on an approximately 7.9 acre parcel in the Heavy Industrial (M-2S) zone.

- A. Environmental Determination:** Categorical Exemption pursuant to CEQA Section 15061(b)(3), No Significant Effects;
- B. Special Permit** to establish a Construction, Demolition and Inert Debris (CDI) major recycling facility in the Heavy Industrial (M-2S) zone.
- C. Special Permit Modification** to expand an existing construction and demolition wood chipping and grinding greenwaste facility by increasing tonnage of material per day.

Location

8260 Berry Avenue

Assessor's Parcel Number: 040-0121-022-0000

Council District 6

Recommendation

Staff recommends the Planning Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. At the time of the writing the report, **all issued were resolved and the project is considered non-controversial.** The Planning Commission has final approval authority over items A-C above, and its decision is appealable to City Council.

Contact

Elise Gumm, LEED AP, Associate Planner, (916) 808-1927;
Lindsey Alagozian, Senior Planner (916) 808-2659

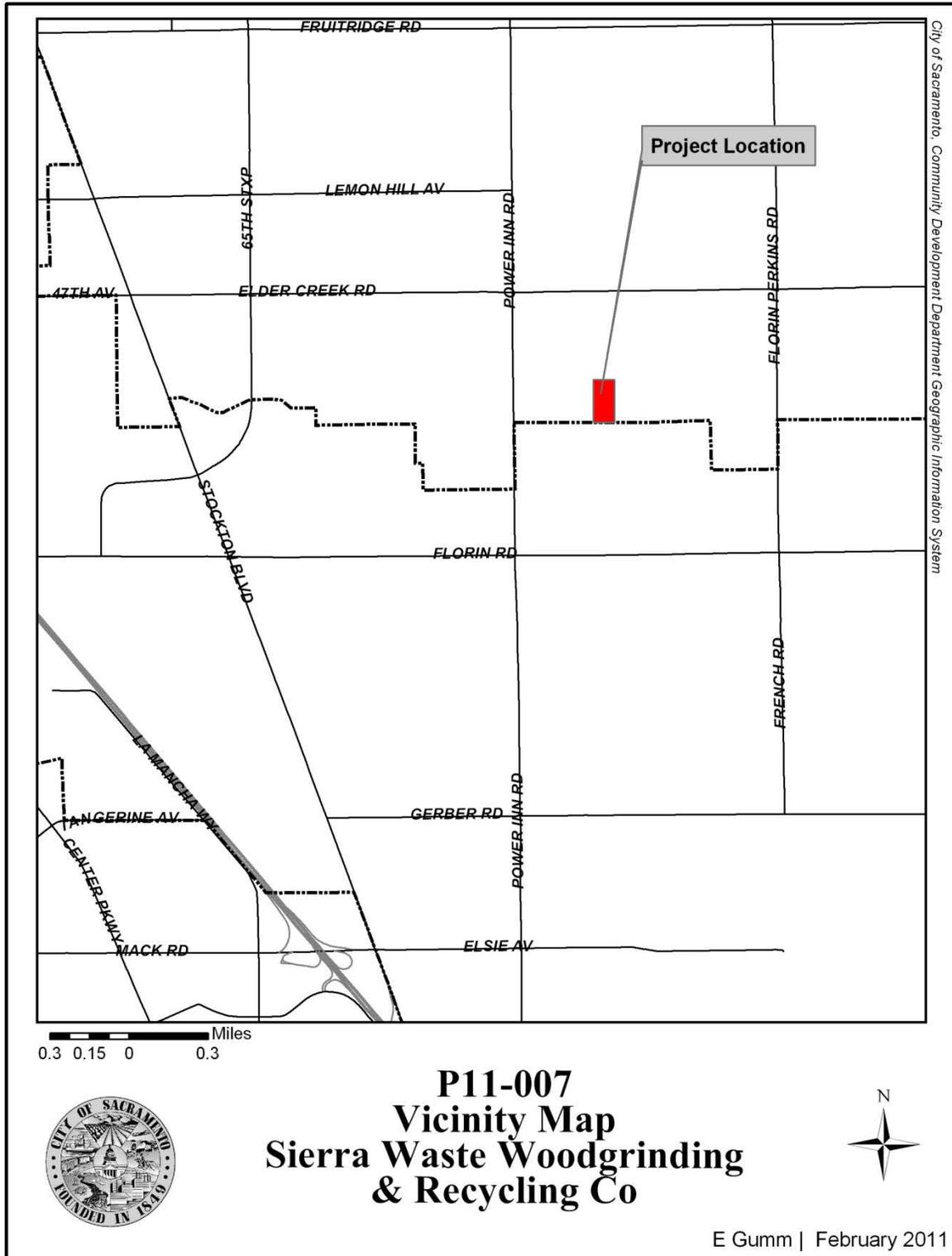
Applicant

Sierra Waste Woodgrinding, c/o: Sunil Dutt, (916) 388-8320
8260 Berry Avenue, Sacramento, CA 95828

Owner

Soin Bal/Chander M/Urmil D/Veena/Sunil Dutt (916) 532-1674
7795 River Landing Drive, Sacramento CA, 95831

Vicinity Map



Summary

The applicant is requesting entitlements to expand the existing greenwaste facility and add a Construction, Demolition and Inert Debris (CDI) major recycling facility at the project site. In 2008, a Special Permit was approved for a greenwaste facility to process construction and demolition wood chipping and grinding. The Special Permit allows up to 500 tons of materials being processed per day. With the current proposal, the greenwaste facility will be expanded, and a new CDI recycling facility will be added. Together, these two facilities would be allowed to process not more than a combined total of 1,000 tons of material per day. The new CDI recycling facility will process and recycle construction materials (such as rock, dirt, asphalt, appliances, metals, e-waste, cardboard, plastic, aluminum, cans, clan wood, etc.). Staff has notified all surrounding property owners within 500 feet of the site for this public hearing and received no opposition from the surrounding businesses.

Table 1: Project Information
General Plan designation: Industrial
Existing zoning of site: Heavy Industrial (M-2S) zone
Existing use of site: Wood Chipping & Grinding Greenwaste Facility
Property dimensions/area: 7.9± acres; 883'x 394'
Building square footage: 1,700 ± SF Office + 2,000 SF Storage
Building height: One Story

Background Information

The site is located within an industrial area, and has been used for industrial purposes for quite some time. All the buildings onsite are existing, and there are no prior entitlements for the buildings. The applicant currently operates a construction and demolition wood chipping and grinding facility (Greenwaste Facility, which was approved in 2008 (P07-168). The current proposal does not involve any new construction on site. The applicant has stated the current operation includes:

- 30-40 daily inbound truck trips to the site.
- The truckloads consist of wood product/debris to be ground and shipped to power plants.
- Each truck's load is weighed on site.
- Each wood load is taken out of the truck by means of front-loader tractor or dump truck and sorted by material type. Sorted material is placed on individual bins and hauled by concerned recycler to their facility for recycling.
- Each load consisting of wood products/debris is ground into chipped material onsite by use of a mobile grinder. The ground wood materials are placed into stockpiles, and are shipped off site by means of large trucks.
- Once the ground wood is loaded on the delivering truck, it exits the site.
- The delivery truck hauls the ground wood materials to a power plant to produce power.
- All operations are conducted on a paved and fenced yard in an open area.

Public/Neighborhood Outreach and Comments

As part of the application review process staff routed the application package to the Army Depot Redevelopment Advisory Committee (RAC) and the Depot Park on February 07, 2011. Staff also mailed Planning Commission hearing notices to all property owners within the 500 foot radius on April 29, 2011 and posted the site with a public hearing notice. City staff has not received any comments or concerns from the Associations or neighbors.

Environmental Considerations

The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that this is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15061(b)(3), Review for Exemption, No Significant Effect. The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Policy Considerations

The 2030 General Plan Update was adopted by City Council on March 3, 2009. The 2030 General Plan's goals, policies, and implementation programs define a roadmap to achieving Sacramento's vision to be the most livable city in America. The 2030 General Plan updated designation of the subject site is Industrial. The proposed project is consistent with the following applicable goals and policies of the 2030 General Plan.

- **Industrial Growth.** The City shall encourage the protection, continued intensification, and expansion of existing industrial, warehousing, and distribution facilities and provide for new warehousing/distribution activities in select locations when found to be compatible with existing surrounding neighborhoods, to provide a range of employment opportunities for Sacramento's residents. (Policy LU 7.2.1)
- **Recycling and Reuse of Construction Wastes.** The City shall require recycling and reuse of construction wastes, including recycling materials generated by the demolition and remodeling of buildings, with the objective of diverting 85 percent to a certified recycling processor. (Policy U 5.1.16)

The proposed expansion and the addition of other recycling types will encourage and accommodate the needs of recycling and promote the reuse of construction waste. To that end, the project is consistent with the applicable policies of the 2030 General Plan and the recycling programs established by the City's Department of Utilities.

Project Design

Land Use

The project site is zoned Heavy Industrial (M-2S) zone. The Zoning Code allows the operation of Greenwaste recycling facilities and other recycling facilities in the M-2S zone, subject to the approval of a Planning Commission Special Permit and compliance with the development standards set forth in Section 17.24.050(41) (footnote 41). All operations are generally required to be screened from public views or conducted entirely within a building. Landscaped setbacks are required along street frontages.

Special Permit

The site is a large, flat, paved parcel. There is a small 100 square foot office used for check in and weighing purposes located along the western property line. A 1,700 square foot general operations office building with associated parking is located along the northern property line. The majority of the site is open to accommodate the recycling operations and facilitate the maneuvering of the trucks. A six-foot high chain link fence with slats borders the site on the property lines. All activities on the site are currently screened from public view. The frontage along Berry Avenue has been improved per the Conditions of Approval of the previous entitlements. The applicant has stated the proposed operation includes:

- 40-60 daily inbound truck trips to the site.
- Each truck's load will be weighed on site.
- Each load is taken out of the truck by means of front-loader tractor or dump truck and sorted by material type (wood products, rock, dirt, asphalt, appliances, metals, e-waste, cardboard, plastic, aluminum, cans, clean wood, etc.) Sorted material will be placed on individual bins and hauled by concerned recycler to their facility for recycling.
- The truckloads consist of wood products, Construction, Demolition and Inert Debris to be sorted, ground and shipped to power plants.
- Each load consisting of either wood products/ or acceptable Construction, Demolition and Inert Debris be ground into chipped material onsite by a mobile grinder. The ground Construction, Demolition and Inert Debris or greenwaste materials will be placed into stockpiles and shipped off site by means of large trucks.
- Once the ground greenwaste materials and Construction, Demolition and Inert Debris will be loaded on the delivering truck, and be existed the site and delivered to concerned recycler.
- The delivery truck hauls the ground wood and greenwaste materials to a power plant to produce power.
- All operations are conducted on a paved and fenced yard in an open area.

The existing special permit allows up to 500 tons of greenwaste materials to be processed on site per day. The applicant is requesting to add a CDI major recycling facility which will involve the sorting of CDI material. CDI materials include the following: rock, dirt, asphalt, appliances, metals, e-waste, cardboard, plastic, aluminum, cans, and

clan wood. The two special permits are conditioned to allow the processing of not more than a combined total of 1,000 tons recycling materials per day, which could be solely greenwaste or CDI materials or combined materials.

As part of the recycling operations, large stock piles of the construction debris will be located onsite. The City Fire Department requires recycling material piles to not exceed 25 feet in height, 150 feet in width and 250 feet in length. Piles are also required to be separated from adjacent piles by approved Fire Apparatus roads. Due to the size restrictions of the stockpiles, height and area requirements of the stockpiles will not exceed any development standards within the M-2S zone.

Access, Circulation, and Parking

Access to the project site is provided by a driveway along the southern side of Berry Avenue. The applicant does not propose to make any changes to the existing access and parking lot areas. The zoning code specifies that the 1,700 square foot office use requires not less than one parking space per 400 gross square feet, and not more than one parking space per 275 gross square feet of office. Therefore, the onsite office use is required to provide 5 parking spaces. A total of 15 parking spaces are currently provided, which meets the parking requirement.

As stated in the City Zoning Ordinance, a special permit is required for the use of any recycling facilities. The approved Special Permit in 2008 was for greenwaste recycling only with a maximum capacity of 500 tons per day. The added CDI major recycling facility is subject to a new special permit. The applicant is also requesting the increased tonnage for the greenwaste recycling, therefore, a major modification to the special permit for greenwaste facility is also required. In evaluating special permit or modification proposals of this type, the Planning Commission is required to make the following findings:

- A. A special permit shall be granted upon sound principles of land use.

Granting the Special Permit is based upon sound principles of land use in that the proposed project is consistent with the land use designations and applicable policies in the General Plan, the use is allowed within the Heavy Industrial (M-2S) zone, and similar industrial uses are located adjacent to the project site.

- B. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

Granting the Special Permit will not be detrimental to the public health, safety and welfare, and will not result in a public nuisance in that it has been designed to provide adequate vehicular access, setbacks, stockpile areas, and would be compatible with the existing character of the general vicinity and would not change the essential character of the project area.

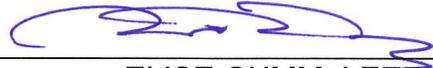
- C. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

The proposed use will be consistent with the objectives of the City of Sacramento General Plan because the project would expand greenwaste and construction material recycling opportunities.

Recommendation

Staff recommends that the Planning Commission approve the proposed project subject to the attached Findings of Facts and Conditions of Approval.

Respectfully submitted by:



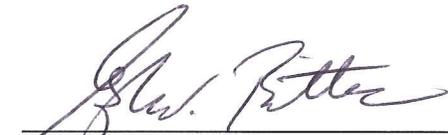
ELISE GUMM, LEED AP
Associate Planner

Approved by:



LINDSEY ALAGOZIAN
Senior Planner

Recommendation Approved:



GREG BITTER, AICP
Principal Planner

Table of Contents

Staff Report	Page 1
Attachment 1: Recommended Findings of Fact & Conditions of Approval	Page 9
Exhibit A: Site Plan	Page 13
Attachment 2: Vicinity Map	Page 14
Attachment 3: Land Use and Zoning Map	Page 15

Attachment 1 Recommended Findings of Fact and Conditions of Approval

Findings of Fact**A. Environmental Determination: Exemption**

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under Section **15061(b)(3), Review for Exemption, No Significant Effect** of the California Environmental Quality Act Guidelines as follows:

The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

B&C Special Permit to establish a Construction, Demolition and Inert Debris (CDI) major recycling facility in the Heavy Industrial (M-2S) zone and **Special Permit Modification** to expand an existing construction and demolition wood chipping and grinding greenwaste facility by increasing tonnage of material per day are approved subject to the following Findings of Fact and Conditions of Approval:

1. Granting the Special Permit is based upon sound principles of land use in that the proposed project is consistent with the land use designations and applicable policies in the General Plan, the use is allowed within the Heavy Industrial (M-2S) zone, and similar industrial uses are located adjacent to the project site.
2. Granting the Special Permit will not be detrimental to the public health, safety and welfare, and will not result in a public nuisance in that it has been designed to provide adequate vehicular access, setbacks, stockpile areas, and would be compatible with the existing character of the general vicinity and would not change the essential character of the project area.
3. The proposed use will be consistent with the objectives of the City of Sacramento General Plan because the project would expand greenwaste and construction material recycling opportunities.

Conditions of Approval

B&C. Special Permit to establish a Construction, Demolition and Inert Debris (CDI) major recycling facility in the Heavy Industrial (M-2S) zone and **Special Permit Modification** to expand an existing construction and demolition wood chipping and grinding greenwaste facility by increasing tonnage of materials per day are **approved** subject to the following Conditions of Approval:

PLANNING

- B-C1. Applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.
- B-C2. Any modification to the project shall be subject to review and approval by Planning staff.
- B-C3. All signage shall be required to comply with City Code and all signs require a building permit.
- B-C4. Owner/operator shall be limited to receiving up to 1,000 tons of total materials (greenwaste, or CDI recycling, or both) per day.
- B-C5. Owner/operator shall be limited to removing up to 1,000 tons of total materials (greenwaste, or CDI recycling, or both) per day.
- B-C6. Any expansion over the approved combined maximum 1,000 tons of material (greenwaste, or CDI recycling, or both) collected for recycling will require a modification to the Special Permit(s).
- B-C7. Any changes (addition) to the types of material collected for grinding and/or recycling will require a modification of this Special Permit.
- B-C8. Owner/operator shall be responsible for removal of all litter generated by the recycling operation. The owner/operator shall provide litter control at the entrance of the facility and along the street, sidewalk, and setback areas adjacent to the facility.
- B-C9. Owner/operator shall control dust generated by the operation. Dust shall not be allowed to cross the overall site perimeter property lines.
- B-C10. A sign indicating a 24-hour emergency phone number and contact person shall be kept current and posted on the site in a clearly visible place.

FIRE

- B-C11. Submit a Fire Prevention, Control and Mitigation Plan (Emergency Plan) to the fire code official for review and approval. CFC 1908.10

SASD

- B-C12. The property is currently connected to public sewer. Sewer service shall continue to be provided by SASD infrastructure to the existing sewer service lateral. Required modifications, if any, shall be to the satisfaction of SASD. SASD Design Standards apply to any sewer construction and/or modification.
- B-C13. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or SASD public sewer line.

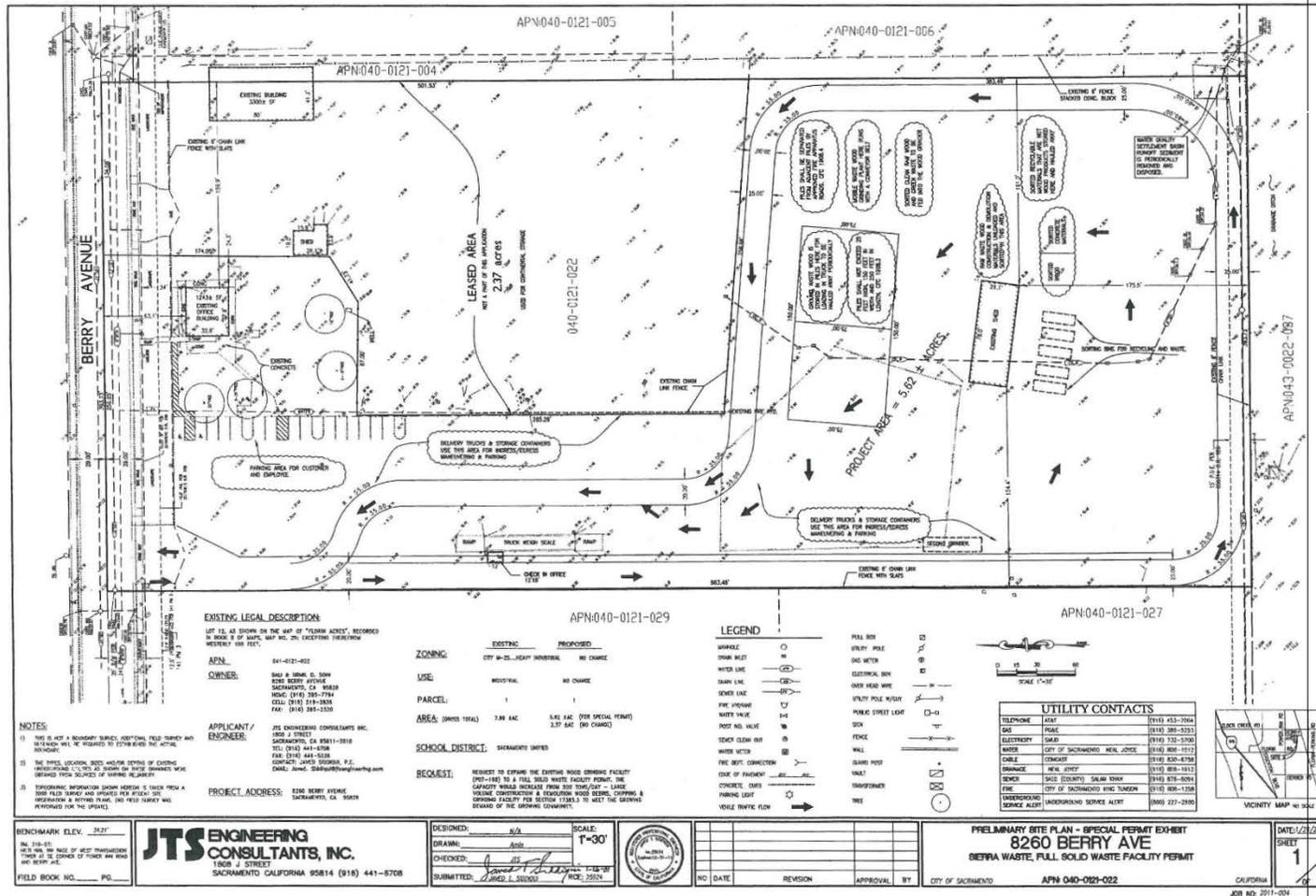
ADVISORY NOTE**FIRE**

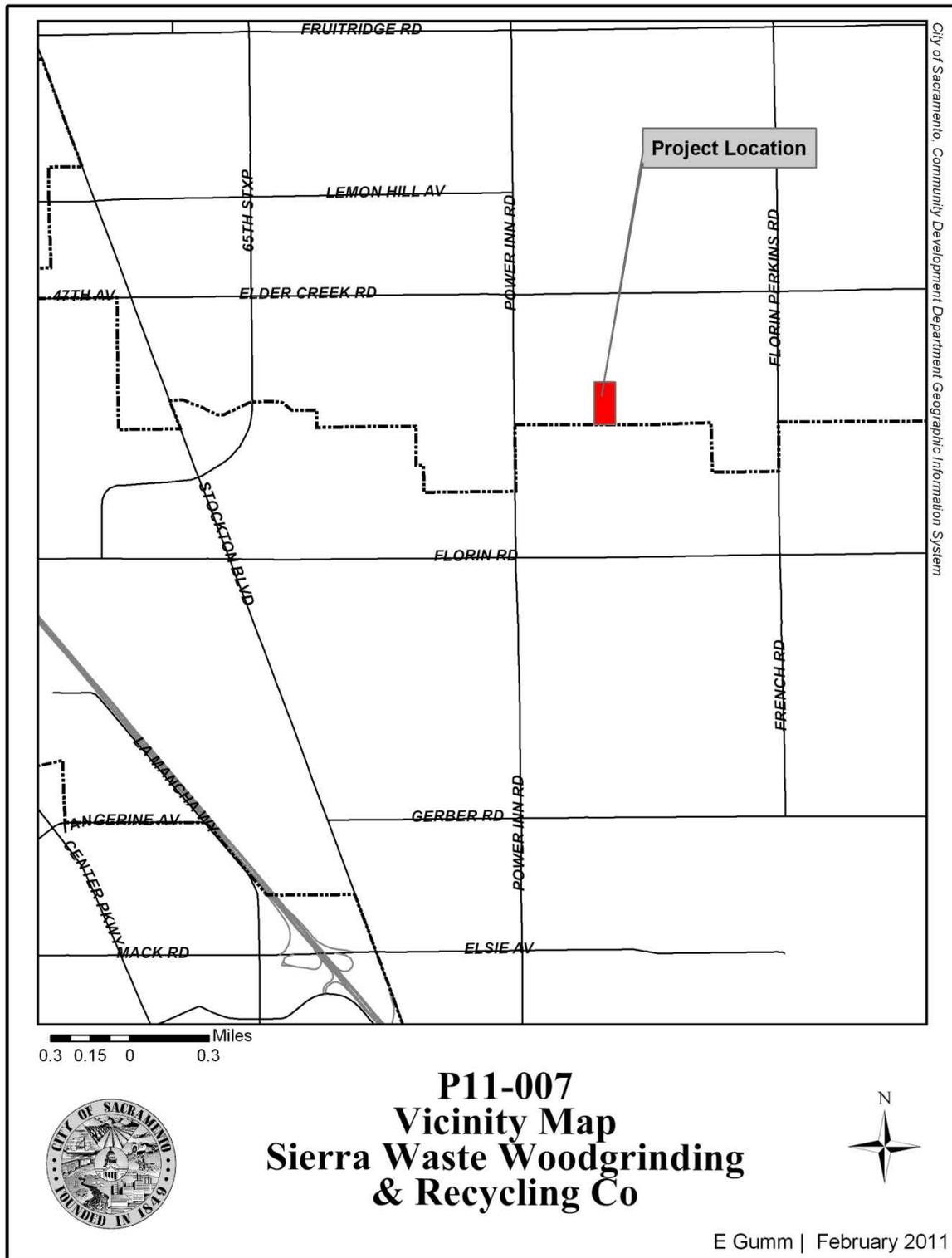
- B-C14. Storage site shall be level and on solid ground or other all-weather surface. CFC Section 1908.2
- B-C15. Piles shall not exceed 25 feet in height, 150 feet in width and 250 feet in length. CFC 1908.3
- B-C16. Piles shall be separated from adjacent piles by approved fire apparatus roads. CFC 1908.4
- B-C17. Combustible waste. The storage, accumulation and handling of combustible materials and control of vegetation shall comply with Chapter 3.
- B-C18. Static Piles shall be monitored by an approved means to measure temp within the static piles. Internal pile temperatures shall be monitored and recorded weekly. Records shall be kept on file at the facility and made available for inspection. CFC 1908.6
- B-C19. Portable fire extinguishers with a minimum rating of 4-A:60-B:C shall be provided on all vehicles and equipment operation on piles and at all processing equipment. CFC 1908.8
- B-C20. Approved material-handling equipment shall be available for moving wood chips, hogged materials, wood fines and raw product during fire-fighting operations. CFC 1908.9
- B-C21. All turning radii for fire access shall be designed as 35' inside and 55' outside.

- B-C22. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.
- B-C23. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus. (503.2.3)
- B-C24. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side. This applies to the entire length of the access road that loops the site.
- B-C25. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105.
- B-C26. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
- B-C27. Provide a water flow test. (Make arrangements at the Permit Center's walk-in counter: 300 Richards Blvd, 3rd Floor, Sacramento CA 95811).

SASD

- B-C28. Although the capacity of the plant is increasing with more utilization of existing equipments and using additional work force, the existing building (1,700 square feet) is not proposed for expansion at this time.





Attachment 3 Land Use and Zoning Map

