

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Request to revoke Special Permit P-9088 for Biomass Co-Generation Facility

SUMMARY

The City Planning Commission, on July 24, 1980 approved a Special Permit to construct a Biomass Co-Generation Facility to convert almond shells into steam and electricity on a vacant 9 acre, M-2 zoned site at North "B" and 20th Streets. The facility began initially testing in December 1981. The facility's air pollution abatement equipment has not been completely effective. The Planning Department received a request for the Planning Commission to revoke the operation of the facility until the emission situation is corrected. The Commission requested a hearing be scheduled to consider revocation of the Special Permit after the Sacramento County Air Pollution Control District conducted a hearing on the air emissions. The Air Pollution Control District hearing board is allowing Imotec to continue subject to operational parameters.

On June 24, 1982, the applicant requested additional information and the hearing was continued for staff to provide that data. The additional informational items and a brief response are provided below.

1. Report from City Fire Marshal on plans to deal with shell pile fires and ways to prevent the piles from getting wet. The City Fire Department indicated that Imotec has installed water mains, fire hydrants, fire hose lines, first aid fire fighting equipment, and have separated the piles by 20-foot paved access roads. Only a device to monitor the temperature of the fuel sites has yet to be installed. The Fire Department has made no request to prevent the piles from getting wet.
2. Report from State Regional Water Quality Control Board on methods of disposing of the fly ash and the percolation rate in drainage pool. The fly ash is sold to local manufacturers of agricultural compost. CARWQCB found no activities threatening ground or surface water quality. The drainage pond is near a 1930 landfill. Pondered water percolating through the landfill could create additional leachate flowing into the ground water. Imotec has agreed to do test borings.
3. A test on noise level from the Stockton bag house. Staff contacted Blue Diamond personnel who operate that bag house and was advised that they had not conducted a noise test on the bag house. Their personal assessment was the bag house was one of the quieter components of the operation. They had conducted noise measurements inside the building to find that the noise level was equal to or lower than the OSHA limit.
4. Consider landscaping to mitigate the visual impacts. Imotec has indicated that they would plant oleanders along the railroad tracks from the access road to the PG & E substation and plant blackwood acacia from the fuel storage building to the bag house on the interior portion of the site. Staff is assessing the potential to plant vegetation along the railroad embankment which borders the north side of Grant Park.

The bag house has been operational since late July and appears to be meeting the opacity emission standard, thereby eliminating smoke (nuisance). The State Air Resources Board has been requested to monitor the particulate emission. This has not been conducted at this time. Staff has requested the "post" noise study and Imotec is going to have this completed in the very near future.

The Commission's receipt and consideration of evidence is limited to air quality emissions, plant noise, plant traffic, plant dust, plant odors, plant steam emissions, and spreading of particules from transported fuel material as previously identified in the June 24 staff report.

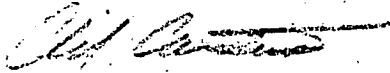
Attached for the Commission's information are:

City Fire Department letter
California Regional Water Quality Control Board memo
Landscaping Site Plan
June 24, 1982 staff report

RECOMMENDATION

Staff does not recommend revoking or suspending the Special Permit at this time.

Respectfully submitted,



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Senior Planner

CC:cp

Attachments