

STAFF REPORT AMENDED 7-24-80

CITY PLANNING COMMISSION

915 "I" STREET SACRAMENTO, CALIFORNIA 95814

APPLICANT IMOTEK, 501 Tunnel Avenue, San Francisco, CA 94134

OWNER California Almond Growers Exchange, 1802 "C" Street, Sacto., CA

PLANS BY Bumstead-Wolford

FILING DATE 6-16-80 50 DAY CPC ACTION DATE REPORT BY WW:bw

NEGATIVE DEC 7-14-80 EIR ASSESSOR'S PCL NO 003-022-23,18

APPLICATION: 1. Environmental Determination

2. Special Permit to construct a 2,800 square foot biomass cogeneration facility to convert almond shells into steam and electricity

LOCATION: North side of North "B" Street, between 20th and 22nd Street (behind Almond Growers manufacturing plant)

PROJECT INFORMATION:

General Plan Designation:	Industrial
Industrial Park Community Plan:	Industrial
Existing Zoning of Site:	M-2
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	SMUD Sub-station; M-2(PC)
South:	Railroad tracks; M-2
East:	Undeveloped; M-2
West:	Railroad tracks and cold storage plant; M-2

Boiler Building:	2,800 square feet
Boiler, bag house, cooling tower and dust collector:	3,500 square feet
Property Dimension:	Irregular
Area of Property:	9.3 acres
Height of Structure:	Boiler building - 56 feet Stack - 75 feet
Parking Required:	6
Number of employees:	Parking Provided: 10
Number of employees per shift:	10
Hours of Operation:	three to four
Available utilities:	24 hrs. per day
Shell Storage Area:	An overhead structure will be constructed from the cold storage plant to supply utilities and fuel
Volume:	50 feet in height X 360 feet in length
Tons:	600,000 feet
Building Material:	4,000 tons
	Metal roofing and siding

The applicant proposes to construct a biomass cogeneration facility, which will convert almond shells into steam and electricity. The cogeneration facility will obtain the almond shells from the California Almond Growers Exchange at the northeast corner of North B and 18th Streets by way of a

APPLC. NO. P-9088

MEETING DATE July 24, 1980

CPC ITEM NO. 16

001121

16 inch pneumatic conveyor within a suspended utility bridge over the warehouse and over the Southern Pacific and Western Pacific Railroad tracks to subject site (see Exhibit A). The cogenerator power plant consists of belt conveyors from the stock pile, which is approximately a four-day supply, to a direct-fired boiler (750 psi, 750° F) with the capacity of 125,000 pounds of shells per hour that will make steam to generate an 8,500 K.W. electrical generator. Other facility components are air compressors, fans, cooling towers, dust collectors and a 75-foot high exhaust stack. The utility bridge will carry steam and electricity back to the almond warehouse as well as supplying a six-inch natural gas line, a four-inch condensate pipe line and a four-inch sanitary line. Water may be either delivered to the plant by a twelve-inch pipe line in the utility bridge, or a well will be drilled on site (see utility bridge section - Exhibit B).

1. The proposed cogeneration facility will have to obtain a permit from the Sacramento County Air Pollution Control District. The APCD permit procedures will require the facility to comply with APCD Rules and Regulations for emissions.
2. The 1975 Sacramento City's Noise Element indicates the subject site to have an ambient noise level of Ldn 60-65 dBA. However, the site, bordered on two sides by railroad tracks, is exposed to substantial amounts of railroad noise.

3. The City Fire Department has required a minimum eight-inch (8") water line connecting two (2) fire hydrants near the facility.
4. This project is estimated to generate approximately 100 vehicles per day, and the existing street system has the capacity to accommodate this traffic. However, the access road from the public street to the site may have to be improved. Staff suggests that any improvement of the road be made prior to occupancy.
5. Energy will be used to develop the material and construct the facility; however, the project will have a beneficial environmental affect because it will dispose of waste thereby conserving land fills and generate energy from a renewable natural resource.
6. There will be an incremental increase for utilities, but the existing infrastructure can accommodate this project. The applicant will install extension of utility lines, i.e. gas, electricity, water, sanitary, etc.

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration;
2. Approval of the special permit subject to the following conditions and based on findings of fact.

*Conditions:

- a. Applicant shall comply with Sacramento County Air Pollution Control District's Emission Standards by obtaining an operating permit from this agency.
- b. Applicant shall comply with all requirements of the City Engineer, Traffic Engineer, Fire Department and Building Inspector. Such improvements required may include, but not be limited, to improvement of the existing access road.

Findings of Fact:

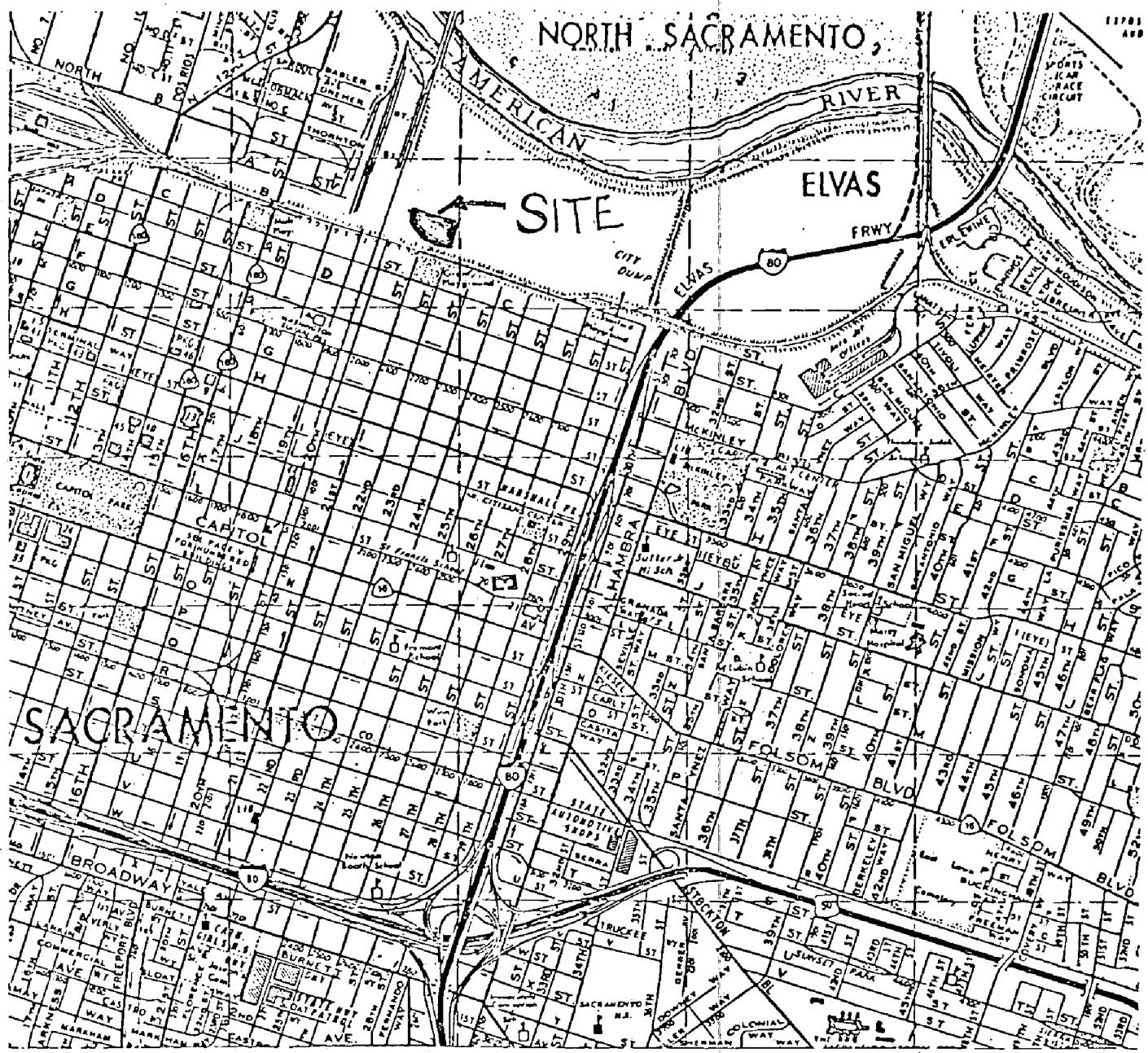
1. The project is based on sound principles of land use in that:
 - a. The proposal is located in an industrial area surrounded by an almond processing plant, railroad tracks and a dairy goods distribution center;
 - b. The subject site is located in a M-2, Heavy Industrial Zone. Such facilities are permitted in this zone with the approval of a special permit.
2. The project is not injurious to the general public nor surrounding properties in that:
 - a. The project is conditioned to comply with the Sacramento County Air Pollution Control District's Emission Standards;

*See page 5

- b. Parking for employees will be provided on the site;
 - c. The project will have a beneficial environmental effect because it will dispose of waste, thereby conserving land fills and generate energy from a renewable natural resource.
3. The proposed project conforms to the 1974 General Plan in that this plan designates the subject site for industrial uses.

**Planning Commission added condition:*

- c. A noise analysis shall be done prior to and after operation of the project.*



SACRAMENTO CENTRAL CITY

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P-9092

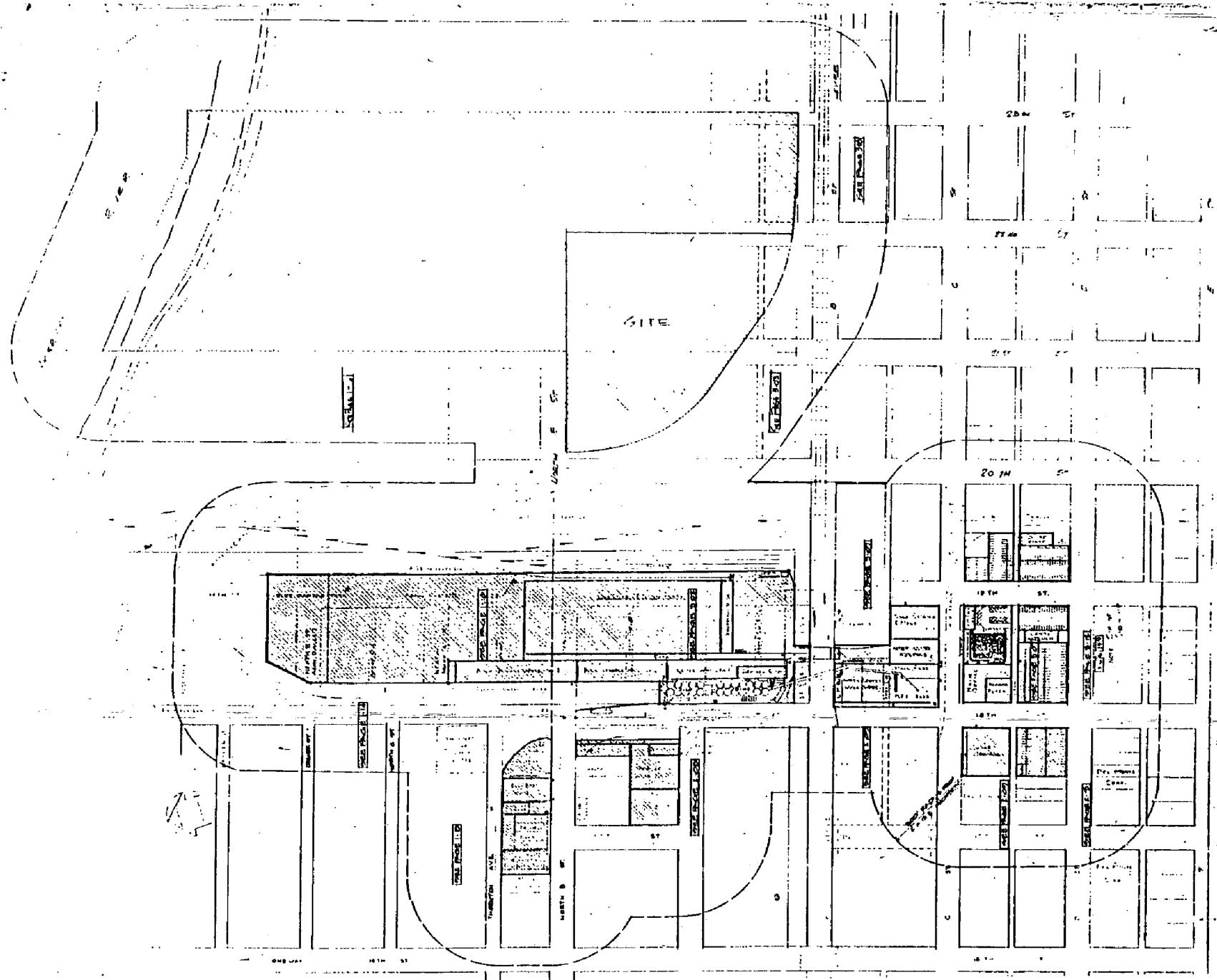
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#16
INNOTEK

001121

D-9268

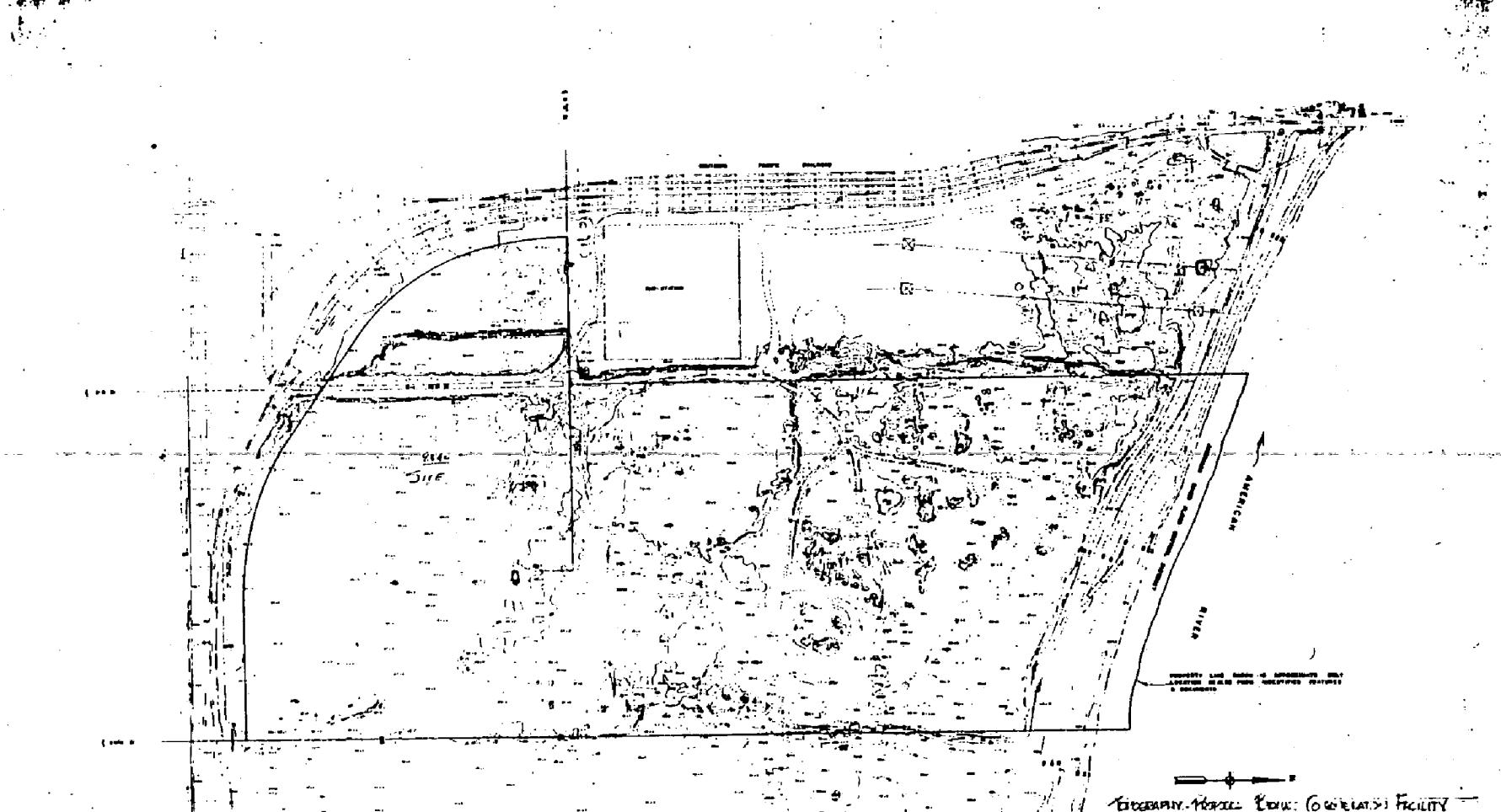
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PROBLEMS OF ECONOMIC INTEGRATION - RECENT PERSPECTIVES, FRANCIS
AFFILIATE : MASTER JUNE 1982

P-9088
7-24-80

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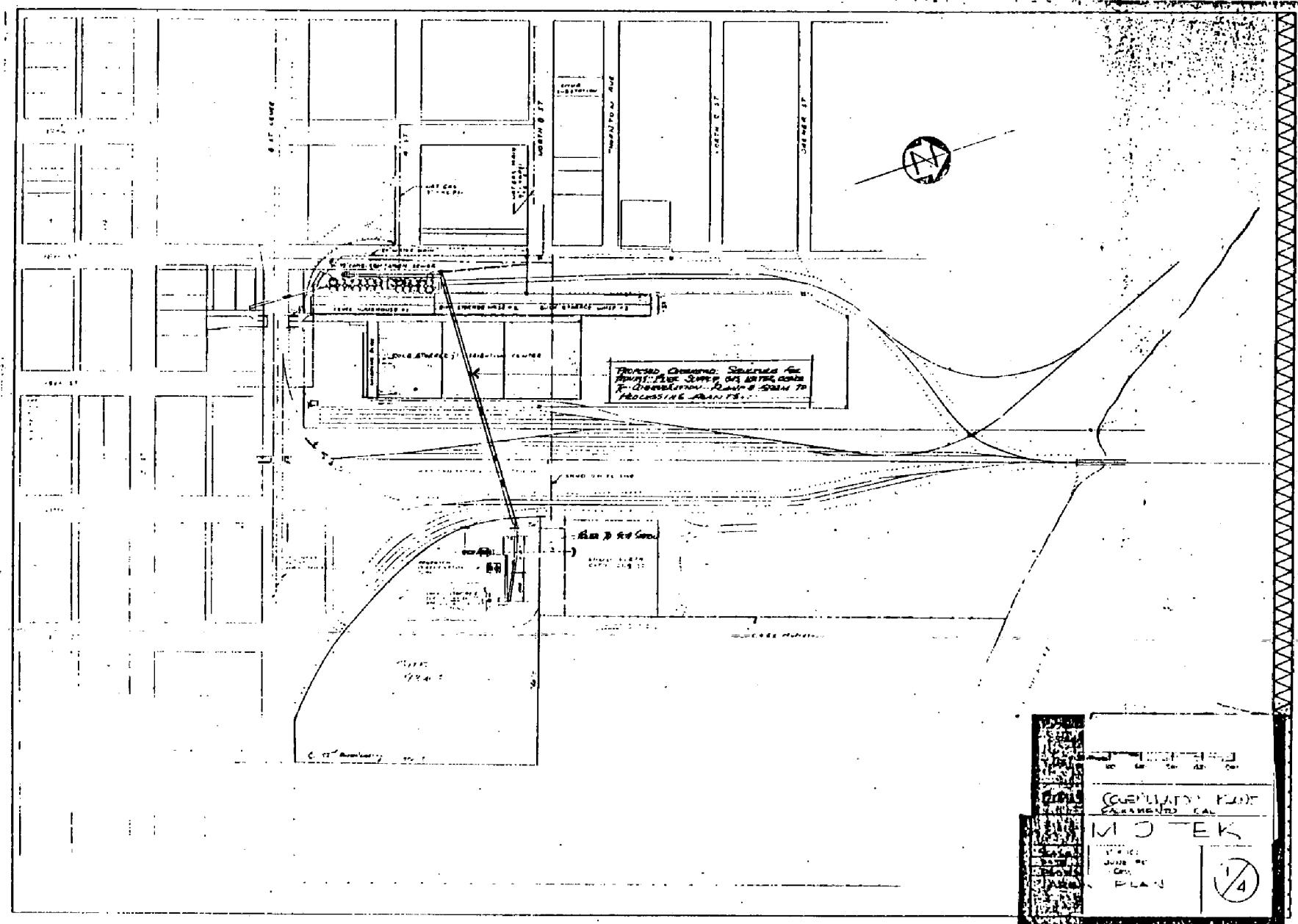


TOPOGRAPHY - MODEL FLOOR (GATEWAY) FACILITY
ACQUISITION BY IMOTEK June 1980

P-9083

7-24180

91 #

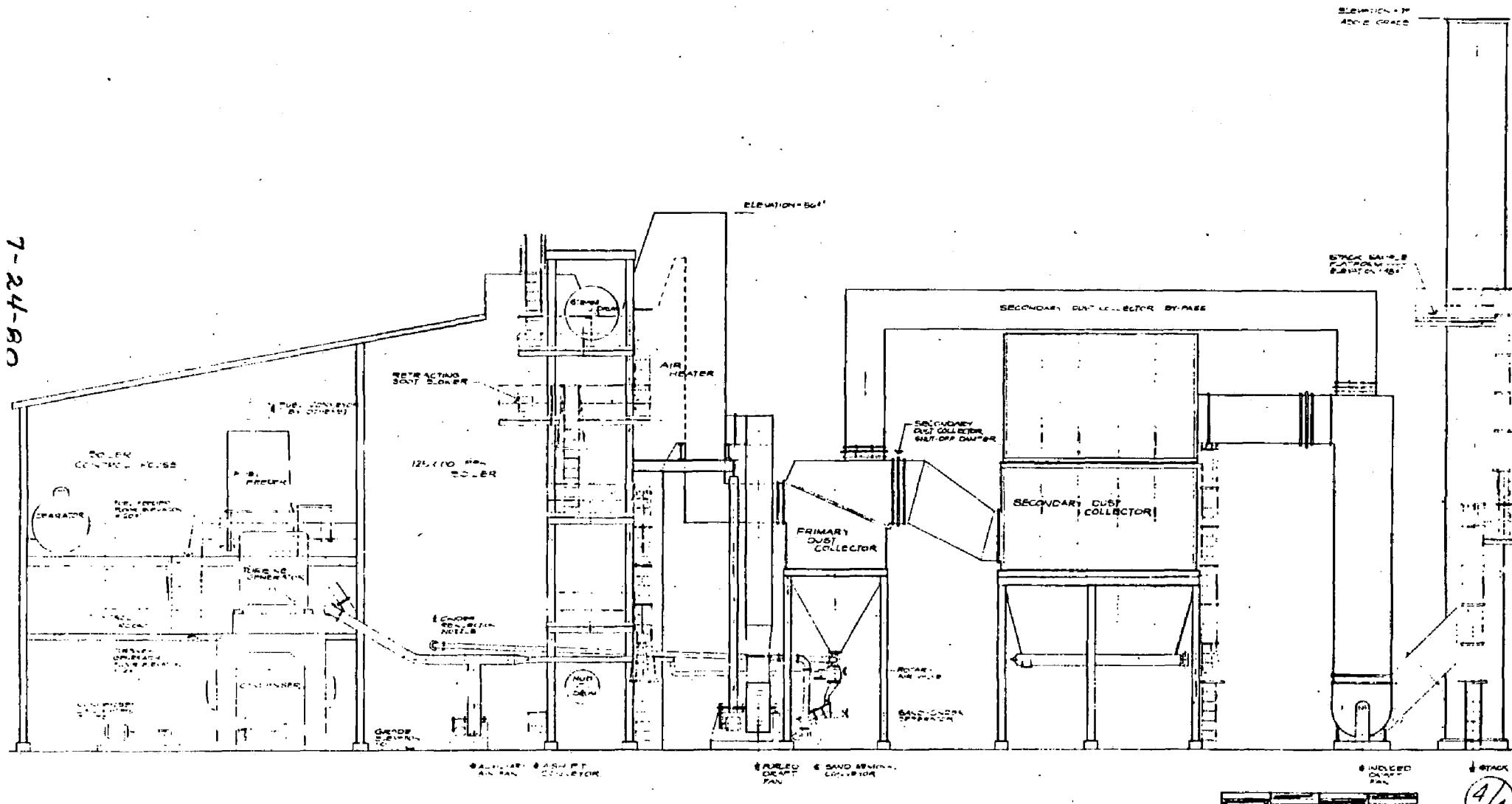


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P-9088

7-24-80

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001130

NOTE:
LEAVING TOWERS AND
WALLS OF BUSES CONCEALED
NOTED WITH SHOTCH.

RIGHT SIDE ELEVATION

CALIFORNIA ALMOND GROWERS EXCHANGE
COLD STORAGE AND DISTRIBUTION CENTER

Existing Bed



EXISTING TRACKS

20th STREET

EXISTING ACCESS

Ron

Eastern Task

— Four Super

6 MUD. NO. 5-
S.E. STAT. C

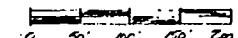
Fuel Storage

CARRYING LOAD

9.3.4c SITE

250' ±

001131

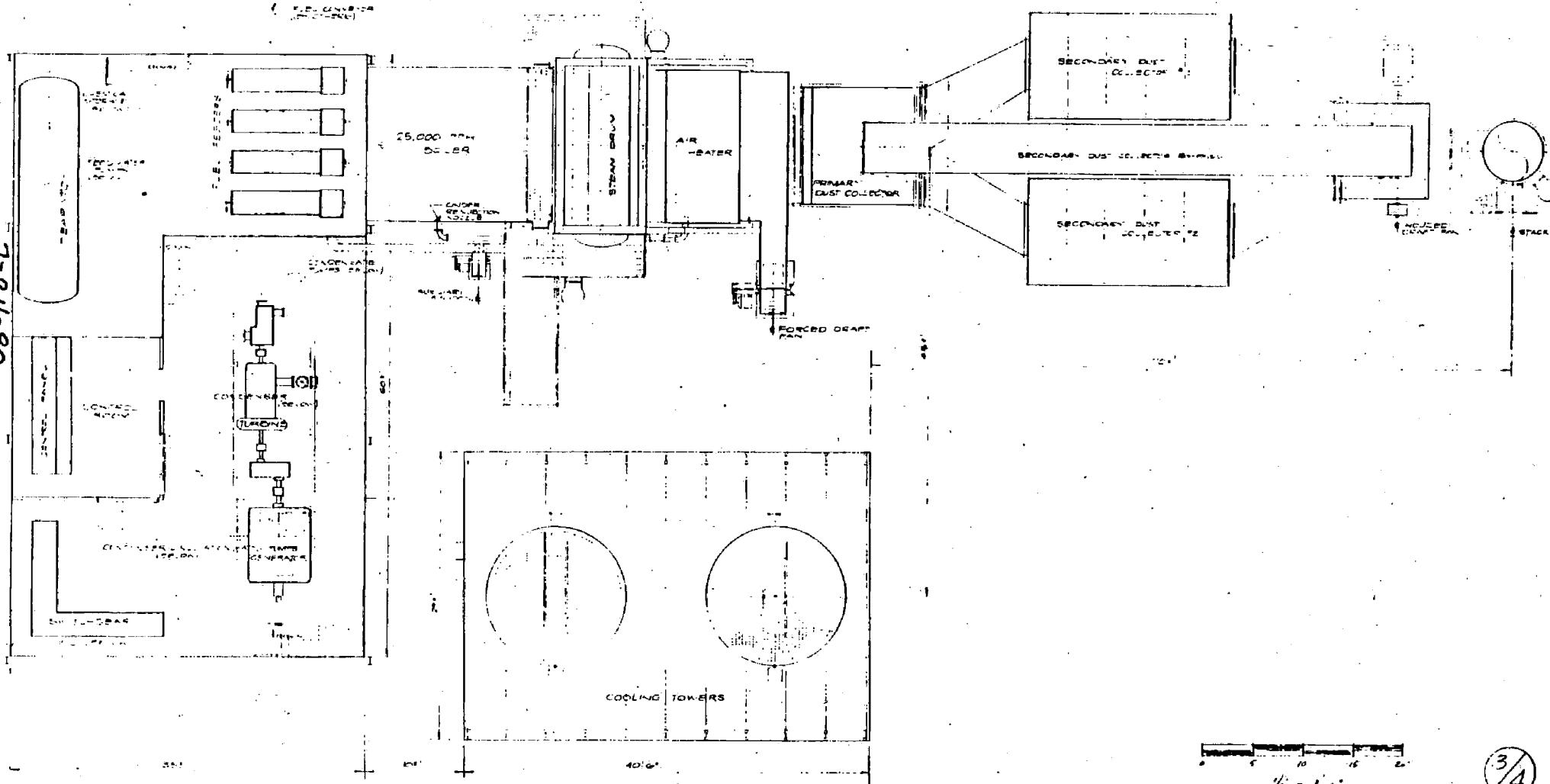


2
4

					IMOTEK INC.	BUMSTEAD-WOOLFORD
					SACRAMENTO, CALIF.	DETROIT PORTLAND SAN FRANCISCO LOS ANGELES BALTIC LAND CITY
					PROPOSED 20,000 PLANT ADDITION SITE PLAN	
SEARCHED	INDEXED	FILED	SP-602	REVISION	SP-602	DATE 5-29-80 NAME J. B. COOPER ADDRESS 1715 BOSTON CITY SP-602 PR 4
SEARCHED INDEXED FILED SP-602 REVISION SP-602				DATE 5-29-80 NAME J. B. COOPER ADDRESS 1715 BOSTON CITY SP-602 PR 4		

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7-24-80

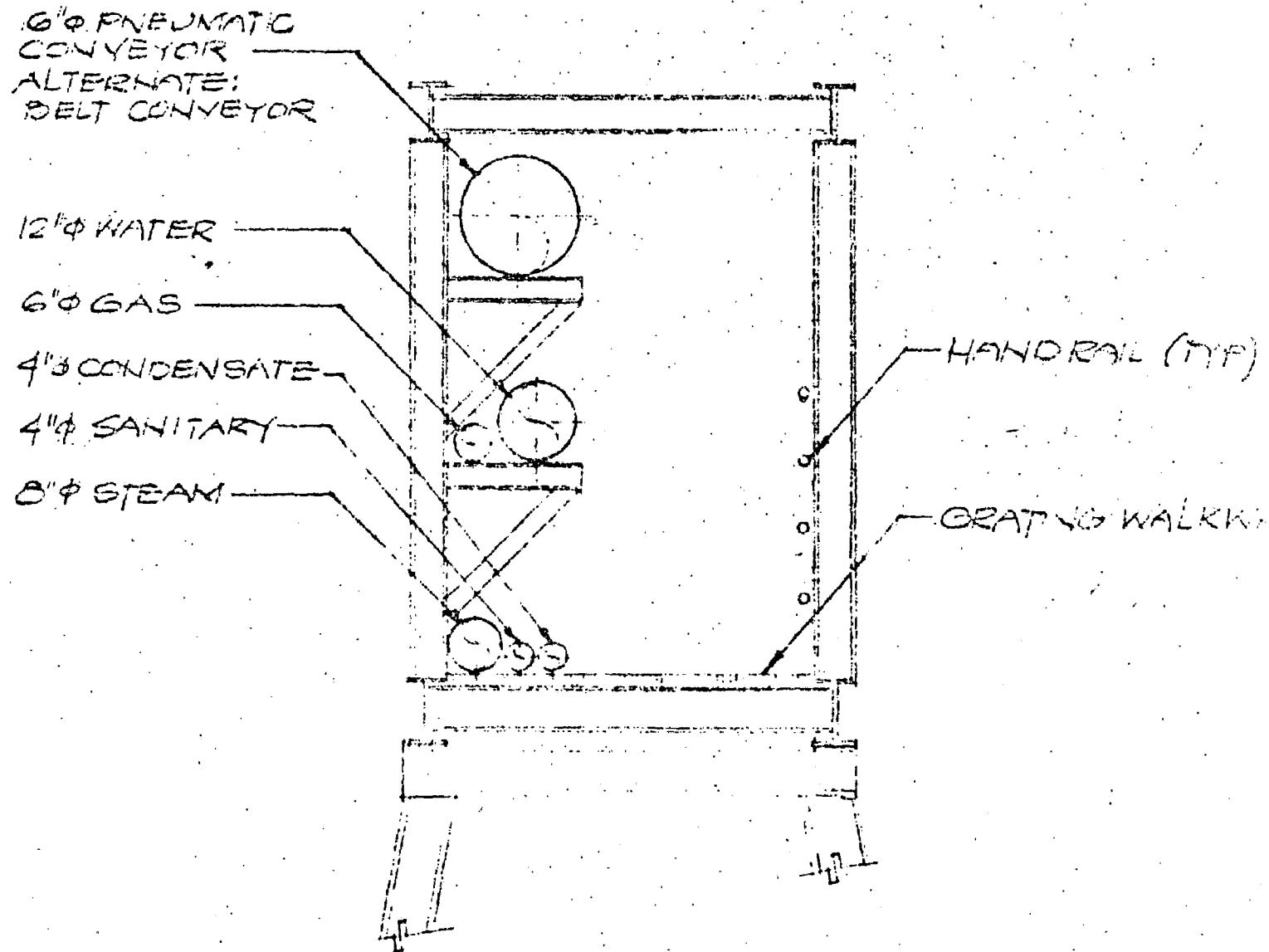


001132

NOTE
ROUTE OF SMOKE CONTROL HOUSE
NOT SHOWN

IMOTEC INC.	SACRAMENTO, CALIF.	BUMSTEAD-WOOLFORD
PROPOSED BOILER PLANT ADDITION	DETROIT	NEW YORK
PLAN	PRINTED	PRINTED
DATE DRAWN	07-24-80	07-24-80
DESIGNER	IMOTEC INC.	DETROIT
REVISOR	001	001
SP. NO. 001	001	001
SP. NO. 001	001	001

3/4



TYPICAL PIPE BRIDGE SECTION

001133

P-9088

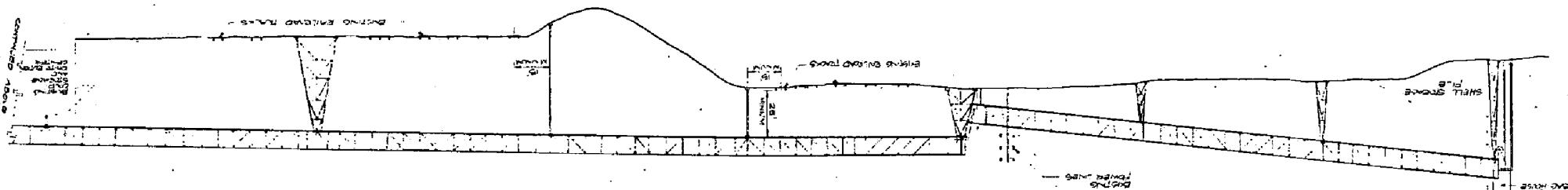
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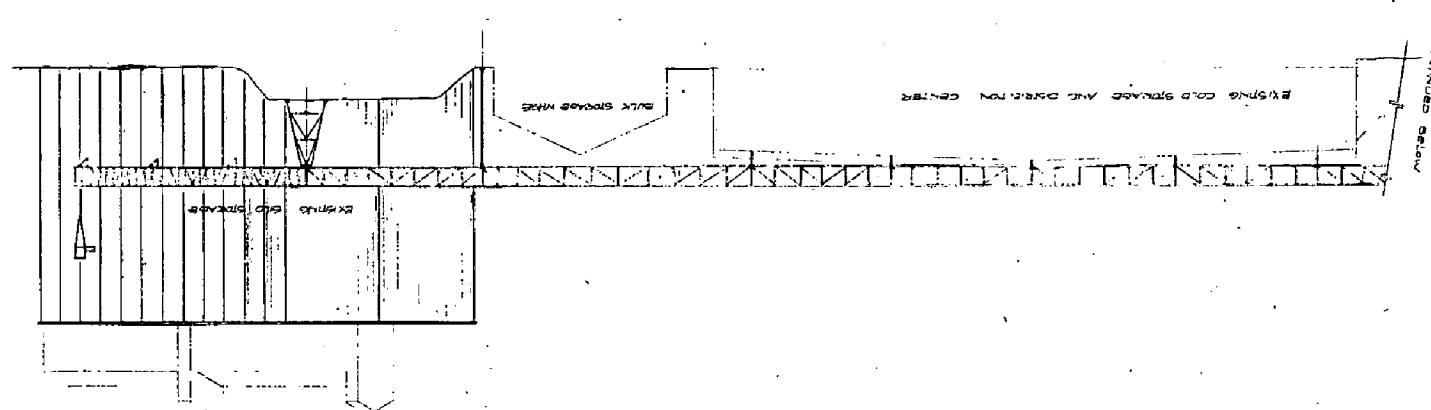
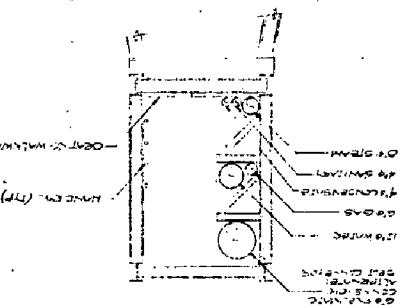
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.001 36 35 32 31 30

FUEL HANDLING SYSTEM BRIDGE - ELEVATION LOOKING SOUTH



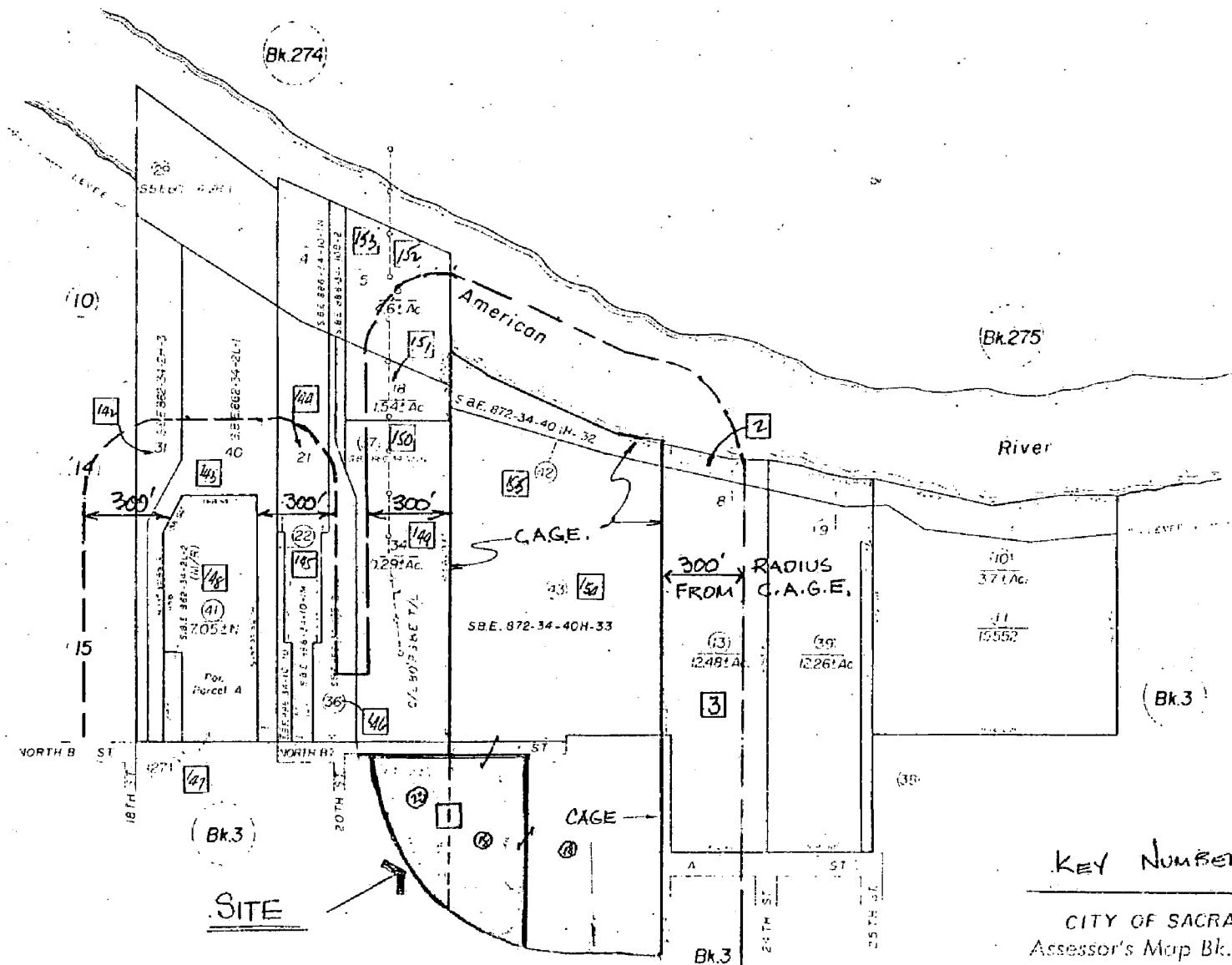
Typical Pipe Bridge Section



POR. RANCHO NEW HELVETIA & SWAMP LAND SURVEYS

Fair Haven Cada

1-16



KEY NUMBER [] (1-16)

CITY OF SACRAMENTO
Assessor's Map Bk. 1 -Pg. 16
County of Sacramento, Calif.

NOTE: All dimensions shown in Elliptical
coordinates, Projected Headwaters Shown in Circular

001135

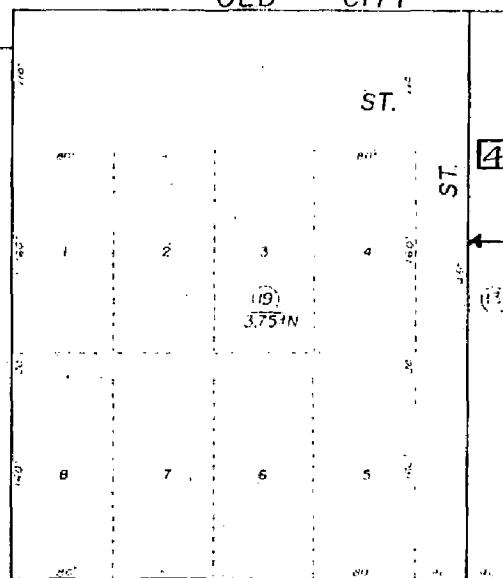
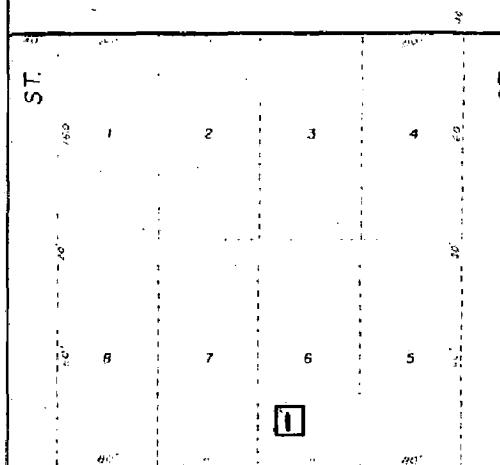
3-03

Tax Area Code

(Bk. I)

OLD CITY

NORTH B



300' RADIUS FROM
C.A.G.E. PROPERTY

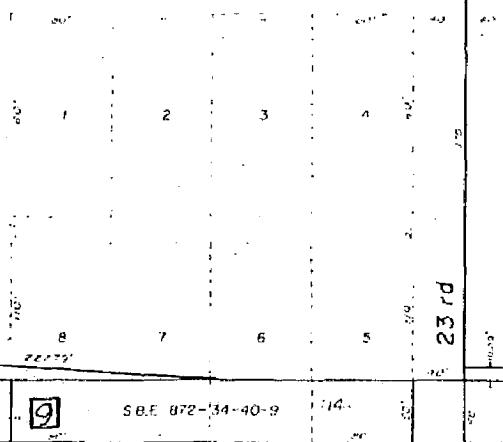
Bk. I

KEY-NUMBER **M**

02

A

032



A diagram showing a 2x5 grid of numbered locations. Locations 5, 6, 7, and 8 are highlighted with black boxes. A curved arrow points from location 7 to location 8. Location 3 is also highlighted with a black box.

104

(1) Per SBE R72-34,406-28

(12) Por. SBE, 87P 34-406-29

ST

CITY OF SACRAMENTO
Assessor's Map Bk. 3 -Pg.03

✓ County of Sacramento, Calif.

**NOTE: Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles**

(08)

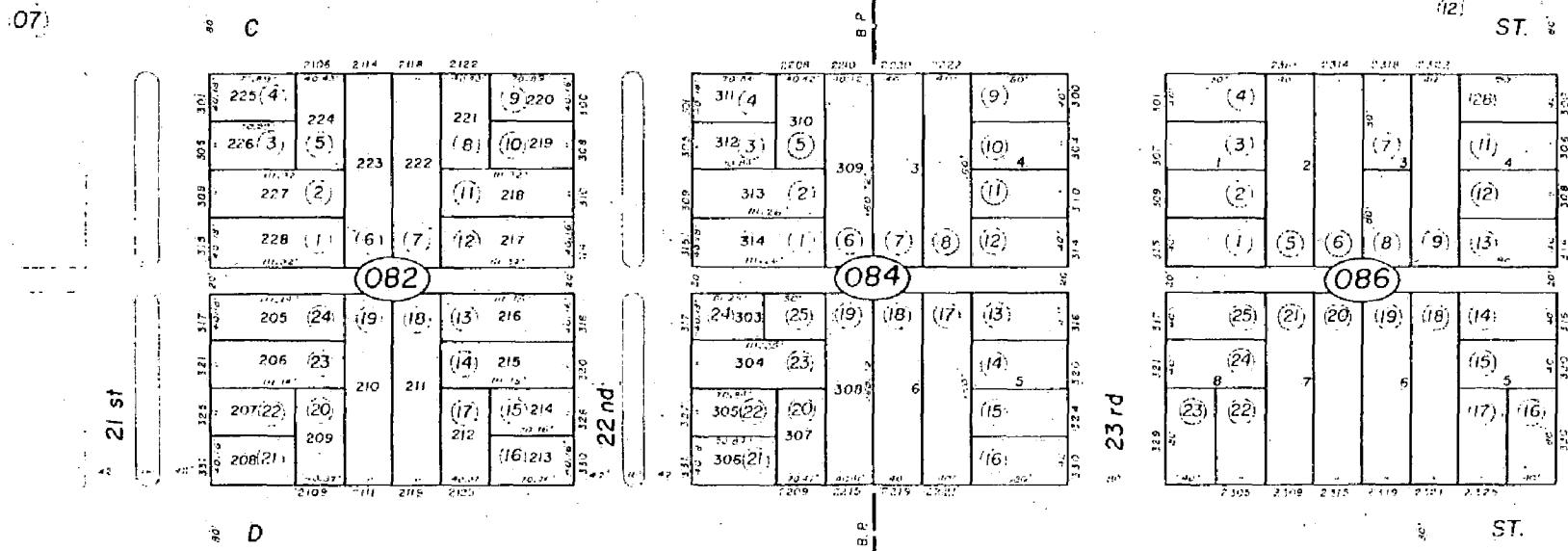
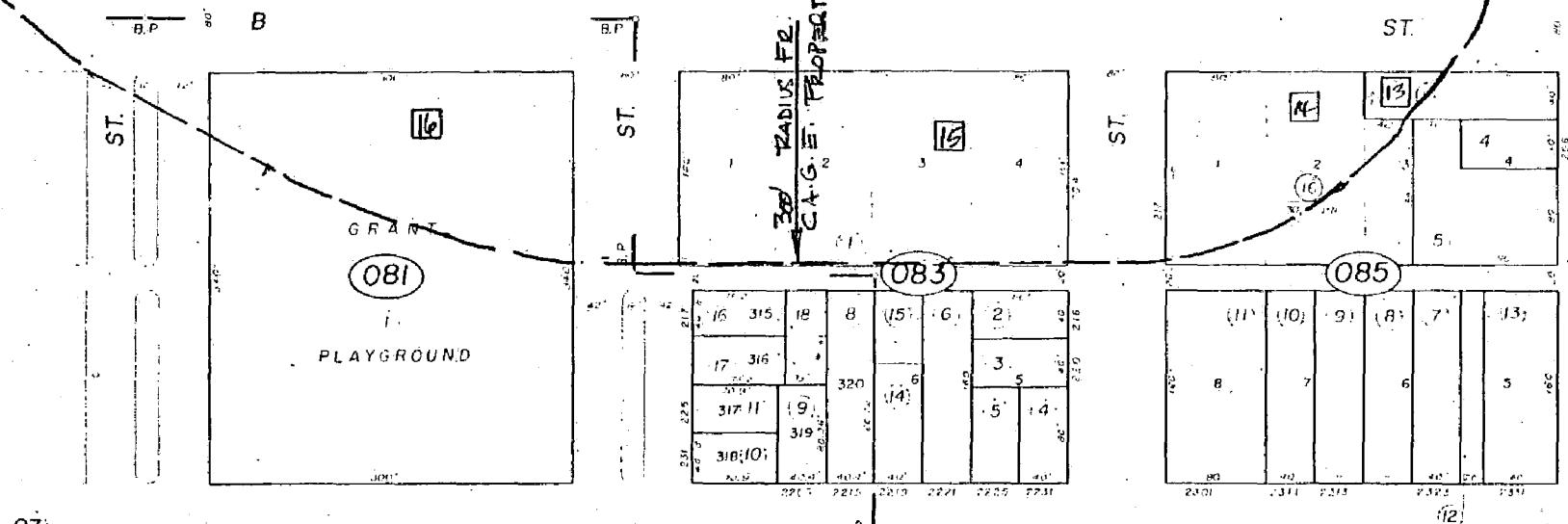
4-1005-44

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3-08

OLD CITY & POR. BLVD. PARK

Tax Area Code



ST. 091

KEY NUMBER [N]

23rd

ST.

CITY OF SACRAMENTO
Assessor's Map Bk. 3 -Pg. 08
County of Sacramento, Calif.NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

001137

OLD CITY & POR. BLVD. PARK

Tax Area Code

ST.

1

5-U/

2

1

30

4

57

57

51.

35

121	120
122	119
123	118
124	117
105 (20)	116
106 (19)	115
107 (18)	114
108 (17)	113

Bk. 2

5

662

ST

10

1

18

The diagram shows a large rectangle divided into four quadrants by a horizontal and a vertical line. The entire area is filled with diagonal hatching. Labels include '66' at the top center, '65' at the top right, '64' at the top left, '63' at the bottom right, '62' at the bottom center, '61' at the bottom left, '60' at the top far right, '59' at the top far left, '58' at the middle right, '57' at the middle left, '56' at the bottom far right, '55' at the bottom far left, '54' at the middle right, '53' at the middle left, '52' at the top far right, '51' at the top far left, '50' at the middle right, '49' at the middle left, '48' at the bottom far right, '47' at the bottom far left, '46' at the middle right, '45' at the middle left, '44' at the top far right, '43' at the top far left, '42' at the middle right, '41' at the middle left, '40' at the bottom far right, '39' at the bottom far left, '38' at the middle right, '37' at the middle left, '36' at the top far right, '35' at the top far left, '34' at the middle right, '33' at the middle left, '32' at the bottom far right, '31' at the bottom far left, '30' at the middle right, '29' at the middle left, '28' at the top far right, '27' at the top far left, '26' at the middle right, '25' at the middle left, '24' at the bottom far right, '23' at the bottom far left, '22' at the middle right, '21' at the middle left, '20' at the top far right, '19' at the top far left, '18' at the middle right, '17' at the middle left, '16' at the bottom far right, '15' at the bottom far left, '14' at the middle right, '13' at the middle left, '12' at the top far right, '11' at the top far left, '10' at the middle right, '9' at the middle left, '8' at the bottom far right, '7' at the bottom far left, '6' at the middle right, '5' at the middle left, '4' at the top far right, '3' at the top far left, '2' at the middle right, '1' at the middle left, and '0' at the bottom far right.

2

69

1

CITY OF SACRAMENTO --
Assessor's Map Bk. 3 -Pg. 07
County of Sacramento, Calif.

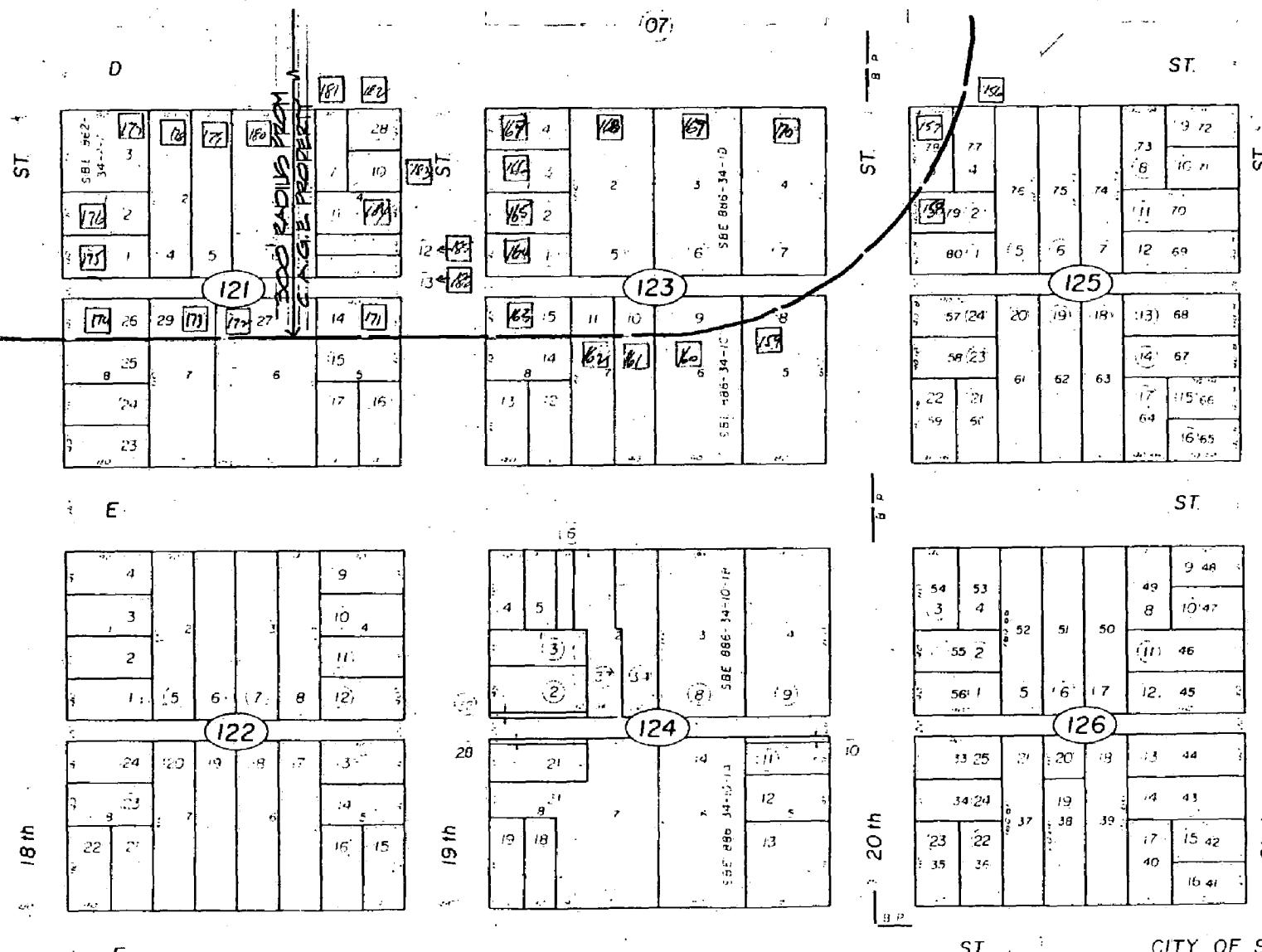
NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

001138

OLD CITY & POR. BLVD PARK

Tax Area Code

3-1



CITY OF SACRAMENTO
Assessor's Map Bk. 3 -Pg. 12
County of Sacramento, Calif.

001139

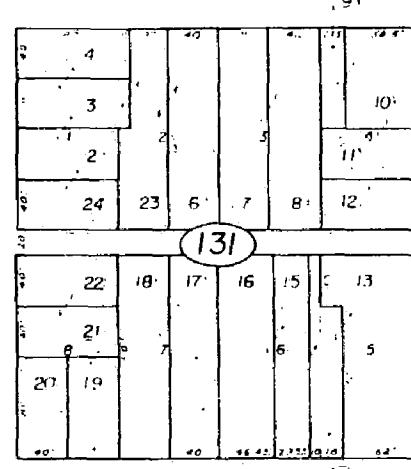
Tax Area Code

OLD CITY

09

D

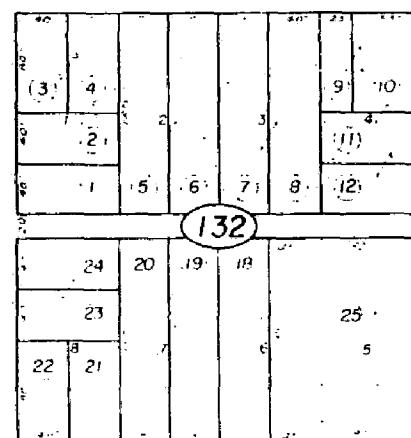
ST.



12

E

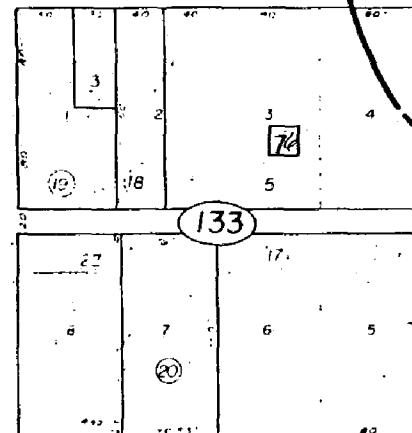
15th



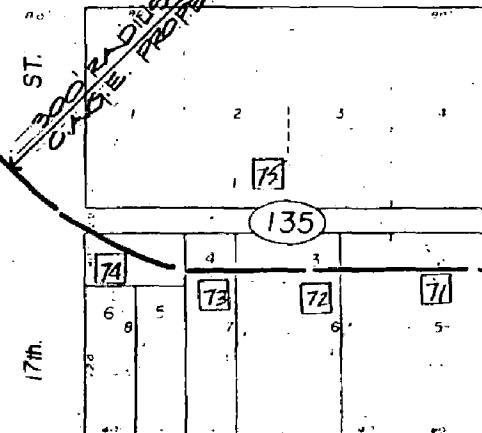
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E1-2

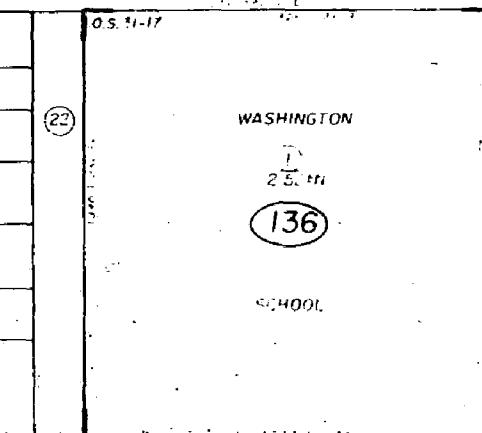
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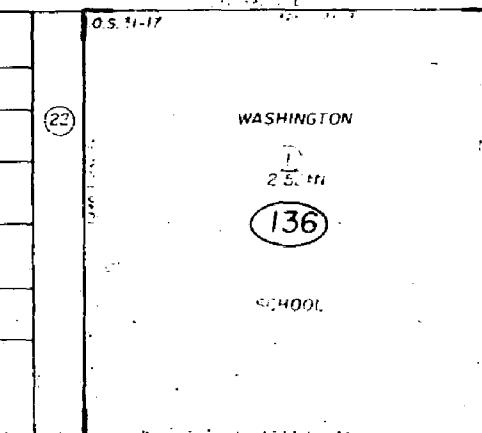
133



135



136



ST.

CITY OF SACRAMENTO

Assessor's Map Bk. 2 - Pg. 13
County of Sacramento, Calif.

17

No. 17 Assessor's Block Number Shown in Ellipses.

Assessor's Parcel Numbers Shown in Circles.

O.S. Bk. 31, Pg. 17 (7-2-74)

001140

2-09

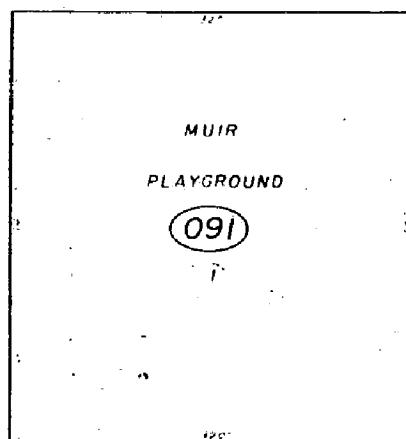
OLD CITY

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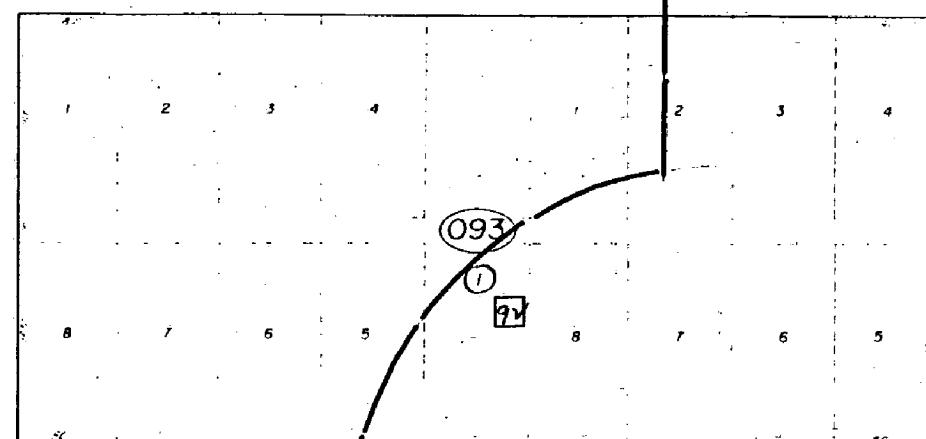
Tax Area Code

B

ST.



ST.



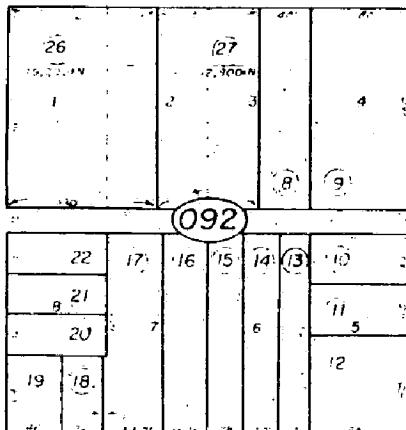
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08:

C

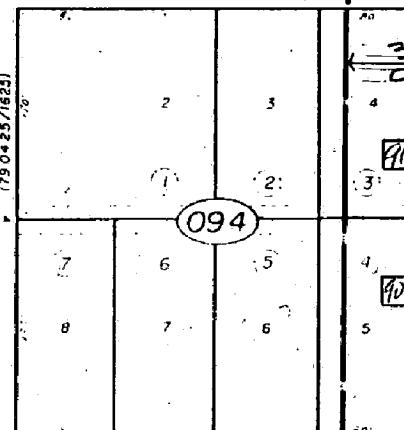
15th



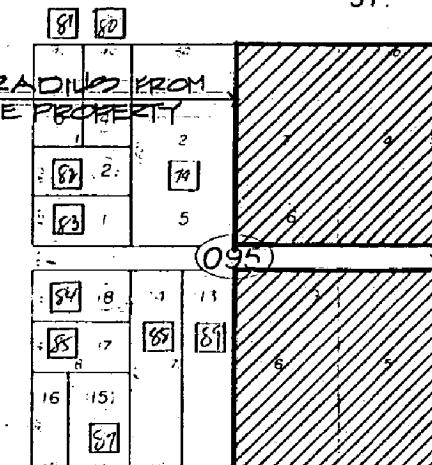
16th

ABND-RES 4945

(750425/1025)



17th



ST.

18th

ST.

CITY OF SACRAMENTO
Assessor's Map Bk. 2 -Pg. 09
County of Sacramento, Calif.

* All Assessor's Block Numbers Shown in Open
Assessor's Parcel Numbers Shown in Solid

13

001141

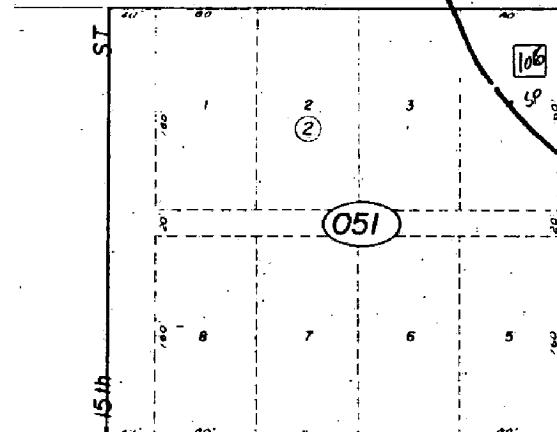
60-2

2-05

OLD CITY

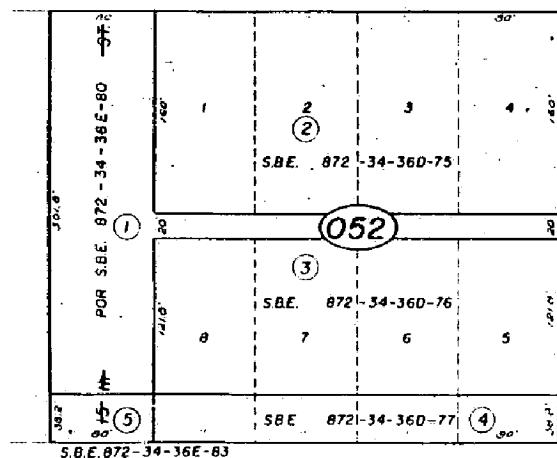
Tax Area Code

• NORTH 6



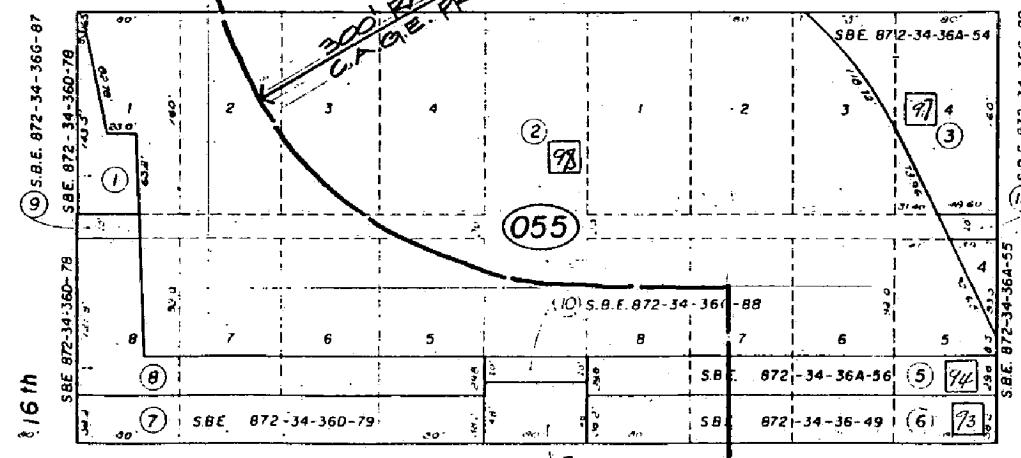
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82



S.B.E.872-34-36E-83

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111S.B.E. 872-34-360-90

ST. *CITY OF SACRAMENTO*
Assessor's Map Bk. 2 -Pg. 05
County of Sacramento, Calif.

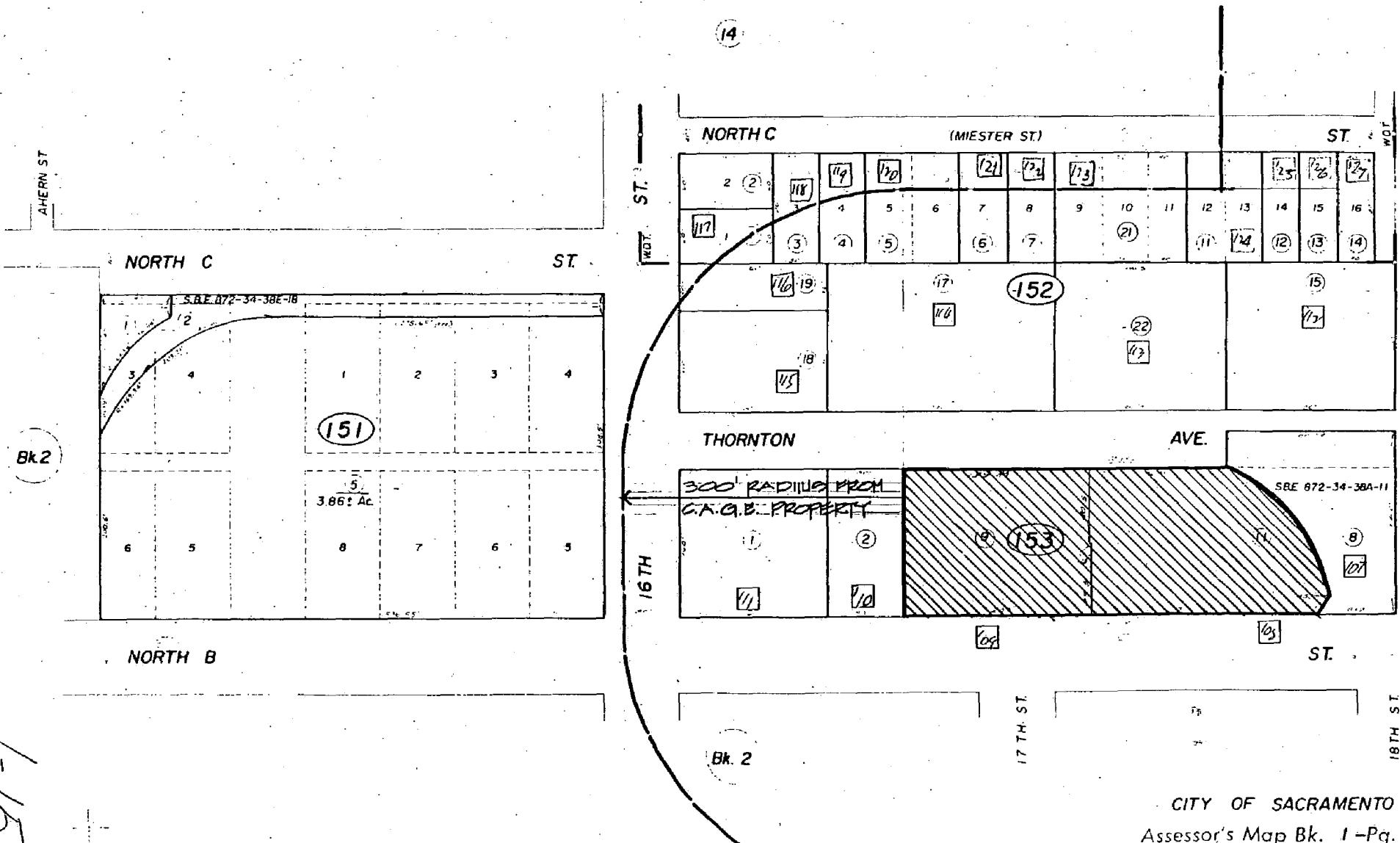
10

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles

POR RANCHO NEW HELVETIA & SWAMP LAND SURVEYS

Tax Area Code

1-1E



William Dreher Tr. R.M. Bk. 17 Pg. 01

NOTE - Assessor's Block Numbers Shown in Ellipses.

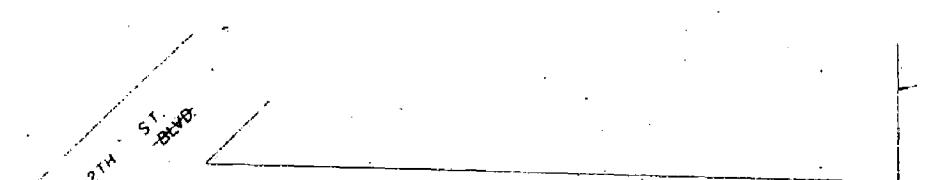
Assessor's Parcel Numbers Shown in Circles

001143

POR. RANCHO NEW HELVETIA & SWAMP LAND SURVEYS

Tax Area Code

1-1



SSIT SPROULE

ST. SSIT

51	54	49	48	47	46	45	44	43	42	16		
(1)	52	23	21	20	19	18	17	16	15	14	15	
(2)	53	22	21	20	19	18	17	16	15	14	12	
(3)	40	39	38	37	36	35	34			(15)	11	
(4)	41	42	43	44	45	46	47	48	49	(16)	10	
(5)	43	44	45	46	47	48	49	50	51	(17)	9	
(6)	44	45	46	47	48	49	50	51	52	(18)	8	
(7)	45	46	47	48	49	50	51	52	53	(19)	7	
(8)	46	47	48	49	50	51	52	53	54	(20)	6	
(9)	47	48	49	50	51	52	53	54	55	(21)	5	
(10)	48	49	50	51	52	53	54	55	56	(22)	4	
(11)	49	50	51	52	53	54	55	56	57	(23)	3	
(12)	50	51	52	53	54	55	56	57	58	(24)	2	
(13)	51	52	53	54	55	56	57	58	59	(25)	1	
(14)	52	53	54	55	56	57	58	59	60	(26)		
(15)	53	54	55	56	57	58	59	60	61	(27)		
(16)	54	55	56	57	58	59	60	61	62	(28)		
(17)	55	56	57	58	59	60	61	62	63	(29)		
(18)	56	57	58	59	60	61	62	63	64	(30)		
(19)	57	58	59	60	61	62	63	64	65	(31)		
(20)	58	59	60	61	62	63	64	65	66	(32)		
(21)	59	60	61	62	63	64	65	66	67	(33)		
(22)	60	61	62	63	64	65	66	67	68	(34)		
(23)	61	62	63	64	65	66	67	68	69	(35)		
(24)	62	63	64	65	66	67	68	69	70	(36)		
(25)	63	64	65	66	67	68	69	70	71	(37)		
(26)	64	65	66	67	68	69	70	71	72	(38)		
(27)	65	66	67	68	69	70	71	72	73	(39)		
(28)	66	67	68	69	70	71	72	73	74	(40)		
(29)	67	68	69	70	71	72	73	74	75	(41)		
(30)	68	69	70	71	72	73	74	75	76	(42)		
(31)	69	70	71	72	73	74	75	76	77	(43)		
(32)	70	71	72	73	74	75	76	77	78	(44)		
(33)	71	72	73	74	75	76	77	78	79	(45)		
(34)	72	73	74	75	76	77	78	79	80	(46)		
(35)	73	74	75	76	77	78	79	80	81	(47)		
(36)	74	75	76	77	78	79	80	81	82	(48)		
(37)	75	76	77	78	79	80	81	82	83	(49)		
(38)	76	77	78	79	80	81	82	83	84	(50)		
(39)	77	78	79	80	81	82	83	84	85	(51)		
(40)	78	79	80	81	82	83	84	85	86	(52)		
(41)	79	80	81	82	83	84	85	86	87	(53)		
(42)	80	81	82	83	84	85	86	87	88	(54)		
(43)	81	82	83	84	85	86	87	88	89	(55)		
(44)	82	83	84	85	86	87	88	89	90	(56)		
(45)	83	84	85	86	87	88	89	90	91	(57)		
(46)	84	85	86	87	88	89	90	91	92	(58)		
(47)	85	86	87	88	89	90	91	92	93	(59)		
(48)	86	87	88	89	90	91	92	93	94	(60)		
(49)	87	88	89	90	91	92	93	94	95	(61)		
(50)	88	89	90	91	92	93	94	95	96	(62)		

55 Mc CORMACK

ST. 4

AHERN

SSIT NORTH C

ST. SSIT

Bk. 2

Sixteenth St. Industrial Tr.
William Dreher Tr. R. M. Bk. 17 Pg. 01

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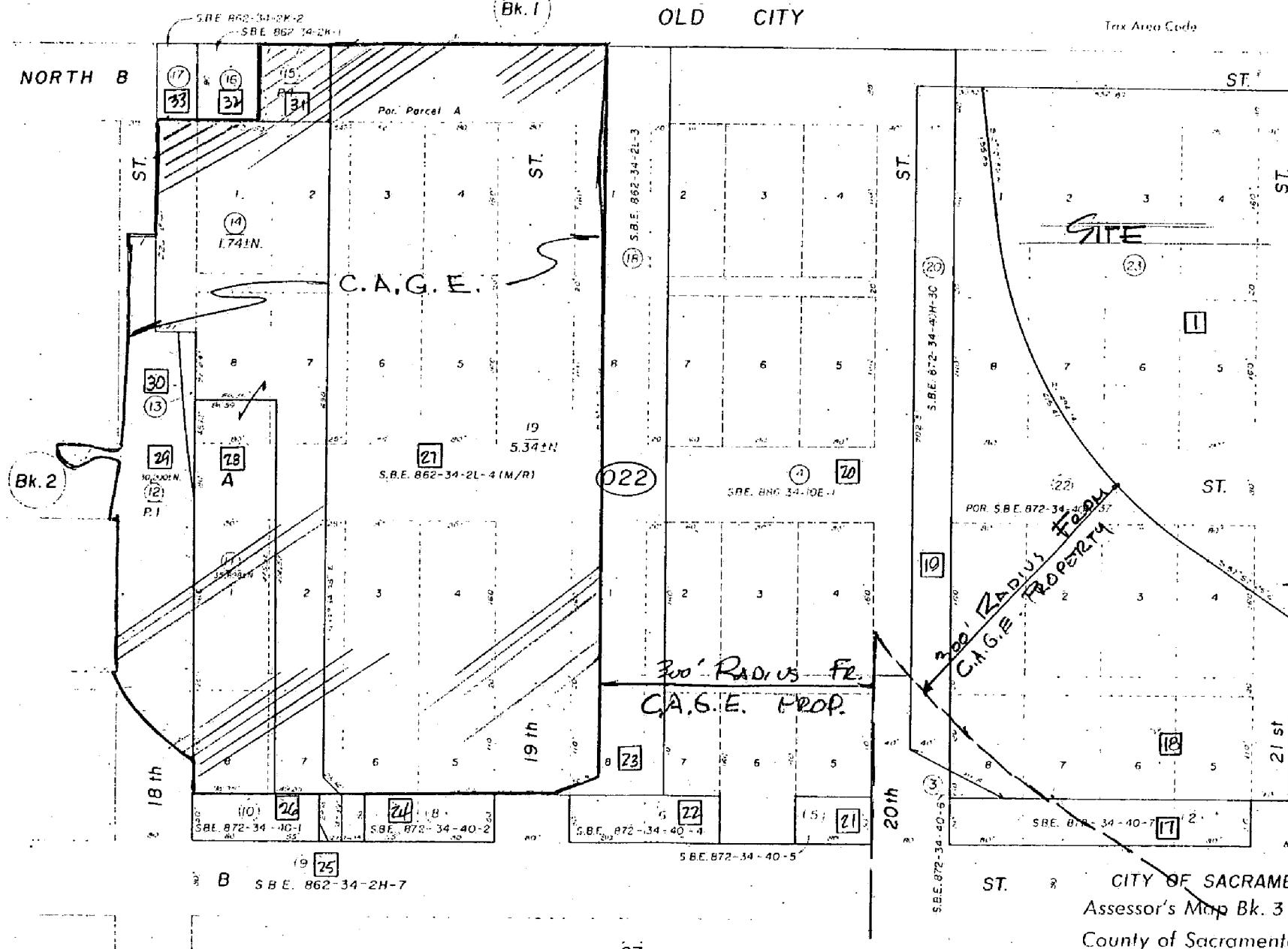
88

3-02

Bk. I

OLD CITY

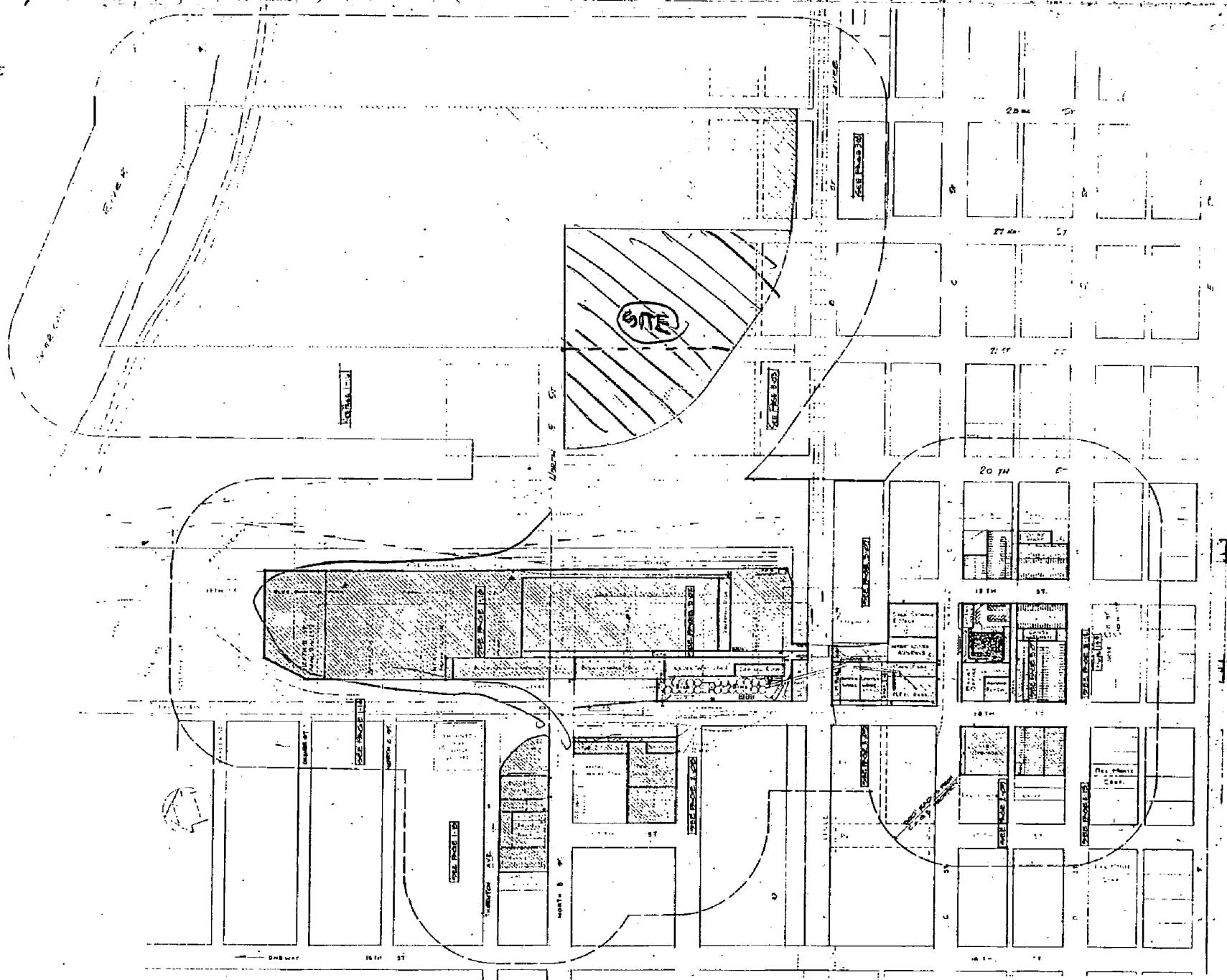
Trix Argo Code



NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

~~CITY OF SACRAMENTO~~
Assessor's Map Bk. 3 -Pg. 02
County of Sacramento, Calif.

001145



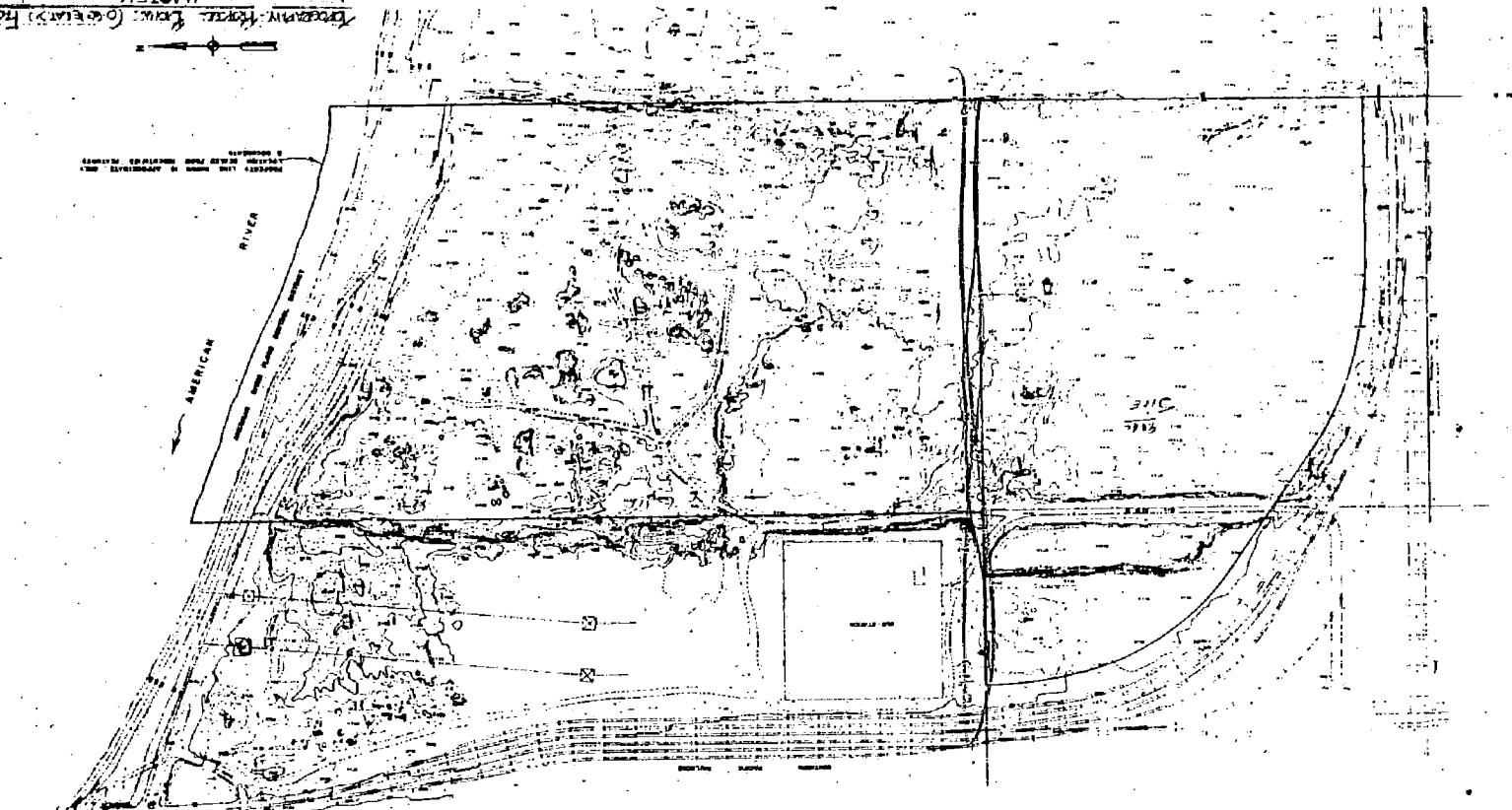
Property Ownership Map - Foothills Bank, Columbia, Fall
Applicant: Master, Inc.

Scale: 0 100 200 300 400 500 600 700 800 900
1000
1' = 100'

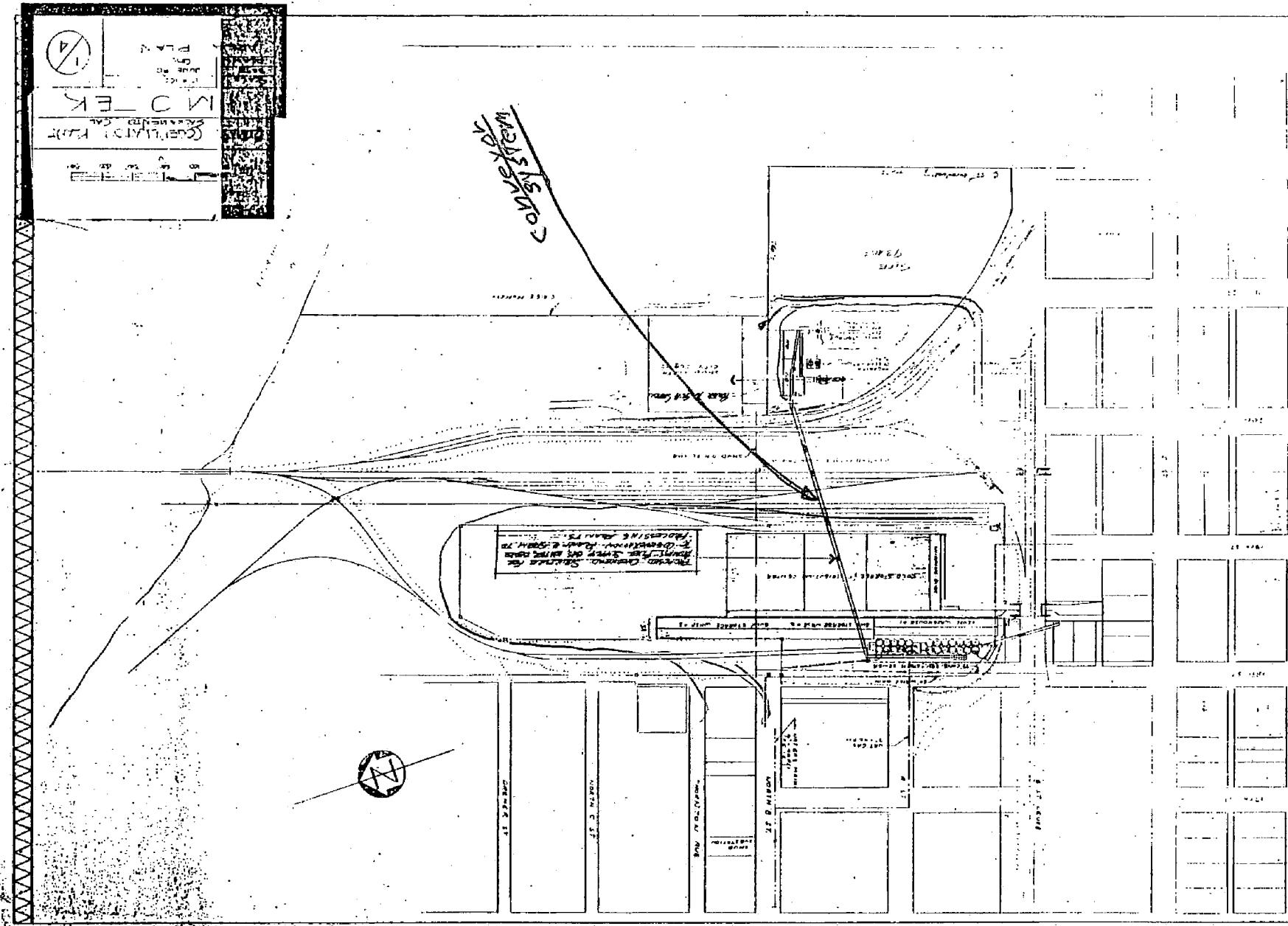
001146

001147

MAP 1
BROCKVILLE TOWNSHIP, GLENELG, HAMILTON
MOTOR INSTITUTE



001148

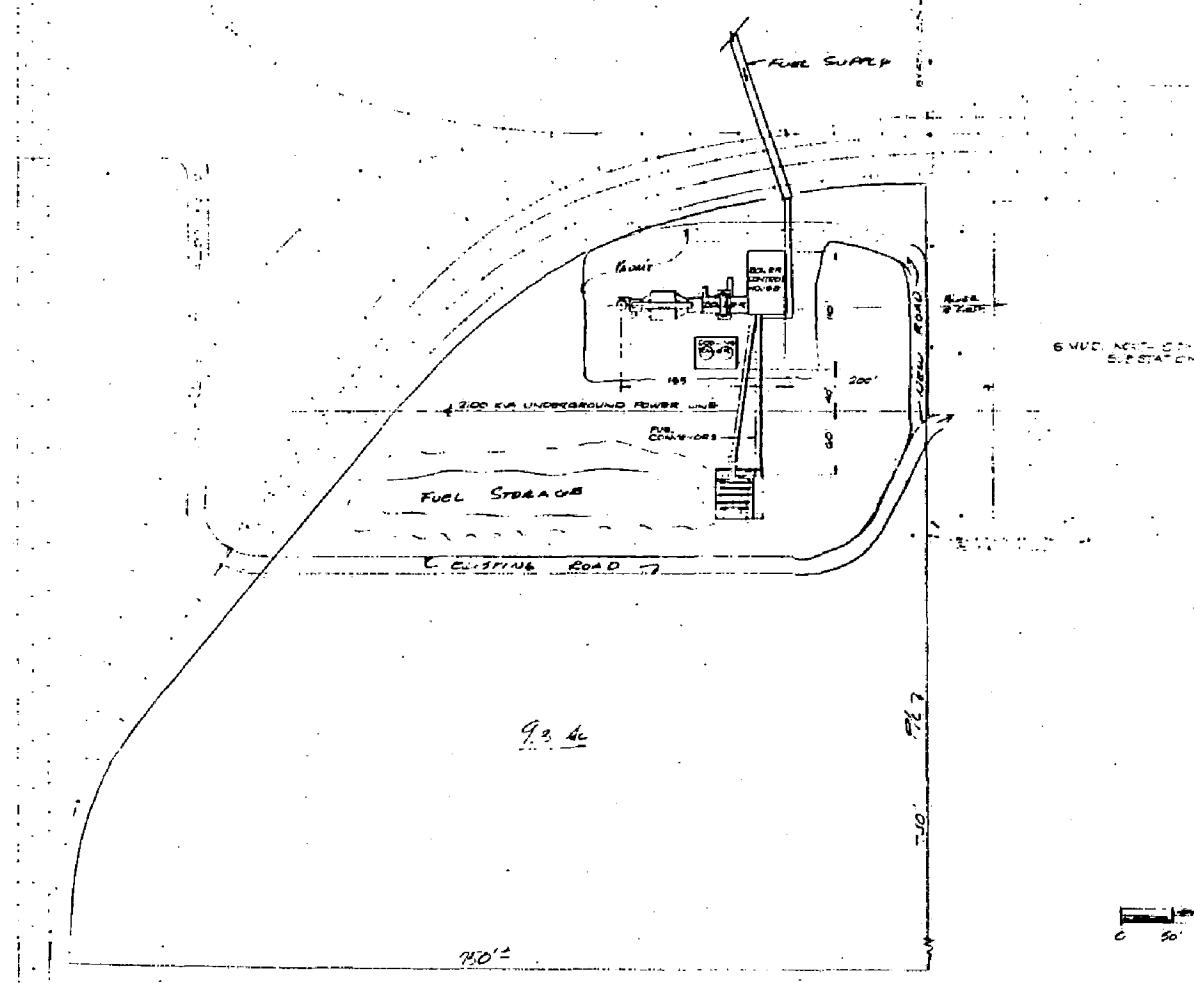


CALIFORNIA ALMOND BROWERS EXCHANGE
COLD STORAGE AND DISTRIBUTION CENTER

9TH STREET

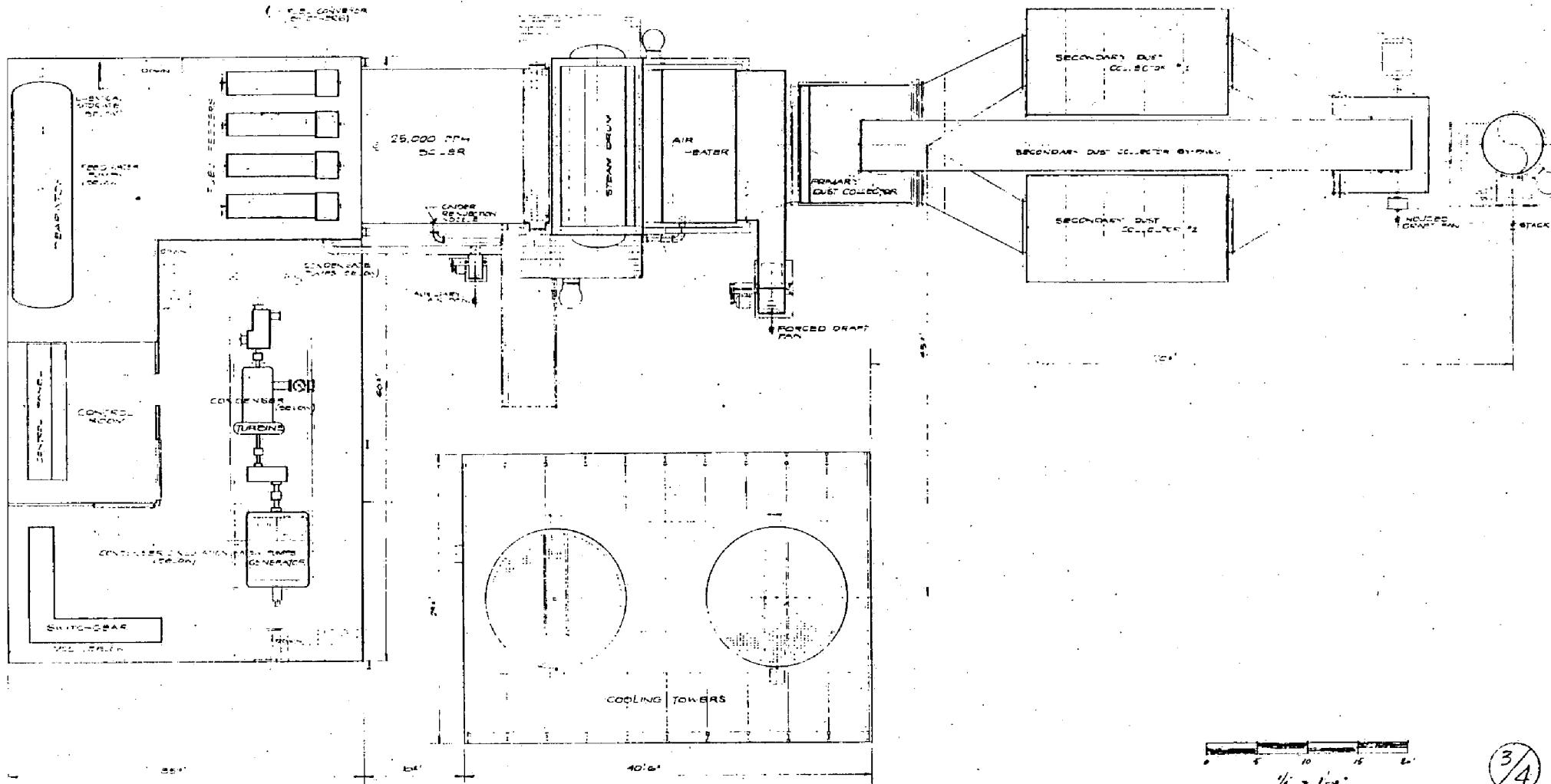
-5-

20th Street



001149

SEARCHED	INDEXED	SERIALIZED	FILED	MOTOK INC.	
				SACRAMENTO, CALIF.	
				PROPOSED SOLAR PLANT ADDITION SITE PLAN	
				DRAWN BY: SP-5002-FR-4	
				CHECKED BY: SP-5002-FR-4	
				APPROVED BY: SP-5002-FR-4	
				DATE: 10/10/02	
				DRAFTSMAN: SP-5002-FR-4	
				DESIGNER: SP-5002-FR-4	
				CHECKER: SP-5002-FR-4	
				APPROVING OFFICER: SP-5002-FR-4	

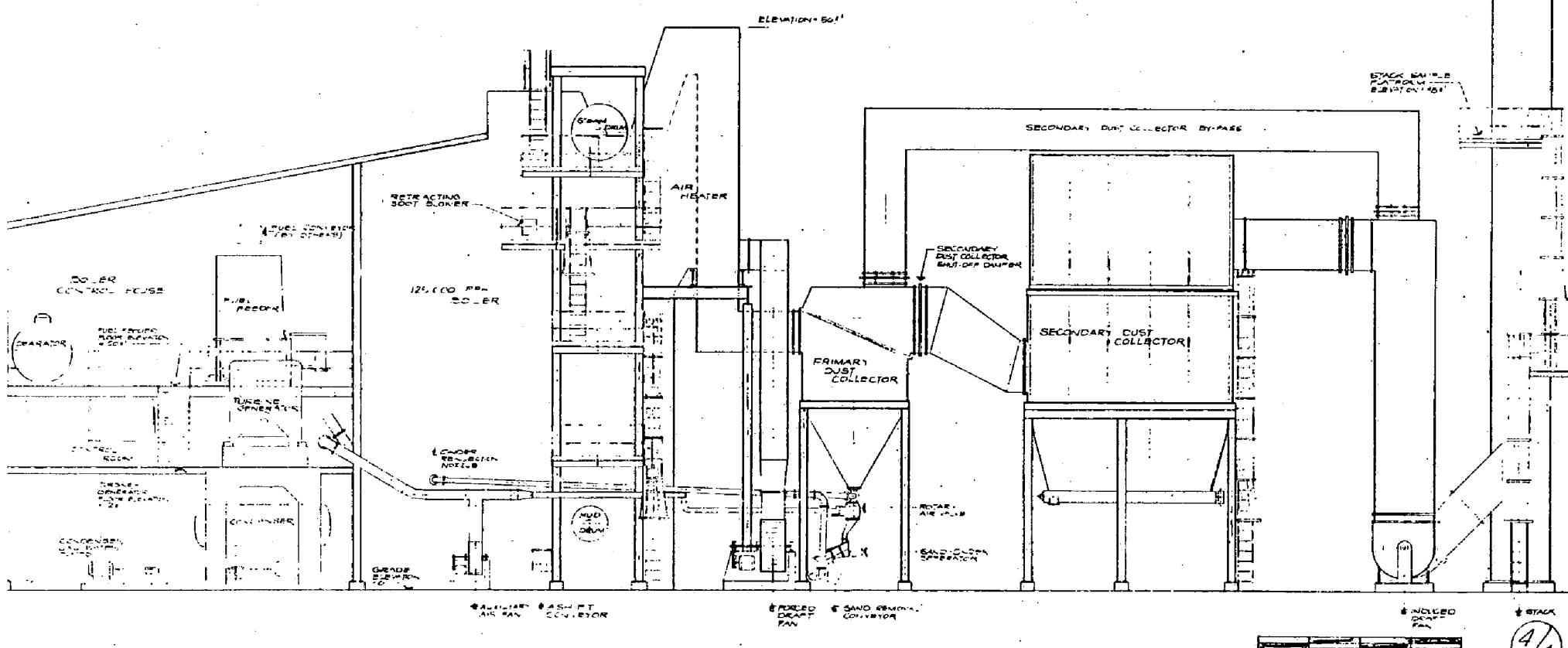


001150

NOTE
ROOF OF BOILER CONTROL HOUSE
NOT SHOWN.

ELEVATION 7A
ADDED GRATE

STACK Baffle
PLATEAU
ELEVATION 7A



001151

NOTE:
COOLING TOWERS AND END
WALL OF BOILER CONTROL
HOUSE NOT SHOWN

IMOTEK INC. SACRAMENTO, CALIF.	BUMSTEAD-WOOLFORD BUTTE PORTLAND SAN FRANCISCO SAN MATEO LOS ANGELES SPokane Seattle
PHOTOCOAL PLANT ADDITION RIGHT SIDE ELEVATION	Rev. 4-20-80 Rev. 7/2/80
DATE DRAWN DRAFTED DESIGNED APPROVED	SP 6012 PK 2
DIFFERENCE DRAWINGS PAGE 48	REVISION