

**CITY OF SACRAMENTO
DEPARTMENT OF DEVELOPMENT SERVICES
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, January 19, 2005, the Zoning Administrator approved with conditions a special permit major modification to allow the internal relocation of activities and the addition of equipment to the concrete crushing facility in the Heavy Industrial (M-2-S) zone for the project known as (File Z04-235). Findings of Fact and conditions of approval for the project are listed on pages 5-6.

Project Information

Request: **Addendum to Prior Negative Declaration**

Zoning Administrator Special Permit Major Modification to modify an existing concrete crushing facility on 6.25± acres in the Heavy Industrial (M-2-S) zone. The modifications include the following: the addition of a portable truck scale dedicated to Construction and Demolition operations, internal relocation of construction and demolition operations area from the east to the west side of the facility, the addition of a mechanized construction and demolition pick-line equipment, and the addition of wood grinding on-site operations.

Location: 5980 Outfall Circle (D6, Area 3)

Assessor's Parcel Number: 062-0120-001, 002, and 003

Applicant: Total Compliance Management {Contact: Evan W.R. Edgar}
P.O. Box 1952
Sacramento, CA 95812

Property Owner: Thomas L. & Anne M. Channell Family Trust
5980 Outfall Circle
Sacramento, CA 95828

Project Planner: Lindsey Alagozian

General Plan Designation: Heavy Commercial or Warehouse
South Sacramento
Community Plan Designation: Industrial
Existing Land Use of Site: Concrete crushing facility
Existing Zoning of Site: Heavy Industrial (M-2-S)

Surrounding Land Use and Zoning:

North: M-2-S; Vacant
South: M-2-S; Morrison Creek
East: M-2-S; Railroad Right-of-way
West: M-2-S; Industrial

Z04-235

January 19, 2005

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operations. In an effort to improve efficiency in the processing of C&D debris, the applicant is also requesting to install a mechanized pick-line system that is approximately 25 feet tall. The size of the pick-line system requires the relocation of the previously approved C&D Processing area to the west side of the facility.

Public/Neighborhood and Business Association Comments:

The site is located within the Power Inn Business & Transportation Association (BTA) area. The project plans were sent to the association and the BTA sent a letter stating their opposition to the previously approved tonnage increases to California Concrete Crushing that were granted in 2003. The BTA also expressed the following concerns: reduce the height of the concrete pile from 30' to the height of neighboring office buildings within the facility, the installation of trees along the north, east, and southern boundaries of the property, concrete pile setbacks from the west curb should be the same as allowed height, and employee parking should be accommodated on-site (see Attachment 1).

Staff also sent notification of the project to the College/Glen Neighborhood Association because of their interest in transfer/recycling facilities, and similar uses within their scope of influence. Staff received letters from this association with similar concerns as the BTA. Their main objection to the proposal is based upon a concern that the city does not have adequate environmental studies as a basis for evaluation of the potential negative impacts of the solid waste industry. The College/Glen Neighborhood Association also believes there is an over concentration of similar businesses in the area and that such uses are negatively impacting air quality, increasing traffic congestion, and producing noise impacts to the surrounding community. The neighborhood association requested that if the project was approved, the following should be made conditions of approval: 1) California Concrete Crushing shall pay pro rata share of cost of traffic signal at Unsworth and Florin-Perkins Road, 2) California Concrete Crushing provides adequate space for on-site parking and queues, 3) service at all times is limited to on-site capacity: no street parking is permitted, 4) California Concrete Crushing pays host benefit for all tonnage and the impact fees for all tonnage beyond 1.450 TPD, 5) adequate barriers are provided to protect liquid hydrogen storage from fire in wood chipping operation, and 6) services are continued for non-commercial operators. (See Attachment 2)

Staff indicated that the proposed project does not represent an expansion to the facility and that the proposal to internally relocate activities and the addition of equipment does not generate any new impacts that have not already been discussed, evaluated, and mitigated with the previous Negative Declaration as amended. Additionally, the requests made by the College / Glen Neighborhood Association were reviewed by the Development Engineering and Finance Division and it was determined that there was no nexus with the current project to impose such conditions upon the facility. Furthermore, the project does not expand their current operations and therefore does not generate the need for a traffic analysis nor an additional traffic signal as requested by the neighborhood association. The site provides the required parking for the industrial use on-site and the current project does not require any additional parking. Fire Department staff conducted a site visit to the facility and also verified the status of the storage tank located off-site to the east of the facility beyond the railroad tracks. Staff determined that the storage tank poses no direct fire threat to the proposed wood grinding operations nor does it pose any danger to the facility. Fire Department staff testified that the storage tank does not store liquid hydrogen but rather says liquid nitrogen.

The project was noticed and property owners within a 100 foot radius of the subject property were notified of the public hearing. No other comments or calls were received other than those received from the College / Glen Neighborhood Association and the Power Inn Business and Transportation Association (BTA).

Agency Comments The proposed project has been reviewed by the City Utilities Department, the Building Division, the Fire Department, the Police Department, and the Development Engineering and Finance Division. There were no comments or additional conditions required for the project.

Environmental Determination The Environmental Services Manager has reviewed the project for compliance with the requirements of the California Environmental Quality Act (CEQA). The original Negative Declaration as amended evaluated the operations and expansions of the concrete crushing activities on the proposed project site. This Addendum evaluates the internal relocation of activities and the addition of equipment to the facility. An Addendum has been prepared because the original Negative Declaration as amended evaluated the site for industrial use and the analysis of the original Negative Declaration as amended has not changed substantially since the time the document was written. Although the Addendum provides additional information and evaluation, this project does not justify a need for a Subsequent Negative Declaration. The entitlements requested with the project are within the scope of analysis of the prior project and will not result in any new potential environmental impacts any more severe impacts than those previously evaluated and identified and proposed to be mitigated in the original California Concrete Crushing Negative Declaration (P99-109) as amended (Z03-059).

Zoning Administrator Hearing: At the Zoning Administrator hearing, representatives from both the BTA and the College / Glen Neighborhood Association attended the meeting to express concerns for the project. Burnie Lenau of the BTA expressed concerns for the previous expansion project in which the concrete crushing facility increased tonnage. He also requested that additional parking be provided on-site in order to reduce the employee parking along the street adjacent to the facility and the installation of additional landscaping along the north, south, and eastern property lines for screening purposes.

Annette Deglow, President of the College / Glen Neighborhood Association, stated their opposition to the project on the basis that inadequate environmental analysis has been prepared for the project. She further stated that there is an over-concentration of solid waste users in the area and that the cumulative impact of such uses is negatively impacting the surrounding area. She reported that the association believes that the existing street system servicing the facility is inadequate for the concrete crushing facility and they requested a traffic signal be installed at the intersection of Unsworth Avenue and Florin-Perkins. Finally, she reiterated their position that if the project was approved, the conditions stipulated in their letter should be imposed upon the facility.

The applicant indicated that the project did not expand their operations but would facilitate and improve their current operations. Based on the modifications to the operations of the facility, the applicant did not believe the internal modifications warranted the additional traffic signal and the impact fees as requested by the College / Glen Neighborhood Association.

Upon hearing the staff presentation and testimony from the applicant and the public, the Zoning Administrator closed the public hearing and approved the project subject to conditions of approval and based upon findings of fact. The Zoning Administrator found that the project does not in fact represent an expansion of their current facility and that the internal modifications were properly analyzed. Furthermore, the impact of the project would be negligible to the surrounding area and that the use is appropriate for the industrial zone. The Zoning Administrator considered the addendum to the prior negative declaration and found the document to have adequately addressed the environmental impacts of the proposed project.

Conditions of Approval:**General**

1. The project shall be constructed in compliance with submitted plans.
2. Any modification to the site or operating conditions of the facility shall require a modification to the Special Permit.
3. The applicant shall comply with all previous conditions of approval (Z04-059 and P99-109) unless modified herein.
4. This approval permits the following to occur:
 - a. the internal relocation of the Construction and Demolition (C&D) debris from the east to the west side of the facility;
 - b. the addition of a portable truck scale dedicated to C&D operations;
 - c. the addition of a mechanized C&D pick-line equipment; and
 - d. the addition of wood grinding to on-site operations.
5. The owner shall maintain a "Fire Prevention – Control and Mitigation Plan" on file with the Fire Department.
6. A minimum of (6) six on-site parking spaces are required.
7. Employees shall park in the parking spaces during the day used by company vehicles during the evening in order to reduce the number of employee vehicles parking on the street.
8. The applicant shall explore, and if possible, plant additional landscaping along the south property line.

Findings of Fact – Environmental Determination:

1. The Zoning Administrator considered and found the Addendum to an Adopted Negative Declaration for California Concrete Crushing (SCH: 2000042100) adequate for the proposed modifications prior to taking action on the proposed project.
 - a. The additional equipment and modifications to the current activities will not result in any new potential environmental impacts or any more severe than those previously evaluated and identified and proposed to be mitigated in the original California Concrete Crushing Negative Declaration (P99-109) as amended (Z03-059).
 - b. The addition of wood grinding operations on-site will not be to accommodate any new functions at the site, but to process the wood waste that is contained in the C&D debris.

Findings of Fact – Special Permit Modification:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. The internal relocation of activities and the addition of equipment will not substantially alter the characteristics of the site or the surrounding industrial area; and

- b. The facility was previously analyzed and built to handle the proposed capacity; and
 - c. The facility is not located within the Solid Waste Restricted Overlay Zone; and
 - d. The site is an industrial use located in an industrial zone; and
 - e. The project will enable the facility to process wood that is often mixed with the concrete materials collected for crushing; and
 - f. The project will increase efficiency at the crushing facility and will allow more recycled waste to be recovered rather than taken to the landfill.
2. Granting the Special Permit Major Modification would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
- a. Adequate on-site parking, landscaping, and setbacks will be provided; and.
 - b. The site is a model facility with no previous history of code violations or inappropriate operating practices; and
 - c. The site modifications will not have an impact on the surrounding industrial uses.
3. The project is consistent with the General Plan and the South Sacramento Community Plan which designates the site as Heavy Commercial or Warehouse and Industrial, respectively.

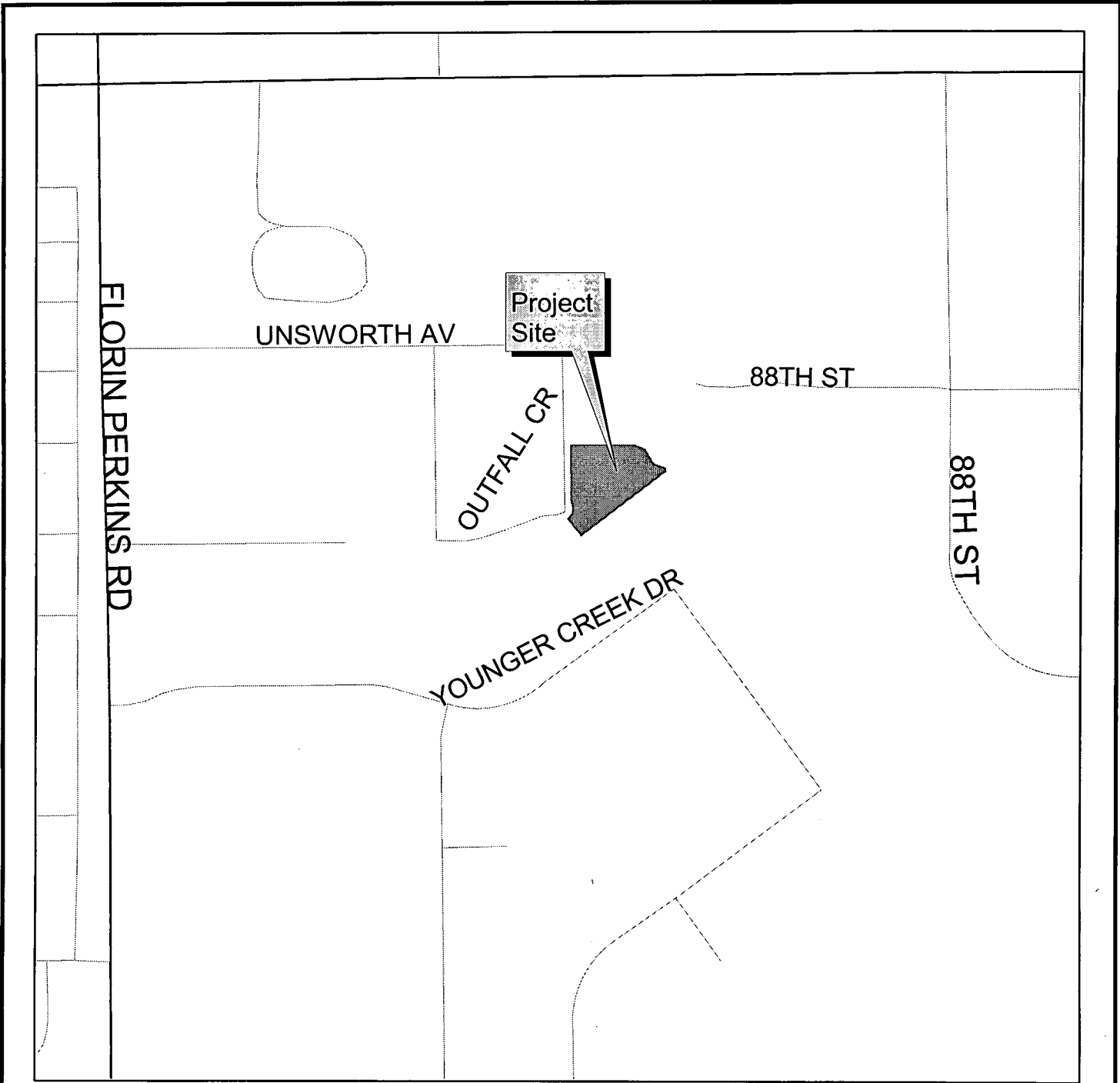


Joy D. Patterson
Zoning Administrator

A use for which a Special Permit Major Modification is granted must be established within two years after such permit is approved. If such use is not so established the Plan Review Modification shall be deemed to have expired and shall be null and void. A Special Permit Major Modification use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File (original)
ZA Log Book
Applicant

Annette Deglow, College/Glen Neighborhood Association, 8424 Olivet Court, Sacramento, CA 95826
Becky Heieck, Power Inn Business and Transportation Association, 3791 Power Inn Road, Suite B, Sacramento, CA 95826

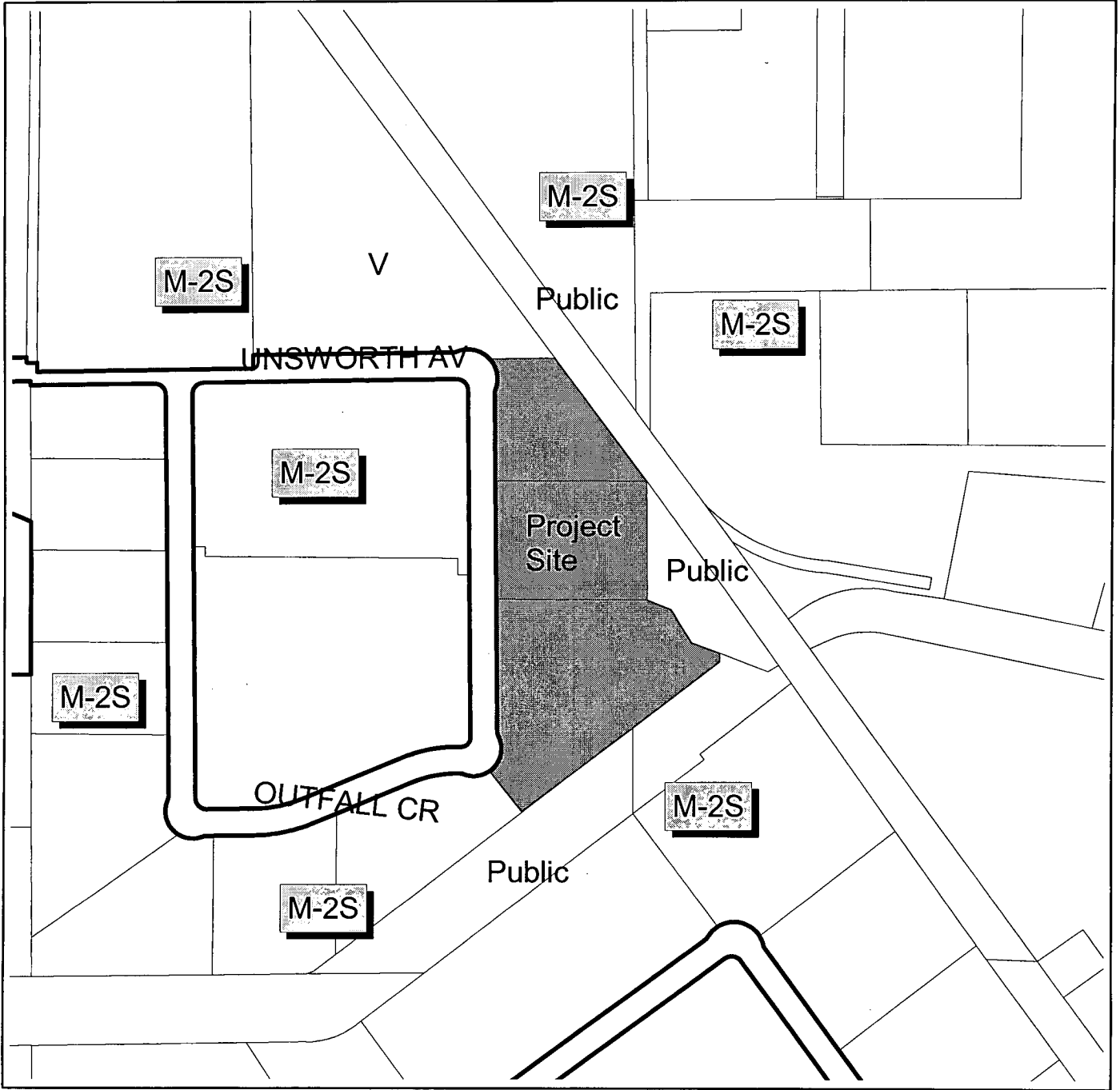




Development Services
Department

Geographic
Information
Systems

Vicinity Map



Development Services
Department

Geographic
Information
System

Land Use & Zoning

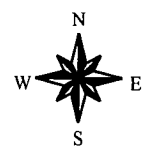
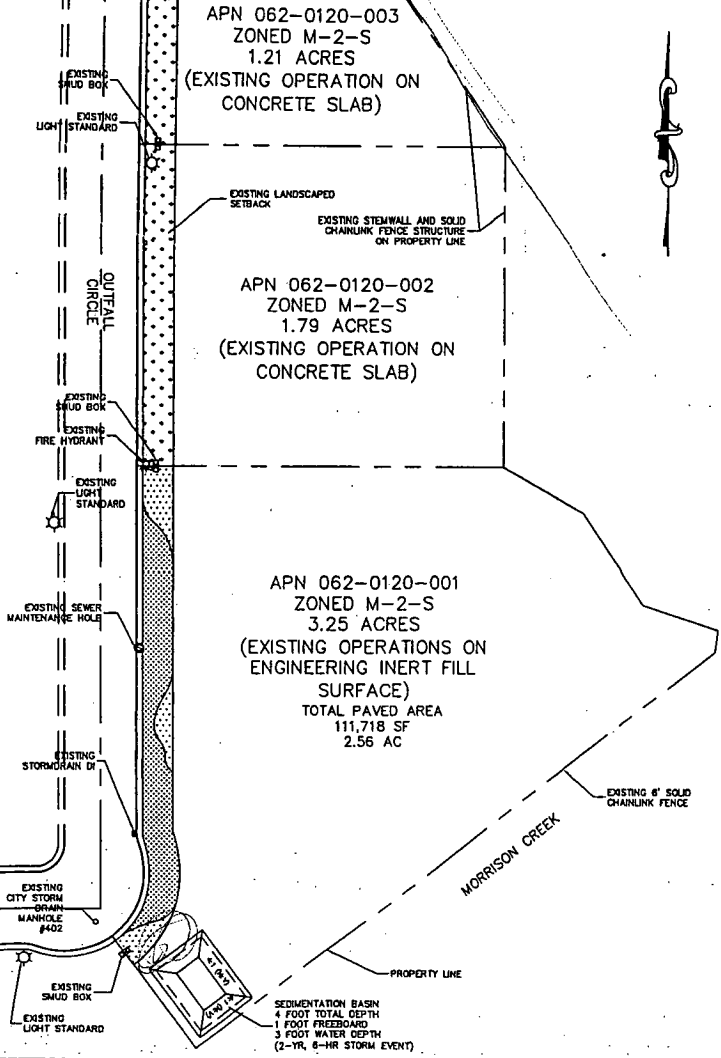
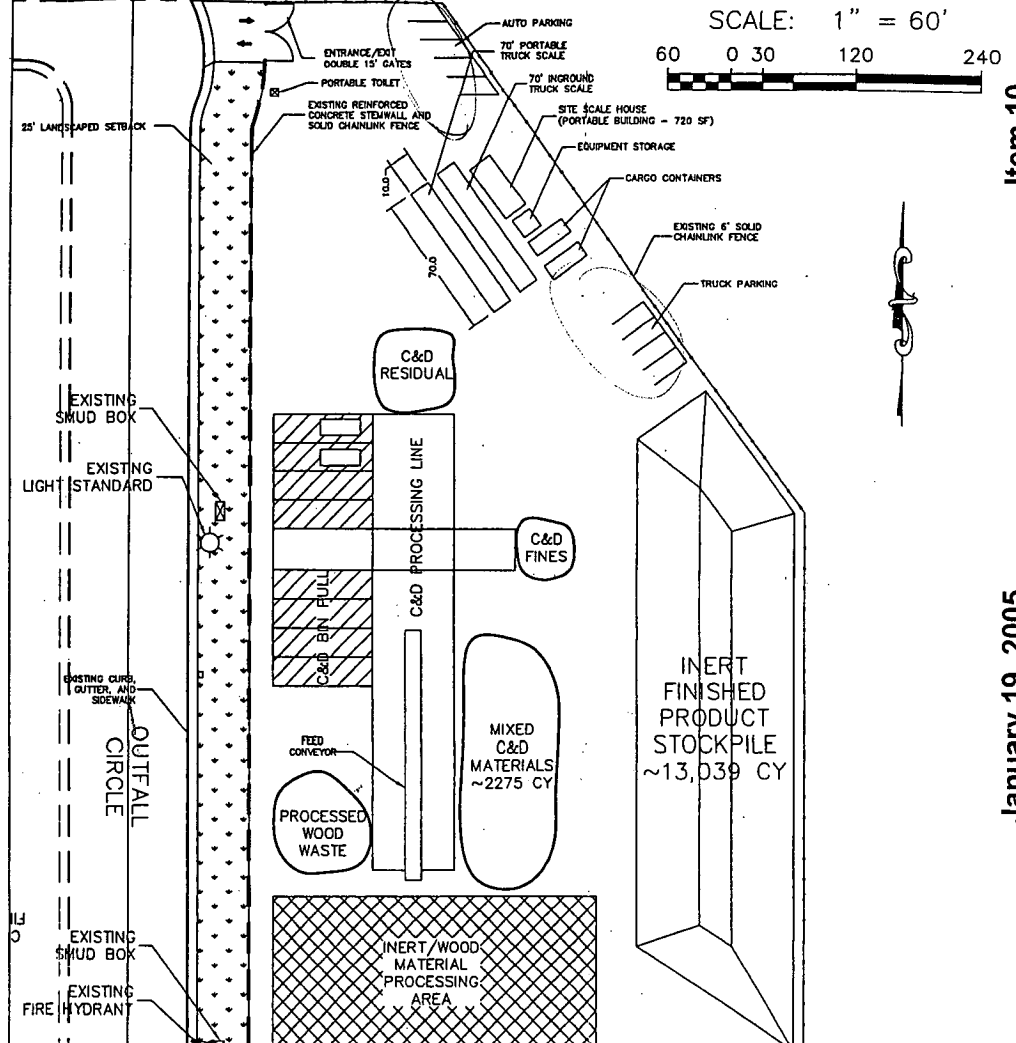


EXHIBIT B

SITE PLAN
 SCALE: 1" = 100'
 100 0 50 200 400



SCALE: 1" = 60'
 60 0 30 120 240



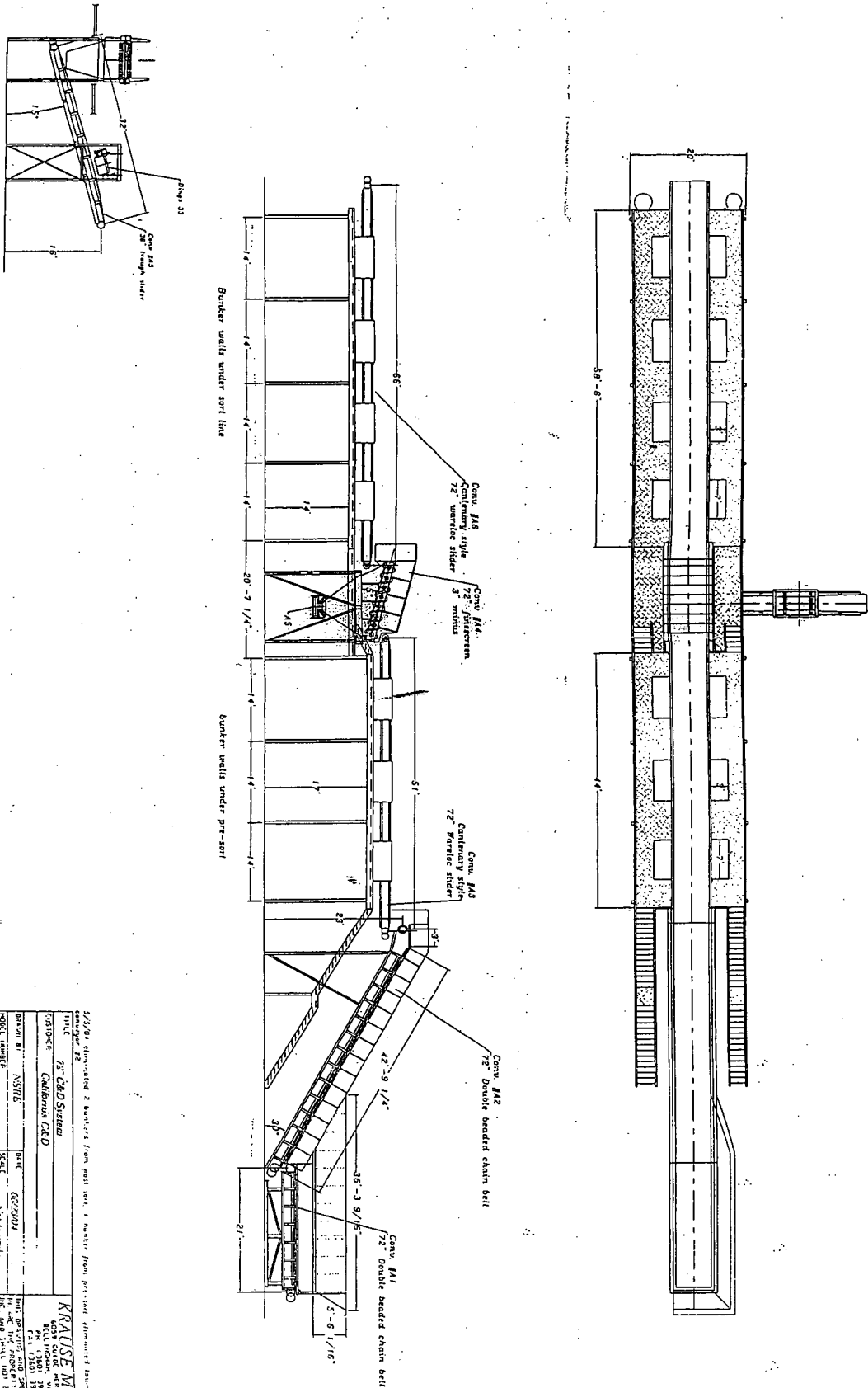
TOTAL COMPLIANCE MANAGEMENT P.O. Box 1952 SACRAMENTO, CA 95812-1952 PHONE: (916) 444-2011 FAX: (916) 444-0404		PHASE 2 C&D PROCESSING (REVISED) FOR CALIFORNIA CONCRETE CRUSHING INC.		FIGURE 4
SCALE: VARIES	JOB NUMBER: 174.13.01.03	CITY OF SACRAMENTO CALIFORNIA		DRAWN BY: NSRE
DATE: JULY 7, 2004	FILENAME: 174-13-1-03.DWG			ORIGINAL DATE: 02/14/05

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EXHIBIT C



3/2/00, eliminated 2 bunkers from past set, 1 bunker from present eliminated lower 100' on track.

PROJECT	72" C&D System	DATE	02/23/04
CLIENT	California C&D	SCALE	AS SHOWN
DESIGNER	NSRF	DRAWN BY	NSRF
PROJECT NO.	NSRF 02/23/04	DATE	02/23/04
PROJECT NAME	NSRF	PROJECT NO.	NSRF 02/23/04
PROJECT LOCATION	NSRF	PROJECT NAME	NSRF
PROJECT NO.	NSRF	PROJECT NO.	NSRF

PROJECT	72" C&D System	DATE	02/23/04
CLIENT	California C&D	SCALE	AS SHOWN
DESIGNER	NSRF	DRAWN BY	NSRF
PROJECT NO.	NSRF 02/23/04	DATE	02/23/04
PROJECT NAME	NSRF	PROJECT NO.	NSRF 02/23/04
PROJECT LOCATION	NSRF	PROJECT NAME	NSRF
PROJECT NO.	NSRF	PROJECT NO.	NSRF

NSRF
 1000 S. Bascom Ave. Suite 200
 San Jose, CA 95128
 Tel: 408.951.1000
 Fax: 408.951.1001
 www.nsrfgroup.com

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 www.nsrfgroup.com

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Attachment 1

December 22, 2004

Lindsey Alagozian
City of Sacramento, Planning
1231 I Street, #300
Sacramento, CA 95814

Dear Lindsey,

Thank you for the opportunity to comment on the expansion project for California Concrete Crushing (CCC). As you know, we toured their facility recently and appreciated the opportunity to do so. We found the operation as a whole to be clean and efficiently run.

As we understand, CCC requested an increase in tonnage in July, 2003 from 1450 to 2000 tons per day of Type A inert and C&D debris and an increase of outgoing permitted tonnage from 3500 up to 5000 TPD. Unfortunately, we were not notified when this request was made, or when the Z.A. approved the tonnage. As you know, the BTA is against increases in tonnage for solid waste & recycling facilities and this is why.

The Power Inn area is home to traffic congestion, air quality impacts, dumping problems, wind blown trash and quite frankly, is saturated with solid waste and recycling processors and their associated problems. The City of Sacramento Solid Waste Division said it best in their staff report dated July 20, 2004. "The development and operation of solid waste facilities has both quantitative and qualitative impacts on city facilities (e.g. road maintenance) in the community in which they are located. The concentration of such facilities within one area of the city substantially exacerbates this impact."

The BTA also has the following concerns about a concrete expansion and addition of a C&D operation:

- Additional traffic from increased TPD, and addition of a C&D operation
- Air quality surrounding the C&D and concrete operations
- Height of existing concrete of 30' should be more in line with office building height in the area, thereby at least trying to fit both into the same neighborhood
- Installation of evergreen trees on the north, east and southern boundaries, looking to future growth of development in the area
- Concrete pile set-backs from west curb should be same as allowed height
- Employee parking should be accommodated inside the business footprint and not along the street

Thank you for your consideration. I can be reached for comment at 916-453-8888.

Sincerely,



Becky Heieck

Power Inn Business & Transportation Association

Cc: Councilmember Kevin McCarty, College Glen N.A., BTA Board of Directors

January 19, 2005

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POWER INN BUSINESS
& TRANSPORTATION
ASSOCIATION

Sponsors

A. Teichert & Son, Inc.
BLT Enterprises
Browning-Ferris Industries
City of Sacramento
Panattoni Development
Separovich/Domich
World of Good Tastes

Friends

Buzz Oates Real Estate
County of Sacramento
Crystal Cream & Butter Co.
Lawnman, Inc
L and D Landfill
Team Power Forklifts
Waste Management, Inc.

Director Emeritus

Dain Domich
Darrell Steinberg

3791 Power Inn Rd, Suite B
Sacramento, CA 95826

tel: 916-453-8888

fax: 916-453-8889


www.pibta.org

204-235

Attachment 2
College/Glen Neighborhood Association

January 19, 2005

To: Zoning Administrator
City of Sacramento
1231 I Street Room 200
Sacramento, CA 95814-2998

From: Annette Deglow, President 
College/Glen Neighborhood Association
8424 Olivet Court
Sacramento, CA 95826
Home: (916) 383-6621

Objection: to Proposed Project Z04-235
California Concrete Crushing (CCC)

Project Manager: Regarding:
Lindsey Alagozian

Project: 5980 Outfall Circle
Assessor's Parcel No: 062-0120-001, 062-0120-002, 062-0120-003
Applicant's Name: California Concrete Crushing: Contact: W.R. Edgar

The College-Glen Neighborhood Association's requests that the above referenced permit to expand the operating permit for California Concrete Crushing (CCC) be denied.

Please reference our attached letters dated **December 1, 2004** and **January 11, 2005** detailing the basis for our request that this permit request be denied.

It continues to be the position of the College-Glen Neighborhood Association (CGNA) that the City does not have an **adequate** environmental study that can be used to appropriately evaluate the adverse impacts of the solid waste industry upon the City of Sacramento and the residents and businesses within Council District 6 and the City of Sacramento. This request by CCC to expand their tons per day (TPD) of operation exemplifies the inability of the Zoning Administrator/Planning Department to appropriately assess the adverse impacts of the solid waste facilities within our geographic area specifically and the City of Sacramento in general.

City staff have consistently and repeatedly stated that there is an over concentration of solid waste facilities in Council District 6 and that the over concentration is substantially exacerbating the adverse impacts of the solid waste industry upon our local community as well as the City.

It defies logic for anyone to suggest processing 2,000 tons per day of product in a facility that was designed for 1,450 TPD would not have adverse impacts or that 709 solid waste vehicle trips day would not have an adverse impact on area traffic. California Concrete Crushing is a relatively small facility with a single access. All vehicles must enter and exit from the same gate. It is not reasonable to expect that 71 vehicles could enter, process their goods, and exit within one hour. To further compound the traffic issue CCC has incorporated in their plan a provision that the public access road to their facility be used as a staging area for waiting vehicles. Unsworth is the only entrance/exit for this facility as well as a number of small businesses and a large warehouse complex currently under construction. Last, there is no traffic signal at the intersection of Unsworth and Florin Perkins. This is unacceptable and presents a safety concern for all parties involved.. (See attached: January 13, 2005 request for traffic study)

This project as proposed will increase truck traffic on Florin-Perkins and degrade air quality in or community. Exhaust from trucks idling in queues waiting to weigh, load, unload, or waiting to clear the Unsworth/Florin-Perkins intersection will drift northward with prevailing winds into the residential communities along the Highway 50 corridor.

College/Glen Neighborhood Association

Zoning Administrator

Proposed Project Z04-235

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There is a potential fire hazard. An adjacent business has a liquid hydrogen storage tank on the premises which would be vulnerable to any fire in the wood chipping/storage operation at the CCC facility. A fire/explosion could place business and residents at risk as well as the students at school in Depot Park. (See attached: January 11, 2005 letter to Troy Malaspino, Fire Marshal)

Currently, CCC accepts product from non-commercial individuals. This project includes a provision to deny service to non-commercial customers. This action will encourage illegal dumping and contamination of city containerized waste pickup.

If this project is approved it should be conditioned on: 1) CCC pays pro rata share of cost of traffic signal at Unsworth and Florin-Perkins Road, 2) CCC provides adequate space for on site parking and queues. 3) Service at all times is limited to on site capacity: no street parking is permitted. 4) CCC pays host benefit for all tonnage and the impact fees for all tonnage beyond 1,450 TPD. 5) Adequate barriers are provided to protect liquid hydrogen storage from fire in wood chipping operation and 6) services are continued for non-commercial operators.

There is no documented need for the service in this area of the City. The applicant lists other local operators that provide the same service with the exception of the non-commercial service. City staff have repeatedly stated that "new solid waste facilities and/or the expansion of existing facilities are not a direct benefit to the City in implementing its solid waste management programs." In fact City staff have stated that "Such facilities are a cost to the City due to the environmental impacts to the surrounding community and immediate area in which the facility is located."

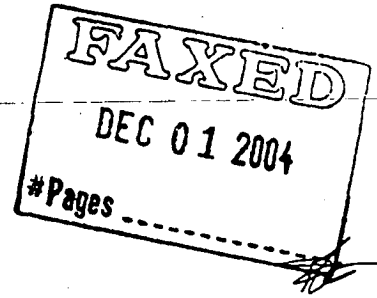
The College-Glen Neighborhood Association requests that the above referenced permit request be denied. We further request that an environmental study of the cumulative impact of the numerous solid waste facilities in or geographic be conducted to determine the necessary environmental mitigation measures necessary to protect or area from the adverse impact of the over-concentration of the solid waste industry in our area.

fc: Councilmember McCarty
Other Interested Parties


College/Glen Neighborhood Association

December 1, 2004

Via Fax: (916) 264-5543
Phone: (916) 808-2659



To: Zoning Administrator
City of Sacramento
1231 I Street Room 200
Sacramento, CA 95814-2998

From: Annette Deglow, President 
College/Glen Neighborhood Association
8424 Olivet Court
Sacramento, CA 95826
Home: (916) 383-6621 / Cell: (916) 806-3138 / Fax: (916) 383-9196

Regarding: **Objection to Proposed Project Z04-235**
Project Manager: Lindsey Alagozian

Project: 5980 Outfall Circle
Assessor's Parcel No: 062-0120-001, 062-0120-002, 062-0120-003
Applicant's Name: Total Compliance Management; **Contact:** W.R. Edgar
Previous Entitlements: Z03-059: California Concrete Crushing - July 2, 2003
P99-109: California Concrete Crushing - June 8, 2000

Applicant's Phone: No: 916-444-2011

Dear Zoning Administrator:

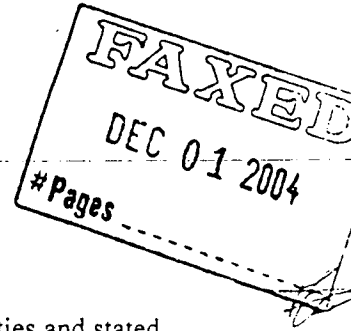
On behalf of the 3,000 homeowners within the College/Glen Neighborhood Association boundaries, I hereby register our objection of the issuance of a zoning administrator special permit for the above referenced project.

Currently, City Council District 6 hosts: 5 Transfer stations: BLT, Elder Creek, County South Area, Florin Perkins, and Atlas; 3 Recycling Companies: Recycling Industries, Tomra Recycling and Smurfit Recycling; 2 Concrete crushing facilities : California Concrete Crushing and A & A Concrete; and 2 Large landfills: L & D Landfill and Florin Perkins Landfill.

Over 12,000 tons per day of solid waste products are being collected under City permit: Sacramento Recycling & Transfer Station (2,000 TPD); Elder Creek Recovery & Transfer Station (2,000 TPD); South Area Transfer Station (348 TPD); Florin Perkins (2,500 TPD); Sierra Waste (199 TPD); Waste Management (500 + TPD); L and D Landfill (2,540 TPD); California Concrete Crushing now Total Compliance Management (1,450 TPD).

College/Glen Neighborhood Association

Zoning Administrator
December 1, 2004
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City staff has identified this area as having an over concentration of solid waste facilities and stated repeatedly that the over concentration of solid waste facilities within an area exacerbates the adverse impacts of the industry upon that area. The adverse effects of the industry on our area is such that City staff has recommended charging an impact fee for all new or expanded solid waste facilities within this area.

Harold Duffey, Integrated Waste General Manager, for the City stated in his October 26, 2004 letter to members of the City's Law and Legislation Committee "... the City of Sacramento currently has sufficient solid waste facilities within the City to serve the needs of the residents of the City. Therefore, new solid waste facilities and/or expansion of existing facilities are not a direct benefit to the City in implementing its solid waste management programs. Such facilities are a cost to the City due to the environmental impacts to the surrounding community and immediate area in which the facility is located."

The College/Glen Neighborhood Association is well on record as being opposed development of any new or expanded solid waste facilities within Council District 6. We have consistently advocated the development of a north area multi-service solid waste facility to assist in reduction of the adverse environmental impact upon our area and the City of Sacramento in general. This project is not an exception to that position.

On behalf of the College/Glen Neighborhood Association I am requesting that the Zoning Administrator deny this request for expansion and request that the City conduct an environmental study of the industry regarding its impact on the City of Sacramento in general and specifically, Council District 6. We further request that the City actively and aggressively pursue the development of a multi-service solid waste processing center in the north area of the City to better service the solid waste needs of the residents of the City and to reduce the air pollution, traffic congestion and cost associated with transportation of solid waste products.

fc: Councilmember McCarty
Other Interested Parties

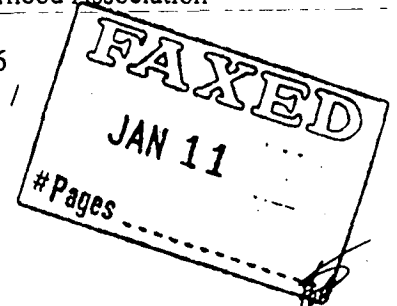
College/Glen Neighborhood Association

January 11, 2005

Via Fax: (916) 264-5543
Phone: (916) 808-2659

To: **Zoning Administrator**
City of Sacramento
1231 I Street Room 200
Sacramento, CA 95814-2998

From: **Annette Deglow, President**
College/Glen Neighborhood Association
8424 Olivet Court
Sacramento, CA 95826
Home: (916) 383-6621 /



Regarding: **Objection to Proposed Project Z04-235**
California Concrete Crushing (CCC)
Project Manager: Lindsey Alagozian

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Applicant's Name: California Concrete Crushing: Contact: W.R. Edgar
Previous Entitlements: Z03-059: California Concrete Crushing - July 2, 2003
P99-109: California Concrete Crushing - June 8, 2000

Applicant's Phone: No: 916-444-2011

The College-Glen Neighborhood Association requests that the permit to expand the operating permit for California Concrete Crushing (CCC) to include 500 tons per day of construction and demolition debris (C&D) and inert debris be denied for the following reasons:

There is no documented need or benefit to the City of Sacramento for this service in the Florin-Perkins area. CCC acknowledges "that the vast majority of the materials received will be diverted from existing operations in the area". The Facility report identifies two nearby operators, L & D and Florin/Perkins to which loaded trucks can be diverted to when CCC is operating at capacity. In addition, it is our position that the CCC operating facility does not have adequate onsite surface area to effectively meet the current permitted tonnage without adversely impacting the City's environment.

Should the proposed project reach permitted tonnage it will create traffic demands beyond the current design capacity for the Florin-Perkins corridor. Unsworth Ave provides the sole access to this facility. Unsworth Ave is an unimproved street that also provides the only access for a number of small businesses as well as the massive warehouse operations currently under construction on Outfall Circle. There is underdeveloped property which has the potential for at least three other similar developments. It is essential that City permits require all business on both Unsworth Ave and Outfall Circle to provide adequate parking and staging areas on their own site for all of their operations. The warehouse/industrial complex under construction adjacent to CCC covers the entire area bordered by Outfall Circle and along Unsworth Avenue. At this time, the intersection of Unsworth Avenue and Florin-Perkins has no traffic signal. CCC estimates 709 trips per day (71 trips per hour max) through this intersection with the heaviest concentration during the morning commute time. By any measure, this will significantly impact the traffic at this intersection and create an unsafe environment. City Planning should require the area business to support the necessary improvements to this area. ¹ (The Association under separate cover is requesting a full environmental study of the traffic impact this will have on Unsworth Avenue,

¹ The nearby Granite Business Park was developed with businesses benefiting directly from the development provided funding for the necessary road and other environmental improvements.

College/Glen Neighborhood Association

Zoning Administrator

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Florin-Perkins Road, Folsom Blvd and Kiefer Boulevard and the improvements necessary to mitigate the increased industrial truck traffic.)

The proposed project will significantly degrade air quality in the area given the need for industrial trucks to idle for substantial periods of time in queues waiting to weigh, to load or unload, or waiting to proceed through the intersection at Unsworth Ave. and Florin-Perkins Road. The prevailing winds will carry that pollution northward into the residential communities along the Highway 50 corridor.

There is a large storage tank containing liquid hydrogen as part of the business directly east across the railroad tracks from CCC. The request by CCC to expand their operation necessitates the storage and processing of wood chips which are highly combustible and as such present the potential for a catastrophic explosion should there be an on site fire. Should such a incident occur, nearby residential and business communities as well as middle and high school students located across Florin-Perkins Road at Depot Park could be placed in harms way. (The Association is asking under separate cover for a full investigation of the dangers presented by this situation).

As representatives for our neighborhood it is of concern to us that the CCC expansion includes the removal of service to our residents. While CCC indicates that they want to provide alternatives to the business community, their proposal includes the termination of existing service to our local residents. We are requesting that the CCC not be permitted to suspend their acceptance of non commercial C&D products. Denial of such service will likely encourage illegal dumping of solid waste or the disposal of C&D waste in the City's residential weekly solid waste pick up.

For these reasons, the CGNA believes that the City of Sacramento would be better served to locate the additional services proposed by CCC in another area of the City. However, if the permit is issued for the existing site, then it is appropriate and essential that 1) the applicant pay a pro rata share of the cost of adding a traffic signal at the Florin-Perkins Road/Unsworth Avenue intersection, 2) the applicant provide adequate on-site parking for employees, visitors and all related facility operation.. 3) all of the fees currently being considered for solid waste products including the but not limited to the facility fee (host benefit fee) and the impact fee. (The impact fee should apply to all of the recently increased tonnage and should continue until such time as the applicant provides the service to the City of Sacramento in an area not currently providing adequate services) and 4) the applicant should not be permitted to reduce current services to the residents of the City.

In closing we request that a full environmental study be conducted. The study should include but not be limited to traffic, noise, air, and visual quality as well as the level of chemical and fire danger to the surrounding areas. We are also requesting that an investigation be conducted to determine why our Association who has been on record as an interested party, and in opposition to any increase solid waste tonnage that is a duplication of current services, were not given adequate notice of the recent increased tonnage provided CCC.

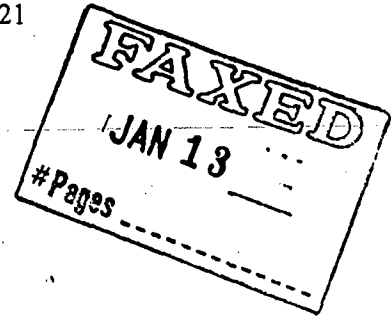
fc: Councilmember McCarty
Other Interested Parties

College/Glen Neighborhood Association

January 13, 2005

Via Fax: (916) 808-8404
Phone: (916) 808-7921

To: Angie Louie-Fong
Supervising Engineer
Traffic Engineering Services
1000 I Street Suite 170
Sacramento, CA 95814



From: Annette Deglow, President ~~_____~~
College/Glen Neighborhood Association
8424 Olivet Court
Sacramento, CA 95826
Home: (916) 383-6621
Fax: (916) 383-9196

Subject: **Request for Traffic Study**

The College/Glen Neighborhood Association requests that the city conduct a city wide environmental cost effectiveness study related to the collection and distribution process of solid waste products being processed within the City.

City staff have repeatedly stated that the over concentration of solid waste facilities in the Power-Inn / Florin-Perkins, Fruitridge area is exacerbating the adverse impacts of the industry on the City and the increased tonnage per day is not benefiting the residents of the city.

The recent permitting of increased tonnage for California Concrete Crushing without the benefit of a current and adequate environmental document has created a situation that exemplifies this deficiency. This action could result in as many as 71 vehicle trips per hour more from within a warehouse area that is serviced exclusively by an under developed city street that exits on Unsworth Avenue at Florin-Perkins, an intersection without the benefit of a traffic signal that is already over impacted with morning commuters.

The failure of the City to adequately address impact on traffic resulting from this and other expansions of solid waste facilities in the Florin-Perkins area is compromising the City's environment.

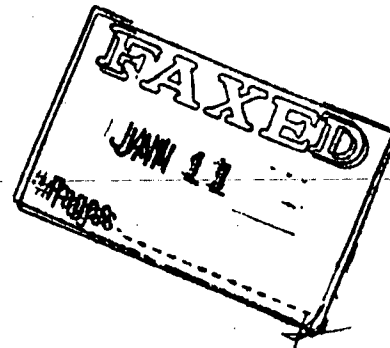
Please take the actions necessary to up-date the City's environmental documents and request that the Zoning Administrator suspend the permitting process for this industry until such time as the traffic problems can be identified and addressed in a responsible manner.

fc: Councilmember McCarty
Other Interested Parties


College/Glen Neighborhood Association

January 11, 2005

Via Fax: (916) 566-3640
Phone: (916) 443-1627



To: Troy Malaspino, Fire Marshal
City of Sacramento
5770 Freeport Boulevard, Suite 200
Sacramento, CA 95822-3516

From: Annette Deglow, President 
College/Glen Neighborhood Association
8424 Olivet Court
Sacramento, CA 95826
Home: (916) 383-6621 / Cell: (916) 806-3138 / Fax: (916) 383-9196

Regarding: **Potential Hazard Condition**

**Location: California Concrete Crushing
5980 Outfall Circle
Sacramento, 95828**

Applicant's Phone: No: 916-444-2011

The College-Glen Neighborhood Association requests the Sacramento Fire Department conduct an investigation of the potential hazard to surrounding environment should the tank marked "Liquid Hydrogen" located easterly and adjacent to **California Concrete Crushing (CCC)** be exposed to fire.

We request that this potential hazard be investigated by the appropriate agencies prior to the City approving CCC's request to expand their recycling processing to include storage of construction and demolition debris, and other inert debris that have the potential to contain wood and other combustible products.

Thank you in advance for your attention to this matter.

fc: Councilmember McCarty
Other Interested Parties