



**CITY OF SACRAMENTO PLANNING COMMISSION  
RECORD OF DECISION**

New City Hall, 915 I Street, 3<sup>rd</sup> Floor, Sacramento, CA 95814

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Project Name: Sierra Waste Wood Grinding  
Project Number: P07-168  
Project Location: 8260 Berry Avenue  
Assessor's Parcel No.: 040-0121-022  
Applicant: Sunil Dutt, 8260 Berry Avenue, Sacramento, CA 95828  
Action Status: Approved Project With Conditions Action Date: 6-26-2008

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**REQUESTED ENTITLEMENT(S):** A request to operate a medium volume (200 to less than 500 tons per day) construction and demolition wood chipping and grinding facility on approximately 7.9 acres in the Heavy Industrial (M-2S) zone.

A. Environmental Determination: Exempt per CEQA Guidelines Section 15301.

B. Special Permit to operate a greenwaste facility within the Heavy Industrial (M-2S) zone.

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**ACTIONS TAKEN:** On 6/26/2008, the Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:

Recommended Approval of Items A - B with conditions

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Action certified by: *David Kwong*  
for David Kwong, Planning Manager

Sent to Applicant: 6/27/2008

By: *[Signature]*  
Staff Signature

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**NOTICE OF PROTEST RIGHTS**

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the

applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

**EXPIRATION**

**TENTATIVE MAP:** Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

**SPECIAL PERMIT:** A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

**VARIANCE:** Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

**PLAN REVIEW:** Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review term.

**NOTE:** Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

**APPEALS**

Appeals of the Planning Commission decision of this item to the City Council must be filed at 300 Richard Blvd, 3rd Floor, within 10 calendar days of this meeting, on or before 7/7/08. If the 10<sup>th</sup> day falls on a Sunday or holiday, the appeal may be filed on the following business day.

**Findings Of Fact**

**A. Environmental Determination:**

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 15301, Existing Facilities, of the California Environmental Quality Act Guidelines as follows:

The project would permit the wood grinding and recycling facility now in operation at the project site. The land use permitted is the same as now in operation at the site, and the permit would not involve any new land use at the site.

**B. Special Permit: The Special Permit to operate a Greenwaste recycling facility in the Heavy Industrial (M-2S) zone is 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 recycling opportunities.

**Conditions Of Approval**

**B. The Special Permit to operate a Greenwaste recycling facility in the Heavy Industrial (M-2S) zone is hereby approved subject to the following conditions of approval:**

**Current Planning:**

- B1. Applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.
- B2. Any modification to the project shall be subject to review and approval by Development Services staff.
- B3. The applicant/owner shall provide one Class I bicycle parking space on site.

- B4. Any proposed signage shall be reviewed and approved by the Development Services Department.
- B5. Landscaping plans shall be submitted to the Building Division - Site Conditions Unit for review and approval by the Site Conditions Unit and the Landscape Architecture Section. The scope of the review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met. In order to provide adequate surveillance opportunities, all plants and shrubs are to be maintained at maximum height of thirty inches (30"). Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project.
- B6. Any change to the type of material collected for grinding and/or recycling will require a modification to this Special Permit.
- B7. Owner/operator shall be limited to receiving less than 500 tons of material per day.
- B8. Owner/operator shall be limited to removing less than 500 tons of material per day.
- B9. 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.
- B10. Owner/operator shall control dust generated by the operation. Dust shall not be allowed to cross the overall site perimeter property lines.
- B11. The applicant/owner shall provide a minimum of five (5) parking spaces, with a maximum of eighteen (18) parking spaces.

**Development Engineering:**

- B12. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards.
- B13. The applicant shall dedicate additional right-of-way if necessary and construct full frontage improvements on Berry Avenue adjacent to the subject property to match existing improvements east, west and north of the subject site to the satisfaction of the Development Engineering Division.
- B14. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division.
- B15. The minimum throat distance for all site driveways shall be 25-ft (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).
- B16. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.

- B17. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).
- B18. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering Division.

**Building:**

- B19. Permit shall be obtained for all site improvement work shown on revised Site Plan.
- B20. If improvements are proposed for any existing structures shown on Site Plan, permits shall be obtained for all work except if exempt per 2007 CBC section 105.2, Appendix Chapter 1.
- B21. Proposed use for this facility is Wood Grinding. According to 2007 CBC this use could be classified as F-1 occupancy group. If previous use of this facility was different than proposed use, permit shall be obtained for Change of Occupancy for existing buildings.
- B22. All portions of buildings and facilities shall be accessible to persons with disabilities as required by Chapter 11B of 2007 CBC, section 1134B.

**Fire:**

- B23. Storage site shall be level and on solid ground. CFC Section 1908.2

**Sacramento Area Sewer District:**

- B24. Sewer service shall continue to be provided by the District infrastructure to the existing sewer service lateral. Required modifications, if any, shall be to the satisfaction of the District. Sacramento County Improvement Standards apply to any on and off-site sewer construction.
- B25. Each parcel with a sewage source shall have a separate connection to the District public sewer system. 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 the private on-site sewer line or District public sewer line.

**Advisory Notes:**

**Fire:**

- 1. Piles shall not exceed 25 feet in height, 150 feet in width and 250 feet in length CFC 1908.3.
- 2. Piles shall be separated from adjacent piles by approved fire apparatus roads CFC

1908.4.

3. Static Piles shall be monitored by an approved means to measure temp within the static piles CFC 1908.6.
4. 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.
5. 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.
6. All turning radii for fire access shall be designed as 35' inside and 55' outside.
7. 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.
8. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus. (503.2.3)
9. 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.
10. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105.
11. 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.
12. Provide a water flow test. (Make arrangements at the Permit Center's walk-in counter: 300 Richards Boulevard, Suite 300, Sacramento, CA 95834).

**Sacramento Area Sewer District:**

13. Developing this property may require the payment of sewer impact fees. Impact fees shall be paid prior to filing and recording the Final Map or issuance of Building Permits, which ever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.