



**ADDENDUM TO AN ADOPTED MITIGATED NEGATIVE DECLARATION**

The City of Sacramento, California, a municipal corporation, does hereby prepare, make declare, and publish the Addendum to an adopted Mitigated Negative Declaration (IS/MND) for the following described project:

**Project Name and Number: Florin Perkins Public Disposal Materials Recovery Facility/Large Volume Transfer Station Minor Modification (Z20-016)**

**Original Project Name and Number: Florin-Perkins Materials Recovery Facility/Large Volume Transfer Station (P13-017)**

The City of Sacramento, Community Development Department, has reviewed the proposed project and on the basis of the whole record before it, has determined that there is no substantial evidence that the project, as identified in this Addendum, would have a significant effect on the environment beyond that which was evaluated in the attached Florin-Perkins Materials Recovery Facility/Large Volume Transfer Station (P13-017) Mitigated Negative Declaration (MND) (SCH# 2016052026) adopted on October 20, 2016. A Subsequent MND is not required pursuant to the California Environmental Quality Act of 1970 (Sections 21000, et. Seq., Public Resources Code of the State of California).

This Addendum to an adopted MND has been prepared pursuant to Title 14, Section 15164 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento.

A copy of this document and all supportive documentation may be reviewed online at <http://portal.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>

Environmental Services Manager, City of Sacramento,  
California, a municipal corporation

By:                     Ron Bess                    

Date:                     December 22, 2020

**Florin-Perkins Public Disposal Materials Recovery Facility/Large Volume Transfer Station Minor Modification (Z20-016) Addendum to Mitigated Negative Declaration (P13-017)**

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**File Number/Project Name: Florin Perkins Public Disposal Materials Recovery Facility/Large Volume Transfer Station Minor Modification (Z20-016)**

**Project Summary:** The proposed project would include a Minor Modification to the previously adopted Mitigated Negative Declaration for the Florin-Perkins Materials Recovery Facility/Large Volume Transfer Station (P13-017) to reallocate 300 vehicles permitted on the former inert landfill site to the MRF/LVTS and other ancillary operations such as the materials sales yard. The number of allowable vehicles per day would be from 258 to 558. As part of the proposed project, the SWFP for the MRF/LVTS would need to be revised through the LEA to modify the Conditional Use Permit for the Florin-Perkins Materials Recovery Facility/Large Volume Transfer Station (P13-017) for this reallocation of vehicles on-site

**Project Location and Surrounding Land Uses:** The Project Site is a 13.5-acre portion of a 106-acre property (Subject Property) located at 4201 Florin Perkins Road in Sacramento, California (see Figure 1 and Figure 2). The 13.5-acre Project Site is identified by Assessor Parcel Numbers (APNs) 061-0150-042 and 061-0150-058.

Immediately east of the Subject Property is a former aggregate mining site associated with the Teichert Perkins plant. To the south of the Subject Property are industrial buildings. Opposite Jackson Road to the north of the Subject Property is the Teichert Perkins plant, an active sand and gravel processing and sales facility. An existing residence is located at the southeast corner of Jackson Road and Florin-Perkins Road, approximately 2,000 feet to the northwest of existing operations. Opposite from Florin-Perkins Road to the west are industrial uses including a Grocery Outlet distribution center. Granite Regional Park is located across Florin-Perkins Road to the northwest, and to the southeast is the L and D Landfill site (a Class III facility limited to commercial waste and recycling). It should be noted that the inert landfill site currently undergoing closure is located adjacent to the northern, eastern and southern borders of the Project Site, within the Subject Property.

**Existing Setting:** The City of Sacramento 2035 General Plan designates the Project Site as Employment Center Low Rise. The current zoning designation for the Project Site is Light Industrial with Solid Waste Restriction Overlay (M-1SWR). Currently, 10 acres of the 13.5-acre project site contain the Florin-Perkins Materials Recovery Facility/Large Volume Transfer Station (MRF/LVTS) where solid non-hazardous and non-putrescible wastes are processed and sorted for recycling and/or disposal off-site. The 10-acre MRF/LVTS also includes an employee and visitor parking area, modular office buildings, maintenance area, and other miscellaneous processing areas for wood waste and inert waste processing. In addition, the Project Site includes approximately 1.5-acres of land adjacent to the western

project boundary of the MRF/LVTS currently used as a material sales yard where recycled and virgin landscape materials are sold in bulk to the public. Materials currently sold at the existing 1.5-acre material sales yard include base rock, topsoil, wood chips, colored mulch, and other landscaping products.

The MRF/LVTS is accessed by a facility entrance on Florin-Perkins Road which extends throughout the Project Site. A total of 35 parking spaces are located on-site for employees and visitors. Landscaping features include a 20-foot high landscaped berm lined with trees along the southern and eastern perimeters of the MRF/LVTS to help block public views of the site. In addition, landscaped strips are provided on the outside of chain-linked fences along Florin-Perkins Road to the west and Jackson Road to the north.

**Figure 1**  
**Regional Vicinity Map**

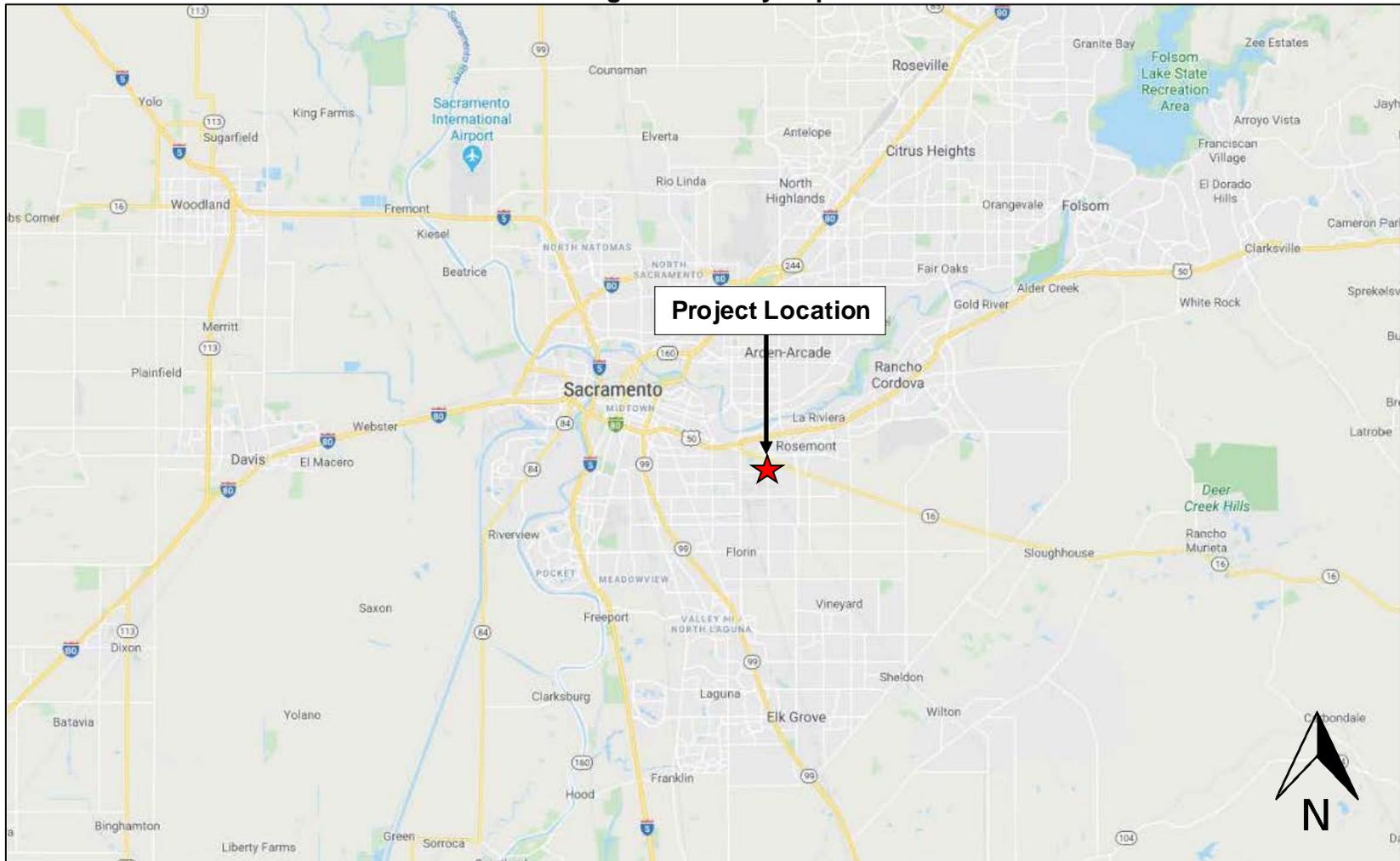


Figure 2  
Vicinity Map



### **Existing Setting Continued From Page 3:**

The Project Site is not serviced by a public sewage service, nor does the Project Site utilize the two on-site septic tanks. Instead, portable restrooms are provided on-site. Potable water is provided to on-site employees by means of provision of bottled water supplied by a vendor. Water used for dust suppression is supplied from two on-site groundwater wells, as well as from excess water from a stormwater tank when available. If the tank capacity is exceeded, excess stormwater runoff is directed to two storm water outfalls that discharge into a low-lying area west of the facility within the property owner's property boundaries.

**Project Background:** The Subject Property was previously used as a mining site and then as an unclassified landfill. The City of Sacramento issued Special Permit Z93-106 to the prior operator on December 14, 1993 to operate a "Large Recyclable Materials Collection Facility" which would receive demolition and construction debris, commercial wastes consisting of cardboard, paper, glass, metal, and wood, and household wastes generated by self-haulers. On February 6, 1995, the City of Sacramento granted a "Minor Deviation to a Special Permit," which amended Special Permit Z93-106 to reclassify the facility to a "Large Volume Material Recovery Facility" and allowed an expansion in the scope of the material collection and recycling options. Upon adoption of an Initial Study/Negative Declaration (ISND) on January 24, 1996, the Sacramento County Environmental Management Department, the Local Enforcement Agency (LEA) responsible for enforcing state solid waste laws and standards, issued Solid Waste Facility Permit (SWFP) No. 34-AA-0183 to the prior operator. An additional permit revision was requested and granted for the Project Site in 1999 to segregate and containerize recyclable materials for transfer to a Class III solid waste management facility, while inert materials would be segregated for transfer into the adjacent landfill area.

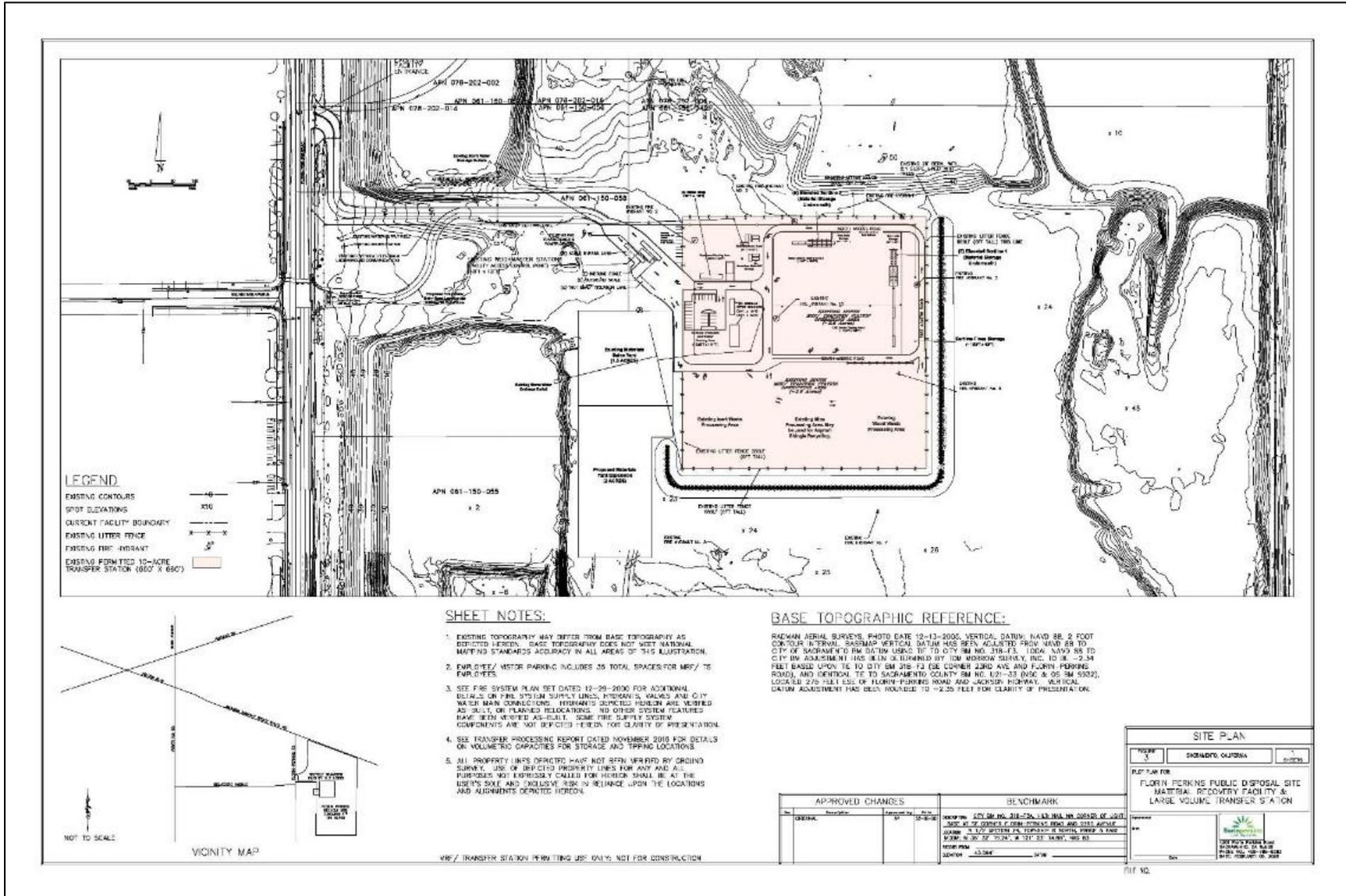
In February of 2005, the previous operator surrendered its interest in SWFP No. 34-AA-0183 and was evicted from the property by the property owner. In 2008, Zanker Road Resource Management, LTD, the current operator and project applicant, requested a new SWFP to allow for the operation of the MRF/LVTS on the Project Site, a permitted maximum of 500 tons per day of mixed solid waste, modification of the access road, internal traffic routing, and addition of paved surfaces. The new SWFP, permit number 34-AA-0221, was issued after adoption of an Initial Study/Negative Declaration (IS/ND) on April 29, 2008.

On October 20<sup>th</sup>, 2016, the City of Sacramento Planning Commission approved a Mitigated Negative Declaration for operations modifications at the MRF/LVTS. The proposed expanded operations include a storage and vehicle capacity increase, as well as approval of green waste processing for wood-grinding activities. Conditional Use Permit (CUP) P13-017 was concurrently approved. Current land use entitlements allow for 258 vehicles per day for the MRF/LVTS and 300 vehicles per day for the inert landfill.

**Project Description:** The proposed project would include a Minor Modification to the previously adopted Florin-Perkins Materials Recovery Facility/Large Volume Transfer Station MND (P13-017) to reallocate 300 vehicles permitted on the former inert landfill site

to the MRF/LVTS and other ancillary operations such as the materials sales yard. The number of allowable vehicles per day would be from 258 to 558. As part of the proposed project, the SWFP for the MRF/LVTS would need to be revised through the LEA to modify the Conditional Use Permit for the Florin-Perkins Materials Recovery Facility/Large Volume Transfer Station (P13-017) for this reallocation of vehicles on-site. In addition, the existing 1.5-acre material sales yard would be expanded to include an additional two acres within the Subject Property located to the south of the existing material sales yard footprint (see Figure 3). Table 1 demonstrates the total number of proposed changes in relation to the currently permitted operations at the MRF/LVTS. The reallocation of internal traffic would result in no overall increase in vehicles.

**Figure 3**  
**Overall Site Plan**



<b>Table 1 Summary of Operations</b>		
	<b>Current Permitted Operations</b>	<b>Proposed Operations</b>
Total Acres	11.5	13.5
Maximum Tons Per Day of Mixed Solid Waste	<ul style="list-style-type: none"> <li>1,000 TPD at the MRF/LVTS</li> <li>2,000 TPD at the inert landfill</li> </ul>	<ul style="list-style-type: none"> <li>1,000 TPD at the MRF/LVTS</li> <li>Zero TPD at the inert landfill</li> </ul>
Maximum Vehicle Volume	<ul style="list-style-type: none"> <li>258 vehicles per day at the MRF/LVTS</li> <li>300 vehicles per day at the inert landfill</li> </ul>	<ul style="list-style-type: none"> <li>558 vehicles per day at the MRF/LVTS</li> <li>Zero vehicles per day at the inert landfill</li> </ul>
Operating Days	Up to 361 days per year	Up to 361 days per year
Hours of Operation	6:00 a.m. to 6:00 p.m.	6:00 a.m. to 6:00 p.m.
Maximum Stockpile Height	24 feet	24 feet

The amount of tonnage that can be processed at the MRF/LVTS would remain the same. Overall tonnage intake associated with the subject property would not be increased and the type of operations currently occurring at the MRF/LVTS would remain unchanged.

The proposed two-acre expansion of the existing 1.5 acre material sales yard is necessary to improve processing capabilities resulting from the Conditional Use Permit for the Florin-Perkins Materials Recovery Facility/Large Volume Transfer Station (P13-017) and high demand for recycled products from the MRF/LVTS. As mentioned previously, the existing 1.5-acre sales yard is open to the public as a venue for the current operator to sell recycled and virgin landscape materials in bulk, such as base rock, topsoil, woodchips, colored mulch, and other landscaping products. The proposed two-acre expansion of the material sales yard would allow for increased storage capacity and assortment. In addition, approximately 50 percent of vehicles visiting the existing materials sales yard are estimated to dispose of waste at the MRF/LVTS. Such trips would be included in the 558 total vehicles permitted to access the MRF/LVTS under the proposed Minor Modification to the Conditional Use Permit for the Florin-Perkins Materials Recovery Facility/Large Volume Transfer Station (P13-017).

Project Approvals

The proposed project would require the following approvals by the lead agency (i.e., the City of Sacramento):

- Approval of a Minor Modification to the Conditional Use Permit for the Florin-Perkins Materials Recovery Facility/Large Volume Transfer Station (P13-017).

Purpose of the Addendum

In determining whether an addendum is the appropriate document to analyze the modifications to the project and its approval, State CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) states:

- (a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

New significant effects or other grounds require preparation of a subsequent EIR or supplemental EIR in support of further agency action on a project pursuant to Public Resources Code Section 21166 and State CEQA Guidelines Sections 15162 and 15163. Under the guidelines, a subsequent or supplemental EIR shall be prepared if any of the following criteria are met:

- (a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
  - (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
  - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
  - (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

- (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or;
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Addendum Where New Impacts Have Been Identified:

Under CEQA Guidelines section 15164, an addendum to a previously certified EIR or negative declaration may be prepared if changes or additions are necessary, but none of the conditions under section 15162 requiring preparation of a subsequent EIR have occurred. As noted above, under section 15162, subdivision (a)(3), a subsequent EIR must be prepared if new information of substantial importance shows the project would have one or more significant effects not discussed in the previous EIR.

Use Of A Prior Environmental Document:

The California Supreme Court has held that a lead agency has the responsibility of initially deciding whether an original environmental document retains “some relevance” to the ongoing decision-making process. If it does, the lead agency moves on to determine whether the original document is adequate for CEQA purposes. The City of Sacramento has determined that the previously adopted Florin-Perkins Materials Recovery Facility/Large Volume Transfer Station (P13-017) MND adopted for the Florin-Perkins MRF/LVTS project is relevant and has prepared an addendum to that document to evaluate the proposed project. The approximately 13.5-acre proposed project is contained within the original 106-acre Subject Property considered for the MRF/LVTS project, and includes land uses that were permitted in the MRF/LVTS project. In addition, the existing CUP and proposed minor modification deal with the internal expansion of the materials sales yard and shifting internal permitted traffic, as well as circulation issues as they relate to the surrounding streets. While the mitigation is modified to fit the exact circumstances, the projects generate substantially the same effects and are subject to a similar analysis.

Based on the above, in accordance with Sections 15162 through 15164 of the CEQA Guidelines, the proposed operations expansion would not require major revisions of the previously adopted Florin-Perkins Materials Recovery Facility/Large Volume Transfer Station (P13-017) MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The analysis that follows concludes that none of the

conditions identified in CEQA Guidelines Sections 15162 and 15163 apply to the proposed project. Thus, preparation of an addendum would provide the appropriate level of environmental review.

## **Discussion**

The following sections provide discussions of any potential impacts associated with the proposed project beyond those previously identified and addressed in the Florin-Perkins Materials Recovery Facility/Large Volume Transfer Station (P13-017) MND.

### Transportation and Circulation

The previously adopted Florin-Perkins Materials Recovery Facility/Large Volume Transfer Station (P13-017) MND concluded that the historical use of the subject property as a landfill generated significantly more vehicle trips to the subject property than the 258 vehicles currently allowed to access the MRF/LVTS daily. A project-specific traffic impact analysis was not required by the City, as it was determined that the number of vehicles accessing the site would neither significantly increase traffic on local roadways nor deteriorate intersection Level of Service (LOS). The Florin-Perkins Materials Recovery Facility/Large Volume Transfer Station (P13-017) MND determined that the MRF/LVTS project would potentially lessen vehicle miles travelled (VMT) on local roadways by allowing for further processing and sales of materials accepted at the site, avoiding the need for hauling, processing, and sales of such materials at an off-site location located further from the original source of waste.

Previous land use entitlements permitted the operation of 300 vehicles per day at the adjacent landfill surrounding the project site (within the subject property). Because the landfill has ceased operations, the 300 vehicles associated with the landfill would no longer be needed. The proposed project would include approval of a minor modification to the CUP to reallocate the permitted vehicle traffic quota associated with the landfill to the MRF/LVTS operations, thereby increasing the number of allowable daily vehicles in that internal location on the Subject Property from 258 to 558. Although the proposed project reallocates the number of allowable vehicles to the MRF/LVTS project site by 300, the permit amendment would utilize the vehicles from the former landfill that had previously been regularly driving to and from the project area and using the same access point as vehicles entering the MRF/LVTS. Therefore, the proposed project would not increase the total volume of vehicle traffic on local roadways relative to existing conditions or on the Subject Property. The proposed project's contribution to VMT reduction would be consistent with the conclusions presented within the previously adopted Florin-Perkins Materials Recovery Facility/Large Volume Transfer Station (P13-017) MND.

Sufficient internal circulation capacity exists at the project site to accommodate the shift in vehicle volumes at the MRF/LVTS location. As shown in Tables 2 and 3, internal traffic capabilities at the Project Site have a total capacity of 1,440 vehicles per 12-hour day through the Scale House. In comparison, the tipping area has a maximum per hour vehicle capacity of 108 vehicles, or 1,296 vehicles processed per 12-hour day. The average processing time for vehicles travelling through the Scale House is one vehicle per minute, while ten minutes is the average tipping time per vehicle in the tipping areas. The length of the access roadway between the entrance and the Scale House can accommodate up to 31 vehicles.

<b>Table 2 Summary of Scale House Intake (Vehicles)</b>		
<b>Scale Intake</b>	<b>Per Hour</b>	<b>Per 12-hour Day</b>
Scale House Inbound	60	720
Scale House Outbound	60	720
<b>Total Scale House Capacity</b>	<b>120</b>	<b>1,440</b>

<b>Table 3 Summary of Tipping House Intake (Vehicles)</b>			
<b>Tipping Operations</b>	<b>Per Hour</b>	<b>Per 12-Hour Day</b>	<b>Concurrent Tipping Capacity</b>
C&D (Ops Pad)	24	288	4
Mixed Debris (Ops Pad)	24	288	4
Wood/Green	24	288	4
Inert	36	432	6
<b>Total Tipping Operations</b>	<b>108</b>	<b>1,296</b>	<b>--</b>

The proposed reallocation of maximum daily vehicle trips from 228 to 558 at the MRF/LVTS location on the Subject Property would generate approximately 47 vehicle trips per hour, on average. An hourly intake of 47 vehicles per hour would be well within the daily processing capacity of the Scale House and the daily tipping capacity without exceeding the 31-vehicle queuing capacity available at the project site. Therefore, the proposed project will not degrade intersection LOS at the Florin-Perkins Road access road.

Because the proposed project would not increase the total volume of vehicle traffic on local roadways and will not exceed internal traffic capabilities at the Project Site or the Subject Property, the conclusions presented in the previously adopted Florin-Perkins Materials Recovery Facility/Large Volume Transfer Station (P13-017) MND would not be substantially changed in relation to traffic and circulation.

#### Remaining Environmental Resource Areas

The proposed project's effects related to the remaining CEQA issue areas are addressed in the following sections.

As discussed under the Transportation and Circulation section above, the proposed project would not introduce new vehicles to the Project Site or the Subject Property beyond the amount that has already been considered and approved. Three hundred (300) vehicles would be reallocated from the inert landfill located adjacent to the Project Site. The project would not include an increase in processing capability/tonnage at the MRF/LVTS, therefore, the project is not anticipated to result in a substantial increase in energy use – daily processing hours would not change, and the project would not include installation of new processing equipment. In addition, the proposed improvements would not result in increased demand for utilities or service systems relative to existing conditions. As a result, new or more severe impacts related to generation of criteria pollutant emissions, energy, greenhouse gas emissions, noise, or utilities and service systems

would not occur beyond what was anticipated in the previously adopted Florin-Perkins Materials Recovery Facility/Large Volume Transfer Station (P13-017) MND.

Ground-disturbing activity associated with the proposed project would be limited to expansion of the existing 1.5-acre material sales yard at the Project Site to include a two-acre area directly south of the yard. The two acres that would contain the expanded materials sales yard predominantly consist of ruderal vegetation; aquatic features or other sensitive natural habitats are not located on or immediately adjacent to the expansion area. The area proposed for the materials sales yard expansion is regularly disturbed by existing operations, such as the movement and storage of MRF/LVTS equipment. In addition, soils within the Subject Property are highly disturbed as a result of former use of the property as the Florin-Perkins landfill. Therefore, the site does not contain agricultural resources or habitat for special-status plant or wildlife species. In addition, the site is unlikely to contain buried cultural or paleontological resources. The proposed project would not include placement of new structures or substantial ground disturbance – thus, risks related to geology and soil hazards would not occur. Due to the highly disturbed nature of the internal two-acre expansion area, use of the area as a material sales yard as part of the proposed project would not result in any new or more severe impacts related to agricultural resources; biological resources; cultural resources; geology, soils, and mineral resources; or hydrology and water quality beyond what was previously analyzed in the Florin-Perkins Materials Recovery Facility/Large Volume Transfer Station (P13-017) MND.

The Project Site has been designated as Employment Center Low Rise and zoned M-1SWR. The proposed project would not change existing General land use designations or zoning designations, nor would the proposed project substantially modify the existing land uses of the site. In addition, the project would not displace any existing housing or induce population growth, and therefore would not result in the need for new or altered services related to fire protection, police protection, school facilities, or other governmental services beyond what was anticipated in the General Plan. Thus, the proposed project would not result in new or more severe impacts related to public services or recreation beyond what was previously analyzed in the Florin-Perkins Materials Recovery Facility/Large Volume Transfer Station (P13-017) MND.

With the exception of the proposed two-acre materials storage area expansion within the existing 13.5-acre Project Site, the proposed project would not substantially alter the appearance of the existing on-site facilities. Generally, the proposed storage area expansion would be compatible with the existing on-site facilities and the industrial development in the project vicinity. The project would not include installation of equipment which would cause substantial new sources of light or glare. Therefore, the proposed project would not result in new or more severe impacts related to aesthetics beyond what was previously analyzed in the Florin-Perkins Materials Recovery Facility/Large Volume Transfer Station (P13-017) MND.

The Project Site is not included on a list of hazardous materials compiled by the County pursuant to Government Code 65962.6. The proposed project would not include demolition of any structures that may contain asbestos materials or other hazardous materials. Compliance with existing federal, State, and local regulations which regulate the transport, use, and disposal of hazardous materials would ensure a less-than-significant impact related to exposing people to hazardous materials would occur. Therefore, the proposed project would not result in new or more severe

impacts related to hazards beyond what was previously analyzed in the Florin-Perkins Materials Recovery Facility/Large Volume Transfer Station (P13-017) MND.

### Conclusion

As established in the discussions above regarding the potential effects of the proposed project, the proposed increase in allowable vehicles on the project site from 258 to 558 and the two acre expansion of the materials sales yard would not increase the severity of previously identified impacts that would require major or minor revisions to the original Florin-Perkins Materials Recovery Facility/Large Volume Transfer Station (P13-017 MND, including, but not limited to, transportation and circulation, noise, criteria pollutant emissions, and greenhouse gas emissions. Therefore, the proposed changes would not result in any new significant information of substantial importance, new impacts, new mitigation measures, or new or revised alternatives that would require major or minor revisions to the original Florin-Perkins Materials Recovery Facility/Large Volume Transfer Station (P13-017) MND. As such, the proposed project would not result in any conditions identified in CEQA Guidelines Section 15162, and a subsequent IS/MND is not required.

**Based on the above analysis, this Addendum to the previously-approved IS/MND for the project has been prepared.**