COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

E.J Ivaldi
Deputy Planning Director

HEARING DATE: April 24, 2014
ITEM NO.: 1
TIME: 10:05 am

TO: Placer County Planning Commission

FROM: Development Review Committee

DATE: April 11, 2014

SUBJECT: Rio Bravo Wood Waste Chip and Grind
Conditional Use Permit PCPA 20140034
Categorical Exemption
Supervisorial District 2, Weygandt

COMMUNITY PLAN AREA: Sunset Industrial Area Plan

COMMUNITY PLAN DESIGNATION: Industrial

ZONING: IN-Dc (Industrial combining Design Review)

APN: 017-063-031

STAFF PLANNER: Alex Fisch, Senior Planner

LOCATION: The 49.5-acre project site is located at 3100 Thunder Valley Court, one-quarter mile south of the intersection of Thunder Valley Court and Athens Avenue in the Sunset Industrial Area, Rocklin.

APPLICANT: Travis Finn, Operations and Management, Rio Bravo

PROPOSAL: The applicant requests approval of a Conditional Use Permit to implement a wood waste chip and grind use at the existing biomass power plant in order to process a portion of the power plant boiler fuel onsite.

CEQA COMPLIANCE:
This project is categorically exempt from environmental review pursuant to provisions of Sections 15301 and 15303 of the California Environmental Quality Act Guidelines and Sections 18.36.030 and 18.36.050 of the Placer County Environmental Review Ordinance (Class 1, Existing facilities and Class 3, New construction or conversion of small structures). The

Planning Commission will be required to make a finding to this effect and a recommended finding for this purpose is included at the end of this report.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:
Public notices were mailed to property owners of record within 300 feet of the project site. Other appropriate agencies, public interest groups, and citizens were sent copies of the public hearing notice. Community Development Resource Agency staff and the Departments of Engineering and Surveying, Public Works, Environmental Health, Facilities Services and the Fire Department were transmitted copies of the project plans and application for review and comment. Comments received from agency staff have been incorporated into this report. No public comments were received as of the time of preparation of this report.

PROJECT DESCRIPTION:
The applicant requests approval of a Conditional Use Permit to implement a mobile wood grinder at the existing 24 megawatt Rio Bravo biomass power plant in order to process a portion of the boiler fuel onsite. The power plant incinerates 280,000 tons of biomass boiler fuel annually in order to produce 24.4 megawatts of continuous power, all of which is sold to PG&E under the terms of a 30-year Power Purchase Agreement. The power plant currently receives all 280,000 tons of boiler fuel in processed form of four-inch or smaller chips. The project proposes that it would grind up to 20,000 tons of biomass and waste wood per quarter, 80,000 tons annually, which represents approximately 29 percent of the total annual boiler fuel supply. Woody biomass and woody construction debris would be supplied to the site from the North Area Recovery Station in North Highlands. Biomass and construction debris would not be received from the general public and the project would not increase its annual boiler fuel input or power plant production. Primary among the project's objectives is to provide fuel stability in an unstable fuel market.

The project proposes to install a trailer mounted Morbark 1300 electric tub grinder, which utilizes twin 500 horsepower electric motors to process up to 75 tons of biomass wood waste per hour. The grinder would be located in the southeast corner of an existing 125-foot wide by 325-foot long concrete pad located in the northeast portion of the site approximately 180 feet south of the nearest property boundary. The remainder of the pad area would be used for load tipping, temporary wood storage, and processing of the woody biomass. The pad would also continue to be used for temporary storage of bed sands recovered from the boiler, which are sold to third party contractors for road base and related uses.

The applicant anticipates that the tub grinder would operate for two 12-hour days each week, 50 weeks per year. Operational hours are proposed from 7:00 a.m. to 7:00 p.m. and the grinder would be shut down two weeks per year for regularly scheduled maintenance. During that two week period a diesel powered tub grinder may be used and would operate on the same schedule.

Rio Bravo currently receives approximately 50 tractor-trailer deliveries of processed biomass each day. The applicant anticipates that receipt of unprocessed wood waste would increase daily truck trips by as much as two additional trips per day due to the unconsolidated nature of the unprocessed material. Staff estimates that of the estimated 52 total daily truck trips under an approved project scenario, up to 16 of those trips would be associated with unprocessed biomass material. Material would be trucked to the site from the North Area Recovery Station in North Highlands, where it is source separated prior to delivery to the power plant.

BACKGROUND:
In July 1985 the Zoning Administrator took action to approve a Conditional Use Permit and Variance, and to adopt a Mitigated Negative Declaration to approve development of the Rio Bravo power plant project. The project was subsequently constructed in 1989 and has been in continuous operation during the preceding 25 years.

The power plant operates 24 hours per day to produce a continuous energy output of 24.4 megawatts of electricity through the combined efforts of approximately 28 employees in three overlapping and staggered shifts. The plant is staffed with approximately 16 employees from 6:00a.m. to 8:00p.m. each day, while the nighttime shift is staffed with a smaller crew of three to four. The power plant staff includes plant managers, plant operators, electricians, wood yard staff and administrative staff to manage site operations including power production and plant monitoring, maintenance, load tipping, fuel yard management, and delivery of biomass to the boiler conveyor system.

SITE CHARACTERISTICS:
The 49.5-acre project site is located at the southerly terminus of Thunder Valley Court in the Sunset Industrial Area. The project site is abutted by the former Formica manufacturing plant and the future Placer Parkway transportation route to the south, the Union Pacific Railroad corridor and Industrial Avenue to the east, a developed mixed-use industrial project to the west, and the Thunder Valley Casino overflow parking lots to the north. Existing site development features include the power plant in the southwest quarter of the site and truck circulation, scales and tipping area in the north and northwest portions of the site. The central portion of the site is predominantly used for onsite fuel storage and management. A total of eight fire hydrants are located around the perimeter and interior of the site and are connected to the pressurized public water system. Structural stormwater BMP's consisting of structural control filtration systems are located around the perimeter of the site to treat stormwater prior to discharge. The site is surrounded by vegetative screening on all sides and includes 35-foot tall mesh nylon windscreens along portions of the north and west boundaries to help contain fugitive dust emissions.

EXISTING LAND USE AND ZONING:

Location	Zoning	General Plan	Existing Conditions and Improvements
Site	IN-Dc (Industrial combining Design Scenic Corridor)	Industrial	Rio Bravo Rocklin Biomass Power Plant
North	INP-Dc (Industrial Park combining Design Scenic Corridor)	Industrial	Thunder Valley Casino overflow parking lots
South	INP-Dc (Industrial Park combining Design Scenic Corridor)	Industrial	Former Formica manufacturing facility and future Placer Parkway transportation route
East	IN-Dc (Industrial combining Design Scenic Corridor)	Industrial	Vacant – Union Pacific Railroad and Industrial Avenue
West	INP-Dc (Industrial Park combining Design Scenic Corridor)	Industrial	Pasquetti Industrial Park – Mixed use industrial park, indoor/outdoor storage complex and construction storage yard

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ANALYSIS:

Community Plan and Zoning Consistency

The project site is zoned Industrial and is located within the Industrial Core planning area of the Sunset Industrial Area Plan, which is designated to accommodate the widest variety of industrial users. The project site is somewhat isolated from the remainder of the Industrial Core, which is predominantly located along the Industrial Boulevard and Cincinnati Avenue roadway corridors to the south of the project site but also includes properties south of Athens Avenue near the casino. Established users in the Industrial Core include small and medium scale manufacturing, small and large scale warehousing and distribution facilities, electronics manufacturing, research and development facilities, civil engineering and contractor uses, shipping centers, and service uses.

The Rio Bravo biomass power plant was constructed in 1989 and has been in continuous operation since that time. The power plant predates many of the more recent land development projects in the area and has not expanded its power production or operations since it was first constructed. It is a conditionally allowed use by zoning and community plan, and is consistent with the Industrial Core planning area due to the project site's large acreage and relative isolation from other users. Expansion of the use to include processing of a portion of the power plant fuel supply onsite would not result in any requirement to construct new facilities, would not increase the overall biomass fuel supply, and would not result in significant changes to the operational character of the site. For these reasons the DRC has determined that the proposed wood waste chip and grind use is consistent with the community plan and the zoning.

Transportation, Circulation & Fuel Sourcing

The power plant currently receives approximately 50 tractor-trailer deliveries of processed biomass each day. The applicant anticipates that receipt of unprocessed wood waste would increase daily truck trips by as much as two additional trips per day due to the unconsolidated nature of the unprocessed material. Staff estimates that up to 16 of the 52 daily deliveries would be associated with unprocessed waste wood material, which would be trucked to the site from the North Area Recovery Station in North Highlands where it is source separated prior to delivery to the project site. Unprocessed woody biomass material or construction waste would not be accepted from the general public.

Tractor trailers delivering unprocessed material would be weighed on the existing truck scales in the northwest corner of the site as they are now, after which they would utilize an existing paved circulation area to the south to turn around and proceed to the wood grinding pad to complete load tipping.

Noise

The project site is zoned Industrial and is insensitive to noise in accordance with policies of the Placer County General Plan Noise Element and the County Noise Ordinance. Adjacent properties to the north and west are zoned Industrial Park and are limited to activities that do not exceed an average hourly noise level (Ldn) of 75 decibels at the nearest property boundary. When properties with common property boundaries include different zoning designations, noise limitations of a proposed land use are determined on the basis of the more restrictive zoning, which is 75 decibels at the receiving property boundary in this instance.

The project application included a noise analysis of the proposed grinder. The operational noise character of the grinder, taken together with its distance from the nearest property boundary, would fall significantly below the 75 decibel hourly noise limitation at the nearest property boundary. Other operational characteristics of the project, such as load tipping, pile

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maintenance, and loading the grinder with woody biomass would not contribute significantly to the operational noise.

Air Quality
The project will continue its current dust control measures to maintain the opacity limit at the property boundary, including regular watering of the yard area and of fuel piles at various stages of processing. Dust suppression nozzles are used during load tipping and conveying of woody biomass to the yard area and again when the fuel is loaded onto the conveyor that feeds the boiler. The project will install dust suppression nozzles on the drop chute and outlet conveyor of the tub grinder to reduce dust emissions during grinding.

The project has been reviewed by Planning Services Division Air Quality staff and the Air Pollution Control District. The District determined that the project daily operational emissions of PM^{10} emissions, or fine particle dust, would fall below the District's 10 pounds per day limit. The project would be required to receive an Authority to Construct permit from the District for both the electric tub grinder and for the diesel grinder, which will enable the District to perform annual inspections of the wood grinding operations. No additional permitting from the District will be required.

RECOMMENDATION:
Based on the analysis described above, the Development Review Committee recommends that the Planning Commission determine that the project is categorically exempt from CEQA review and **approve** the Conditional Use Permit for the Rio Bravo wood waste chip and grind use (PCPA 20140034), subject to the following findings:

FINDINGS:
CEQA:
The Planning Commission finds that this project is categorically exempt from review under CEQA pursuant to Section 15301, Existing facilities (Class 1) and Section 15303, New construction or conversion of small structures (Class 3) of the CEQA Guidelines (ERO Sections 18.36.030 and 18.36.050) because the implementation of the wood waste chip and grind use will not result in environmental impacts because the existing power plant facility is developed with on-site paving, circulation, water quality treatment facilities and other improvements that support the wood waste chip and grind use. There is no exception to this finding.

Conditional Use Permit:

1. The proposed Rio Bravo Wood Waste Chip and Grind project is consistent with all applicable provisions of Placer County Code, Chapter 17, and any applicable provisions of other chapters of this code.

2. The proposed Rio Bravo Wood Waste Chip and Grind project is consistent with applicable policies and requirements of the Placer County General Plan and the Sunset Industrial Area Plan.

3. The establishment, maintenance or operation of the proposed project will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County because the project will be located in an industrial area surrounded by compatible uses and because existing site circulation, stormwater treatment and fire suppression improvements are adequate to serve this project.

4. The proposed project will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.

5. The proposed project will not generate a volume of traffic beyond the design capacity of all roads providing access to the project.

Respectfully submitted,

Alex Fisch

Alex Fisch
Senior Planner

ATTACHMENTS:
Attachment A - Proposed Conditions of Approval
Attachment B - Vicinity Map
Attachment C – Site Plan
Attachment D – Manufacturer Brochure for Tub Grinder

cc: Travis Finn - Applicant
Phil Frantz - Engineering and Surveying Division
Laura Rath - Environmental Health Services
Andy Fisher – Parks
Lisa Carnahan – Planning Division, Air Quality
EJ Ivaldi – Deputy Director of Planning
Karin Schwab - County Counsel
Gerry Cardin – County Counsel
Holly Heinzen – CEO Ofc.
Michael Johnson – Agency Director

RECOMMENDED CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT "RIO BRAVO WOOD WASTE CHIP AND GRIND" (PCPA 20140034)

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

1. This Conditional Use Permit authorizes the establishment of a wood waste chip and grind use (Heavy Processing Facility) in accordance with Zoning Ordinance Section 17.56.170 (Recycling Facilities) on Assessor's Parcel Number 017-063-031. The project is approved to implement a mobile wood grinder at the existing Rio Bravo biomass power plant in order to process up to 20,000 tons of biomass and waste wood per quarter, 80,000 tons annually. (PLN)

2. Grinding operations are permitted two days per week between the hours of 7:00a.m. and 7:00p.m. Grinding operations may occur on a more frequent basis, but shall not exceed 24 hours per week. (PLN)

3. Grinding shall occur each week to ensure that onsite wood storage does not exceed the limitations of the concrete storage pad or good housekeeping practices. (PLN)

4. Woody biomass and woody construction debris shall be supplied as woody biomass and construction debris only and shall not include appreciable amounts of non-biomass wastes. No public tipping shall be allowed. (PLN)

5. This project incorporates all conditions of approval of Conditional Use Permit 875, which governs the operations of the biomass power plant. (PLN)

6. This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.

The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality

Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual.

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management.

7. Prior to project operation the project shall receive final inspection approval of a Building Permit for new electrical service improvements required to serve the project. (BLD/PLN)

8. Prior to project operation the project shall submit to the Fire Department for review and approval an updated fire plan describing proceedures to disconnect the tub grinder power and shut down the grinder during an emergency. (FD/PLN)

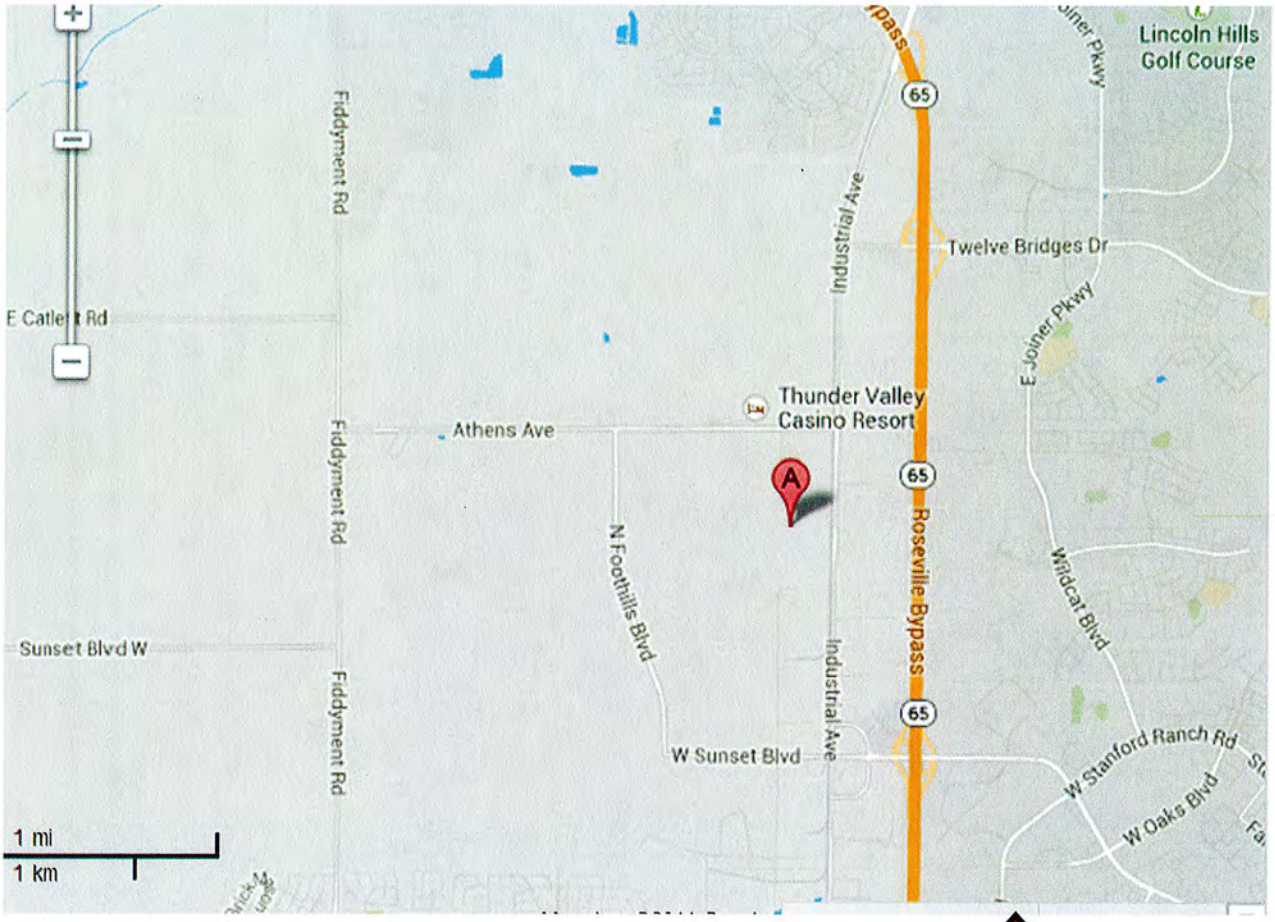
9. The project shall provide all weather access to and around the Mobark 1300B tub grinder. (FD/PLN)

10. The project shall provide and maintain at all times a minimum 20-foot all weather access around biomass piles waiting for grinding. (FD/PLN)

11. Prior to project operations the applicant shall receive an Authority to Construct Permit from the Placer County Air Pollution Control District. (PLN)

12. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded by a certain development project known as the *Rio Bravo Wood Waste Chip and Grind Project*. The applicant shall, upon written request of the County, pay for, or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provision of this condition. (PLN)

13. This Conditional Use Permit is approved for 24 months and shall expire on April 24, 2016, unless exercised by final inspection approval of a Building Permit for the new electrical service improvements to serve the grinder and onsite operation of the wood waste chip and grind use in accordance with these permit conditions. (PLN)

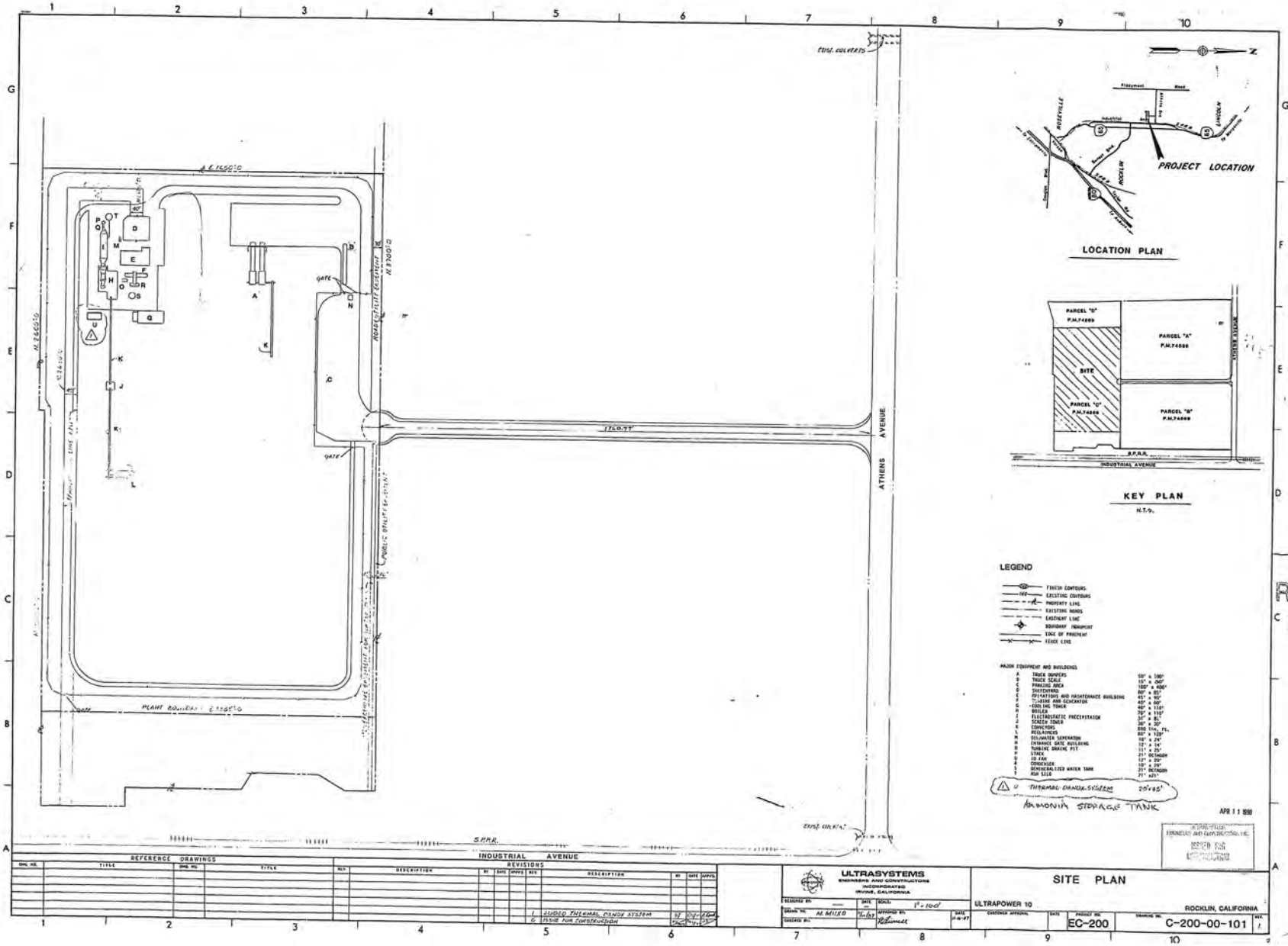


Vicinity Map

North

ATTACHMENT B

ATTACHMENT C



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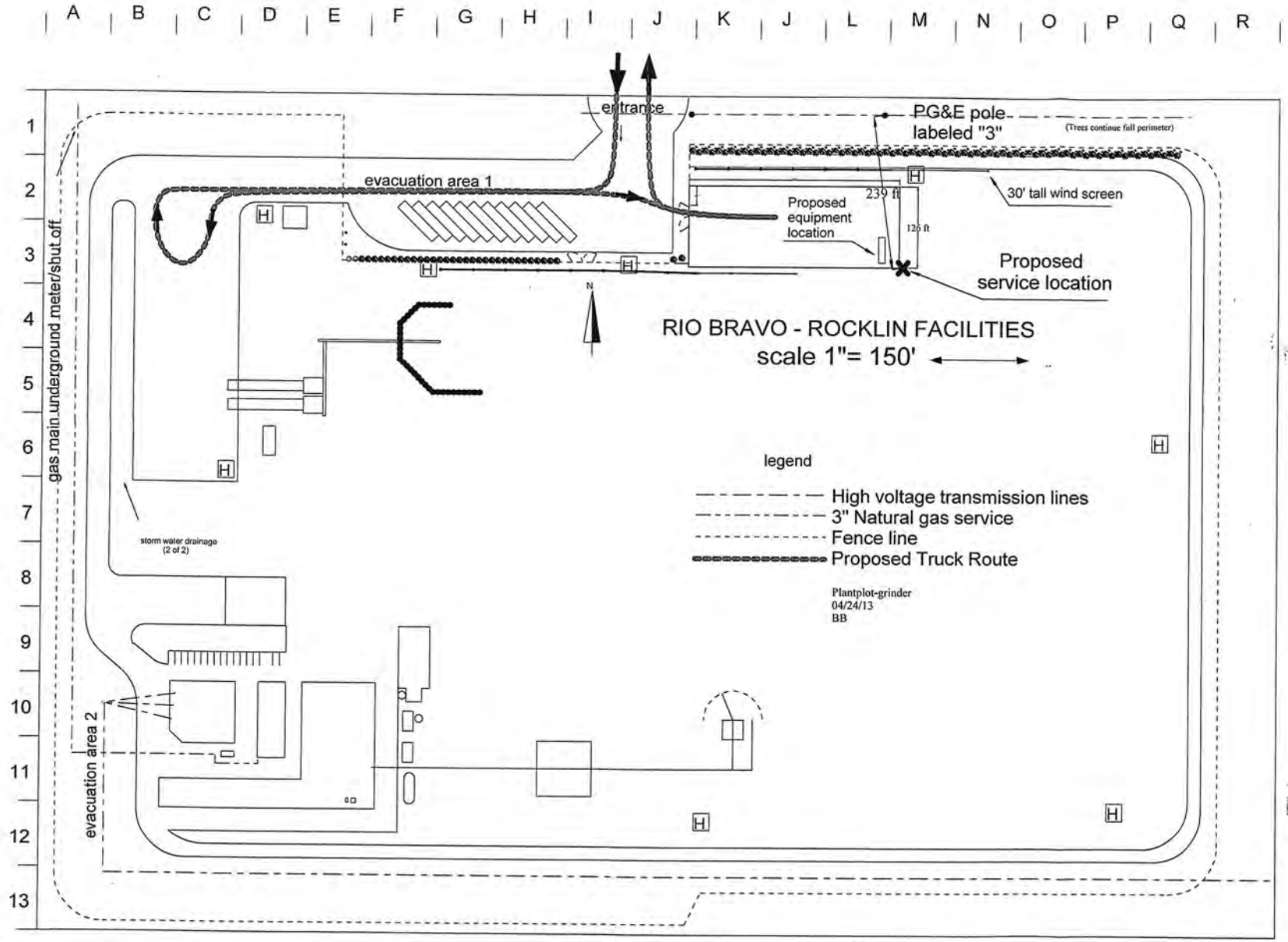

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Rio Bravo Rocklin New Service		
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Scale : 1" = 100'		
Revision 2	Date 2/5/14	Drawn by BB

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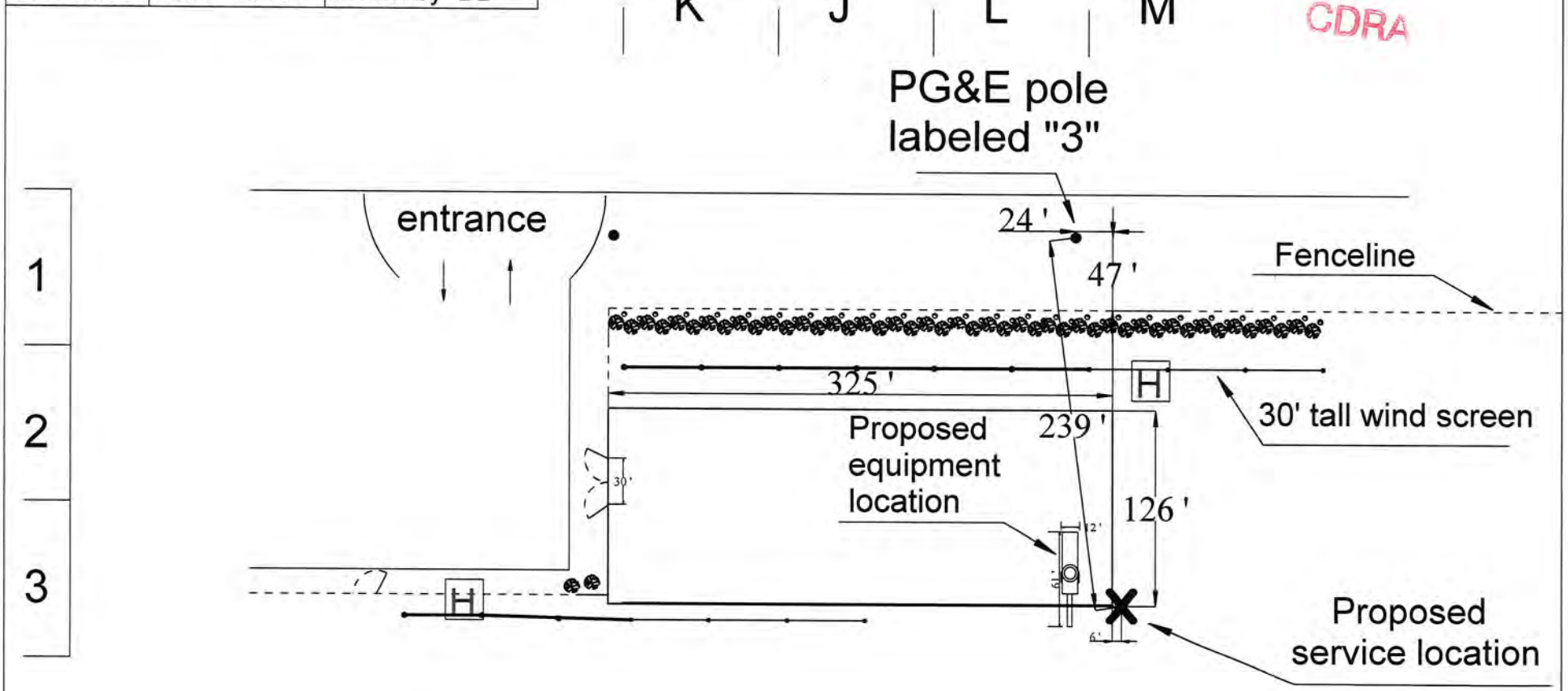

MORBARK® 1300B TUB GRINDER

BENEFITS

- The Morbark 1300B Tub Grinder combines heavy-duty construction with the latest technology, including the Morbark Integrated Control System, which allows you to monitor critical machine parameters.
- Replaceable, one-piece anvil and tub floor wear plates make maintenance easy and reduce downtime.
- Full hydraulic tilt tub provides easy access to grates and anvil for routine maintenance
- Proven drive line protection system that protects against catastrophic damage from contaminants.
- Like all Morbark equipment, the 1300B Tub Grinder is a long-lasting, durable machine backed by a world-class parts and service support team.

Morbark Integrated Control Systems (MICS)

Monitors pressures, temperatures, clutch systems, tub rotation and engine efficiency to maximize production and engine efficiency.

Torque Limiter

The full breakaway torque limiter system protects the engine and clutch against shock and overload without stalling the engine.

Hydraulic Augers

Quickly remove product from beneath the mill and during material surges, pressure sensors automatically slow tub rotation to prevent plugging.

Hammermill

Laser-cut, factory balanced hammermills with forged hammers offer unsurpassed durability and smooth operation.

SPECIFICATIONS

SPECIFICATIONS MAY VARY WITH EQUIPMENT OPTIONS 7/8/11

General

Length (transport)	43'8"
Length (operating)	60'10"
Height (transport)	13'6"
Width	11'11"
Gross weight NCL	74,580 lbs.
Axle weight NCL	50,520 lbs
Tongue weight NCL	24,060lbs.
Gross weight WCL (optional)	86,520 lbs.
Axle weight WCL (optional)	56,000 lbs
Tongue weight WCL (optional)	30,520 lbs.
Engine	CAT or Cummins
Horsepower	800 HP to 1,050 HP
Fuel capacity (tank)	505 gallons
Hydraulic oil capacity	205 gallons

Tub

Tub has 10' diameter at inside base, and 57" deep walls constructed of 3/8" structural steel plate, floor constructed of 1/2" thick T-1 wear-resistant steel, supported by (16) roller guides carried on 1-1/2" diameter shaft

Hydraulic full tilt tub for easy access to hammermill, with hydraulically powered variable RPM forward and reverse MICS (Morbark Integrated Control System) tub control

Tub cover for debris containment

Hammermill and Screen

31" x 64" Hammermill system constructed of heavy-duty 20" diameter rotor, (13) 1-7/8" thick 2-piece laser-cut rotor plates to ensure precision and enforce steel strength. The plates are keyed on a 7" diameter shaft with 4-7/16" bearings and (8) 2-1/4" hammer retaining rods

1" thick steel heavy duty split-screens

Discharge System

Two 16" diameter augers discharge onto a 40" x 31' heavy-duty belt conveyor
Discharge height of 17'
Hydraulic fold for transport
Front hydraulic stabilizers and manual outriggers

Options

Light package
Air compressor
Morbark automatic reversing fan
Remote control
Magnetized end pulley with collecting slide tray for ferrous metal extraction
Hydraulic rod pusher
Dust suppression system
14' tub flare
ESPAR heating system
Externally adjustable break-away torque limiter
Available with no cab and loader

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BUILDING EQUIPMENT THAT CREATES OPPORTUNITIES

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ATTACHMENT D