



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

E.J Ivaldi
Deputy Planning Director

HEARING DATE: March 12, 2015
ITEM NO.: 3
TIME: 10:20 am

TO: Placer County Planning Commission
FROM: Development Review Committee
DATE: February 20, 2015
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. 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. Comments received from the West Placer Waste Management Authority and the Thunder Valley Casino are attached to this report. All comments have been addressed in the report analysis.

PROJECT DESCRIPTION:

The applicant requests approval of a Conditional Use Permit to implement a mobile wood grinder at the existing 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 a 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. Note that the grinder could operate on a more frequent basis to respond to operational needs. However, the grinder would be limited to operate no more than 24-hours per week.

The project would be required to receive approval of a New Source Review Authority to Construct permit from the Placer County Air Pollution Control District. That permit would require the operator to log the amount of material processed in the tub grinder each calendar quarter and to record the daily and quarterly hours of operation of the tub grinder. The log records would be required to be provided to the District upon inspection request and would be submitted to the District annually.

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 26 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.

April 24, 2014 Planning Commission Hearing

This project was continued from the April 24, 2014 Planning Commission hearing in order to enable the applicant to place public notification posters on the property in accordance with County Code Section 17.60.140(A)(3)(b). During the intervening period, County staff and the applicant team exchanged information to determine if the project would have the potential to affect the construction or operation of the Placer Parkway project, which is discussed in the analysis section of this report.

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 areas, 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

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 incompatible uses. 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.

The project does, however, request approval of a new discretionary land use and the approval of the new land use is required to achieve consistency with County policies related to provision of expanded public services. In accordance with policies of the Placer County General Plan and the Sunset Industrial Area Plan, the project would be conditionally required to annex into Community Facilities District 2012-1 for the provision of expanded fire services to the Sunset Industrial Area, which is described in greater detail below. In addition, the potential for this project to affect construction or operation of the Placer Parkway project is also analyzed.

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 outdoor use areas are insensitive to noise in accordance with policies of the Placer County General Plan Noise Element and the County Noise Ordinance, meaning that no noise sensitivity standard has been established for outdoor use areas in this zoning district. 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 sites 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 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 power plant boiler. The grinder project would 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 PM¹⁰ 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 would enable the District to perform annual inspections of the wood grinding operations. No additional permitting from the Air District would be required.

Odor

Biomass power plants characteristically include some odors associated with the storage of biomass materials that could be offensive to sensitive groups. Odors are primarily associated with the large amount of woody biomass material stored onsite and odors are primarily described as earthy, woody or grassy, but can smell pungent under certain weather and atmospheric conditions that accelerate wood decomposition. Under the existing operational condition, the project does not have a plan in place to monitor or manage odor generation.

The proposed project would have the potential to reduce some odors coming from the project site because up to 29 percent of the power plant's fuel supply would arrive to the site as bulk unprocessed material, which would decay at a slower rate than processed material. If the project is approved it would limit the period of time when wood decomposition would be highest (due to the increased surface area and heat generation rates associated with smaller finer materials) and should have a corresponding decrease in instances of pungent odor. However, grinding would result in a small increase in dust generation during operation of the grinder, which would have some odors resulting from the small increase in airborne dust particles. This would likely result in a substitution effect where decreased wood decomposition odors would be replaced by wood dust odors from wood grinding on those days when the grinder is operational.

Significant urban and residential development has occurred in the area surrounding the project site since it was constructed in 1989. Development in the neighboring cities of Lincoln, Rocklin and Roseville has resulted in development of residential, commercial and retail uses within less than one mile from the project boundary. The Thunder Valley Casino in unincorporated Placer County is located less than one-half mile north of the project. While the project is not likely to result in increased odor generation than under the current operational condition, the power plant nonetheless is a source of odor in the area. Because the project area is located within close proximity to residential, commercial and retail land uses, a proposed condition of approval has been included to require the plant operator to prepare and receive approval of an Odor Impact Minimization Plan (OIMP) prior to operation of the mobile grinder. The OIMP would detail procedures for fuel management and housekeeping practices, daily operational procedures for minimizing odor generation, daily odor monitoring protocol, and complaint response protocol. In addition, the OIMP would require submittal of an annual report to the Planning Director documenting all odor complaints received by the plant operator, the operator's assessment of the odor generation source, and actions taken by the plant operator to remediate sources of odor that are attributable to power plant operations. While the applicant and the County agree that biomass energy facilities are specifically excluded from the provisions contained in the Compostable Materials Handling Facility regulations contained in 14 CCR 17855 of the Public Resources Code, the applicant has consented to the County's request to prepare and maintain an OIMP as a condition of approval for this project.

Placer Parkway Construction and Operation

Placer Parkway is a high speed regional transportation facility connecting State Route 65 to State Route 99. The plan line was depicted in the 1994 Placer County General Plan and further refined beginning in the early 2000's. Five corridors were analyzed and one was selected that was the Least Environmentally Damaging Practicable Alternative (LEDPA). The California Environmental Quality Act (CEQA) document was certified by the South Placer Regional Transportation Authority (SPRTA) in December of 2009 and the Federal Highway Administration completed their Record of Decision for the National Environmental Policy Act (NEPA) in May of 2010. Placer County adopted the corridor and updated the Placer County General Plan in December of 2011 for the LEDPA alignment.

The proposed wood waste chip and grind project has been evaluated for its potential to impact construction and operation of the Placer Parkway. The applicant has affirmed, and Department of Public Works staff agrees, that due to the distance of the wood waste chip and grind project from the Placer Parkway corridor, establishment and operation of the chip and grind project would not interfere with construction or operation of the Placer Parkway.

Community Facilities District Annexation

In 2012, the Board of Supervisors adopted policy amendments to the Sunset Industrial Area Plan to require the establishment of Community Facilities District 2012-1 in order to provide supplemental revenue sources for operations, training, maintenance, and personnel costs for Fire Station 77, which serves the Sunset Industrial Area.

In accordance with Placer County Resolution number 2012-260, which established Community Facilities District (CFD) No. 2012-1 in the Sunset Industrial Area (SIA), all new discretionary projects within the SIA will be conditioned to annex into CFD No. 2012-1 prior to County approval of a Parcel Map or Final Map, or issuance of Improvement Plans or issuance of a Building Permit for the Project. Upon meeting conditions to annex into CFD No. 2012-1, the maximum special tax will be applied to each parcel and to any existing development already on that parcel. This special tax will provide additional funding for fire protection and emergency medical services within the CFD. Currently this tax is the higher of \$794.54 per acre OR .08 cents per square foot of building space. This tax is modified yearly in an amount not to exceed the Consumer Price Index for All Urban Consumers for the San Francisco/Oakland/San Jose Metropolitan area.

Prior to approval of a Building Permit for implementation of this project, the applicant shall be required to execute a ballot and waiver to annex into the Community Facilities District. Completion of this requirement would ensure that the project is consistent with Implementation Program Policies 3.15, 3.16, and 3.17 of the Sunset Industrial Area Plan to require the establishment of CFD 2012-1, which has already been formed, and to require annexation into the CFD of all discretionary land development applications.

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
Senior Planner

ATTACHMENTS:

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

cc: Travis Finn - Applicant
Phil Frantz - Engineering and Surveying Division
Richard Moorehead – Department of Public Works
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
John McEldowney – Office of Emergency Services
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., Monday through Friday only. 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 procedures 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. Prior to the issuance of a Building Permit, the project operator shall prepare and receive approval of an Odor Impact Minimization Plan (OIMP). The OIMP shall describe, at a minimum, existing daily site operations including the mobile grinder, fuel management and housekeeping practices, daily operational procedures for minimizing odor generation, daily odor monitoring protocol, and complaint response protocol. On or before January 1st of each year, the project operator shall submit a report to the Director of the Planning Services Division documenting all odor complaints received by the plant operator, the operator's assessment of the odor generation source, and actions taken by the plant operator in response to the complaint. (PLN)

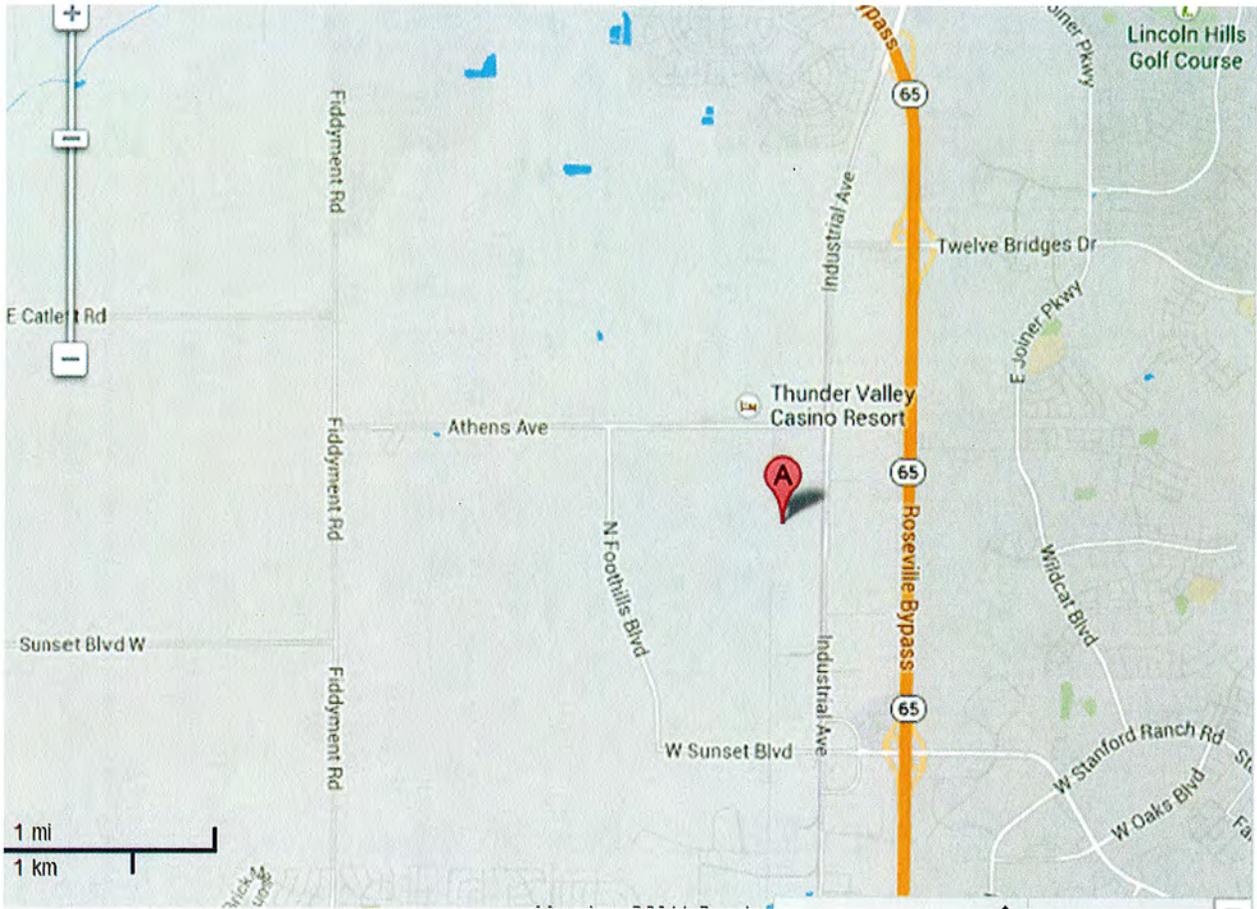
13. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded by a certain 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)

14. Prior to the issuance of a building permit, the project property shall annex into Community Facilities District 2012-1 (CFD 2012-1) formed for the purpose of funding supplemental revenue for operations, training, maintenance and personnel costs for Fire Station No. 77. Developer agrees to the establishment of a special tax in an amount generally consistent with the draft Rate and Method of Apportionment of Special Taxes dated October 25, 2001. The project shall execute a Ballot and Waiver, and record a map of their existing parcel in the CFD 2012-1 Book. (PLN/OES)

15. This Conditional Use Permit is approved for 24 months and shall expire on March 12, 2017, 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)

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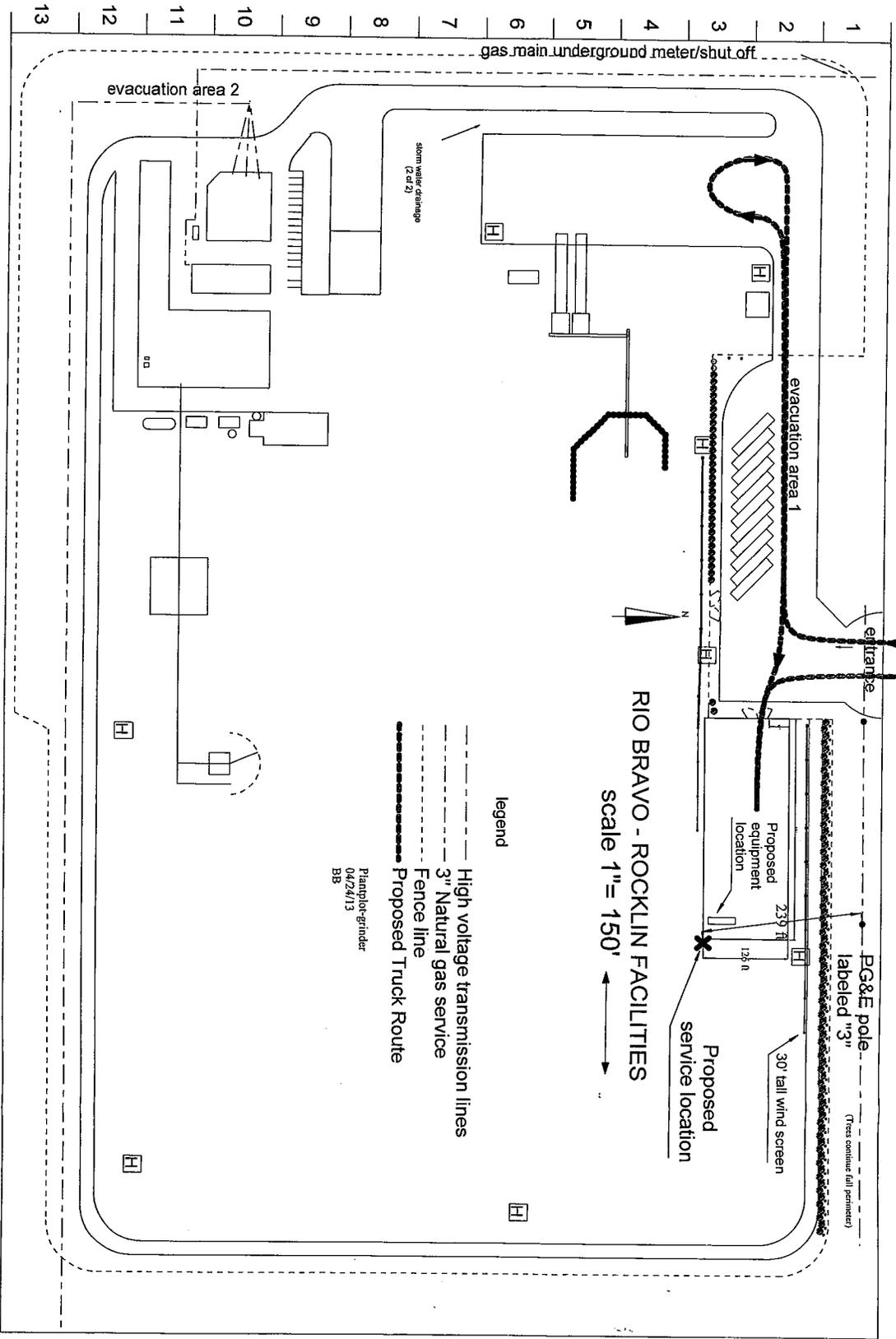


Vicinity Map



North

A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R



2014 0034
RECEIVED
FEB 07 2014
CDRA

Rio Bravo Rocklin
New Service

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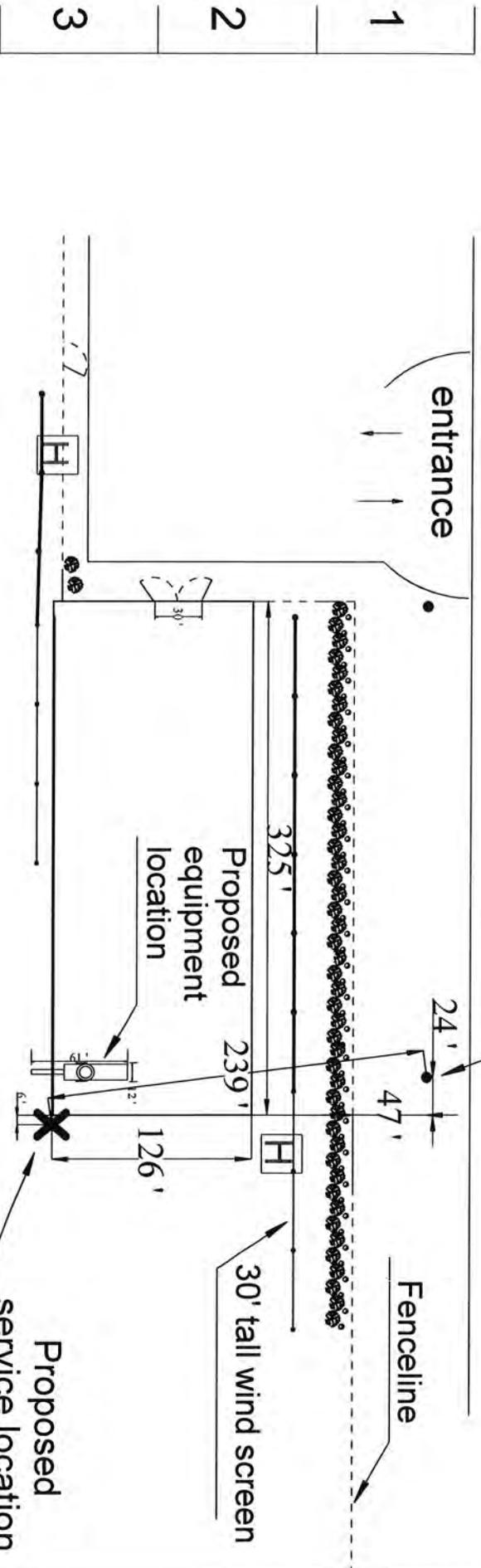
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Revision 2 Date 2/5/14 Drawn by BB

K | J | L | M

PG&E pole
labeled "3"

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FEB 07 2014
CDRA



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	24,060 lbs.
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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THUNDER
VALLEY
CASINO RESORT

April 23, 2014

Michael Johnson, AICP, Agency Director
c/o Alex Fisch
Placer County Planning Commission
3091 County Center Drive
Auburn, CA 95603

Re: Conditional Use Permit (PCPA 20140034)
Rio Bravo Rocklin – Wood Waste Chip and Grind

Dear Mr. Johnson,

In response to the Planning Commission's Notice of Hearing regarding the above-referenced Conditional Use Permit for Rio Bravo Rocklin, the United Auburn Indian Community dba Thunder Valley Casino Resort has the following questions and concerns.

The Rio Bravo plant's current operations produce an unpleasant odor from time to time. While the Staff Report addresses air quality, it does not specifically mention the olfactory impact the unprocessed fuel materials and grinding will have on the surrounding area. In the event the grinding process will cause an increase in the odor problem, we ask that the County consider adding a condition of approval to prohibit the 2 days of grinding on Friday through Sunday, which is our peak period of business. We are concerned that our outdoor pool area, concert venue and High Steaks patio business will be negatively impacted by any increase in odor from the plant.

In order to avoid any potential increase in odor we would strongly recommend that any processed and unprocessed fuels be protected from moisture. Exposure to moisture could potentially change the odor and/or level of smoke compared to the existing condition.

Thank you for your consideration.

Sincerely,

Dawn Clayton,
General Manager

1200 ATHENS AVENUE, LINCOLN, CA 95648
(916) 408-7777 · THUNDERVALLEYRESORT.COM

UNITED AUBURN INDIAN COMMUNITY

ATTACHMENT E

17



WESTERN PLACER
WASTE MANAGEMENT AUTHORITY

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MARY DIETRICH, EXECUTIVE DIRECTOR

PC/BJA/CL
5/22/14

May 20, 2014

Placer County Planning Commission
Placer County Government Center
3091 County Center Drive
Auburn, CA 95603

Re: Rio Bravo Wood Waste Chip and Grind
CUP PCPA 20140034
May 22, 2014 Placer County Planning Commission Hearing

Dear Members of the Planning Commission:

The Western Placer Waste Management Authority ("Authority") has reviewed the above application submitted by Rio Bravo Rocklin. The Authority has significant concerns that, as currently conditioned, the proposal will contribute unquantified odors to the Sunset Industrial Area and, further, that the project lacks enforceable conditions of approval limiting days of operation to the operating days stated in the accompanying staff report. The Authority therefore objects to the project as currently proposed.

The Authority's specific concerns and requested revised conditions of approval are as follows:

1. As presently conditioned, the project does not require installation or operation of continuous odor measurement and monitoring equipment. The installation of continuous odor measurement and monitoring equipment and review of data produced by that equipment is becoming increasingly common at industrial facilities that have the potential to generate odors. The lack of odor measurement and monitoring equipment would mean that any new and additional odors produced by the requested storage and grinding operations will be entirely unquantified and unrecorded, providing the County, the Authority and other interested parties no way of effectively identifying the source of odors produced by the proposed project.

The Authority has itself installed a continuous odor measurement and monitoring system consistent with what the Authority is requesting of Rio Bravo. The Authority's installation was designed and is operated to model real-time air dispersion of both on-site and off-site odors that can be reviewed by Authority staff, regulatory agencies and the public. The "OdoTech" system installed by the Authority and similar commercial products are available on the open market and would not create a significant financial or operational burden on Rio Bravo. The Authority is asking that Rio Bravo be held to the same odor measurement, monitoring and reporting standard to which the Authority holds itself.

The project should be conditioned to install, and keep operating at all times during the term of the permit, commercially appropriate odor measurement and monitoring equipment. The project should be further conditioned to provide to the County on a quarterly basis, and as a public record, the full and unedited results from odor monitoring. The Authority believes that the collection and reporting of odor monitoring data is essential to confirming that Rio Bravo is operating within its land use entitlements and the environmental findings proposed to be made in support of those entitlements.

2. There is an inconsistency between the staff report and the proposed Conditions of Approval regarding days of operation that needs to be clarified. The staff report states on Page 2 that, "(t)he tub grinder would operate for two 12-hour days each week, 50 weeks per year." Proposed Condition of Approval No. 2 states that grinding operations are permitted two days per week between 7:00 am and 7:00 pm. However, the condition goes on to say that grinding operations "may occur on a more frequent basis", up to 24 hours a

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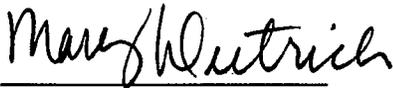
week. As a practical matter, this additional language would allow grinding operations to occur up to seven days a week, with no definition of how an hour of "grinding operations" is measured.

The Authority believes that Condition of Approval No. 2 as drafted is contradictory and inconsistent with the staff report presented to the Commission. The Authority requests that the second sentence of proposed Condition of Approval No. 2 be deleted in its entirety in order to clarify that that grinding operations can take place on a maximum of two (2) days per week. The Authority believes this clarification is essential to identifying actual periods of operation and to enhancing the validity and usability of the odor detection data identified above.

Separately, the Authority is reviewing the basis for the Commission's proposed categorical exemption findings under the California Environmental Quality Act. The Authority requested and has received from Planning staff the Exemption Verification and related documents used by staff to develop its exemption recommendation.

Thank you for your time and consideration. The Authority looks forward to the Commission hearing and the opportunity to further address the matters noted above.

Sincerely,



Mary Dietrich
Executive Director

cc: Michael Johnson, Agency Director
Alex Fisch, Senior Planner
Bill Zimmerman, Deputy Executive Director
Eric Oddo, Environmental Engineering Program Manager



**THUNDER
VALLEY**
CASINO RESORT

*e-mailed
to Commissioner
of Placer County
5/20/14*

May 16, 2014

Michael Johnson, AICP, Agency Director
c/o Alex Fisch
Placer County Planning Commission
3091 County Center Drive
Auburn, CA 95603

Re: Conditional Use Permit (PCPA 20140034)
Rio Bravo Rocklin – Wood Waste Chip and Grind
Supplemental Comment Letter

Dear Mr. Johnson,

Further to our comment letter submitted on April 23, 2014, the United Auburn Indian Community dba Thunder Valley Casino Resort has the following additional comment.

It is our understanding that the Sunset West Fire Community Facilities District 2012-1 was approved by the Placer County Board of Supervisors in November of 2012. We respectfully request that the County consider adding the annexation of Rio Bravo Rocklin into the Sunset West Fire Community Facilities District as a condition of approval - to ensure that Rio Bravo Rocklin contributes its fair share to fire support services in this area.

Thank you for your consideration.

Sincerely,

Dawn Clayton,
General Manager

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MIWOK United Auburn Indian Community
 MAIDU of the Auburn Rancheria

Gene Whitehouse
 Chairman

John L. Williams
 Vice Chairman

Danny Rey
 Secretary

Brenda Adams
 Treasurer

Calvin Moman
 Council Member

June 4, 2014

Michael Johnson
 Placer County
 3091 County Center Dr.
 Auburn, CA 95603

Subject: Conditional Use Permit (PCPA 20140034) - Rio Bravo Rocklin

Dear Michael Johnson,

Thank you for requesting information regarding the above referenced project. The United Auburn Indian Community (UAIC) of the Auburn Rancheria is comprised of Miwok and Southern Maidu (Nisenan) people whose tribal lands are within Placer County and whose service area includes El Dorado, Nevada, Placer, Sacramento, Sutter, and Yuba counties. The UAIC is concerned about development within its aboriginal territory that has potential to impact the lifeways, cultural sites, and landscapes that may be of sacred or ceremonial significance. We appreciate the opportunity to comment on this and other projects in your jurisdiction.

We would like to receive copies of any archaeological reports that are completed for the project in order to ascertain whether or not the project could affect cultural resources that may be of importance to the UAIC. We also request copies of future environmental documents for the proposed project so that we have the opportunity to comment on potential impacts and proposed mitigation measures related to cultural resources. The information gathered will provide us with a better understanding of the project and cultural resources on site and is invaluable for consultation purposes. Finally, please contact us if you know of any Native American cultural resources within your project area or if you discover any.

Thank you again for taking these matters into consideration, and for involving the UAIC early in the planning process. We look forward to reviewing the documents requested above and consulting on your project. Please contact Marcos Guerrero, Cultural Resources Manager, at (530) 883-2364 or email at mguerrero@auburnrancheria.com if you have any questions.

Sincerely,

Gene Whitehouse,
 Chairman

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CC: Marcos Guerrero, CRM