

BOARD OF ADMINISTRATIVE REVIEW
 Regular Meeting, 2 p.m.
 Wednesday, August 11, 2010
 Caldwell Park Conference Room, City Hall
 777 Cypress Avenue
 Redding, California 96001

M I N U T E S

Chairman Michele Goedert called the meeting to order at 2 p.m., with Planning Manager Douglas DeMallie, Associate Civil Engineer Rich Cutforth, Associate Planner Linda Burke, and Executive Assistant II Anita Felion present.

PUBLIC HEARING - SITE DEVELOPMENT PERMIT APPLICATION SDP-5-10, by Northstate Recycling, requesting permission to utilize an "American Pulverizer" metal shredder and processing machine at the existing recycling and salvage facility on property located at 2041 Girvan Road in a "GI" General Industry District. The request includes construction of a metal building of approximately 3,456 square feet in size to enclose the machine. Environmental Determination: Mitigated Negative Declaration. Staff Recommendation: Adoption of the Mitigated Negative Declaration and approval. L-010-390-700

Associate Planner Linda Burke summarized the staff report. She noted that the existing recycling and salvage business had been in operation since before annexation of the Cascade Community Service District area from Shasta County to the City of Redding in 1976. She stated that the facility currently utilized a portable, diesel-powered metal baler in the open yard but that the facility operator intended to discontinue use of that equipment for the more efficient modern technology of the metal shredder. Ms. Burke indicated that Northstate Recycling was a Certified Appliance Recycler through the State of California Department of Toxic Substances Control and that household appliances, as well as used construction materials, would be the typical materials to be placed in the shredder. She advised that the opening was not large enough, and did not have the capacity, for vehicle shredding.

Ms. Burke continued that the main issue associated with use of the metal shredder was the potential for noise impacts on surrounding residential uses. She advised that an environmental noise assessment was prepared by j. c. brennan & associates, Inc., assessing the existing noise levels of the recycling facility and the projected noise levels associated with the proposed metal shredder. Ms. Burke said the City's General Plan Noise Element established a daytime hourly Leq of 55 dBA for stationary noise sources or nontransportation-related sources as measured at adjacent noise-sensitive land uses, such as residential properties. She added that although the assessment indicated that the proposed metal shredder did have the potential to generate noise levels in excess of the City's standards, noise levels could be mitigated with construction of a building to enclose the equipment. Ms. Burke stated that the building would be built with a minimum 22-gauge steel siding on the walls and roof and would be lined with 3.5- to 4-inch insulation. She noted that the metal shredder would produce a finished steel product that would be shipped via railcar directly from the site, reducing the number of truck trips currently necessary to transport materials to other facilities for further recycling.

According to Ms. Burke, the shredder would only be allowed to operate Monday through Friday, 7 a.m. to 7 p.m., and the applicant would be responsible for hiring a noise professional to conduct noise measurements upon activation of the shredder to ensure compliance with City noise standards; otherwise, additional mitigation, such as additional insulation, would be required to bring noise levels into compliance before any further use.

Ms. Burke said staff received telephone calls from several concerned neighbors regarding the potential increase in existing noise levels associated with the recycling center. She also noted that a letter was received from a nearby neighbor concerned with the existing traffic and congestion at the intersections of Girvan Road with Eastside Road and State Route 273. Ms. Burke noted that while the closeness of the intersections was unusual and compounded by the railroad crossing, the Public Works Department had indicated that there was not an above average accident rate, the intersections operated satisfactorily, and there were no warrants for further improvements at this time. She stated that with this and the reduction in truck trips associated with the project, staff had

determined that there would not be a significant impact. She said staff recommended that the Board of Administrative Review adopt the Mitigated Negative Declaration and approve Site Development Permit Application SDP-5-10 subject to the conditions of approval.

Planning Manager Douglas DeMallie referred to the letter that addressed traffic. He observed that the same issue had been mentioned during processing of the Crown Estates Subdivision. Mr. DeMallie pointed out that the situation with the subdivision was not ideal but that it was functioning and that if a solution were to be implemented, there would be a tremendous cost, including acquisition of right-of-way. The Chairman opened the public hearing at 2:10 p.m.

Mr. DeMallie mentioned that there were openings in the metal building that housed the shredder, so sound barriers could be required near the openings, as well as additional insulation in the building, if noise issues arose.

Lon Tatom, applicant's representative, said the applicant was in agreement with the conditions of approval. He reiterated that truck traffic would be reduced, since the finished steel product would be shipped via railcar.

Chairman Michele Goedert asked about other issues associated with this type of shredder, including residue (fluff), vibrations, and possible explosions.

Walter Bagwell, applicant, pointed out that cars would not be shredded at the site. He advised that all the metal to be processed and recycled would already have had the hazardous materials removed. He stated that the fluff would just be landfill material, such as glass and Styrofoam from refrigerators. Mr. Bagwell explained that he would be using water in the shredder chamber, which would reduce dust and lower the threat of an explosion. He added that personnel would not be allowed in the building while the machine was operating.

Assistant Fire Marshal Ed Jestes noted that the explosion potential was from extremely finely ground metals but that this shredder would not produce anything in those amounts. He noted that this shredder would also be in an isolated area. Determining that no one else wished to comment, the Chairman closed the public hearing at 2:20 p.m.

Air-quality issues were also discussed. Mr. DeMallie suggested adding a condition to state: "If there are any changes to the metal-shredder process or equipment, the City of Redding Planning Division and the Shasta County Air Quality Management District shall be advised as to the change in operations."

Mr. DeMallie felt the proposed project would provide for more efficient recycling. He also noted that the property-owner mailing list had been expanded in order to ensure that concerns would be addressed.

Motion: Planning Manager Douglas DeMallie moved that the Board of Administrative Review adopt the Mitigated Negative Declaration and that, based upon the testimony presented by staff, the Board determine that the necessary findings for approval as identified in Section 18.13.090 of the Redding Municipal Code are in evidence. He further moved that the permit be granted subject to the conditions of approval as recommended by staff, including the addition of Condition 19.

Second: Associate Civil Engineer Rich Cutforth.

Ayes: Planning Manager DeMallie, Associate Civil Engineer Cutforth, Chairman Goedert.

Noes: None.

ADJOURNMENT

There being no further business to come before the Board, Chairman Michele Goedert adjourned the meeting at 2:27 p.m.

Anita M. Felion, Executive Assistant II

Michele Goedert, Chairman