

PLANNING DIRECTOR'S PLAN REVIEW MODIFICATION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Ingersoll-Band Equipment Sales, 1851 Bell Avenue, Sacramento, CA 95838		
OWNER Walter Christensen, 2240 Biddle Ranch Road, San Luis Obispo, CA 93401		
PLANS BY Marr Schaffer and Associates, 3039 El Camino Avenue, Sacramento, CA 95821		
FILING DATE 3-5-91	ENVIRON. DET. Exempt 15303 (e)	REPORT BY CAS
ASSESSOR'S PCL. NO. 238-0220-020		

APPLICATION: Planning Director's Plan Review Modification to allow the installation of a closed loop cleaning system for an existing equipment sales and parts warehouse located on 1.6± developed acres in the Light Industrial- Review (M-1S-R) zone

LOCATION: 1851 Bell Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a closed loop cleaning system for an existing equipment sales and parts warehouse.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial or Warehouse
1984 North Sacramento
Community Plan Designation: Industrial
Existing Zoning of Site: Light Industrial- Review, M-1S-R
Existing Land Use of Site: Equipment sales and parts warehouse

Surrounding Land Use and Zoning:		Setbacks	Required	Provided
North:	Industrial, M-1S-R	Front:	25'	25'
South:	Residential, R-1	Side(Int):	0'	-
East:	Vacant, M-1S-R	Side(St):	25'	25'
West:	Industrial, M-1S-R	Rear:	0'	167'

Parking Required: 16 spaces
Parking Provided: 16 spaces
Property Dimensions: 341± feet by 200± feet
Property Area: 1.6± acres
Square Footage of Building: Existing warehouse building- 12,000 square feet
Proposed cleaning system- 1,300 square feet
Height of Building: Existing warehouse building- 24 feet
Proposed cleaning system- 3 feet, 4 inches
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Masonry block wall and concrete.
Roof Material: Not applicable

01972

APPLC. NO. P89-172

BACKGROUND INFORMATION: On May 25, 1989, the Planning Commission approved a Variance to waive required paving for storage of warehouse goods and a Plan Review to construct a 12,000 square foot warehouse and office building and recommended approval of a Tentative Map to subdivide one lot into two lots on 4.8± vacant acres in the M-1S-R zone (P89-172). On July 25, 1989, the City Council approved a Tentative Map. Subsequently, the warehouse building was constructed. This application seeks to modify the Plan Review to allow a cleaning system to be constructed on the northeast portion of the site.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 1.6± acres in the Light Industrial- Review, M-1S-R zone. The General Plan designates the subject site as Heavy Commercial or Warehouse and the 1984 North Sacramento Community Plan designates the site as Industrial. The site is located in the I-80 Industrial Park. The surrounding land use and zoning for the subject site are industrial, zoned M-1S-R to the north and west; residential, zoned R-1 to the south; and vacant, zoned M-1S-R to the east.

B. Applicant's Proposal

The applicant is proposing to construct a closed loop cleaning system for an existing Ingersoll- Rand equipment sales and parts warehouse. Ingersoll- Rand is a manufacturer of equipment for the construction industry specializing in heavy duty generators. The warehouse acts as a regional facility for parts, storage, and distribution of Ingersoll- Rand equipment. The cleaning system is a closed loop facility that reuses wash water and segregates oil. The applicant notes that the wash water will not be discharged into the local sewer system. The contaminants will be disposed of properly and the wash water will be recycled into the cleaning system.

C. Staff Analysis

The proposed cleaning system includes a cleaning pad, a RGF Model SM Ultrasorb cleaning system, a pressure washer, and a concrete slab for equipment (see Exhibits A through F). The 40 foot by 25 foot cleaning pad is encircled on three sides by a three foot, four inch high masonry block wall. The Ultrasorb cleaning system collects contaminated water from the cleaning pad. The wash water contains contaminants such as petroleum hydrocarbons, heavy metals, cleaning fluids, and detergents. The processes used to clean the water and separate contaminants include aeration, gravity separation, and absorption systems. The processed water suitable for cleaning is returned to the pressure washer for reuse. The applicant states that all separated contaminated substances will be disposed of only through approved and authorized disposal facilities. According to the Toxic Substances Control Program of the State Department of Health Services, the Ultrasorb System is exempt from hazardous waste facilities permitting requirements (see Exhibit G). Any hazardous waste generated by the cleaning system must be treated in accordance with state regulations.

The applicant is proposing to locate the cleaning pad in the northeast corner of the site (see Exhibit B). The cleaning pad would be located within an enclosed storage yard screened by a six foot high chain link fence with redwood slats. The required 25 foot landscaped setback area would further buffer the cleaning pad from Straus Drive. The proposed location does not encroach into any required setback area. The adjacent property is also zoned Light Industrial- Review, M-1S-R. A PG + E tower is located in the northwest portion of the site so locating the cleaning pad would not be feasible.

Staff supports the approval of the Planning Director's Plan Review Modification in that the cleaning system will not discharge hazardous waste into the sewer system, the proposed pad is not located in any required setback area and will be adequately screened from Straus Drive by the existing chain link fence with redwood slats and the required 25 foot landscaped setback area.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15303 (e)).

RECOMMENDATION: Staff recommends the Planning Director take the following action:

Approve the Planning Director's Plan Review Modification to allow the cleaning system subject to the conditions and based upon the findings of fact which follow;

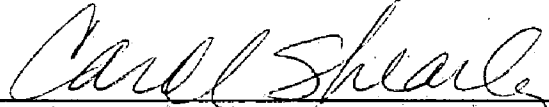
Conditions:

1. Any hazardous waste generated by the cleaning system will be managed in accordance with applicable state regulations.
2. The existing six foot high chain link fence with redwood slats will be kept in good repair in order to properly screen the cleaning pad.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the project is a cleaning system for an equipment sales and parts warehouse use in a Light Industrial- Review, M-1S-R zone.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. any hazardous waste generated by the cleaning system will be managed in accordance with state regulations;
 - b. the cleaning pad will be located outside any required setback area; and
 - c. the cleaning pad will be adequately screened from public view by an existing six foot high chain link fence with redwood slats.
3. The project is consistent with the General Plan and the 1984 North Sacramento Community Plan which designate the site as Heavy Commercial or Warehouse and Industrial, respectively.

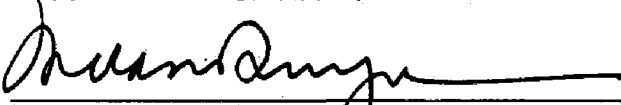
REPORT PREPARED BY:



 Carol Shearly, Assistant Planner

4-12-91
 Date

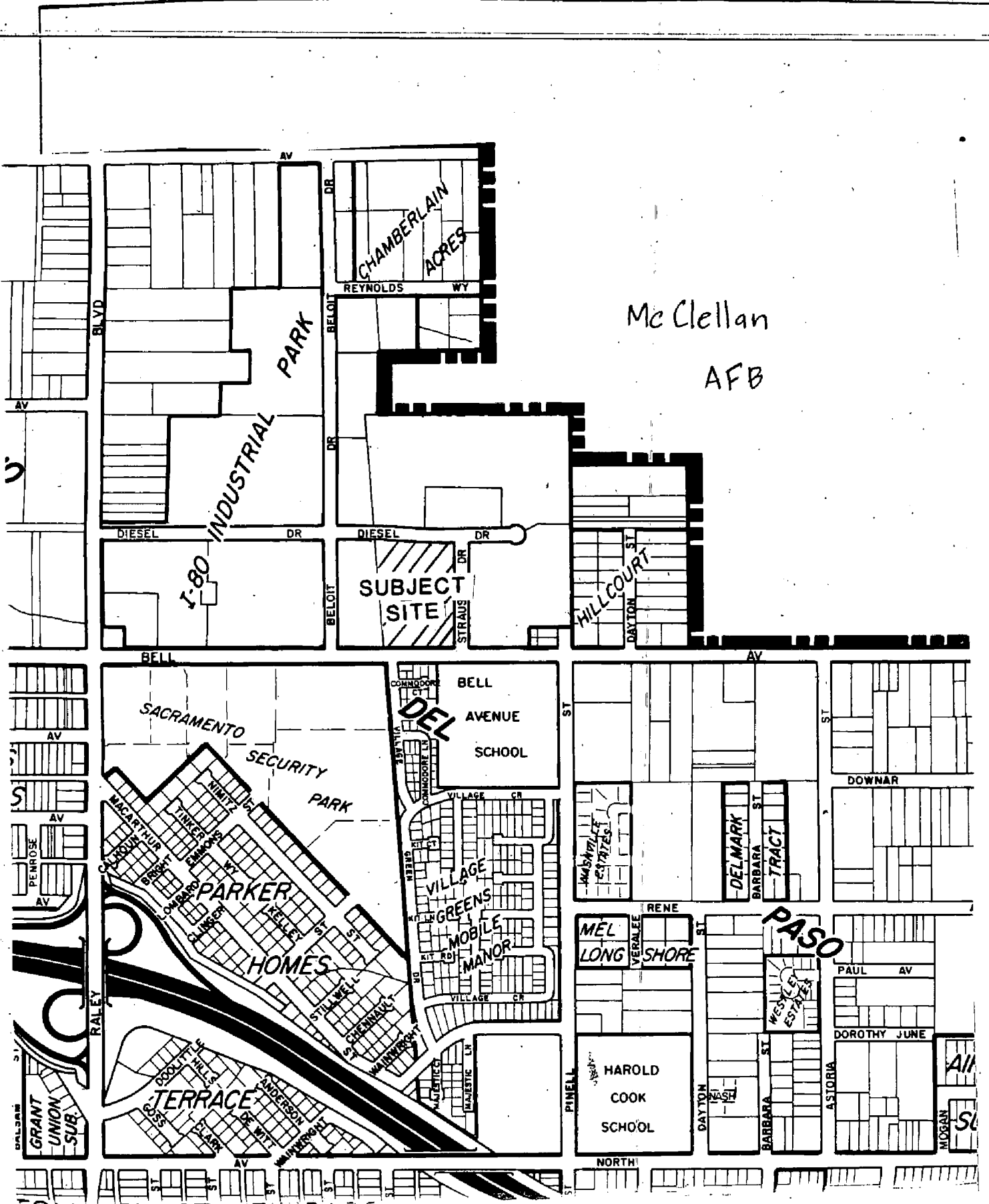
RECOMMENDATION APPROVED BY:



 Marty Van Duyn, Planning Director

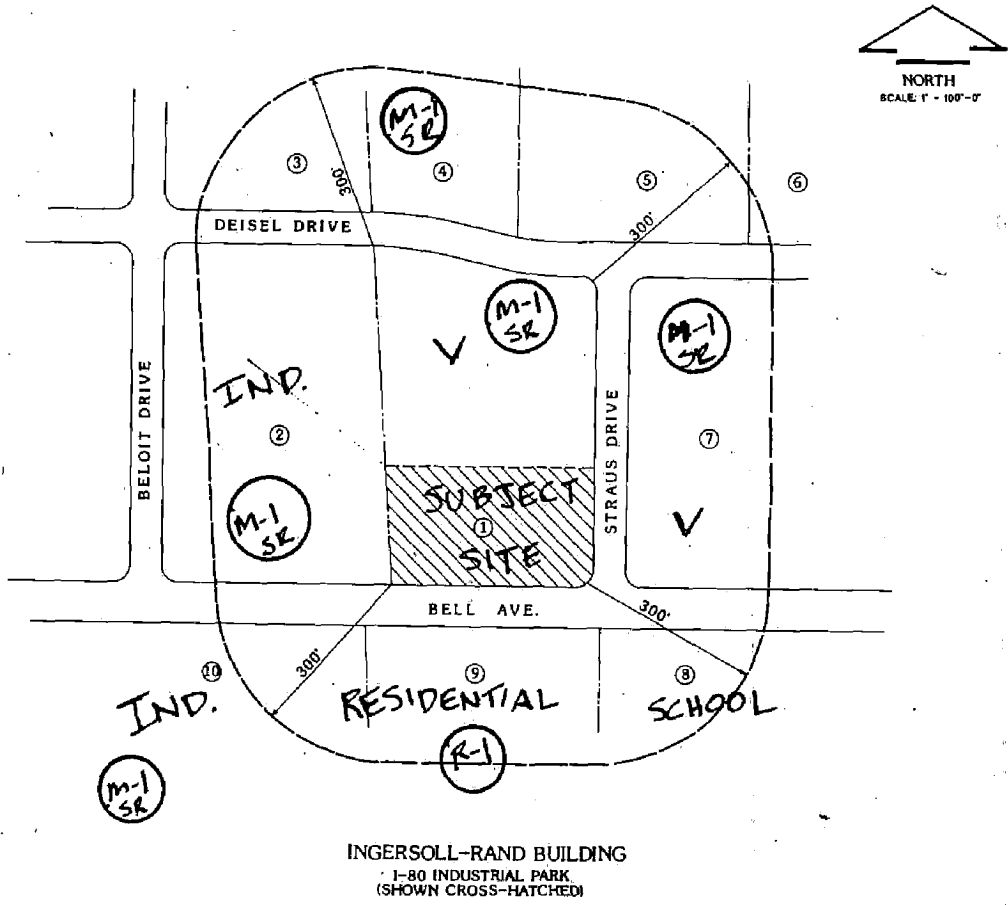
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 Date

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VICINITY MAP

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INGERSOLL-RAND BUILDING
 1-80 INDUSTRIAL PARK
 (SHOWN CROSS-HATCHED)

LAND USE & ZONING MAP

P89-172

5/25/89 18

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#12

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6' decorative masonry wall

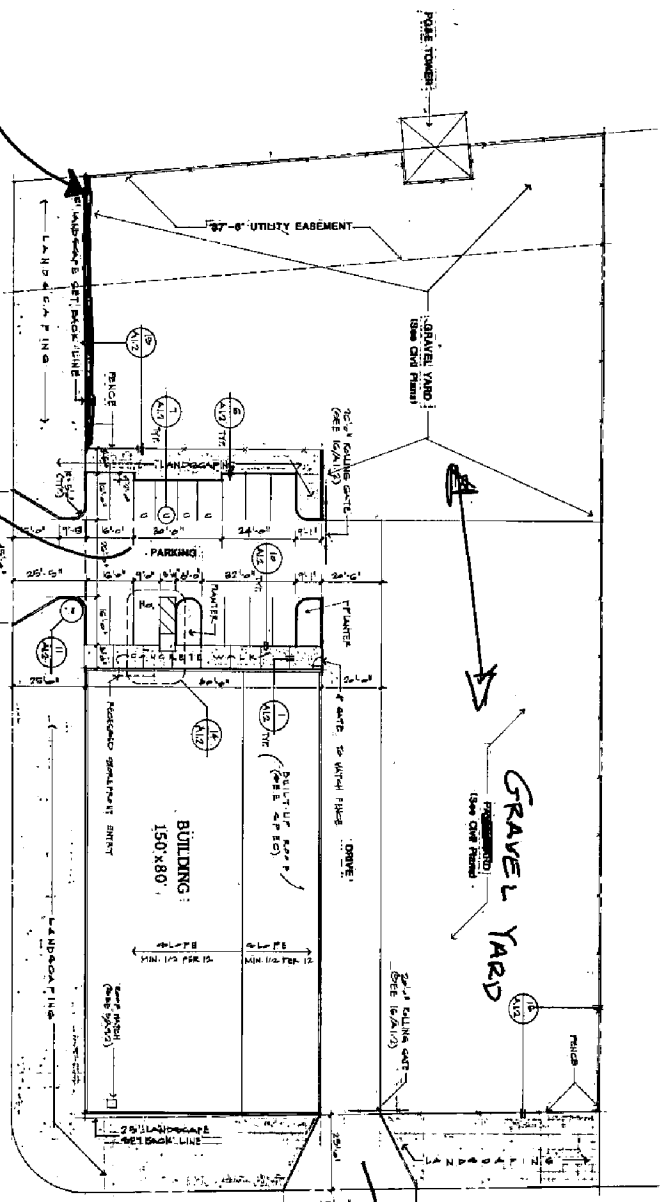
PAVED

BELL AVE

STRAUS DR.

PAVED

GRAVEL YARD



DESCRIPTION	QUANTITY	UNIT
CONCRETE	2,400	CU YD
FOUNDATION	9,400	CU YD
TEMP	12,000	CU YD

EXTRA: PROVIDED
 HANDICAP 1 SPACES
 STAIRWELL 11 SPACES
 CONTRACT 4 SPACES
 TOTAL 16 SPACES

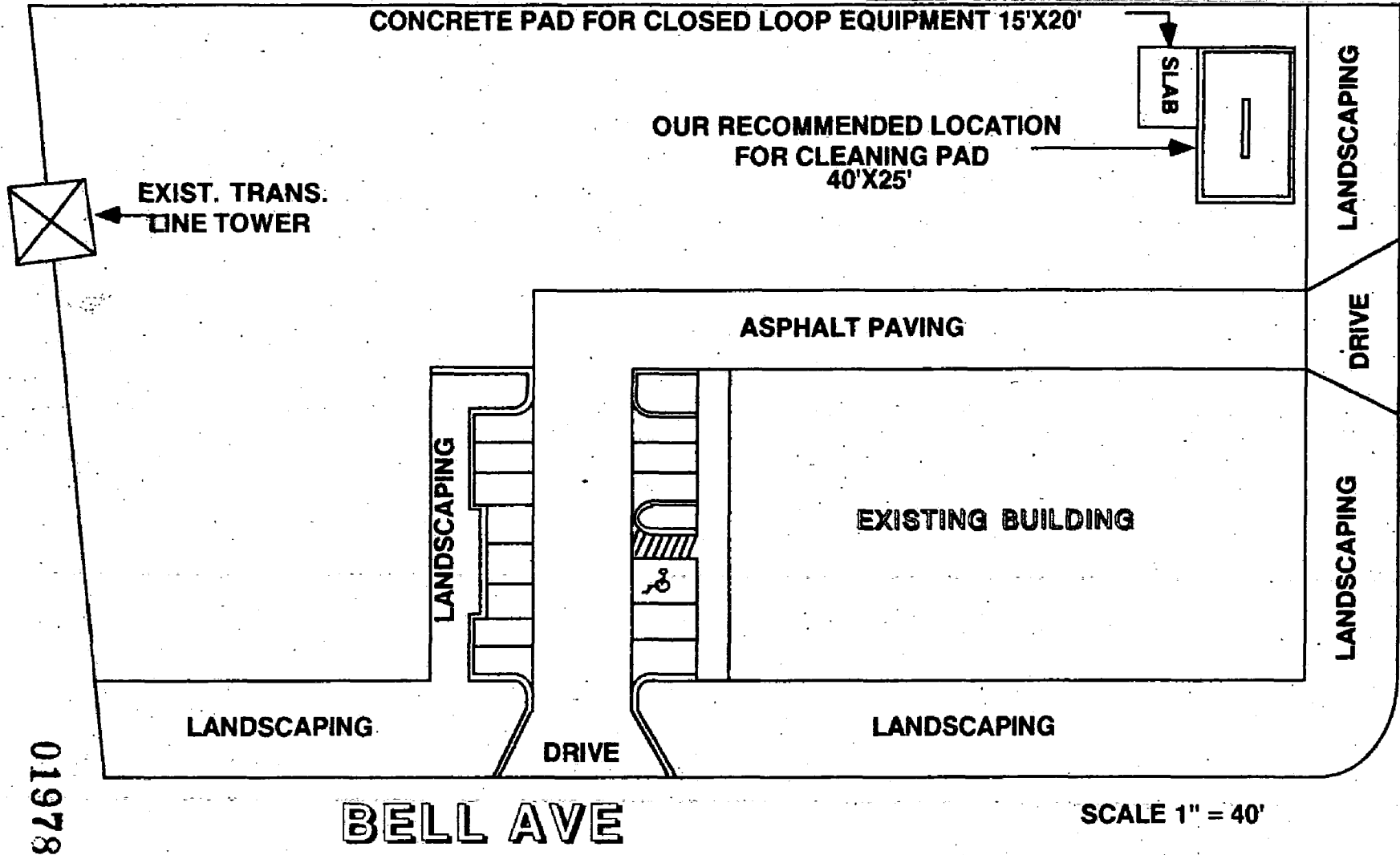
PROJECT 3
 (REVISION)
 SEE NO. 1 FOR DIKE FACIL.

SITE PLAN

EXHIBIT A

	JOB NO. I.R.D. SCALE 1" = 20' 0"	PROJECT INGERSOLL-RAND BUILDING I-80 INDUSTRIAL PARK BELL AVE & STRAUS DR. SACRAMENTO, CALIFORNIA	ISSUES date drawn by ① 11 FEB '81 ② AS NOTED BY ③ 20 MARCH '81 ④ 20 MARCH '81 (R. REVIEW)	REVISION date drawn by ▲ ▲ ▲
	REFERENCE NORTH	SHEET TITLE SITE PLAN	RUSSELL & SULLIVAN AN ARCHITECTURAL FIRM	

P89-172



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BELL AVE

SCALE 1" = 40'

APN: 238-220-20

INGERSOL RAND
 1851 BELL AVE
 SACRAMENTO CA 95838

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CITY PLANNING DIVISION

STRAUS DRIVE

EXHIBIT B

P89 172

EXHIBIT C

CLOSED LOOP CLEANING SYSTEM
To Be Installed at: APN 238-220-20
INGERSOLL-RAND EQUIPMENT SERVICE CENTER
SACRAMENTO, CA 95838

This system is of a closed loop cleaning design in order to reuse wash water and segregate oil. The process wash water will be recycled to provide much longer chemical life and will not discharge to the local sewer.

The proposed design for effective cleaning includes a cleaning pad(40'x25'), a RGF Model SM Ultrasorb, a pressure washer, and a concrete slab(15'x20') to hold the equipment. All electrical, plumbing, cleaning pad and concrete slab work shall be in strict accordance with City of Sacramento codes. Environmentally acceptable cleaning chemicals will be used to promote efficient cleaning, settling of soils and oil/water separation.

The **ULTRASORB SYSTEM** collects contaminated water from a wash pad which typically contains: Petroleum hydrocarbons (oil, grease, and fuels), heavy metals, solids, cleaning fluids, and detergents. All solid and liquid contaminated substances that are separated/filtrated from the system will be disposed of only through approved and authorized disposal facilities. The processed water suitable for cleaning is delivered to the pressure/steam-cleaner for reuse. This system consists of the following technologies and processes:

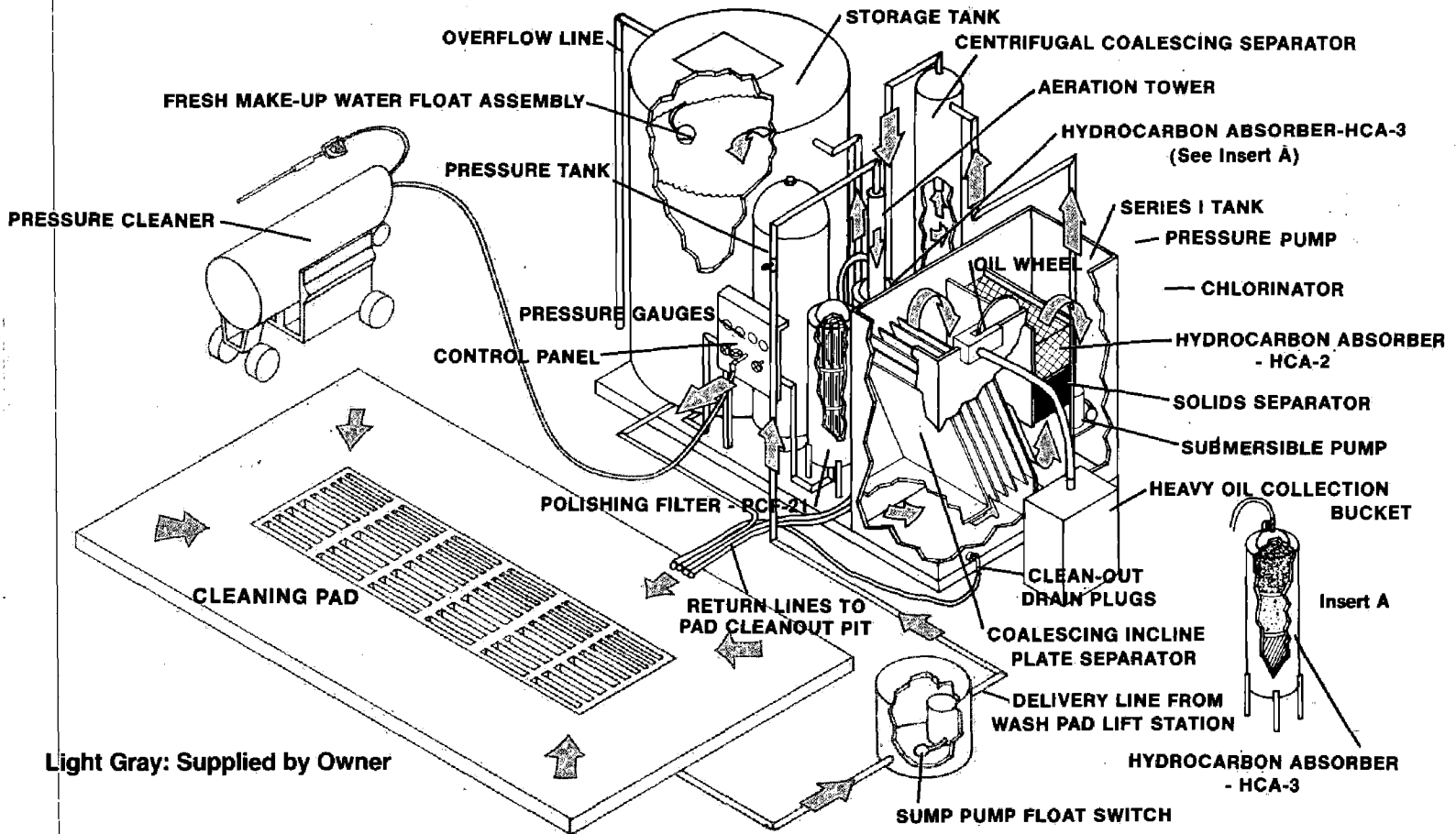
1. Aeration (Adds air to enhance separation)
2. Gravity Separation (Floats heavy oils)
3. Incline Plate Coalescing Separation (Settles solids, coalesces, and floats oils)
4. Diffused Air Floatation (Aids in separation and algae destruction)
5. Metallic Oil Attraction (Automatically removes free oil and grease)
6. Static Solids Separation Grid (Attracts small solids)
7. Hydrocarbon Absorption (Absorbs petroleum hydrocarbons)
8. Coalescing Centrifugal Separation (High speed G-forces separate suspended solids/oils from water)
9. Chlorination (Kills algae and bacteria)
10. Pressurization (Maintains water pressure to cleaner)
11. Polishing Filtration (Final solid filter to 20 microns)

This system was specifically design to avoid permitting and monitoring problems by eliminating contaminated water discharge through recycling. Quite simply, the **INGERSOLL-RAND CORP.** has selected this system for all of their Service Centers world wide, because it represents the most current technology available to provide a system that will do it's job and protect the environment.

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ULTRASORB™ MODEL SM

EXHIBIT E



SPECIFICATIONS

Model	Ultrasorb SM
Size	4'W x 9'L x 7'H
Flow Rate	1 to 6 GPM
Operating Pressure	20 - 40 PSI
Pump Pressure	1/2 HP - 110V - 10.6 Amps
Oil Wheel	1/10 HP - 110V - 3. Amps
Submersible Processing Pump	1/2 HP 110V - 10. Amps
Storage Tank	Polyethylene 1/4" (500 gal.)
Skid	1/4" SA 36 (Steel 4' x 9')
Series 1 Tank	Double Fiberglass
Piping	PVC Sch/80
Finish	Two-part Urethane (3 mils)
Weight	1850 lbs
Polishing Filter	Stainless Steel 1 or 20 micron
Hydrocarbon Absorber	Stainless Steel RGF filter media
Make-up Water Valve	Ball Float
Gauges	Standard Liquid Filled
Valves	Brass-gate
Tubing	Ridged Poly
Pressure Tank	42 gallons Epoxy Lined Steel
Coalescing Centrifugal Separator	Polypropylene & PVC
Make-up Water Supply Fitting	3/4" NPS
Supply to Pressure Cleaner	3/4" Hose Bib
Chlorinator	Auto tablet flow type

Manufacturer reserves the right to make changes without notice

The **ULTRASORB™ SYSTEM** is a new generation of skid-mounted, packaged water-processing systems developed by RGF.

ULTRASORB™ was designed to avoid EPA permitting and monitoring problems by simply avoiding contaminated water discharge through recycling.

Options

- Chemical Floccing System
- Coalescing Centrifugal Separator
- Bag Filter System
- Ph Control System
- Lift Station
- Lift Pump
- Auto Timer

RGF Environmental Systems

2600 N.W. 55th Court
Fort Lauderdale, Florida 33309

1-800-842-7771

Member of the RGF Group

Distributed by:

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ULTRASORB™

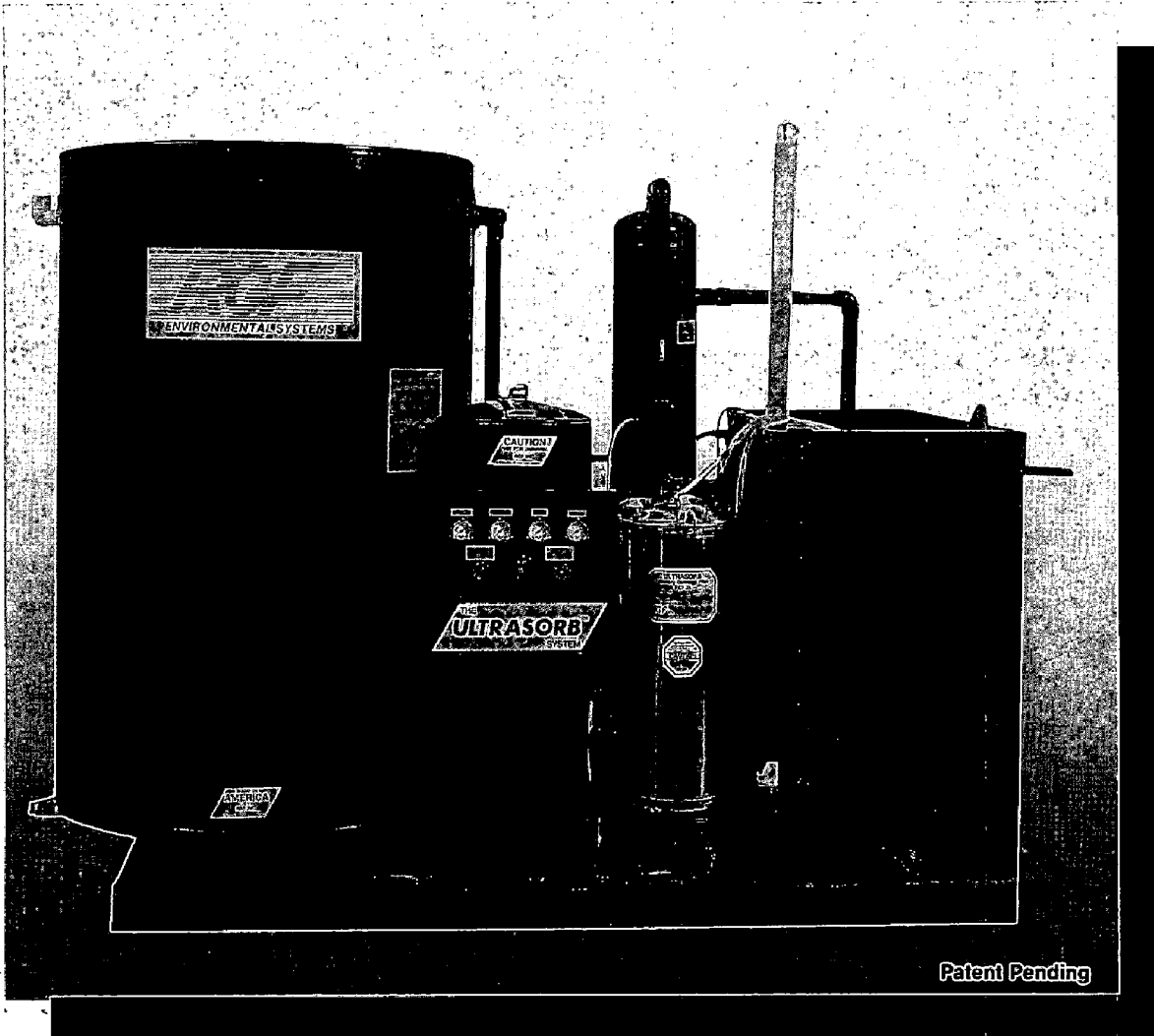
The POLLUTION SOLUTION

EXHIBIT D

MODEL

SM

RGF's Advanced Water Recycling system for moderate-duty pressure- and steam-cleaning users ...



- Saves water - Stops pollution
- Features zero discharge, closed loop system
- Avoid EPA fines and problems with strict discharge regulations
- Fully automatic, easy to use
- Designed to operate without costly and complicated chemical additives
- Low maintenance

The **SM** model of the **ULTRASORB™** Family was designed for **Moderate** users such as ...

- Engine repair shops
- Machinery companies
- Municipal and state garages
- Rental car companies
- Vehicle fleet companies
- Construction companies
- Equipment rental companies
- Marine yards

OPERATION

The **ULTRASORB™** SYSTEM collects contaminated water from a wash pad which typically contains: Petroleum hydrocarbons (oil, grease, and fuels), heavy metals, solids, cleaning fluids, and detergents.

The processed water suitable for cleaning is delivered to the pressure- or steam-cleaner or re-use. The **ULTRASORB™** SYSTEM consists of the following technologies and processes:

- 1 - **Aeration** (Adds air to enhance separation)
- 2 - **Gravity Separation** (Floats heavy oils)
- 3 - **Incline Plate Coalescing Separation** (Settles solids, coalesces, and floats oils)
- 4 - **Diffused Air Flotation** (Aids in separation and algae destruction)
- 5 - **Metallic Oil Attraction** (Automatically removes free oil and grease)
- 6 - **Static Solids Separation Grid** (Attracts small solids)
- 7 - **Hydrocarbon Absorption** (Absorbs petroleum hydrocarbons)
- 8 - **Coalescing Centrifugal Separation** (High speed G-forces separate suspended solids/oils from water)
- 9 - **Chlorination** (Kills algae and bacteria)
- 10 - **Pressurization** (Maintains water pressure to cleaner)
- 11 - **Polishing Filtration** (Final solid filter to 20 microns)

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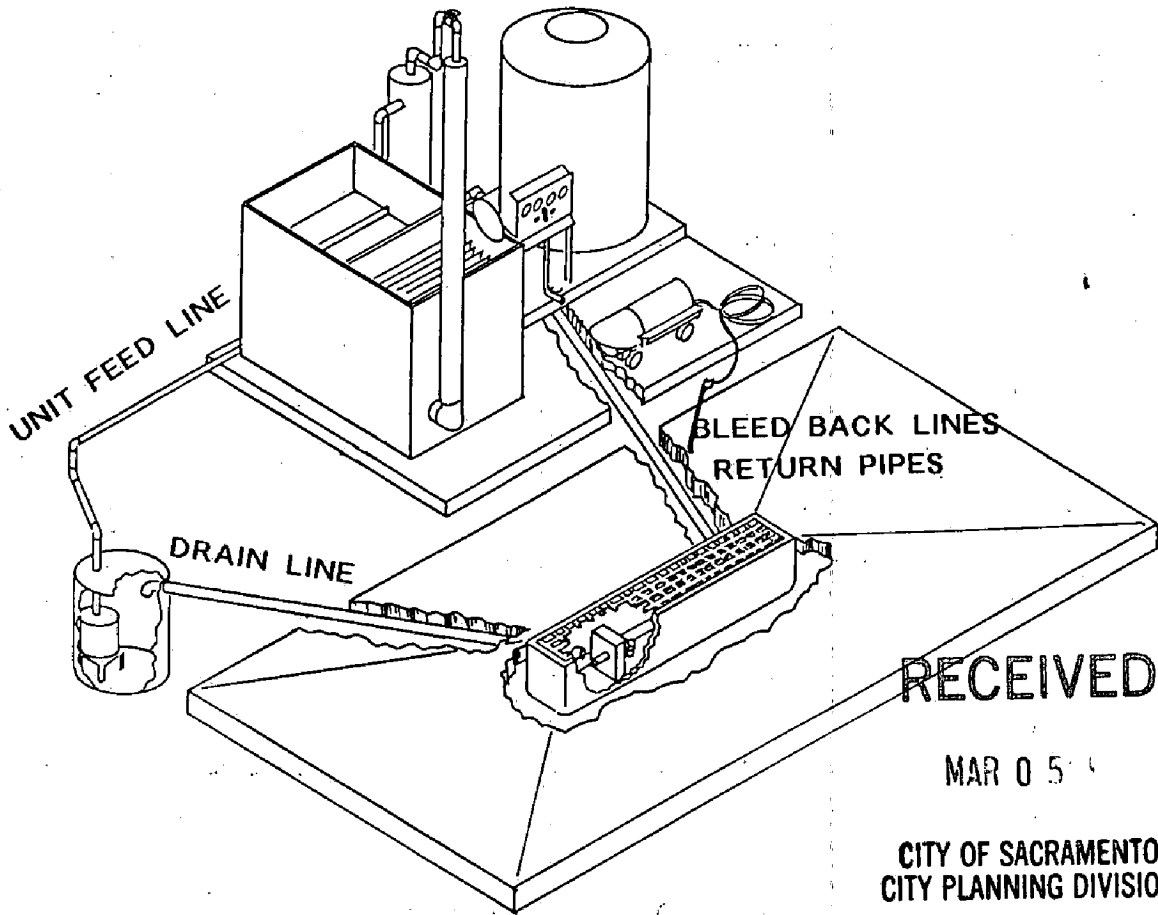
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EXHIBIT F

**CENTER
CLEAN OUT PIT DESIGN**



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CITY PLANNING DIVISION**

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P 89 172

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RGF 1-13

DEPARTMENT OF HEALTH SERVICES
TOXIC SUBSTANCES CONTROL PROGRAM
REGION 1
10151 CROYDON WAY, SUITE 3
SACRAMENTO, CA 95827-2106
(916) 855-7700

EXHIBIT G



June 11, 1990

Mr. Russell Varisco
Enviro/Safe Services
6515 Miles Lane
Carmichael, CA 95608

Dear Mr. Varisco:

RGF ULTRASORB RECYCLING SYSTEMS

This letter is in response to your March 7, 1990, correspondence requesting the Department of Health Services' (DHS) permitting requirements for the RGF Ultrasorb Recycling Systems. We understand from the information you submitted and in discussions between you and Mr. Don Shaulis and Mr. Eric Hong of this office that the RGF Ultrasorb Systems are closed loop recycling systems to be used on-site at facilities to treat oily wastewater. The solid waste generated, if classified as hazardous, will be removed from the system and placed in an approved storage container. The storage containers would then be taken to an approved hazardous waste facility for treatment, storage, or disposal.

Based on the information provided, the RGF Ultrasorb Systems are considered exempt from the hazardous waste facilities permitting requirements, provided they are operated in accordance with the information submitted to this office and pursuant to Section 25143.2(c)(2) of the California Health and Safety Code. In addition, if the solid waste generated by these systems is classified as hazardous, the solid waste must be managed as a hazardous waste in accordance with all applicable generator requirements contained in Article 6, Title 22, California Code of Regulations.

If you should have any further questions regarding this letter, please contact Eric Hong at (916) 855-7726.

Sincerely,

William P. Ryan, Jr.
Chief, Permitting Unit
Region 1

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CITY PLANNING DIVISION

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P89 172