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Mr. Tom Pace
Director, Long Range Planning
City of Sacramento
915 "I" St.
New City Hall, 3rd. Flr.
Sacramento, CA 95814

September 8, 2008

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Re: Zanker request to Modify General Plan

Dear Mr. Pace,

It has come to our attention that the owners and/or operators of the Florin-Perkins Public Disposal Site, through their attorneys Stoel Rives, LLP, have requested the Sacramento Long Range Planning Department to significantly modify the City's current draft 2030 General Plan. We trust this request will be met with the skepticism and rejection it deserves.

As you know, the Power Inn Alliance has long been involved in development of the 2030 General Plan. We have held briefings, attended conferences and made many contributions that have been incorporated into the current draft. Most recently, we have been working closely with Alan Porter on the "65th St. University Village Opportunity Area" which impacts the Florin-Perkins site.

We believe the current plan is a good one and meets the needs of the City and this area for the future. We do not believe it needs to be modified, nor should it be modified, in the manner requested because doing so would undermine a number of important City policies. For example, the owner/operator's "specific request" number 2(a), to modify the Utilities (Solid Waste) section of the draft 2030 General Plan to state merely that, "to the extent feasible" the City shall ensure that "new" solid waste and recycling facilities are distributed equitably throughout the City is a blatant attempt to circumvent the policies of the City's Solid Waste Restricted (SWR) Overlay Zone.

Likewise, the owner/operator's "specific request" that "Expansion of existing facilities should be given preference to development of new facilities" would further countermand the policies behind the SWR Overlay Zone, which were formulated through extensive efforts by council members from this area going back to Senator Darrell Steinberg.

"Specific request" number 2(b), suggesting that "green waste" be incorporated into the city's Food Waste Recycling program, is an unveiled threat that this site intends soon enough to become a green waste composting facility with all the attendant odiferous and noxious air impacts. Imagine how pleasant that will be to the new home owners anticipated along the Jackson Highway corridor on a hot day when a southwest wind is blowing.

Notably, in support of this request, the owner/operator represents in its "rationale" that the "City's Department of Utilities, Solid Waste Division, has identified the site for potential use as a major green waste composting center (contact: Marty Strauss)."

We confirmed in a personal conversation with Marty Straus that the Florin-Perkins owner/operator's representation is false. Mr. Strauss stated that this site has never been so identified; the City has had only one meeting with the operator, has had no negotiations and made no agreements. Mr. Strauss stated that "while we need major composting sites, Florin-Perkins HAS NOT been identified as one."

"Specific request" number 2(c) attempts to isolate the benefits of solid waste recycling as a means to reduce greenhouse gas emissions and ignores the cumulative detrimental effects of the Florin-Perkins owner/operator's proposed General Plan modifications. The City's long-range vision for the area, including the currently proposed land use designations, supports the City's smart growth and sustainability policies. These policies would be substantially undermined by the Florin-Perkins owner/operator's requested modifications, which ignore the relationship of appropriate siting of solid waste recycling and transfer facilities to cumulative noise, air, water quality, traffic and other impacts. The increase in vehicle miles traveled ("VMT") caused by limited disposal options and an over-concentration of facilities in one area of the City has direct adverse effects on the environment.

Similarly, the Florin-Perkins owner/operator's requested modifications substantially interfere with the City's land use policies, particularly those designed to achieve more sustainable jobs/housing patterns. Research has shown that co-location of jobs and housing is one of the best ways to reduce VMT. Nothing in the rationale for the requested modifications supports the notion that the benefits of recycling at this particular site outweigh the harm it would do to the City's vision for this community and for the City as a whole.

To advance and promote the City's policies concerning smart growth and sustainability, zoning of the Florin-Perkins site *should not* continue to be "Industrial Use," and the currently proposed General Plan designation of the area as an "Employment Center – Low Rise Industrial Use" should stand. This not only meets the needs of future housing development along the corridor, but has the full approval of the Power Inn Alliance, the College Glen Neighborhood Association and local developers who have invested heavily in the area.

If anything, the Long Range Planning Department, Department of Utilities, Solid Waste Division and City Council should incorporate restrictions and conditions into the General Plan that will protect the existing SWR Overlay Zone and promote the most effective land use policies in this area. Clearly, the continued use of the Florin-Perkins site as a Public Disposal Site and Transfer Station is not compatible with such use, and this attempt to modify the 2030 General Plan should be rejected out of hand.

Sincerely,



Jerry Vorpahl
Executive Director

cc: Alliance Board of Directors
Mayor Heather Fargo
Councilman Kevin McCarty
Bob Tokunada
Tom Buford
Edison Hicks
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Lisa Todd
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