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February 11th, 2016

Mr. Jake Morley
Associate Planner
City of Chico
411 Main Street – 2nd Flr.
PO BOX 3420
Chico, CA 95927

Dear Jake,

I am reaching out to you on behalf of Chico Scrap Metal, Inc. and the Scott Family. CSM is not only a valuable asset to our community but plays a critical role in maintaining our surrounding environment.

In the auction business I've seen my fair share of 'Junk Yards' which people want to clean up. Through the auction, my business can help owners to sell items which may be reused but often times there is much left over. Most owners look to Waste Management and dump everything into large trash bins to be hauled off. However, CSM provides an important alternative for scrap metals, aluminum, old appliances, equipment parts, manufacturing equipment, lawn mowers and more. They can help to recycle these items and save us much needed space in the city landfill.

I strongly believe that CSM is committed to working with the City of Chico to make site improvements which will be beneficial to the surrounding community. Additionally, closing CSM will negatively affect the city of Chico by loss of tax revenue, loss of jobs, loss of income for those recycling and a potential increase in pollution due to discarding material on the roadside.

I strongly urge you to support Chico Scrap Metal in their request to remain operating at their existing location. Please don't hesitate to contact me if you have any questions.

Sincerely,



Rob Ramay
Owner, BidCal Auctions

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CITY OF CHICO
PLANNING SERVICES

February 9, 2016

Mr. Jake Morley
Associate Planner
City of Chico
411 Main St. - 2nd Floor
PO Box 3420
Chico, CA 95927

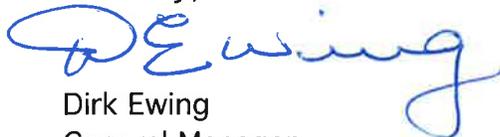
Dear Mr. Morley, Kim Scott's family of Chico Scrap Metal are good citizens and we need to help them be successful in business and help Chico to stay as beautiful as possible by providing a convenient and necessary service to Chicoans.

I know these folks are doing their level best to be good neighbors and wish to continue to do business in the present location for the convenience of the people of Chico. One of the concerns that come to mind is people might dump refuse at more convenient places such as the three creeks that flow through Chico. Not to mention the cost and inconvenience of driving out of town to cleanup unwanted recyclable materials.

Also, I would encourage you to make sure the City of Chico keeps their word and not change the rules in the middle of the game. Local businesses need to know that the powers to be can be trusted. This will be a black eye for the City of Chico leadership if they break their word, instilling mistrust of public servants.

One final comment, do the complaints of a few, justify the inconvenience for the rest of us?

Sincerely,



Dirk Ewing
General Manager
De

Slandering Chico Scrap Metals Name

In response to Adrienne Edwards opinions printed in the February 10, 2016 editorial page.

Chico Scrap Metal on 20th Street in Chico has been serving the community of Chapmantown and the greater Chico area for over 30 years now.

The ongoing issue of whether Chico Scrap Metal can continue on the property has a long history with the City Council. While I encourage all Chico residents to do the research about this issue I realize that we all have busy lives however, I think it is incredibly unfair of Adrienne Edwards to continue to publicly stage and make slanderous statements about Chico Scrap Metal that are just not true. In her letter alone there were several so let me publicly correct her.

1. Chico Scrap Metal **does not** accept scrap metals that contain refrigerants. All material that once contained such waste must be evacuated and drained prior to coming to the recycle yard and is checked upon arrival.
2. Chico Scrap Metal **does not** accept e-waste of any sort.
3. CSM has **not** been paying fines for four sites since soil testing in 2007 as she states.

CSM has been in compliance with all rigorous testing under the supervision of the DTSC and EPA, and have continued to be on the forefront of better practices as technology and science has taught us all how to better handle our waste. CSM takes their responsibility seriously in managing and recycling material in which, we the community of Chico create and bring to them. In a city where there is no other option for recycling any metals other than driving miles to the Neal Road landfill to pay to dump your metal into that site I think the residents of Chico need to take a real hard look at what this city would look like without Chico Scrap Metals services.

Danielle Mootz

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CITY OF CHICO
PLANNING SERVICES

Jake Morley

From: Jon Luvaas <jonluvaas@gmail.com>
Sent: Friday, February 12, 2016 3:55 PM
To: Jake Morley
Subject: Re: Chico Scrap Metal Proposal - Please forward to Planning Commissioners
Attachments: 2030 GENERAL PLAN EXCERPTS.doc

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PLANNING SERVICES

Hi Jake,

I've attached a list of General Plan policies related to Chico Scrap Metal's proposal to eliminate the City's longstanding amortization requirement from the Zoning Ordinance and the Chapman-Mulberry Neighborhood Plan. Please forward this summary to the Planning Commissioners in time for their consideration before the February 18 meeting.

I served on the Planning Commission when we considered the City Council's and staff's recommendation to amend the Zoning Ordinance to require amortization and relocation of the scrap metal yard's industrial use to a more compatible location. The requirement was unanimously approved by the City Council because of its incompatibility with adjacent residential uses and the preference for neighborhood commercial development along this arterial street. I was also on the Commission during the development and approval of the General Plan and neighborhood plan and am closely familiar with their clear and unambiguous requirements for this site. Both plans were also unanimously approved by the City Council. As the General Plan required, the property was subsequently zoned for neighborhood commercial and residential uses, which do not allow for this use.

Residents of the Chapman-Mulberry neighborhood worked hard with the City and County for several years to develop their neighborhood plan. Their desires for this site were respected by the County and later by the City in adopting this amortization requirement. Among other things, the requirement was intended to allow the development of neighborhood commercial development on the edge of their neighborhood, which is a low income area without sufficient access to stores and shops.

All of these policies were adopted with the clear expectation and assumption that the plans and policies for this site would be followed. However, years after adoption, nothing has changed. The requirement to move has not been followed. The initial reasons for requiring the move have not changed. Unless the reasons for requiring amortization no longer exist, it's hard to understand why the City would now ignore its own policies and allow the incompatible use to continue. In fact, additional reasons now exist, which have not been considered by the City Council or staff.

The City's policy documents were approved with the clear expectation and assumption that CSM would relocate to a better location. Based upon those policies, additional residential development has been completed next door, with the assumption that residents wouldn't be living next to a noisy, dusty dump site. Among those is an owner-built Habitat for Humanity project, for which the City obtained a grant and helped to provide the infrastructure. I have to assume that the City would not have lured people to live next to such an inappropriate facility, if Councilors knew the uses would be allowed to continue. City residents should be able to rely on the City following its own policies.

I will be present at the meeting to address the zoning and related General Plan requirements, which the applicant is asking the Commission and Council to ignore.

2030 GENERAL PLAN EXCERPTS

(Exact text quoted, except when in parentheses)

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(Introduction)

GENERAL PLAN STRATEGY OF SUSTAINABILITY

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To establish a sustainable development trend for the community, the General Plan identifies and promotes certain development patterns, including compact urban development, infill development and redevelopment, mixed-use development, complete neighborhoods, and a variety of housing types.

GUIDING PRINCIPLES

6. Complete Neighborhoods as Community Foundation. The General Plan fosters the creation and enhancement of complete, well-designed, and walkable neighborhoods, from the traditional Downtown core to infill projects and integrated new communities. Complete neighborhoods include places to gather, nearby retail and services for daily needs, and multimodal access to recreation, jobs, and other areas of the community.

7. Development Patterns that Offer Alternatives to Automobile Use. The General Plan reduces distances between complementary land uses and emphasizes a balanced, multimodal circulation system that is efficient and safe, connecting neighborhoods to jobs, shopping, schools, services, local attractions, and open space.

9. Community Health and Well-Being. The Plan strives to protect all members of the community.

SUSTAINABILITY ELEMENT

(Introduction)

Central to this (sustainability) concept is meeting both present and future needs through a balance of three components: maintenance of a healthy and equitable society, protection of the environment, and ongoing prosperity of the local economy. These components are interrelated and equally important....
.... Strategies in this General Plan that promote social equity include ... supporting the development and preservation of complete neighborhoods, ... promoting public health through protection from hazards....

LAND USE ELEMENT (policies define the requirements of “complete neighborhoods”)

Goal LU-3 Enhance existing neighborhoods ... with walkable access to ... daily shopping needs ...

Policy LU-3.2 Neighborhood Serving Centers - Promote the development of strategically located neighborhood serving centers that incorporate commercial, employment, cultural or entertainment uses and are within walking distance of surrounding residents.

Neighborhood center designations are Neighborhood Commercial (NC) and Mixed Use Neighborhood Core (MUNC).

(This site is designated for Neighborhood Commercial use in the General Plan Diagram and Zoning Ordinance, except parcel 014 on the west side. That and an adjacent city-owned parcel are zoned for low density residential use, but remain undeveloped with this adjacent incompatible use.)

Policy LU-4.4 Positive Contributions – Encourage infill development that provides missing neighborhood elements, such as neighborhood retail, enhanced architectural quality, and circulation improvements for pedestrians, bicycles and vehicles, or that otherwise contributes positively to existing neighborhoods.

COMMUNITY DESIGN ELEMENT

(Introduction)

Key neighborhood design considerations include:

- Mix of Uses and Housing. Neighborhoods provide a variety of housing types, and include non-residential uses that address the daily needs of residents.

Policy CD-3.2 Bicycles and Pedestrians – Maintain and enhance the pedestrian- and bicycle-friendly environment of Chico.

Action CD-4.1.1 Neighborhood Design Details – Develop and implement neighborhood plans that identify neighborhood design qualities and characteristics.

ECONOMIC DEVELOPMENT ELEMENT

Introduction

In recent years, the City's structural budget deficit put a renewed focus on the need for progress in economic development, not only to help improve the private economy, but also to improve the City's revenue base so that it can continue to provide a high level of municipal services.

Planning for the right mix of land uses in the right locations for new base level employment and retail opportunities is essential to the City's continued economic vitality.

Retail and Service Employment Base

Sales tax revenue generated by this strong regional retail base has been the primary funding mechanism for public services that support Chico's quality of life.

Sustainable Economic Development

... promote efficient and intensified use of the available land supply.

Goal ED-3 Maintain a redevelopment strategy that encourages revitalization of existing neighborhoods, along with successful commercial and employment centers.

Policy ED-1.2 (Physical Conditions) –_Ensure an adequate supply of appropriately zoned land that is readily served by infrastructure to support local economic development for base level job growth and to maintain Chico's prominence as the regional center of retail activity for the tri-county region.

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CHAPMAN-MULBERRY NEIGHBORHOOD PLAN EXCERPTS FEB 16 2016

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PLANNING SERVICES

Page 7:

With regard to non-residential uses, there are limited commercial and industrial uses concentrated on the southern and northern edges of the area. Scattered commercial and light industrial uses occur within the residential area, resulting in land use incompatibilities. Many of these commercial and industrial uses preceded the zoning in the area and are inconsistent and incompatible with the residential neighborhood character because they generate vehicle traffic in an area that contains narrow streets, create noise that disturbs residents of the area, generate hazardous materials that may be harmful to the residents of the area, and cause aesthetic impacts.

Page 9:

5. The City shall work with the County to facilitate the relocation of the Chico Scrap Metal Yard to an industrially zoned location that does not have conflicts with residentially zoned and used lands.

Page 11:

Amortization of Chico Scrap Metal Yard

The Chico Scrap Metal Yard is located within the Chapman/Mulberry Neighborhood Plan area and is proposed to be the site of a future mixed-use neighborhood core. Upon City adoption of the Chapman/Mulberry Neighborhood Plan, the Chico Scrap Metal Yard will become a non-conforming use. Once the Chico Scrap Metal Yard becomes a non-conforming use, the City shall adopt an ordinance providing for its amortization.

Page 13:

Amortization of Nonconforming Uses

Prior to the annexation of areas that continue to have non-conforming uses as identified in the County's Chapman/Mulberry Neighborhood Plan (excluding Chinca's Market), the City shall adopt an ordinance providing for the amortization of such businesses pursuant to the County's Chapman/Mulberry Neighborhood Plan. The County has already notified owners of legal nonconforming uses of their status and the County's amortization policy and period.

Relocation of the Chico Scrap Metal Yard

The City and County shall cooperatively take the necessary steps to relocate the Chico Scrap Metal Yard to a more appropriate location.

Page 20 (Table 1)

MUNC/CN-PD

The C/M Plan identifies the Scrap Metal Yard and an adjacent vacant parcel to the east as a future neighborhood commercial center. Appropriate City GP/zoning designation for this activity is MUNC/CN-PD, or Mixed-Use Neighborhood Core/Neighborhood Commercial-Planned Development. Recommend GP/zone change consistent with the intent of the original Chapman/Mulberry Neighborhood Plan.

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CITY OF CHICO
PLANNING SERVICES

February 4, 2016
Re: Chico Scrap Metal

To Chico City Council Members,

I would like to speak on not only the behalf of a previous Chapmantown resident and one whose family has lived in Chapmantown for decades but also that of an educator of young children. As previously stated I am a former Chapmantown resident. When I first moved to Chico my parents and brother lived in Chapmantown so this is where I decided to look for housing when relocating from the bay area. I had visited my family here for the five years prior to moving and enjoyed the quiet and stillness of Chapmantown. My mother and stepfather have lived in Chapmantown for almost twenty years and my brother for fifteen years. We have all utilized Chico Scrap Metal for our personal needs often. We did not have vehicles and because Chico Scrap Metal was within walking distance it met our needs efficiently. Living in Chapmantown and being of lower socioeconomic status recycling our cans, cardboard and glass was crucial in order to get our needs met financially. Not to mention, recycling our own garbage is more environmentally friendly than having it hauled away to the dumpsite south of town.

Chico Scrap Metal has also sponsored many community youth sports teams and adult sports teams that I have been a part of. Their efforts to give back to our community here in Chico cannot and does not go unnoticed. I see their names on the back of soccer jerseys, softball jersey and more. Our little town relies on business donations in order to make their youth sports possible and CSM knows this is invaluable to our children and families. Knowing that Chico Scrap Metal values our

youth in this community is gratifying and is more than I can say for some of the larger businesses here in Chico.

Lastly, I can speak to you as an educator of young children. I worked at Chapman Elementary for eight years and cannot say enough about how important it is for Chico Scrap Metal to remain at its location. I have taken many students on tours of Chico Scrap Metal throughout my years there. In the education field, we as educators know that hands on learning is essential. The fact that we have the ability to take our students to see for themselves how recycling and reusing happens is critical if we are to expect them to put this into action in their lives. We emphasize community values at Chapman Elementary. We have a very diverse population of students and staff, most of whom are Chapmantown residents. Their families use this recycling yard on a continual basis and would suffer greatly if it was relocated due to lack of transportation for many. The families that do not live in Chapmantown, fortunately, because of its current location have the opportunity to attain this knowledge and understanding of the entire recycling process from start to finish. My students' leave absolutely astonished and motivated every time. They are so excited about seeing the larger machines working and the final product. They feel encouraged knowing that they can make a dent in this otherwise failing ecosystem. Touring Chico Scrap Metal for students is a day learning about not only recycling and reusing items but science; how one thing can be transformed to create another from a reusable source and mathematics; weights and measures and also the business aspect of the yard and how they keep records and books of everything that is brought in. They learn about helping your community and maintaining good

community relationships with other businesses so you can help each other thrive in the economy. My students leave this yard feeling empowered that they too can make a difference. I most recently accompanied a special needs classroom on a tour of Chico Scrap Metal. I was with children who have learning disabilities that make them different than their typical developing peers and to see the joy on their faces and to hear the words, "when I grow up I want to work a crusher like that one!" was inspiring as a teacher of young children.

In conclusion, I would like to once again express my concern for the desire for Chico Scrap Metal to remain at its current location. I strongly encourage the City Council to continue to work with CSM and the improvements they are continually making so as to let them reside at their current location indefinitely. Requiring CSM to relocate could potentially be the end of this very vital local business. In addition, requiring them to move would be a huge deficient to the community of Chapmantown and the families and students in this neighborhood. Chico Scrap provides irreplaceable education and resources to this neighborhood and its community at large. Thank you for your extended time and effort on this matter.

With all due concern,

Nicole Pang