

MINUTES  
OF THE  
SACRAMENTO CITY COUNCIL  
REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO  
HOUSING AUTHORITY OF THE CITY OF SACRAMENTO  
ECONOMIC DEVELOPMENT COMMISSION  
SACRAMENTO CITY FINANCING AUTHORITY

REGULAR MEETING

October 20, 1998

**CALL TO ORDER**

The Regular Meeting of the Sacramento City Council was called to order by Mayor Serna at 7:05 p.m. on the above date in the City Council Chamber located at 915 I Street.

**ROLL CALL**

**Present:** Councilmembers Cohn, Fargo, Hammond, Kerth, Pannell, Steinberg, Waters, Yee, and Mayor Serna

**Absent:** None

**PLEDGE OF ALLEGIANCE** was led by Cub Scout Dragon 2, Den 3, Pack 50 with the Sacramento Buddhist Church

**9.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS**

None

**10.0 PUBLIC HEARINGS**

- 10.1 *Costa Blanca PUD Residential Subdivision (formerly Perry Residential PUD)* (P97-118), [Third Party Appeal], located north of Garden Highway, west of Swallows Nest Condominiums, Willow Creek Assessment District (WCAD), APN: 274-0220-004, 007, & 010, South Natomas Community Plan Area. [continued from 8/18/98, item 3.1 Appellant] [continued from 9/8/98, item 10.1 Staff] (D-1)
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This item was continued to November 17, 1998.

- 10.2 Calwaste Recycling Park - located at 8642 Elder Creek Road (P97-095).  
[Councilmember Call-Up] (D-6)
- A. Environmental Impact Report;
  - B. Mitigation Monitoring Plan;
  - C. Findings of Fact and Statement of Overriding Considerations;
  - D. Special Permit Modification to an existing recycling and solid waste facility (L&D Recycling Center - 500 tons per day) to allow a Mass Transfer Station and Large Volume Material Recovery Facility receiving and processing up to 2,500 tons per day on 19.2± acres in the (M-1S(R)) zone; and
  - E. Plan Review for a change in operations at the L&D Recycling Center (existing 500 tons per day - recycling operation) to allow a Mass Transfer Station and Large Volume Material Recovery Facility receiving and processing up to 2,500 tons per day on 19.2± acres in the Light Industrial Review (M-1S(R)) zone.
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Bridgette Williams, Associate Planner, stated that this is a Special Permit Modification and Plan Review of an existing facility that is proposing to become a Mass Transfer Station and Large Volume Material Recovery Facility.

On September 24, 1998 the Planning Commission unanimously approved the Special Permit and Plan Review. Councilman Steinberg then "called-up" the subject entitlements because he was concerned about the building design/materials and whether the amount of waste collected in the area means that Sacramento is becoming a target for regional waste collection. The call-up procedures allow City Council to deny, approve, or modify the requested entitlements.

Ms. Williams described the project. The existing recycling facility receives 500 tons a day. The former composting operation has been discontinued. The proposed transfer station will be a facility where trash is consolidated for recycling and processing before being sent to landfills. Recyclables will be sent to the appropriate markets. The proposed station will receive up to 2,500 tons per day of solid waste; green & wood waste; and construction & demolition waste. It will also provide an educational and training facility with an outdoor stage area for lectures and tours for school age children. Shipments will be accepted from 6:00 a.m. to 5:00 p.m. Monday thru Friday and 8:00 a.m. to 5:00 p.m. on Saturday and Sunday. Processing and transferring will be done 24 hours per day.

Since the call-up, the applicant has made the following modifications of the buildings:

- elevations
- enhancement of wainscoting
- educational and office center moved forward
- windows added
- color added
- canopies added to eliminate square box appearance
- entry point has been enhanced

This project is consistent with City plans, policies, goals and zoning. There have been letters of both opposition and support. The overwhelming number are in support. Staff recommends approval.

Councilman Steinberg asked if the staff's approval was based on zoning. He asked about the City's and County's current capacity and future needs.

Ms. Williams agreed the project was approved due to the appropriate zoning because there is no planning policy in place that addresses capacity or tonnage.

Gary Van Dorst, of the City Solid Waste Division, said 1600 tons per day are generated from the City and that a total of 3600 tons per day are generated by the County. Current total County capacity is 3648 tons per day.

Councilman Steinberg stated that there is no City need for additional transfer space for 15 years. For City and County needs together, there is no additional need for transfer space for 10 years.

Councilman Yee asked about a law restricting transfer of waste.

Diane Balter, Deputy City Attorney, answered that it is unconstitutional to control the flow of waste by ordinance, but it can be restricted by the special permit process. There must be a valid land use reason to restrict. "Need" is a valid criteria.

Councilman Steinberg said that in 1997 he asked for staff to bring back something that defines capacity. This has not been done. Council needs to know how much waste a district can handle. Our concern is to keep rates down.

Mayor Serna asked for the rationale for the 2500 ton limit instead of 1500 tons.

Dave Vaccarezza, applicant, described his background and experience and the history of the project.

Gregory Thatch, Attorney representing Calwaste, discussed capacity. The 2500 tons is an average figure. Unless the limit is high, the site will have to close on peak days. County sites do minimal recycling and will not help meet the Ordinance 2 requirement. Because of economics, most waste is taken to the nearest site. However, Calwaste will contract not to bring out-of-county waste into Sacramento.

Mr. Thatch discussed the following:

- It is an existing site
- The applicant has removed the composting operation
- This area is where haulers are based
- Ordinance 2 will require 30% of material to be recycled
- If another facility goes down, a backup will be needed
- There is a good educational component
- Alternative fuel vehicles are being promoted
- There will be an alternative fuel station

The rationale for the 2500 ton limit is that Calwaste believes there is that much need. It is a good number to sustain the market. Calwaste will assume the risk because we believe the demand will grow.

Mr. Vaccarezza answered Mayor Serna's question about design review by saying that Calwaste does not want to start over with the Design Review Board, but will be happy to work with staff.

Mr. Vietello, architect, described the changes that have been made to the buildings and site to address the concerns raised.

Councilman Steinberg said that if there is not a demonstrated need, his district does not want more facilities.

Public Testimony:

Toby Johnson, Linda Vasquez-Gallies, Denise Anderson, Wonda Raymond, Darryl Hardy, Willie Anderson, and Larry Gallio, spoke in support of the project.

Carl Hansen, of Crystal Dairy; Tom Burruss, of the South Sacramento Business Coalition; Dain Domich, Chair of Power-Inn TMA; Ron Alvarado; Nancy Schuller; Annette Deglow, Neighborhood Garbage Committee and College/Glen Neighborhood Association; Fred Schuller; Lynne Bieber, Elmo Slider, of Avondale Neighborhood; Bernard Huberman of BLT; and Melvin Hills, of Southeast Area Neighborhood Association; spoke against the project.

Rachael Watkins, President of Colonial Village Association, suggested limiting the tonnage and requiring concrete buildings. She stated that the association would like this to be the last transfer station in the area.

Councilman Steinberg requested that staff complete capacity analysis, design standards, and study long-term implications before approval of this project. He asked the Council to move slowly.

A motion was made by Councilman Steinberg and seconded by Councilman Kerth to close the hearing. The motion passed 9-0 with a voice vote.

Councilwoman Fargo asked that a condition be added to direct staff to develop an acceptable truck route.

Councilman Cohn made a motion with the following conditions:

- (1) Reduce the proposed capacity to 1,500 tons per day plus 500 tons per day of combined construction & demolition/green waste (2,000 total).
- (2) Submit to Design Review at staff level to ensure a quality structure.
- (3) Direct transfer station traffic away from the intersection of Florin Perking Road and Folsom Boulevard.
- (4) The applicant will pay up to \$30,000 per year for 2 years as its share of a coordinated area plan to control illegal dumping, and beautify Power Inn Road and assist with litter control on Power Inn Road, Fruitridge Road and Florin Perking Road (Conditions 40 and 41).
- (5) Cal Waste will not contract to take solid waste from outside Sacramento County.
- (6) Change Condition 12 (page 8 of staff report) to include adults in the education plan
- (7) Direct staff to approve truck routing plan.

The motion was seconded by Councilwoman Hammond.

Staff was directed to come back with a proposal that future projects will not be approved without an established zoning policy and capacity policy in place.

Councilman Kerth made a substitute motion to accept the capacity as applied for, with the conditions of the other motion. The motion was seconded by Councilman Waters. The motion failed 4-5 in a roll call vote with Councilmembers Cohn, Fargo, Hammond, Steinberg, and Mayor Serna against.

The main motion passed 7-2 in a roll call vote with Councilwoman Pannell and Councilman Waters against.

RESOLUTION NO 98-530

A RESOLUTION OF THE CITY COUNCIL CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTING FINDINGS OF FACT AND STATEMENTS OVERRIDING CONSIDERATION, AND ADOPTING A MITIGATION MONITORING PLAN FOR APPROVAL OF THE PROPOSED CAL WASTE PROJECT

11.0 STAFF REPORTS

None

12.0 SHRA

None

13.0 COUNCIL IDEAS AND QUESTIONS

- 13.1 Councilman Cohn announced that there would be a strike force in his district on Saturday, October 24th. Meet at Marshall Park at 8:00 a.m. A barbeque for all volunteers would follow the clean-up.
- 13.2 Councilwoman Hammond announced the C.J. McClatchy 1973 Class Reunion was this week-end and invited all alumni to attend.
- 13.3 Mayor Serna announced the formation of a Mayor's Commission on Development Services, with Councilman Yee as chair, to assist the City Manager in providing direction to staff on how to improve the process in the building department as it relates to developers and other citizens involved in the development process.

Mayor Serna requested Council members to submit recommendations for members to serve on this commission who had experience working with the City as builders, architects, developers, etc.

Councilman Yee said he appreciated the opportunity to chair this commission and look forward to working with others to improve the City's process.

14.0 CITIZENS ADDRESSING COUNCIL AGENCY OR AUTHORITIES BY PERSONAL APPEARANCE OR TELEPHONICALLY ON MATTERS NOT ON THE AGENDA

- 14.1 Judy Jones and Harry Hoorazar spoke about the problem of crime and prostitution in Oak Park.
- 14.2 Mac Worthy spoke of difficulty obtaining information from SHRA. Mayor Serna recommended that he contact Ann Moore for assistance.
- 14.3 Bill Snyder spoke in opposition to the Calwaste project.

15.0 ANNOUNCEMENTS

None

ADJOURNMENT

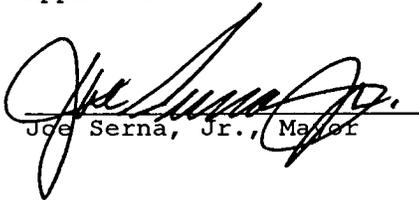
There being no further business to come before the Council, the meeting was adjourned at 10:55 p.m.

Submitted



Valerie A. Burrowes, City Clerk

Approved



Joe Serna, Jr., Mayor