



4.2

DEPARTMENT OF
PUBLIC WORKS

SOLID WASTE DIVISION

CITY OF SACRAMENTO
CALIFORNIA

921 TENTH STREET
SUITE 500
SACRAMENTO, CA
95814-2715

ADMINISTRATION
PHONE 916-264-7043
FAX 916-264-7771

CUSTOMER SERVICE
PHONE 916-264-5757

July 18, 1997

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: RECOMMENDATION ON ACCEPTABLE SITES FOR THE PROPOSED
SOLID WASTE TRANSFER AND DISPOSAL PROJECT**

LOCATION and COUNCIL DISTRICT: Florin-Perkins Enterprise Zone, District 6

RECOMMENDATION:

This report requests that City Council adopt a resolution approving five sites in the Florin-Perkins Enterprise Zone as acceptable sites for the best and final offers for the solid waste transfer and disposal project, and authorizing staff to proceed with a preliminary environmental assessment of the five recommended sites.

CONTACT PERSON: Reina J. Schwartz, Manager, Solid Waste, 264-7043

FOR COUNCIL MEETING OF: August 7, 1997

SUMMARY:

Based on community input regarding the six sites currently proposed as potential locations for a solid waste transfer station, this report recommends that one site (BFI 1, on 21st Avenue off of Power Inn Road) be eliminated from further consideration in the solid waste transfer and disposal project. The report also recommends that the other five sites proposed be accepted as potential sites for the best and final offers. Finally, the report recommends that staff be authorized to proceed with a preliminary environmental assessment of the five sites recommended for inclusion in the best and final offer process.

COMMITTEE/COMMISSION ACTION:

None required.

BACKGROUND INFORMATION:

At the Council meetings of April 10, 1997 and May 13, 1997, City Council directed staff to conduct an outreach program to gather community input on potential sites for a solid waste transfer station. Each of the three proposers were asked to identify all sites they wanted to have considered in this process by May 19, 1997. Through that process, a total of six sites were identified from the three proposers. All six sites are shown on the map in Attachment A.

The purpose of gathering community input was to determine whether any of the six sites are particularly problematic from a community standpoint. To gather the community input, staff worked with Councilmember Steinberg's office to coordinate a total of five community meetings. These meetings included all of the neighborhood organizations in the areas surrounding the proposed sites as well as the Power Inn Transportation Management Association.

The major concerns raised at all of the meetings were: traffic, odor, and noise. Each of the proposers participated in all of the meetings and were able to provide residents information on how these potential impacts would be mitigated.

Of the six sites, only one was unanimously opposed by the community. That is the BFI 1 site on 21st Avenue, off of Power Inn Road. The primary concern is that the only access to that site is off of Power Inn Road, which already suffers from significant traffic congestion. The staff recommendation is to remove that site from further consideration in the best and final offer process for the solid waste transfer station project.

Comments were also received on one other site, BLT 2, on Florin-Perkins Road near Belvedere Avenue. While the overall community input indicated general acceptance of the BLT 2 site, Crystal Cream has voiced a concern that the presence of a waste transfer station might pose a threat to their dairy plant due to the presence of airborne pathogens such as bacteria, yeast and mold. After receiving this comment from Crystal Cream, City staff comprehensively researched the issue of airborne pathogens and transfer stations. None of the sources contacted by the City, nor any of the materials we read, found any significant levels of airborne pathogens associated with waste transfer stations. In fact, one EPA study showed that even within waste transfer

stations, there were no health and safety risks posed to workers from airborne bacteria. In addition, dairy processing plants (especially such a modern plant as Crystal's Belvedere Avenue plant) have significant controls in place to ensure that no airborne pollutants enter the facility and cause problems with dairy processing.

Given the input received, it is staff's recommendation that only the BFI 1 site be eliminated from further consideration. The other five sites are recommended to remain in the process, providing the City Council with the most flexibility for the final project.

FINANCIAL CONSIDERATIONS:

The ultimate decision regarding a transfer station proposer and project will represent the best value for the City. Cost will be the major consideration in the evaluation of the best and final offers.

ENVIRONMENTAL CONSIDERATIONS:

Pursuant to the process previously approved by the Council, the full analysis of environmental impacts required by CEQA will be undertaken upon selection of a single firm with whom the City will negotiate. To provide the City with additional information in the selection process, it is recommended that Council authorize staff to hire a consultant to perform a preliminary environmental assessment of the five recommended sites. The findings of that assessment will be included as part of the evaluation of the best and final offers.

POLICY CONSIDERATIONS:

The staff recommendation to approve five sites in the Florin-Perkins Enterprise Zone is consistent with the policy considerations enumerated below:

- ❖ **Public outreach and community input.** The staff recommendation reflects significant community outreach and input solicited from neighborhoods and businesses potentially impacted by the proposed sites.

- ❖ **Increased recycling/compliance with AB 939 waste diversion mandates.**
The City Council has established a policy to maximize waste diversion and recycling. In addition, under ordinances recently adopted by the Sacramento Regional County Solid Waste Authority, all solid waste facilities within the City (such as the one being proposed using one of the recommended sites) and within the unincorporated area of the County are required to divert 30% of all self-hauled waste as a condition of their land use permit. The ordinances also require all permitted commercial haulers to divert 30% of the commercial waste they collect as a condition of their hauling permit. The sites recommended for acceptance in this report will help the City achieve compliance with these ordinances, and state landfill diversion mandates, by allowing for the development of the transfer and processing facility.

- ❖ **Economic Development.** Siting a transfer and recycling facility within the Recycling Market Development Zone (RMDZ) and Enterprise Zone is consistent with the City Council priority for economic development. The attraction of recycling businesses or enterprises which manufacture value-added products from recycled materials follows from clustering processors and manufacturers in the same geographical area. This practice allows the City to offer businesses significant incentives related to the State designated RMDZ and enterprise zone program. Markets for recycled materials are also improved by promotion of the RMDZ.

- ❖ **Targeted Hiring.** The original solid waste transfer and disposal RFP and contract currently under development will require the successful proposer to commit to hiring a significant pool of labor defined as an "alternative labor force". Examples of an "alternative labor force" include, but are not limited to, the following:
 - ❖ Workers from neighborhoods surrounding the proposed facilities
 - ❖ Conservation Corps members
 - ❖ Pride Industries workers
 - ❖ Workers from designated high unemployment areas
 - ❖ Workers who would otherwise be on welfare

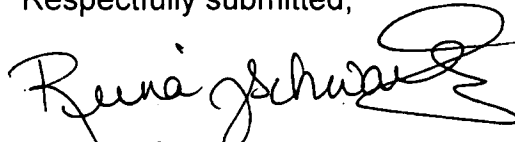
The above requirement for the successful proposer to utilize an alternative labor is consistent with the City Council priority of economic development by emphasizing the development of a diversified employment base.

City Council
Recommendation on Sites for the Proposed Solid Waste Transfer and Disposal Project
July 18, 1997

MBE/WBE:

All of the top proposers indicated significant MBE/WBE participation in the project, based on the goals established in the initial RFP. The final level of MBE/WBE participation will be part of the contract negotiations and will depend on the outcome of legal challenges to Proposition 209.

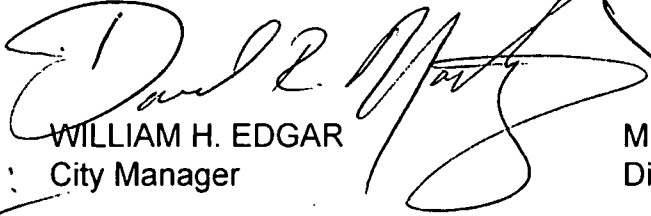
Respectfully submitted,




Reina J. Schwartz
Manager, Solid Waste

RECOMMENDATION APPROVED:

Approved:








WILLIAM H. EDGAR
City Manager




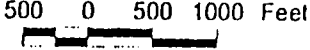
Michael Kashiwagi
Director of Public Works

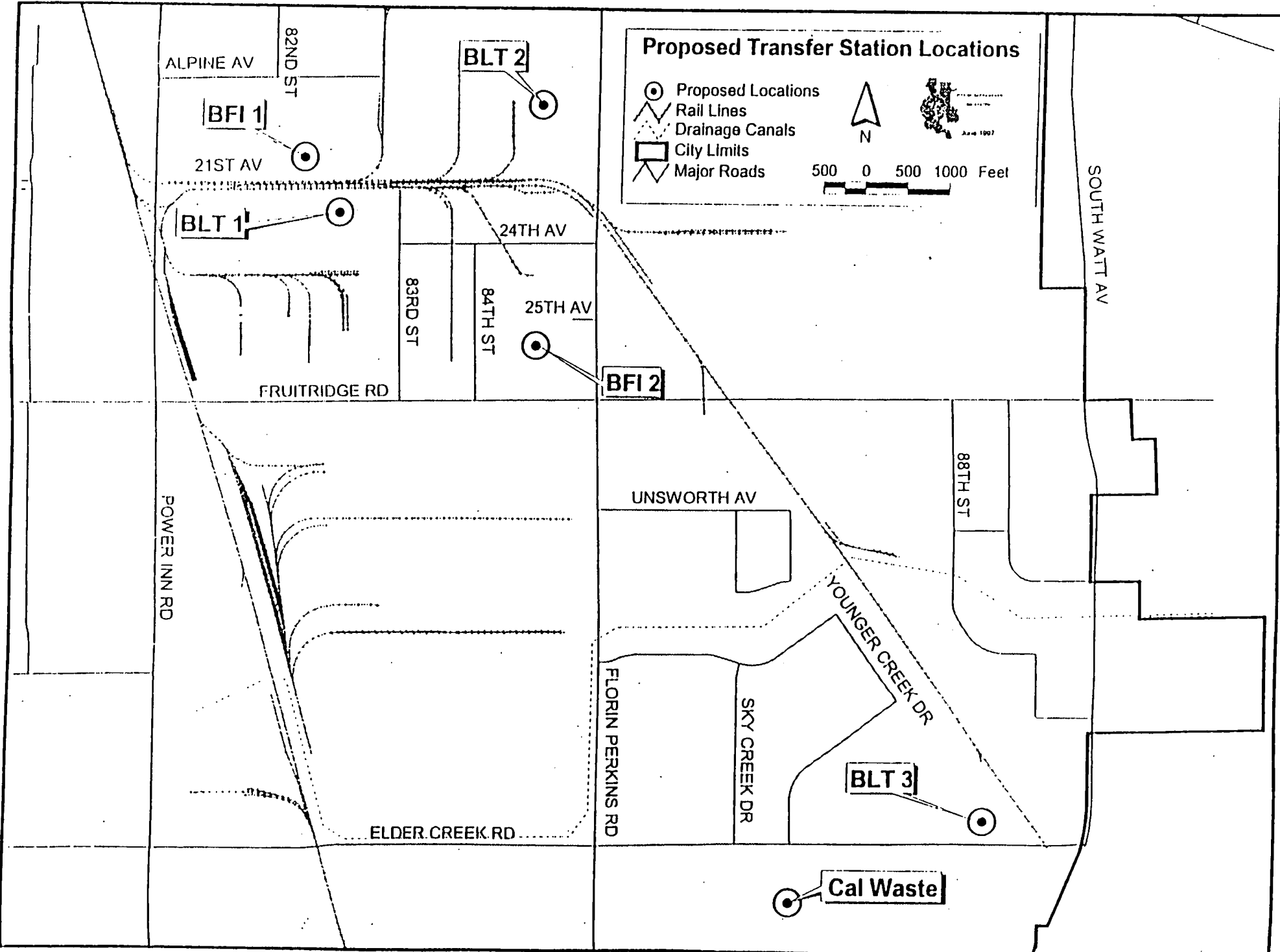
Attachment A: Proposed Transfer Station Locations

Proposed Transfer Station Locations

-  Proposed Locations
-  Rail Lines
-  Drainage Canals
-  City Limits
-  Major Roads







REVISED: 8/6/97

142

RESOLUTION NO. 97-456

APPROVED
BY THE CITY COUNCIL
AUG 7 1997
OFFICE OF THE
CITY CLERK

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**ESTABLISHING THE LIST OF SITES TO BE CONSIDERED
IN THE BEST AND FINAL OFFER PROCESS FOR THE
SOLID WASTE TRANSFER AND DISPOSAL PROJECT
AND AUTHORIZING A PRELIMINARY ENVIRONMENTAL
ASSESSMENT OF THE RECOMMENDED SITES**

WHEREAS, the City of Sacramento seeks to establish a service contract for the long-term transfer, processing, hauling and disposal of the City's waste; and,

WHEREAS, the sites recommended for the transfer and processing facility were all subjected to a process for obtaining significant community input; and,

WHEREAS, all five sites are located within the Recycling Market Development Zone and Enterprise Zone, promoting economic development of appropriate cluster industries; and,

WHEREAS, causing a transfer station and processing facility to be sited within the RMDZ and Enterprise zone will increase recycling and improve markets for recycled materials; and,

WHEREAS, the recommended sites for facility development are consistent with the City Council priority for economic development; and

WHEREAS, before the City Council makes a final decision on a preferred company and site, it is important to understand the potential environmental impacts of this project;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

**THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
SACRAMENTO THAT:**

1. The five sites known as BFI 2, BLT 1, BLT 2, BLT 3, and Cal Waste (as shown on the attached map) are hereby identified for consideration in the best and final offer process for the City's solid waste transfer and disposal project.
2. A final determination of acceptability for each of the sites is dependent upon the results of an independent environmental analysis, the results of which are to be reported to the City Council prior to a decision on a preferred site.
3. Staff is authorized to proceed with a preliminary, independent environmental assessment of the five recommended sites.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION

ESTABLISHING THE LIST OF SITES TO BE CONSIDERED IN THE BEST AND FINAL OFFER PROCESS FOR THE SOLID WASTE TRANSFER AND DISPOSAL PROJECT AND AUTHORIZING A PRELIMINARY ENVIRONMENTAL ASSESSMENT OF THE RECOMMENDED SITES

WHEREAS, the City of Sacramento seeks to establish a service contract for the long-term transfer, processing, hauling and disposal of the City's waste; and,

WHEREAS, the sites recommended for siting the transfer and processing facility were all subjected to a process for obtaining significant community input; and,

WHEREAS, all of the sites recommended met with overall community acceptance; and,

WHEREAS, all five sites are located within the Recycling Market Development Zone and Enterprise Zone, further promoting the zone for development of appropriate cluster industries; and,

WHEREAS, causing a transfer station and processing facility to be sited within the RMDZ and enterprise zone will increase recycling and improve markets for recycled materials; and,

WHEREAS, the recommended sites for facility development are consistent with the City Council priority for economic development; and

WHEREAS, it is important to understand the potential environmental impacts of this project;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

7

THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The five sites known as BFI 2, BLT 1, BLT 2, BLT 3, and Cal Waste (as shown on the attached map) are hereby identified as acceptable sites for consideration in the best and final offer process for the City's solid waste transfer and disposal project.
2. Staff is authorized to proceed with a preliminary environmental assessment of the five recommended sites.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The five sites known as BFI 2, BLT 1, BLT 2, BLT 3, and Cal Waste (as shown on the attached map) are hereby identified as acceptable sites for consideration in the best and final offer process for the City's solid waste transfer and disposal project.
2. Staff is authorized to proceed with a preliminary environmental assessment of the five recommended sites.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION

**ESTABLISHING THE LIST OF SITES TO BE CONSIDERED
IN THE BEST AND FINAL OFFER PROCESS FOR THE
SOLID WASTE TRANSFER AND DISPOSAL PROJECT
AND AUTHORIZING A PRELIMINARY ENVIRONMENTAL
ASSESSMENT OF THE RECOMMENDED SITES**

WHEREAS, the City of Sacramento seeks to establish a service contract for the long-term transfer, processing, hauling and disposal of the City's waste; and,

WHEREAS, the sites recommended for siting the transfer and processing facility were all subjected to a process for obtaining significant community input; and,

WHEREAS, all five sites are located within the Recycling Market Development Zone and Enterprise Zone, further promoting the zone for development of appropriate cluster industries; and,

WHEREAS, causing a transfer station and processing facility to be sited within the RMDZ and enterprise zone will increase recycling and improve markets for recycled materials; and,

WHEREAS, the recommended sites for facility development are consistent with the City Council priority for economic development; and

WHEREAS, it is important to understand the potential environmental impacts of this project;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



4.2

DEPARTMENT OF
PUBLIC WORKS
SOLID WASTE DIVISION

CITY OF SACRAMENTO
CALIFORNIA

921 TENTH STREET
SUITE 500
SACRAMENTO, CA
95814-2715

ADMINISTRATION
PHONE 916-264-7043
FAX 916-264-7771

CUSTOMER SERVICE
PHONE 916-264-5757

July 18, 1997

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: RECOMMENDATION ON ACCEPTABLE SITES FOR THE PROPOSED
SOLID WASTE TRANSFER AND DISPOSAL PROJECT**

LOCATION and COUNCIL DISTRICT: Florin-Perkins Enterprise Zone, District 6

RECOMMENDATION:

This report requests that City Council adopt a resolution approving five sites in the Florin-Perkins Enterprise Zone as acceptable sites for the best and final offers for the solid waste transfer and disposal project.

CONTACT PERSON: Reina J. Schwartz, Manager, Solid Waste, 264-7043

FOR COUNCIL MEETING OF: August 7, 1997

SUMMARY:

Based on community input regarding the six sites currently proposed as potential locations for a solid waste transfer station, this report recommends that one site (BFI 1, on 21st Avenue off of Power Inn Road) be eliminated from further consideration in the solid waste transfer and disposal project. The report also recommends that the other five sites proposed be accepted as potential sites for the best and final offers.

COMMITTEE/COMMISSION ACTION:

None required.

BACKGROUND INFORMATION:

At the Council meetings of April 10, 1997 and May 13, 1997, City Council directed staff to conduct an outreach program to gather community input on potential sites for a solid waste transfer station. Each of the three proposers were asked to identify all sites they wanted to have considered in this process by May 19, 1997. Through that process, a total of six sites were identified from the three proposers. All six sites are shown on the map in Attachment A.

The purpose of gathering community input was to determine whether any of the six sites are particularly problematic from a community standpoint. To gather the community input, staff worked with Councilmember Steinberg's office to coordinate a total of five community meetings. These meetings included all of the neighborhood organizations in the areas surrounding the proposed sites as well as the Power Inn Transportation Management Association.

The major concerns raised at all of the meetings were: traffic, odor, and noise. Each of the proposers participated in all of the meetings and were able to provide residents information on how these potential impacts would be mitigated.

Of the six sites, only one was unanimously opposed by the community. That is the BFI 1 site on 21st Avenue, off of Power Inn Road. The primary concern is that the only access to that site is off of Power Inn Road, which already suffers from significant traffic congestion. The staff recommendation is to remove that site from further consideration in the best and final offer process for the solid waste transfer station project.

Comments were also received on one other site, BLT 2, on Florin-Perkins Road near Belvedere Avenue. While the overall community input indicated general acceptance of the BLT 2 site, Crystal Cream has voiced a concern that the presence of a waste transfer station might pose a threat to their dairy plant due to the presence of airborne pathogens such as bacteria, yeast and mold. After receiving this comment from Crystal Cream, City staff comprehensively researched the issue of airborne pathogens and transfer stations. None of the sources contacted by the City, nor any of the materials we read, found any significant levels of airborne pathogens associated with waste transfer stations. In fact, one EPA study showed that even within waste transfer stations, there were no health and safety risks posed to workers from airborne bacteria. In addition, dairy processing plants (especially such a modern plant as Crystal's Belvedere Avenue plant) have significant controls in place to ensure that no airborne pollutants enter the facility and cause problems with dairy processing.

Given the input received, it is staff's recommendation that only the BFI 1 site be eliminated from further consideration. The other five sites are recommended to remain in the process, providing the City Council with the most flexibility for the final project.

FINANCIAL CONSIDERATIONS:

The ultimate decision regarding a transfer station proposer and project will represent the best value for the City. Cost will be the major consideration in the evaluation of the best and final offers.

ENVIRONMENTAL CONSIDERATIONS:

At the time a single firm is chosen for the solid waste transfer and disposal project, the project will be required to complete the CEQA process.

POLICY CONSIDERATIONS:

The staff recommendation to approve five sites in the Florin-Perkins Enterprise Zone is consistent with the policy considerations enumerated below:

- ❖ **Public outreach and community input.** The staff recommendation reflects significant community outreach and input solicited from neighborhoods and businesses potentially impacted by the proposed sites.
- ❖ **Increased recycling/compliance with AB 939 waste diversion mandates.** The City Council has established a policy to maximize waste diversion and recycling. In addition, under ordinances recently adopted by the Sacramento Regional County Solid Waste Authority, all solid waste facilities within the City (such as the one being proposed using one of the recommended sites) and within the unincorporated area of the County are required to divert 30% of all self-hauled waste as a condition of their land use permit. The ordinances also require all permitted commercial haulers to divert 30% of the commercial waste they collect as a condition of their hauling permit. The sites recommended for acceptance in this report will help the City achieve compliance with these ordinances, and state landfill diversion mandates, by allowing for the development of the transfer and processing facility.
- ❖ **Economic Development.** Siting a transfer and recycling facility within the Recycling Market Development Zone (RMDZ) and Enterprise Zone is consistent with the City Council priority for economic development. The attraction of recycling businesses or enterprises which manufacture value-added products from recycled materials follows from clustering processors and manufacturers in the same

geographical area. This practice allows the City to offer businesses significant incentives related to the State designated RMDZ and enterprise zone program. Markets for recycled materials are also improved by promotion of the RMDZ.

❖ **Targeted Hiring.** The original solid waste transfer and disposal RFP and contract currently under development will require the successful proposer to commit to hiring a significant pool of labor defined as an "alternative labor force". Examples of an "alternative labor force" include, but are not limited to, the following:

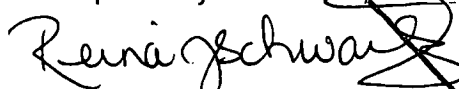
- ❖ Workers from neighborhoods surrounding the proposed facilities
- ❖ Conservation Corps members
- ❖ Pride Industries workers
- ❖ Workers from designated high unemployment areas
- ❖ Workers who would otherwise be on welfare

The above requirement for the successful proposer to utilize an alternative labor is consistent with the City Council priority of economic development by emphasizing the development of a diversified employment base.

MBE/WBE:

All of the top proposers indicated significant MBE/WBE participation in the project, based on the goals established in the initial RFP. The final level of MBE/WBE participation will be part of the contract negotiations and will depend on the outcome of legal challenges to Proposition 209.

Respectfully submitted,



Reina J. Schwartz
Manager, Solid Waste

RECOMMENDATION APPROVED:

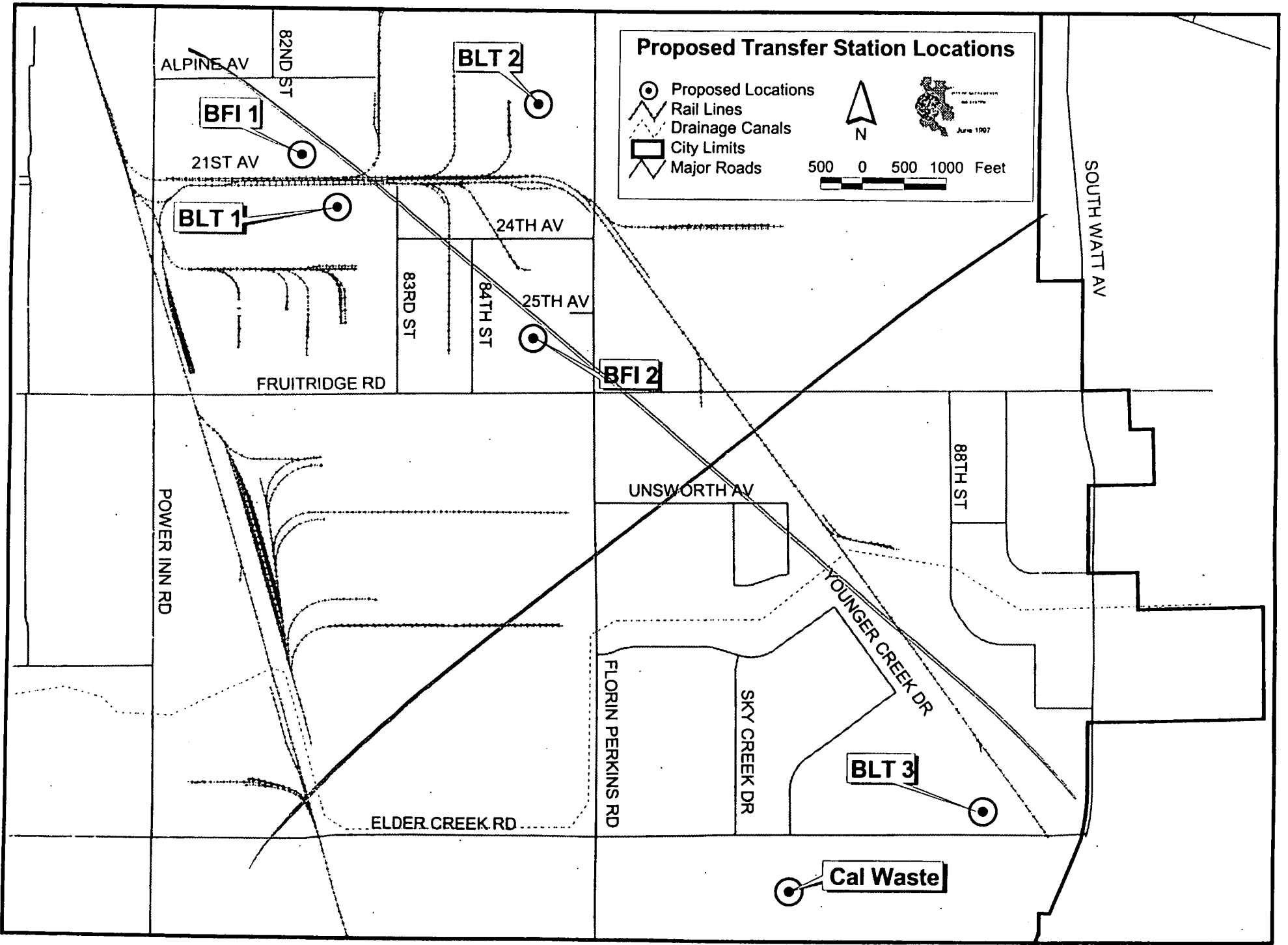
Approved:



WILLIAM H. EDGAR
City Manager

Michael Kashiwagi
Director of Public Works

Attachment A: Proposed Transfer Station Locations



5

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION

ESTABLISHING THE LIST OF SITES TO BE CONSIDERED IN THE BEST AND FINAL OFFER PROCESS FOR THE SOLID WASTE TRANSFER AND DISPOSAL PROJECT

WHEREAS, the City of Sacramento seeks to establish a service contract for the long-term transfer, processing, hauling and disposal of the City's waste; and,

WHEREAS, the sites recommended for siting the transfer and processing facility were all subjected to a process for obtaining significant community input; and,

WHEREAS, all of the sites recommended met with overall community acceptance; and,

WHEREAS, all five sites are located within the Recycling Market Development Zone and Enterprise Zone, further promoting the zone for development of appropriate cluster industries; and,

WHEREAS, causing a transfer station and processing facility to be sited within the RMDZ and enterprise zone will increase recycling and improve markets for recycled materials; and,

WHEREAS, the recommended sites for facility development are consistent with the City Council priority for economic development;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

6

THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

The five sites known as BFI 2, BLT 1, BLT 2, BLT 3, and Cal Waste (as shown on the attached map) are hereby identified as acceptable sites for consideration in the best and final offer process for the City's solid waste transfer and disposal project.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

7

14.2

REVISED: 8/6/97

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**ESTABLISHING THE LIST OF SITES TO BE CONSIDERED
IN THE BEST AND FINAL OFFER PROCESS FOR THE
SOLID WASTE TRANSFER AND DISPOSAL PROJECT
AND AUTHORIZING A PRELIMINARY ENVIRONMENTAL
ASSESSMENT OF THE RECOMMENDED SITES**

WHEREAS, the City of Sacramento seeks to establish a service contract for the long-term transfer, processing, hauling and disposal of the City's waste; and,

WHEREAS, the sites recommended for the transfer and processing facility were all subjected to a process for obtaining significant community input; and,

WHEREAS, all five sites are located within the Recycling Market Development Zone and Enterprise Zone, promoting economic development of appropriate cluster industries; and,

WHEREAS, causing a transfer station and processing facility to be sited within the RMDZ and Enterprise zone will increase recycling and improve markets for recycled materials; and,

WHEREAS, the recommended sites for facility development are consistent with the City Council priority for economic development; and

WHEREAS, before the City Council makes a final decision on a preferred company and site, it is important to understand the potential environmental impacts of this project;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

**THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
SACRAMENTO THAT:**

1. The five sites known as BFI 2, BLT 1, BLT 2, BLT 3, and Cal Waste (as shown on the attached map) are hereby identified for consideration in the best and final offer process for the City's solid waste transfer and disposal project.
2. A final determination of acceptability for each of the sites is dependent upon the results of an independent environmental analysis, the results of which are to be reported to the City Council prior to a decision on a preferred site.
3. Staff is authorized to proceed with a preliminary, independent environmental assessment of the five recommended sites.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____