

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Resolution to Designate City Landfill Site as Solid Waste
Facility/Open Space in City's General and Community Plans (M83-040)

SUMMARY

The City of Sacramento must amend its General and Community Plans to obtain a Solid Waste Facility Permit for the expansion of the City's Landfill site, from the State of California Waste Management Board. The proposed landfill expansion needs to be consistent with all applicable City plans, rules, and regulations. To avoid misinterpretation, the City must make a finding that the proposed City landfill site is designated in the City's Community and General Plans as a site or potential site for a solid waste facility and that the land uses adjacent and near the site are compatible with the establishment or expansion of a solid waste facility before a State permit application can be deemed complete. Staff proposes to satisfy the state requirement by creating a new land use designation for solid waste facilities combined with the ultimate open space land use. Staff suggests that the City Planning Commission recommend the City Council adopt the attached resolution.

BACKGROUND

State permits are required for landfill and transfer station operations that handle solid waste. The City Planning Division is designated as the Local Enforcement Agency responsible for operational compliance and processing Solid Waste Facility permits in accordance with State law. The State of California Waste Management Board (CWMB) regulations require solid waste facilities conform to local plans. To provide such consistency, staff proposes to create a new land use designation specifically for solid waste facilities. The adoption of the new designation and designation of the City sites will fulfill the state requirement.

The County Solid Waste Management Plan designates the general site area as the City landfill. However, the City's 1965 Industrial Park Community Plan designates the existing 79± acre landfill site as future park site and the proposed 35± acre expansion site as Transportation Corridor. The 1974 General Plan Land Use Element designates the existing City landfill site as Major Recreation or Open Space Area and the expansion site as Transportation Corridor. The Transportation Corridor designation applies to the abandoned pre-existing Interstate 80 bypass right-of-way; both existing and proposed expansion sites are zoned Heavy Industrial-Parkway Corridor (M2-PC).

Existing solid waste activities at the City landfill site include:

1. Landfill (refuse disposal) and ancillary facilities (Street Maintenance/Waste Removal Divisions).
2. Compost operation (Department of Community Services)
3. Vegetal Waste Facility (Waste Removal Division)

According to the CWMB, each one of these activities require separate permits. To provide consistency in the City's land use designations and individual permit applications for all of the above solid waste activities, the attached resolution amends the existing and proposed expansion site land use designations to Solid Waste Facility/Open Space. Staff intends to process permit applications for existing solid waste operations and the proposed landfill expansion concurrently. Therefore, amending the land use designation for the entire City landfill site is necessary and will assist in obtaining the required Solid Waste Facility Permit for each individual solid waste activity. The new land use category (Solid Waste Facility/Open Space) will resolve any conflict or inconsistency between existing and designated land use and require future site developments to be reviewed for General and Community Plan consistency. The additional open space land use designation prevents development from occurring, irrespective of the M2-PC zone, without appropriate review. The City's 1974 General Plan Open Space Element indicates that sanitary landfill sites have long-term open space potential and that open space is intended for utility, public health and safety, and outdoor recreation purposes.

RECOMMENDATION

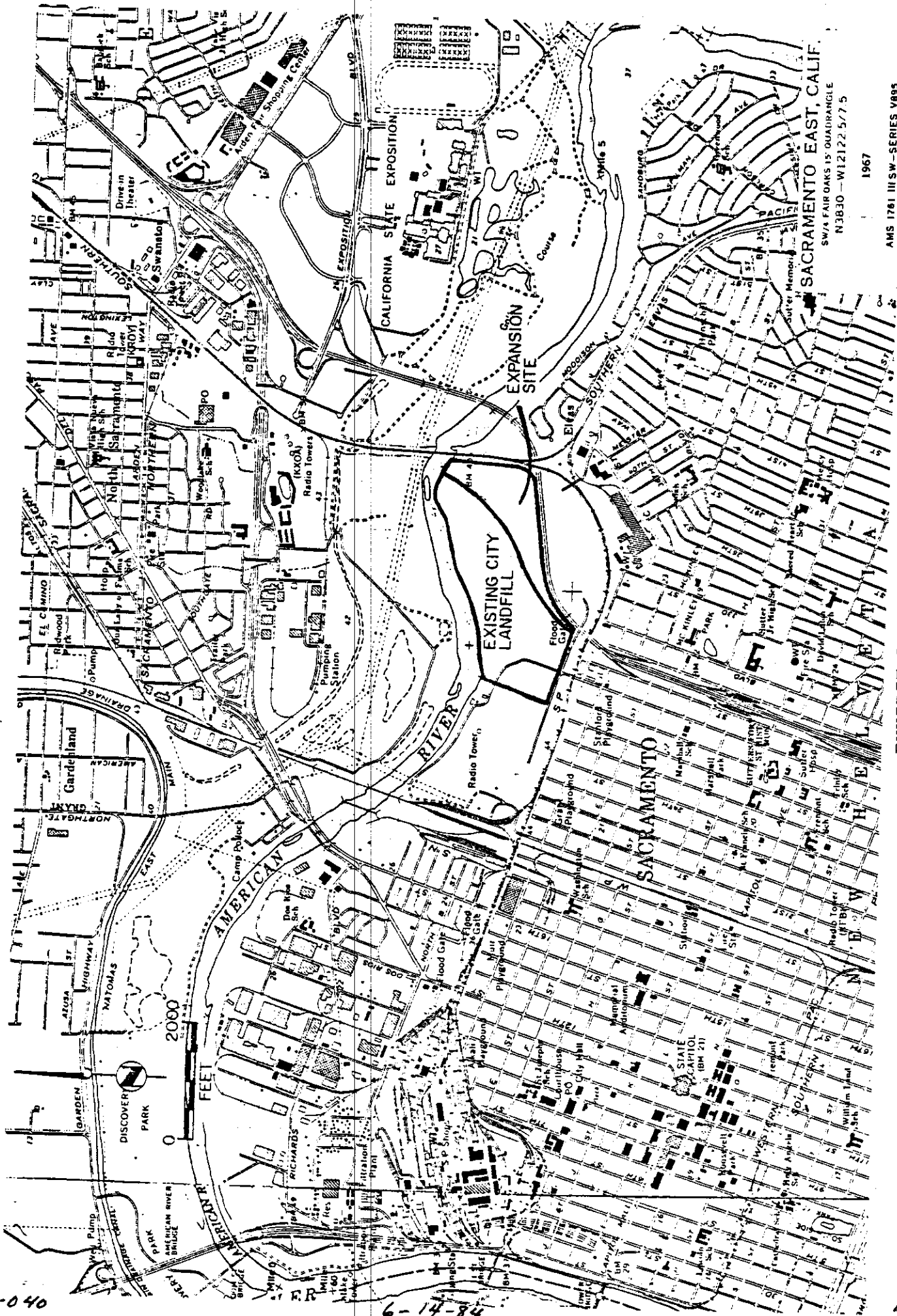
Staff suggests that the City Planning Commission recommend the City Council approve the attached Resolution amending the General and Community Plan to a Solid Waste Facility/Open Space Land Use designation.

Respectfully submitted,

Cliff Carstens

Clif Carstens
Senior Planner

CC:SD:mm wp/4b



SACRAMENTO EAST, CALIF.
 SWA FAIR OAKS 15' QUADRANGLE
 N3830 - W12122.5/7.5

1967

AMS 1761 III SW - SERIES V095

EXHIBIT A

7183-040

6-14-84

No. 13

DRAFT

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION AMENDING THE 1974 CITY GENERAL PLAN AND 1965 INDUSTRIAL PARK COMMUNITY PLAN TO ADD A NEW SOLID WASTE FACILITY/OPEN SPACE LAND USE CATEGORY; AMENDING THE 1974 CITY GENERAL PLAN LAND USE AND PUBLIC FACILITIES AND SERVICE ELEMENTS FROM MAJOR RECREATION OR OPEN SPACE AREA AND TRANSPORTATION CORRIDOR TO SOLID WASTE FACILITY/OPEN SPACE; AMENDING 1965 INDUSTRIAL PARK COMMUNITY PLAN FROM FUTURE PARK SITE AND TRANSPORTATION CORRIDOR TO SOLID WASTE FACILITY/OPEN SPACE

WHEREAS, the City has determined to expand its existing sanitary landfill operation as generally bounded by the American River Parkway, Southern Pacific Railroad tracks, Business Interstate Route 80, and the northerly extension of 26th Street on the north, east, south and west, respectively, and as shown on Exhibit A Attached hereto and incorporated herein by reference, prior to which determination the City prepared an Environmental Impact Report pursuant to the California Environmental Quality Act on said proposed expansion;

WHEREAS, State law requires that such landfill expansion be found by the City Council to be consistent with the General Plan and any applicable specific plan;

WHEREAS, State law further requires that for any landfill expansion to be found consistent, both of the following requirements must be made:

1. The site is designated in the applicable City General Plan as a site for any solid waste facility, or as a potential site for a solid waste facility; and
2. The land uses authorized adjacent to and near the site are compatible with the establishment or expansion of the site.

WHEREAS, the City has owned, developed and is operating a landfill on 79± acres as indicated on Exhibit A for 16 years;

WHEREAS, the City proposes to develop a new landfill in the near future on 35± acres as indicated on Exhibit A;

WHEREAS, the open space element of the 1974 General Plan (pages 6-17) states that sanitary landfill sites have long-term open space potential. The completion of the existing and proposed landfill operations would then ultimately provide open space and should be designated as such land uses;

WHEREAS, it is the Council's intent to amend the 1974 General Plan and the 1965 Industrial Park Community Plan in order to designate in said plans the existing sanitary landfill and proposed landfill expansion site for a solid waste facility in order to meet the requirements set forth above;

WHEREAS, the plan amendments are consistent with standard land use practices and principles and the sites are suitable to be designated and utilized as Solid Waste Facility/Open Space land uses;

WHEREAS, the plan amendment is consistent with the goals and objectives of the State of California General Plan Guidelines, California Waste Management Board Guidelines, Sacramento County Solid Waste Management Plan (1983), and Sacramento City General Plan.

WHEREAS, the City Council conducted public hearing(s) on at which time(s) it received documentary and oral evidence concerning the above amendments on which the following amendments and findings are based.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. That Subsection 1 of the solid waste disposal policies section of the Public Facilities and Services Element of the 1974 General Plan (page 21) is hereby amended to read:
 - A. Continue and expand existing sanitary landfill operations at the 28th and A Streets site to occupy the property bounded by the American River Parkway, Southern Pacific Railroad tracks, Business Interstate Route 80 and the northerly extension of 26th Street, on the north, east, south and west, respectively.
2. That the land use designation of solid waste facility/open space be added to the land use designations in the 1974 General Plan Land Use Element and that such designation be applied to the existing sanitary landfill site and the proposed sanitary landfill expansion site as hereinbefore described.
3. That the land use designation of solid waste facility/open space be added to the land use designations in the 1965 Industrial Park Community Plan and that such designation be applied to the existing sanitary landfill site and the proposed sanitary landfill expansion site hereinabove described.
4. That the Council hereby finds that the designation promotes land use identification in a manner which is compatible with a metropolitan area.
5. That the Council hereby finds that the land uses authorized adjacent to and near the site are compatible with the existing and proposed expansion of the site because the property to the north is zoned American River Parkway-Flood Plain (ARP-F) which allows certain agricultural/recreational land uses and is considered as open space and river/floodplain; east is zoned Heavy Industrial-American River Parkway Corridor (M-2(PC)) which is vacant industrial land and the Southern Pacific Railroad tracks; south is zoned Heavy Industrial (M-2) which is vacant industrial land and Business Interstate Route 80; west is zoned Heavy Industrial-American River Parkway Corridor (M-2(PC)) which is vacant industrial land.

6. The designation of proposed new 35± acre site in the City's General and Community Plans as solid waste facility/open space presupposes that the site will actually be acquired and used by the City as a solid waste facility. Should such property not be acquired or such use not be commenced, or if such use ceases after a reasonably short period of time after commencement, then such designations would no longer be appropriate.

MAYOR

ATTEST:

CITY CLERK