

# Item No. 19

## “To Be Delivered” Material

For

### City of Sacramento

City Council

Housing Authority

Redevelopment Agency

Economic Development Commission

Sacramento City Financing Authority

### Agenda Packet

**Submitted:** April 28, 2006

**For the Meeting of:** May 4, 2006

The attached materials were not available at the time the Agenda Packet was prepared.

**Subject:** North Area Transfer Station Siting Analysis – Staff Report

Contact Information: Gary Reents, Director of Utilities, 808-1433  
G. Harold Duffey, Integrated Waste General Manager,  
808-4932

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# Sacramento City Council Agenda Item- Transmittal Form

*This cover sheet must be completed and attached to the front of your City Council Agenda Item*

**MEETING DATE: May 4, 2006**

2:00 p.m.     7:00 p.m.

**Subject: North Area Transfer Station – Siting Analysis**

Type of Report: (check below)

Time Needed: 30 Minutes

Controversial?:  Yes     No

<input type="checkbox"/> Administrative Matters	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Information
<input type="checkbox"/> Special Presentation	Noticing completed: _____	<input type="checkbox"/> SHRA
<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Staff	<input type="checkbox"/> Regional

Special Requirements: (check below)

<input checked="" type="checkbox"/> Majority Vote	<input type="checkbox"/> Color Inserts (30 sets)
<input type="checkbox"/> 2/3 Vote	<input type="checkbox"/> VHS-DVD Presentation
<input type="checkbox"/> Suspend Competitive Bidding	<input type="checkbox"/> PowerPoint Presentation
<input type="checkbox"/> Other	<input type="checkbox"/> Supplemental Material [On File in Clerks Office]

## Report Review

### Fiscal Impact:

- Budget Change?
- General Fund
- Other Fund
- Fund Number(s)
- Change FTE?
- Contract Approval?    Amt: \$
- Change Order?    Amt: \$
- Agreement?    Amt: \$
- Supplement?    Amt: \$

### Policy Issues:

- Emerging Small Business Development Issues: (ESBD)
- Environmental Issues:
- Legal Issues:
- Other:

### Budget Office Review

- |                              |                             |               |
|------------------------------|-----------------------------|---------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Resolution    |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Budget Impact |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | EB/RB Needed  |

**Budget Office Comments:**

**Other Comments:**

**Department: Utilities**  
**Report Author/Contact: Harold Duffey**  
**Report Coordinator: Amy Cooper**

**Division: Solid Waste**  
**Phone 808-4932**  
**Phone: 808-8900**



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2671  
www. CityofSacramento.org

**STAFF REPORT**  
**May 4, 2006**

Honorable Mayor and  
Members of the City Council

**Subject: City of Sacramento, North Area Transfer Station**

**Location/Council District:** Citywide.

**Recommendation:**

Staff recommends the Mayor and City Council direct staff to:

1. Proceed with the Environmental Impact Report (EIR) for a North Area Transfer Station and for the EIR to include three potential sites from among eleven potential sites.
2. Begin the public outreach process regarding the potential sites.
3. Apply the same siting process the City Council followed in 1998, when it approved the Sacramento and Recycling Transfer Station by directing staff to prepare an ordinance granting all discretionary authority concerning the siting of a City of Sacramento North Area Transfer Station to the City Council.

**Contact:** Gary Reents, Director, Department of Utilities, 808-1433  
G. Harold Duffey, Integrated Waste General Manager, 808-4932

**Presenters:** Gary Reents, Director, Department of Utilities  
G. Harold Duffey, Integrated Waste General Manager

**Department:** Utilities

**Division:** Solid Waste

**Organization No:** 3361

**Summary:**

On November 29, 2005, the Department of Utilities, Solid Waste Division, presented a status report on the work to date to site and develop a City of Sacramento North Area Transfer Station. At that meeting the City Council took the following actions:

1. Approved siting criteria (Attachment 1) to be used when reviewing potential sites for the City of Sacramento North Area Transfer Station.

2. Directed staff to bring back potential sites for the City of Sacramento North Area Transfer Station for review and discussion by the City Council prior to community workshops.

This report presents the analysis and review of eleven potential sites for a City of Sacramento North Area Transfer Station (Attachment 2). Staff is presenting the sites and requesting City Council select three sites to be further reviewed in an Environmental Impact Report (EIR). A Phase I Environmental Site Assessment will be conducted on the three sites before they will be included in the EIR to identify potential environmental concerns associated with hazardous materials or petroleum products that may have impacted these properties. None of the eleven sites will be eliminated until the Phase I Environmental Site Assessment is completed and a minimum of two sites is selected for the EIR.

The California Environmental Quality Act (CEQA) requires a preferred site to be fully analyzed. The other sites from the Siting study will be discussed during the alternative analysis for the project. However, staff is recommending at least two sites be processed through a Phase 1 Environmental Site Assessment. While completing the Phase 1 Environmental Site Assessment, staff will work with the City Council to schedule community workshops to present and discuss with the public and solicit their comments on the sites that will be analyzed by the EIR.

**Committee/Commission Action:** None.

**Background Information:**

Since the siting of the Sacramento Recycling and Transfer Station located at 8491 Fruitridge Road, the City has acknowledged the future need for a North Area Transfer Station. Amendment # 1 to the agreement between the City and BLT Enterprises of Sacramento, approved in August 2005, included the need to site a North Area Transfer Station. This council report is in response to this acknowledgement by the City Council and contains the following information:

1. Review of the eleven identified sites to date for a future City of Sacramento North Area Transfer Station using the criteria approved by the City Council on November 29, 2005, and a recommendation of which site(s) to include in the Environmental Impact Report.
2. Discussion of a proposed ordinance that is project specific giving the City Council sole formal review and approval of the entitlements to site and construct a City of Sacramento North Area Transfer Station.

A) Siting Analysis:

On November 29, 2005, the City Council approved Resolution #2005-868 approving the Siting Criteria to be used when reviewing the potential sites for the City of Sacramento, North Area Transfer Station. HDR, the consultant for the siting and EIR, completed this review with the assistance of staff. A total of eleven sites were

included in the review (Attachment 3). The eleven sites were selected by identifying available land in Council Districts 1 and 2, zoned appropriately and large enough to build a new City of Sacramento North Area Transfer Station. The consultant then reviewed all eleven sites using the criteria approved by the City Council at the November 29, 2005 City Council meeting.

Of the eleven sites, HDR identified four sites as being significantly better than the remaining seven sites. Sites closer to freeway access and proximity to the Centroid (North Area Corporation Yard) became top ranked sites. Easy access to freeways and reduced travel time from the dispatched area and routes are key components in operational efficiencies, which allow drivers to spend more on-route time collecting trash and less time traveling to routes and disposal locations.

One of the four preferable sites identified by HDR, (Site 1, Raley at Bell), was removed by City staff due to recent land use changes proposed by the Planning Department. Utilities staff proposes City Council include the remaining top three ranked sites in the EIR in the order listed below:

1. Site 11, City's North Area Corporation Yard
2. Site 6, Raley at Vinci
3. Site 2, Main near Raley

None of the remaining available sites of the original eleven are recommended to be eliminated from consideration, as one or more of the sites selected by the City Council could fall out after the Phase 1 analysis is completed. This provides flexibility to return to the Siting Study and select another of the original sites (in ranked order).

B) Ordinance:

The City Council approved Ordinance 98-026 (Attachment 4) when processing and reviewing the current transfer station located on 8491 Fruitridge Road. The ordinance gave all discretionary approval authority of the transfer station to the City Council. The Planning Commission meeting was used as a public outreach meeting with no action required by the Planning Commission. Ordinance 98-026 was project specific to the current transfer station and will not carry over to this project. If the City Council wishes to follow a similar process staff will prepare a similar ordinance for review by the Law and Legislative Committee and approval by the City Council.

C) Schedule:

The schedule for completing the siting analysis and certification of the Environmental Impact Report (EIR) by the City Council is shown in Attachment 5. The goal is to complete the EIR and for the City Council to certify it in the fall of 2006.

**Financial Considerations:**

Approval of the Siting Analysis and directing staff to include the site(s) selected by the City Council to be included in the Environmental Impact Report and to proceed with the Environmental Impact Report, and authorizing the Utilities staff to prepare an ordinance giving sole approval authority to the City Council for the City of Sacramento North Area Transfer Station, will have no direct impact on the Solid Waste Division's budget. As customary, the applicant for the project, BLT Enterprises Inc. of Sacramento, will assume the financial cost of the work described above, as described in the Memorandum of Understanding approved by the City Council at the City Council meeting of April 11, 2006.

**Environmental Considerations:**

The actions taken under the proposed resolution are to (1) approve the potential sites to be included in the EIR for the North Area Transfer Station and (2) Direct staff to prepare a procedural ordinance that would require submission of all matters relating to the North Area Transfer Station directly to the City Council, where a discretionary decision is required to be made. In accordance with Section 15262 of Article 18, Statutory Exemptions, of the CEQA Guidelines, these actions are exempt from CEQA. The North Area Transfer Station Siting Study is a planning and feasibility study; as such, consideration of the study and designation of sites to be studied further does not require separate environmental review under Section 15262 of the CEQA Guidelines. The study does briefly consider certain relevant environmental issues in the course of determining relative feasibility. The action of providing staff policy direction with respect to a procedural ordinance is not a CEQA "project" in that it would have no adverse environmental impact, and the proposed ordinance relates only to procedural steps for consideration of the transfer station project. The analysis of the eleven sites includes discussions of the potential impacts to sensitive receptors, surrounding land uses, biological resources, and existing hazards.

In addition, the actions do not constitute a "project" requiring environmental review pursuant to Section 15378 of the CEQA Guidelines and Section 21065 of the Public Resources Code. The City, through it's consultant, will prepare an EIR on the site(s) the City Council chooses for further consideration. The approval of the referenced resolution in the paragraph above is a planning action as defined by CEQA and therefore, exempt from CEQA. Upon approval of the resolution a complete program EIR will be completed as required by CEQA that will analyze the identified sites selected by the City Council to be considered for a future North Area Transfer Station.

**Policy Considerations:**

Approval of the attached resolution supports the City policy of achieving sustainable and livable communities.

Emerging Small Business Development (ESBD): Not Applicable.

Respectfully Submitted by: GAR Reents  
for G. Harold Duffey  
Integrated Waste General Manager

Approved by: GAR Reents  
Gary A. Reents  
Director of Utilities

Recommendation Approved:

Mat W  
RAY KERRIDGE  
for City Manager

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## NORTH AREA TRANSFER STATION SITING CRITERIA

### PREAMBLE -

The criteria set forth in Attachment 4 provide a framework for creating a list of viable and feasible sites for initial consideration by City staff. The criteria are intended to address general factors that may bear upon the feasibility of a north area transfer station at any given site. At this stage, no criterion is intended to eliminate any site from consideration. Rather, the criteria provide a basis to perform an initial qualitative study of potential sites for further consideration and public and environmental review.

1. Size/ Acres.
2. Building envelope minimum of 40,000 square feet.
3. Site is in the City limits or will be in City limits when permitting process starts.
4. North of the American River.
5. Proximity to the North Area Corporation Yard.
6. Zoning is appropriate and/or consistent with the City's General Plan.
7. Surrounding Land Use (Current and/or Zoned for).
8. Egress and Ingress.
9. Known natural environmental issues (wetlands, potential contamination from past use, etc.)
10. Site is available for purchase or lease.
11. Proximity to residential?
12. Proximity to school?
13. Proximity to park?
14. Proximity to freeway exit?

Table 2 | Siting Study Summary

Site	Ownership		Traffic and Site Access		Impact to Sensitive Receptors (2)				Land Use		Site Suitability				Environmental Impacts		
	Access	Access	Freeway Access (miles)	Proximity to Waste Centroid (NAC)	Residential (miles)	Parks (miles)	Schools (miles)	Site Zoning	Within City Limits	Surrounding Area	Site Size (acres)	Existing Buildings	Site Availability	Local Development Requirements	North of American River	Wetlands/Endangered Species (4)	Site Contamination (3)
1	Private	Access from I-80 to Riley Blvd	0.3	4.0	0.1	0.3	0.3	M1	Yes	Mixed Commercial	6.5	No, potential need to purchase adjacent gas station	Not for sale or lease	Requires CUP approval	Yes	Wetlands on-site, already isolated for development	Likely on gas station parcel
2	Private	Access from I-80 to Riley Blvd	1.3	4.8	0.4	0.7	0.4	M1	Yes	Mixed Commercial and Industrial	12	No	Not for sale or lease	Requires CUP approval	Yes	No known impacts	No
3	Private	Access from I-80 to Del Paso	1.4	0.65	0.5	0.6	0.4	M1	Currently being annexed	Mixed Commercial and Industrial	7 (portion of a 43 ac site)	Yes, currently being occupied/built	No, Construction Currently Underway	Being annexed into City limits	Yes	No known impacts	No
4	Private	Access from I-80 to Morrison Avenue	1.0	3.4	Adjacent Transport route through residential	0.7	0.3	M1	Yes	Residential	10	No	Not for sale or lease	Being rezoned for residential	Yes	No known impacts	No
5	American River Trucking Company	Access from I-80 through Del Paso to Pell Drive	2.4	1.3	0.26	0.9	0.4	M1	Yes	Industrial	8	Yes, approx 40,000 sq ft available for future use	Potential for future sale	Requires CUP approval	Yes	No known impacts	No
6	BLT Enterprises	Access from I-80 to Riley Blvd	1.6	5.3	0.7	1.4	0.7	M1	Yes	Mixed Commercial and Industrial	12	No	Yes, Owned by Developer	Requires CUP approval	Yes	Wetlands on-site	No
7	City	Access from I-80 through Riley Blvd to Bell Avenue	0.9	2.4	Adjacent	0.1	0.1	M1	Yes	Residential and Industrial	8	Yes, would need to be removed	Potential for sale, City owns site	Requires CUP approval	Yes	No known impacts	No
8	Southern Pacific Railroad	Access from I-5 through Richards Blvd to 7th Street	1.2	7.0	0.2	0.5	0.6	M2	Yes	Industrial	5	No	Not for sale or lease	Being rezoned for commercial	No	No known impacts	Likely due to prior use
9	City	Access from I-5 through Richards Blvd to 7th Street	1.0	6.8	0.1	0.4	0.4	M2	Yes	Industrial	10	Yes, currently occupied by tenants	Unlikely to be sold since tenants have 30 year lease	Being rezoned for commercial	No	No known impacts	Likely due to prior use
10	Blue Diamond Almonds	Access from highway 160 or I-80 to C Street	0.8	5.9	0.1	0.1	0.5	M2	Yes	Industrial	40	Yes, would need to be removed	Not for sale or lease	Requires CUP approval	No	No known impacts	Likely due to prior use
11	City	Access from I-80 to Del Paso	2.5	5.9	0.1	0.1	0.5	M2	Yes	Industrial	34	Yes, would need to be removed	Not for sale or lease	Requires CUP approval	No	No known impacts	Likely due to prior use

1. Travel times and distances are based on results of Map Quest™  
 2. Source: City of Sacramento, Parks and Recreation Public Facilities – Community Planning Areas 1, 8, and 10  
 3. Determined by on-site investigation. Recommended Phase 1 investigation before purchase of site.  
 4. Determined by on-site investigation. Recommended biological reconnaissance review before purchase of site.



**City of Sacramento**  
**North Area Transfer Station Siting Study**  
**Prepared for the City of Sacramento**  
**Department of Utilities Solid Waste Services**

**Prepared By**

**HDR**

**April 2006**

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# Executive Summary

**This siting analysis is prepared by HDR on behalf of the City of Sacramento, Department of Utilities, Solid Waste Services.**

The City of Sacramento (City) wishes to improve the efficiency of waste management services in the City. Wastes are currently directed to a recently constructed facility in the southern portion of the city at 8491 Fruitridge Road. In order to improve collection route efficiency, and in anticipation of increased growth in the northern portion of the city, the need for a new facility located in the northern portion of the city has been identified. The City Solid Waste Services has started a search for potential sites that could be considered for development to meet this need.

As such, the City desires to identify, and subsequently select the preferred sites, for consideration in an Environmental Impact Report (EIR) which will evaluate the impacts associated with the construction and operation of a City of Sacramento, North Area Solid Waste Transfer Facility. The City is proceeding with this analysis in two phases: 1.) the review and analysis of potential sites leading to the identification of a preferred site, or sites, for further evaluation in the EIR process, and 2.) the development and completion of the EIR. The goal is to have a new City of Sacramento North Area Transfer Station operational by the end of the calendar year 2007.

In January 2006, HDR was selected by the City to complete the initial phase, namely the siting study. Eleven potential sites were provided to HDR for consideration. These sites were chosen based on their current zoning and availability during Spring 2005, and subsequently verified by City staff through an analysis of vacant sites as shown on aerial photography. The initial review and selection of sites was conducted utilizing the criteria approved by the City Council. It should be noted that the current owners have not been contacted as part of this review, and as such some owners may not be willing to sell their property. The sites can be grouped into three regions:

- Raley Boulevard area north of Highway 80
  - site 1 at Raley and Bell
  - site 2 on Main near Raley
  - site 6 on Raley near Vinci
- Richards Boulevard area near Highway 5
  - site 8 at North B near 7<sup>th</sup>
  - site 9 the former incinerator
  - site 10 near Blue Diamond (north of 20<sup>th</sup> street)
- Del Paso area in the general vicinity of the North Area Corporation Yard
  - site 4 on Morrison
  - site 7 on Bell at Rio Linda
  - site 5 on the southern end of Pell
  - site 3 a recently commercially developed site near National and Del Paso
  - site 11 Del Paso and Kenmar (North Area Corporation Yard)

Each site was evaluated based on the siting criteria approved by the City Council on November 29, 2006. The City's siting criterion reflects a variety of issues that impact the current and future Solid Waste Collection and Transfer operations. HDR staff worked with Solid Waste Services to identify key factors affecting the future facility operations. The key factors identified include convenience to the North Area Corporation Yard where the collection vehicles are maintained and stored, convenient on-off freeway access to the facility, and easy access into and out of the facility from the local road accessing the facility. These factors will provide for improved operational efficiency, which is an objective of developing a City of Sacramento North Area Transfer Station. The City Council's approved criteria are shown below, as organized by HDR staff, into groupings of high and medium priorities:

**High Priority:**

- Traffic Circulation and Site Access
  - Ingress and egress
  - Proximity to the North Area Corporation Yard (Centroid)
  - Proximity to Freeway exit
- Impact to Sensitive Receptors
  - Proximity to residential
  - Proximity to parks
  - Proximity to schools
- Land Uses
  - Site zoning
  - Within City limits
  - Use of surrounding areas
  - Proximity to Centroid (North Area Corporation Yard)
- Environmental Impacts
  - North of American River
  - Wetlands and Endangered Species
  - Potential contamination from past use

**Medium Priority:**

- Construction and Operations Site Suitability
  - Site size
  - Existing buildings
  - Site availability

Although no official weighting to the ranking was assigned, we have provided the following listing of the potential sites in descending order of preference:

- A. site #1 (Raley at Bell)
- B. site #6 (Raley at Vinci)
- C. site #2 (Main near Raley)
- D. site #11 (North Area Corporation Yard)
- E. site #7 (Bell at Rio Linda)
- F. site #5 (South Terminus of Pell)
- G. site #8 (North B near 7<sup>th</sup>)

- H. site #3 (National Drive)
- I. site #4 (Morrison)
- J. site #9 (Incinerator site on 7<sup>th</sup>)
- K. site #10 (20<sup>th</sup> Street)

This ranking is provided as an indication of our opinion of the relative appropriateness of each site to comply with the City's criterion. The sites on the top of the list illustrate those sites which we believe provide the highest level of compliance with the High Priority criteria while providing the least amount of detractors. We believe these sites will provide a superior ease of access to the site with the least disruption to the neighboring communities, are the most convenient to the major transportation routes, are within proximity to the centroid (North Area Corporation Yard), and generally comply with their respective neighboring land uses. The sites listed on the bottom of the list illustrate those sites which we believe will provide the lowest level of compliance with the criteria.

Based upon the City's site criteria, the following sites are recommended for further consideration of analysis in an Environmental Impact Report as potential sites for this purpose:

- o site #1 (Raley at Bell)
- o site #6 (Raley at Vinci)
- o site #2 (Main near Raley)
- o site #11 (North Area Corporation Yard)

This listing is intended to provide guidance to City Council staff when evaluating and selecting the most preferred sites for consideration in the subsequent Environmental Impact Report phase of the project. The City Council will ultimately select the most preferred sites based on these, and potentially other, factors which are not included in this analysis. The next step in the process will be to complete a Phase I Environmental Site Assessment of the sites selected by the City Council for further study. If any of the selected sites fail the Phase I Environmental Site Assessment, it is the recommendation of this report that they be replaced by the next highest ranked site under consideration.

## Introduction

The City of Sacramento (City) wishes to identify and evaluate potential sites in consideration for construction of a proposed North Area Solid Waste Transfer Facility. The goal of the facility is to improve solid waste collection and transfer efficiencies within the City. The purpose of this siting study is to provide the evaluation of potential sites for City staff, and ultimately City Council consideration, for selection of preferred sites which will be included in an Environmental Impact Report (EIR) as a subsequent phase of this process.

This study analyzes the potential sites using the criteria approved by the City Council on November 29, 2005. The City is proceeding with this analysis in two phases: 1.) the review and analysis of potential sites leading to the identification of preferred sites for further evaluation in the EIR process, and 2.) the development and completion of the EIR. The proposed transfer station is expected to initially receive 500 tons per day and then increase to approximately 1,500 tons per day in the future. The EIR will consider the potential impacts of 1,500 tons per day.

In January 2006, HDR was selected by the City to complete the initial phase, namely the siting study utilizing the siting criteria provided by the City. The scope of work for this phase of the project included:

1. Meeting with City staff to establish project parameters including: size, potential sites, zoning, specific geographical areas, and ranking and selection criteria.
2. Analyze eleven appropriate parcels using the criteria approved by the City Council to recommend which sites should be included in the EIR
3. Completing an initial review of key technical and environmental aspects for each site.
4. Preparing and presenting a report.

This report summarizes HDR's findings of eleven potential sites for further consideration in an EIR. These sites were chosen based on their current zoning and availability during Spring 2005, and subsequently verified by City staff through an analysis of vacant sites as shown on aerial photography. The initial review and selection of sites was conducted utilizing the criteria approved by the City Council. It should be noted that the current owners have not been contacted as part of this review, and as such some owners may not be willing to sell their property. This report is an independent review of the eleven sites using the criteria approved by the City Council.

## Siting Parameters

On February 10, 2006, HDR met with City of Sacramento, Solid Waste Services staff to discuss the project's goals and objectives, potential siting areas and parameters, and to categorize evaluation criteria. In the meeting, the following approved criteria for siting the transfer station were provided:

- Size/Acres
- Building envelope minimum of 40,000 square feet
- Sites within the City limits, or will be in the City limits when permitting process starts
- North of the American River, except the Richards Boulevard area
- Proximity to the North Area Corporate Yard (Centroid)\*
- Zoning is appropriate and/or consistent with the City's General Plan.
- Surrounding Land Use (Current and/or Zoned for)
- Egress and Ingress
- Known natural environmental issues (wetlands, potential contamination from past use, etc)
- Site is available for purchase or lease
- Proximity to residential
- Proximity to school
- Proximity to park
- Proximity to freeway exit

\*For the purpose of this report the waste centroid and the North Area Corporation Yard are the same location, and as such are interchangeable.

## Evaluation Criteria

Following receipt of the criteria noted above, HDR met with City staff wherein specific emphasis was placed on those aspects of the criteria that affect the functionality of the proposed facility. As a result, HDR organized these criteria into a "High" and "Medium" criteria for further application in the analysis of the sites.

<b>High Priority</b>
<b>Traffic Circulation and Site Access</b>
Ingress and Egress
Proximity to the North Area Corporation Yard (Centroid)
Proximity to Freeway Exit
<b>Impact to Sensitive Receptors</b>
Proximity to Residential
Proximity to Parks

Proximity to Schools
<b>Land Use</b>
Site Zoning
Within City Limits
Use of Surrounding Areas
Proximity to Centroid (North Area Corporation Yard)
<b>Environmental Impacts</b>
North of American River
Wetlands and Endangered Species
Potential Contamination from Past Use
<b>Medium Priority</b>
<b>Construction and Operations Site Suitability</b>
Site Size
Existing Buildings
Site Availability

## Siting Study Analysis

Eleven potential sites were identified for evaluation based on the siting parameters provided by the City. These sites were then examined based on the criteria described above. The City Planning Department was relied upon for status of pending development projects on the respective sites. The results of the study are summarized below in no particular order of preference. The locations of these sites and the centroid (the North Area Corporation Yard) are shown in Figures 1 & 2 and a zoning map of northern Sacramento is provided in Figure 3 for additional background information.

## **Site 1: Corner of Raley Boulevard and Bell Avenue**

Site 1 is located on the northeast corner of Raley Boulevard and Bell Avenue in the City limits. This site is approximately 6.5-acres in size. The corner of the site is occupied by a gas station located on a separate one-acre property. The development of the site appears to be feasible without purchasing and removing the existing gas station facility. Alternatively, the removal of the gas station property and its incorporation into the site design could be accommodated. This site is located just north of an area currently being considered as a part of the McClellan Heights/Parker Homes study area. If the area is re-zoned into residential housing as a result of the study, this could significantly impact the feasibility of this site.

### **Traffic Circulation and Site Access<sup>1</sup>**

Access to the site is off of I-80 proceeding north 0.3 miles on Raley Boulevard. The site is located north of the American River in a mixed commercial area. The freeway exit is approximately 0.3 miles and one minute from the site.

### **Impact to Sensitive Receptors (e.g. residential, schools, parks)<sup>2</sup>**

The closest residential housing area is located on Diesel Street, which borders the northern edge of the site (approximately 0.1 miles), and Katherine Street, about 0.3 miles from the site. Verna Creek Park Site is 0.3 miles and Bell Avenue School is 0.3 miles from the site. There is also a church located 0.4 miles from the site. No residential housing fronts the access route.

### **Impact to Neighboring Land Uses (e.g. zoning)**

The zoning of the site is M1 – Light Industrial Zone and is compatible with the surrounding uses.

### **Site Suitability for Construction and Operations**

There are no existing buildings on the available parcel. Currently, a gas station is located on the adjacent parcel. If incorporated into the site development, the gas station would most likely need to be demolished. It is possible that there are contamination issues due to the existing use as a gas station. This should be investigated carefully prior to a decision to acquire this site.

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<sup>1</sup> Travel times and distances are based on results of Map Quest™.

<sup>2</sup> Source: City of Sacramento, Parks and Recreation Public Facilities – Community Planning Areas 1, 8, and 10.

## Conclusion

As directed by the City's Department of Utilities, Solid Waste Services staff, each of the previous sites were evaluated against the siting criteria approved by the City Council on November 29, 2005. Although no official weighting to the ranking was assigned, we have provided the following listing of the potential sites in descending order of preference:

- L. site #1 (Raley at Bell)
- M. site #6 (Raley at Vinci)
- N. site #2 (Main near Raley)
- O. site #11 (North Area Corporation Yard)
- P. site #7 (Bell at Rio Linda)
- Q. site #5 (South Terminus of Pell)
- R. site #8 (North B near 7<sup>th</sup>)
- S. site #3 (National Drive)
- T. site #4 (Morrison)
- U. site #9 (Incinerator site on 7<sup>th</sup>)
- V. site #10 (20<sup>th</sup> Street)

This ranking is provided as an indication of our opinion of the relative appropriateness of each site to comply with the City's criterion. The sites on the top of the list illustrate those sites which we believe provide the highest level of compliance with the High Priority criteria while providing the least amount of detractors. We believe these sites will provide a superior ease of access to the site with the least disruption to the neighboring communities, are the most convenient to the major transportation routes, are within proximity to the centroid (North Area Corporation Yard), and generally comply with their respective neighboring land uses. The sites listed on the bottom of the list illustrate those sites which we believe will provide the lowest level of compliance with the criteria.

Based upon the City's site criteria, the following sites are recommended for further consideration of analysis in an Environmental Impact Report as potential sites for this purpose:

- o site #1 (Raley at Bell)
- o site #6 (Raley at Vinci)
- o site #2 (Main near Raley)
- o site #11 (North Area Corporation Yard)

This listing is intended to provide guidance to City Council staff when evaluating and selecting the most preferred sites for consideration in the subsequent Environmental Impact Report phase of the project. The City Council will ultimately select the most preferred sites based on these, and potentially other factors which are not included in this analysis.

**Table 1 Sites listed in order of Preference by City Staff.**

Site No.	Description	Positives	Detractors
1	Raley at Bell	Convenient to I80 freeway at Raley, NACY and minimal neighborhood impact	Location in North east region of north area.
6	Raley at Vinci	Somewhat convenient to I80 freeway at Raley and NACY. Conforms to neighboring Land Uses. Owned by project proponent	Location in North east region of north area. Has some access route impacts.
2	Main near Raley	Convenient to I80 freeway at Raley and NACY. Conforms to neighboring land uses.	Location in North east region of north area. Has slight access route impacts. In McClellan development region
11	North Area Corp Yard	Convenient to I5 freeway at Richards, is NACY	Site in County, will require either compliance with county permits or annexation into city
7	Bell at Rio Linda	City property with vacant portion of site adjacent to existing water tank	Somewhat difficult route access, adjacent non conforming land uses
5	Pell (south terminus)	Conforms to neighboring Land Uses	Somewhat difficult access route, existing building will likely require replacement
8	North B near 7th	Convenient to I5 freeway at Richards, NACY and minimal access route impact	Site in Richards redevelopment area, likely contamination
3	National Drive	Convenient to I5 freeway at Richards	Recently developed, no longer available. Adjacent to new mixed Commercial uses.
4	Morrison (west terminus)	None	Significant access route impacts, does not conform to adjacent land uses
9	Incinerator site on 7th	Convenient to I5 freeway at Del Paso, NACY with minimal access route impact, city property	Site in Richards redevelopment area, site has long term lease with option to purchase, site reportedly has contamination issues
10	20th Street behind Blue Diamond	Conforms to neighboring Land Uses	Very difficult access, not centrally located

AMENDED

**ORDINANCE NO. 98-026**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

**JUN 30 1998**

ON DATE OF \_\_\_\_\_

**AN ORDINANCE PROVIDING FOR  
CITY COUNCIL CONSIDERATION OF  
THE APPLICATION OF BLT ENTERPRISES  
FOR A SPECIAL PERMIT FOR A TRANSFER  
STATION [APPLICATION NO. P97-072, APN 061-0010-032]**

**WHEREAS:**

A. Section 15-B of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended), provides that applications for special permits are to be heard and determined by the City Planning Commission; and

B. BLT Enterprises, Inc., has filed an application for a special permit to construct a transfer station facility, application no. P97-072 [APN 061-0010-032]; and

C. BLT Enterprises of Sacramento, Inc. was the successful bidder in the competitive process established by the City of Sacramento for selection of a transfer station owner/operator, and has been negotiating with city staff for the purpose of entering into an agreement which provides for solid waste transfer, transport, disposal, processing and recovered materials diversion, with respect to city collected waste delivered to its facility; and

D. It is appropriate that the city council consider both the service agreement and the application for a special permit at the same time, rather than have the Planning Commission review the special permit with the council acting independently on the service agreement.

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FOR CITY CLERK USE ONLY

ORDINANCE NO.: 98-026

DATE ADOPTED: JUN 30 1998

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO, AS FOLLOWS:

Section 1.

Notwithstanding the provisions of Section 15-B of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended), the following provisions shall apply to the application of BLT Enterprises for a special permit, application no. P97-072:

(1) the application shall be heard and determined by the City Council, and not by the City Planning Commission;

(2) the application shall be noticed before and heard by the City Council in the same manner as applications for special permits are noticed by and heard before the City Planning Commission; and

(3) The City Planning Commission may make recommendations to the City Council, and will conduct a hearing for that purpose.

DATE PASSED FOR PUBLICATION: June 23, 1998  
DATE ENACTED: June 30, 1998  
DATE EFFECTIVE: July 30, 1998

  
MAYOR

Attest:  
  
CITY CLERK

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FOR CITY CLERK USE ONLY

ORDINANCE NO.: 98-026  
DATE ADOPTED: JUN 30 1998

NORTH AREA TRANSFER STATION  
PROCESSING SCHEDULE  
MARCH 2006

- |   |                              |
|---|------------------------------|
| 1. Approve Siting Criteria                            | November 29, 2006            |
| 2. Siting Analysis                                    | December 2005-<br>April 2006 |
| 3. City Council Selects Sites<br>For further Analysis | April 2006                   |
| 4. Fatal Flaw Analysis of Selected<br>Sites.          | April/May 2006               |
| 5. Community Workshops Planned<br>And Implemented     | April – May 2006             |
| 6. Notice of Preparation for EIR                      | April 2006                   |
| 7. Draft EIR Completed                                | Summer 2006                  |
| 8. Community Meetings on Draft EIR                    | Summer 2006                  |
| 9. Draft EIR Public Hearing                           | Summer 2006                  |
| 10. Final EIR Approved by City Council                | Fall 2006                    |

**RESOLUTION NO.**

Adopted by the Sacramento City Council

**APPROVING THE POTENTIAL SITES FOR A CITY OF SACRAMENTO NORTH AREA TRANSFER STATION TO BE INCLUDED IN THE ENVIRONMENTAL IMPACT REPORT AND DIRECTING STAFF TO PREPARE AN ORDINANCE DELEGATING ALL DISCRETIONARY AUTHORITY CONCERNING THE NORTH AREA TRANSFER STATION TO THE CITY COUNCIL**

**BACKGROUND**

- A) The City of Sacramento approved Amendment # 1 to the BLT Enterprises of Sacramento Agreement 98-131 on August 2, 2005.
- B) The City of Sacramento City Council approved the criteria at the November 29, 2005 City Council meeting to be used when screening sites for a City of Sacramento North Area Transfer Station.
- C) A City of Sacramento North Area Transfer Station will be beneficial to the City by providing for more efficient solid waste operations in serving the residents in the North area of the City.
- D) Limiting sole discretionary authority to the City Council will expedite the public process.
- E) The Planning Commission's role of public workshops will provide opportunity to the public for input throughout the process prior to the request for action by the City Council.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1. The City Council directs staff to proceed with the Environmental Impact Report (EIR) and for the EIR to include three potential sites: Site 11, City's North Area Corporation Yard, Site 6, Raley at Vinci and Site 2, Main near Raley from among eleven potential sites.
- Section 2. Begin the public outreach process regarding the three potential sites
- Section 3. The City Council apply the same siting process followed in 1998, when it approved the Sacramento and Recycling Transfer Station by directing staff to prepare an ordinance granting all discretionary authority concerning the siting of a City of Sacramento North Area Transfer Station.