



AGENCY:	City Council
MEETING DATE:	September 19, 2016
DEPARTMENT:	Administration
PRESENTED BY:	M. Sweeney (MSWMA)

AGENDA ITEM SUMMARY

TITLE:

RECEIVE REPORT, CONDUCT PUBLIC HEARING, AND CONSIDER ADOPTION OF CITY COUNCIL RESOLUTION CERTIFYING THE ENVIRONMENTAL IMPACT REPORT FOR THE CENTRAL COAST TRANSFER STATION PROJECT, ADOPTING FINDINGS OF FACT, ADOPTING A MITIGATION MONITORING PROGRAM, AND APPROVING THE IMPLEMENTATION OF THE PROJECT

ISSUE:

The Mendocino County Board of Supervisors and the Fort Bragg City Council will conduct a joint meeting to consider certification of the Final Environmental Impact Report and approval of the implementation for the Central Coast Transfer Station project.

RECOMMENDED ACTION:

Adopt City Council resolution certifying the Environmental Impact Report for the Central Coast Transfer Station Project, adopting Findings of Fact, adopting a Mitigation Monitoring Program, and approving the implementation of the project.

ALTERNATIVE ACTION(S):

1. No action. Under this alternative, no action would be taken and a commercial, long haul transfer station would not be developed to serve the central coast region.
2. Continue action. Under this alternative, the Council would continue action on the project and provide direction to staff regarding additional information that is needed in order to inform its decision on the project.

ANALYSIS:

This agenda packet includes the following documents that provide information and analysis of the project:

1. Draft Environmental Impact Report (EIR) – Feb 2015
2. Response to Comments (RTC)/Final EIR – June 2015
3. Revised Draft EIR – April 2016
4. Response to Comments/Revised Final EIR – Sept 2016
5. Memo to Board of Supervisors and City Council from Mike Sweeney
6. Resolution for Project Approvals
7. Exhibit A to Resolution for Project Approvals – Findings of Fact
8. Exhibit B to Resolution for Project Approvals – Mitigation Monitoring and Reporting Program
9. Cal Public Resources Code Section 4659 – “Land Swap” Legislation

FISCAL IMPACT:

To date, the funding source for the work on the Central Coast Transfer Station has been primarily the Caspar Transfer Station “rent surcharge” which yields approximately \$50,000/year. Design, construction, and operation of the new Transfer Station would be undertaken by a private-industry entity under contract with the County. These costs would be offset by the tipping fees at the Transfer Station.

Ultimately, the transfer station will have a positive fiscal impact on both the City and the County, in general, and on tipping fees for disposal of solid waste. Currently, solid waste from the north coastal area is trucked to the Willits Transfer Station where it is then loaded into long-haul trailers and shipped to the Potrero Hills Landfill. By loading the waste at a local transfer station, transportation costs and, consequently, tipping fees will be reduced. It is estimated that savings will be approximately \$350,000 per year. Ballpark estimates for construction of the facility, without land acquisition costs, are in the \$4-5 million range. This estimate includes costs for permitting, environmental review, design and engineering, construction, and equipment.

IMPLEMENTATION/TIMEFRAMES:

If the City Council and Board of Supervisors agree to move forward with the new transfer station project, the next step is for the County to exercise the option to acquire the project site. Then a request for proposals will be issued, followed by negotiation of a contract with a private-industry entity that will design, build and operate the facility.

ATTACHMENTS:

1. Draft Environmental Impact Report (EIR) – Feb 2015
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NOTIFICATION:

Notices of the September 19, 2016 meeting were mailed to approximately 400 property owners; emailed to the City’s and MSWMA’s interested parties email list; published in Fort Bragg Advocate-News and the Ukiah Daily Journal; posted on City and MSWMA websites; posted in the City’s notice case; and a press release was issued.

City Clerk’s Office Use Only

Agency Action	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Approved as Amended
Resolution No.:	_____ Ordinance No.: _____		
Moved by:	_____ Seconded by: _____		
Vote:	_____		
<input type="checkbox"/> Deferred/Continued to meeting of:	_____		
<input type="checkbox"/> Referred to:	_____		