

**MEMORANDUM
WESTERN PLACER WASTE MANAGEMENT AUTHORITY**

TO: **WPWMA BOARD OF DIRECTORS**

DATE: **JULY 9, 2015**

FROM: **KEN GREHM / ERIC ODDO** 

SUBJECT: **POTENTIAL FUTURE USE OF WPWMA PROPERTY**

RECOMMENDED ACTION:

Provide direction to staff regarding potential future uses of the WPWMA's property and authorize staff to proceed with the associated planning and applicable permitting efforts of the identified uses.

BACKGROUND:

Over the past year staff has worked to identify the future needs of the WPWMA in terms of addressing anticipated regional growth, changes in applicable regulations, increasing material diversion rates, increasing operational efficiencies and improving compatibility between its operations and current and future neighbors. Based on these efforts, staff has identified a series of potential facility modifications and enhancements which it believes appropriately address the aforementioned issues.

The attached Exhibit A presents an aerial view of the WPWMA's property that includes possible future operations and their associated locations. Generally the identified areas do not represent true estimates of the required operational footprints, instead they represent conceptual "operational zones" that may be necessary to facilitate the identified improvements. The attached Exhibit B provides a brief summary of each of the identified improvements cross-referenced to the number designation shown on Exhibit A. For the purposes of clarity, relatively smaller potential projects (e.g.: modifications to the interior of the MRF, administrative office expansion, changes in landscaping and other water conservation methods, etc.) are not identified on Exhibits A and B but will be included in subsequent planning and permitting efforts.

Given the recent resurgence in development in the region and Placer County's current effort to update the Sunset Industrial Area Plan¹, staff believes it is the appropriate time to begin the planning and permitting efforts associated with these potential facility modifications.

If your Board directs staff to proceed with these efforts, staff will initiate the process of hiring an engineering firm to prepare the necessary technical studies and an environmental firm to prepare the appropriate California Environmental Quality Act (CEQA) documents.

ENVIRONMENTAL CLEARANCE:

Providing direction to staff on the future potential uses of the WPWMA's property and authorizing staff to proceed with efforts associated with the planning, environmental

¹ As reported to your Board at the December 11, 2014 meeting by Mr. Michael Johnson, Placer County Community Resource Development Agency Director.

review and permitting of various projects is not considered a “project” under the CEQA guidelines.

FISCAL IMPACT:

There is no direct fiscal impact associated with the recommended action.

Staff estimates that the costs associated with the planning and permitting efforts could exceed \$1 million. While these costs were not included in the FY 2015/16 Preliminary Budget approved by your Board on April 9, 2015, they will be included as part of the FY 2015/16 Final Budget and Financial Forecast scheduled for presentation to your Board later this year.

Specific costs associated with hiring the necessary consulting firms will be presented to your Board at the time staff requests approval of the subject agreements.

ATTACHMENTS: EXHIBIT A – AERIAL MAP OF WPWMA'S PROPERTY WITH POTENTIAL PROJECT LOCATIONS
EXHIBIT B – SUMMARY OF POTENTIAL PROJECTS

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