



Date: July 12, 2018

TO: Recycling Board

FROM: Wendy Sommer, Executive Director

BY: Anu Natarajan, Legislative & Regulatory Affairs Manager

SUBJECT: Amendment to the Alameda County Integrated Waste Management Plan (CoIWMP) for Alameda County Industries (ACI) Transfer/Processing Expansion for facility located at 610 Aladdin Avenue in San Leandro

SUMMARY

Alameda County Industries (ACI) is proposing modifications and expanded operations at its existing solid waste transfer and recycling facility located at 610 Aladdin Avenue in the City of San Leandro. ACI is seeking an amendment to the Alameda County Integrated Waste Management Plan (CoIWMP). This report sets forth the background, project description, CEQA compliance and staff recommendation to approve an amendment to the CoIWMP. The proposed project will be reviewed by the Recycling Board acting as the Local Task Force (LTF) prior to action by the Waste Management Authority (WMA).

DISCUSSION

Background

ACI (formerly San Leandro Disposal) has operated a recyclables collection, processing and transfer operation at its current location since 1995 under a franchise agreement with the City of San Leandro. ACI takes this waste to their direct transfer station at 610 Aladdin Avenue. Recyclables are also collected by ACI from local businesses and curbside recycling programs, and through a cardboard buy-back program. Materials collected include glass, metal, plastics, cardboard, newspapers, mixed paper, used motor oil, commingled green and food waste, and construction and demolition debris.

The recycling facility was constructed by ACI in 1998 and became operational that year. ACI was permitted for 150 tons per day of solid waste under the restrictions of their direct transfer station permit. In 2001, the ACWMA issued a CoIWMP amendment to ACI to include the Aladdin Avenue Facility as a direct transfer facility. The solid waste facility permit allows for 412 tons per day which includes MSW, current recyclables and a projected increase in C&D recyclables and co-collected plant and food waste.

Project Description

As stated by the applicant, ACI is proposing its current expansion to meet increasing tonnages and from its current service area and in anticipation of the increasing trend in recyclables and organics diversion as a result of new State mandates and a successful outreach program. ACI is proposing to increase the maximum permitted tonnage, extend operating hours and material storage times to allow flexibility in transfer and processing operations to avoid peak traffic times and maximize recovery and diversion. However, the total number of vehicle trips per day will not increase from the currently permitted 193 vehicles per day.

ACI is making the following specific changes to its facility and operations:

- Increasing the overall permitted tonnage for the facility from 412 tons per day (tpd) to 620 tpd, along with temporary exceedances of up to 10 percent for a maximum of 20 days-per-year (62 tpd for up to 20 days).
- Removing the Transfer Facility's current maximum limit of 280 tpd.
- Extending the waste acceptance, transfer and processing hours to 24 hours-per-day, 7 days-per-week from the current 13 hours-per-day, Monday through Saturday.
- Accept food waste/organics and other materials from third party haulers and other jurisdictions for transfer and offsite processing.
- Modifying maximum material storage holding time for municipal solid waste and organic materials to 48 hours.
- Onsite pre-processing of food waste and organics.

California Environmental Quality Act (CEQA) Compliance

For purposes of CEQA, the City of San Leandro acted as the lead agency for this project and prepared an initial study and mitigated negative declaration (IS/MND) dated October 5, 2017. The comment period for the IS/MND began on August 31, 2017 and concluded on October 5, 2017. The facilities and operations studied included the proposed projects described above, along with the construction of a 21,800-square-foot building over the existing transfer station to contain all transfer operations, construction of a second-story retrofit on the existing Materials Recovery Facility building for administrative purposes, and relocation of the existing maintenance shop, and increasing the volume limit for bulky materials delivered to the site (not to exceed 15 tpd).

Under the IS/MND, the proposed project was analyzed for multiple operational changes and site improvements. The purpose of all proposed project facilities is to increase the rate of waste diversion and recycling in the region and increase operational efficiency. The IS/MND determined that the proposed project would not have a significant effect on the environment.

The Authority is a responsible agency under CEQA and thus must consider the information in this IS/MND.

Consistent with the Public Resource Code (PRC 21166) and the CEQA Guidelines (section 15162), when a negative declaration has already been adopted, no subsequent or supplemental CEQA documentation shall be required by a responsible agency unless one or more of the following events occurs:

- (a) Substantial changes are proposed to the project that will require major revisions of the negative declaration due to new significant environmental effects,
- (b) Substantial changes occur with respect to the circumstance under which the project is being undertaken that will require major revisions in the negative declaration due to new significant environmental effects, or
- (c) New information, which was not known and could not have been known at the time the negative declaration was adopted, becomes available that will require major revisions of the negative declaration due to new significant environmental effects.

Authority staff has reviewed the City of San Leandro's documents for the IS/MND. Authority staff finds that, based on the whole record before it, the facility underwent the review required under CEQA and that the CoIWMP amendment is within the scope of activities addressed by the City of San Leandro's IS/MND. Since preparation and adoption of the IS/MND, there have been no substantial changes to the project. In addition, the conditions at the project site have not changed since preparation of the IS/MND, nor are there any other substantial changed circumstances, or new information that has become available that would result in any new significant impacts or a substantial increase in impacts considered in the IS/MND.

The Authority Staff concurs with the City's finding that the proposed project will not have a significant impact on the environment since it involves an existing use and no major changes on site. A traffic study was prepared which determined less than significant cumulative impacts on nearby key intersections and roadways.

City Approvals

The City of San Leandro is responsible for updating its Non-Disposal Facility Element (NDFE) that identifies and describes existing and proposed Non-Disposal Facilities (NDFs) used in attaining the waste reduction goals identified in the City's Source Reduction and Recycling Element. NDFs include transfer and processing stations and material recovery facilities (MRFs) that receive unsorted waste. Recycling facilities that receive sorted materials are not part of the NDFs.

Any proposed expansion/modifications to existing facilities have to be described in the City's NDFE, and include land use permitting process along with CEQA review. The City of San Leandro approved a third amendment to its NDFE in May 2018. Prior to this process, the City of San Leandro approved the modified Conditional Use Permit (PLN17-007) for increased tonnage, expanded operating hours and holding times and other operational changes on October 5, 2017.

RECOMMENDATION

Staff recommends that the Recycling Board acting as the Local Task Force review and comment on the proposed CoIWMP amendment, and that the Planning Committee

- Recommend approval of the amendment to the Waste Management Authority
- Recommend that the Waste Management Authority adopt findings that the proposed project conforms with the amended CoIWMP.

Attachments:

Attachment A: Ordinance 2018-01

Exhibit 1: Text Changes to the Countywide Integrated Waste Management Plan

Exhibit 2: Siting Criteria Findings

Exhibit 3: Conditions of Approval

Attachment B: Application Letter from Jillian Hogan, Environmental Compliance Manager, ACI

Attachment C: City of San Leandro Non-Disposal Facility Element – Third Amendment

Attachment D: Solid Waste Facility Permit

Attachment A

ORDINANCE 2018-01

AN ORDINANCE Adopting Amendments to the Countywide Integrated Waste Management Plan, and Finding Plan Conformance for the ALAMEDA COUNTY INDUSTRIES ALADDIN TRANSFER/PROCESSING FACILITY IN THE CITY OF SAN LEANDRO.

The Board of the Alameda County Waste Management Authority (“Authority”) ordains as follows:

SECTION 1 (Enactment)

The Board of the Authority does hereby enact this Ordinance in full consisting of Section 1 through Section 5.

SECTION 2 (Findings)

- (a) The Authority finds that the California Integrated Waste Management Act (California Public Resources Code §§ 40000 et seq.) requires the preparation and adoption of a Countywide Integrated Waste Management Plan (“CoIWMP”).
- (b) The Authority finds that the Alameda County Joint Exercise of Powers Agreement for Waste Management directs that the Authority prepare, adopt, revise, amend, administer, enforce, and implement the CoIWMP.
- (c) The Authority finds that it adopted a CoIWMP, dated February 26, 2003, and has adopted minor amendments since then. A five-year review of the CoIWMP was conducted in November 2009, a factual update was adopted in April 2010, and amendments were made in January 2011, December 2011, July 2013, April 2015, July 2016, January 2017, and March 2017.
- (d) The Authority finds that on October 5, 2017, the City of San Leandro granted an approval to Alameda County Industries Inc. (“ACI”) for the removal of limitations on the tonnage processed through the Materials Recovery Facility and Transfer Facility (collectively, the “Transfer Facility” or “project”) up to the 620 tons per day (“TPD”) total site capacity, for extending waste acceptance, transfer, a processing hours to 24 hours per day, and for other operational and site changes.
- (e) The Authority finds that on October 5, 2017, the City of San Leandro prepared, considered, and adopted a mitigated negative declaration and initial study for the project as required by the California Environmental Quality Act (“CEQA”) and approved the Conditional Use Permit for the project.
- (f) The Authority finds that on February 27, 2018, ACI submitted the required information to the Authority to amend the CoIWMP to increase the tonnage processed at the project site to 620 TPD total site capacity and to remove the tonnage limitations

of the Transfer Facility's current maximum limit of 280 TPD at 610 Aladdin Ave, San Leandro and to make a finding of conformance with the CoIWMP.

(g) The Authority finds that the Recycling Board, acting as the Local Task Force, has reviewed and commented on the proposed amendment, and the Planning Committee of the Authority has considered the CoIWMP amendment, including any comments by the Local Task Force, and has recommended approval of the CoIWMP amendment and conformance finding.

(h) The Authority finds that the Authority staff provided all required notice and held a duly noticed public hearing on July 25, 2018 to consider said CoIWMP amendment and conformance finding.

(i) The Authority finds that the Authority Board of Directors reviewed the application and materials presented by ACI in support of the application, and considered all materials and testimony presented by the public, Local Task Force, ACI, and Authority staff.

(j) The Authority finds that it is a responsible agency under CEQA, that this project underwent the required review under CEQA, and that the Authority's action is within the scope the activities addressed by the City of San Leandro's mitigated negative declaration and initial study ("MND/IS").

(k) The Authority finds that the Authority Board has independently reviewed and considered the City of San Leandro's MND/IS.

(l) The Authority finds that since the City of San Leandro's adoption of the MND/IS, no substantial changes have occurred and no new information or changed circumstances exist that require revisions to the MND/IS due to new significant environmental effects or a substantial increase in the severity of previously identified significant environmental effects.

(m) The Authority concurs with the City of San Leandro that the project will not result in any significant environmental impacts.

SECTION 3 (CEQA Determination)

The Authority's approval of the CoIWMP and conformance determination, as conditioned, will have a less than significant impact on the environment as documented in the MND/IS.

SECTION 4 (Amendment of CoIWMP)

The Authority hereby amends the CoIWMP as set forth in the CoIWMP Amendment text attached hereto as Exhibit 1 and made a part of this Ordinance, subject to the Conditions of Approval attached hereto as Exhibit 3.

SECTION 5 (Conformity Determination)

The Authority does hereby determine that the proposed project is in conformance with the CoIWMP as amended, including the siting criteria as set forth in the siting criteria findings attached hereto as Exhibit 2 and made a part of this Ordinance, and that the project, as conditioned by the Conditions of Approval attached hereto as Exhibit 3, would be in conformance with the CoIWMP as amended.

SECTION 6 (Notice and Effective Date)

This ordinance shall be posted at the Authority Office for at least thirty (30) days after its second reading by the Board and shall become effective thirty (30) days after the second reading.

Passed and adopted this [26th day of September, 2018] by the following vote:

AYES:

NOES:

ABSTAINING:

ABSENT:

I certify that under penalty of perjury that the foregoing is a full, true and correct copy of ORDINANCE NO. 2018-01

WENDY SOMMER
EXECUTIVE DIRECTOR

EXHIBIT 1

**TEXT CHANGES TO THE COUNTYWIDE INTEGRATED WASTE MANAGEMENT PLAN
for the Alameda County Industries (ACI) Transfer/Processing Facility**

The Alameda County Countywide Integrated Waste Management Plan, adopted February 26, 2003 is hereby amended as set forth below. In the sections that follow, text to be added to the Plan is shown in **underline bold** and text to be deleted is shown in strikethrough.

1. Table 2-7, on page II-24, summarizes information regarding transfer stations in Alameda County. Amend Table 2-7 as provided below:

TRANSFER STATION	OWNER/ OPERATOR	WASTESHEDS	DISPOSAL TONNAGE TOTAL TPY/TPD-5	SITE ACREAGE	DESIGN/ PERMITTED CAPACITY
ACI San Leandro	Alameda County Industries	MSW: City of San Leandro and Recyclables: Alameda County No public self-haul allowed	Any combination of MSW, C&D or compostables, or other solid waste, not to exceed 280 TPD by direct transfer operations and an unrestricted amount of or recyclables as long as total site capacity of 412 620 TPD is not exceeded	2.17	592 940 TPD/ 412 620 TPD

2. On pages II-29 and II-30 under the heading “d) ACI Transfer/Processing Facility” amend the first, second and third paragraphs as follows:

The Alameda County Industries’ (ACI) Transfer/Processing facility located at 610 Aladdin Avenue in San Leandro operates under a full solid waste facility permit issued for **412620** tons per day (TPD) total site capacity. ~~The ACI Transfer/Processing Facility operates under the following limitations: direct transfer operations for any combination of MSW, C&D, compostables or other solid waste not to exceed 280 TPD; and, an unrestricted amount of recyclables processed through the Material Recovery Facility provided the total site capacity maximum of 412 TPD is not exceeded. The Transfer/Processing Facility only receives MSW from within the City of San Leandro service area franchised in 2007 to ACI.~~

The Material Recovery Facility processes recyclables from San Leandro, Alameda and other jurisdictions. At the recommendation of the County Environmental Health Department, the Full Solid Waste Facility Permit was sought in 2007 to combine and expand the Direct Transfer Facility with the previously exempt Material Recovery Facility. The facility recycling rate is projected to be 57% for the ~~412620~~ TPD. As additional food waste is collected in place of MSW, the recycling rate is expected to increase to almost 70%. **The facility also pre-processes food waste and organics onsite.**

Collection vehicles using the facility include commercial front-loader trucks, and roll-off bin collection trucks, and side loaders used for residential collection. The solid waste is directly transferred from collection vehicles to a specially designed transfer trailer, which has the capacity to carry 19-20 tons per load. Direct transfer operations do not handle, separate, or otherwise process the incoming solid waste and no waste is stored at the facility for more than ~~an 8-hour~~ **a 48-hour** period. ~~There is no overnight storage of loaded trailers.~~ The solid waste is transferred only one time from the collection vehicle to the trailer; the waste does not touch the ground nor is it outside the confines of a container or vehicle before, during, or after the transfer. There is no acceptance of self-hauled MSW nor recyclables from the public.

EXHIBIT 2

SITING CRITERIA

for CoIWMP Amendment and Conformity Determination for the Alameda County Industries Inc. Transfer/Processing Facility

The Alameda County Waste Management Authority (“Authority”) has reviewed the materials submitted in connection with Alameda County Industries Transfer/Processing facility (“facility”). Based on that review, the Authority hereby makes the following determinations pursuant to the relevant provisions of CoIWMP Section VI, Table 6-2:

- **Seismic** – The facility is not located within 200 feet of a known active fault.
- **Floodplains** – The facility is not located within the 100-year flood plain.
- **Wetlands** –The facility is located in a fully developed industrial area within City of San Leandro; no wetlands are impacted by its development.
- **Endangered Species Habitat** – The facility is located in a fully developed industrial area within City of San Leandro. Potential impacts to endangered species habitat identified during the environmental review process for development of the facility have been fully mitigated.
- **Unstable Soils** – The existing structures and proposed transfer building have been designed in accordance with City-approved design standards which ensure the structural integrity of the facility. Unstable soils have not been identified during the design process.
- **Major Aquifer Recharge Areas** – The facility is not located in an aquifer recharge area.
- **Depth to Groundwater** – The facility is not located in an area identified with high groundwater.
- **Permeable Strata and Soils** – The facility is constructed on currently graded and paved site. Soils in the area are predominantly Clear Lake Clay and of generally low permeability, with approximately 50% clay content.
- **Non-attainment Air Areas** – ACI shall comply with all requirements of the Bay Area Air Quality Management District in the operation of the facility.
- **PSD Air Areas** – ACI shall comply with all requirements of the Bay Area Air Quality Management District in the operation of the facility.
- **Mineral Resources Area** – The facility is not located in a Mineral Resources Area of Alameda County.
- **Prime Agricultural Lands/Open Space** – The facility is located in a fully developed industrial area within City of San Leandro and not on agricultural lands or open space.

- **Military Lands** – The facility is located on private lands not owned by any military organization.
- **Other Federal, State, and Indian Lands** – The facility is located on private lands not owned by government or tribal organization.
- **Proximity to Major Transportation Routes** – The facility is located one block from an arterial roadway with arterial access to Highway 880, which is approximately 1.1 miles away via Alvarado St. and Marina Blvd. Incoming collection vehicles have access to the facility from all areas of the City via major roadways.
- **Proximity to Development** – The facility is located in an extensive industrial area in central San Leandro. Roadway access to the major transportation routes is not through residential areas and institutional facilities are not present. The facility is designed and will be operated to minimize impacts to the surrounding community, and to conform to the City of San Leandro standards including the approved conditions of its Conditional Use Permit, as well as state minimum standards in Title 14.
- **Proximity to Public Services** – The facility is located in a fully developed industrial park area and connected to public utilities. Fire, police, and emergency medical services are readily available at this semi-urban location.
- **Proximity to Waste Stream** – The facility is located in central San Leandro with access to all areas of the City via major roadways and highways. Collection areas are distributed to the north, south, and west of the facility.
- **Appropriate Zoning** – The facility is compatible with adjacent industrial land uses and zoning; it is located with the Industrial General (IG) Zone.
- **Conformance with Approved Countywide Siting Element of the Integrated Waste Management Plan** – The facility is consistent with the goals and policies of the Countywide Siting Element and has been designed to enhance landfill diversion of materials for the City of San Leandro and other jurisdictions within the county, and is an integral part of the countywide waste management system.
- **Recreational, Cultural, or Aesthetic Areas** – The facility is not located in an area of recreational, cultural, or aesthetic significance.
- **Airport Zones** – The facility is not located near an airport, within a Federal Aviation Agency approach zone, installation compatible use zone, or safety zone.
- **Gas Migration/Emission** – Not Applicable.
- **Contingency** – The facility maintains an Emergency Contingency Plan to provide for continuity of service in the event of disruptions caused by natural or man-made events.

EXHIBIT 3

Conditions of Approval for CoIWMP Amendment and Conformity Determination for the Alameda County Industries Inc. Transfer/Processing Facility

Pursuant to the Joint Powers Agreement establishing the Alameda County Waste Management Authority (“Authority”), the Alameda County Integrated Waste Management Plan, and state law, the CoIWMP amendment and conformity determination enacted by the ordinance to which this exhibit is attached is subject to the conditions below:

1. Operations at the Alameda County Industries Inc. (“ACI”) Transfer/Processing Facility located at 610 & 601 Aladdin Avenue, San Leandro, California (“Facility”) shall comply with all requirements governing the design and operation of Transfer/Processing Facility, as set forth in Title 14 of the California Code of Regulations.
2. The materials that may be processed through the Facility are limited to the materials that the Facility is currently permitted to accept.
3. The total permitted capacity of 620 TPD shall not be exceeded except as otherwise permitted in the modified Conditional Use Permit issued by the City of San Leandro on October 5, 2017 (“CUP”), and the Facility shall operate within the conditions contained within the CUP.
4. The Facility shall be constructed and operate in compliance with the descriptions and assumptions made in the Final Initial Study – Mitigated Negative Declaration adopted by the City of San Leandro to the extent applicable to the Facility.
5. The transfer station operator must identify the weight of all waste materials received at the transfer station, by jurisdiction of origin, and report the results to the Authority, as provided by Authority Ordinance 98-01. The transfer station operator must identify the weight of all material transferred for disposal, by landfill destination.
6. The ordinance to which these Conditions of Approval is attached shall take effect only upon ACI’s acceptance of these conditions and its agreement to indemnify and hold harmless the Authority, its agents, officer, and employees according to the terms in paragraph 7 below.
7. ACI shall defend (with counsel acceptable to the Authority), indemnify and hold harmless the Authority, its agents, officers and employees for any costs, including attorneys’ fees, incurred by the Authority, its agents, officers or employees in the defense of any action brought against the Authority, its agents, officers or employees, in connection with the approval or implementation of Authority Ordinance No. 2018-01. The Authority may elect, at its sole discretion, to participate in the defense of such action, and ACI shall reimburse the Authority, its agents, officers or employees for any

costs, including attorneys' fees, that the Authority, its agents, officers or employees incur as a result of such action. This indemnification shall be binding upon the Authority, ACI and all their successors and assigns.

8. ACI shall comply with the Alameda County Integrated Waste Management Plan, all applicable existing and future ordinances and resolutions of the Authority (including, but not limited to, Ordinance 2009-01 and Resolution 2009-03), and all conditions imposed by the City of San Leandro and other regulatory agencies.

9. These conditions of approval shall restrict the operation of the Facility and shall be incorporated in, and enforceable under, the ACI Solid Waste Facilities Permit issued by the Alameda County Local Enforcement Agency and may be enforced by the City of San Leandro in connection with its enforcement of its permits for the Facility.

10. Any activities beyond those provided for by Ordinance 2011-02 shall require a new CoIWMP amendment and conformance determination by the Authority.

ACCEPTANCE BY APPLICANT ACI

This CoIWMP amendment and conformance determination is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by applicant. The undersigned hereby acknowledges the approved terms and conditions and agrees to fully conform to and comply with said terms and conditions.

By: _____
Its: _____ Date



February 27, 2018

Ms. Anu Natarajan
Legislative & Regulatory Affairs Manager
Alameda County Waste Management Authority
1537 Webster Street
Oakland, CA 94612

RE: Determination of Conformance with the Alameda County ColWMP - Alameda County Industries Transfer/Processing Facility Expansion

Dear Ms. Natarajan:

Alameda County Industries (ACI) submits this letter as the County Integrated Waste Management Plan Amendment (ColWMP) application for the Alameda County Industries Transfer/Processing Facility (Facility) Expansion. ACI is currently working with the Alameda County Environmental Health Department, acting in their role as the Local Enforcement Agency (LEA) for California Department of Resources Recovery and Recycling (CalRecycle), to revise our existing Solid Waste Facilities Permit (SWFP) No. 01-AA-0290.

The purpose of this letter is to formally request that the Alameda County Waste Management Authority (ACWMA) initiate the process to determine conformance with the Alameda County Integrated Waste Management Plan (ColWMP). Included with this letter is a check in the amount of \$10,000.

Project Description

Alameda County Industries (ACI) currently owns and operates a solid waste transfer and recycling facility on a 2.82 acre parcel (APN 077B-0800-015) located at 610 Aladdin Avenue in the City of San Leandro.

At this time, ACI seeks to revise the existing Solid Waste Facility Permit (SWFP No. 01-AA-0290) to expand operations at the ACI Facility, by making the following operational changes that are considered significant changes by the California Department of Resources, Recycling, and Recovery (CalRecycle):

- Increase the overall permitted tonnage for the Facility from 412 tons per day (TPD) to 620 TPD and remove the TF's current maximum limit of 280 TPD.

- Extend the waste acceptance, transfer and processing hours to 24 hours per day, 7 days per week.
- Accept MSW from all jurisdictions serviced by ACI and accept food waste / organics and other materials from third party waste haulers and jurisdictions for transfer and offsite processing.
- Modify material storage holding time for municipal solid waste (MSW) and organic materials to 48 hours.

ACI is expanding to meet increasing tonnages from its current service area and in anticipation of the increasing trend in recyclables and organics diversion, as a result of new State and local mandates, expansion of outreach programs, an improved economy, and other program impacts. ACI is proposing to increase the maximum permitted tonnage and extend operating hours and materials storage times to allow flexibility in transfer and processing operations to avoid peak traffic times and effectively process materials to maximize recovery and diversion. The Solid Waste Facility Permit traffic will not be increased with respect to the currently-permitted limits of 193 vehicles per day (VPD) for the ACI Facility.

ACI, and formerly San Leandro Disposal, has operated a recyclables collection, processing, and transfer operation at the project site since 1995. The land use entitlement history is provided as a reference in Table 1 that follows. A Registration Solid Waste Facility Permit (SWFP) was issued by the Alameda County Department of Environmental Health, acting as Local Enforcement Agency (LEA), in September 2001 for a Direct Transfer Facility (TF) handling up to 150 TPD of MSW. A Full SWFP was issued by the LEA in July 2007, and the SWFP has been amended to incorporate minor operational changes.

Land Use Approval

The site is in the City's General Plan General Industrial (IG) Zone. The ACI operations are consistent with the zoning and General Plan for the area as determined by the City of San Leandro with the approval of Conditional Use Permit (CUP) (PLN2001-00049) on August 2, 2001; approval of a CUP modification for increased tonnages and traffic, with an Initial Study/ Negative Declaration (PLN2006-00061), approved on February 15, 2007; and most recently approval of a CUP modification to increase tonnage, expand operating hours and holding times, and other operational changes, with an Initial Study/ Mitigated Negative Declaration (PLN17-0007), approved on October 5, 2017 by the City of San Leandro.

CEQA Conformance

The ACI Facility project has been reviewed for its conformance with the California Environmental Quality Act (CEQA) in conjunction with the approvals listed in Table 1 below.

Table 1

Land Use Entitlement History

Date	Land Use Entitlement	Operations
08/17/1995	CU-95-10	Approved for collection and processing of recycled materials; outdoor storage of materials and vehicles; and mobile office trailer.
10/17/1996	CU-96-18	Approval of 17,500 s.f. building to cover recycled materials processing area.
07/17/1997	CU-97-7	Approval of 27,950 s.f. building to over the processing facility for recyclable materials.
06/27/2000	Administrative Approval letter	Administrative approval for green waste collection and processing.
03/15/2001	Administrative Approval letter	Administrative approval for C&D collection and processing.
08/02/2001	PLN2001-00049	CUP for implementation of a solid waste direct transfer operation.
2/15/2007	PLN2006-00061	Approval of CUP modification for increased Tonnages and Traffic with a new Initial Study/ Negative Declaration.
11/2010	Administrative Approval letter	Minor modification of CUP for increase in hours and removal of tiered tonnage limits.
9/2011	Administrative Approval letter	Clarification of 11/2010 approval; limit on TF tonnage to 280 TPD.
10/2017	PLN17-007	Approval of CUP, Initial Study and Mitigated Negative Declaration for increased tonnage, expanded hours, storage times and service areas, and other modifications.

Facility Siting Criteria

- Seismic – The facility is not located within 200 feet of a known active fault.
- Floodplains – The facility is not located within the 100-year flood plain.
- Wetlands –The facility is located in a fully developed industrial area within City of San Leandro; no wetlands are impacted by its development.
- Endangered Species Habitat – The facility is located in a fully developed industrial area within City of San Leandro. Potential impacts to endangered species habitat identified

during the environmental review process for development of the facility have been fully mitigated.

- Unstable Soils – The existing structures have been designed in accordance with City-approved design standards which assure the structural integrity of the facility. Unstable soils have not been identified during the design process.
- Major Aquifer Recharge Areas – The facility is not located in an aquifer recharge area.
- Depth to Groundwater – The facility is not located in an area identified with high groundwater.
- Permeable Strata and Soils – The facility is constructed on currently graded and paved site. Soils in the area are predominantly Clear Lake Clay and of generally low permeability, with approximately 50% clay content.
- Non-attainment Air Areas – ACI shall comply with all requirements of the Bay Area Air Quality Management District in the operation of the facility.
- PSD Air Areas – ACI shall comply with all requirements of the Bay Area Air Quality Management District in the operation of the facility.
- Mineral Resources Area – The facility is not located in a Mineral Resources Area of Alameda County.
- Prime Agricultural Lands/Open Space – The facility is located in a fully developed industrial area within City of San Leandro and not on agricultural lands.
- Military Lands – The facility is located on private lands not owned by any military organization.
- Other Federal, State, and Indian Lands – The facility is located on private lands not owned by government or tribal organization.
- Proximity to Major Transportation Routes – The facility is located one block from an arterial roadway with arterial access to Highway 880, which is approximately 1.1 miles via Alvarado St. and Marina Blvd. Incoming collection vehicles have access to the facility from all areas of the City via major roadways.
- Proximity to Development – The facility is located in an extensive industrial area in central San Leandro. Roadway access to the major transportation routes is not through residential areas and institutional facilities are not present. The facility is designed to conform to the City of San Leandro standards and will be operated in a manner which will conform to approved conditions of its permit, as well as state minimum standards in Title 14, and minimize impacts to the surrounding community.
- Proximity to Public Services – The facility is located in a fully developed industrial park area and connected to public utilities. Fire, police, and emergency medical services are readily available at this semi-urban location.

- **Proximity to Waste Stream** – The facility is located in central San Leandro with excellent access to all areas of the City via major roadways and highways. Collection areas are distributed to the north, south, and west of the facility.
- **Appropriate Zoning** – The facility is compatible with adjacent industrial land uses and zoning; it is located with the General Industrial (IG) Zone.
- **Conformance with Approved Countywide Siting Element of the Integrated Waste Management Plan** – The facility is consistent with the goals and policies of the Countywide Siting Element and has been designed to enhance landfill diversion of materials for the City of San Leandro and other jurisdictions within the County, and is an integral part of the countywide system.
- **Recreational, Cultural, or Aesthetic Areas** – The facility is not located in an area of any recreational, cultural, or aesthetic significance.
- **Airport Zones** – The facility is not located near an airport, within a Federal Aviation Agency approach zone, installation compatible use zone, or safety zone.
- **Gas Migration/Emission** – Not Applicable.
- **Contingency** – The facility maintains an Emergency Contingency Plan to provide for continuity of service in the event of disruptions caused by natural or man-made events.

Included with this letter are the following attachments for your review:

- ✓ City of San Leandro, Conditions of Approval (PLN17-0007)
- ✓ Initial Study / Mitigated Negative Declaration (dated October 2017)
- ✓ Copy of current Solid Waste Facility Permit No. 01-AA-0290

We look forward to working with you during the process in front of us. Please provide a schedule of the expected dates for the ACWMA subcommittees and ACWMA meeting schedule for this CoIWMP process. Should you have any questions, please contact me at (510) 346.8148 or by email: jhogan@alamedacountyindustries.com.

Thank you,



Jillian Hogan
Environmental Compliance Manager

Cc: Chris Valbusa, Alameda County Industries
Neil Edgar, Edgar & Associates

CITY OF SAN LEANDRO
NON-DISPOSAL FACILITY ELEMENT (NDFE)

Non-Disposal Facility Element Objectives:

The purpose of this element is to identify and describe existing and/or planned Non-Disposal Facilities (NDFs) to be utilized by the City of San Leandro in attaining the waste reduction goals identified in the City's Source Reduction and Recycling Element. NDFs include transfer and processing stations, material recovery facilities (MRFs) that receive unsorted waste, and composting facilities. Recycling facilities that receive sorted materials and other facilities that do not require County solid waste facility permits normally do not fall under this definition of NDFs.

A proposed new NDF or NDF expansion in San Leandro cannot be considered for development until it has been identified and described in the City's NDFE. Of course, each proposed facility must also comply with appropriate project specific CEQA environmental review, the land use permitting process, and the permit processes of various other federal, state, regional and countywide agencies. In addition, the Alameda County Waste Management Authority, the Joint Powers Authority for Alameda County waste management planning, must make a determination of conformance as to whether or not proposed new or expanded NDFs conform to the Countywide Element of the ColWMP.

This NDFE amends the previously approved NDFE submitted in 1993. This amendment is necessary because the original NDFE included a proposed new facility that was never developed. This NDFE identifies three non-disposal facilities which the City is currently utilizing to attain its waste diversion goals. Only one of the three non-disposal facilities, the Davis Street Station for Material Recycling and Transfer, has a solid waste facility permit. The other two non-disposal facilities do not have solid waste facility permits, but have nevertheless been included to provide the State with a more complete picture of the City's waste reduction activities.

The following sections provide information on the non-disposal facilities presently used by the City. This information includes a facility description, location, and information about materials handled

SECTION I. EXISTING NON-DISPOSAL FACILITIES OUTSIDE THE CITY OF SAN LEANDRO USED TO IMPLEMENT THE CITY OF SAN LEANDRO'S SRRE PROGRAMS

This facility does not have a solid waste facility permit.

FACILITY NAME, TYPE AND ADDRESS:

Smurfit-Stone Recycling Company
800 77th Avenue
Oakland, CA 94621

Smurfit-Stone Recycling Company operates a material recovery facility which processes glass, metal, plastic and paper. Smurfit-Stone Recycling Company began operations at this site in 1997.

TYPE OF MATERIALS ACCEPTED FOR DIVERSION FROM LANDFILL/ TRANSFORMATION:

Smurfit-Stone Recycling Company diverts cardboard, paper, glass, metal, and plastics. Waste Management of Alameda County, which is the franchised hauler in the southern portion of San Leandro, sends its commercial recycling trucks to this facility. Smurfit-Stone also receives and processes paper transferred from the Davis Street SMARt.

ESTIMATED AMOUNT OF WASTE SENT TO THE FACILITY:

Waste Management of Alameda County sends approximately 500 tons per year of paper to Smurfit-Stone Recycling Company.

**SECTION II. EXISTING NON-DISPOSAL FACILITIES WITHIN THE CITY OF
SAN LEANDRO USED TO IMPLEMENT SRRE PROGRAMS**
This facility has a solid waste facility permit.

FACILITY NAME, TYPE AND ADDRESS:

Davis Street Station for Material Recycling and Transfer (SMaRT)
2615 Davis Street
San Leandro, CA 94577

This facility is a transfer station for municipal solid waste and a processing facility for various recyclables received from businesses, curbside programs, and the drop-off and buy-back center. Curbside recyclables collected from local communities are processed on site. The SMaRT Recycling Center offers buyback and drop-off services for cans, bottles, papers, and wine bottles. The Convenience Area for Recycling (C.A.R.E.) Center offers bulky goods recycling for major appliances, clean fill/dirt, scrap metal, concrete, porcelain toilets and sinks, and foam carpet pad. There is a waste oil collection center for used motor oil. Yard materials and wood waste are collected and processed. Some of this material is sent off-site for composting. There is an on-site tire recycling and crumb rubber factory operated by Bay Area Tire Recycling. A 100-ton per day mini-MRF facility is on-site for processing dry, mixed roll-off and self-haul loads to recover wood, metal, and cardboard.

**TYPE OF MATERIALS ACCEPTED FOR DIVERSION FROM LANDFILL/
TRANSFORMATION:**

Cardboard	Wood/tree trunks/logs	Appliances
Newspaper	Clean fill/dirt	Concrete
Mixed paper	Porcelain toilets and sinks	Tires
Glass	Metal cans and scrap metal	Foam carpet pad and carpet
Plastics	Yard materials	Used motor oil

LAND USE DESIGNATION:

The facility is zoned I2 General Industrial.

LAND USE PERMIT STATUS:

The facility is currently operating under Conditional Use Permit #CU-96-1 Modified.

FACILITY SIZE: (per Land Use Permit)

The facility is 53 acres.

MAXIMUM CAPACITY OF FACILITY: (per Land Use Permit)

The maximum capacity at the facility is not to exceed 5,600 tons per day, based on the 1998 permit.

DIVERSION RATE:

Davis St. Transfer Station diverted 219,326 tons of recyclables in 1998 which represents 23 percent of all materials received at the transfer station.

PARTICIPATING JURISDICTIONS:

Jurisdictions in northern/central Alameda County and in central Contra Costa County

SECTION II. EXISTING NON-DISPOSAL FACILITIES WITHIN THE CITY OF SAN LEANDRO USED TO IMPLEMENT SRRE PROGRAMS
(continued)

This facility does not have a solid waste facility permit.

FACILITY NAME, TYPE AND ADDRESS:

San Leandro Recycling, Inc.
610 Aladdin Ave.
San Leandro, CA 94577

San Leandro Recycling, Inc. operates a processing facility for various recyclables collected from local businesses and curbside programs. There is also a buy-back program for cardboard. This facility was constructed in 1998 and became operational in November of 1998.

TYPE OF MATERIALS ACCEPTED FOR DIVERSION FROM LANDFILL/ TRANSFORMATION:

Glass, metal, narrow-neck plastics, cardboard, newspapers, mixed paper (includes magazines, junk mail, paperboard boxes, computer paper, catalogs, paper bags, telephone books, etc.), used motor oil

LAND USE DESIGNATION:

IG - Industrial General

LAND USE PERMIT STATUS:

Conditional Use Permits:

- CU-95-10
- CU-96-18
- CU-97-7

FACILITY SIZE: (per Land Use Permit)

2.82 acres

MAXIMUM CAPACITY OF FACILITY: (per Land Use Permit)

A maximum capacity is not specified in the land use permit.

PARTICIPATING JURISDICTIONS:

San Leandro, Alameda, Castro Valley, Hayward

021A

SOLID WASTE FACILITY PERMIT

Facility Number:
01-AA-0290

1. Name and Street Address of Facility:
Alameda County Industries
Transfer/Processing Facility
610 Aladdin Avenue
San Leandro, CA 95477-4302

2. Name and Mailing Address of Operator:
Alameda County Industries, LLC
610 Aladdin Avenue
San Leandro, CA 95477-4302

3. Name and Mailing Address of Owner:
Alameda County Industries, LLC
610 Aladdin Avenue
San Leandro, CA 95477-4302

4. Specifications:

- a. Permitted Operations:**
- Solid Waste Disposal Site
 - Transfer/Processing Facility
 - Composting Facility
 - Transformation Facility
 - Other: Material Recovery Facility

b. Permitted Hours of Operation:
Closed: Sundays, New Year's, Thanksgiving and Christmas

Direct Transfer Facility - Receipt and Transfer of Materials/Wastes: 5:00 a.m. to 6:00 p.m., Monday to Friday, inbound and outbound MSW up to 2:00 a.m. in order to transfer within 8 hrs. of receipt

Material Recovery Facility:

- a. Receipt and Transfer of Materials: 5:00 a.m. to 6:00 p.m., Monday to Friday with occasional overtime work on weekends (Saturdays, 5:00 a.m. to 6:00 p.m.)
- b. Processing of Materials: 5:00 a.m. to 10:00 p.m., Monday to Saturday

Office Hours: 8:00 a.m. to 5:00 p.m., Monday to Friday
Maintenance of Equipment: 24 Hours

c. Permitted Maximum Tonnage: Total: 412 Tons per Day (280 tpd maximum from the Transfer Facility)

d. Permitted Traffic Volume: 193 Vehicles per Day - round trips

e. Key Design Parameters (Detailed parameters are shown on site plans bearing EA and CalRecycle validations):

	Total	Disposal	Transfer/Processing/ MRF	Composting	Transformation
Permitted Area (in acres)	2.17 acres		2.17 acres		
Design Capacity (cu. yds)	802 tpd				
Max. Elevation (Ft. MSL)					
Max. Depth (Ft. MSL)					
Estimated Closure Year					

Upon a significant change in design or operation from that described herein, this permit is subject to revocation or suspension. The attached permit findings and conditions are integral parts of this permit and supersede the conditions of any previously issued solid waste facility permit.

5. Approval:


 Approving Officer Signature:
 Ariu Levi, Director of Environmental Health

6. Enforcement Agency Name and Address:

Alameda County Department of Environmental Health
 Office of Solid/Medical Waste Management
 1131 Harbor Bay Parkway
 Alameda, CA 94502

7. Date Received by CalRecycle: NOV 28 2011

8. CalRecycle Concurrence Date: DEC 27 2011

9. Permit Issued Date:
JAN 03 2012

10. Permit Review Due Date:
JAN 03 2017

11. Owner/Operator Transfer Date:

SOLID WASTE FACILITY PERMIT

Facility Number:

01-AA-0290

12. Legal Description of Facility:

The legal description of this facility is contained in pages 5-7 of the Transfer/Processing Report dated May 2011, Revised October 2011. 37°42'37.07" N, 122°09'05.06" W. APN 77B-800-15.

13. Findings:

- a. This permit is consistent with the Alameda County Waste Management Authority Plan, which was approved by CalRecycle on April 24, 1996. The location of the facility is identified in the Nondisposal Facility Element, pursuant to Public Resources Code (PRC), Section 50001(a).
- b. This permit is consistent with the standards adopted by CalRecycle, pursuant to PRC 44010.
- c. The design and operation of the facility is consistent with the State Minimum Standards for Solid Waste Handling and Disposal as determined by the enforcement agency, pursuant to PRC 44009.
- d. The City of San Leandro Fire Department has determined that the facility is in conformance with applicable fire standards, pursuant to PRC, 44151.
- e. A Negative Declaration was filed with the State Clearinghouse (SCH #2007-012055) and approved by the City of San Leandro on February 15, 2007. The Negative Declaration describes and supports the design and operation, which will be authorized by the issuance of this permit. A Notice of Determination was filed with the State Clearinghouse on February 23, 2007.

14. Prohibitions:

The permittee is prohibited from accepting the following wastes:

Hazardous, radioactive, medical (as defined in Chapter 6.1, Division 20 of the Health and Safety Code), liquid, designated, or other wastes requiring special treatment or handling, except as identified in the Report of Facility Information and approved amendments thereto and as approved by the enforcement agency and other federal, state, and local agencies.

15. The following documents describe and/or restrict the operation of this facility:

	Date		Date
Transfer/Processing Report	May 2011 Revised Oct 2011	Land Use and/or Conditional Use Permit CU-95-10 CU-96-18 CU-97-7 PLN2001-00049 PLN2006-00061 Minor modification to CUP PLN2006-00061 Notice of Exemption Clarification of 11/16/10 approval	Aug. 17, 1995 Oct. 17, 1996 July 7, 1997 Aug. 2, 2001 Feb. 15, 2007 Nov. 16, 2010 Jan. 4, 2011 Sept. 26, 2011
NPDES WQID No. 2011015900	June 29, 2000	Negative Declaration (SCH # 2007-012055)	Feb. 15, 2007

SOLID WASTE FACILITY PERMIT

Facility Number:

01-AA-0290

16. Self Monitoring:

The owner/operator shall submit the results of all self monitoring programs to the Enforcement Agency within 30 days of the end of the reporting period (for example, 1st quarter = January - March, the report is due by April 30, etc. Information required on an annual basis shall be submitted with the 4th quarter monitoring report, unless otherwise stated.)

Program	Reporting Frequency
a. The types and quantities (in tons) of waste, including separated or commingled recyclables, entering the facility per day.	Monthly
b. The number and types of vehicles using the facility per day.	Monthly
c. Results of the hazardous waste load checking program, including the quantities and types of hazardous wastes, medical wastes or otherwise prohibited wastes found in the waste stream and the disposition of these materials.	Record in Operating Records
d. Copies of all written complaints regarding this facility and the operator's actions taken to resolve these complaints.	Notify LEA within 24 hrs. Written Report Quarterly
e. Log of Special Occurrences, which includes records of fires, explosion, injury and property damage accidents, flooding, incidence of unlawful disposal of prohibited material and other unusual events, such as facility closure with brief description of the response to and resolution of occurrence. Include visits by regulatory agencies.	Daily (Maintain log availability for LEA Inspection)
f. The type and quantities (in tons) of material, including waste, recovered recyclables, etc. that are transferred from the facility per day.	Monthly
g. Documentation for all self-monitoring programs that are described in the facility Transfer and Processing Report.	Provide upon request by the LEA
h. Maintain a log of training for employees that need special training e.g. asbestos, hazardous material and biohazardous material handling.	Record in Operating Records Provide upon request by the LEA

SOLID WASTE FACILITY PERMIT

Facility Number:

01-AA-0290

17. Enforcement Agency (EA) Conditions:

- a. The operator shall comply with all State Minimum Standards for solid waste handling and disposal as specified in Title 14, California Code of Regulations.
- b. The operator shall maintain a log of special/unusual occurrences. This log shall include, but is not limited to, fires, explosions, the discharge and disposition of hazardous or unpermitted wastes, and significant injuries, accidents or property damage. Each log entry shall be accompanied by a summary of any actions taken by the operator to mitigate the occurrence. The log shall be available to site personnel and the Local Enforcement Agency (LEA) at all times.
- c. Additional information concerning the design and operation of the facility shall be furnished upon request and within the time frame specified by the LEA.
- d. The maximum permitted daily tonnage for this facility is 412 tons per day total, with no more than 200 tons per day at the Transfer Facility and shall not receive more than this amount without a revision of this permit.
- e. This permit is subject to review by the EA and may be suspended, revoked, or revised at any time for sufficient cause.
- f. The LEA reserves the right to suspend or modify waste receiving and handling operations when deemed necessary due to an emergency, a potential health hazard, or the creation of a public nuisance.
- g. Any change that would cause the design or operation of the facility not to conform to the terms and conditions of this permit is prohibited. Such a change may be considered a significant change, requiring a permit revision. In no case shall the operator implement any change without first submitting a written notice of the proposed change, in the form of an RFI amendment, to the LEA at least 180 days in advance of the change.
- h. A copy of this permit and the Transfer Processing Report shall be maintained at the facility.
- i. Records of employee training for health and safety, operation and maintenance of the site shall be maintained on-site and be available for inspection to the LEA.
- j. Stored recyclables shall neither interfere with facility operations nor cause a public health nuisance. The LEA reserves the authority to reduce the maximum storage time of recyclables as necessary to protect public health and minimize odors, litter, vectors and other nuisances.
- k. All boxes, bins, loading docks, tipping floors or other waste containers including waste transport vehicles shall be cleaned on a regular schedule to prevent a public health hazard or nuisance caused by litter, odors or vectors.
- l. Municipal solid waste, including green waste commingled with food waste material awaiting transfer shall not be stored on site for longer than 48 hours and shall be transported to a facility in compliance with Title 14 and/or Title 27.
- m. Prohibited waste that is inadvertently received at the facility shall be managed in accordance with procedures that are outlined in the Transfer/Processing Report and in compliance with all applicable laws and regulations.
- n. The maximum permitted vehicle trips per day for this facility is 193, and shall not exceed this amount without a revision of this permit.
- o. Municipal solid wastes or recyclable materials that are inadvertently dropped onto the loading dock during the truck-to-truck transfer of waste material must be cleaned up immediately.
- p. The LEA reserves the right to implement mitigation measures to minimize noise and other nuisances from the operation of equipment or processing of materials/wastes at the site as necessary to protect public health, safety or the environment.