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## REQUEST FOR INFORMATION

### REGARDING THE COUNTY OF SONOMA'S POTENTIAL DIVESTITURE OF SOME OR ALL OF THE CENTRAL LANDFILL AND ANNAPOLIS, CENTRAL, GUERNEVILLE, HEALDSBURG AND SONOMA TRANSFER STATIONS

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The County of Sonoma ("County") is seeking information to assist it in the assessment, investigation, development and potential implementation of a plan to sell, lease on a long-term basis, or similar structures (collectively referred to as "divestiture") some or all of its existing landfill and transfer station assets.

This Request for Information ("RFI") is issued solely to obtain information to assist the County on an administrative level in the definition and development of potential divestiture scenarios. It does not constitute a Request for Qualifications ("RFQ"), a Request for Proposals ("RFP"), or an offer or other solicitation document. This RFI does not commit the County to (i) initiate or implement any solicitation process; (ii) lease, sell or divest any asset; or (iii) contract for any supply or service. The County will not pay for any information or administrative or other costs incurred in response to this RFI. Responses to this RFI are due by noon, Pacific Standard Time, on August 24, 2007.

The County is looking for a free exchange of ideas on important considerations it should evaluate in making a decision to divest a landfill and five transfer stations, including optimal methods and processes to divest such assets.

**While this is an opportunity to help shape the County's assessment of a divestiture alternative and process, the failure by interested parties to respond to this RFI will not disqualify such party from proceeding in any divestiture process or other solicitation. Those parties that do respond will not be bound by their responses.**

#### 1. BACKGROUND

A general summary of the physical facilities (collectively referred to as "Assets" or "the Assets") that the County is contemplating divesting is attached to this RFI as Exhibit A. The County suggests that you read Exhibit A prior to responding to this RFI. In April of 2006, the County Board of Supervisors directed staff to begin exploring the process of landfill divestiture with the goal to provide for environmentally sound landfill management practices, high quality solid waste services for the County's residents, and cost-effective solid waste services for generations to come. Should the County elect to move forward with a divestiture or other solicitation, the method utilized to solicit proposals and select preferred partners will be a critical element of the County's divestiture process. A sound framework for divestiture will enable the County to meet its objectives and provide stable, predictable solid waste services for its residents over the next several years.

Should the County elect to move forward with a divestiture or other solicitation, the County will place great importance on developing an efficient, effective, and transparent divestiture process. As a divestiture process progresses, the County anticipates that it will engage the market to

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solicit feedback on its current approach and identify opportunities for improvement--building on the lessons learned from what has proved successful in public, private partnership transactions in the United States and around the world.

By responding to this RFI, you can provide valuable input and help shape the framework for competition in a potential divestiture of the County's Central Landfill and its transfer stations.

The County is considering divestiture of all of its current facilities--the Central Landfill; the Annapolis Transfer Station; the Central Transfer Station; the Guerneville Transfer Station; the Healdsburg Transfer Station; and the Sonoma Transfer Station. All the transfer stations are adjacent to former landfills; however, it is currently the intent of the County that only the portions of the sites being actively used for transfer stations would be offered for divestiture. In addition to Exhibit A, respondents are urged to read a more extensive report on the County's solid waste system prepared by Brown, Vence & Associates, which can be found at [http://www.sonoma-county.org/pw/pdf/solid\\_waste\\_jan06.pdf](http://www.sonoma-county.org/pw/pdf/solid_waste_jan06.pdf).

Sonoma County is located in the San Francisco Bay Area and its county seat is approximately 35 miles north of the City and County of San Francisco. The County currently has a population of 468,000 and has a projected population growth to 540,000 by 2015. There are nine cities within the County and seventeen unincorporated areas. Eight of the cities and all of the unincorporated areas participate in a County-wide solid waste system. The County has one active landfill, the Central Landfill. The Central Landfill has an energy plant that sells energy to the Power and Water Resources Pooling Authority. This contract currently produces net revenue of \$2,000,000 per year. Due to environmental, geographic, and regulatory conditions, locating a new landfill in the County would be challenging and would require significant investment and time. The County has an excellent transportation system that serves the Assets. The major highways are Highway 101, Highway 12 and Highway 116.

The system processes approximately 350,000 total annual tons of waste, as measured in fiscal year 2006/2007. Brown, Vence & Associates, in its report, projected the waste stream will grow at a rate of approximately 1% per year. The system includes five strategically located transfer stations that serve population concentrations within the County. These are the only permitted transfer stations in the County and siting and permitting new transfer stations is likely to be challenging and would require significant investment and time. One transfer station, the Annapolis Transfer Station, is located in the remote northwest part of the County. This transfer station serves not only Sonoma County residents, but also some Mendocino County residents.

There is only one nearby competing landfill in the region, the Redwood Landfill in Marin County. For the same reasons described above that limit the likelihood of siting new solid waste facilities in Sonoma County, it is unlikely that new landfills will developed nearby. No new landfills have been sited in Sonoma County since the early 1970's.

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## 2. POTENTIAL DIVESTITURE PROCESS OVERVIEW

Should the County elect to move forward with a divestiture or other solicitation, the County anticipates a competition consisting of the key milestones set forth in this chart:

<b><u>Milestone</u></b>	<b><u>Due Dates or Approximate Time Allocated</u></b>
Release Request for Information	July 27, 2007
County receives responses to Request for Information	12:00 Noon on August 24, 2007
County evaluates responses to Request for Information	August 24, 2007 through September 2007
County Issues a Request for Qualifications	Summer/Fall 2007
Proposers submit qualifications	Fall 2007
County evaluations responses to Request for Qualifications and creates a short list or pre-qualified list of Proposers	Fall/Winter 2007
County Issues a Request for Proposals to short-listed or pre-qualified Proposers	Winter 2008
Proposers perform due diligence and prepare proposals	Winter 2008
County Conducts One-on-One Meetings with Proposer(s)	Winter/Spring 2008
Proposers submit Proposals and Sonoma County Board of Supervisors receives proposals	Spring 2008

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County Evaluates Proposals	Spring 2008
County selects apparent Preferred Proposer	Spring 2008
County Negotiates with Preferred Proposer	Summer 2008
Sonoma County Board of Supervisors approves divestiture agreement	Summer 2008
Divestiture Closes	Summer/Fall 2008

The foregoing schedule may be modified at any time for any reason by the County and the foregoing will not commit the County to: (i) initiate or implement any solicitation process; (ii) divest any asset; or, (iii) contract for any supply or service.

The County has not determined whether the divestiture process or agreement is subject to the California Environmental Quality Act ("CEQA") and, if it is, the appropriate level of CEQA documentation. The County intends to conduct a preliminary CEQA review in conjunction with any divestiture process. If appropriate, based on the results of that review, the County will add the CEQA clearance process to any schedule or milestone chart associated with a potential divestiture.

### **3. PROCESS INFORMATION REQUESTED**

The County is interested in your views in respect to a potential divestiture process and anticipated outcome of the divestiture process. In responding to this RFI, the County asks respondents to submit their perspectives on as many of the following issues as possible. Please number the answers to match the question numbers below.

#### **3.A Divestiture Process Timing**

The County's current aim is to provide for an aggressive divestiture schedule consistent with giving respondents enough time to assess the business proposition, undertake appropriate due diligence and develop high quality submittals that provide maximum value to the County and otherwise achieve the County's goals.

**3.A.1** In a divestiture process, how much time do you think the County should allow for each stage of the divestiture process identified in Section 2 above?

**3.A.2** In particular, how much time do you need to respond to an RFQ? What factors/characteristics of the RFQ stage dictate the amount of time needed and how predictable are these factors?

**3.A.3** How much time do you need to respond to an RFP? What factors/characteristics of the RFP stage dictate the amount of time needed and how predictable are these factors?

**3.A.4** What documents or other items do you need to review in order to prepare a response to an RFP? How long will it take you to review these documents or other items?

## **B. Short-Listing and Pre-Qualification**

Short-listing is intended to mean a process based on the evaluation of RFQ submittals which would result in a maximum of 3-6 qualified teams being eligible to receive an RFP and continue with a solicitation process. This is distinguished from a pre-qualification process, which evaluates RFQ submittals and pre-qualifies all teams that meet a threshold for qualification. A pre-qualification process can result, theoretically, in an indefinite number of proposers eligible to receive an RFP and continue with a solicitation process.

In general, the County believes that the short-listing process ensures participation by qualified teams optimizes competition and allows for one-on-one meetings in a manageable manner.

**3.B.1** Do you support short-listing as opposed to pre-qualification? Why or why not?

**3.B.2** From the perspective of a proposer investing significant effort to prepare a proposal, what is your view of the optimal number of teams you believe should be short-listed?

**3.B.3** What do you believe to be the most appropriate criteria for creating a short-list at the RFQ stage?

## **C. Industry Review Process; One-On-One Meetings With Short-Listed Proposers**

The County sees value in an industry review process with short-listed proposers, including one-on-one meetings with individual proposers during the period prior to proposal submission. The intention of these meetings would be to enable a frank exchange of information, ideas and concerns. As part of these meetings, the County may issue draft RFP solicitation documents, including contract documents and solicit proposer input, comments and feedback. Proposers would be afforded an opportunity to provide their individual input into the documents. To encourage such exchanges, the County will use appropriate safeguards during these meetings, including developing procedures to assure that each proposer receives equitable access to and information from County personnel.

**3.C.1** Do you support one-on-one meetings (after short-listing) for review and comment on draft procurement and contract-related documents? Why or why not?

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**3.C.2** For this divestiture, how much time do you believe should be spent on this activity (that is, how long should each session of one-on-one meetings be, and how many rounds of meetings would you view as beneficial)?

**3.C.3** What subjects should be covered in one-on-one meetings?

**3.C.4** How can one-on-one meetings be organized to provide value to you, the proposer?

#### **D. County's Provision of Data**

In order to ascertain project feasibility and to streamline a potential divestiture process, the County has engaged consultants to advise the County. Such consultants may perform work for the County, some of which may be provided to proposers so that each proposer is not required to duplicate these efforts.

**3.D.1** From a proposer's perspective, if the County undertakes any due diligence activities, what activities would be most beneficial to the proposer?

**3.D.2** What are the information and data areas that may be most valuable in assessing the Assets and the proposer's interest in any potential divestiture?

**3.D.3** The County is considering creating an electronic data room. Please specifically identify the type of information that you would expect to find in the data room in order to undertake your investigation of the Assets.

### **4. SUBSTANTIVE INFORMATION REQUESTED**

#### **A. Nature of Your Interest**

In order to assist the County in evaluating your responses and further defining whether or not it will further consider divesting some or all of the Assets, please answer the following questions.

While this information will assist the County in evaluating a divestment option, the divestiture agreement will not authorize a specific management plan, nor will it include any new or changed permits or approvals for operation, nor will it authorize any physical or operational changes to current operations which might result in physical impacts to the environment. A future management plan for the Assets will be subject to all existing permits, law and regulations, and any future permits, authorizations and environmental clearances obtained by the new owner.

**4.A.1** Briefly describe your experience owning or operating landfills in California.

**4.A.2** Briefly describe your experience owning or operating transfer stations in California.

**4.A.3** Briefly describe your recent, relevant experience in respect to purchasing or leasing a landfill or transfer station.

**4.A.4** List every Asset that you are interested in acquiring. Under what scenarios would certain Assets be desirable or not desirable? Would it impact your interest in a potential divestiture if the County required that a successful proposer acquire all of the Assets?

**4.A.5** The Central Landfill is currently not accepting waste for ultimate disposal. It is currently being operated as a transfer station. How important to your assessment of the Assets is the current operating status of the Central Landfill?

**4.A.6** What is your expectation with respect to a waste stream commitment from the County and/or any of the cities within the County in connection with or as a condition to your proposing to acquire the Assets? (Please note that distribution of waste for each jurisdiction is set out in the Brown, Vence & Associates report, which can be found at [http://www.sonoma-county.org/pw/pdf/solid\\_waste\\_jan06.pdf](http://www.sonoma-county.org/pw/pdf/solid_waste_jan06.pdf).)

**4.A.7** How would your interest or response to a divestiture solicitation change if the only committed waste stream for the Assets was the County-controlled waste stream? Conversely, what if there was no commitment of waste from the County-controlled waste stream?

**4.A.8** How would your interest in the Assets or response to a divestiture solicitation change if the Central Landfill was limited to accepting waste generated by jurisdictions within the geographical boundary of the County of Sonoma? Conversely, how would your interest in the Assets or response to a divestiture solicitation change if the Central Landfill was allowed to accept waste generated by jurisdictions within the geographical boundary of the County of Sonoma?

**4.A.9** What is your expectation with respect to the East Canyon Expansion of the Central Landfill (potentially adding up to 14 years of capacity at current County waste stream flow)? Is it important/critical to your consideration of the Assets that it be fully permitted? What might be the impact to your proposal if the permit process has not been commenced? How would having permits for the East Canyon Expansion impact your valuation of the Assets? How long do you expect the East Canyon Expansion permitting process to take if you were to manage the process? As noted in introductory paragraphs of Section 4A, any change in landfill capacity would be subject to the entitlement and permit process, including CEQA clearance and all other regulatory agency approvals necessary to expand and operate a landfill.

**4.A.10** What is your expectation with respect to the West Canyon Expansion of the Central Landfill (potentially adding up to 25 years of capacity at current County waste stream flow)? Is it important/critical to your consideration of the Assets that it be fully permitted? How would having permits for the West Canyon Expansion impact your valuation of the Assets? How long do you expect it would take to permit the West

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Canyon Expansion if you were to manage the process? What might be the impact to your proposal if (i) the permit process has been commenced but permits have not yet been obtained and (ii) the permit process has not been commenced? What role should the County play in connection with any potential West Canyon Expansion of the Central Landfill? As noted in introductory paragraphs of Section 4A, any change in landfill capacity would be subject to the entitlement and permit process, including CEQA clearance and all other regulatory agency approvals necessary to expand and operate a landfill.

**4.A.11** What valuation methodologies do you use in assessing opportunities such as the potential acquisition of the Assets? What are some of the metrics you use for those valuations?

**4.A.12** If you were to bid on the Assets, what do you envision as significant contingencies, if any, to your obligation to close a transaction?

**4.A.13** How much control should the County retain with respect to the setting of tipping fees? What controls would you expect in setting tip fees?

## **5. CONFIDENTIALITY/PUBLIC RECORDS ACT**

All written correspondence, exhibits, photographs, reports, other printed material, tapes, electronic disks, and other graphic and visual aids submitted to the County in response to this RFI are, upon their receipt by the County, the property of the County, will not be returned to the submitting parties, and may eventually be subject to disclosure pursuant to the California Public Records Act (California Government Code Section 6250 et seq., the "Act"); provided, however, that subject to the Act and to the extent permitted by applicable law, the County intends to treat any responses or portions thereof submitted on a confidential basis and received pursuant to this RFI as confidential. Proposer should familiarize themselves with the provisions of the Act. In no event will the County of Sonoma or any of their agents, representatives, consultants, directors, officers or employees be liable to a responder for the disclosure of all or a portion of the information submitted in response to this RFI.

## **6. COUNTY CONTACT**

All inquires regarding this RFI or the Assets must be submitted in writing and should be directed to the County's contact identified in Section 7 of this RFI. **Do not directly contact members of the Sonoma County Board of Supervisors, department heads or other County staff members. Individuals or organizations that do so may be disqualified from further participation in the process.**

## **7. GENERAL INFORMATION**

RFI Issuance Date: July 27, 2007

RFI Return Date: Noon on August 24, 2007

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The County reserves the right to modify the above anticipated schedule milestones at any time and for any reason.

At its option, the County may also elect to follow-up directly with respondent with more detailed questions or to clarify submissions.

County Contact:

Sonoma County Department of Transportation and Public Works  
Attn: Susan Klassen, Deputy Director  
2300 County Center Drive, Ste. B100  
Santa Rosa, CA 95403  
Phone: (707) 565-2440  
Fax: (707) 565-3750  
Email: [sklassen@sonoma-county.org](mailto:sklassen@sonoma-county.org)

Please submit ten (10) hard copies of your responses to this RFI to Susan Klassen at the address listed above, as well as an electronic copy of your responses to Susan Klassen at the E-mail address referenced above.

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## **EXHIBIT A SUMMARY OF PHYSICAL FACILITIES**

*The following description of the Assets is subject to and limited in its entirety by the more detailed information contained in the report prepared by Brown, Vence & Associates, which can be found at [http://www.sonoma-county.org/pw/pdf/solid\\_waste\\_jan06.pdf](http://www.sonoma-county.org/pw/pdf/solid_waste_jan06.pdf). The description and the above-described report are intended as a general overview of the Assets for purposes of assisting parties in responding to this RFI and for no other purpose. The County makes no representations or warranties concerning the accuracy, completeness, utility and reliability of the below description and the referenced report and disclaims all such representations and warranties in their entirety. Use of any such information will be at the sole risk of the recipient thereof.*

*Central Landfill, Transfer Station, and Hammel Road Buffer Property SWIS # 49-AA-0001*

**LOCATION:** The Central Landfill and Transfer Station (Central Site) is located at 500 Mecham Road in Petaluma, California, less than 4 miles southwest of the city of Cotati in an unincorporated area of Sonoma County.

**DESCRIPTION:** The Central Site is a Class III landfill with a Class III solid waste large volume transfer station. The Central Landfill is permitted for a peak daily load of 2,500 tons per day (tpd) and the transfer station is permitted for 1,050 tpd. In addition to the landfill and transfer station, there is a recycle/reuse facility, a household toxics hazardous waste facility, a composting facility, an office building and a metal recycling operation.

**LAND USE:** The Central Site is designated Public/Quasi-Public in the Land Use Element of the County General Plan. The site is surrounded by land designated in the County General Plan as "Land Extensive Agriculture." The surrounding land use is grazing. The site is zoned Exclusive Agriculture (AE). The site has been found to be consistent with the General Plan and the County Solid Waste Management Plan.

**LANDFILL:** There are two distinct landfills on the 399-acre Central Landfill property, Landfill 1 and Landfill 2. IWMB issued a letter on July 23, 2007, asking the County to begin closure activities at Central. In its July 23, 2007 letter, IWMB stated that it is willing to reconsider its position. The County is working with IWMB on this issue. Additionally, there is a west canyon on the property which is anticipated for future expansion.

**Landfill Capacity:** The total area permitted for refuse disposal in both Landfill units 1 and 2 is approximately 170-acres. The two landfills have a combined design capacity of 32,650,000 cubic yards. Landfill 1 has a permitted airspace of 25,650,000 cubic yards with roughly 4,086,000 cubic yards of remaining air space, this air space exists in two areas, one on the west side of Landfill 1, which requires liner placement, commonly referred to as the Rock Extraction Area and the other on the northerly section of Landfill 1 which is occupied currently by the composting operation. Landfill 2, Phases 1-5 have a permitted airspace of 7,000,000 cubic yards leaving approximately 5,062,000 cubic yards of remaining airspace. Therefore, the

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total remaining airspace for the two permitted areas is approximately 9,000,000 cubic yards. Only Phases 1 and 2 of liner system are constructed.

Landfill 1 Unit: Landfill 1 covers an area of roughly 130-acres and consists of an upper and lower unit. The upper unit of Landfill 1 was constructed in 1971 and is now the site of the composting operations. The compost operation occupies approximately 25 acres. The operation receives and processes yard waste and wood waste generated in the County. The facility is operated by the Sonoma County Waste Management Agency (Agency) a joint powers authority consisting of the County and all of the cities within Sonoma County. The County leases the property to the Agency as part of a three party lease agreement between the County, the Agency and Sonoma Compost Company, the operator of the facility. The existing lease/operation agreement expires in 2010. The lower unit was constructed as a vertical expansion in 1988 and was designed with a clay-lined dendritic leachate collection and removal system. The entire Landfill 1 unit is classified as unlined by current standards (Subtitle D).

Landfill 2 Unit (East Canyon): Landfill 2 is approximately 42-acres. To comply with Subtitle D regulations (Title 40, CFR, Parts 257 & 258), the County proposed an Engineered Alternative Design for the liner system for the Landfill 2 unit. In August 2000, the RWQCB, Region 1, issued Waste Discharge Requirements (WDRs) to construct the Engineered Alternative Design. Construction of Phases 1 & 2 began in 2001. The County began placing refuse in Landfill 2 in August 2002. In May 2004, the County discovered constituents of concern in the underdrain under Landfill 2. In response to the event, the RWQCB adopted new WDRs which require a revised liner design before construction of Phases 3, 4 and 5 can take place. In October, 2005, the County suspended fill operations in Phases 1 and 2 of Landfill 2 with approximately 366,327-cubic-yards of constructed airspace remaining.

West Canyon Expansion Area: The West Expansion Area (WEA) would encompass an area of approximately 115-acres with a 55-acre floor area and 60-acre landfill cut slope area. The expansion into this area would involve the excavation of approximately 19-million-cubic-yards of native soils and potentially marketable rock and would result in approximately 25-million-cubic-yards of refuse capacity.

The only activity toward pursuing disposal permitting for the WEA has been preliminary feasibility and siting studies. There has been no environmental analysis or permit application work. The geotechnical analyses that have been completed for the WEA demonstrate that the conceptual design grades are adequately stable under both static and earthquake loading conditions and that it is feasible to meet landfill siting criteria.

Electricity Generating Plant: The electricity generating plant (CoGen) is powered by methane gas that is a natural by-product of decomposing garbage (see Gas Field and Landfill Gas Collection System below). The CoGen currently generates net annual revenue of approximately 2,000,000 dollars. The CoGen can produce up to 7.5-megawatts (MW) of electrical energy from 10 lean-burn, 1138 horsepower, internal combustion engine/generator sets. The engines/generator sets were installed in three distinct phases: Phase I, installed in 1993, produced 3 MW of electricity; Phase II, constructed in 1996, added 3 MW; and Phase III, installed in 2004, brought another 1.5 MW on-line. Phases I and II engine/generator sets are

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housed in two separate but adjacent buildings, each housing four engines apiece. Phase III was installed as complete packages with the engine/generator sets, cooling systems, filters and silencers all housed in two separate cargo type containers. The electrical generation plant and flare are managed and maintained by an outside contractor under contract with the County. The majority of the energy is sold to the Power and Water Resources Pooling Authority (PWRPA), under the terms of a 10-year agreement which began January 2006.

Gas Field and Landfill Gas Collection System: LFG produced by the Central Landfill is captured by an extensive series of horizontal and vertical collection wells. Excess LFG is controlled by combustion in a ground flare. Construction of a compressed natural gas (CNG) fueling station was initiated in early December 2006. Upon completion in July 2007, the station will be used to fuel County-owned transit vehicles. About 2,800-standard-cubic-foot-per-minute (scfm) of LFG is currently being collected from the disposal site. Landfill 1 currently contains 123 active vertical and 6 active horizontal gas extraction wells. Landfill 2 currently contains 7 active vertical and 14 active horizontal gas extraction wells.

Leachate Control Facilities: Leachate is actively pumped out of the landfill using pneumatic pumps lowered into the gas extraction wells. Once out of the landfill, the leachate is transferred through a comprehensive piping system and collected in two Class II surface impoundments--Leachate Pond 1 (LP-1) and Leachate Pond 2 (LP-2). Both ponds are double lined with High Density Polyethylene (HDPE) geosynthetic liner material.

LP1 was originally constructed in 1988 as a soil based liner system and later retrofitted in 2001 with an upper double synthetic liner system. At that time (1999) a steel superstructure roof, measuring roughly 140-feet by 300-feet, was installed over the pond to prevent rainwater from adding to the leachate volume. After completion of the retrofit, LP1 had a total design capacity of 1.8 million gallons and covered one acre.

LP2 was constructed in 1995 using a geosynthetic base liner system, constructed from 60-mil HDPE-textured geomembrane material. LP2 has a total design capacity of 2.9 million gallons.

Both the leachate and LFG infrastructure are maintained by an outside contractor under contract with the County.

OPERATIONS AREA: The Central Site's operational improvements were phased into service beginning with the new transfer building that was opened to the public in March 2002. In addition to a transfer station building, the operations area includes a recycling area, a material reuse facility and the household hazardous waste facility. Those facilities are described in greater detail below.

Transfer Station Building: The transfer station building at the Central Site (Building I) has a total floor space of 43,100-sq.-ft., plus a 1,000-sq.-ft.maintenance shop. The tipping floor is constructed with steel reinforced concrete, 9-inches thick, with #5 rebar @ 18-inches o.c. each direction. Push walls at the east and south elevations of the building are 10-foot-high steel reinforced concrete walls sitting on 10-foot-wide thickened slab footings. There is a temporary push wall along the west elevation of the building to accommodate expansion at some future

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date. The exterior of the building is covered with a pre-finished metal covering. There are two loading bays that use a hopper system for loading refuse. Transfer vehicles pull beneath the hoppers and refuse is pushed into the trailers from above. The building is equipped with a wet fire suppression system consisting of a grid work of Model A, heat-activated sprinklers, based on a design plan density of 0.20 gpm/ft<sup>2</sup>. The building is also equipped with an overhead water misting system for dust suppression.

A 6000-gallon gasoline/diesel tank is bolted to a 600-square-foot concrete pad, located directly across from the public tipping facility. White goods, such as refrigerators and washing machines (appliances with motors that contain oil sumps), are temporarily stored on a concrete pad constructed across from the transfer building.

Recycling Area: The recycling operation consists of a "Z-wall" configuration drop-off recycling area. At the Z-wall, material such as glass, cardboard, mixed paper, and metals are deposited into various pre-sorted roll-off bins. There is a cardboard bailer, also located at the Z-wall, to handle the large quantities of recyclable cardboard. There is a separate building for used motor oil and filters.

Reuse Area: The reuse area contains several buildings including a 4,200-sq.-ft. resale building, where reusable goods such as clothing, household furnishings, books and much more are evaluated and resold to the general public. There are two additional storage buildings for storing doors, windows, power equipment and other miscellaneous materials and wares. These buildings are 1,000 sq. ft. and 1,920 sq. ft. There is a separate manager's office building that is 240 sq. ft. and includes a 12-foot by 8-foot washroom with handicap access. In addition, there is a 50-sq.-ft. attendant's building. Both the Recycling Area and the Re-use Area are operated by a contractor working for the County.

Household Hazardous Waste Facility: The Household Hazardous Waste Facility (HHW) is located within the footprint of the operations area. The HHW is owned and operated by the Sonoma County Waste Management Agency (Agency), which is a joint powers authority of the County and each city within Sonoma County. The County leases the site to the Agency. The building's total floor area is approximately 3,400 sq. ft. and measures 80 feet across the front by 42 feet wide. This includes a 3,025-sq.-ft. screening and storage area, a 325-sq.-ft. lab with fume hood, and a 335-sq.-ft. office. The storage area is segregated into five storage cells with integrated sumps to prevent accidental spills and leaks from getting out of the contained storage areas. Each storage area is approximately 190 sq. ft. and measures 12-feet-wide by 16-feet-long. In addition, there is a 250-ft. fireproof mixing room with an explosion-rated door. At the entrance to the building is a 30-foot by 30-foot covered drive-through unloading area where customers' vehicles are unloaded by one of the site attendants. The fire suppression is a ceiling-mounted sprinkler-type system. The building design consists of a steel superstructure covered on all sides with a pre-finished metal skin. Unlike the other structures in the operations area, the HHW building is fully enclosed for security and environmental safety. Main access to the building is through two large metal roll-up doors, one at the north side of the building and one at the east side. For details relating to the operations of the HHW facility, please refer to the Sonoma County Household Toxics Facility Operations Plan, Revised June 2005.

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Scale House: The scale house was relocated to the operations improvements area as part of the overall improvements project. The scale house is surrounded on two sides by two inbound 40-foot aboveground scales and two outbound 40-foot inground scales.

Hours of Operation: The Central Transfer Site is open to the public between the hours of 7:00 a.m. and 4:00 p.m., seven days a week. The facility is closed for the following six holidays: New Year's Day, Easter, Labor Day, Independence Day, Thanksgiving, and Christmas. The operator has full and unimpaired access to the site from 6:00 a.m. to 6:30 p.m., seven days a week, 365 days per year.

ADMINISTRATION BUILDING: An Administration Building is located between the Landfill 2 area and the Operations area. The original design was constructed in 1985 and was approximately 1,300 sq. ft. The building was expanded in 1996 to a total gross square footage of approximately 3,485 sq. ft. There are six offices with doors, a large open space with cubicles, a library area, a conference room, a supply room, a utility room, a kitchen, a mudroom and two segregated bathrooms.

HEAVY FLEET MAINTENANCE BUILDING: Heavy equipment, used in landfill and transfer station operations, is maintained by County staff in a 1,600-sq.-ft. steel superstructure that measures 40-feet per side and is accessed through two large metal roll-up doors at the front. The building was constructed in 1999. There is a smaller 38-foot square shop with steel superstructure roof and two sides directly adjacent to fleet maintenance.

#### SITE UTILITIES:

Electricity: There are two distinct sources of electricity providers at the Central Site: The on-site electricity generating plant and PG&E.

Pacific Gas and Electric: PG&E is connected to the Central Site's electrical infrastructure and used as a back-up provider. PG&E's lines are brought in on poles and linked to the existing power grid. In the case of a failure of the generation plant, the site's power grid is automatically energized using a delayed power transfer switching system. PG&E also serves the southern portion of the site powering leachate collection and transport pumps and the Fleet Maintenance building. The Operations Area and the Administration Building are energized by the electrical generation plant.

Communications: All landline communications for the Central Site are routed through the County communication system in Santa Rosa. Landlines are used for telephone communications and to link leachate monitoring systems to security contractors. In addition, there is a T-1 data line linking the Central Site with the County communication system. The County is currently installing a fiber optic cable that will replace the T-1 line linking the Central Site with the County's communication system. The increased bandwidth will allow greater flexibility and density of data transference between the site and the downtown hub.

Water: Water is supplied by an off-site well located on a property at the northwest corner of Stony Point Road and Mecham Road. Water is pumped from the well through a 6-inch

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pipeline that runs along Mecham Road and to a series of three water tanks located at the Central Site. Two of the tanks are 100,000-gallon bolted steel tanks and there is one 50,000-gallon redwood tank. Tank 1, the 50,000-gallon redwood tank, was installed in the 1970's. Tanks 2 and 3 were installed in 1995 and 2000, respectively. The three tanks provide a combined volume of 250,000-gallons of potable water to the Central Site. The water is treated with chlorine and tested quarterly to ensure a potable water supply. Water from the tanks is used to supply water to the Administration Building, Transfer Building, Household Toxics Facility, Reuse Building and Manager's Office, the CoGen Plant, and the composting operation. In addition, water from the three storage tanks is used to charge the fire hydrant system. There are 11 standard-type fire hydrants and 13 wharf-type hydrants throughout the site.

Contact Water (Grey Water): Contact water, or grey water, is water that has come into contact with solid waste. The entire floor of the transfer building is graded toward the loading bays at the rear of the building. Contact water drains toward the rear of the building and is collected via a grate system located in the floor of the loading bays below. It is then transferred to two 10,000-gallon holding tanks located adjacent to the loading bays. The tanks are equipped with high-level alarms that sound when the level in the tanks reaches 2/3 capacity. The tanks are then evacuated by a licensed hauler and transported to the Santa Rosa wastewater treatment plant.

Septic System: The septic sump, tank and leach field for the Central Operations area is located in a grassy area north of the transfer building. Sewage from the operations area, including the electrical generation plant, is gravity fed to a 2,000-gallon septic tank where the solids are separated from the liquids. Liquids flow into a 1,500-gallon sump inside the tank and are pumped to the adjacent leach field.

There is a separate septic system for the Administration Building. Sewage from the administration building gravity flows to a 1,500-gallon septic tank located at the rear of the building, just behind the mudroom. Effluent from the tank gravity flows from the tank to a leach field located at the southwest corner of the building.

Roads: All roads, turnaround areas, and parking areas in the operations area, including the administration office and main driveway, are paved. Roads interior to the landfill that serve the compost area and maintenance operations are unpaved.

#### Hammel Road Buffer Property

In order to expand the capacity for solid waste disposal at the Central Disposal Site, the County actually filled .98 acres of seasonal wetlands and .08 acres of stream channel habitat. The County had planned to fill approximately 1.7 acres of seasonal wetlands and 0.1 acres of stream channel for both the East and West Canyon expansions. In order to mitigate these losses the County proposed, and created, 2.6 acres of new seasonal wetlands, plus 0.5 acres of red-legged frog (*Rana aurora aurora*) habitat and enhanced existing habitat values on the adjacent Hammel Road property. Although the West Canyon Expansion has not been built the mitigations to offset its construction are in place.

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The Hammel Property is immediately south of and adjacent to the landfill parcel, is a separate 37.7-acre parcel (APN 022-020-003) that had been used for grazing for many years and was purchased in 1993 by the County to provide a buffer zone between the landfill and neighbors to the south. A drainage that runs through the center of the property represents the headwater of an intermittent creek that is a tributary to Stemple Creek that joins the San Antonio Creek and eventually empties into the Pacific Ocean. The property is zoned Land Extensive Agriculture (LEA) B6 100-acre density/minimum.

The mitigation area consists of seven seasonal wetland features and three year round red-legged frog habitats. The Sonoma County Permit Resources and Management Department (PRMD) concluded in the fifth and final annual monitoring report for the Mitigation Area (*Central Landfill WMMP 2006 Annual Report, Final Report*, March 2007) that all the goals set out in the WMMP had been met and that the seasonal wetland features were fully functioning and exceeding the minimum performance criteria established in the Wetland Mitigation and Monitoring Plan (WMMP).

*Annapolis Transfer Station, SWIS 49-AA-0364*

Location: The Annapolis Transfer Station is located in the northwest corner of Sonoma County at 33549 Annapolis Road in the SW ¼ of the SW ¼, Section 17 of Township 10N, Range 13W, Mt. Diablo Baseline and Meridian. The site's latitude and longitude is 38° 42' 21" N and 123° 20' 18" W, respectively. Access to the station is from Annapolis Road. Primary routes of delivery to the site are from Annapolis Road connecting to Coast Highway 1, approximately 5 miles west, and Stewarts Point/Skaggs Spring Road, 2½ miles to the south.

Site Description: The Annapolis Solid Waste Refuse Transfer Station is a class III medium volume transfer/processing facility permitted for a peak daily loading of 100 tons per day. The facility was opened in February 1995 in response to the closure of the adjacent Annapolis landfill. The facility is operated in accordance with the requirements of the California Integrated Waste Management Board (CIWMB) Registration Permit.

The 1.8-acre transfer station permitted area includes utilities, a material transfer building, scale house, truck scale, water tank, paved driveways, turnaround area and parking.

Transfer Building: The transfer station tipping facility includes a steel reinforced concrete substructure and steel frame superstructure with roof. The tipping floor is approximately 4,000 ft<sup>2</sup> and measures approximately 50-feet across by 80-feet deep. The floor is constructed of a 10-inch steel reinforced structural section covered by a 2-inch wearing surface. The rear 20-foot area of the building is tapered and is bordered by 6-foot-high steel reinforced push walls to accommodate the loading of transfer vehicles. A single loading bay and hopper, constructed at the very rear of the building, is used to load transfer vehicles. Trucks are parked beneath the hopper and solid waste is pushed from above into an open trailer. There is a misting system installed in the ceiling of the transfer building to help control dust.

Scale House: A scale house is located at the end of the driveway. The building is 240 feet and measures 20-feet x 12-feet, and includes an 8-foot x 12-foot handicap access restroom and a 12-

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foot x 12-foot office. Utilities, including electrical and communications, enter underground at the rear of the building. There is one 40-foot inground scale located adjacent to the scale house.

Hours of Operation: The transfer station is open to the public from 8:00 a.m. to 5:00 p.m., Friday through Tuesday. The facility is closed for the following six holidays: New Year's Day, Easter, Labor Day, Independence Day, Thanksgiving, and Christmas.

The operator has unimpaired access to the site from 6:30 a.m. to 6:00 p.m., seven days per week for the purpose of cleaning the tipping floor, moving, loading and out-hauling solid waste, and to perform routine maintenance and general housecleaning activities.

### Utilities

Electricity: Electrical service for the site is provided by PG&E and is brought in on polls along the driveway. The polls terminate adjacent to the scale house and the wires, consisting of a 480/277, 3-phase, 4-wire package, are pulled underground through a conduit that terminates at a 400 Amp BUS located at the northeast corner of the tipping building. From there power is distributed to the fire suppression pumps, the scale house, and to a transformer for the tipping building.

Communication: Communications for the site are delivered the same as electrical, terminating at a panel mounted on the side of the scale house. Communications at the site are provided and maintained by AT&T.

Water Supply: Water for the site is supplied from an on-site well and is pumped to a 100,000-gallon steel-bolted tank. Water from the tank is used for emergency eyewash and shower, the washroom facilities at the scale house, and for fire suppression.

Fire Suppression System: Fire suppression for the tipping building consists of an overhead sprinkler system supported by a 100-foot reel-mounted fire hose. The fire suppression system has a designed flow rate of 500 gpm and is energized by a series of three pumps that are sized and sequenced to deliver flow as demand varies. The pumps also pressurize three standard municipal-type hydrants located within the transfer station boundary.

Septic System: A 1,250-gallon septic tank and leach field is located approximately 90-feet south of the scale house adjacent to the parking area below the transfer building. The non-solid portion of the sewage is gravity fed to a sump that is equipped with a low-pressure distribution system and leach field. The sump and leach field is located approximately 145-feet south of the septic tank. Effluent from the septic tank gravity flows to the sump and is cycled by pump to the leach field. The pressure distribution system is under permit by the Permit Resource and Management Department (PRMD) of the County of Sonoma.

Contact Water (Grey Water): Contact Water, or grey water, is water that has come into contact with solid waste. Contact water is collected in a row of grates across the front of the tipping floor and conveyed to an underground 10,000-gallon single-wall fiberglass-reinforced plastic tank. A high-level alarm, located in the scale house, sounds when the tank reaches two-thirds

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capacity. An automatic dial-up system concurrently sends the message to a security company under contract with the County.

Roads: Access to the site is by a narrow two-lane driveway that connects the scale house and tipping facility to Annapolis Road. The driveway and all other utility areas within the transfer station-permitted boundary area are paved.

*Guerneville Transfer Station, SWIS No. 49-AA-0139*

Location: The Guerneville Transfer Station is located at 13450 Pocket Dr., Sonoma County, California, approximately 3 miles southeast of the town of Guerneville along Pocket Canyon Hwy. (California State Hwy. 116). The site is within Section 34, Township 8 North, Range 10 West, Mount Diablo Base & Meridian, latitude: 38° 29' 34" N and longitude: 122° 57' 13" W. Primary route of delivery to the site is from Pocket Canyon Hwy. connecting to Interstate Highway 101 approximately 18 miles east of the facility along Hwy. 116.

Site Description: The Guerneville Solid Waste Refuse Transfer Station is a class III large volume transfer/processing facility permitted for a peak daily loading of 160 tons per day. The facility was opened in January 1984 in response to the closure of the adjacent Guerneville Landfill. The facility is operated in accordance with the requirements of the California Integrated Waste Management Board (CIWMB) Solid Waste Facility Permit.

The County is currently in the process of expanding the existing transfer station-permitted boundary area from 1.5-acres to 3.12-acres. The County is proposing expanding the permitted boundary in order to accommodate the relocation of the scrap metal recovery and temporary storage area to an alternative location.

Land Use: The County owns three contiguous parcels: APNs 085-090-002, 085-090-003 and 086-100-001. The three parcels are designated "Public/Quasi-Public" on the Sonoma County General Plan Land Use map and are zoned "Public Facility." A small area used by the contract-operator that lies within the transfer station-permitted boundary is designated "Limited Commercial."

Adjacent properties are designated "Rural Residential" to the west and "Resources & Rural Development" to the north, south and east. The nearest structure to the transfer station boundary is a single-family residence located approximately 600-feet west of the nearest corner of the transfer station.

Transfer Building: The transfer station tipping building at the Guerneville site was constructed in two separate phases. The first phase was constructed in 1983 and consisted of the tipping floor concrete slab. The second phase was constructed in 1992 and included the construction of the steel superstructure with roof. Also included in the 1992 construction was a 100,000-gallon steel-bolted water tank and the fire suppression system.

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The tipping floor is approximately 9,600-feet and measures roughly 100-feet across by 80-feet deep plus two triangular expansions at either end of the building. Steel reinforced concrete push walls were added in 1992. At that time, the northwest wall of the building was extended and steel-reinforced concrete push walls were added. The walls are tapered toward the rear of the building, contouring to the shape of the hoppers that feed the two loading bays. The floor, originally constructed in 1983, was designed with an 8-inch-thick slab of steel-reinforced concrete. The floor was removed and replaced, in kind, in 2006.

Scale House: A scale house is located at the end of the driveway. The building is 336-ft<sup>2</sup> and measures 24-feet by 14-feet. There are no sanitary facilities in the scale house. Utilities, including electrical and communications, enter underground at the rear of the building. There is one forty-foot aboveground scale adjacent to the scale house and one axle scale in bay #1.

Hours of Operation: The transfer station is open to the public from 7:00 a.m. to 4:00 p.m., seven days a week. The facility is closed for the following six holidays: New Year's Day, Easter, Labor Day, Independence Day, Thanksgiving, and Christmas.

The operator has unimpaired access to the site 7:00 a.m. to 5:30 p.m., 7 days per week for the purpose of cleaning the tipping floor, moving, loading and out-hauling solid waste, and to perform routine maintenance and general house cleaning activities. The operator may receive waste at the site between the hours of 7:00 a.m. and 4:00 p.m. only.

### Utilities

Electricity: Electrical service for the Guerneville site is provided by PG&E and is brought in on polls along the driveway.

Communication: Communications for the Guerneville Transfer Station are provided by AT&T and are distributed the same as electrical service.

Water Supply: Water for the Guerneville Transfer Station is brought in by tanker truck and stored in a 100,000-gallon bolted-steel tank. Water from the tank is used for emergency eyewash and shower, and fire suppression.

Fire Suppression: Fire suppression for the tipping building consists of an overhead sprinkler system supported by two 100-foot reel-mounted fire hoses. The fire suppression system has a designed flow rate of 500 gpm and is energized by a series of three pumps that are sized and sequenced to deliver flow as demand varies. The pumps also pressurize one standard municipal type hydrant.

Septic System: There is no septic system at the Guerneville site. All sanitary services are provided through the use of portable toilets.

Contact Water (Grey Water): Contact water, or grey water, is water that has come into contact with solid waste. Contact water is collected in a row of grates across the front of the tipping floor and conveyed to an underground 6,000-gallon concrete tank. A high-level alarm, located in

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the cashier's office, sounds when the tank reaches two-thirds capacity. An automatic dial-up system concurrently sends the message to a security company under contract with the County. The security company monitors the system during non-operation hours.

Roads: Access to the site is by a narrow two-lane driveway that connects the scale house and tipping facility to Annapolis Road. The driveway and all other utility areas within the transfer station-permitted boundary area are paved.

*Healdsburg Transfer Station, SWIS No. 49-AA-0245*

Location: The Healdsburg Transfer Station is located in northern Sonoma County at 166 Alexander Valley Road in Section 4 of Township 9N, Range 9W, Baseline and Meridian (Figure 2, Site Location Map). The site's latitude and longitude is 38° 38' 59.91" N and 122° 51' 40.86" W, respectively. Access to the station is from Alexander Valley Road, approximately 1/4 mile northeast of Healdsburg Avenue and 2 miles north of central Healdsburg. Primary routes of delivery to the site include U. S. Highway 101 1/2 mile to the west, Healdsburg Avenue from the south, Lytton Springs Road from the north, and Alexander Valley Road from the east.

Description: The Healdsburg Transfer Station is a class III large volume transfer/processing facility permitted for a peak daily loading of 720 tons per day. The facility was opened in December 1995 in response to the closure of the adjacent Healdsburg Landfill. The facility is operated in accordance with the requirements of the California Integrated Waste Management Board (CIWMB) Solid Waste Facility Permit.

The 7.8-acre transfer station permitted area includes utilities, a material transfer building, scale house, truck scale, water tank, recycle/reuse area, and paved driveways, turnaround area and parking.

Land Use: The transfer station is located on APN 091-070-022, one of several contiguous parcels owned by the County. Property zoning for the facility is Public Facility (PF) and is designated Public/Quasi-Public (PQP) on the Sonoma County General Plan land use map. Surrounding land uses are primarily agricultural, rural residential, and open space. Zoning districts include Exclusive Agriculture to the south, Primary Agriculture to the east, and Rural Residential to the northwest.

The closest structures within 1,000-feet of the transfer station boundary are the recycling center office located 100-feet to the north and a single-family dwelling located 800-foot to the northwest.

Transfer Building: The tipping floor is approximately 20,200-ft<sup>2</sup> and measures 250-feet across the front by 80-feet deep. There are four enclosed loading bays with hoppers for loading waste. The tipping building has a roof and is enclosed on three sides by a steel superstructure. The floor was removed and replaced, in kind, in 2006.

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Scale House: A 24' x 14' scale house is located at the end of the driveway. Utilities, including electrical and communications, enter underground at the rear of the building. There is one forty-foot aboveground scale adjacent to the scale house and on axle scale in loading bay #2.

Hours of Operation: The transfer station is open to the public from 8:00 a.m. to 4:00 p.m., seven days a week. The facility is closed for the following six holidays: New Year's Day, Easter, Labor Day, Independence Day, Thanksgiving, and Christmas.

The operator has unimpaired access to the site from 5:30 a.m. to 6:00 p.m., seven days per week for the purpose of cleaning the tipping floor, moving, loading and out-hauling solid waste, and to perform routine maintenance and general housecleaning activities. The operator may receive waste at the site between the hours of 8:00 a.m. and 4:00 p.m. only.

### Utilities

Electricity: Electrical service for the Healdsburg site is provided by PG&E and is brought in on polls along the driveway. The polls terminate adjacent to the scale house and the wires are pulled through underground conduit to the scale house and transfer tipping building.

Communication: Communications for the Healdsburg Transfer Station are provided by AT&T and are distributed the same as electrical service.

Water Supply: Water for the Healdsburg Transfer Station is supplied from an off-site well and pumped to a 100,000-gallon bolted-steel tank. Water from the tank is used for emergency eyewash and shower, washroom facilities, and fire suppression.

Fire Suppression: Fire suppression for the tipping building consists of an overhead sprinkler system supported by three 1½ inch, 100-foot reel-mounted fire hoses. The fire suppression system has a designed flow rate of 500 gpm and is energized by a series of three pumps that are sized and sequenced to deliver flow as demand varies. The pumps also pressurize four standard municipal-type hydrants that are located throughout the transfer station boundary area.

Sanitary Facilities and Septic System: There is one toilet and sink located at the scale house and one toilet and sink located at the recycle/reuse facility. In addition, there is a men's and woman's bathroom built into the tipping building. However, these facilities have not been in service for several years and the functionality of the two facilities is questionable. A 1,200-gallon steel-reinforced concrete septic tank and leach field is located approximately 80 feet north of the scale house.

Contact Water (Grey Water): Contact water is collected in a row of grates across the front of the tipping floor and conveyed to an underground 10,000-gallon single-wall fiberglass-reinforced plastic tank. A high-level alarm, located in the scale house, sounds when the tank reaches two-thirds capacity. An automatic dial-up system concurrently sends the message to a security company under contract with the County.

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Roads: Access to the site is by a narrow two-lane driveway that connects the scale house and tipping facility to Annapolis Road. The driveway and all other utility areas within the transfer station permitted boundary area are paved.

*Sonoma Transfer Station, SWIS No. 49-AA-0144*

Location: The Sonoma Transfer Station is located in southeastern Sonoma County (Figure 1, Location Map), at 4376 Stage Gulch Road, Sonoma, California; 5 miles west of the City of Sonoma, within Section 27, township 5 North, Range 6 West, Mount Diablo Base & Meridian, latitude: 38°14' 46.82" N and longitude: 122° 30' 37.80" W. Primary route of delivery to the site is from Stage Gulch Road/State Highway 116 connecting to Interstate Highway 101 approximately 7.5 miles west of the facility. Access to the tipping building is by a two-lane asphalt road that is approximately 2,300-feet from Stage Gulch Road (Hwy 116).

Description: The Sonoma transfer station is a class III large volume transfer/processing facility permitted for a peak daily loading of 760 tons per day. The facility was opened in April 1985 in response to the closure of the adjacent Sonoma Landfill. The facility is operated in accordance with the requirements of the California Integrated Waste Management Board (CIWMB) Solid Waste Facility Permit. The five-acre transfer station permitted area includes utilities, a material transfer building, scale house, truck scale, water tank, recycle/reuse area, and paved driveways, turn around area and parking. In addition, there is a two-acre recycle/reuse area adjacent to the transfer building.

Land Use: The transfer station is located on APN 142-051-020. Property zoning for the facility is Public Facility (PF) and is designated Public/Quasi-Public (PQP) on the Sonoma County General Plan land use map. Surrounding land uses are primarily agricultural and range land. "Soils Plus," owned and operated by "Stony Point Quarry," operates a quarry/soil development industrial operation adjacent to County property. Also, directly adjacent to County property is UCC Vineyards. The nearest structures to the transfer station boundary are a single-family residence located 1,745-feet southeast of the nearest corner of the transfer station and a mechanics shop, on the quarry property, located 352-feet east of the transfer station. Adjacent property and property within a radius of 1,000-feet of the facility are agricultural, grazing and quarry operations zoned AE B-5 100-AC - Exclusive Agriculture, 100-acre minimum.

Transfer Building: The tipping floor is approximately 16,000-ft<sup>2</sup> and measures 200-feet across the front by 80-feet deep. There are four enclosed loading bays with hoppers for loading waste. The tipping building has a roof and is enclosed on three sides by a steel superstructure. The floor was removed and replaced, in kind, in 2004.

Scale Houses: There are two scale houses at the Sonoma Transfer Station site. The original scale house is located at the end of the driveway, below the transfer station. A new scale house was built in 1984 as part of the site improvements. The new scale house is located directly adjacent to the transfer building. Utilities, including electrical and communications, enter underground at the rear of the building. There is one 40-foot in-ground scale, one 70-foot aboveground scale and an axle scale in bay #2

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Hours of Operation: The transfer station is open to the public from 7:00 a.m. to 4:00 p.m., seven days a week. The facility is closed for the following six holidays: New Year's Day, Easter, Labor Day, Independence Day, Thanksgiving, and Christmas. The operator has unimpaired access to the site 24 hours per day, 7 days per week for the purpose of cleaning the tipping floor, moving, loading and out-hauling solid waste, and to perform routine maintenance and general housecleaning activities. The operator may receive waste at the site between the hours of 7:00 a.m. and 4:00 p.m. only.

### Utilities

Electricity: Electrical service for the Sonoma site is provided by PG&E and is brought in on polls along the driveway. The polls terminate adjacent to the scale house and the wires are pulled through underground conduit to the scale house and transfer tipping building.

Communication: Communications for the Healdsburg Transfer Station are provided by AT&T and are distributed the same as electrical service.

Water Supply: Water for the site is provided by a well and pump system that was installed in 1998. The well is 138-feet deep and the pump is set at approximately 120 feet. Water from the well is pumped to a 100,000-gallon bolted-steel water storage tank. Water at the site is used for industrial and domestic purposes, such as fire suppression, dust suppression inside the transfer building, flushing toilets and hand washing. The water tank is equipped with a sight gauge for visual display of water level.

Fire Suppression: The transfer building is equipped with an automatic sprinkler system that was designed to cover the loading bays and tipping floor area. In the event of a fire, the sprinkler system triggers an alarm that is sent directly to a monitoring company which, in turn, notifies Emergency Services and the owner/operator. There are three standard municipal fire hydrants located within the transfer station-permitted boundary area and three 1½-inch by 100-foot-long reel-mounted fire hoses mounted across the front of the building.

The fire suppression system has a designed flow rate of 500 gpm and is energized by a series of three pumps that are sized and sequenced to deliver flow as demand varies. Two 50-horsepower fire pumps provide a designed flow of 500 gpm to any one hydrant for 60 minutes and a 15-horsepower booster pump maintains normal system pressure. The fire sprinkler design flow for the transfer building is based on Extra Hazard Group 1.

Sanitary Facilities and Septic System: There is one toilet and sink located at the scale house and one toilet and sink located at the recycle/reuse facility.

A 1,000-gallon septic tank and an adjacent 500-gallon sump tank are located approximately 500-feet to the south of the transfer building. Effluent from the sump tank gravity drains into an adjacent leach field. The septic system services both the old and the new scale houses and the recycle/reuse cashier's office.

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Contact Water (Grey Water): Contact water, or grey water, is water that has come into contact with solid waste and, therefore, the collection and storage systems are autonomous from area storm water runoff systems. Contact water is collected in a row of grates across the front of the tipping floor and conveyed to an underground 8,800-gallon steel-reinforced concrete tank. A high-level alarm, located in the scale house, sounds when the tank reaches three-quarters capacity. An automatic dial-up system concurrently sends the alarm to a security company under contract with the County. The security company monitors the system during non-operation hours.

The contact water is evacuated by a licensed hauler under contract with the County and transported to the Santa Rosa Wastewater Treatment Plant for treatment under Non-Residential General Discharge Permit #SR-NR 6158.

Roads: Access to the site is by a narrow two-lane driveway that connects the scale house and tipping facility to Annapolis Road. The driveway and all other utility areas within the transfer station-permitted boundary area are paved.