



**County of
Santa Barbara
Board of Supervisors**

**Tajiguas Resource
Recovery Project and
Comprehensive Plan
Amendment**

November 14, 2017



**Resource Recovery
and Waste Management
Leslie Wells, Manager
Joddi Leipner, Senior Planner**

**Planning & Development
Tess Harris, Planner**

Agenda

- Project Background
- Comprehensive Plan Amendment
- Addendum to Subsequent EIR
- Second Amendment to MSB Contract
- Financing Update
- Staff Recommendations



Project Purpose

- Provide a 20 year regional solid waste management plan.
- Meet and exceed recently approved state solid waste management requirements.



Project Timeline

- Final SEIR certified and Tajiguas Resource Recovery Project (TRRP) approved by BOS in July 2016.
- Material Delivery Agreements with partner jurisdictions and MarBorg Industries approved in December 2016.
- Financing activities undertaken between August 2016 – February 2017.
- Permitting issue identified in February 2017.

Revised Project Summary

- Project revised to relocate the AD Facility outside the Coastal Zone.
- Replacement and relocation of LFG control system engine and flare.
- Amended Waste Disposal Facility Overlay.

COUNTY OWNED PROPERTY (BARON RANCH)
APN: 081-150-032

AD

CMU

COUNTY OWNED PROPERTY
APN: 081-150-019

MODIFIED WASTE DISPOSAL FACILITY
OVERLAY BOUNDARY COINCIDENTAL TO
SWFP OPERATIONAL AREA BOUNDARY

WASTE DISPOSAL FACILITY
OVERLAY BOUNDARY
COINCIDENTAL TO COASTAL
ZONE BOUNDARY

COUNTY OWNED PROPERTY
APN: 081-150-026

MRF

AD

COUNTY OWNED PROPERTY
APN: 081-150-042

PRIVATELY OWNED PROPERTY



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MRF

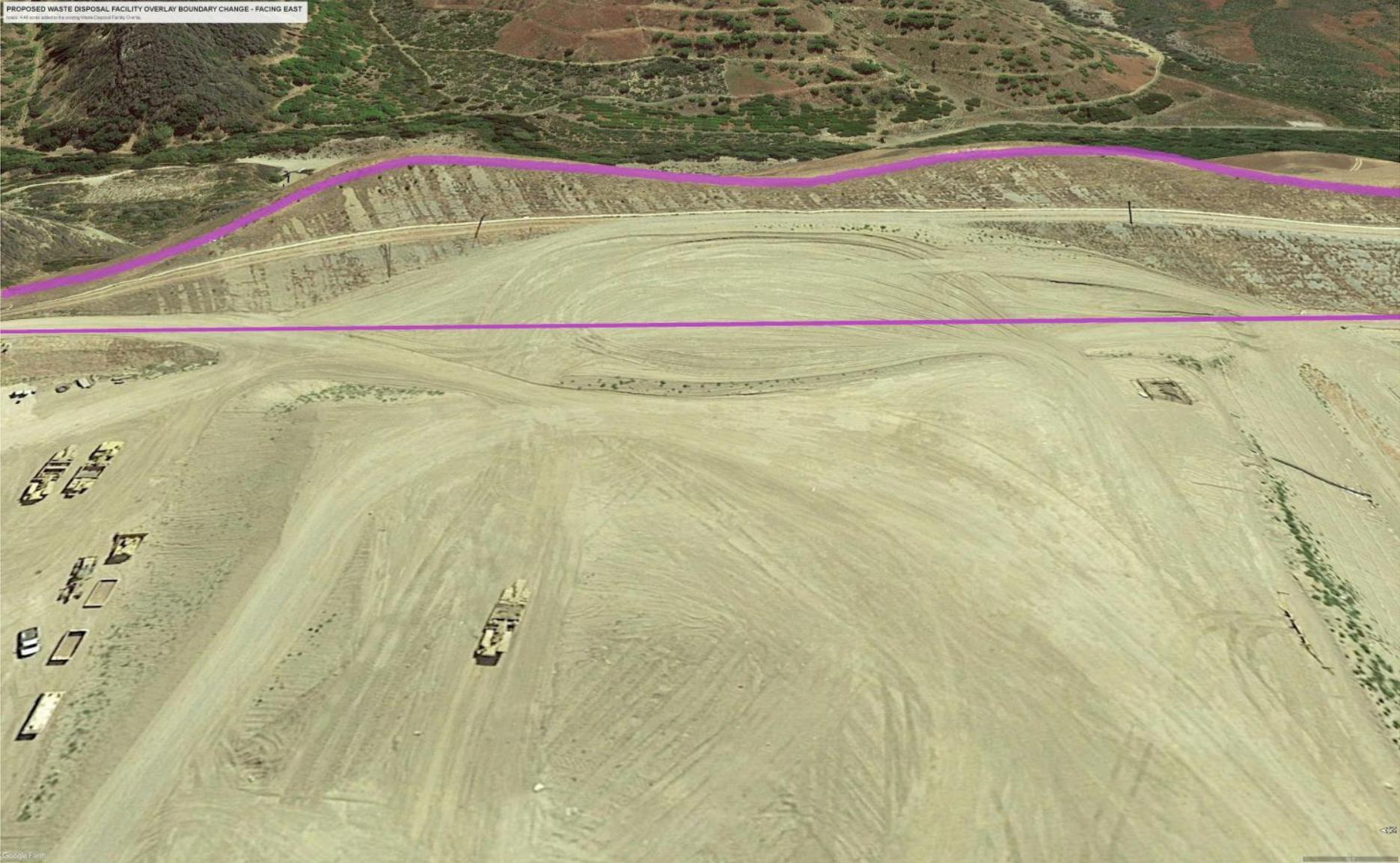
Landfill Gas
Engines

COUNTY OWNED PROPERTY
APN: 081-150-042

PRIVATELY OWNED PROPERTY



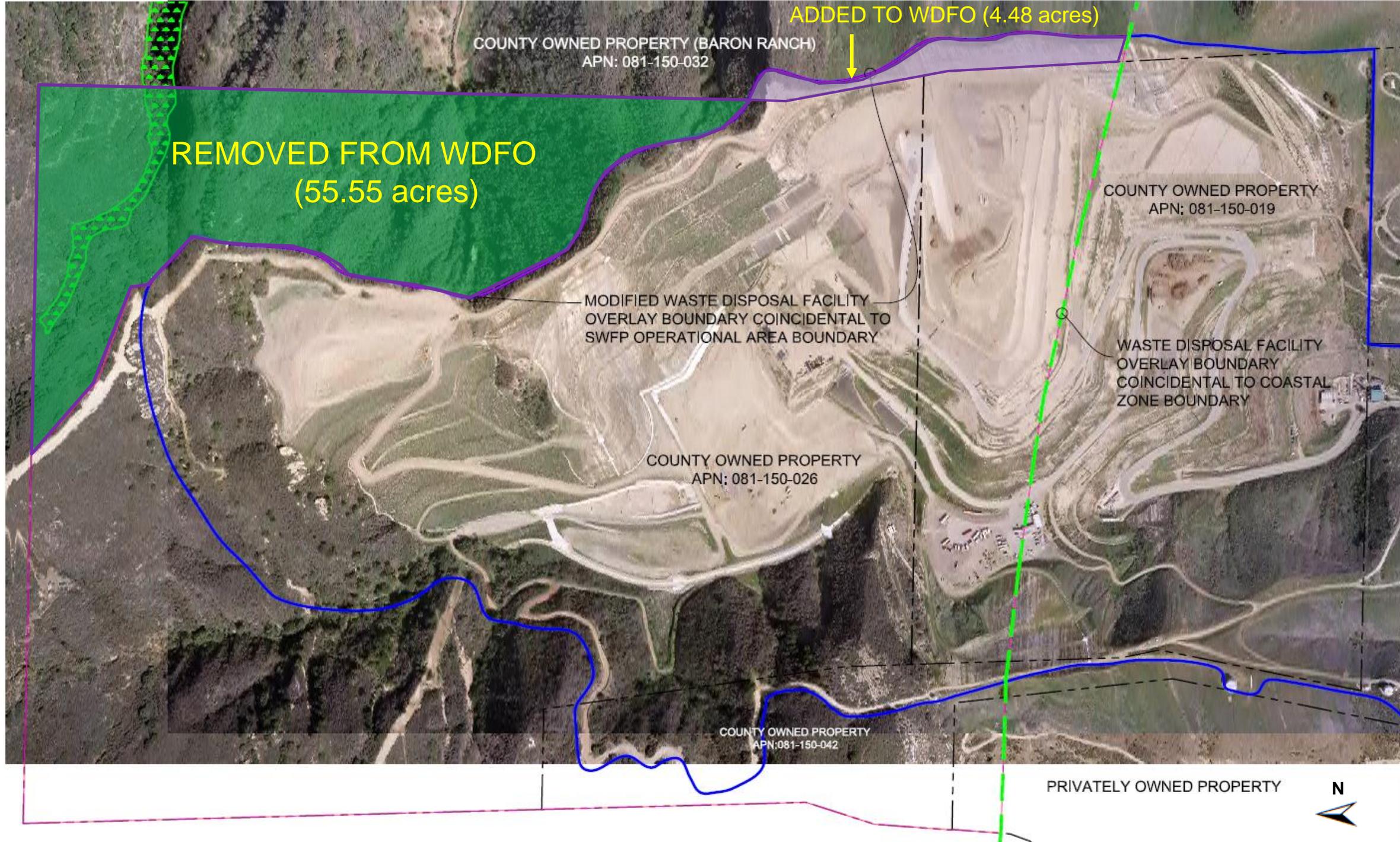
AD Facility Area



Comprehensive Plan Amendment

- Existing Waste Disposal Facility Overlay = 352.75 acres.
- Revised Waste Disposal Facility Overlay = 301.68 acres.
 - 4.48 acres added to Waste Disposal Facility Overlay to accommodate ADF.
 - 55.55 acres removed from Waste Disposal Facility Overlay.
 - No adjustment along the Coastal Zone boundary.

All TRRP facilities would be located within the Waste Disposal Facility Overlay.



ADDED TO WDFO (4.48 acres)

COUNTY OWNED PROPERTY (BARON RANCH)
APN: 081-150-032

REMOVED FROM WDFO
(55.55 acres)

COUNTY OWNED PROPERTY
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AMENDED WASTE DISPOSAL FACILITY OVERLAY

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PRIVATELY OWNED PROPERTY



Comprehensive Plan and Gaviota Coast Plan Consistency

Key Policy Areas:

- Visual Resources
- Biological Resources
- Energy and Climate Action Plan
- Air Quality
- Public Facilities



Gaviota Coast Plan identifies the TRRP, including AD Facility and MRF.

Planning Commission Recommendation

On August 30, 2017, the County Planning Commission:

- Recommended that the BOS adopt a resolution to amend the Comprehensive Plan.
- Recommended that the BOS make findings for approval.
- Made Government Code §65402 determination of conformity.

Summary of Environmental Analysis

CEQA Addendum prepared (August 2017, Revised October 2017).

- All impacts (117) reanalyzed for the Revised TRRP.
- Technical Reports and visual simulations updated.
- Additional biological and cultural resource field surveys completed.

Addendum to 12EIR-00000-00002

1. No substantial changes that would require major revisions to EIR.
2. No substantial changes have occurred with respect to circumstances under which the project is undertaken which would require major revisions to EIR.
3. No new information of substantial importance which was not known at the time the previous EIR was certified has become available.

MSB Contract Amendment

- On July 12, 2016, BOS approved contract between the County and MSB Investors, LLC for the Development and Operation of the TRRP.
- The BOS approved subsequent contract amendments in 2016 and February 2017.

MSB Contract Amendment

- In March 2017, County staff requested MSB to submit a modified project design with associated costs.
 - Addition of LFG engine procurement and operation.
 - Sale by County to MSB for LFG collected at the Tajiguas Landfill site.
 - Increased pre-construction, construction, and operational costs.
 - Inclusion of updated exhibits.

Updated Project Costs

- Capital costs increased \$19,693,000.
 - \$9,271,000 to replace the LFG engines.
 - \$10,422,000 to relocate AD.
- Operational costs increased from \$15.15 to \$16.23/ton.
- Need to update full financial model once financing documents are revised, anticipate:
 - Less than 5% increase to facility tip fee.
 - Approximately 2% increase to ratepayer on trash bill.

Financing

- Due to the delay in the project, the County declined the New Clean Renewable Energy Bond (CREB) Volume Cap for the TRRP.
- Financing for the Revised TRRP includes:
 - Updating financial documents.
 - Presenting financial plan to the Debt Advisory Committee.
 - Returning to the BOS for approval of financial documents.
 - Submitting CREB Volume Cap application to the IRS, if funds available.

Staff Recommendations Summarized

- a) Make findings to approve the Comprehensive Plan Amendment.
- b) Consider the environmental documents and find that no further EIR or ND shall be prepared for this project.
- c) Receive the Planning Commission's conformity report.
- d) Adopt a resolution amending the Waste Disposal Facility Overlay boundary.

Staff Recommendations Summarized

- e) Approve and authorize the chair to execute the Second Amendment to the Amended Contract with MSB.
- f) Authorize the Treasurer-Tax Collector to submit an application to the IRS for an application of New Clean Renewable Energy Bond Volume Cap.
- g) Direct agencies to work with the CEO, Auditor Controller, and County Counsel to update documents to finance the project's construction.

Thank You

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CRLF in South Sedimentation Basin

- Recent surveys found in CRLF in the south sedimentation basin.
- SEIR noted CRLF may be present in this area and operational impacts here were potentially significant.
 - SEIR pp. 4.3-42 to 4.3-44; Appendix E, Sec. 5.4.2.
- MM TRRP BIO-6 remains relevant to mitigate these impacts to less than significant.