



May 31, 2017

Patrick Carter
Executive Director, Sonoma County Waste Management Agency
2300 County Center Drive, Suite B-100
Santa Rosa, Ca 95403

Re: Potential Site for Organic Waste Processing Facility

Dear Patrick,

The City of Santa Rosa is aware of the challenges the Sonoma County Waste Management Agency ("Agency") has been facing for some time regarding local green waste processing and composting and the City is very interested in supporting the current initiative of the Agency by offering a potential site for respondents to the Agency's Request for Proposals for Organic Materials Processing Services.

The City owns several parcels of mostly vacant land adjacent to the Laguna Treatment Plant off Llano Road, located in an agricultural area which may be well suited for an organics processing facility. The City is willing to consider a lease of up to 23 contiguous acres located on all or part of the following parcels:

- 134-232-022 – 5 acres with a house/office space
- 134-232-012 – 18 acres of vacant land annexed into the City of Santa Rosa
- 134-231-021 – 1.74 acres located in the current annexation plan in process
- 134-231-020 – 4.11 acres of vacant land
- 134-231-024 – 3.7 acres with a house/office space

The City has done some preliminary review of the potential lease value of these parcels of land and has concluded that there is potentially a large range of value. The City is willing to negotiate lease rates based on potential details of any proposal, with the intent to obtain a fair market value for any proposed use of the parcels.

The available property also presents potential synergies between the Laguna Treatment Plant ("Plant") infrastructure and a potential nearby organic processing facility that respondents to the Agency RFP may consider, including:

1. The Plant campus includes an existing biosolids composting facility which currently produces approximately 1400 cubic yards of compost annually. An organics processing facility located near the Plant may be able to provide the City's compost operation with the needed green waste (approximately 800 cubic yards of processed green waste per week) as well as other

advantages of infrastructure and operating efficiencies including the co-location of the two compost operations.

2. A 4.4 megawatt combined heat and power facility at the Plant has available capacity for biogas utilization and currently produces excess heat, both of which could facilitate certain organic processing technologies.
3. There is digester capacity that could be used in the near or long-term for anaerobic digestion of some portion of the collected organics.
4. Recycled water produced by the Plant may present an available resource for processing.
5. Runoff from an organic processing facility could be treated at the Plant, likely alleviating much of the traditional storm water and runoff concerns in siting such as facility.

The City believes that the location and existing infrastructure may present a viable option for any potential responders to the Agency RFP, however, there are several factors still to be addressed, including but not limited to the scope of any proposed facility, environmental issues and the details of any agreements with the City. This letter of information is an offer to consider proposals from potential RFP responders, and does not present a current commitment of resources by the City.

If any potential respondents to your RFP have an interest in the concepts described above, please have them contact Deputy Director Mike Prinz at 707-543-3357, or mprinz@srcity.org. Once the City has a better understanding of whether there is any interest by potential RFP responders, the City will develop additional parameters to guide the submittal of proposals for evaluation by the City. The City requests that you share this opportunity with any prospective RFP respondents.

Sincerely,



Bennett Horenstein
Director, Santa Rosa Water