

Potential Deal Points Summary

Sierra College Acquisition of a portion of WPWMA Property

Interests

WPWMA – Need to ensure that no adjacent incompatible uses, in WPWMA’s opinion, would be sited next to the landfill.

Sierra College – Ensure that the College is in control of their own destiny in developing the parcel and the Regional Public Safety Center.

Business Points

1. Sierra College would purchase approximately 45 acres of WPWMA property near the northwest corner of Fiddyment Road and Sunset
2. Sierra College would be responsible for all costs associated with their project including environmental review (CEQA)
3. Sierra College would have an irrevocable option for 3-years (with a possible 3-year extension) to do studies, design, and environmental clearance before deciding to potentially purchase the property.
4. In consideration of the option, Sierra College would provide copies of all studies associated with the project/property to WPWMA.
5. Sierra College would be limited to uses included in the agreement without further WPWMA concurrence (draft attached). Limited allowable uses would be recorded on Title to the property. Any other proposed uses would require WPWMA concurrence.
6. Sierra College would be responsible for completing all necessary environmental review.
7. Sierra College would consult with WPWMA on environmental review.
8. Sierra College would seek concurrence from WPWMA on any impacts to the current or future landfill/MRF/Composting operations as well as any potential mitigation measures associated with those impacts.

Allowable Uses | Option to Purchase portion of WMPWA Land by Sierra College

The proposed use for the property would be for education-related buildings and appurtenant facilities and structures to conduct outdoor and indoor education/instruction and hands-on training of enrolled and prospective students at the Sierra Joint Community College District, as well as potentially higher education partners and other partner agencies.

A. Regional Public Safety Training Center

Consistent with the desired uses of the identified WMPWA land for a new Regional Public Safety Training Center (RPSTC), Sierra College and WMPWA have identified the following as potentially compatible and allowable without the need for further consultation between the parties:

1. **Classrooms, labs, meeting spaces, and offices** necessary to house and support education and training programs and personnel.
2. A paved **Emergency Vehicle Operations Course (EVOG)** to simulate driving situations.
3. **Outdoor training areas and props** commonly used in hands-on first responder training (e.g., training tower, accident scenes, extraction props, trench rescue, contained live fire props, mock electrical distribution tower, etc.)
4. A **training village** that features mock store fronts, homes, buildings, and streets (with working electrical and plumbing) for first responder education and training activities.
5. An **indoor shooting range** that meets industry specifications for safety, air quality and sound control, incorporating safe and secure ammo storage and recycling.
6. **Below-grade outdoor shooting ranges** surrounded by earthen berms with overhead baffles to reduce noise, including shell casing recovery and bullet traps for both safe removal and recycling that meets federal, state, and local environmental, safety, and education rules and regulations.
7. **Administrative buildings, educational-related research facilities,** and appurtenant facilities and structures.
8. A centrally located concrete pad used for training purposes and for the occasional take-off and landing of a manned helicopter and possibly the current or future use of drones used in fire suppression and other first responder activities.
9. Facilities necessary to **store and maintain vehicles, equipment and tools.**
10. Facilities necessary to **store fuels.**
11. Facilities to collect and **store grey water** for re-use.
12. Landscaped outdoor grounds to accommodate **events and training demonstrations.**
13. **Parking lots** to support facility users and visitors.

14. **Other facilities** as necessary to meet current and emergent educational and regional public safety needs.

B. Other Allowable Uses

Though not planned as elements of the RPSTC, other potential uses identified as compatible and allowable without the need for further consultation with WPWMA include:

15. Buildings, garages, vehicle lifts, workshops, labs, other spaces and related tools and machinery to support vocational (a.k.a. career and technical education) and related hands-on training activities that prepares people for a skilled craft as an artisan, trade or tradesperson, or work as a technician.
16. Facilities, tools, machinery, and training props to deliver education and training activities that support utility, infrastructure and public works-related professions.
17. Buildings, workshops, labs and other spaces to support education and training activities related to research using materials and products primarily from the WPWMA's facility and processing them in new ways or producing beneficial products, including renewable energy and marketable commodities (i.e., "circular economy"). This could include more general solid waste-related research to, for example, improve facility diversion, increase efficiencies, and lower environmental impacts.
18. Other industrial-related education and training activities that require onsite training that is episodic and time-limited by nature.

The parties agree that this list of potentially allowable uses does not prohibit any other use of the property. Uses that substantially deviate from those identified on this list would be subject to the consent of WPWMA, and the parties would meet and confer on such uses.