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615-833

## DEPARTMENT OF PUBLIC WORKS

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AGENDA: MAY 18, 1999

May 6, 1999

Santa Cruz County Board of Supervisors  
701 Ocean Street  
Santa Cruz, CA 95060

SUBJECT: BUENA VISTA LANDFILL SOIL MANAGEMENT PROJECT

Members of the Board:

On April 13, 1999, your Board continued deliberations on the Buena Vista Landfill Soil Management Project to provide additional time for review of the Watsonville City Landfill alternative. On March 23, 1999 and April 13, 1999, your Board was provided with detailed analyses of the Watsonville City Landfill site alternative as required under condition A. 12 of the Coastal Zone permit approved by your Board on October 20, 1998. Please refer to these previously transmitted documents for additional information on project alternatives and conditions of approval. The following report outlines the most significant issues your Board must consider in making a final decision regarding this project. The primary issues to be considered in deciding whether to use the previously approved Rocha property or the Watsonville City Landfill property for this project includes biotic impacts and mitigations, public cost, temporary loss of agricultural land, residential impacts, and timing and permitting risks. Discussions of other related impacts can be found in the previous analyses referenced above.

### Executive Summary

As discussed in the following report, the Watsonville Landfill Expansion site is a feasible project alternative for the Buena Vista Landfill Soil Management Project based upon the most current information available to staff. However, the following is a summary of the most significant issues your Board has to consider in order to determine if this is the most appropriate direction to take with this project:

1. **The Watsonville Landfill project would cost \$2.1 million more than the Board-approved Rocha project and \$2.8 million more than modified the Rocha project as discussed later in this report.**

2. The Watsonville Landfill project adds 2+/- years to the time line vs. the Rocha project which is ready for construction and operations pending the Coastal Commission's final determination.
3. There is a substantial increase in risk to the successful project implementation due to the many unknown conditions and/or obstacles that may arise through a new permitting process.
4. The Watsonville Landfill project results in more significant biotic impacts than the recommended project, however it does not impact agricultural resources.
5. The Watsonville Landfill project is 700 feet closer to residential dwellings than the Rocha project.

The following table is an update from Public Works' April 9, 1999, letter to your Board summarizing the key project considerations that are discussed in more detail later in this report:

**PROJECT CONSIDERATIONS**

	Rocha Site (as revised)	Rocha Site (as permitted)	Watsonville Site (BVCA option)
Start-up Timing	3-4 months	3 -4 months	2 years +/-
Project Uncertainties	<u>Pending Approvals:</u> 1. Army Corp* 2. CA Fish and Game* 3. Coastal Commission	<u>Pending Approvals:</u> 1. Army corps* 2. CA Fish and Game* 3. Coastal Commission	<u>New Approvals needed:</u> 1. Board of Supervisors 2. Planning Commission 3. CEQA/EIR 4. Army corps 5. US Fish and Wildlife 6. CA Fish and Game 7. Coastal Commission 8. Air District 9. Regional Water Board 10. Union Pacific/PUC 11. Watsonville City Council 12. Waste Management Board

	Rocha Site (as revised)	Rocha Site (as permitted)	Watsonville Site (BVCA option)
Environmental Considerations	<ol style="list-style-type: none"> <li>1. Taking of 0.4 (was 0.79) acres of highly degraded riparian habitat</li> <li>2. Restoration and expansion of riparian habitat totaling 2.4 acres.</li> <li>3. Placement of restored habitat, all existing habitat, and 3.5 acres of biotic <b>buffer</b> land into permanent protective easement.</li> <li>4. Temporary creation of 18 acres of additional open space <b>buffer</b> and protective structures to protect newly established habitat.</li> <li>5. Temporary taking of 30 acres of Class IV ag land</li> <li>6. Restoration and drainage improvement of ag land at project closure.</li> <li>7. Placement of project 1,300 feet <b>from</b> nearest residential dwelling and confined within a protected ravine.</li> </ol>	<ol style="list-style-type: none"> <li>1. Taking of 0.4 (was 0.79) acres of highly degraded riparian habitat</li> <li>2. Restoration and expansion of riparian habitat totaling 2.4 acres.</li> <li>3. Placement of restored habitat, all existing habitat, and 3.5 acres of biotic buffer land into permanent protective easement.</li> <li>4. Temporary creation of 18 acres of additional open space buffer and protective structures to protect newly established habitat.</li> <li>5. Temporary taking of 30 acres of Class IV ag land.</li> <li>6. Restoration and drainage improvement of ag land at project closure.</li> <li>7. Placement of project 1,300 feet from nearest residential dwelling and confined within a protected ravine.</li> </ol>	<ol style="list-style-type: none"> <li>1. Taking of 0.5 acres of Biotic Conservation Easement for site access and 2.1 acres of riparian habitat for the stockpile site.</li> <li>2. Replacement of 4.2 acres of habitat for the stockpile site at a designated Watsonville Landfill mitigation area.</li> <li>3. Replacement of 1.5 acres of habitat for the Biotic Conservation Easement loss at a site to-be-determined.</li> <li>4. Increased dust emissions and impacts adjacent to and within the Biotic Conservation Easement Crossing and perimeter near the soil stockpile operations.</li> <li>5. Increased dust and noise impacts for neighbor located 600' from project.</li> <li>6. Placement of project 600 feet <b>from</b> a residential dwelling and exposed at the top of a ridge within a larger residential the <b>viewshed</b> area.</li> </ol>

Army Corps of Engineers has informed Public Works that a permit for this project is nearly complete, but they cannot legally issue the permit until the Coastal Commission makes its final determination on the pending appeal. CDFG has informed Public Works that they will issue our streambed agreement once the Army Corps of Engineers has issued their permit. CDFG has provided **us with an outline** of the draft agreement they have prepared and it basically requires compliance with the Army Corps of Engineers permit conditions and County Coastal Zone permit conditions.

Our department is very aware of the controversial nature of this project. Unfortunately, by its very nature this project will have impacts wherever it is located and raise controversial issues. The only other alternative available to your Board at this time would be to terminate **further** consideration of an off-site soil storage facility and immediately begin planning for the early closure of the Buena Vista Landfill and the related financial and operational impacts.

Your Board has already approved the Rocha site project that has undergone two and a half years of public and resource agency reviews and modifications including four rounds of CEQA document review, four public hearings before the Planning Commission, two neighborhood workshops, four Board hearings, two Coastal Commission hearings (three including next month's meeting), and numerous negotiation and information sharing sessions with local neighbors and all the involved resource agencies. The result is a well-balanced project that meets most of the needs and expressed concerns of the neighborhood groups and the resource agencies. In addition, there is a great public benefit to the biotic mitigation plans for this project by expanding, restoring and permanently protecting several acres of critical habitat (the highest priority of the Coastal Act of 1976).

The decision before your Board is very important and understandably very difficult. The following report outlines and summarizes all of the key issues that will need to be considered in making this decision. The Rocha site project approved by your Board on October 20, 1998, is the culmination of more than two and a half years of work and countless staff hours of design work, alternative analysis, and negotiations with resource agencies and local neighbors. It is Public Works' opinion that this is a well-balanced project that meets the overall needs and objectives of all the resource agencies and the local neighbors. Use of the Watsonville Landfill Expansion site provides some benefit, mainly in the avoidance of temporary agricultural land loss, but is considerably more expensive, has greater biotic and residential impacts, and many permitting and CEQA issues need to be completed with no guarantee of success.

### **Biotic Impacts**

The biotic impacts associated with use of the Rocha property have been well documented or reviewed by registered biologists and technical **staff from** many agencies including the County's Environmental Impact Report (**EIR**) consultant, Harding Lawson and Associates (**HLA**), U.S. Fish and Wildlife Service, Army Corps of Engineers, California Fish and Game (**CDFG**), California Coastal Commission, and County Environmental Planning. The site of the proposed soil storage area has historically had little or no habitat of significant biological value. Photographic records dating back to 1931 have verified that no mature habitat has existed on this site due to farming and grazing activities. Current management practices have resulted in the periodic removal of vegetation and regrading of this site to facilitate farming or weed control. Farming practices on the steep slopes of this site have resulted in severe erosion and deposition of sediments into waterways feeding Gallighan Slough. Uncontrolled sediment releases from this site have also caused flooding and road damage at the entrance to the Buena Vista Landfill. In addition, this site has previously been red-tagged and placed on the County's Watershed violation list for severe erosion.

The soil storage project on the Rocha site has been specifically designed to permanently mitigate these erosion problems and for this reason County Planning included several specific conditions of approval in the permit documents specifically addressing drainage improvements. The Regional Water Quality Control Board is also in support of this project and has waived, without condition, the mandate for waste discharge requirements due to the proposed drainage improvements which meet their objectives of improving water quality in this area. A copy of this waiver and project approval is included in Exhibit D.

In addition to the above described site characteristics, there has been and continues to be a significant amount of agricultural **refuse** deposited in and along the drainage ravine. Please refer to the photos in Attachment B of the March 23, 1999, Alternatives Analysis for visual examples of existing habitat conditions. We have also just documented the farm operations regrading of the site, which resulted in the removal of approximately 0.4 acres of the "defined" jurisdictional habitat within the soil storage area. The remaining 0.4 acres of habitat are composed of individual trees isolated along the drainage corridor and a small band of trees at the top of the

ravine, All of the drainage ravine and supporting vegetation has been cleared for farming. These farming impacts to the habitat are consistent with our previous documentation of site activities and concurrent observations of the CDFG biologist assigned to review the project EIR in 1997. Exhibit A includes the February 27, 1997, letter from CDFG Biologist, **Jeannine DeWald**, which describes the habitat quality on the **Rocha** site as **“extremely low.”** The recent farming activities described above have reduced habitat value even further. For your reference we have also included the original habitat delineation map.

The Watsonville Landfill Expansion site is located immediately southwest of the closed section of the Buena Vista Landfill, approximately 0.5 miles from the active landfill soil excavation area. Lying between the closed Buena Vista Landfill and the Watsonville City Landfill Expansion site is a mature habitat consisting of riparian, oak woodland, northern coastal scrub, and grassland. In 1985, the City of Watsonville completed an **EIR** for their landfill expansion, also known as Phases IV and V. On May 28, 1985, CDFG Director, Jack **Parnell**, issued a letter commenting on the EIR for the Watsonville Landfill Expansion. In that letter he characterized the on-site habitat as being of **“high value to wildlife”** and of **“exceptional quality and pristine condition.”** He went on further to deem this habitat as **“environmentally sensitive.”** A copy of this letter is included in Exhibit for your reference along with the **EIR’s** habitat delineation map,

In recognition of the biological value of this habitat, your Board approved a Biotic Conservation Easement (**BCE**) on May 4, 1993, dedicating and permanently protecting this sensitive habitat from future development impacts. Exhibit A includes a copy of the recorded map outlining the aerial extent of BCE. Exhibit B is a copy of the Board executed BCE for this habitat area bisecting the County and City landfills.

In order to access the Watsonville City Landfill site for our long term temporary soil storage project, an access road will have to be cut through the BCE. At a minimum this road will have to support the conveyor system, physical access for maintenance vehicles, and drainage facilities. Dense riparian undergrowth and steep slopes prevent any close evaluation of the underlying soil conditions and topography. Pending a **full** geotechnical investigation, we have conservatively estimated that this access road will result in a loss of 0.4 to 0.5 acres of habitat within the BCE. This impact is contingent upon successful negotiations with the City of Watsonville regarding the use of their equipment and staff to move the County’s soil stored on their site, in lieu of constructing a much larger heavy equipment crossing for access of County earthmoving equipment.

In considering this alternative, your Board must weigh the advantages of the Watsonville site against the impacts to this protected biotic resource. Impacts include not only the physical loss of habitat in the BCE for the conveyor access, but also the general impacts to wildlife in the area of the BCE surrounding the conveyor system.

In addition to the biotic impacts within the BCE, there will be an additional loss of approximately 2.1 acres of riparian habitat within the expansion site itself. This riparian habitat area is located within a natural drainage course that bisects the Watsonville Landfill Expansion site. This

habitat area, also known as the “riparian finger,” sits in the middle of the expansion site and would have to be removed to accommodate the soil storage operations. The loss of this habitat area was considered in the landfill expansion plans, and the Coastal Zone permit requires completion of a 4.2 acre mitigation project on site as compensation for this loss. However, during Coastal Commission review of this project an added condition was placed into the permit, eliminating approval for construction of the Phase V area where the above described riparian finger lies. In order to receive Coastal Commission approval for the taking of the riparian finger and utilizing the Phase V area, an amendment to the Coastal Zone permit is required along with a cooperative planning study to evaluate potential landfill consolidation. The Coastal Commission’s intent was to fully evaluate Watsonville’s landfill options in the future and any changes in regional landfiling conditions, prior to allowing the full development of this site for a landfill and the subsequent 2.1 acre biotic loss. The biotic taking on this site would be occurring approximately 12-14 years earlier than currently planned.

### **Biotic Mitigations**

Registered biologists and staff from the Army Corps of Engineers, U.S. Fish and Wildlife Service, CDFG, Coastal Commission, County Environmental Planning, and HLA have all visited the Rocha site and each has agreed that the site is severely degraded from historical agricultural operations. County documentation has shown that no mature biotic habitat has existed on the project site since before 1931 (oldest available aerial photo). Unless agricultural activities are curtailed or eliminated from this parcel it would not be reasonable to anticipate any improvement in biotic quality due to the natural topography of the site. Each resource staffmember has also concluded that there is great biological value in restoration of the north ravine on the project site to facilitate a migratory connection between upland and lowland biotic habitats and two existing on-site riparian corridors. Re-creation of this link will be one step toward opening future potential migration paths for species of concern to expand into the lowland habitats. The Coastal Zone permit approved by your Board on October 20, 1998, includes an extensive mitigation plan to expand, rehabilitate and protect, in perpetuity, all biotic resources on this property (more than 5 acres including construction of 50-foot wide oak/grassland buffers around all new and existing on-site habitats), in exchange for the loss of 0.79 acres of degraded habitat (recently reduced to 0.4 acres). In addition, another 10 acres of open space surrounding the protected biotic areas will be dedicated for the life of the project to facilitate the maturation process of the restored and newly created riparian habitat, as recommended by the Army Corps of Engineers, U.S. Fish and Wildlife Service, CDFG, and Coastal Commission.

The Rocha site project has been designed and modified to meet the basic goals of the California Coastal Act:

Public Resources Code, Section 30001.5: “The Legislature finds and declares that the basic goals of the state for the coastal zone are to:

- (a) Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources.
- (b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.”

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This project utilizes a parcel with minimal biological value. In exchange for the temporary loss of lower quality agriculture land, this project provides for the expansion, enhancement, and permanent protection of a potentially valuable biotic resource. This was the clear directive and area of greatest concern for the Coastal Commissioners during our first hearing before them regarding this project in August 1998. In response to the Coastal Commission's concerns, the project was modified in consultation with the Army Corps of Engineers, U.S. Fish and Wildlife Service, Coastal Commission staff, CDFG and County Environmental Planning to include additional biotic mitigation areas and increased protective measures. The Coastal Zone permit approved by your Board reflects this expanded and enhanced biotic mitigation effort, consistent with the overall goals of the 1976 Coastal Act and the direction of the Coastal Commissioners. There is a great public benefit to this biotic mitigation plan by expanding, restoring and permanently protecting several acres of critical habitat.

This project also considers a balanced use of this property within the coastal zone by establishing a balance between biotic resource conservation and enhancement, public concerns, fiscal responsibility, and long term waste disposal needs for our county residents. From a long term biological perspective this project meets all the objectives of the Coastal Act goals and at the same time solves a significant public service need in a financially prudent manner.

Exhibit C is a copy of the preliminary habitat management plan for the Watsonville Landfill Expansion site including a delineation of the BCE. Please note the dark shaded areas on this map represent the riparian finger scheduled for removal with the construction of Watsonville's City Landfill Phase V construction. This finger will require early removal for use as a soil storage site, as the soil stockpile footprint is very similar to the landfill footprint due to the site's steep topography. This drawing also depicts the various areas requiring biotic mitigation prior to development. Use of the Watsonville site will require several key actions regarding the biological impacts and mitigations.

1. The Board must amend the BCE, with CDFG, Army Corps of Engineers, U.S. Fish and Wildlife, and Coastal Commission approvals, to allow for the new taking and ancillary impacts within this protected habitat.
2. Per Coastal Zone permit 96-0216, condition C.3, the County must seek Coastal Commission approval to amend the Watsonville Landfill Expansion permit to allow use of the Phase V disposal site and remove the 2.1 acre riparian finger. This amendment must include a waiver or deferral of the landfill consolidation study requirement also included in this condition.
3. Permit approval must be obtained from Army Corps of Engineers, CDFG, Regional Water Quality Control Board for the loss of biotic habitat, including an acceptable mitigation plan.
4. The County must complete the 4.2 acre biotic mitigation and habitat management plan (on-site) required for the Watsonville Landfill Expansion site, prior to using the site for soil storage.
5. A mitigation site for the additional 0.5 acre BCE loss will have to be located and designed. On-site mitigation may be possible, but preliminary field investigations of potential on-site mitigation areas have not found any areas large enough (1.0-1.5 acres) or hydraulically adequate for sustainable riparian planting.

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Differences in habitat quality between the Watsonville Landfill Expansion site and the Rocha site are very clear and have been defined in detail in the previous alternatives analyses referenced above. Please refer to those reports for additional information on valuation of biological resources and impacts. There is minimal biotic value to the area of the Rocha site planned for soil storage activities and the mitigation package proposed for this site is substantial and of significant biological value. The Watsonville Landfill Expansion site, while partially permitted for a future landfill expansion, would result in the loss of valuable biotic habitat within a BCE, premature taking of 2.2 acres of riparian habitat, construction of up to 5.5 acres of riparian mitigation areas for the City of Watsonville, and a new round of permitting processes with the involved resource agencies.

**Project Costs**

The Rocha site, as approved by your Board, calls for movement of soil from the Buena Vista Landfill to the Rocha property via an overhead conveyor. Return of soil to the landfill over the next 20+ years would occur via dump trucks. In our April 9, 1999, letter to your Board, we recommended an alternative soil return process that would not only reduce project costs, but also reduce dust and **traffic** impacts. Soil returned via conveyor would all but eliminate any crossing truck traffic on Buena Vista Drive and reduce dust impacts associated with dump truck travel on dirt roads. Local neighbors have expressed concerns over these two issues and this minor project revision would substantially address those concerns. Soil return to the landfill is not anticipated to begin for 5-6 years, so adequate time exists to consider these project modifications without jeopardizing the current project time lines for Phase 1 excavation. The only potential impact would be to the Buena Vista Drive scenic corridor area adjacent to the landfill. However, this is an issue for both project alternatives, as they are both visible **from** Buena Vista Drive and surrounding residents. We only anticipate the need for a minor permit amendment as the project changes primarily result in reduced impacts, but adequate time exists if a supplemental EIR is required.

Your Board has previously been provided with project cost analyses conducted using a standard time and materials approach. These analyses reflected projected costs for the current Board approved project, the "modified" Rocha project (soil return with conveyor), and the most cost effective Watsonville City Landfill alternative, as recommended by local neighbors. In an effort to **simplify** these analyses we have used present dollars for both the up-front expenses and the long term operational expenses. While use of inflation factors for long term operation and maintenance costs or net present values for capital can be used to further modify the overall costs, they can also add a level of complexity and confusion to the analysis. We could also place a public value to the extensive mitigation plan on the Rocha site in terms of habitat protection and expansion for public benefit.

These cost analyses were provided in a simplified format to allow a basic comparison of project costs, without the intention of creating a complex financial document. As an example, the costs for returning soil from the Watsonville site are significantly higher due to the much longer haul distance. We could inflate the higher annual operating costs by one of several financial indices to project increases in time and materials cost over the project life. This type of detailed financial analysis can be approached in several ways with many differing outcomes. Use of net present value for land acquisition can also be analyzed in several differing ways and using differing discount rates



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and future projections. In order to avoid over analyzation of project costs, we elected to provide a simple time and materials approach with no inflation or future valuation factors for any of the project alternatives of the Rocha project. This straightforward approach was used consistently across the board for each alternative analyzed.

There has also been some suggestion that the project cost analyses reflect a higher soil movement volume than addressed in the EIR. As this project has moved through this lengthy public review process, we have received many comments and suggestions from the involved resource agencies and concerned citizens. The changes in the cost analysis reflecting a greater volume of soil movement are the result of project improvements and efficiencies aimed at reducing impacts and costs. It has been our understanding from comments and suggestions received during previous public hearings that local neighbors would support project conditions that would shorten or reduce the impacts on any of the project alternatives considered. While it is true that the cost analysis reflects a greater soil movement than estimated in the EIR documents, the amount of soil moved is only important with regard to air quality issues. Public Works has received a permit from the Monterey Bay Unified Air Pollution Control District (MBUAPCD) for this project and the conditions are structured to allow the maximum amount of project flexibility and soil movement with appropriate controls to maintain emissions within the air district standards. A copy of the MBUAPCD permit is included for your reference as Exhibit D.

As an example, a local neighbor, Mr. David Barlow, suggested relocation of the conveyor load-out closer to the excavation area to reduce the overall length of the conveyor to the Watsonville site and also reduce the conveyor costs. This was a very good suggestion and was determined to be beneficial to either project alternative. The only factor limiting the amount of soil moved each day is dust emissions. By moving the conveyor load-out closer to the excavation area we shorten the haul distance for the earthmovers and thus reduce dust emissions. This suggestion improves project efficiencies by allowing a greater movement of soil in a shorter period, and reducing the length of the excavation period and associated impacts. The MBUAPCD was very helpful in structuring the permit for this project to allow this operating flexibility that improves project efficiencies and reduces costs, while still maintaining dust emissions within MBUAPCD standards.

In a similar manner, we also assumed maximum soil volume movement with the Watsonville site alternatives to minimize project duration and impacts. However, for consistency with the EIR projections, we have adjusted the cost analysis to reflect the lower soil movement volumes for all project options. Exhibit E includes the revised cost analysis.

There also continues to be discussion over the actual value of the Rocha property. In May 1997, an appraisal of the Rocha property, including land, structures and improvements, was conducted by an outside, third party registered appraiser who specializes in agricultural property appraisals. The result of this appraisal has been used as the basis for our valuation of the Rocha property in our cost analyses. At your Board's direction, this appraisal was updated in October 1998 to reflect current market conditions. The original appraisal valued the property at \$600,000, and the updated appraisal revised the value to \$690,000. A copy of the revised appraisal cover sheet is included for your reference in Exhibit E. Based on a 1990 lease/purchase agreement for :

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previous tenant farmer, which placed a sale value of \$480,000 on the property, the current appraisal appears to be reasonable taking into consideration nine years of inflation. Outside of anecdotal statements by project opponents, we have no new information that would suggest or support a higher value for this property.

The previously submitted cost analyses only provided discussion of the potential costs associated with advanced development of the Watsonville Landfill site, such as construction of the landfill expansion drainage facilities and mitigation for the 2.1 acre riparian loss associated with the landfill expansion. Both of these activities are required permit conditions for Watsonville and must be completed before they can construct a landfill in this area or the County can use the site for soil storage. Exhibit E includes these added costs not originally considered and as stated above, adjusts the Phase 1 excavation volumes back to the **EIR** projections for consistency. Watsonville City staff has also informed the County that there exists some off-site drainage problems from an adjacent property owner that may require some improvements beyond those associated with the landfill expansion. However, no technical information is available regarding this off-site drainage problem and therefore no cost can be assigned to these added mitigation activities at this time.

After discussions with Watsonville City staff and management, we have developed a preliminary list and cost estimate for the lease payments and project related improvements they have initially requested as compensation for County use of their site for soil storage. These only reflect beneficial costs for the City of Watsonville associated with leasing the land and compliance with their Coastal Zone permit conditions for landfill development. These costs do not include County costs for BCE mitigation, Union Pacific permits or other costs associated with gaining access to the Watsonville site or construction of soil handling facilities. Below is a summary of the City of Watsonville compensation package:

**CITY OF WATSONVILLE COMPENSATION**

Lease Payment (\$1,000 per acre, per year)*	\$400,000
4.2 Acre Riparian Mitigation (\$75,000 per acre/Coastal Zone permit requirement)	\$3 15,000
Construction of Permanent, Vegetated Noise Buffer for Higaki Property	\$50,000
Implementation of Habitat Management Plan (County share, \$6,000 per year)*	\$120,000
Drainage/Road Improvements (Coastal Zone permit requirement)	\$110,000
BCE Protective Fencing, 2,800' (Coastal Zone permit requirement)	\$32,000
Permitting & Coastal Zone Permit Amendment (Coastal Zone permit requirement, County share)	\$60,000
Landfill Space Exchange (City Council/Board of Supervisors Decision)	\$ ?
<b>Estimated Total for City of Watsonville Compensation Package:</b>	<b>\$1,087,000</b>

\*Assumed a 20-year project period.

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The following is a summary of the revised costs reflecting the adjustments as described above and Phase 1 soil excavation at EIR estimated rates. This compensation package outlined above.

**SUMMARY OF OVERALL COSTS AND IMPACTS**

	Rocha Site (as revised)	Rocha Site (as permitted)	Watsonville Site (BVCA option)
Capital/O&M Costs - Excavation	\$1,727,859	\$1,345,859	\$2,867,117
Equipment Costs - Excavation	\$1,913,888	\$1,913,888	\$1,936,137
Capital/O&M Costs - Soil Return	\$384,046	\$0	\$82,403
Equipment Costs -Soil Return	\$2,354,758	\$3,866,678	\$4,320,688
Total:	\$6,380,046	\$7,126,424	\$9,206,345
<b>Cost Differential:</b>	<b>\$0</b>	<b>+\$746,378</b>	<b>+\$2,825,299</b>

In comparing the cost summary above with the summary previously provided to your Board in our letter of April 9, 1999, we find that movement of soil during Phase 1 of the project at a higher volume is far more efficient, reduces the duration of project related impacts and reduces cost by more than \$800,000. The previous cost analysis assumed movement of soil at a rate of 8,800 cubic yards per day vs. the EIR estimate of 5,400 cubic yards per day reflected in the above numbers. As discussed above, this increase in soil movement efficiency is provided for under the MBUAPCD permit which allows more soil movement if the total daily vehicle miles traveled by earthmoving equipment are maintained below a fixed level. By moving the conveyor load-out area closer to the excavation site, as suggested by the neighborhood group, we are effectively reducing the total round trip distance of the earthmoving equipment and can therefore move more loads per day without exceeding MBUAPCD standards. This permit condition will provide a significant benefit to any of the project options through more efficient movement of soil.

With the year 2000 goals approaching for compliance with AB 939 objectives, cost containment for this project is also very important. We need to provide adequate funding for new and expanded diversion and recycling programs in order to meet the 50% landfill diversion mandate under AB 939. The modified **Rocha** project provides significant cost savings that can be used for other public service and waste diversion projects and at the same time reduces the overall environmental impacts for the project.

### **Agricultural Impacts**

Consideration must be given to the value of the temporary loss of agricultural lands on the Rocha site vs. the overall public benefit from this project. The Watsonville site is no longer zoned for agriculture, and therefore no loss of agricultural lands would result. This is the most significant benefit of using the Watsonville Landfill Expansion site.

As previously discussed, selection of the Rocha site was based on several factors: close proximity to the excavation activities, distance **from** residential dwellings, confinement in an enclosed ravine to reduce visual and noise impacts, and quality of agricultural land. Prior to the mid 1980s the southern ravine of this property (stockpile site) was primarily used for grazing. Historical photos have confirmed that grazing activities eliminated most if not all of the potential habitat vegetation. Once farming was initiated in this area of the property, some natural recurrence of riparian vegetation began in the central drainage course and in a freshwater seep area at the top of the ravine. Farming activities have, however, periodically eliminated this growth or severely impacted it, as previously documented. In 1996 when Public Works first determined this site to be the most appropriate location for soil storage operations, the entire site lay fallow and remained so until last year when a new farmer began to farm in this area again. The quality of the soil on this parcel is mostly defined as Class IV (Class I and II being defined as "Prime Agricultural Land). The only other information we have been able to gather on the quality of production or soil history from this area of the parcel are anecdotal statements from growers and other third party information that could not be substantiated by factual information.

However, with regard to the Rocha property, your Board has approved a substantial mitigation package for this loss in the amount of \$240,000 to the Agricultural Conservation Easement Program and an added direction to minimize agricultural land losses as much as possible through stockpile modifications, where feasible. Permit conditions also require complete restoration and improvements to the parcel at project closure to facilitate return to agricultural production. The post project permit conditions were established by Coastal Commission **staff** and counsel and accepted as a very fair compensation package for a temporary loss of agricultural production on this section of the parcel, particularly in light of the substantial biotic improvements.

### **Residential Impacts**

The Rocha site soil storage project is designed to reduce residential impacts to the greatest extent. The project, as approved by your Board, reflects nearly 2 years of negotiations with local neighbors and involved resource agencies. This project now balances the needs of the general public, resource conservation agencies, and the project's rural neighborhood. The key features of the Rocha site project as they pertain to mitigation for residential impacts include:

1. Soil stockpiling is located in a closed ended ravine that will assist in mitigating noise, dust and visual impacts.

2. The nearest residence is 1,300 feet to the north of the stockpile site and separated from the project site by two ridges, a eucalyptus grove and the future biotic mitigation site. All these features provide an added level of mitigation for the items listed in item 1 above.
3. Use of a conveyor system to move soil to the soil stockpile area, and possibly for return, nearly eliminates heavy equipment traffic on Buena Vista Drive and reduces associated dust and noise.
4. The project's biotic mitigation package will improve habitat quality and provide an improved **viewshed** for adjacent residences and local **traffic**.

The Watsonville Expansion site also has some important features with regard to residential impacts including:

1. Only two adjacent residents to consider, one at 600 feet from the project site and one at 2,100 feet.
2. Use of this site already includes a permit condition requiring construction of a vegetated berm to reduce noise impacts **from** the future landfill activities,
3. Use of a conveyor system to move soil to and from the soil stockpile area, and possibly for return, eliminates heavy equipment traffic on Buena Vista Drive and reduces associated dust and noise.
4. The project's biotic mitigation package will improve habitat quality and provide an improved **viewshed** for the one adjacent resident.

The most significant issue with the Watsonville Landfill Expansion site is the impact to the local residential viewshed. The stockpile operation on the Watsonville Landfill Expansion site will be located on top of a predominant ridge that sits within the coastal **viewshed** of many of the **Rancho** Road, Tulsa Lane and Whiskey Hill residents. Both County and City landfill operations staff receive occasional complaints from local residents due to the exposed nature of the Watsonville Landfill operations at the top of this ridge. Placement of a large soil stockpile on this ridge would **further** degrade the ocean and local scenic **viewshed** to a far greater extent than use of the closed ravine on the Rocha site.

An additional residential impact associated with the Watsonville Landfill Expansion site would be the closer proximity of the operation to the Higaki home (600'). While item 2 above does provide for mitigation of impacts, this project is still considerably closer to a residential dwelling than the Rocha project and is located in a much more exposed area. In comparison to the Rocha project there would be a comparatively higher impact.

**Timing and Permitting Risks**

Regardless of the biotic impacts, cost differentials, residential impacts or agricultural land preservation concerns, it is Public Works' opinion that the alternative soil storage project on the Watsonville City Landfill Expansion site is feasible, based on the available information we have gathered to-date. However, there are still many risks related to timing and permitting issues that also need to be fully considered before making a change in project direction.

- A. A new round of environmental review (CEQA) needs to proceed immediately. We cannot move forward with any permitting processes without CEQA documents. Counsel for BVCA believes it would take the County only 3-6 months, but it is our opinion, based on the length of the current process, that two years a realistic time frame. Development of a scope of work, and selection and hiring of an EIR consultant will take at least six months, plus at least another year and a half for EIR development and multiple rounds of public review. This process could be much longer, as in the current case, if neighbors adjacent to the Watsonville Landfill Expansion site file appeals with the decision and permitting bodies throughout the process. As directed, the Planning Department will be providing your Board with an estimation of the CEQA and permitting process time frame for the Watsonville Landfill site project alternative.
- B. Design level engineering and geotechnical investigation will also need to proceed immediately to accompany the CEQA process and resolve design and permitting related cost issues associated with the conveyor route through the Biotic Conservation Easement.
- C. Your Board will also have to weigh the value of the biotic impacts between the two sites. As has been well documented, the biotic area to be lost on the Rocha site has very little habitat value, while the habitat between the County and City is of such significance that it was placed into a permanent protective Biotic Conservation Easement. Both the taking of habitat and the impacts from operations on the bisecting road should be considered. In addition, the Rocha site project also includes a substantial biotic mitigation plan that has been endorsed and cooperatively designed by all the involved biotic resource agencies. Biologists from all the resource agencies have agreed that the biotic mitigation plan on the Rocha site will provide a valuable restoration of lost habitat and migratory corridors. Both permitting and mitigation for these new biotic impacts will take a substantial amount of time and expense to complete.

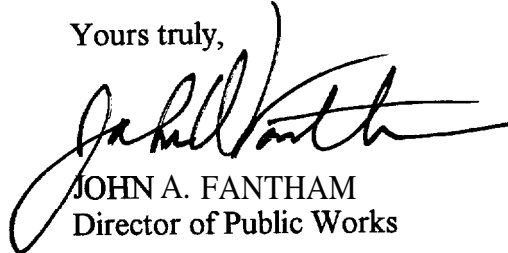
- D. The existing Biotic Conservation Easement (**BCE**) between the County and City landfills will have to be amended by your Board, under consultation with U.S. Fish and Wildlife Service, Army Corp of Engineers, California Coastal Commission, and California Department of Fish and Game to allow the necessary taking within the easement to accommodate the conveyor and access road between the sites. Based upon our experience with these resource agencies, we should anticipate at least one year or more to complete all the required permitting processes.
- F. Higher level negotiations with the Watsonville City Council will have to take place in order to accommodate this project. Many significant decisions will be required by both jurisdictions regarding the **future** valuation and exchange of landfill capacity, and determination of financial responsibilities associated with early development of their landfill expansion site.
- G. Your Board will have to consider the cost differential and its short and long term impacts to landfill services. We are approaching the year 2000 landfill-diversion requirements of 50%. In order to meet these goals, the County needs to direct as much of our staff and financial resources as possible toward this diversion goal in order to comply with the State mandates. Diversion of staff and funding resources away **from** public service projects (i.e. recycling programs) directed at attaining this goal will undoubtedly have some impacts both financially and from a time commitment standpoint.
- H. Impacts to landfill operations must also be considered. This revised project has been discussed at length with landfill operations staff and they have continued to express strong reservations over the impacts associated with this project. It is clearly more labor intensive and more complex. Routing of a conveyor system across an active landfill will pose many engineering, traffic and operational challenges. Operational flexibility, necessary to respond to emergencies or undertake new diversion programs, will be impacted. Without added staffing they are concerned that some public services may be affected with diversion of more staff time to this project.

It is therefore recommended that the Board of Supervisors take the following actions:

1. Accept and file this report on the Buena Vista Landfill Soil Management Project.
2. Complete deliberations from the March 23, 1999, and April 9, 1999, agenda on this project.
3. Make a final determination on the most appropriate location site for the Buena Vista Landfill Soil Management Project, either the **Rocha** property or the Watsonville Landfill Expansion site property.

4. If the Rocha property is determined to be the most appropriate site for the Buena Vista Landfill Soil Management Project, direct the Chair of the Board of Supervisors to **draft** a letter to the California Coastal Commission acknowledging the Board's continuing approval of the Rocha site as the most feasible and least environmentally damaging alternative for the Buena Vista Landfill Soil Management Project.

Yours truly,

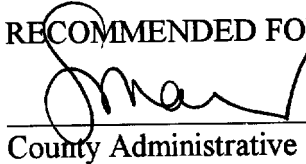


JOHN A. FANTHAM  
Director of Public Works

RPM:mg

Attachments

RECOMMENDED FOR APPROVAL:



\_\_\_\_\_  
County Administrative Officer

copy to: California Coastal Commission (w/a)  
Art Higaki (w/a)  
Buena Vista Community Association, c/o Jonathan Wittwer (w/a)  
David Koch, City of Watsonville (w/a)  
County Counsel (w/a)  
Fred Magaard, Public Works (w/a)  
Kim Tschantz, Planning Department (w/a)  
Ana Demorest, CH2M Hill (w/a)



**EXHIBIT A**

**FISH AND GAME CORRESPONDENCE**

## Memorandum

To : Kim Tschantz  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

Date : February 27, 1997

From : Department of Fish and Game

Subject : Jeannine M. DeWald  
Buena Vista Landfill Soil Management Mitigation

This is a follow-up to our site visit on January 15, and amends the Department's previous comments regarding this project.

1. The project consultant has clarified the methodology which was used in the tarplant survey. Based on our discussion, it appears that the surveys were satisfactory and that tarplant does not occur on the site. This is supported by my observations during the January 15 site visit. Consultant will expand the discussion of this issue in the EIR.

2. The use of the, County's normal 50-year flood protection standard is acceptable provided that the County monitors turbidity changes downstream of the site after major storm events, with remedial action to follow if turbidity exceeds the standards set by AMBAG for this area.

③ 3. It is clear from the site visit that the habitat quality of the onsite drainages, other than the area to be used for mitigation, is extremely low. I also understand that the area needed for the stockpile is less than originally described in the EIR, resulting in a reduction of riparian impacts, and that the County intends to expand the mitigation area to form a larger area of contiguous habitat. These changes will result in a mitigation ratio of approximately 2: 1 and increased habitat quality. This will be acceptable to the Department.

④ In summary, the concerns raised in our initial response to the Draft EIR have been adequately addressed, and we would concur with its certification. Thank you for your willingness to work with us in protecting sensitive biological resources.







Sincerely,

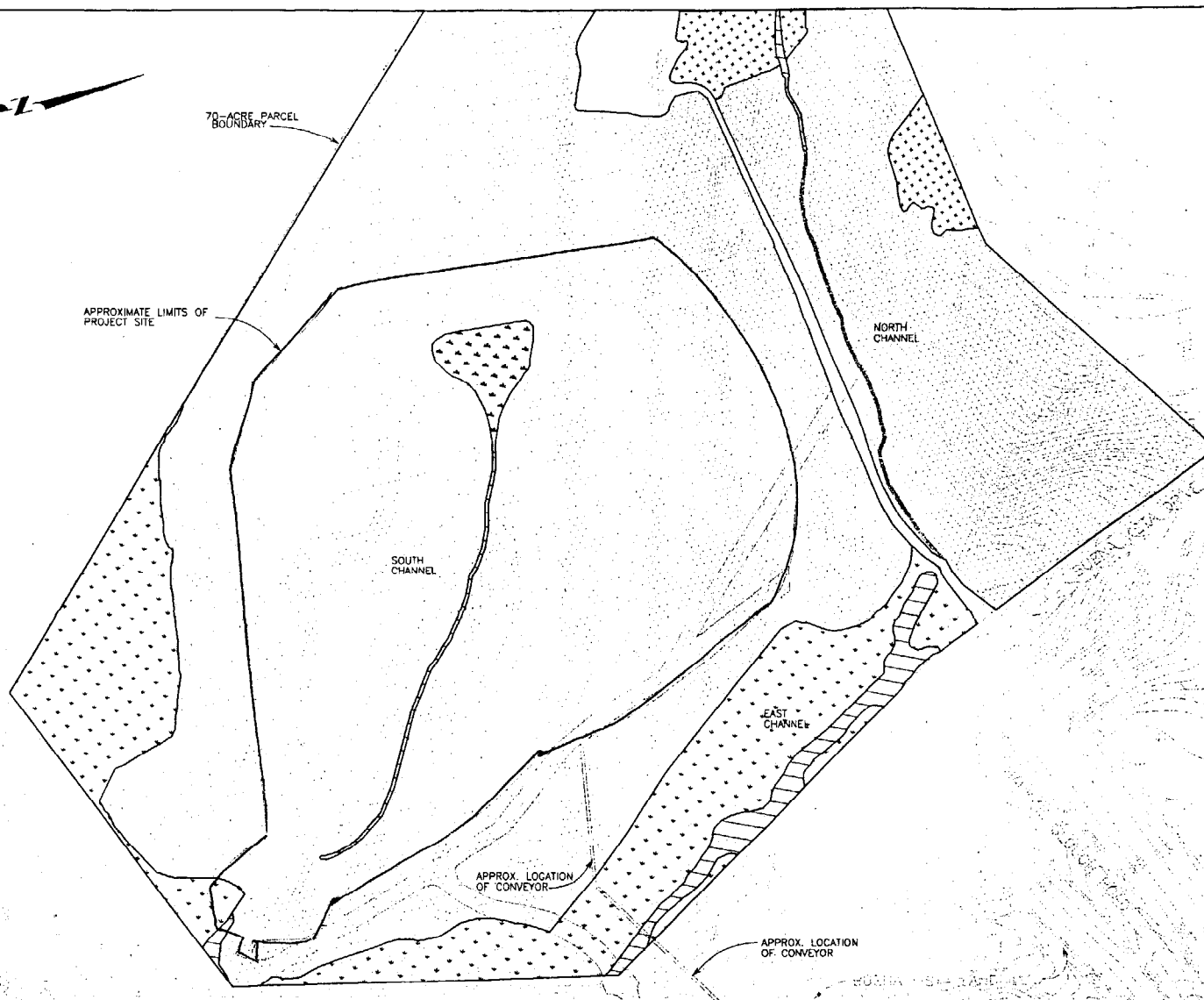
*Jeannine M. DeWald*

Jeannine M. DeWald  
Assoc. Wildlife Biologist

0 200 400  
SCALE IN FEET

EXPLANATION

-  RUDERAL/AGRICULTURE
-  NON-NATIVE GRASSLAND
-  CENTRAL COAST RIPARIAN SCRUB
-  EMERGENT WETLAND
-  FRESHWATER SEEP
-  EUCALYPTUS GROVE
-  DEVELOPED/ACCESS ROADS



**Harding Lawson Associates**  
Engineering and  
Environmental Services

vegetation Map  
Buena Vista Landfill  
Soil Management Plan  
Santa Cruz County, California

DRAWN  
CFG

JOB NUMBER  
34720 018

APPROVED

DATE  
11/97

653-  
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633

PLATE

REVISED DATE

34720021.DWG 2000 11/11/97

39

## Memorandum

654634

To : 1. ~~Projects/Coordinator~~  
~~Resources Agency~~

Date: May 28, 1985

2. Bud Lortz  
 Planning Department  
 City of Watsonville  
 250 Main Street  
 Watsonville, California 95076

Telephone: ATSS ( )  
 ( 916 ) 445-3531

From : Department of Fish and Game

Subject: City of Watsonville Class III Sanitary Landfill Expansion,  
 SCH 83011103, Santa Cruz County

Department of Fish and Game personnel have reviewed the DEIR for the City of Watsonville Class III Sanitary Landfill Expansion, SCH 83011103, and we have the following comments.

The entire 53.1 acre expansion site provides excellent habitat for many species of birds and animals. Most of those species found in the draft report's long list of birds, mammals, reptiles, and amphibians can be found on the proposed fill site on either a permanent or seasonal basis.

(\*) The three identified habitat types - riparian, northern coastal scrub, and grassland combine to form an ecological unit of high value to wildlife. The area forms an important part of the watershed at the headwaters of Gallighan Slough. Much of the area is designated as critical wildlife habitat by the County of Santa Cruz.

The project riparian areas are of exceptional quality and appear to be in pristine condition. These areas are composed of dense stands of mature oak, willow and elderberry trees with a lush understory of riparian shrubs. The riparian areas on the proposed landfill property are environmentally sensitive habitats.

The proposed project will eliminate eight of the total thirteen acres of riparian habitat. The removal of this critical wildlife habitat is an unacceptable adverse impact. Since the riparian habitat occurs at the boundaries of the project area, a redesign could eliminate the loss of this resource. We further recommend a minimum 100 foot natural buffer area be established adjacent to the riparian to ensure its protection. The buffer would be measured from the outer edge of the riparian extending to the toe of the fill slope. The 100 foot buffer area would also preserve a small part of the grass-scrub habitat and provide a more gradual transition from landfill to riparian for remaining wildlife species.

1. Projects Coordinator
2. Bud Lortz

2

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The Draft EIR states that "removal and temporary loss of grassland, northern coastal scrub, and riparian habitat would result from site preparation and landfill operations." We believe the re-establishment of grass and possibly scrub habitat may be possible if the filled area is managed for that purpose. However, the covering of riparian habitat results in a permanent loss. The Draft EIR also states "the finished landfill would be revegetated to return the project to agricultural uses." The Final EIR should make clear the final vegetative management plans and projected use for the completed landfill. Land managed for agriculture is not always compatible with those managed for wildlife.

Preservation of five acres of riparian habitat with a buffer zone is suggested under the mitigated impact section of the Draft EIR. The preservation of a portion of the proposed project area is not mitigation for the loss of other portions of the project.

We do not agree with the temporary displacement of wildlife statement in the Draft EIR. The loss of wildlife habitat is synonymous with the loss of wildlife. Wildlife cannot merely move into adjacent habitat, if present, when their own home ground is destroyed. Habitat carrying capacities are limited because of various territorial requirements such as food, cover and nesting. Wildlife cannot be stockpiled while waiting for suitable habitat to be developed. Full mitigation measures for the loss of wildlife and wildlife habitat are needed in the Final EIR.

Mitigation measures must be coordinated with the Department of Fish and Game in the event the Santa Cruz long-toed salamander or Santa Cruz tarplant are found on or near the proposed project area.

All measures necessary to protect the natural waterways from project-related siltation and leachate contamination should become conditions of project approval.

The Department has direct jurisdiction under Fish and Game Code Section 1601-03 in regard to any proposed activities that would substantially divert or obstruct the natural flow or substantially change the bed, channel or bank of any stream. Operators will be required to submit notification of proposed channel modifications pursuant to Fish and Game Code Section 1603. Work cannot be initiated until streambed alteration agreements are executed.

~~656~~

1. Projects Coordinator 3
2. Bud Lortz

Department of Fish and Game personnel are available to discuss our concerns in more detail. To arrange a meeting, the project sponsor or applicant should contact Calvin Hampy, Wildlife Biologist, telephone (408) 462-6871; or Mr. Theodore Wooster, Environmental Services Supervisor, Department of Fish and Game, Post Office Box 47, Yountville, California 94599, telephone (707) 944-2011.

*Peto Bantadillo*  
for Jack C. Parnell  
Director

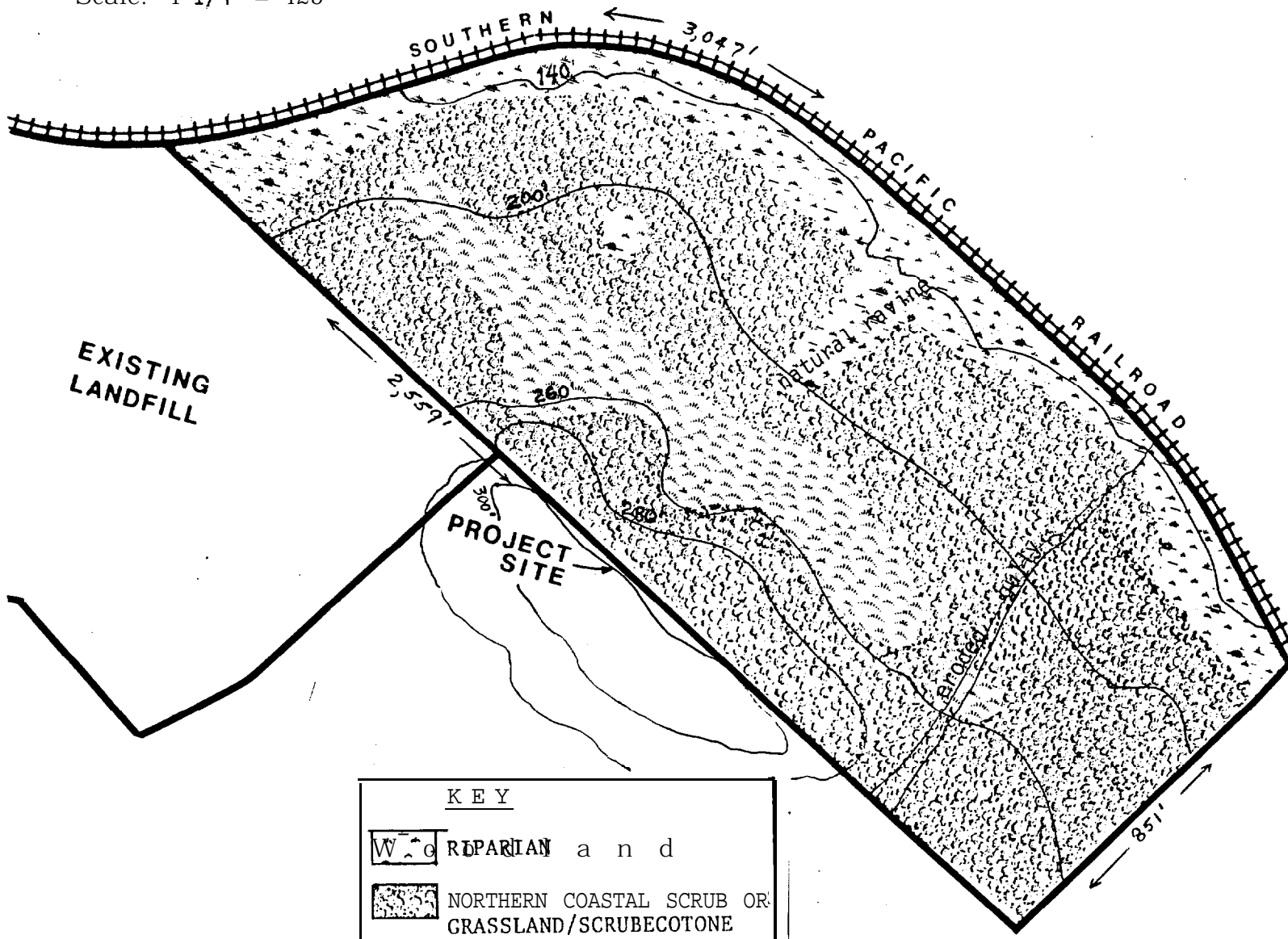
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


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MAP OF THE PROJECT SITE SHOWING TOPOGRAPHY AND VEGETATION TYPES



Scale: 1 1/4" = 425'



KEY	
	WETLAND RIPARIAN and
	NORTHERN COASTAL SCRUB OR GRASSLAND/SCRUBECOTONE
	GRASSLAND

Note: Gallighan Slough is located adjacent to the north and northeast edge of the railroad.





**EXHIBIT B**

**BIOTIC CONSERVATION EASEMENT  
DOCUMENTS**

**PLANNING DEPARTMENT**

GOVERNMENTAL CENTER



COUNTY OF SANTA CRUZ

701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060  
FAX (408) 454-2131 TDD (408) 454-2123

April 27, 1993

Agenda.: May 4, 1993

Board of Supervisors  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, California 95060

**ACCEPTANCE OF BIOTIC CONSERVATION EASEMENT BY THE CITY OF  
WATSONVILLE ON THE WATSONVILLE LANDFILL PROPERTY**

Dear Members of the Board:

As required in the County's approval for expansion of the Watsonville landfill, a biotic conservation easement document (Attachment 1) has been prepared by the City of Watsonville and is now ready to be accepted by the County. This easement covers 25 acres of live oak riparian forest land on two adjoining parcels where the City landfill and landfill expansion area are located. The easement boundaries are mapped on Exhibits A and C of the attached easement document (Attachment 1). Some background on this subject is provided below.

In 1988 the Board of Supervisors approved a Minor Land Division/Coastal Zone and Riparian Exception Permit 86-0649 (Attachment 2) for the City to create a landfill expansion parcel adjacent to the City's existing landfill near San Andreas Road. The fact that the project site was outside the City necessitated project approval from the County. Condition 4.m of the permit requires the City to place a specified area of land under permanent protection in the form a biotic conservation easement. The City Council directed their staff to implement this condition through a City resolution adopted on April 24, 1990 (Attachment 3). The City attorney and Public Works staff have conferred with County Counsel and Planning staff over the last two years on the appropriate language for this document. County staff have reviewed and approved the document now before you and therefore **RECOMMEND** that your Board:

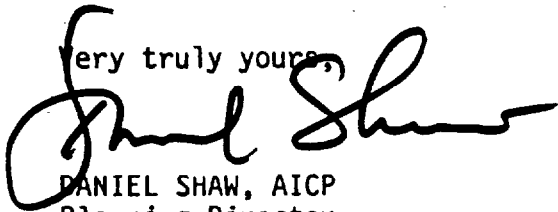
1. Accept the offer by the City of Watsonville to dedicate the area described in Attachment 1 as a biotic conservation

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easement in perpetuity by authorizing the Chairperson to sign the Certificate of Acceptance provided in Exhibit G of that Attachment;

2. Direct the Clerk of the Board to record the accepted document with the County Recorder; and
3. Direct the County Recorder to provide the City and County Planning with conformed copies of the easement document after it has been recorded.

Very truly yours,



DANIEL SHAW, AICP  
Planning Director

RECOMMENDED:



SUSAN A. MAURIELLO  
County Administrative Officer

Attachments: 1 -- Biotic Conservation Easement, with Exhibits A--G

2 -- Permit 86-0649

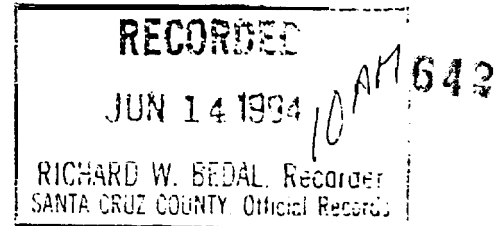
3 -- City of Watsonville Resolution 160-90

cc: Steve Solomon, City Manager, City of Watsonville  
Dave Koch, Utilities Director, City of Watsonville  
Luis Hernandez, City Attorney, City of Watsonville  
County Counsel  
County Recorder's Office

easelet/pln453

Recording requested by and  
When Recorded Return to.:  
County of Santa Cruz  
Government Center.  
701 Ocean Street  
Santa Cruz, CA 95060

**NO** FEE



Attention: Planning Department Attn: Kim Tschantz

EASEMENT AND DECLARATIONS OF RESTRICTIONS

THIS IRREVOCABLE OFFER AND DEDICATION OF BIOTIC CONSERVATION  
EASEMENT AND DECLARATIONS OF RESTRICTIONS (hereinafter "Offer")  
is made this 5th day of January, 1993, by City of Watsonville  
(hereinafter referred to as "Grantor").

I. WHEREAS, Grantor is the legal owner of a fee interest  
of certain real properties located in the County of Santa Cruz,  
State of California and described and shown in the attached  
Exhibit A (hereinafter referred to as the "Property"); and

II. WHEREAS, all of the Property is located within the  
coastal zone as defined in Section 30103 of the California Public  
Resources Code (which code is hereinafter referred to as the  
"Public Resources Code"; and

III. WHEREAS, the County of Santa Cruz, administering the  
California Coastal Act of 1976 (hereinafter referred to as 'the  
"Act") requires that any development approved by the County of  
Santa Cruz must be consistent with the policies of the Act set  
forth in Chapter 3 of Division 20 of the Public Resources Code;  
and

IV. WHEREAS, pursuant to the Act, Grantor applied to the  
County of Santa Cruz for a permit to undertake development as  
defined in the Act within the coastal zone of Santa Cruz County

(hereinafter the "Permit"; and

V. WHEREAS, a Minor Land Division Permit, Coastal Zone Permit No. 90-0123, and a Development Permit, Coastal Zone Permit No. 90-124, was issued to the Grantor in accordance with the provisions of the staff recommendations and findings and to the following conditions: An easement for biotic **conservation of** Biotic lands shall be granted to the County of Santa Cruz.

VI. WHEREAS, the County of Santa Cruz has placed the Conditions on the permit because a finding must be made under Public Resources Code Section 30604(a) that the proposed development is in conformity with the prsvisicns of Chapter 3 of the Act and

VII. WHEREAS, Grantor has elected to comply with the Condition and execute this Offer so as to enable Grantor to undertake the development authorized by the Permit; and

VIII. WHEREAS, it is intended that this Gffer is irrevocable and shall constitute **enforceable** restrictions within the meaning of Article XIII, Section 8 **cf** the California Constitution and that said Offer when accepted shall thereby qualify as an enforceable **restriction** under the provisions of the California Revenue and Taxation **Ccde**, Section 402.1;

NOW, THEREFORE, in **consideration** of the above and the mutual benefit and conditions set **forth** herein, the **substantial** public benefits for the protection cf coastal resources to be derived, the conservation of portions of the Property **in** biotic uses and the granting of the Permit to the **owner of** the County of Santa Cruz, Grantor hereby irrevocably **offers to dedicate** to the County

of Santa Cruz, a political subdivision (hereinafter, the "Grantee"), a biotic conservation easement in **gross** for the conservation of the biotic environment over that certain portion of the Property specifically described and shown in Exhibits C,D, and E (hereinafter, the "Protected Land");

The Offer and Dedication of this Biotic Conservation Easement subjects the Property to the following terms, conditions and restrictions.

1. USE OF PROPERTY. The use of the Protected Land shall be limited to biotic uses including, but not limited to, natural fauna and flora.

No development as defined in Public Resources Code, Section 30106, attached hereto as Exhibit F and incorporated herein by this reference, including but not limited to, removal of trees and other major or native vegetation, grading, paving, or installation of structures, such as signs, building, etc., shall occur or be allowed on the Protected Land with **the exception** of the following subject to applicable governmental regulatory requirements:

(a) the removal of hazardous substances or diseased plants or trees.

(b) the removal of any vegetation which constitutes or contributes to a fire hazard and **which** vegetation lies within 100 feet of existing or permitted **development**;

(c) the installation or repair of underground utility lines, gas lines and surface and subsurface drainage improvement necessary to prevent excessive subsurface **water** movement or soil

erosion.

(d) the installation or repair of monitoring wells for water or air quality monitoring and/or extraction wells and appurtenances necessary for groundwater remediation.

(e) The construction of a single transportation corridor for the mutual benefit of City of Watsonville and County of Santa Cruz solid waste disposal and/or resource recovery operations as may be agreed upon the by the City of Watsonville and County of Santa Cruz.

(f) excavation, grading, soil preparation, drainage improvements, erosion control, planting, and maintenance required to establish habitat and to conform to final site design within the mitigation area portion of the biotic conservation easement as described in Exhibit E. All earthwork, soil preparation, and planting within said mitigation area shall be completed prior to the placement of solid waste into the landfill development phase authorized under Coastal Zone Permit No. 90-124.

2. RIGHT OF ENTRY. The Grantee or it's agent may enter onto the Property to ascertain whether the use restrictions set forth above are being observed at times reasonably acceptable to the Grantor.

3. BENEFIT AND BURDEN. This Offer shall run with and burden the Property and all obligations, terms, conditions, and restrictions hereby imposed shall be deemed to be covenants and restrictions running with the land and shall be effective limitations on the use of the Property from the date of recordation of this document and shall bind the Grantor and all

recordation of this document and shall bind the Grantor and all successors and assigns. This Offer shall benefit the County of Santa Cruz.

4. CONSTRUCTION OF VALIDITY. If any provision of these restrictions is held to be invalid or for any reason becomes unenforceable, no other provision shall be thereby affected or impaired.

5. ENFORCEMENT. Any act or any conveyance, contract, or authorization whether written or oral by the Grantor which uses or would cause to be used or would permit use of the Protected Land contrary to the terms of this Offer will be deemed a breach hereof. The Grantee may bring any action in court necessary to enforce this Offer, including, but not limited to, injunction or terminate a breaching activity and to force the restoration of all damage done by such activity, or an action to enforce the terms and provisions thereof by specific performance. It is understood and agreed that the enforcement proceeding provided in this paragraph is **not exclusive** and that the Grantee may pursue any appropriate legal **and** equitable remedies. The Grantee shall have sole discretion to determine under what circumstances an action to enforce the terms and conditions of this Offer shall be brought in law or in equity. Any forbearance on the part of the Grantee to enforce the terms and provision hereof in the event of a breach shall not be deemed a waiver of Grantee's rights regarding any subsequent breach.

6. TAXES AND ASSESSMENTS. To the extent required by law, Grantor agrees to pay or cause to be paid all real property taxes



and assessment levied or assessed against those portions of the property located outside Grantor's city limits. Grantee agrees to take into consideration this document in arriving at the taxation basis for this property.

7. MAINTENANCE. The Grantee shall not be obligated to maintain, improve, or otherwise expend any funds in connection with the Property or any interest or easement created by this Offer. All costs and expenses for such maintenance, improvement use, or possession shall be borne by the Grantor, except for costs incurred by Grantee for monitoring compliance with the terms of this easement.

2. LIABILITY AND INDEMNIFICATION. This conveyance is made and accepted upon the express condition that the Grantee, its agencies, department, officers, agents, and employees are to be free from all liability and claim for damage by reason of any injury to any person or person, including Grantor, or property of any kind whatsoever and to whomsoever ~~belonging~~, including Grantor, from any cause or causes whatsoever, except matters arising out of the sole negligence of the Grantee, while in, upon, or in any way connected with the Property, Grantor hereby covenanting and agreeing to indemnify and hold harmless the Grantee, its agencies, departments, officers, agents, and employees from all liabilities, loss, cost, and obligations on account of or arising out of such injuries- or losses however occurring. The Grantee shall have no right of control over, nor duties and responsibilities with respect to the Property which would subject the Grantee to any liability occurring upon the

land by virtue of the fact that the right of the Grantee to enter the land is strictly limited to providing uses inconsistent with the interest granted and does not include the right to enter the land for the purposes of correcting any dangerous conditions as defined by California Government Code Section 830.

9. SUCCESSORS AND ASSIGNS. The terms, covenants, conditions, exceptions, obligations, and **reservations** contained in this Offer shall be binding upon and inure to the benefit of the successors and assigns of both the Grantor and the Grantee, whether voluntary or involuntary.

10. TERM. This irrevocable offer of dedication shall be binding upon the Grantor and the heirs, assigns, or **successors**, in interest of the Property described above but in no event for more than twenty-one (21) years. Upon recordation of an acceptance of this offer by the Grantee in the form attached hereto as Exhibit G, and upon final approval and recordation of the minor land division authorized under Coastal Zone Permit No. 90-123, this offer, subject to the terms, conditions, restrictions, and **exception** contained herein, shall have the effect of a grant of biotic conservation easement in perpetuity for the conservation of the natural biotic environments **over** the area that shall run with the land and be **binding** on the **parties**, heirs, assigns, and successors.

Executed on this 7th day of January 1993 at Santa Cruz,  
California.

ATTEST:

Lorraine Washington  
City Clerk

[Signature]  
City Manager

[Signature]  
City Attorney

Approved As To Form [Signature]  
County Counsel

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

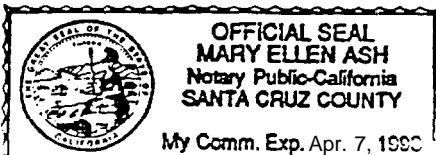
No. 5-92

State of California  
County of Santa Cruz

On January 7, 1993 before me, Mary Ellen Ash  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Steven M. Salomon, Luis E. Hernandez, Lorraine Washington  
NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seat.

Mary Ellen Ash  
SIGNATURE OF NOTARY

**OPTIONAL SECTION**

**CAPACITY CLAIMED BY SIGNER**

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL

☒ CORPORATE OFFICER(S)  
City Manager, City  
TITLES

☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER: \_\_\_\_\_

**SIGNER IS REPRESENTING:**  
NAME OF PERSON(S) OR ENTITY(ES)

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT Easement - Discretion of Restrictions

NUMBER OF PAGES 26 DATE OF DOCUMENT January 5, 1993

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

DECEMBER 1992  
JOE : 91132  
DRAWN : CGD

~~415~~  
650

CURT G. DUNBAR, LS 5615  
LICENSE RENEWAL DATE 9/30/94

DESCRIPTION OF CURRENTLY USED LANDFILL AND PROPOSED LANDFILL

SITUATE IN THE SAN ANDREAS RANCHO, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

BEING ALL OF THE LANDS CONVEYED TO THE CITY OF WATSONVILLE BY DEED RECORDED  
IN BOOK 1927 OF OFFICIAL RECORDS AT PAGE 406, SANTA CRUZ COUNTY RECORDS AND  
BEING ALL OF THE LANDS CONVEYED TO THE CITY OF WATSONVILLE BY DEED RECORDED  
IN VOLUME 3447 OF OFFICIAL RECORDS, PAGE 469, SANTA CRUZ COUNTY RECORDS.

COMPILED BY DUNBAR AND CRAIG LAND SURVEYS, INC. IN DECEMBER 1992

NORTH

NOTE:  
RIPARIAN BUFFER AND RIPARIAN CORRIDOR  
ARE TO BE SUBJECT TO BIOTIC CONSERVATION  
EASEMENT TO BE CONCURRENTLY RECORDED

PARCEL A  
(SEE PAGE 2)

BIOTIC  
CONSERVATION  
EASEMENT

DEVELOPEMENT  
ENVELOPE

AGRICULTURAL BUFFER

ROAD TO BE CONSTRUCTED AND MAINTAINED  
BY THE CITY OF WATSONVILLE

B4 - M - 7

CITY OF WATSONVILLE  
1927 - OR - 406  
(SEE PAGE 3)

71 - M - 58

PARCEL B  
REMAINDER

BANK OF AMERICA, NTSA  
TRUSTEES  
3756-OR-658

PARCEL B  
REMAINDER  
BANK OF AMERICA, NTSA  
TRUSTEES  
3756-OR-658

30.00'

JAMES W. JONES  
ET UX  
4783-OR-512

BARBARA BUITRON  
ET UX  
3548-OR-294

B1 - M - 25

VOL. 5522 PAGE 872

671  
651

59

## EXHIBIT "B"

## GRANTEE REVIEW AND APPROVAL

SUBJECT: CITY OF WATSONVILLE OFFER OF DEDICATION (CZP90-123 AND CZP-124)

The County of Santa Cruz, a body politic, and the Grantee named in this Irrevocable Offer to Dedicate Biotic Conservation Easement and Declaration of Restrictions offered by City of Watsonville has been reviewed and the County does hereby approve the terms and the provisions thereof.

DATED:

COUNTY OF SANTA CRUZ

By:

Ray Beland  
Chairperson, Board of Supervisors

CERTIFICATE OF ACCEPTANCE-  
Govt. Code Sec. 27281

This is to certify that the interest in real property conveyed by the within deed to the County of Santa Cruz, a political subdivision of the State of California, is hereby accepted by Resolution No. 700-57 of the Board of Supervisors dated Nov. 12, 1957, and the Grantee consents to recordation thereof by its duly authorized officer.

Dated May 4, 1993

By Ray Beland  
Chairperson Board of Supervisors

CERTIFICATE OF ACCEPTANCE-  
Govt. Code Sec. 27281

This is to certify that the interest in real property conveyed by the within deed to the County of Santa Cruz, a political subdivision of the State of California, is hereby accepted by Resolution No. 700-57 of the Board of Supervisors dated Nov. 12, 1957, and the Grantee consents to recordation thereof by its duly authorized officer.

Dated May 4, 1993

By Ray Beland  
Chairperson Board of Supervisors

## **EXHIBIT C**

# **WATSONVILLE LANDFILL EXPANSION SITE HABITAT MANAGEMENT PLAN**



**THE HABITAT RESTORATION GROUP**  
**JOHN STANLEY & ASSOCIATES, INC.**  
5000 BUCKLE LANE, SUITE 101 • KENNESAW, MISSISSAUGA, ONTARIO L3R 9V7 • CANADA

**JOHN STANLEY & ASSOCIATES, INC.**  
1000 BURLING LANE, SUITE 111 • NORTH VALLEY LA VERNE • (909) 438-0402



**EXHIBIT D**

**-PERMITS-**

**ROCHA PROJECT SITE**



# California Regional Water Quality Control Board

## Central Coast Region

Peter M. Rooney  
Secretary for  
Environmental  
Protection

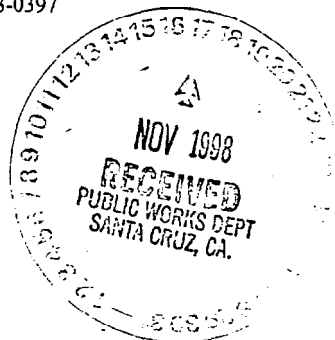
Internet Address: <http://www.swrcb.ca.gov>  
81 Higuera Street, Suite 200, San Luis Obispo, California 93401-5427 ..  
Phone (805) 549-3147 . FAX (805) 543-0397



Pete Wilson  
Governor

November 12, 1998

Patrick Mathews  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060-2385



650

### WAIVER OF WASTE DISCHARGE REQUIREMENTS AND WAIVER OF WATER QUALITY CERTIFICATION: BUENA VISTA SOIL MANAGEMENT PLAN CORPS PERMIT # 231388

Dear Mr. Mathews:

This letter responds to your October 23, 1998 request for Clean Water Act Section 401 water quality certification that the proposed project described below will not violate State water quality standards:

1. Project description: Permanent loss of wetlands associated with 20 year soil stock piling for adjacent landfill module construction.
2. Receiving water: Tributary of Gallighan Slough  
Watsonville Hydrologic Sub-basin No. 305.10
3. Filled or excavated area: 0.79 acres of wetlands
4. Dredge volume: N/A
5. Federal permit: Individual Army Corps Permit
6. Compensatory mitigation: Created: 1.32 acres

Pursuant to the Regional Board waiver policy contained in Appendix A-23 of the *Water Quality Control Plan, Central Coast Basin*, which was adopted on September 8, 1994, waste discharge requirements are hereby waived without conditions.

Pursuant to California Code of Regulations Section 3857, we will take no further action on your application. This is equivalent to waiver of water quality certification. We anticipate no further

regulatory involvement; however, should new information come to our attention that indicates a water quality problem, we may issue Waste Discharge Requirements.

657

If you have any questions, please call Adam White at 805-549-3694.

Sincerely,



Roger W. Briggs  
Executive Officer  
Central Coast Regional Water Quality Control Board

AW:buena  
Task 10701  
File: Prog:401-Santa Cruz Co

cc:

Regulatory Section, U.S. Army Corps of Engineers, San Francisco District

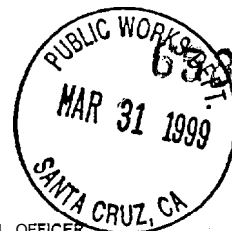
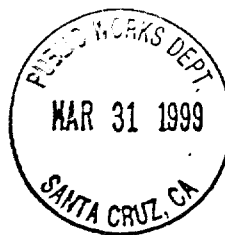
Wetlands Regulatory Office, U.S. Environmental Protection Agency, Region 9

Marla Lafer, Section 401 program Manager, Division of Water Quality, State Water Resources Control Board

NO.	ROUTE DATA	COPY	ATT.
1	DIRECTOR	✓	
	ASST DIR. OPR.		
	CSAC/CLAIMS		
	OPR. PROJ/PKNG		
	PERMITS/ENCR		
	RDS/DRAIN/ECOP		
	SANIT/LANDF		
2	ASST DIR. PS.	✓	
	CONSTRUCTION		
	DRAINAGE		
	SANIT. ENG.		
3	SOLID WASTE	✓	
	ASST. DIR. R.E.		
	DESIGN		
	R.D.A.		
	R.D. PLAN/TRAFF		
	SURVEY		
	CHIEF ADM. SVC		
	REAL PROPERTY		



**MONTEREY BAY**  
Unified Air Pollution Control District  
serving Monterey, San Benito, and Santa Cruz counties



AIR POLLUTION CONTROL OFFICER  
Douglas Quetin

24500 Silver Cloud Court • Monterey, California 93940 • 831/647-9411 • FAX 831/647-8501

678

DISTRICT  
BOARD  
MEMBERS

CHAIR:  
John Myers  
King City

VICE CHAIR:  
Bob Cruz  
San Benito  
County

Jack Barlich  
Del Rey Oaks

Richard  
Boomer  
Hollister

Anna  
Caballero  
Salinas

Lou Calcagno  
Monterey  
County

Tony Campos  
Santa Cruz  
County

Edith  
Johnsen  
Monterey  
County

Judy  
Pennycook  
Monterey  
County

Oscar Rios  
Watsonville

Walt Symons  
Santa Cruz  
County

March 30, 1999

Patrick Mathews  
County of Santa Cruz  
Department of Public Works  
Solid Waste Division  
701 Ocean Street, 4th Floor  
Santa Cruz, CA 95060

Subject: AUTHORITY TO CONSTRUCT 9636  
OVERBURDEN CONVEYOR TRANSFER SYSTEM

Dear Mr. Mathews:

The District has completed its evaluation of your proposal to install an overburden conveyor transfer system at the Buena Vista Landfill, Watsonville, California. It has been determined that the equipment, with operating restrictions, can comply with all applicable District rules and regulations if installed and operated with the authority attached.

Accordingly, I have enclosed Authority to Construct (ATC) 9636 authorizing the installation and initial operation of the overburden transfer conveyor system. This ATC must be posted or kept readily available at the operating premises.

Please review the ATC and note the conditions which have been included on it. In particular, please review Conditions 3 & 4 below which have been included on the ATC per the County's request to have flexibility in the facility's daily operations.

Condition 3:

A daily operating log which includes the amount of overburden transferred, the vehicle miles traveled by the water truck and scrapers in Modules 4 & 5, the volume of landfill gas vented to the flare, and the amount of soil used to cover the active disposal site shall be maintained on the premises and made available to District staff upon request. Emissions of Particulate Matter less than 10 microns (PM<sub>10</sub>) from the operations shall be calculated with the equation contained in Condition 4, and recorded in the operating log on a daily basis.

County of Santa Cruz  
Department of Public Works  
Authority to Construct 9636  
Page Two

659

Condition 4:

Emissions from this operation shall not exceed 150 pounds per day of TSP and 82 pounds per day of  $PM_{10}$ .

For purposes of field enforcement the following calculation shall be used to determine equivalence with the above  $PM_{10}$  emission limit:

$$PM_{10} \text{ (lbs/day)} = (0.4080)(A) + (0.2850)(B) + (0.0027)(C) + (8.60E-06)(D) + (0.0161)(E) + 13.12$$

Where: A = distance traveled by the scraper in Modules 4 & 5 in vehicle miles traveled (VMT) per day.  
B = distance traveled by the water truck in Modules 4 & 5 in VMT per day.  
C = amount of overburden transferred in tons per day.  
D = volume of landfill gas vented to the flare in dscf/day.  
E = amount of soil used to cover the active disposal site in tons/day.

If you have any questions please contact me at the District office.

Sincerely,

*Mary Giraudo*  
Mary Giraudo  
Air Quality Engineer

Enclosure: Authority to Construct 9636

59

MONTEREY BAY UNIFIED AIR POLLUTION CONTROL DISTRICT  
**AUTHORITY TO CONSTRUCT**

MONTEREY, CALIFORNIA 93940 — TELEPHONE (831) 647-9411  
(831)

680  
660  
APPLICATION NUMBER

9636

MAR 30 1999

AN AUTHORITY TO CONSTRUCT IS GRANTED AS OF

LEGAL OWNER  
OR OPERATOR:

COUNTY OF SANTA CRUZ  
Department of Public Works

EQUIPMENT  
LOCATED AT:

Buena Vista Landfill  
1231 Buena Vista Drive  
Watsonville, California

EQUIPMENT  
DESCRIPTION

AND  
CONDITIONS:

THIS AUTHORITY TO CONSTRUCT IS ISSUED AND IS VALID FOR  
THIS EQUIPMENT ONLY WHILE IT IS IN THE CONFIGURATION  
SET FORTH IN THE FOLLOWING DESCRIPTION:

INSTALLATION OF OVERBURDEN CONVEYOR TRANSFER SYSTEM:

1. Enclosed Drive Over Hopper, 14' Wide x 15' Long, Equipped With Water Sprays, Discharging To Stationary Conveyor.
2. Stationary Conveyor, Maximum 48" Wide x 800' Long, Consisting Of Three Stationary Conveyor Sections, Which Includes A 150' Long Enclosed Overhead Conveyor Road Crossing Section, Powered By Electric Motors, And Discharging To Portable Conveyor.
3. Portable Conveyor, Maximum 48" Wide x 600' Long, Consisting Of Six Portable Conveyor Sections, Powered By Electric Motors, And Discharging To Radial Stacking Conveyor.
4. Radial Stacking Conveyor, Maximum 48" Wide x 100' Long, Powered By An Electric Motor, Equipped With Water Sprays, And Discharging To Stockpile.

\*\* Page 1 of 3 \*\*

THIS AUTHORITY TO CONSTRUCT IS NOT A PERMIT TO OPERATE!

APPROVAL OR DENIAL OF THE APPLICATION FOR PERMIT TO OPERATE THE ABOVE EQUIPMENT WILL BE MADE AFTER AN INSPECTION TO DETERMINE IF THE EQUIPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. AND IF THE EQUIPMENT CAN BE OPERATED IN COMPLIANCE WITH ALL RULES AND REGULATIONS OF THE AIR POLLUTION CONTROL DISTRICT.

PLEASE NOTIFY **Mary Giraudo** AT (831) 647-9411 WHEN CONSTRUCTION OF EQUIPMENT IS COMPLETED

IT IS THE APPLICANT'S RESPONSIBILITY TO COMPLY WITH ALL LAWS, ORDINANCES, AND REGULATIONS OF OTHER GOVERNMENTAL AGENCIES WHICH ARE APPLICABLE TO THE EQUIPMENT TO BE CONSTRUCTED.

59 THIS AUTHORITY TO CONSTRUCT WILL EXPIRE TWO YEARS  
FROM DATE SHOWN, OR EARLIER, IF ANY CHANGE OF OWNERSHIP  
ION, OR MODIFICATION OCCURS.

AIR POLLUTION CONTROL OFFICER

BY 

DATE MAR 30 1999

THE EQUIPMENT FOR WHICH THIS AUTHORITY TO CONSTRUCT IS ISSUED MAY BE OPERATED ONLY WHEN IN COMPLIANCE WITH THE FOLLOWING CONDITIONS:

Conditions:

1. No later than twenty-four (24) hours prior to start-up of the equipment, the applicant shall notify the District and arrange for an inspection of the equipment during normal operations to verify compliance with District Rules and Regulations.
2. Annual process throughput shall be reported to the District, upon request, at the time of permit renewal.
3. A daily operating log of the amount of soil overburden transferred, the vehicle miles traveled by the water truck and the scrapers in Modules 4 & 5, the volume of landfill gas vented to the flare, and the amount of soil used to cover the active disposal site shall be maintained on the premises and made available to District staff upon request. Emissions of Particulate Matter less than 10 microns ( $PM_{10}$ ) from the operations shall be calculated with the equation contained in Condition 4, and recorded in the operating log on a daily basis.
4. Emissions from this operation shall not exceed 150 pounds per day of TSP and 82 pounds per day of  $PM_{10}$ .

For purposes of field enforcement the following calculation shall be used to determine equivalence with the above  $PM_{10}$  emission limit:

$$PM_{10} \text{ (lbs/day)} = (0.4080) (A) + (0.2850) (B) + (0.0027) (C) \\ + (8.60E-06) (D) + (0.0161) (E) + 13.12$$

Where: A = distance traveled by the scraper in Modules 4 & 5 in vehicle miles traveled (VMT) per day.  
B = distance traveled by the water truck in Modules 4 & 5 in VMT per day.  
C = amount of overburden transferred in tons/day.  
D = volume of landfill gas vented to the flare in dscf/day)  
E = amount of soil used to cover the active disposal site in tons/day.

5. Haul roads from the landfill to the unloading site at the soil management area and all public access roads shall be covered with gravel.
6. Haul roads from the landfill to the unloading site at the soil management area shall contain sufficient natural moisture, or the soil management haul roads shall be treated with a binding agent/water mixture at a minimum of once per day such that no fugitive emissions are discharged to the atmosphere.
7. Haul roads from the soil loading site to the drive over hopper shall contain sufficient natural moisture, or the soil loading haul roads shall be watered at a minimum of once every hour during overburden conveyor transfer operations such that no fugitive emissions are discharged to the atmosphere.

8. Public access roads to the active disposal site and the wood waste area shall contain sufficient natural moisture, or the public access roads shall be watered at a minimum of once every half-hour during landfill operations such that no fugitive emissions are discharged to the atmosphere.
9. Watering intensity on all haul roads and public access roads shall be at least 1 liter per square meter.
10. The maximum speed on all haul roads shall be 15 miles per hour.
11. The maximum speed on all public access roads shall be 10 miles per hour.
12. The soil loading site (scraper excavation area), shall contain sufficient natural moisture, or the site shall be watered at least twenty (20) times per day such that no fugitive emissions are discharged to the atmosphere. If the watering frequency is not feasible, the County of Santa Cruz - Department of Public Works shall install an overhead sprinkler system to water the site on a continuous basis.
13. For all plant operations, including stockpiles, sufficient natural or added moisture shall be contained in the process material to prevent fugitive emissions equal to or exceeding 20% opacity, or equivalent Ringelmann 1, for a period or periods aggregating more than three minutes in any one hour.
14. No emissions shall constitute a public nuisance.
15. Any representative of the Monterey Bay Unified Air Pollution Control District authorized by the Air Pollution Control Officer shall be permitted, pursuant to the authority contained in Section 41510 of the California Health and Safety Code:
  - a) to enter upon the premises where the source is located or in which any records are required to be kept under the terms and conditions of this Authority to Construct;
  - b) to have access to and copy any records required to be kept under the terms and conditions of this Authority to Construct;
  - c) to inspect any equipment, operation, or process described or required in this Authority to Construct; and,
  - d) to sample emissions from this source.

NOTE: Upon completion of installation of the equipment specified within this Authority to Construct and demonstration of compliance with applicable District regulations, Permit to Operate 9636 will be issued to the County of Santa Cruz - Department of Public Works.

\*\*\*\*



**EXHIBIT E**

**COST ANALYSIS**

**ROCHA SITE WITH 2-WAY CONVEYOR SYSTEM (modified project)**

Off-Site Soil Storage Volume (Rocha): 1,050,000 cubic yards

684  
664**Excavation & Stockpiling****Heavy Equipment/Labor<sup>1</sup>**

	units	hourly rate	est. hours/day
Scraper <sup>2</sup>	3	\$ 230.00	8.0
Motorgrader	1	\$ 76.00	1.0
Dozer	2	\$ 152.00	8.0
Loader	1	\$ 123.00	1.0
Water Truck	1	\$ 51.00	8.0

**Load Cycles**

Scraper round trip (incl. load cycle)	5.4 minutes
Bank yards per/scraper load	33 cubic yards
Total yards/day	5,400 cubic yards/day
Working days required	194 days
Months (6 days/wk + 10% weather delay)	8.3 months

**Heavy Equipment/Labor Costs<sup>3</sup>**

Scraper	\$ 1,073,333
Motorgrader	\$ 14,778
Dozer	\$ 472,889
Loader	\$ 23,917
Water Truck	\$ 79,333
Contractor mark-up (15%)	\$ 249,638
<b>Equipment/Labor Totals:</b>	<b>\$ 1,913,888</b>

**Capital/O&M Costs**

Land acquisition <sup>4</sup>	\$ 700,000
Land resale value <sup>5</sup>	\$ (1,040,000)
Conveyor bridge	\$ 235,000
Conveyor bridge resale value (10%)	\$ (23,500)
Conveyor purchase <sup>6</sup>	\$ 504,000
Conveyor O&M (\$0.01 1/lf/hour of operation) <sup>7</sup>	\$ 31,998
Conveyor power costs (est. \$250/day)	\$ 48,611
Biotic mitigation (\$1 00,000/acre x 2.4 acres)	\$ 240,000 (recalculated acreage)
Biotic monitoring (\$15,000/yr x 5 yrs)	\$ 75,000
Irrigation (mitigation/erosion control)	\$ 60,000
Agricultural mitigation (\$8000/acre)	\$ 240,000 (30 acres)
Noise Mitigation	n/a
Site improvements	\$ 410,000
Contractor mark-up (15%)	\$ 246,750
<b>Capital Costs Total:</b>	<b>\$ 1,727,859</b>

**Total Excavation/Stockpile Costs: \$ 3,641,746**

## ROCHA SITE WITH 2-WAY CONVEYOR SYSTEM (modified project)

### Soil Return to Landfill

#### Heavy Equipment/Labor'

	units	hourly rate	est. hours/day
Scraper	1	\$ 160.00	1.1
Motorgrader	1	\$ 76.00	0.5
Dozer	1	\$ 152.00	0.5
Loader	1	\$ 123.00	0.5
Water Truck	1	\$ 51.00	1.1

685  
665

#### Load Cycles

Scraper round trip (incl. load cycle)	5.4 minutes
Bank yards per/scraper load	15 cubic yards
Average yardage needed per day	180 cubic yards
Average load out time per day	1.1 hours
Working days to remove stockpile <sup>10</sup>	5,833 days

#### Heavy Equipment/Labor Costs"

Scraper	\$ 1,003,758
Motorgrader	\$ 221,667
Dozer	\$ 443,333
Loader	\$ 358,750
Water Truck	\$ 327,250
<b>Equipment Totals:</b>	<b>\$ 2,354,758</b>

#### Soil Return O&M Costs

One time cost to reverse conveyor system <sup>12</sup>	\$ 80,000
Conveyor O&M (\$0.011/lf/hour of operation) <sup>13</sup>	\$ 129,046
Conveyor power costs (est. \$30/day)	\$ 175,000
<b>O&amp;M Totals:</b>	<b>\$ 384,046</b>

**TOTAL ESTIMATED PROJECT COST: \$ 6,380,550 [ROCHA SITE WITH CONVEYOR]**

- 
1. Hourly rate derived from combination of Cal Trans Equipment Rental Rate Schedule and Prevailing Wage Rate Schedule.
  2. Limit to 3 scrapers per project EIR analysis.
  3. Assume contracted services.
  4. Rocha appraisal update 10/16/98.
  5. Per BVCA recommendation, assume appreciated resale value of land over 20 years at 2% annually.
  6. \$280 per foot average cost (\$1,800,000 / 6,500' WLF conveyor purchase )
  7. \$0.011/lf/hour of operation based on manufacturers estimate and 1,870 lf of conveyor.
  8. Hourly rate derived from combination of Cal Trans Equipment Rental Rate Schedule and Prevailing Wage Rate Schedule.
  9. Average round trip haul distance may be slightly shorter in practice dependent upon delivery location on landfill.
  10. Does not reflect unknown amount of soil taken by Granite Construction through May 2002.
  11. No mark-up, assume County crews.
  12. Reverse all idler arms, move drive trains to opposite end of each section, change elevations at all transfer points, and move loadout pit

**ROCHA SITE WITH CONVEYOR SYSTEM (Board approved project)**

Off-Site Soil Storage Volume (Rocha):

1,050,000 cubic yards

666

~~686~~**Excavation & Stockpiling****Heavy Equipment/Labor<sup>1</sup>**

	units	hourly rate	est. hours/day
Scrape?	3	\$ 230.00	8.0
Motorgrader	1	\$ 76.00	1.0
Dozer	2	\$ 152.00	8.0
Loader	1	\$ 123.00	1.0
Water Truck	1	\$ 51.00	8.0

**Load Cycles**

Scraper round trip (incl. load cycle)	5.4 minutes
Bank yards per/scraper load	33 cubic yards
Total yards/day	5,400 cubic yards/day
Working days required	194 days
Months (6 days/wk + 10% weather delay)	8.3 months

**Heavy Equipment/Labor Costs<sup>3</sup>**

Scraper	\$ 1,073,333
Motorgrader	\$ 14,778
Dozer	\$ 472,889
Loader	\$ 23,917
Water Truck	\$ 79,333
Contractor mark-up (15%)	\$ 249,638
<b>Equipment/Labor Totals:</b>	<b>\$ 1,913,888</b>

**Capital/O&M Costs**

Land acquisition <sup>4</sup>	\$ 700,000
Land resale value <sup>5</sup>	\$ (1,040,000)
Conveyor bridge	\$ 235,000
Conveyor bridge resale value (50%)	\$ (117,500)
Conveyor lease (\$18,000/mo x 12 mo) <sup>6</sup>	\$ 216,000
Conveyor O&M (\$0.01 1/lf/hour of operation) <sup>7</sup>	\$ 31,998
Conveyor power costs (est. \$250/day)	\$ 48,611
Biotic mitigation (\$100,000/acre x 2.4 acres)	\$ 240,000 (acreage recalculated)
Biotic monitoring (\$15,000/yr x 5 yrs)	\$ 75,000
Irrigation (mitigation/erosion control)	\$ 60,000
Agricultural mitigation (\$8000/acre)	\$ 240,000 (30 acres)
Noise Mitigation	n/a
Site improvements	\$ 410,000
Contractor mark-up (15%)	246,750
<b>Capital Costs Total:</b>	<b>\$ 1,345,859</b>

**Total Excavation/Stockpile Costs: \$ 3,259,746**

**ROCHA SITE WITH CONVEYOR SYSTEM (Board approved project)**

667

~~687~~**Soil Return to Landfill****Heavy Equipment/Labor<sup>8</sup>**

	units	hourly rate est.	hours/day
Dump Truck	1	\$ 70.00	1.7
Motorgrader	1	\$ 76.00	0.5
Loader	1	\$ 123.00	1.7
Dozer	1	\$ 152.00	1.7
Water Truck	1	\$ 51.00	0.5

**Load Cycles**

Dump truck round trip (incl. load cycle) <sup>9</sup>	8.7 minutes
Bank yards per/dump truck load	15 cubic yards
Average yardage needed per day	180 cubic yards
Average load out time per day	1.7 hours
Working days to remove stockpile <sup>10</sup>	5,833 days

**Heavy Equipment/Labor Costs<sup>11</sup>**

Dump Truck	\$ 709,386
Motorgrader	\$ 221,667
Loader	\$ 1,246,493
Dozer	\$ 1,540,382
Water Truck	\$ 148,750
<b>Equipment Totals:</b>	<b>\$ 3,866,678</b>

**Total Soil Return Costs: \$ 3,866,678****TOTAL ESTIMATED PROJECT COST: \$ 7,126,424 [ROCHA SITE WITH CONVEYOR]**


---

1. Hourly rate derived from combination of Cal Trans Equipment Rental Rate Schedule and Prevailing Wage Rate Schedule.

2. Limit to 3 scrapers per project EIR analysis.

3. Assume contracted services.

4. Rocha appraisal update 10/16/98.

5. Per BVCA recommendation, assume appreciated resale value of land over 20 years at 2% annually.

6. Assume 12 months for conveyor lease to allow some flexibility for operational conditions.

7. \$0.011/lb/hour of operation based on manufacturers estimate and 1,870 lb of conveyor.

8. Hourly rate derived from combination of Cal Trans Equipment Rental Rate Schedule and Prevailing Wage Rate Schedule.

9. Average round trip haul distance may be slightly shorter in practice dependent upon delivery location on landfill.

10. Does not reflect unknown amount of soil taken by Granite Construction through May 2002.

11. No mark-up, assume County crews.

**WATSONVILLE LANDFILL SITE - CONVEYOR & TRUCKING COMBO.**

Off-Site Soil Storage Volume: 1,050,000 cubic yards

668

688

**Excavation & Stockpiling****Heavy Equipment/Labor<sup>1</sup>**

	units	hourly rate	est. hours/day
Scraper'	3	\$ 230.00	8.0
Motorgrade?	1	\$ 76.00	1.5
Dozer	2	\$ 152.00	8.0
Loader <sup>3</sup>	1	\$ 123.00	1.5
Water Truck	1	\$ 51.00	8.0

**Load Cycles**

Scraper round trip (incl. load cycle)	5.4 minutes
Bank yards per/scraper load	33 cubic yards
Total yards/day	5,400 cubic yards/day
Working days required	194 days
Months (6 days/wk, 10% weather delay)	8.3 months

**Heavy Equipment/Labor Costs<sup>4</sup>**

Scraper	\$ 1,073,333
Motorgrader	\$ 22,167
Dozer	\$ 472,889
Loader	\$ 35,875
Water Truck	\$ 79,333
Contractor mark-up (15%)	\$ 252,540
<b>Equipment Totals:</b>	<b>\$ 1,936,137</b>

**Capital/O&M Costs**

Land lease <sup>5</sup>	\$ 400,000
Land resale value	n/a
Conveyor bridge (H. Slough) <sup>6</sup>	\$ 200,000
Conveyor bridge resale (50%)	\$ (100,000)
Conveyor system lease (\$53,000/mo x 12 mo) <sup>7</sup>	\$ 636,000
Conveyor O&M (\$0.01 1/lf/hour of operation)'	\$ 90,689
Conveyor power costs (est. \$400/day)	\$ 77,778
Conveyor Purchase for soil return (400') <sup>16</sup>	\$ 152,000
Railroad undercrossing	\$ 50,000 (could be higher, depending upon access requirement)
Railroad protective Liability Insurance (\$8/yr)	n/a
BCE mitigation (\$100,000/acre x 1.5 acres) <sup>9</sup>	\$ 150,000
Landfill Mitigation (\$75,000/acre x 4.2 acres) <sup>9</sup>	\$ 315,000
Biotic monitoring (\$6,000/yr x 20 yrs)	\$ 150,000 (includes habitat management plan implementation)
Irrigation (mitigation/erosion control)	\$ 30,000
Agricultural mitigation (\$8000/acre)	n/a
Noise mitigation"	\$ 50,000 (Higaki berm)
Site improvements"	\$ 205,000
Re-engineering and supplemental EIR	\$ 210,000
County staff time for re-permitting	\$ 60,000
Contractor mark-up (15%)	\$ 190,650
<b>Capital Costs Total:</b>	<b>\$ 2,867,117</b>

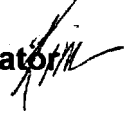
**Total Excavation/Stockpile Costs: \$ 4,803,253**

**COUNTY OF SANTA CRUZ**  
INTEROFFICE CORRESPONDENCE

673

**DATE:** May 13, 1999

**TO:** John Fantham, Public Works Director

**FROM:** Kim Tschantz, Deputy Environmental Coordinator 

**SUBJECT:** PERMIT PROCESSING FOR USING THE CITY OF WATSONVILLE LANDFILL FOR THE COUNTY'S SOIL STOCKPILE PROJECT

County Counsel and Public Works staff have asked me to provide you with information regarding permit processing time, types of permits required and type of analysis required under the California Environmental Quality Act (CEQA) for implementing the proposed Soil Stockpile project at the City of Watsonville's landfill expansion area rather than at the proposed project site owned by John and Violet Rocha. To best understand answers to these questions, I am also providing you with some background information on the site as land use approvals for the site have included a fairly complex series of approvals, appeals and interactions with the California Coastal Commission (CCC). This information is provided below.

**BACKGROUND**

On April 28, 1987 the Board of Supervisors approved Minor Land Division/Coastal Zone Permit/Riparian Exception 86-0649 and an associated rezoning and General Plan amendment on A.P.N. 46-201-271-28 to allow the expansion of the City's landfill/refuse disposal facility on 53 acres of land adjoining the City's existing landfill. While the original landfill was a noncontiguous part of the City limits, as allowed under State law for municipal facilities, the proposed expansion area was not. Rather this site was within the jurisdiction of the County and therefore the City was required to make applications to the County for the appropriate land use permits. The land use approval pertained to the creation of a new parcel and use of the 53 acre site as a public landfill but did not include a Development Permit for the actual construction and use of the site for refuse disposal. Application for the actual development and use of the site would be made at a later date. As lead agency under CEQA, the City had an EIR prepared for this project, which was used by the County and other agencies to evaluate the project and the subsequent project pertaining the actual development and use of the site.

One important condition of Permit 86-0649 was the requirement that the City place 27 acres of land on the original landfill property and the project site in a permanent biotic conservation easement and to implement biotic restoration within a portion of the easement to mitigate for the project's biological impact. The Board's approval was appealed to the CCC by Mr. Art Higaki, owner of an adjoining agricultural parcel, and

the Sierra Club. The Coastal Commission considered the appeal and on June 9, 1988 determined the appeal did not raise any substantial issue; thereby validating the County's approval of the project. The City then moved forward on tasks to implement the conservation easement and formulate construction plans for the landfill expansion.

In February 1990 the City made a Development/Coastal Zone Permit application to the County for the development and use of the 53 acre for refuse disposal. The proposal included the initial grading of 1,000 cubic yards of earth to construct the landfill module and the subsequent grading of 800,000 cubic yards of earth during the life of the landfill for normal landfill operations. In addition, the City made a separate application to request some amendments to Permit 86-0649. The Board of Supervisors approved both projects on July 17, 1990 (Permits 90-0123 and 90-0124). Three conditions worthy of note are:

1. Continuation of the requirement for the 27 acre biotic conservation easement;
2. Designation of a 32 foot wide transportation corridor through the conservation easement to allow transport of methane gas and refuse materials between the City landfill and the County's Buena Vista landfill; and
3. The construction of an earthen mound at the eastern edge of the landfill expansion area to buffer the project from the Hagaki property. The mound is to be at least 420 feet long and 100 feet wide and densely landscaped with native trees and shrubs.

The approval of both permits was appealed to the CCC by Mr. Higaki. This time the CCC took jurisdiction of the projects and issued their own Coastal Zone Permits (February 5, 1991). This action resulted in both the CCC and the County having land use permit authority over the project. The conditions of the Commission's permits did not differ substantially from that of the County's approvals with the exception that the CCC required the construction of the expansion area to be in two phases, with all landfilling occurring in the first phase (known as phase 4) before moving to the latter phase (phase 5), which is located closer to the Higaki parcel. Since Permits 90-0123 and 90-0124 also included a County Development Permit and Riparian Exception, the County reissued these two permits to the City on November 13, 1991 to include a revised set of permit conditions that match those approved by the CCC. Permit 90-0124 was subsequently amended in 1993 to increase the time limitation in which the permit had to be exercised. The new Permit 93-0055 did not alter the conditions approved on November, 1991.

In April 1996, with the Coastal Commission's concurrence, the City made an application to amend Permit 93-0055 to use a portion of the landfill expansion area for the temporary stockpiling of soil excavated from the adjacent original landfill area and to combine the Coastal Zone Permit with the County permit to result in a single land use permit from a single agency. All staff work on the project was reviewed by CCC staff



SANTA CRUZ COUNTY APPRAISAL SERVICE

D.H. BRUMFIELD, IFAS

SENIOR MEMBER N.A.I.F.A.

P.O. BOX 932,  
FREEDOM, CA 95019  
PHONE (83 1) 728-054-t

ELVA BRUMFIELD

JIM BRUMFIELD

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OCTOBER 16, 1998

MR. JOHN KRIEGSMAN  
COUNTY OF SANTA CRUZ  
PUBLIC WORKS DEPARTMENT,  
701 OCEAN STREET  
SANTA CRUZ, CA 95060

DEAR MR. KRIEGSMAN:

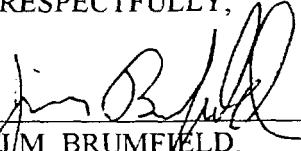
RE: UPDATE OF APPRAISAL OF 1232 BUENA VISTA DRIVE  
FREEDOM, CA 95019, DATED JUNE 27, 1997  
OWNER OF RECORD: (ROCHA, ETAL)

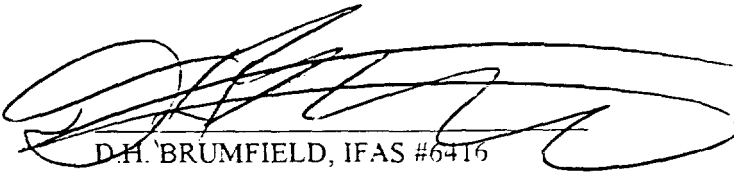
HERE IS THE UPDATE OF THE ABOVE REFERENCED APPRAISAL REQUESTED BY YOU.  
PLEASE BE ADVISED THAT THIS UPDATE IS NOT AN INDEPENDENT DOCUMENT BUT  
RELIES UPON AND IS ONLY TO BE USED IN CONJUNCTION WITH THE ORIGINAL  
APPRAISAL WHICH WAS COMPLETED BY D.H. BRUMFIELD (WHO HAS REVIEWED AND  
SIGNED THIS UPDATE), AND IS SUBJECT TO ALL OF THE TERMS, DEFINITION,  
CERTIFICATIONS, AND CONDITIONS DESCRIBED IN THE ORIGINAL APPRAISAL.

I HAVE GATHERED MARKET DATA WHICH YOU WILL FIND DEVELOPED IN THE  
FOLLOWING 16 PAGES AND, BASED UPON THIS INFORMATION, IT IS MY OPINION THAT  
THE MOST PROBABLE VALUE OF THE SUBJECT PROPERTY, AS OF THE DATE OF THE  
UPDATE, OCTOBER 12, 1998, IS **SIX HUNDRED NINETY THOUSAND AND NO/100 DOLLARS**  
**(\$ 690,000)**, ASSUMING ITS CONDITION IS ESSENTIALLY THE SAME AS IF WAS ON  
JUNE 27, 1997.

PLEASE CALL IF YOU HAVE ANY QUESTIONS OR REQUIRE ADDITIONAL INFORMATION.

RESPECTFULLY,

  
JIM. BRUMFIELD,  
GENERAL CERTIFIED REAL  
ESTATE APPRAISER #AGO04622  
MY CERTIFICATION EXPIRES 9/29/2000

  
D.H. BRUMFIELD, IFAS #6416  
GENERAL CERTIFIED REAL  
ESTATE APPRAISER #AG004034  
MY CERTIFICATION EXPIRES 2/16/01

RESIDENTIAL. COMMERCIAL . INDUSTRIAL . AGRICULTURE . LAND

and the application was approved administratively on June 17, 1996 through the Minor Variation process as Permit 96-0216. *It is this permit, 96-0216, which supersedes all former land use approvals for the project and is the final land use approval for the landfill expansion.* The Minor Variation process was used for this approval because the proposal did not change the overall concept or density of the project approved by the previous permit. A copy of this permit is attached.

#### TYPE OF PERMITS REQUIRED

The subject parcel is now governed by Permit 96-0216 (attached). This permit has been issued for the purpose stated on the first page of the permit. While the permit includes use of the site for the temporary stockpiling of soil, the stockpiled material must be that associated with excavation at the City's landfill. An amendment to this permit would need to be approved for any additional stockpiled material. An amendment, rather than an-administrative Minor Variation, would be required because bringing **offsite** soil to be stockpiled on the City property would not be consistent with conditions A.4, E.1 and E.4 of Permit 96-0216 and also may not be compatible with that required under conditions A.3, E.2 and E.3. Various other agencies also have permit authority on the City's landfill expansion. Existing approvals from these agencies may also need to be amended for a new stockpile on the site. The various types of approvals which I believe would be required to place the County's soil stockpile project at the City's landfill site are provided below.

AGENCY	TYPE OF PERMIT	ADMINISTRATIVE OR PUBLIC HEARING
California Integrated Waste Mgt. Board	"Letter of Concurrence" or Amendment of Solid Waste Facilities Permit	Administrative
California Department of Fish and Game	New or amended Streambed Alteration Agreement	Administrative
Regional Water Quality Control Board	New or amended Storm Water Discharge Permit, including a Storm Water Pollution Prevention Plan (SWPPP)	Administrative
Monterey Bay Unified Air Pollution Control District	Determination by the APCD if an air emissions permit is required	Usually Administrative, but can be elevated to a hearing in certain cases

**EQUIPMENT CYCLES**

Assumptions: Scraper &amp; dump truck have similar speeds and accelerations

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Loaded/downhill:	15 mph
Loaded/uphill:	7.5 mph
Empty/downhill:	20 mph
Empty/uphill:	10 mph
Efficiency Factor:	1.3 (accounts for speed variations due to terrain and road conditions)

**Scraper cycle from borrow area to conveyor hopper & back**

(same for Rocha conveyor and Watsonville conveyor at both ends)

Ave. travel distance:	600 ft. (one-way)					
Load time:					2.0	minutes
Loaded/downhill:	600 ft.	@	15 mph	=	0.5	minutes
Loaded/uphill:	ft.	@	7.5 mph	=		minutes
Unload time:					1.0	minutes
Empty/downhill:	ft.	@	20 mph	=		minutes
Empty/uphill:	600 ft.	@	10 mph	=	0.7	minutes
Straight cycle time:					4.1	
Efficiency factor:					1.3	
<b>Estimated cycle time:</b>					<b>5.4</b>	<b>minutes</b>

**Dump truck cycle from Rocha to center of landfill (mod. 3) & back**

Ave. travel distance:	1600 ft. (one-way)					
Load time:		@			2.0	minutes
Loaded/downhill:	800 ft.	@	15 mph	=	0.6	minutes
Loaded/uphill:	800 ft.		7.5 mph	=	1.2	minutes
Unload time:					1.5	minutes
Empty/downhill:	800 ft.	@	20 mph	=	0.5	minutes
Empty/uphill:	800 ft.	@	10 mph	=	0.9	minutes
Straight cycle time:					6.7	
Efficiency factor:					1.3	
<b>Estimated cycle time:</b>					<b>8.7</b>	<b>minutes</b>

**Dump truck cycle from conveyor on closed landfill to center of landfill (mod 3) & back**

Ave. travel distance:	4400 ft. (one-way)					
Load time:		@			1.0	minutes
Loaded/downhill:	2000 ft.	@	15 mph	=	1.5	minutes
Loaded/uphill:	2400 ft.		7.5 mph	=	3.6	minutes
Unload time:					1.5	minutes
Empty/downhill:	2400 ft.	@	20 mph	=	1.4	minutes
Empty/uphill:	2000 ft.	@	10 mph	=	2.3	minutes
Straight cycle time:					11.3	
Efficiency factor:					1.3	
<b>Estimated cycle time:</b>					<b>14.7</b>	<b>minutes</b>

County of Santa Cruz	Amendment to Development/Coastal Zone/Riparian Exception Permit 96-0216	Hearing by Planning Commission and Board of Supervisors
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As you are aware processing times for the project is variable due to many factors including the timely submittal of project plans, the type of CEQA analysis required and the level of public interest in a project.

#### CEQA ANALYSIS

The 1986 EIR prepared by Earth Metrics for the City did not analyze the effects on air quality of either hauling material from the Buena Vista landfill to the City site by truck along roadways or by transporting it via conveyor. In addition, the EIR is now 13 years old. County General Plan policies have changed with adoption of the new General Plan in 1995 and physical conditions at the site may have changed. For example, I have been informed that severe erosion has occurred during the past two winters at the route of the designated transportation corridor route between City and County landfills. No jurisdiction could rely solely on the 1986 EIR to adequately evaluate the environmental effects of a new project at the City site; however it may be possible to "tier off" the EIR using as much information in the document as remains accurate so the new analysis is limited to only that information which is outdated. Such "tiering" could also be done from the more recent EIR prepared for the stockpile project at the Rocha site.

The first step in the CEQA analysis would be for Public Works to make an application to County Planning for Environmental Review of the project at the newly proposed project site. Then Planning staff would prepare an Initial Study to identify the environmental issues associated with the new project. The Initial Study would be used to make a determination of what type of environmental analysis/document would be necessary. In this case, under CEQA, the choices are a Negative Declaration, Mitigated Negative Declaration, Supplemental EIR or a Subsequent EIR. Two primary objectives of CEQA are identification of impacts and mitigation measures and public participation in the process. As such, I believe it would be very difficult to make an environmental determination for a Negative Declaration of Mitigated Negative Declaration for the stockpile project at any new site, including the City landfill. Proper analysis and public involvement would necessitate the preparation of one of the **EIRs** stated above.

A Supplemental EIR would provide information that supplements (replaces or adds to) that provided in the 1985 EIR and the more recent **EIRs** prepared for the stockpile project at the Rocha site. A subsequent EIR is essentially a whole new EIR. Both

require the preparation of a draft volume and a final volume and a public review and comment between the release times of the two volumes.

## TIMING

As you know, permit processing time is variable due to various factors such as timely submittal of requested materials, complexity of issues to be analyzed and level of public interest in a project. Therefore, some of the processing times provided below are only estimates based on past experiences with projects of similar scale. These time estimates are noted as "(est.)". The remaining times represent typical time limits set by CEQA or County policy.

1. Public Works to make permit application; project plans are submitted - **Timeline** begins
2. County Planning to determine application completeness - 30 days
3. Preparation of Initial Study and environmental determination - 60 days (est.) \*
4. Appeal period for the environmental determination - 10 days
5. Prepare CEQA Notice of Preparation (NOP) and send to affected agencies - 5 days (est)
6. NOP review and comment period - 30 days
7. EIR consultant selection by County Planning: This includes preparation of the EIR scope of work, send out Request for Proposals (RFPs) to EIR consultants, receive and review proposals and select the consultant - 60 days (est.)
  - a. Prepare consultant contract and have Board approve contract - 35 days (est.)
9. Prepare Draft **SEIR** and release it for public review - 120-180 days (est.)
10. CEQA public review and comment period - 45 days
11. Prepare Final **SEIR** and release it for public review - 60-100 days (est.)
12. Prepare staff report to the Planning Commission, schedule and conduct hearing - 60 days \*\*

13. Prepare staff report to the Board of Supervisors, schedule and conduct hearing - 60 days \*\*
14. Appeal to the CCC? - See following paragraph
  - \* If the determination is a Negative Declaration or Mitigated Negative Declaration, skip items 4-l 1 and continue starting with item 12.
  - \*\* Assumes no more than one public hearing

Therefore, a determination to prepare one form of Negative Declaration would result in a processing time of about 210 days. The more likely determination of a Supplemental or Subsequent EIR would require a processing time of about 575-675 days. As with previous County approvals for this parcel, any future County approval may be appealed by any aggrieved party or person to the CCC. I understand that Mr. Higaki attended the Board meeting on April 13 and voiced his opposition to the idea of placing the soil stockpile project at the City's landfill site. If an appeal is made to the CCC, it would be impossible to estimate the time it would take CCC staff to process the appeal and to know the number of Commission hearings that would be conducted. Some of the information in the "Background" section of this memo has been provided to give you an idea of the additional processing time that can occur when appeals are made to the ccc.

Attachment: 1

cc: Alvin James, Planning Director  
Patrick Mathews, Public Works  
Dana **McCrae**, County Counsel  
Rahn Garcia, Asst. County Counsel

PLANNING DEPARTMENT

GOVERNMENTAL CENTER



COUNTY OF SANTA CRUZ

701 OCEAN STREET, SANTA CRUZ, CALIFORNIA 95060  
FAX (408) 454-2131 TDD (408) 454-2123 PHONE (408) 454-2580

679

June 17, 1996

David Koch, Public Works/Utilities Director  
City of Watsonville  
P.O. Box 50000  
Watsonville, CA 95076

PERMIT

**PROJECT: APN: 046-201-27, 28**

**APPLICATION: 96-02 16**

Permit to expand an existing municipal landfill by initially grading 1,000 cubic yards of earth (approximately 800,000 cubic yards during the entire life of the project), and installing roads and drainage improvements as necessary in conjunction with approved Permit 90-0123. (Minor Land Division, Coastal Zone Permit, and Riparian Exception for a Municipal Landfill Site). Requires an amendment to Permits 90-O 124 and 93-0055 to extend the time limitation to exercise the permit; to use the site to temporarily stockpile 151,000 cubic yards of fill material and to incorporate the conditions of the Coastal Commission's Coastal Zone Permit A-3-SCO-90-98. Property located on the north side of a right-of-way, extend east from San Andreas Road.

The Development Review Principal Planner acted upon your application as follows:


☒ APPROVED AND CERTIFIED THE ENVIRONMENTAL DETERMINATION. (IF NOT APPEALS.) SEE CONDITIONS ATTACHED.

This is your permit. NOTE: This decision is final unless it is appealed. See following page for information regarding appeals. The County appeal period (10-working days) ends July 1, 1996. The Coastal Commission appeal period ends July 1, 1996. You may exercise the permit following the Coastal Commission appeal period\*. THIS PERMIT SHALL EXPIRE ON July 1, 1996, IF NOT EXERCISED. You may require a Building Permit to begin actual construction.

If you have any questions, please contact the planner listed below.

Sincerely,

PETE PARKINSON  
Principal Planner

  
\_\_\_\_\_  
Kim Tschantz  
Deputy Environmental Coordinator  
(408) 454-3170  
960216.wpd/PLN941/2-97





**AMENDED**

**DEVELOPMENT PERMIT/COASTAL ZONE PERMIT CONDITIONS**

- Exhibit A -** Site Plan of Project Site and Adjoining City Landfill Parcel, dated July 17, 1990, as revised on February 5, 1991
- Exhibit B -** Grading and Drainage Plans, consisting of two sheets, both dated July 17, 1990, as revised on February 5, 1991
- Exhibit C -** Revised Habitat Restoration and Management Plan, prepared by the Habitat Restoration Group dated April 16, 1996.
- Exhibit D -** Biotic Conservation Easement Document, as revised by the California Coastal Commission on February 5, 1991.
- Exhibit E -** Temporary Stockpiling Plans consisting of 2 sheets, dated June 17, 1996.

CONDITIONS:

**A. General**

1. This permit consolidates and replaces previous permits issued by the County of Santa Cruz Planning Department and the California Coastal Commission for this project. This permit has been issued by the County after conditions have been reviewed and approved by Coastal Commission staff.
2. The permit shall govern the preparation for and operation of a landfill/refuse disposal facility on the 53 acre parcel authorized by Permit 90-0123 as modified by Permit A-3-SCO-90-101 for such purpose.
3. The use of this landfill shall be limited to municipal refuse delivery trucks and shall not be used by members of the public for refuse disposal, nor by any other municipality unless so authorized by a revision to the County Solid Waste Management Plan.
4. This permit also authorizes the use of the site for the temporary stockpiling of fill material procured from the adjacent City owned and operated landfill. The conditions addressing this temporary stockpile use are provided in conditions E.1- E.5 of this permit. All pre-use requirements, as specified in Conditions B.1-B.6, must be fulfilled prior to stockpiling.

**B. Pre-Use Requirements**

1. Prior to commencing any activities authorized by this permit, the applicant/owner shall complete the following:
  - a. Meet all conditions of Permit 90-0123 as modified by permit A-3-SCO-90-101, including recordation of the Parcel Map to complete the approved land division;
  - b. Conduct a site specific biotic study, using larval netting, by a qualified biologist during the months March -- April to determine if the Santa Cruz Long-toed Salamander (Ambystoma macrodactylum croceum) inhabits the site;
  - c. Submit two copies of the completed biotic study specified above to the Planning Department for review and approval;
  - d. Obtain a Solid Waste Facilities Permit and letter of concurrence from the California Integrated Waste Management Board.
  - e. Obtain a Waste Discharge Permit from the Regional Water Quality Control Board;
2. In the event that the biotic study specified in condition B.1.b indicates that the Santa Cruz Long-toed Salamander is present on or adjacent to the project site, this permit shall be subject to reconsideration and/or amendment by the Board of Supervisors, including compliance with all applicable provisions of CEQA.
3. All site preparation and management shall be done according to the plans shown in Exhibit B. The development of the site shall be limited to the development envelope shown in Exhibit A with the following exceptions:
  - a. The landscaped earthen mound near the southeasterly property line as shown in Exhibits A and B;
  - b. The 32 foot corridor across the biotic conservation easement shown in Exhibit A for drainage improvements and roadway/pipeline transportation corridor improvements; and
  - c. Two six foot high chain link fences as described in Condition 4.g and shown on Exhibit A.
4. Prior to using the site for landfilling/refuse disposal purposes, the applicant/owner shall complete the following improvements:
  - a. All drainage improvements to route runoff from off-site around or through the landfill expansion area as shown on Exhibit B;
  - b. All-weather surfacing of roads shown on Exhibits A and B. The minimum surfacing requirement for such roads shall be 6 inches of class 2 base rock;

- C. The landscaped earthen mound near the southeasterly property line as shown on Exhibit A and according to the planting specifications in Exhibit C; unless found unnecessary to protect adjacent agricultural property by the Planning Director upon request of the adjacent farmer.**
  - d. A leachate monitoring and removal system as required by the Regional Water Quality Control Board;**
  - e. Devices for a bird dispersal program (i.e cracker shells, bird bombs and whistlers);**
  - f. Vegetative preparation of the biotic area to be enhanced and/or restored according to the recommendations of Exhibit C.**
  - g. A six foot high chain link fence with wooden or metal slats to separate the earthen mound (described in condition B. 3. a) and the southeast edge of the development envelope and another six foot high fence of the same construction along the entire southeast property line of the parcel beyond the biotic conservation easement area and another six foot high chain link fence along the easement/development envelope line adjacent to the permitted landfill disturbance area and then to the southwest along (but at least 50 feet from) the riparian "finger" to the permitted road.**
- 5. Prior to commencing any activities authorized by this permit, the City of Watsonville shall provide written documentation to the County Planning Department that a disturbance resolution program as described in condition C. 4 below, will be activated at initiation of landfiling operations in the landfill expansion area.**
- 6. Prior to exercising any rights granted by this approval, the application shall pay an EIR filling fee of \$875.00 to the Clerk of the Board of Supervisors for the County of Santa Cruz as required by the California Department of Fish and Game mitigation fees program**

**C. Operational Requirements**

- 1. No development shall occur within the biotic conservation easement as delineated on Exhibit A except those activities and improvements specifically cited in Exhibit D (conservation easement document) and condition 3 of this permit. This area shall be revegetated and managed according to the recommendations of Exhibit C. All recommendations of Exhibit C shall have the same significance and full force of the conditions of this permit.**
- 2. The maintenance and operation of the project site shall be the responsibility of the owner/operator and shall include:**

- a. All conditions of the necessary permits from other agencies (see condition B.1 above) shall be complied, with during the life of this permit;
- b. All revegetation and habitat management efforts according to the recommendations and scheduling in Exhibit C;
- c. Permanent maintenance of all improvements specified in conditions B.4-B.4.g;
- d. Proper muffling of vehicles and equipment according to State motor vehicle regulations to minimize loud noise impacts;
- e. Placement of a 6 inch cover of earth over the area being filled with refuse on a daily basis to minimize odor problems;
- f. Watering down temporart dirt roadways on a daily basis to minimize the generation of dust;
- g. Daily monitoring of the leachate monitoring and removal system to protect against groundwater pollution;
- h. Cooperation with the County in combined resource recovery efforts and all other phases of landfill operation to reduce the need to use all of the expansion site and for additional landfill sites; and
- i. Mnthly water well testing on APN 046-201-07 to ensure that no off-site contamination of the aquifer/groundwater will result from uses on the project site. The results of this testing shall be reported to the County Environmental Health Service, and the owners of APN 046-201-07. The owner/operator of the project site shall be responsible for correcting any off-site water pollution problems suitable irrigation and/or drinking water quality, if tests reveal that the project site operations have caused a change in off-site water quality below normal irrigation and/or drinking water standards specified by the California Department of Health Services.

3. Consolidation Studies Necessary Before Future Expansions

As part of its agreement to undertake cooperative planning studies to evaluate the potential for consolidation of landfill a activities, the City shall commit to exploring the following requirements of the Local Coastal Program For each type of existing or potential operation studied at the landfills (eg., recycling, cornposting, landfill, soil rehabilitation or treatment, sludge drying), a consolidated site should be identified that, if possible, utilizes a non-agricultural area first and

then lower quality agricultural soils, secondly. Based on the results of the planning studies, the City should seek agreement with the County on ways to retain and/or return public land in the area not needed for landfill and related operations to agricultural use (with appropriate habitat buffers). A future Coastal Zone Permit request or amendment to allow more of the subject site to be used for landfill -or related purposes shall be accompanied by a report from the City detailing the results of the cooperative planning studies and the relationship of the request to the studies' conclusions.

4; **Disturbance Resolution Program to Resolve Potential Agricultural Conflicts**

An appropriate City official shall be designated as facility liaison to serve as the contact for neighboring farmers and other affected individuals regarding the operation of the landfill. The City shall maintain a monitoring log to record any complaints received as to alleged adverse effects of the landfill operation on adjacent agricultural operations. The City shall prepare, at least once every two years, a report for County Planning, summarizing any such complaints and corrective measures taken for Planning Director's review and approval. The first report shall be due one year after the commencement of landfill activities on the subject site. If the Planning Director determines that significant adverse impacts on agricultural operations have occurred (e.g., disruption of production, loss of crops, conflicts with agricultural activities, the matter shall be scheduled Planning Commission review and permit amendments shall be recommended to mitigate or eliminate the identified impact(s). In accepting this permit, the City shall agree to apply for these amendments found necessary by the Planning Commission or Board of Supervisors to mitigate any adverse impacts on agriculture determined through this review process.

D. **Mitigation Measures and the Mitigation Monitoring and Reporting Program**

The Mitigation measures listed under this heading have been incorporated into the conditions of approval for this project in order to mitigate or avoid significant effect on the environment. As required by Section 21881.6 of the California Public Resource Code, a monitoring and reporting program for the specified mitigations is adopted as a condition of this permit. The monitoring program is described following each mitigation measure listed below. Failure to comply with conditions of approval, including the terms of the adopted monitoring program may result in permit revocation pursuant to Section 18.10.462 of the Santa Cruz County Code. Mitigations corresponding to regular permit conditions are reference as such.

1. **Mitigation Measure:**

Landfill will be designed to withstand the maximum probable earthquake specifications without damage to landfill slopes or structures which control leachate, surface drainage, erosion or gas.

#### **Monitoring Program**

Engineered design calculations to be submitted with improvement plans to both the Planning Department and Drainage Section of the Public Works Department for review and approval prior to commencement of site preparation work. Project engineer to be on-site during all major construction work to ensure improvements are done according to the approved plans. Prior to using the site for landfilling/refuse disposal purposes; the City shall submit a completion letter from the project engineer stating all site preparation and installation of improvements have been done according to the engineered improvement plans. Letter to be submitted to the two agencies named in this condition above. (Also refer to conditions D.3, D.6 and D.11 below).

#### **2. Mitigation Measure:**

Contingency plans shall be developed to obtain or purchase, as needed, off-site clay soils and bentonite admixture.

#### **Monitoring Program**

Prior to using the site for landfilling/refuse disposal purposes, the City shall submit a written contingency plan for obtaining off-site clay soils and bentonite admixture to both the Planning Department and the Solid Waste Division of the Public Works Department for review and approval. The approved contingency plan shall be incorporated into the County Solid Waste Management Plan and be amended, as appropriate, during the revisions of the Plan every five years.

#### **3. Mitigation Measure:**

Use of drainage structures to control surface runoff; use of filter fences and berms to trap sediment; and stockpiling of topsoil to use in revegetation shall all be done and maintained to prevent erosion, downstream siltation and water quality degradation.

#### **Monitoring Program**

Engineered improvement plans shall include detailed erosion control measures. Plans shall be submitted by the City to the two County agencies named in condition D.1 and reviewed and improved in same manner. Project engineer to be on-site during all major construction work to ensure improvements are done according to the plans. Prior to using the site for landfilling/refuse dis-

posals purposes, the City shall contact the two County reviewing agencies for a site inspection to determine if improvements have been installed according to the approved plans. All future construction phases of the landfill will not be completed without an inspection from the project engineer regarding installation of drainage and erosion control improvements. The City shall submit a completion letter from the project engineer to the two County reviewing agencies prior to use of each subsequent phase of the landfill. (Also refer to conditions D.1, D.6 and D.11)

**4. Mitigation Measure:**

Installation and daily monitoring of a leachate monitoring and removal system and establishment and use of a monitoring and reporting system for wastes, surface and groundwater quality and leachate in accordance with Regional Water Quality Control Board (RWQCB) discharge requirements and California Integrated Waste Management Board permit requirements. (Refer to Conditions B.1.d and B.1.e).

**Monitoring Program**

Reporting requirements of the RWQCB and the Integrated Waste Management Board (IWMB) will provide adequate monitoring of this condition. The Solid Waste Facilities Permit requires that monitoring reports be submitted to RWQCB and the IWMB on a quarterly basis for their review. Non-compliance will initiate enforcement action by these two state agencies. The County Planning Commission shall be notified of any state enforcement action and determine if their review of the permit in public hearing is necessary to help achieve compliance. If such a determination is made the public hearing shall be held within 90 days of first notification.

**5. Mitigation Measure:**

Design fill slopes and cover material to promote surface runoff and minimize the potential for infiltration of surface water through soil cover and into buried wastes.

**Monitoring Program**

Design and gradient of fill slopes shall be inspected by the IWMB as part of their monthly inspection of the landfill. Any necessary corrections shall be completed within three days of compliance request and warrant a follow-up inspection from the IWMB to determine if the corrections have been adequately completed.

**6. Mitigation Measure:**

Institution of a development envelope that restricts the actual landfill development to an area outside of the riparian woodland

and also provides a 50 foot wide buffer area between the landfill and the woodland. (Improvements described in condition 8.3 shall occur beyond the development envelope.)

**Monitoring Program**

Improvement plans and on-site staking shall delineate the boundaries of the approved development envelope. Plans shall be submitted, reviewed and approved according to that specified in condition D.1. Project engineer to be on-site during all major steps in landfill preparation work to ensure all construction remains inside the development envelope. Completion letter from project engineer described in conditions D.1 and D.3 shall include verification that all development (except the excepted improvements) is within boundaries of development envelope. All subsequent construction phases shall be inspected by project engineer to insure limiting construction to development envelope, with completion letter submitted per conditions D.1 and D.3.

**7. Mitigation Measure:**

Twelve acres of riparian woodland on the parcel and 13 acres of connecting riparian woodland on the adjoining City owned parcel will be placed under a Biotic Conservation Easement, as shown by Exhibit D, and managed according to the Habitat Restoration and Management Plan, as specified in Exhibit C, to enhance the biotic value of this habitat.

**Monitoring Program**

The City has submitted a revised Habitat Restoration and Management Plan to the Planning Department that has been revised as a result of Planning Department review. The approved plan is included as Exhibit C of this permit. The monitoring requirements are specified in the plan. They include annual reporting by the project biotic consultant to the Planning Department on the success and needs of the revegetation and woodland management efforts throughout the revegetation period. (Refer to page 27 of Exhibit C) A time line for implementing revegetation efforts is provided on page 36 of Exhibit C.

**8. Mitigation Measure:**

City shall initiate and maintain a bird dispersal program (Refer to condition B.4.e)

**Monitoring Program**

Same as for condition D.3

**9. Mitigation Measure:**



**Systematic field survey of site was performed by a certified biologists to determine if the Santa Cruz tarplant inhabits the site.**

**Mnitoring Program**

**The results of the study were submitted to the Planning Department. Planning staff review of the report concurs with the results of the study which shown there will not be an impact to this endangered plant species.**

**10. Mtigation Measure:**

**A field investigation for the Santa Cruz Long-Toed Salamander using larval netting shall be performed during the months of March to April by a qualified biologist. If the salamander is discovered on or adjacent to the site, measures shall be implemented to preserve the salamander's habitat. (Refer to condition B.1.b.)**

**Mnitoring Program**

**Implementation of conditions B.1.b, B.1.c and B.2 of this permit. The results of the salamander survey were submitted to County Planning in - July, 1992 and accepted. This survey concludes the salamander was not using the site during the winters of 1990-91 and 1991-92. The survey is on file at County Planning.**

**11. Mtigation Measure:**

**Pave the access' road to the site and water down exposed soil areas used for temporary vehicular traffic in landfill to minimize dust generation. (Refer to conditions C.2.c and C.2.f).**

**Mnitoring Program**

**Road paving to be inspected and approved by Planning staff as described in the monitoring program for condition D.3 above, prior to use of landfill. City to have watering truck on-site during all dry weather periods. Observation of watering truck shall be-included in the monthly inspections conducted by IWMB. The City appointed facility liaison shall respond to any citizen complaints regarding excessive dust generation from the landfill. (See condition C.4).**

**12. Mtigation Measure:**

**Place a six inch cover of earth or other fill cover as approved by the California Integrated Waste Management Board (IWMB) over the cell being filled. (Refer to condition 8.f)**

**Monitoring Program**

City to keep daily records of fill coverings and submit them quarterly to the IWMB as part of that agency's monthly inspection.

**13. Mitigation Measure:**

All vehicles and equipment should be properly muffled according to the state code. (Refer to condition C.2.e).

**Monitoring Program**

Prior to using the site for landfilling purposes, the City shall submit a list of all vehicles and equipment using an engine greater than five horsepower to the Planning Department for review. This list shall specify the type of muffling devices that will be used on each vehicle and motorized equipment. Planning staff inspection described in condition D.3 shall include inspection of all vehicles/equipment for muffling. Thereafter, the applicant shall submit an annual report prepared by a qualified mechanic on the adequacy of all muffling devices to the County Planning. This report shall summarize the results of the mechanic's testing of all muffling devices and recommendations for rectifying any vehicular equipment noise problems and a schedule for implementing the recommended solutions to the noise problems.

**14. Mitigation Measure:**

In the event that archaeological resources are encountered during subsurface construction, land alteration within a 100 yard radius shall be stopped and the Planning Department notified.

**Monitoring Program**

A registered archaeologist shall be on-site during all major grading work to determine if archaeological resource deposits are encountered during site preparation work for each construction phase of landfill preparation. This monitoring shall occur during excavation within the upper soil strata where archaeological resources are likely to be found. The actual depth of monitoring shall be determined by the County's Archaeological Advisor, based on a review of subsurface soil data. If deposits are encountered, the City will comply with County Code Section 16.40.040 by immediately suspending all grading work within 200 feet of the discovery and notify the Planning Department. In this case, the Planning Director is authorized to take whatever action necessary to conserve the resources consistent with County Code Chapter 16.40. The Planning staff will consult with the project's archaeological consultant and the County archaeological advisor prior to taking action to conserve the resource. A mitigation plan shall be documented in writing by the Planning Department

and delivered to the City, project archaeological consultant and County's archaeological advisor. A copy of the mitigation plan shall also be placed in the project file. The project archaeological consultant shall manage implementation of the mitigation plan and submit a letter of completion to the County Planning Department when the mitigation is successfully completed according to the approved plan.

**E. Temporary Stockpiling of Fill Material**

1. **Prior to any use of the project site for landfilling/refuse disposal purposes, the site may be used to store 151,000 cubic yards**

9. Mitigation for estimated loss of 0.5 acres of riparian habitat (at 3:1 ratio per Coastal Commission) due to construction of conveyor access road and bridge undercrossing clearance cutback. No mitigation site defined, possible added cost to acquire.  
Mitigation for Watsonville Landfill Development impacts = 4.2 acres @\$75,000/acre (minimal grading and site prep required)
10. Noise mitigation for Higaki property per BVCA recommendation, estimated cost for construction of 500' (l) x 100'(w) x 30'(h) berm.  
includes landfill related drainage, BCE fencing, access road construction, stockpile drainage structures, and other related site improvements.
11. Site improvements for Watsonville are estimated to be 50% less than Rocha without sub-drain system, subject to geotechnical review,
12. Hourly rate derived from combination of Cal Trans Equipment Rental Rate Schedule and Prevailing Wage Rate Schedule.
13. Does not reflect unknown amount of soil taken by Granite Construction through May 2002.
14. No mark-up, County crews.
15. \$0.011/lf/hour of operation based on manufacturers estimate and 400lf of conveyor.
16. \$280 per foot average cost (\$1,800,000 / 6,500' WLF conveyor purchase) + cost of drive-under hopper for loading dump trucks @ \$40,000

~~690~~

670

**City of Watsonville**  
**Permit 96-0216**  
**A. P. N. 46-201-27/-28 (a single parcel)**

**692**

**PLANNING DEPARTMENT**

by: 

Pete Parkinson  
**Principal Planner**



Kim Tschantz  
**Deputy Environmental Coordinator**

**WATSONVILLE LANDFILL SITE - CONVEYOR & TRUCKING COMBO.**669 ~~689~~**Soil Return to Landfill****Heavy Equipment/Labor<sup>12</sup>**

	units	hourly rate	est. hours/day
Scraper	1	\$ 160.00	1.1
Motorgrader	1	\$ 76.00	1.0
Dozer	1	\$ 152.00	0.5
Loader	1	\$ 123.00	0.5
Water Truck	1	\$ 51.00	2.9
Dump Truck	1	\$ 70.00	2.9

**Load Cycles - Stockpile to Conveyor Hopper**

Scraper round trip (incl. load cycle)	5.4 minutes
Bank yards per/scraper load	15 cubic yards
Average yardage needed per day	180 cubic yards
Average load out time per day	1.1 hours
Working days to remove stockpile <sup>13</sup>	5,833 days

**Load Cycles - Conveyor Off-Load to Active Landfill**

Dump truck round trip (incl. load cycle)	14.7 minutes
Bank yards per/dump truck load	15 cubic yards
Average yardage needed per day	180 cubic yards
Average load out time per day	2.9 hours
Working days to remove stockpile <sup>13</sup>	5,833 days

**Heavy Equipment/Labor Costs<sup>14</sup>**

Scraper	\$ 1,003,758
Motorgrader	\$ 443,333
Dozer	\$ 443,333
Loader	\$ 358,750
Water Truck	\$ 873,117
Dump Truck	\$ 1,198,396
<b>Equipment Totals:</b>	<b>\$ 4,320,688</b>

**Soil Return O&M Costs**

Conveyor O&M (\$0.01 1/lf/hour of operation) <sup>15</sup>	\$ 27,603
Conveyor power costs (est. \$12/day)	\$ 70,000
Conveyor resale (20 yrs old, 10% orig. value)	\$ (15,200)
<b>O&amp;M Totals:</b>	<b>\$ 82,403</b>

**Total Soil Return Costs: \$ 4,403,091****TOTAL ESTIMATED PROJECT COST: \$ 9,206,345 (WATSONVILLE LANDFILL SITE CONVEYOR & TRU**

1. Hourly rate derived from combination of Cal Trans Equipment Rental Rate Schedule and Prevailing Wage Rate Schedule.

2. Limit to 3 scrapers per project EIR, assumes no increase in total vehicle miles traveled as compared to Rocha site

3. Motorgrader and Loader hours of operations increased to account for added travel time. between sites.

4. Assume contracted services.

5. \$1,000/acre/yr, 20 acres, 20 years)

6. Assume similar bridging costs as Rocha, but without architectural coverings.

7. 5300 WLF conveyor/800 Rocha conveyor x \$18,000 per mo quote for 1800' conveyor = \$53,000 per mo lease estimate.

8. \$0.01 1/lf/hour of operation based on manufacturers estimate and 5,300 lf of conveyor.