

**LAND USE PERMIT 2122-86**

**CONDITIONS OF APPROVAL**

**ACME FILL WASTE RECOVERY AND TRANSFER STATION**

Approved by the:  
Contra Costa County Board of Supervisors  
December 15, 1987

Amended by the:  
Contra Costa County Board of Supervisors  
April 3, 1990 (Amendment 1)

Amended by the:  
Contra Costa County Board of Supervisors  
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1. SHORT TITLE

- .1 The Acme Fill Waste Recovery and Transfer Station project is henceforth referred to in this document as the Transfer Station.

2. RESPONSIBILITY

- .1 The conditions of approval identify the Transfer Station developer as the party responsible for implementing conditions involving construction and improvements, and the Transfer Station operator for implementing conditions involving maintenance and management. Regardless of these identifications, the Transfer Station owner shall be responsible for complying with all conditions.

3. VALIDITY PERIOD

- .1 The Transfer Station developer shall install pre-requisite improvements and open the Permanent Transfer Station for receiving refuse within three years of the final approval of the Permanent Transfer Station's Solid Waste Facilities Permit, which three years shall be extended by any appeal on any permit. The Transfer Station developer may request a one-year extension of the Land Use Permit. If the Land Use Permit is not implemented within the specified time, it shall become null and void. The Transfer Station Developer shall apply to the California Integrated Waste Management Board for a Solid Waste Facilities Permit for the Permanent Transfer Station no later than October 1, 1990. The Transfer Station developer shall report to the Board of Supervisors on the status of the Permanent Transfer Station's permits and wastestream commitments at six-month intervals beginning on June 1, 1990.<sup>1</sup>

4. PERMIT REVIEW

- .1 Permit Review. The Board of Supervisors will hold annual public hearings to review the Conditions of Approval for this Land Use Permit for three years beginning one year after the commencement of operations of the Transfer Station. The Board may refer proposed changes to the Land Use Permit to the County Planning Commission for processing. Thereafter, the County Planning Commission shall hold public hearings on the Land Use Permit at three-year intervals. As a result of a review and public hearing, the County Planning Commission may recommend to the Board of Supervisors new or modified conditions to improve the public hearing and safety. Nothing in this condition shall preclude the Transfer Station owner from applying for amendments to the Land Use Permit at any time or preclude the County from addressing emergency situations or new requirements imposed by state legislation or the courts.

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<sup>1</sup> The reports could coincide with annual and semi-annual rate review.

5. SERVICE AREA

- .1 Area of Origin. The area of origin of all refuse-bearing vehicles admitted to the transfer station shall be determined by the Board of Supervisors. Unless otherwise specified by the Board, the Board's policy is deemed to be the 1989 Contra Costa County Solid Waste Management Plan or a successor plan for siting solid waste facilities in the County.
- .2 Out-of-County Wastes. The importation of wastes from outside the County is subject to the approval of the Board of Supervisors.

6. ELIGIBLE REFUSE TRANSPORT VEHICLES

- .1 Eligible Vehicles. The Transfer Station operator shall admit only the following refuse transport vehicles to the transfer facilities:
  - (a) Self-hauler light vehicles, including personal vehicles and small trucks, conveying eligible loads.
  - (b) Self-hauler and commercial heavy trucks, with or without transfer station accounts, conveying eligible loads.
  - (c) Packer, drop-box, and other collection service solid waste collection vehicles.
  - (d) Transfer vehicles.
- .2 Emergency Use. The County Health Services Department may allow vehicles transporting eligible wastes originating in other areas of Contra Costa County to have access to the Transfer Station for periods up to 180 days on an emergency basis. The department may grant one extension for no longer than 180 days. The Board of Supervisors may allow the emergency use of the transfer station to continue for a period up to two years.

7. ELIGIBLE AND INELIGIBLE WASTES

- .1 Eligible Wastes. The Transfer Station operator shall allow only wastes eligible for disposal in a Class III facility, as defined by the San Francisco Bay Regional Water Quality Control Board, to be admitted to the Transfer Station. The wastes admitted to the Transfer Station shall also be consistent with the Solid Waste Facilities Permit, administered by the County Health Services Department.
- .2 Ineligible Wastes. The Transfer Station operator shall not allow the following wastes to be received at the Transfer Station:
  - (a) Designated Wastes, as defined by Section 2522 of Article 2 of Subchapter 15, of Title 23, of the California Administrative Code.

- (b) Infectious Wastes.
  - (c) Hazardous and toxic wastes.
  - (d) Radioactive wastes.
  - (e) Liquid wastes.
  - (f) Utility sludges.
  - (g) Other ineligible wastes specified in the Solid Waste Facilities Permit.
- .3 Exceptions. The Transfer Station operator may admit the following wastes to the Transfer Station in accordance with waste management programs approved by the Contra Costa County Board of Supervisors and consistent with the Solid Waste Facilities Permit:
- (a) Utility sludges, if utilized in a composting program.
  - (b) Household hazardous wastes, if received to implement a household or small generator program. See Section 13.

## 8. ADMINISTRATION

- .1 Incoming Waste Reports. The Transfer Station operator shall submit quarterly reports to the County Department of Health Services on the amount of incoming waste by approved categories, such as residential/commercial, industrial, and construction/demolition and by originating community.
- .2 Local Advisory Committee. The Transfer Station developer shall make a good faith effort to organize a local advisory committee, consisting of neighbors (i.e., representatives of the Vine Hill neighborhood, the Martinez Gun Club and the IT Corporation) to comment and advise on the development of the Transfer Station and its operations. The advice of the committee shall be sought on the color and texture of the sound wall to be built adjoining properties on Irene Drive. If a committee cannot be organized, the transfer station developer shall hold a series of meetings in the locale. Meetings with the committee, or invited local residents, shall be initiated following the approval of a Land Use Permit and shall be held at least quarterly, through the first two years of operations. Additional meetings may be called by the Chair or by written request of three or more members. Subjects for the agenda may include traffic, noise, odor, litter, and other matters. The County Community Development Department and Health Services Department shall be notified at least ten days in advance of all meetings.
- .3 Insurance and/or Bonding. The Transfer Station developer shall provide the insurance and bonds specified by the units of government having approval authority over the project.
- .4 Notification Program. The Transfer Station operator shall prepare and implement a program to notify potential users of the Transfer Station of its opening and conditions of use. The program should be prepared in cooperation with refuse collectors and with the operator(s) of the landfill served by the Transfer Station. It shall be approved by the County Community Development Department.

- .5 Development Coordinator. The Transfer Station owner shall provide monies to support a County Transfer Station Development Coordinator, if the County establishes the position, through the first year of Station operations. A pre-payment covering the last six months of service shall be made when requested by the County. Thereafter, the owner may make quarterly advance payments. The owner shall not be obligated to fund Coordinator costs in excess of \$50,000 per year at 1987 levels, except for the above six-month pre-payment which shall be made at the start of the first year.

The Transfer Station developer and operator shall provide such information as the Development Coordinator may require to review plans and installations under the purview of the County, except that any requirement for additional studies shall be subject to the approval of the County's Director of Community Development.

- .6 Pre-Annexation Notification. If the owner decides to request annexation of the Transfer Station to a city, the owner shall notify the Board of Supervisors at least 180 days in advance of filing any application for such annexation. The Board may require the owner to consult with it or County staff to determine how solid waste management programs specified in these Conditions of Approval, or in a Development Agreement with the County, would be carried out subsequent to annexation.
- .7 Rate Approval. The disposal rates charged by the Interim and Permanent Transfer Station operator shall be approved by the County. The operator shall provide financial information specified by the County in agreed upon form to establish and administer the County's rate approval program.

## 9. LOAD INSPECTION

- .1 Eligible Vehicles and Loads. The Transfer Station operator shall prepare and implement a program for screening loads at the Transfer Station gate house, and for checking loads at the transfer buildings. The load inspection program shall include inspection for hazardous wastes, and other ineligible wastes, and procedures for their handling and disposal. The program shall be approved by the County Community Development and Health Services Departments.
- .2 Refuse Characterization. Prior to receiving waste, the Transfer Station operator shall prepare and implement a program to characterize incoming refuse by type and amount, by performing periodic detailed load inspections according to a program approved by the County Community Development and Health Services Departments.

## 10. WASTE MEASUREMENT

- .1 Scales. The Transfer Station developer shall install scales at the facility to weigh incoming and outgoing vehicles. A weighing program, subject to approval by the County's Department of Health Services and Director of Weights and Measures,



shall be implemented to monitor wastes. Waste transfer trucks and vans, franchise hauler vehicles, commercial account vehicles, and general public vehicles with three or more axles shall be weighed. Unless required by other agencies, general public personal vehicles and small trucks may be exempted from weighing requirements.

- .2 Incoming Waste Reports. See Condition 8.1.

## 11. HOURS OF OPERATION

- .1 24-Hour Service. The Transfer Station operator may accept eligible refuse on a 24-hour basis, consistent with these Conditions of Approval and the Solid Waste Facilities Permit.
- .2 Self-Hauler Service. The Transfer Station operator shall receive eligible refuse from self-haulers between 7:00 a.m. and 5:00 p.m., seven days a week. The Transfer Station shall not admit self-haulers at other times. The Transfer Station operator shall post a sign at the facility's entrance which notes the days and hours the facility is open to self-haulers. The sign shall note days the facility is closed due to holidays. A sign shall be posted which notes the County landfills which do not accept waste deliveries from self-haulers.
- .3 Late Hours Program. See Conditions 22.6 and 23.4.

## 12. RESOURCE RECOVERY

**Note:** The resource recovery goals and time frames cited below shall remain in effect until they are superseded by conditions implementing the goals and time frames established by the California Integrated Waste Management Act of 1989 (Pub. Resources Code §40000 et seq.).

- .1 1988-1992 Resource Recovery Program. The Transfer Station Operator shall implement a resource recovery and recycling program at the Waste Recovery and Transfer Station, consistent with the 1989 County Solid Waste Management Plan, to complement the cities' and collectors' recycling efforts. From initial start-up through 1992, a drop-off recycling center for newspaper, glass, plastics and cans shall be provided along the access road prior to the pay booth. Wood/brush debris shall be chipped for shipment. Cardboard shall be salvaged and baled. Miscellaneous metals and other reusable materials shall be salvaged and stored in boxes located adjacent to station buildings, in every effort to meet the recycling goal of the 1989 County Solid Waste Management Plan in the near term of 20 percent reduction of the total waste stream.
- .2 Post 1992 Resource Recovery Program. Prior to 1991, the Transfer Station Operator shall prepare and submit for review and approval by the County a proposed resource recovery program covering the periods from 1992-1997 and 1997-2007. The proposed program shall be designed to implement the resource recovery goals of the 1989 County Solid Waste Management Plan.

The 1992-1997 phase of the program shall address the recovery of additional materials, and conversion of the drop-off recycling center to a buy-back center. The program shall attempt to recover at the Waste Transfer Station an additional 5 percent of the total waste stream to complement the cities' and collectors' anticipated curbside recycling program of 5 percent of the waste stream, to meet the recycling goal of the 1989 County Solid Waste Management Plan in the midterm of 30 percent reduction of the waste stream.

The 1997-2007 phase of the program shall address a more comprehensive resource recovery system, including production of refuse pellets for shipment if feasible, with a recycling goal of an approximate additional 20 percent of the waste stream, to bring the total waste recycled at the facility to approximately 45 percent of the total waste stream, to complement the cities' and collectors' anticipated curbside recycling or equivalent recycling program of 15 percent of the waste stream to meet the recycling goal of the 1989 County Solid Waste Management Plan in the long term of 60 percent reduction of the waste stream.

Nothing in Condition 12.2 shall be interpreted as giving approval to modifications of Land Use Permit 2122-86 without environmental review or due process of law, nor shall it be interpreted as approving project modifications without obtaining other applicable permits.

- .3 Recyclable Extraction. The Transfer Station operator shall screen incoming self-hauler loads for major recyclable materials and extract materials, consistent with the 1989 County Solid Waste Management Plan.
- .4 Recyclable Storage. The Transfer Station operator shall not store recycled materials in the open on the Transfer Station site, unless the material is baled or placed in bins or storage containers.
- .5 Wood Chipping. The Transfer Station operator shall install wood chipping equipment on the site, and establish a program to encourage landscape-services and construction/demolition material haulers to segregate wood material for chipping.
- .6 Composting Pilot Project. The Transfer Station Operator shall propose and implement a pilot project for composting a portion of the organic material brought to the Station. The composting facility shall be placed on the adjoining Acme landfill site at a location approved by the County Community Development Department. Alternatively, the Transfer Station Operator may utilize a composting facility at a County landfill or other County-approved location. If practicable, the compost shall be used initially as a soil amendment for Transfer Station landscaping. The pilot project shall be approved by the County Community Development Department and Health Services Department and shall be subject to regulatory agency approvals. The operator shall submit a proposal for the pilot project within one year after receiving waste at the Transfer Station, and shall implement the project within one year of its approval. Its status shall be considered at the next Land Use Permit review.

- .7 Landfill Gas. The Transfer Station operator shall explore the use of landfill gas to heat the Transfer Station facility.
- .8 Re-Used Water. See Condition 19.6.
- .9 County Resource Recovery Management Program. When requested by the County, the Transfer Station owner shall provide annual advance funding to support a County Resource Recovery Management Program consisting of the Office of Resource Recovery Manager and its program. The cost of the program shall not exceed \$100,000 at 1987 levels.

The Transfer Station owner may recover funds provided to the County in advance of the opening of the station through subsequent rate adjustments or surcharges approved by the County. If the County approves new landfills or other solid waste disposal facilities, it may provide for the new facilities to wholly or partially support the County Resource Recovery Management Program.

### 13. HAZARDOUS WASTE

- .1 Load Inspection. See Section 19.
- .2 Household Hazardous Waste Program. If consistent with the County Hazardous Waste Management Plan, the Transfer Station operator shall develop a household hazardous waste disposal program. The operator is encouraged to develop the program in cooperation with other waste management services. The proposed program, along with a schedule of proposed costs and funding sources, shall be submitted to the County Community Development Department within 1 year of the opening of the Transfer Station. If the household hazardous waste program (or a version of it) is approved by the County Board of Supervisors, and the program is funded, the Transfer Station operator shall implement it. The Transfer Station household hazardous waste program shall include a program approved by the County Health Services Department for notifying facility users and households in its service area of what constitutes hazardous wastes and how such wastes are to be disposed of.
- .3 Regulatory Agency Approvals. The collection and storage of toxic and hazardous wastes pursuant to this section, shall be subject to regulatory agency approvals and shall be consistent with County waste management plans.

### 14. SCHEMATIC PLAN FOR LAND USE PERMIT

- .1 Initial Development Plan. The development plan approved by this Land Use Permit, and modified by these Conditions of Approval, shall consist of the following schematic plans included in the applicant's July, 1986, report entitled "Acme Fill Waste Recovery and Transfer Station Project Description/Report of Station Information":

- (a) Drawing S1, Location Plan
- (b) Drawing S2, Site Plan
- (c) Drawing S3, Floor Plan
- (d) Drawing S4, Building Elevation and Sections

## 15. DEVELOPMENT AND IMPROVEMENTS PLAN

- .1 Subsequent to the approval of the Land Use Permit but prior to the commencement of any construction, the Transfer Station developer shall submit a Development and Improvements Plan to the Community Development Department and obtain its approval. The Development and Improvements Plan shall be consistent with the project approved by the Land Use Permit, but prepared to a level of detail appropriate for the review of engineering and construction proposals. It shall be internally consistent with the project's Environmental Impact Report findings, these Conditions of Approval, and the Solid Waste Facilities Permit issued by the County Health Services Department. The Community Development Department will coordinate the review of the plan by the Health Services Department, the Public Works Department, and other appropriate units of government.

The Development and Improvements Plan shall include:

- (a) A final Site Design Plan described in Section 16.
  - (b) A Final Architectural Design Plan, as described in Section 17.
  - (c) A Transportation and Circulation Plan, as described in Section 18.
  - (d) A Site Services and Utilities Plan, as described in Section 19.
  - (e) A Sediment and Erosion Control Plan, described in Section 20.
  - (f) A resource recovery program, described in Section 12. The program shall be prepared in writing and submitted along with the Development and Improvements Plan
- .2 Down-sizing Factors. The Transfer Station developer shall consider factors for down-sizing the project in arriving at a final design. At least the following factors shall be addressed in the Development and Improvements Plan:
- Redirection of parts of the assumed service area wastestream to other refuse disposal facilities.
  - Interactions with other transfer stations.
  - Restriction of self-hauler access to landfill.
  - Wastestream reductions resulting from resource recovery.
- .3 In approving the Development and Improvements Plan, the Community Development Department may provide for phased construction and for the subsequent submission of detailed Development and Improvements Plan components related to the phased construction.
- .4 Franchise Agreement. The Transfer Station shall be subject to the terms of a franchise agreement if the Board of Supervisors decides to franchise the facility.

The Franchise Agreement may require the Transfer Station owner to pay a franchise fee and to financially support waste management programs established by the County. Such programs may include, but are not limited to, resource recovery, litter control, and public education. The Board of Supervisors may allow the Transfer Station operator to collect appropriate rates and surcharges to support the County's waste management programs and to contribute to the closure costs of a landfill which has served the Transfer Station's service area.

## 16. SITE DESIGN PLAN

- .1 Final Site Design Plan. The Transfer Station developer shall prepare and submit a final Site Design Plan, including a landscaping plan, to the County Community Development Department, and obtain approval, prior to beginning construction. The final Site Development Plan shall show boundary lines to survey accuracy and shall show facility locations and installation specifications based on final engineering and construction plans. The final Site Design Plan shall show:

- (a) Final site contours.
- (b) Sound wall and berm locations and their specifications.
- (c) On-site road locations and construction specifications.
- (d) On-site paved areas and construction specifications.
- (e) Building locations.
- (f) Entrance facility location and specifications.
- (g) On-site rights-of-way and easements.
- (h) Water, sewer, and other utility installations, unless shown on a separate utilities service plan.

- .2 Final Landscaping Plan. The Site Design Plan shall include, or be accompanied by, a final Landscaping Plan. The final Landscaping Plan shall show:

- (a) Ground preparation for planting.
- (b) Plant species, size and locations.
- (c) A landscape maintenance program.
- (d) A plan for improving the appearance of the Waterbird Way/Waterfront Road entrance way and the Waterbird Way/Transfer Station access road intersection area.
- (e) The final Landscaping Plan shall be consistent with the County Policy on Water Conservation requirements for new developments and shall utilize California native species to the extent practicable.
- (f) Waterbird Way Extension. The final Landscaping Plan shall provide for the interim landscaping of the Waterbird Way extension adjoining the Transfer Station.
- (g) Gun Club Sound Wall. The final Landscaping Plan shall provide for landscaping along the Transfer Station side of the sound wall adjoining the Martinez Gun Club. The plan shall provide for a planting screen of trees.

## 17. ARCHITECTURAL DESIGN PLAN

- .1 Final Architectural Design Plan. The Transfer Station developer shall prepare and submit a final Architectural Design Plan to the County Community Development Department, and obtain approval prior to beginning construction. The Final Architectural Design Plan shall show:
  - (a) Building and installation dimensions and elevations.
  - (b) Proposed construction materials and colors.
- .2 Construction Material. The waste processing and transfer buildings shall be tilt-up concrete or other sound-reducing construction.
- .3 Texture and Color. The transfer facility buildings and sound walls shall be finished with non-smooth textures and earth-tone colors.
- .4 Building Heights. Building heights or elevations shall not exceed those shown in Condition 14.1(d) by more than 10 percent.
- .5 Seismic Criteria. Building and installations, including tanks, shall be designed to withstand the Maximum Probable Earthquake anticipated for the location. The determination of Maximum Probable Earthquake shall be subject to the approval of the County's Planning Geologist.

## 18. TRANSPORTATION AND CIRCULATION PLAN

- .1 Final Transportation and Circulation Plan. The Transfer Station developers shall prepare and submit a final Transportation and Circulation Plan, and obtain the approval of the County Community Development Department prior to beginning construction. The final Transportation and Circulation Plan shall:
  - (a) Include the studies and plans called for in this section.
  - (b) Detail the on-site circulation described in the project's Environmental Impact Report, adjusted for modifications imposed by these conditions of approval.
- .2 Design Studies, Construction Plans, and Project-Related Improvements. The Transfer Station developer shall carry out studies, and prepare construction plans accordingly, for the intersections and road segments listed below. The studies and plans shall be initially submitted in draft form. The studies and construction plans shall be included in the Final Transportation and Circulation Plan and shall be approved by the County Public Works and Community Development Departments. The Transfer Station developer shall be responsible for constructing the improvements called for by the studies. County public roads standards shall be used to determine improvements.
  - (a) I-680/Waterfront Road Interchange. The study and plan shall identify interim improvements necessary to accommodate Transfer Station traffic

operations, including transfer trucks, under all weather conditions. The study and plans shall be approved by the California Department of Transportation.

- (b) Waterfront Road, I-680 to Waterbird Way. The study shall identify improvements necessary to accommodate Transfer Station traffic, including transfer trucks, under all weather conditions.
  - (c) Waterfront Road/Waterbird Way Intersection. The study shall identify improvements necessary to accommodate Transfer Station traffic, including transfer trucks, under all weather conditions. It shall determine the adequacy of turning and vehicle storage lanes at the intersection.
  - (d) Waterbird Way. The study shall identify improvements necessary to accommodate Transfer Station traffic, including transfer trucks, under all weather conditions. It shall determine the adequacy of turning and vehicle storage lanes at the intersection.
  - (e) Waterbird Way/Transfer Station Intersection. The study shall identify vehicle storage and turning lane requirements, as well as signing requirements at the intersection. It shall address both short-term and long-term (Waterbird Way extended to Imhoff Drive) requirements.
  - (f) Acme Access Road. The study shall identify roadway requirements, including lane widths, pavement specifications, and fill-over-sanitary landfill requirements, for the Acme access road between Waterbird Way and the 22-acre Transfer Station site.
  - (g) Transfer Station Intersection. The study shall detail intersection construction and movement requirements of Acme Fill Corporation, I.T. Corporation, and Martinez Gun Club traffic through the main Transfer Station intersection (the intersection between the Transfer Station and gate house). The study shall address signing and signalization. It shall include improvements to Waterbird Way which may be necessary to join that road to the re-built intersection. See Condition 18.10.
- .3 Waterbird Way Extension. The Transfer station developer shall survey, reserve, and offer to dedicate to the County a right-of-way for the extension of Waterbird Way from the vicinity of the main Transfer Station intersection, through the Acme Fill land holdings, to the vicinity of the A.T.S.F. Railroad on the south. The right-of-way width and configuration of the extension shall be approved by the County Public Works and Community Development Departments.
- .4 I.T. Corporation Coordination. The Transfer Station developer shall make a good faith effort to coordinate the Waterfront Road intersection, Transfer Station intersection, and Waterbird Way extension improvements with the I.T. Corporation's Vine Hill modernization project. (Similar conditions may be included in the future in Land Use Permit for the I.T. project.)

- .5 Arthur Road Gate. The Transfer Station developer shall provide for connection between the Arthur Road corridor and the main Transfer Station intersection controlled by a lockable gate. The connection shall admit emergency vehicles, including fire trucks, and the gate shall be controllable by the emergency vehicles. If the Martinez Gun Club legally must be granted access to their site by way of Arthur Road, the Club shall also be provided the opportunity to transport their traffic through the gate. If agreement can be obtained from the parties of interest, the Transfer station developer shall provide for gate control by card or similar device available to authorized users.
- .6 Assessment or Benefit Districts. The Transfer station developer shall join future assessment, benefit, or similar districts that may be established in the future to:
  - (a) Modernize or re-build the I-680/Waterfront Road interchange.
  - (b) Modernize or re-build Waterfront Road between I-680 and Waterbird Way.
  - (c) Improve or extend Waterbird Way between the Transfer Station and Imhoff Road.
- .7 Temporary Turn-Around. The Transfer Station developer shall provide a temporary (until the road is extended) turn-around, adequate for large trucks, at the southern end of Waterbird Way.
- .8 Transfer Station Circulation. The Transfer Station developer shall prepare a detailed site circulation plan for operations under varying conditions. The plan shall provide for the closing of west-facing refuse bays after 5:00 p.m. It shall consider circulating transfer trucks in a west (unloaded) to east (loaded) pattern to reduce noise impacts on the Vine Hill neighborhood.
- .9 Peak Period Traffic Management. The Transfer Station operator shall prepare a study for managing outgoing transfer vehicle traffic to reduce peak period conflicts with traffic on Waterfront Road, Highway 4, and I-680. The study shall also consider the management of transfer vehicle traffic to reduce conflicts with peak period traffic in the vicinity(ies) of receiving landfills. It shall identify changes to the Conditions of Approval needed to implement a peak-period traffic reduction program. The study shall be provided to the County Community Development Department no later than the opening of the Transfer Station.
- .10 Transfer Station Main Intersection. The Transfer Station developer shall meet with the IT Corporation and Martinez Gun Club to ascertain if the main intersection can be better configured to serve the three parties. The results shall be provided to the Community Development Department within 6 months of the Board of Supervisors' approval of a Land Use Permit for the Transfer Station. The Community Development Department may allow a re-configured design to be included in the Development and Improvements Plan.

## 19. SITE SERVICES AND UTILITIES PLAN

- .1 Final Site Services and Utilities Plan. The Transfer Station developer shall prepare



and submit a final Site Services and Utilities Plan, and obtain the approval of the County Community Development Department prior to beginning construction. The final Site Services and Utilities Plan shall include:

- (a) A fire protection component.
  - (b) A water service component.
  - (c) A sewerage service component.
  - (d) A drainage service component.
- .2 The Transfer Station developer shall comply with the requirements of the Contra Costa County Consolidated Fire District, expressed in the District's letter of September 1, 1987 (which is attached as Appendix A) or other measures approved by the district.
- .3 The Transfer Station developer shall provide automatic sprinklers in all buildings. The fire sprinkler system shall be designed to control fires during the fire district's response period. Additionally, a manually controlled water delivery system shall be installed in the waste handling buildings.
- .4 The Transfer Station developer shall provide fire extinguishers and apparatus as specified in the Solid Waste Facilities Permit.
- .5 The Transfer Station developer shall extend a public water supply to the Transfer Station site and the gate house facility. The water supply system shall be acceptable to the Contra Costa Water District and the Contra Costa County Consolidated Fire District.
- .6 The Transfer Station developer shall make every effort to use treated waste water from a district sewage treatment plant for landscape maintenance. The Transfer Station developer shall report on this matter to the Community Development Department.
- .7 The Transfer Station developer shall arrange for the portion of the site outside of the Central Contra Costa Sanitary District (CCCSD) to be detached from the Mountain View Sanitary District and annexed to the CCCSD. This will require the Local Agency Formation Commission (LAFCO) to approve a boundary reorganization. Alternatively, the Transfer Station developer may arrange for the entire site to be included in the Mountain View Sanitary District.
- .8 If the site is annexed to the CCCSD, the Transfer Station developer shall comply with the following conditions set forth in the district's letter of September 1, 1987, or other measures approved by the district:
- (a) An eight-inch public sewer shall be extended to serve the site. It shall provide gravity service.
  - (b) A ten-foot exclusive public sewer easement shall be established over the alignment of any public sewer not located within a public road to provide access for maintenance.

Alternatively, if the eight-inch public sewer is in a private street, a ten-foot exclusive public sewer easement shall be established over the alignment of the public sewer to provide access for future maintenance.

- (c) Building plans shall be stamped by the District's Permit Section prior to building plan approval.
  - .9 The Transfer Station developer shall ascertain from the sewage treatment district having jurisdiction if drainage and wash waters require pre-treatment before discharge into the public sewer system. The developer shall provide the pre-treatment of drainage waters indicated by the district.
  - .10 Surface Drainage. The Transfer Station developer shall prepare and implement a plan for conveying surface drainage water from the facility site (except for drainage waters to be conveyed to a waste water treatment plant) to discharge locations. The plan shall be approved by the County Public Works Department.
20. EROSION AND SEDIMENT CONTROL PLAN
- .1 Final Erosion and Sediment Control Plan. The Transfer Station developer shall prepare and implement a sediment and erosion control plan, which shall be subject to the approval of the County Community Development Department. The plan shall prevent substantial erosion on slopes on the project site and reduce the amounts of water-borne materials from reaching surface waters. It shall include the conditions listed below.
  - .2 Primary Grading. The Transfer Station developer shall perform primary grading for the project's roads, paved areas, and building sites and the construction of site slopes during the April through October low rainfall season. To the extent practicable, unpaved grades on erodable material shall be limited to 2 percent.
  - .3 Temporary Flow Restriction. If grading must be done during rainy periods, or if erosion is occurring on previously graded areas, the Transfer Station developer shall take corrective actions, which may include the installation of ground cloth or the placement of hay bales.
  - .4 Curbs. The Transfer Station developer shall install curbs on facility roads and paved areas, wherever practicable, to limit erosion and facilitate dust and litter control.
  - .5 Ground Cover. The Transfer Station developer shall plant ground cover on graded areas which are not to be paved as soon as practicable. The ground cover shall be consistent with the Landscaping Plan.
  - .6 Ditch/Swale Liners. The Transfer Station developer shall line any ditches and swales for conveying surface runoff across sanitary landfill areas to prevent water infiltration. Drainage-ways across other areas shall be lined or planted to limit

erosion.

- .7 Sedimentation Ponds. If an off-site sedimentation pond is required to control the discharge of eroded material into Pacheco Creek-Walnut Creek, the Transfer Station's operators shall not place the pond over a sanitary landfilled area, or in a location where seepage into a sanitary landfill could occur. Consideration shall be given to providing wetland habitat in connection with any sedimentation pond required by the project.

## 21. CONSTRUCTION CONDITIONS

- .1 Hours of Construction. The Transfer Station developer shall restrict outdoor construction activities to the period from 7:00 a.m. to 5:00 p.m. on weekdays.
- .2 Exemption. The Transfer Station developer may request, in writing, and the Director of Community Development may grant, exemptions to Condition 21.1 for specific times for cause. An example is the placing of concrete.
- .3 Sound Wall. Prior to any other construction, the Transfer Station developer shall install a sound wall (Condition 22.3) adjoining the rear lot lines of homes on Irene Drive, and extending westward on Arthur Drive, and along the Martinez Gun Club property.
- .4 Access Roads. Before commencing operations, the Transfer Station developer shall install and pave the access road connecting Waterbird Way to the Transfer Station site. The pavement shall be installed as early as practicable, but no later than the opening of the Transfer Station, to limit dust generation.
- .5 Dust Suppression. The Transfer Station developer shall sprinkle or chemically treat graded areas and temporary pavements to control dust, as determined necessary by the County Health Services Department.
- .6 Landfill Cover Disturbance. The Transfer Station developer shall not excavate the final or intermediate cover of sanitary landfill areas for road improvements or utilities without permission from the County Health Services Department.

## 22. NOISE CONTROL

- .1 Noise Monitoring Program. The Transfer Station operator shall prepare and implement a noise monitoring and abatement program, which shall be approved by the County Community Development and Health Services Departments. The program shall monitor noise levels at two sensitive receptor locations, one adjoining the Vine Hill Neighborhood and another adjoining the Martinez Gun Club. If the monitoring noise levels at the Transfer Station boundary line exceed 60 dBA during daylight hours, or 50 dBA during the evening or at night, the operator shall institute additional noise reduction measures to bring noise emanating from the Transfer Station to the forementioned levels or less.

- .2 Transfer Station Construction. See Section 21.
- .3 Irene Drive Sound Wall. The Transfer Station developer shall install a sound wall adjoining the rear lot lines of properties on the east side of Irene Drive. The sound wall shall be a minimum of 10 feet in height and at least 5 feet, or higher, than the estimated heights of vertical exhaust stacks of transfer vehicles when the transfer trucks are in the pit and moving parallel to the wall. The sound wall shall extend at least 150 feet westerly along Arthur Road, extended, to further protect the Vine Hill Neighborhood. It shall be installed prior to other construction to shield the neighborhood from construction noise.
- .4 Martinez Gun Club Sound Wall. The Transfer Station developer shall install a sound wall along the common boundary of the Transfer Station and the Martinez Gun Club. The sound wall shall be a minimum of 10 feet in height and at least 5 feet, or higher, than the estimated heights of vertical exhaust stacks of transfer vehicles when the transfer trucks are in the pit or moving parallel to the wall. The wall shall be similar in construction and appearance to the Irene Drive sound wall. It shall be installed prior to other construction to shield the gun club facility from construction noise.
- .5 Construction Hours. See Condition 21.1
- .6 Late Hours Program. The Transfer Station operator shall prepare a late hours program, which shall be approved by the County Community Development Department, to reduce operations noise between 5:00 p.m. and 7:00 a.m. The program shall include:
  - (a) Discontinuing the use of west-facing unloading bays and closing bay doors.
  - (b) Closing the west-facing transfer truck bay doors except when trucks are entering or leaving the transfer building.
- .7 Transfer Truck Circulation. See Condition 18.8
- .8 Transfer Truck Noise Suppression. The Transfer Station operator shall require transfer trucks using the facility to be equipped with factory approved noise suppression equipment, including engine compartment insulation.

## 23. ODOR CONTROL

- .1 Odor Control Program. The Transfer Station operator shall prepare and implement an odor control program, which shall be approved by the County Community Development and Health Services Departments. The program shall ensure that odors emanating from the Transfer Station shall not be detectable and offensive at the facility's boundary line. The program shall comply with Rule 7-302 of the Bay Area Air Quality Management District. It shall include the conditions listed below.

- .2 Odor Suppressants. When necessary, the Transfer Station operator shall treat wastes in the transfer buildings with odor suppressants. If required by the County Health Services Department, the Transfer Station Operator shall more frequently treat wastes with odor suppressants.
- .3 Waste Storage. Pursuant to the Bay Area Air Quality Management District's Authority to Construct, the Transfer Station operator shall not hold wastes, except for recycled materials, for longer than 24 hours. If the Bay Area Air Quality Management District subsequently allows longer storage times, as for traffic management, the operator shall not hold such wastes for longer than 48 hours. This condition shall not be interpreted to prohibit the operator from loading a transfer truck after 6:00 p.m. on one day and dispatching it by 7:00 a.m. the next day.
- .4 Night Loading. The Transfer Station operator may load and dispatch transfer trucks after 5:00 p.m. Dispatching shall cease by 10:00 p.m. Pre-loaded trucks shall be covered, or stored indoors, and shall not cause odor or vector problems.
- .5 Landfill Cell Re-Opening. See Condition 21.6.
- .6 Dust Suppressants. See Condition 21.5

## 24. CULTURAL RESOURCES

- .1 Archaeology. The Transfer Station shall cease work in the immediate area if buried human remains or archaeological material is uncovered during construction or operation. Work in the immediate area shall cease until a qualified archaeologist is consulted and approves resumption of work. Should human remains which may be of Native American origin be encountered during the project, the County Coroner's Office shall be contacted pursuant to the procedures set forth in the Health and Safety Code. The County Community Development Department shall also be notified.

## 25. LITTER CONTROL

- .1 Litter Screening. The Transfer Station developer shall install a system of landscaping and fencing on the facility to prevent litter from blowing off-site. The litter screening system shall be described in the Development and Improvements Plan.
- .2 Transfer Trucks. The Transfer Station operator shall equip all transfer trucks using the facility with anti-litter screening.
- .3 Collection Vehicles. The Transfer Station operator shall develop an anti-littering program for collection vehicles and large trucks using the facility in cooperation with the collection services and commercial (account) firms utilizing the facility. The program shall be submitted in writing to the County Community Development

Department, and shall be subject to the Department's approval.

- .4 On-Site Litter Policing. The Transfer Station operator shall remove litter from perimeter and litter fences and planting screens at least once each day, and police the facility site at least daily. The County Health Services Department may require more frequent policing to control the accumulation of litter.
- .5 Off-Site Litter Policing. The Transfer Station operator shall provide weekly litter clean-up of Waterbird Way and the on-site Transfer Station access road. The landfill operator shall provide bi-weekly litter clean-up of Waterfront Road from the I-680 interchange to the Walnut Creek bridge.
- .6 Littering Signs. The Transfer Station operator shall post signs, as determined necessary by the County Community Development Department, along access roads to the Transfer Station noting littering and illegal dumping laws. The Transfer Station operator shall post signs at the landfill entrance noting the hours when the facility is open to the public.
- .7 Load Covering. The Transfer Station operator shall implement a written program to limit uncovered loads from arriving at the landfill. It shall include a surcharge for uncovered loads (see Condition 25.8). The program shall be subject to the approval of the County Health Services Department.
- .8 Uncovered Load Surcharge. The Transfer Station operator shall impose a surcharge on uncovered loads and pay the proceeds to the County for the support of litter abatement programs. The surcharge shall be determined by the County Board of Supervisors. The Board may compensate the operator for the costs of administering the surcharge. Payment to the County shall be made on a quarterly basis.

## 26. SAFETY/PUBLIC HEALTH

- .1 Equipment Operator Protection. The Transfer Station operator shall provide air conditioned, sound-reducing enclosures on solid waste moving equipment and operations booths in the facility's waste processing buildings.
- .2 Emergency Plan. The Transfer Station operator shall prepare an emergency plan specified by the Solid Waste Facilities Permit and approved by the County Health Services Department. The emergency plan shall include the following:
  - (a) A fire and explosion component.
  - (b) A seismic component.
  - (c) A hazardous waste spills and contamination containment component.
  - (d) An evacuation component.
- .3 Employee Training. The Transfer Station operator shall develop and implement training and subsequent refresher training programs covering accident prevention, safety, identification and handling of hazardous materials, first aid, and instruction

of use of equipment. The programs shall be subject to the approval of the County Health Services Department.

- .4 Employee Safety Equipment. The Transfer Station operator shall provide or require employees to provide safety equipment, such as safety glasses, hard hats, safety shoes, gloves, coveralls, and noise reducers as required by state and federal safety agencies and the County Health Services Department.
- .5 First Aid Equipment. The Transfer Station operator shall provide and maintain supplies located in easily accessible areas. The first aid supplies shall be consistent with Occupational Safety and Health Administration requirements and subject to the approval of the County Health Services Department.
- .6 Emergency Communications. The Transfer Station operator shall provide radio phones or telephones for employee use to call for medical and other emergency assistance. Phone numbers to use for outside emergency assistance shall be clearly posted on the landfill and in other work areas. The communications system shall be subject to the approval of the County Health Services Department.
- .7 Emergency Eye Baths and Showers. The Transfer Station operator shall provide facilities for emergency eye baths and emergency showers. The facilities shall be subject to the approval of the County Health Service Department.
- .8 Equipment Maintenance. The Transfer Station operator shall prepare and implement an equipment maintenance program which shall be approved by the County Health Services Department prior to the commencement of operations. The program shall address transfer vehicles and other refuse-conveying vehicles stored on the site as well as the station's refuse-moving vehicles and mechanical equipment. Vehicles and equipment shall be regularly cleaned to reduce the risk of fires.
- .9 Gas Monitoring. The Transfer Station operator shall prepare and implement a gas monitoring program which shall be approved by the County Health Services Department.

## 27. SITE SECURITY

- .1 Security Fencing. The Transfer Station developer shall install a security fence around the perimeter of the site with lockable gated entrances and exits. The fence shall be located to minimize its visual impacts. It shall be included in the Development and Improvements Plan.
- .2 Security Staffing. The Transfer Station operator shall staff the facility 24 hours a day.
- .3 Safety and Security Lighting. The Transfer Station developer shall install and operate adequate lighting. The lighting shall be provided in a manner which minimizes glare to nearby residents and road users. The lighting program shall be

covered in the Development and Improvements Plan.

## 28. VECTORS

- .1 Rodent Control. If refuse compaction does not completely eliminate live rodents from the Transfer Station, the operator shall work with the County Health Services Department to identify the reasons for the presence of rodents, and make appropriate changes in operational procedures. If an eradication program is necessary, the use of alternative rodent control programs such as sustained live trapping using non-poisonous baits, and natural biological control shall be considered. Anti-coagulants shall be administered by a pest management professional in a manner which minimizes exposure to avian predators. Class I pesticides shall not be used.
- .2 Mosquito Control. The landfill operator shall grade areas within the Transfer Station property to prevent ponding of water which could harbor mosquitos (except for sedimentation ponds and riparian habitat areas.) If a mosquito problem persists, the County Health Services Department may require the preparation and implementation of additional mosquito control measures.

## 29. INTERIM TRANSFER STATION

- .1 Operating Period. The Interim Transfer Station, which was built and became operational in 1989 under the terms of the original Condition 29.1, may continue to operate through December 31, 1994, or 90 days after the opening of the Permanent Transfer Station, whichever comes first. The interim Transfer Station shall be well maintained during its period of operations, including its air and water quality protection installations and the fencing, screening and litter control features specified by original Condition 29.1.
- .2 Permits. The interim Transfer Station shall be subject to a Solid Waste Facilities Permit and building permits from Contra Costa County. Other regulatory agencies may also have permit jurisdiction.

## 30. ADDITIONAL CONDITIONS

- .1 Road Material Storage. The Transfer Station owner may provide to the County a road material storage area of not less than 2 acres on the Acme Landfill site, or other location acceptable to the County, as a substitute for the material storage areas on the Waterfront Road right-of-way. The Transfer Station owner may terminate the offer, upon one years' notice, if Waterbird Way is extended to County-owned land south of the Acme Landfill. The road material storage area shall comply with the California Environmental Quality Act, and shall be subject to the approvals of regulatory agencies having jurisdiction.
- .2 Abandoned Vehicle Storage. The Transfer Station operator shall offer to provide a 10-acre, or larger, area on the Acme Landfill site for the storage of abandoned



vehicles awaiting salvaging. Alternatively, the Transfer Station operator may provide the requisite abandoned vehicle storage area at another location or participate with another landfill operator to satisfy this condition. Alternative locations shall be approved by the County Community Development Department. The abandoned vehicle storage area shall conform to applicable land use, health, and safety regulations, shall comply with the California Environmental Quality Act, and shall be subject to the approvals of regulatory agencies having jurisdiction.

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