



Houston-Galveston Area Council

To: Plans and Projects Review Committee
From: Rick Guerrero, Intergovernmental Relations Director
Subject: September Meeting
Date: September 11, 2019

A handwritten signature in blue ink, likely of Rick Guerrero, is written over the date.

H-GAC's Plans and Projects Review Committee meets this month on Tuesday, September 17, 2019 at 9:30 a.m. in the H-GAC Conference Room B to review two applications associated with expansion of landfills in Harris County and Brazoria County. Staff recommends a finding of consistency with regional review criteria with technical comments.

Please call me at 713-993-4598 or email me at rick.guerrero@h-gac.com if you have any questions about the agenda. I hope to see you at our September 17, 2019 meeting.

RG/sas
Enclosures



A G E N D A
HOUSTON-GALVESTON AREA COUNCIL
PLANS AND PROJECTS REVIEW
COMMITTEE MEETING
September 17, 2019 9:30 a.m.
3555 Timmons Lane, 2nd Floor
Conference Room B
Houston, Texas 77027

1. Call to Order
2. Action Item
 - a. SEABREEZE ENVIRONMENTAL LANDFILL
Request the project be found consistent with comments with plans, policies and H-GAC review criteria. (Staff Contact: Erin Livingston)
 - b. RALSTON ROAD LANDFILL
Request the project be found consistent with comments with plans, policies and H-GAC review criteria. (Staff Contact: Erin Livingston)
3. Other Business
4. Adjournment

SEABREEZE ENVIRONMENTAL LANDFILL

Background

H-GAC reviews solid waste facility permit and registration applications for conformance with the goals and objectives of the regional solid waste management plan.

Current Situation

Seabreeze Environmental Landfill is applying to the Texas Commission on Environmental Quality for an amendment to its existing Type I landfill permit for the facility located at 10310 FM 523 in Brazoria County. The Seabreeze Environmental Landfill is owned and operated by Seabreeze Recovery, Inc. a wholly owned subsidiary of Waste Connections US, Inc.

Funding Source Not applicable.

Budgeted Not applicable.

Action Requested

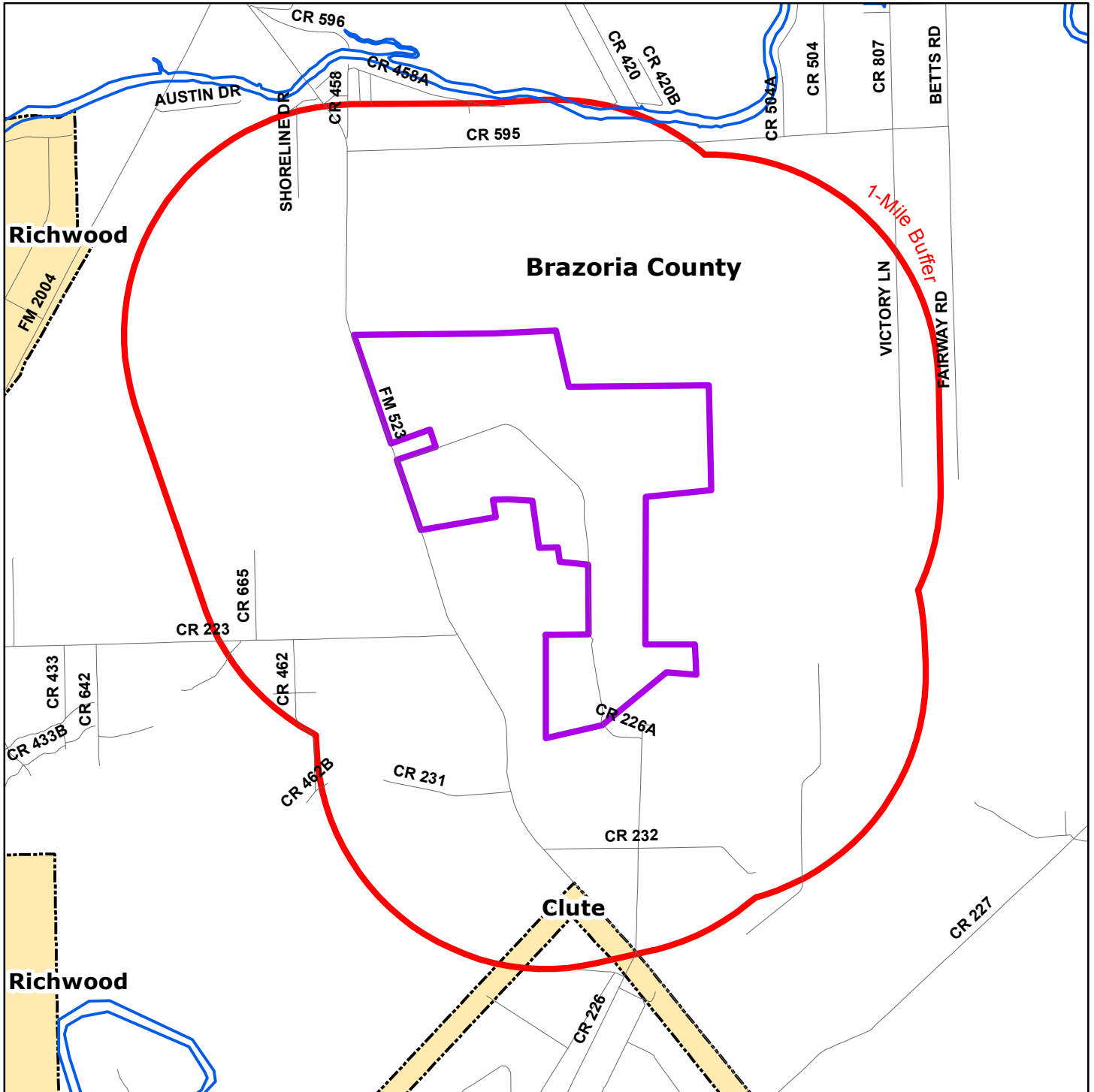
Request the project be found consistent with comments with plans, policies and H-GAC review criteria. (Staff Contact: Jeff Taebel)

ATTACHMENTS:

- ▢ Landfill maps
- ▢ Seabreeze Information

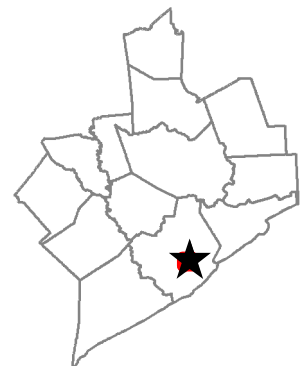
Cover Memo
Backup Material

Seabreeze Environmental Landfill

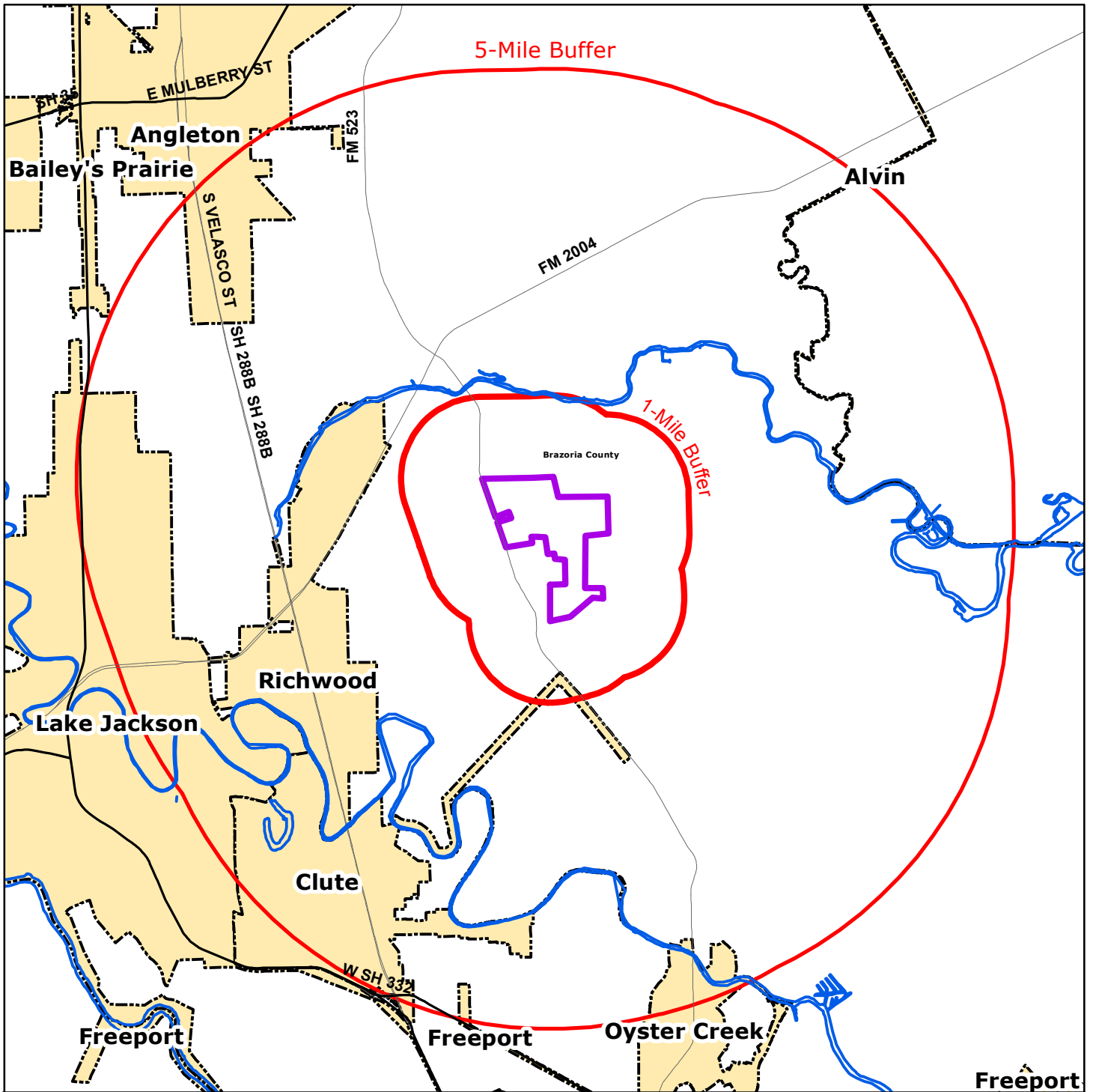


- ★ Proposed Facility Location
- Major Rivers and Bayous
- 1-Mile Buffer
- Proposed Facility Boundary
- City Boundary
- County Boundary

0 0.5 1 2 Miles



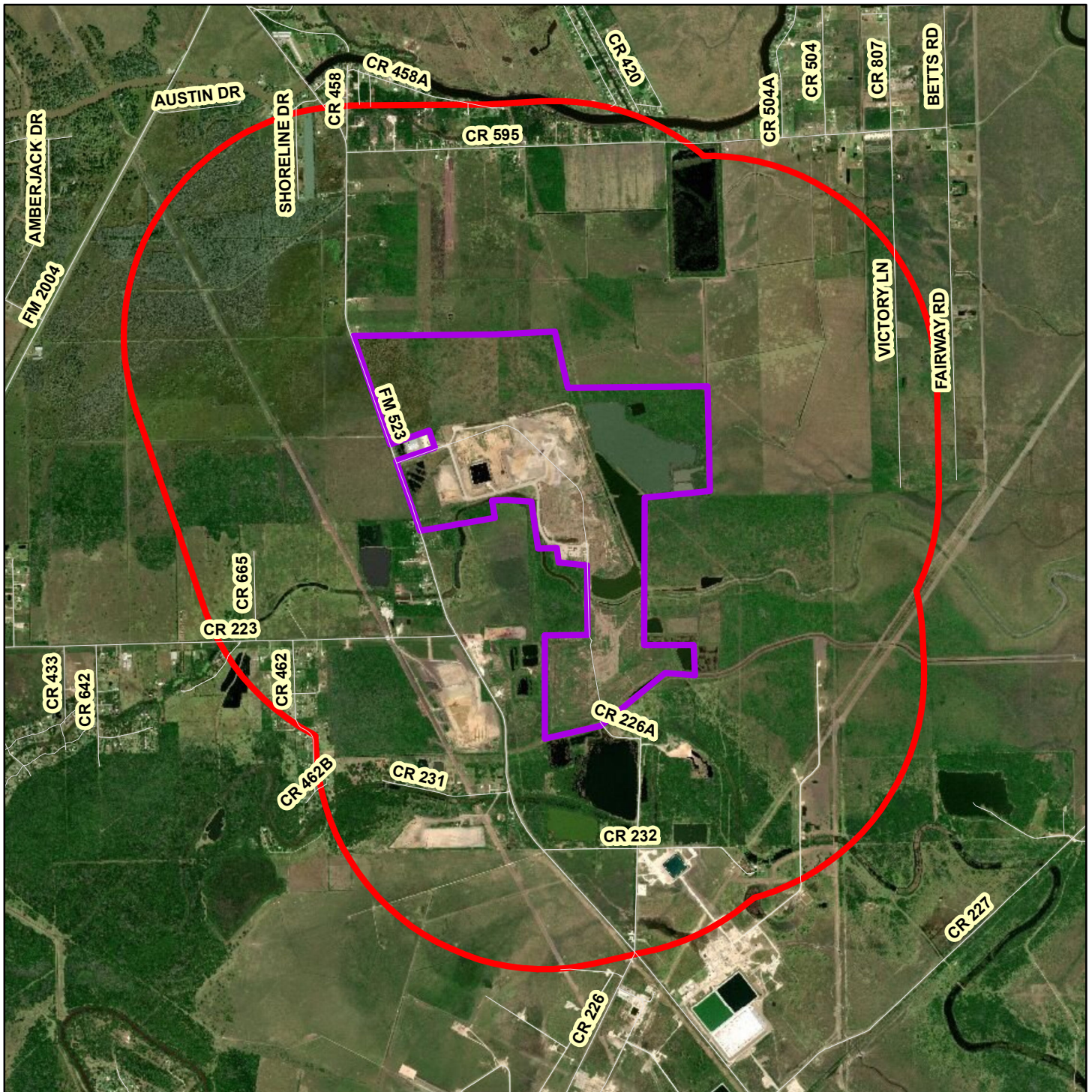
Seabreeze Environmental Landfill



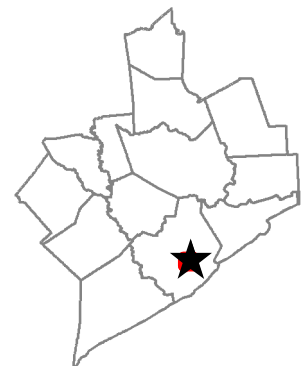
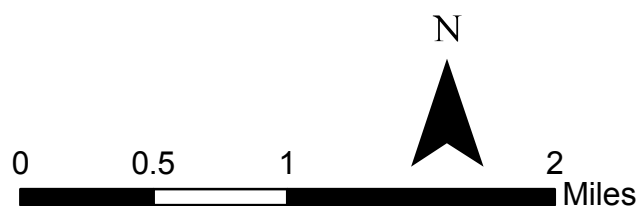
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Seabreeze Environmental Landfill



- ★ Proposed Facility Location
- ▭ Proposed Facility Boundary
- ▭ 1-Mile Buffer



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Seabreeze Environmental Landfill

Area Affected

The site is located in southern Brazoria County, approximately 3 miles east of the group of cities, Lake Jackson, Clute, and Richwood.

Synopsis

Life Span

The life span of the proposed facility would extend until 2052.

Site Entrance

Access to the site will be provided via the existing entrance off of FM 523, 0.75 miles north of the intersection of FM 523 and FM 223.

Acreage and Height

The existing landfill footprint will expand from 378.5 acres to 417 acres. The maximum permitted final cover elevation will increase from 148.7 feet mean sea level to 222.5 feet mean sea level. The facility permitted boundary will remain the same at 845 acres. These changes would increase the total capacity from 49,524,674 cubic yards to 64,012,140 cubic yards.

Land Use

Land use within a one-mile radius of the site is shown in the following table.

Land Use	Acreage	Percentage of Total Area
Agricultural/Undeveloped/Vacant	5161	85%
Commercial/Industrial	425	7%
Undevelopable (presumed wetlands)	231	4%
Water Bodies	145	2%
Residential	129	2%
Total	6,091	100.0%

There is one cemetery within one mile of the permit boundary, but no schools, daycare facilities, or churches. The nearest residence is 120 feet west-southwest of the permit boundary on FM 523.

The proposed waste management area and storage and processing facilities will either be located outside of the 100-year floodplain boundary or isolated from the floodplain by a constructed flood protection levee.

Waste Types Accepted

Waste accepted at the facility will primarily be generated by businesses and residences in Brazoria County and the surrounding counties. Waste types collected will include municipal solid waste, some special wastes and Class 1, 2, and 3 industrial wastes.

Hours of Waste Acceptance

For individuals the facility is open Monday through Friday 7:00 am to 4:30 pm and Saturday 7:00 am to 1:30 pm. For commercial waste haulers the facility is open Monday through Friday 6:00 am to 5:00 pm and Saturday 7:00 am to 1:30 pm.

Traffic

Access to the site will be provided via the existing entrance off of FM 523. According to TxDOT traffic counts approximately 6,600 vehicles travel on that section of FM 523 each 24-hour period. This number represents traffic in both directions. The average daily traffic volume accessing the landfill was approximately 231 vehicles per day. By 2052, the traffic volumes are expected to increase to 16,800 vehicles per day on FM 523 and 431 vehicles per day for landfill traffic. The proposed expansion does not require any public roadway improvements such as turning lanes, storage lanes, or traffic and location restrictions.

Buffer Distances

Buffer distances between the permit boundary and the permitted limit of waste vary but in all places the buffer is greater than the minimum requirement of 125 feet.

Visual Screening

The landfill is visible from FM 523 and portions of FM 223 and FM 595.

Conformance to Review Criteria

A primary goal and supporting objectives of the Regional Solid Waste Management Plan (adopted by TCEQ June 2007) are relevant to this application, specifically; the following goal and objectives of the plan are affected:

Goal: Promote the planning for adequate municipal solid waste disposal, handling and management facilities.

- Encourage appropriate distribution of facilities to minimize transportation costs.
- Encourage the development of larger regional facilities to the extent practical and where such facilities would be the best alternative.
- Encourage the expansion and redevelopment of existing municipal solid waste facilities, where feasible, over siting of new facilities.
- Encourage long-range planning at the county level including adoption of landfill siting ordinances.

Local Government Notice & Comments

As part of the review process for solid waste management permits, H-GAC asks for local government comments. H-GAC contacted elected officials and employees of Brazoria County, the City of Lake Jackson, the City of Clute, and the City of Richwood. To date, H-GAC has not received any comments.

Staff Comments & Recommendations

In 2001, Brazoria County adopted a landfill siting ordinance prohibiting the disposal of solid waste in the unincorporated portions of the county except for in seven designated sites. Seabreeze Environmental Landfill, under its previous name, was listed as one of the seven locations where solid waste disposal was allowed.

The landfill is visible from portions of FM 523, FM 223, and FM 595. The applicant should minimize the visual impact of the landfill by adding vegetation as possible.

RALSTON ROAD LANDFILL

Background

H-GAC reviews solid waste facility permit and registration applications for conformance with the goals and objectives of the regional solid waste management plan.

Current Situation

Ralston Road Landfill is applying to the Texas Commission on Environmental Quality for an amendment to its existing Type IV landfill permit for the facility located at 6632 John Ralston Road in Houston's extraterritorial jurisdiction (ETJ) in Harris County. The Ralston Road Landfill is owned and operated by Waste Corporation of Texas, L.P.

Funding Source Not applicable.

Budgeted Not applicable.

Action Requested

Request the project be found consistent with comments with plans, policies and H-GAC review criteria.
(Staff Contact: Jeff Taebl)

ATTACHMENTS:

- ▢ Landfill information Ralston
- ▢ Road Landfill Maps

Backup Material
PDF

Ralston Road Landfill

Area Affected

The site is located in central Harris County, approximately 3.4 miles northeast of the intersection of U.S. Highway 90 and Interstate 610, and just east of Greens Bayou.

Synopsis

Life Span

The life span of the proposed facility would extend until 2029.

Site Entrance

Access to the site will be provided via the existing entrance off of John Ralston Road, which is accessed via U.S. Highway Business 90, also known as McCarty Road and (Old) Beaumont Highway.

Acreage and Height

The existing landfill permit boundary will expand from approximately 55 acres to 65 acres. The maximum permitted final cover elevation will remain at 160.7 feet mean sea level and the exterior final slopes will remain at 3H:1V.

Land Use

Land use within a one-mile radius of the site is shown in the following table.

Land Use	Acreage	Percentage of Total Area
Industrial	1094	34.5%
Open	934	29.5%
Residential	528	16.7%
Commercial	481	15.1%
Ralston Road Landfill	65	2.0%
Institutional	47	1.5%
Water Bodies	22	0.7%
Total	3,171	100.0%

There are six churches and one cemetery within one mile of the permit boundary, but no schools or daycare facilities. The nearest residence is 370 feet north of the permit boundary on John Ralston Road.

The proposed waste management area and storage and processing facilities are not located within the limits of the 100-year flood plain.

Waste Types Accepted

Waste accepted at the facility is limited to brush, construction-demolition waste, rubbish free of putrescible and household waste, inert material, non-regulated asbestos-containing material, Class 3 industrial solid waste, Class 2 industrial solid waste consistent with the limitations established in 30 TAC §330.5(a)(2), man-made inert material, yard waste, scrap

tires that have been split and quartered or shredded, and dredged material after it has been tested to determine that it is not a special waste.

Hours of Waste Acceptance

The facility is open Monday through Friday 7:00 am to 5:00 pm.

Traffic

Access to the site will be provided via the existing entrance off of John Ralston Road, which is accessed via U.S. Highway Business 90. According to TxDOT traffic counts approximately 4,000 vehicles travel through the intersection of U.S. Highway Business 90 and John Ralston Road each 24-hour period. This number represents traffic in both directions along U.S. Highway Business 90. The worst-case total traffic volume generated by the facility is expected to be about 55 vehicles per day. Based on the findings of the traffic study, there are no existing or future restrictions on the main access roadways within one mile of the facility that would prevent safe and efficient operations for both the landfill-generated traffic as well as the other vehicles in the area.

Buffer Distances

Buffer distances between the permit boundary and the permitted limit of waste vary between 55 and 200 feet.

Visual Screening

The landfill is visible from U.S. Highway Business 90 along about 500 feet of the roadway.

Conformance to Review Criteria

A primary goal and supporting objectives of the Regional Solid Waste Management Plan (adopted by TCEQ June 2007) are relevant to this application, specifically; the following goal and objectives of the plan are affected:

Goal: Promote the planning for adequate municipal solid waste disposal, handling and management facilities.

- Encourage the development of larger regional facilities to the extent practical and where such facilities would be the best alternative.
- Encourage the expansion and redevelopment of existing municipal solid waste facilities, where feasible, over siting of new facilities.

Local Government Notice & Comments

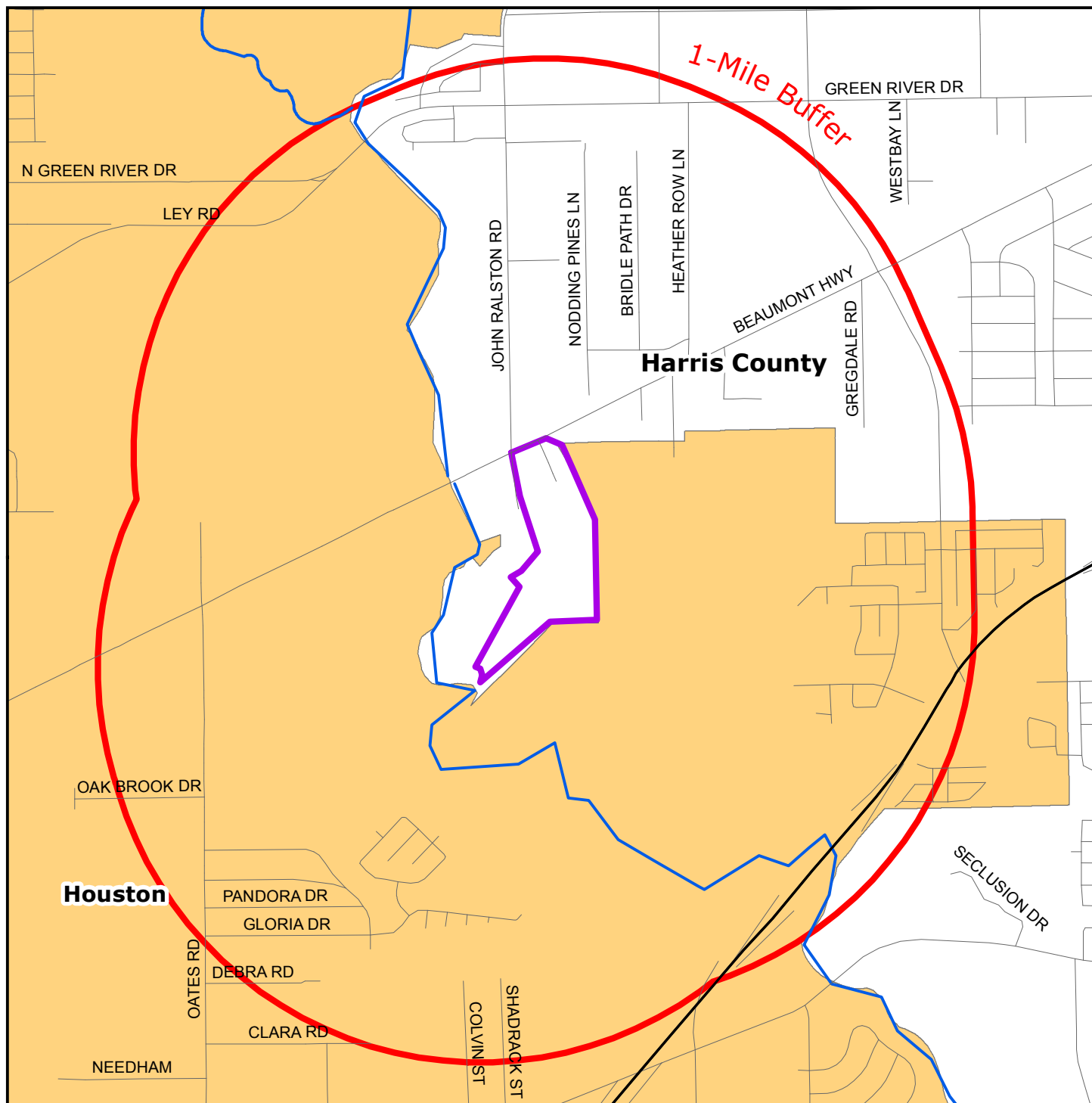
As part of the review process for solid waste management permits, H-GAC asks for local government comments. In July 2019, H-GAC contacted elected officials and employees of Harris County, Harris County Attorney's Office, Harris County Pollution Control Services, and the City of Houston. To date, H-GAC has not received any comments.

Staff Comments & Recommendations

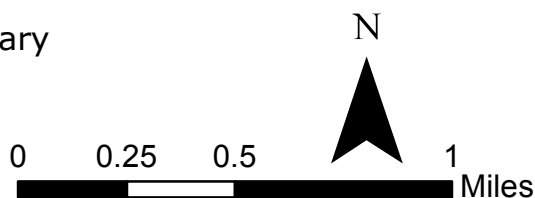
The site is bound by developed industrial properties to the east and north; however, the landfill currently is visible from about a 500 foot stretch of U.S. Highway Business 90. The

applicant should minimize the visual impact of the landfill by adding vegetation along the roadway.

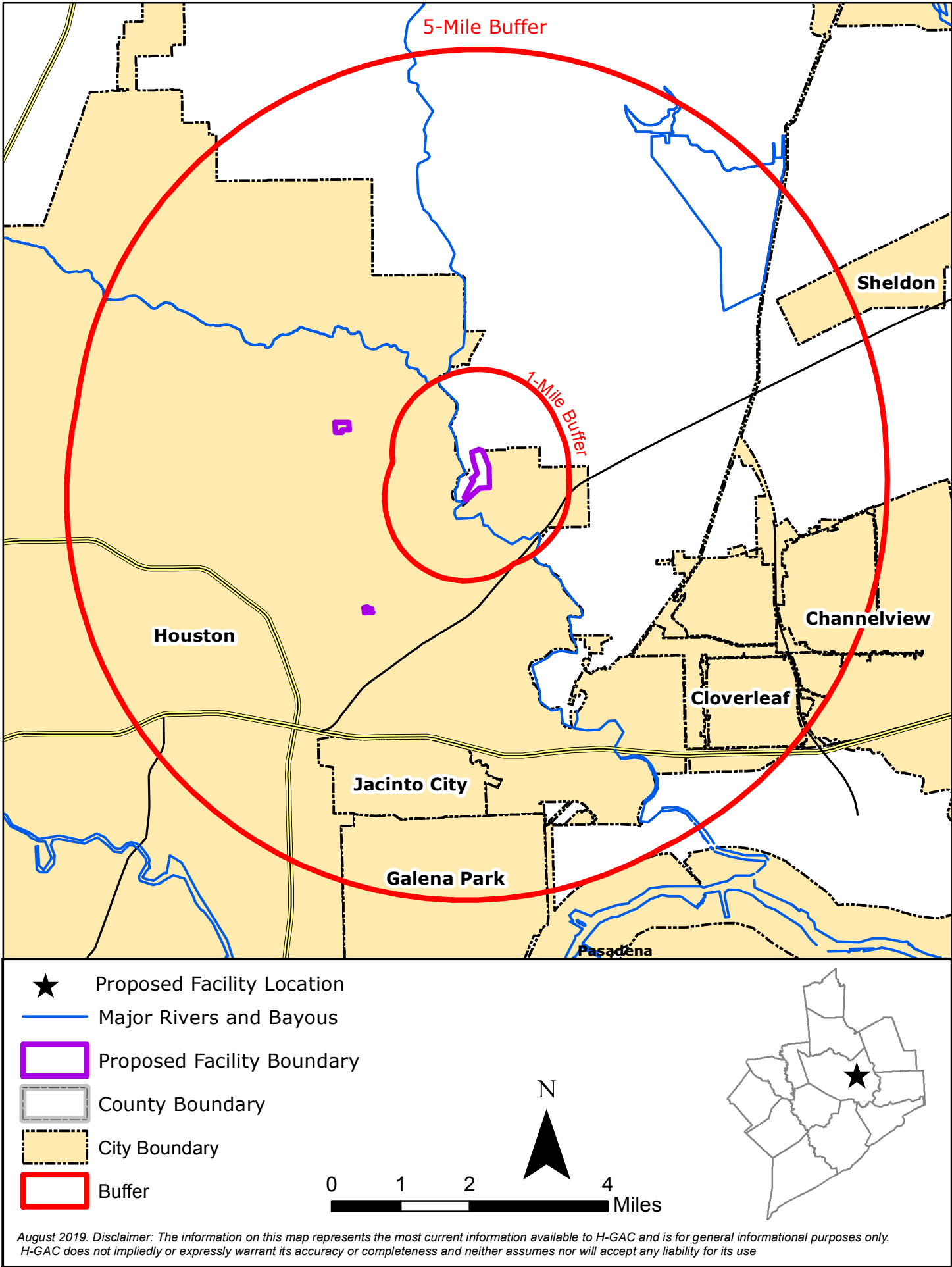
Ralston Road Landfill



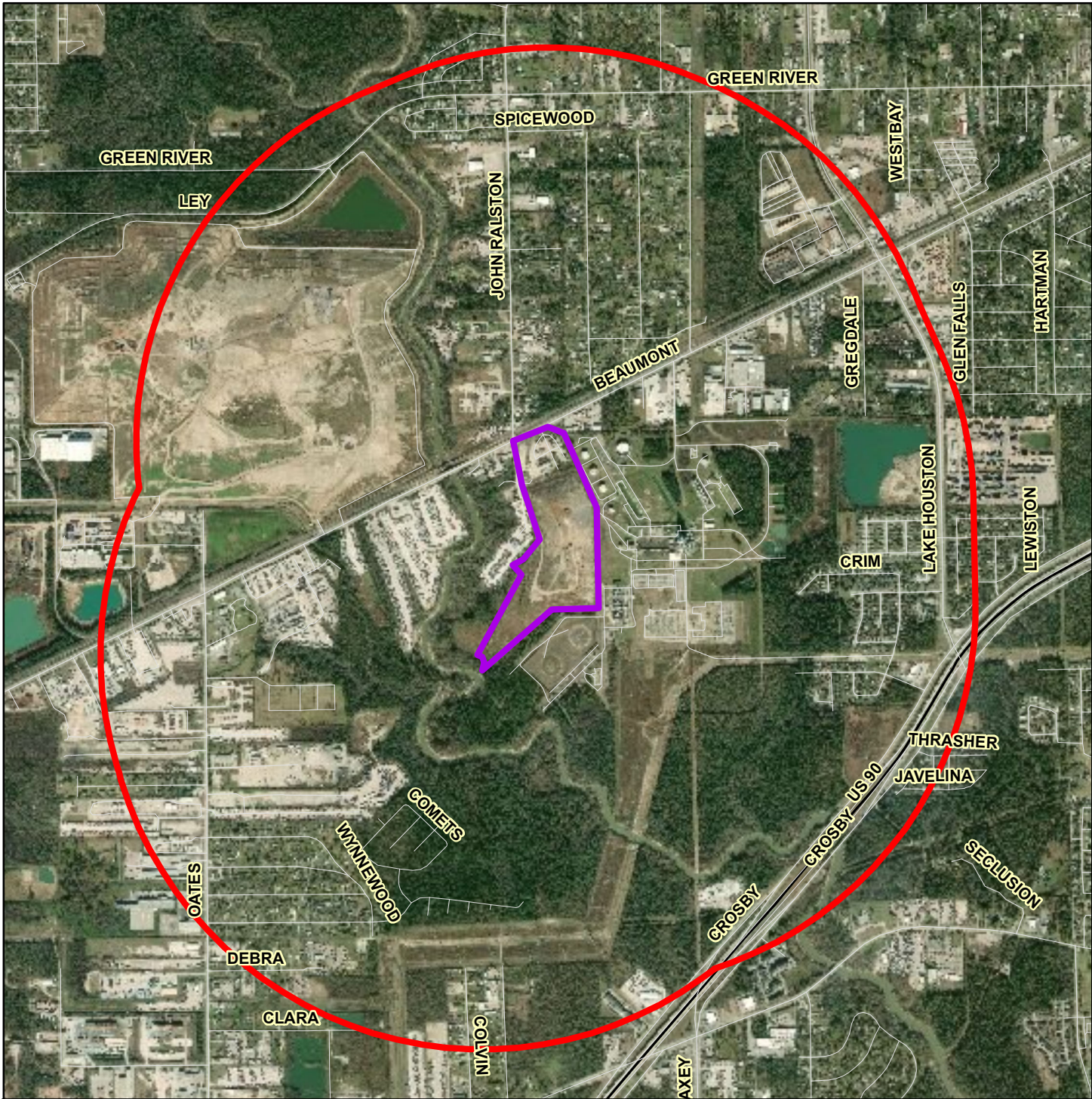
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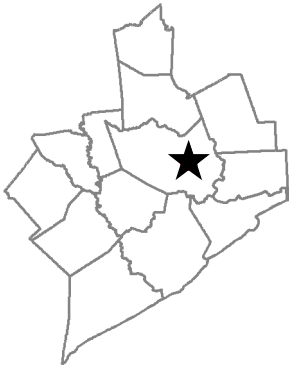
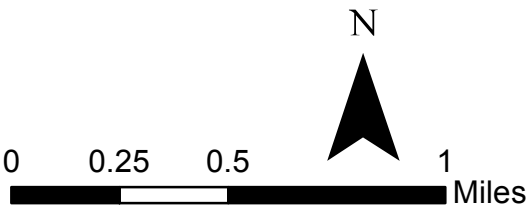
Ralston Road Landfill



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