Response to Technical Notice of Deficiency
Type V Permit Application

J.C. Elliott Transfer Station
City of Corpus Christi, Texas
TCEQ Permit No. MSW-2423

Prepared for:
City of Corpus Christi
P.O. Box 9277
Corpus Christi, Texas 78469

Prepared by:

SCS ENGINEERS

File No. 16221088.00 | March 2025

Texas Board of Professional Engineers Registration No. F-3407
12651 Briar Forest Drive, Suite 205
Houston, TX 77077
(281) 293-8494

March 14, 2025

Mr. Robert C. Pedersen
MC 124
Municipal Solid Waste Permits
Waste Permits Division
Texas Commission on Environmental Quality
12100 Park 35 Circle
Austin, Texas 78753

VIA EMAIL/FEDEX

Subject: Response to Technical Notice of Deficiency (NOD)
J.C. Elliott Transfer Station City of Corpus Christi, Nueces County, Texas
Proposed Municipal Solid Waste Permit Number: 2423
Tracking No. 30514769; RN112093794/CN600131858
Type V Permit Application

Dear Mr. Pedersen:

On behalf of the City of Corpus Christi (City), SCS Engineers (SCS) is pleased to submit this response to your January 28, 2025 email regarding technical deficiencies in the Type V MSW permit application for the proposed J.C. Elliott Transfer Station to be located in Nueces County, Texas.

In the NOD, the following comments were offered accompanied by our written response in ***bold and italic.***

ID	Deficiency Description/Resolution	*SCS Response*
1	Throughout. a) Revise sections of the application that mention tires and brush to describe how these wastes will be stored and processed. b) Identify where tires and brush will be stored and processed if a separate location is used for other incoming waste. c) Specify if tires and brush will be stored for a different length of time than other incoming wastes. d) If a scrap tire registration is required in accordance with 30 TAC 328 Subchapter F, identify what type of registration will be sought.	***Applicable sections of the application have been revised to describe the storage and processing of tires and brush. These revisions include identifying the processing/storage area, specifying the length of time these items will be stored, and the type of tire registration that will be sought for the site.***
2	Show and label the boundary of the 89.64-acre property on Figures I/II-1 through -5, -8 through -10, -13, and -15.	***The 89.64-acre property boundary has been added to Figures I/II-1 through -5, -8 through -10, -13, and -15.***

ID	Deficiency Description/Resolution	SCS Response
3	Provide documentation that the City of Corpus Christi is the recorded owner of the 89.64-acre and 0.48-acre tracts.	***Parts I & II, Section 1.2 has been revised to reference documentation included in the Legal Description section of the application that the City owns the 89.64-acre and 0.48-acre tracts.***
4	The military airfield property should be characterized on the land use map as "institutional" rather than "public works."	***Figure I/II-8 has been revised to show the military airfield as "institutional", and Parts I & II, Table I/II-3.1 has been revised appropriately.***
5	a) Identify the daily traffic volume generated by receiving and transferring 2,500 tons per day. b) Clarify whether the expected site life is 17 years (2023 to 2040).	***Parts I & II, Section 3.2.3 has been revised to specify the transfer station will accept 2,500 vehicles per day in 2040, the year the maximum waste acceptance of 2,500 tons per day is expected. Please note, the transfer station is expected to operate beyond 2040.***
6	a) Identify the government entity responsible for the maintenance of the SH267 frontage road. b) Provide a response from the Texas Department of Transportation concerning traffic and location restrictions. Document coordination with the City of Corpus Christi for the proposed six-lane main driveway.	***a) Parts I & II, Section 3.2.1.1 has been revised to specify that TxDOT is the entity responsible for the SH 286 frontage road.*** ***b) At the time of this submittal, we have not received a response from TxDOT regarding our November 8, 2024 Traffic Review Request. Please note, coordination with the City regarding the proposed six-lane main driveway is not necessary as the driveway ties into a private portion of Greenwood Drive inside the permit boundary of the J.C. Elliott Landfill. Parts I & II, Section 3.2.1 of the application has been revised to include this information.***
7	Label the gullied land on Figure I/II-13, Soils map.	***Figure I/II-13 has been revised to show the gullied land (Gv) label.***
8	Clarify whether there are one or two perennial ponds within one mile of the proposed facility.	***Parts I & II, Section 3.4.2 has been revised to clarify there are two perennial ponds within one mile of the proposed facility.***
9	Provide data on floodplains in accordance with 30 TAC 301 Subchapter C (relating to Approval of Levees and Other Improvements).	***Per discussions with the TCEQ, this comment does not apply to the proposed transfer station because no improvements are inside the 100-yr floodway on the published FIRM.***

ID	Deficiency Description/Resolution	*SCS Response*
10	Provide a review letter from the Texas Historical Commission documenting compliance with the Natural Resources Code, Chapter 191, Texas Antiquities Code.	***Parts I & II, Appendix I/II-A.2 has been revised to include the review letter from the Texas Historical Commission. Please note, the review letter specifies that an archeology survey is required for this project. This work has been initiated and the results will be provided upon completion.***
11	Document that a review letter was requested from the City of Corpus Christi for compliance with an area development plan that includes solid waste facilities.	***Parts I & II, Section 2.4 has been revised and Appendix I/II-A.4 has been added to show a review letter was requested and a review email was received from the City regarding compliance with the Westside Area Development Plan.***
12	Provide a zoning map with legend for the proposed facility and the area within two miles of the proposed facility.	***Figure I/II-8A – Zoning Map has been added.***
13	Clarify that the nine structures within 500 feet of the proposed facility are outside the 89.64-acre tract.	***Figure I/II-9 has been revised to include the 89.64-acre property boundary. This figure shows all structures are outside the 89.64-acre tract. Please note, only three structures are located within 500 feet of the proposed permit boundary; therefore, Section 3.1.5.1 has been revised to clarify this.***
14	Provide analyses to demonstrate compliance with limits on flow, temporary storage capacity, and washout.	***Per discussions with the TCEQ, revisions to Figures I/II-7 and III-1.3 were recommended in lieu of this comment. These figures were revised to show the 100-yr floodplain limits encroaching on the building footprint and to show missing design elevations around the facility.***
15	Identify the fences and natural barriers at the permit boundary that will provide access control.	***Part III, Section 2.1.2 has been revised to clarify that perimeter fences and natural barriers, which encompass the entire property boundary, will be provided to control public access. In addition, Figure III-1.1A has been added to identify the fencing and natural barriers that encompass the property boundary.***
16	Include random waste screening, recyclables, and the outdoor processing/storage area on the waste flow chart.	***Figure III-1.2 has been revised to include random waste screening, recyclables, and the outdoor processing/storage area on the waste flow chart.***

ID	Deficiency Description/Resolution	SCS Response
17	a) Clarify whether the overhead doors will be closed when the tipping floor is not being used for transferring or storing waste. b) Clarify whether the regular removal of waste trapped by push walls or push pits is included with the once or twice weekly cleaning of the tipping floor. c) Describe controls for the outdoor storage/processing area.	***a) Part III, Section 2.2.3 and Part IV, Sections 2.4 and 23 have been revised to state the overhead doors will be closed when the transfer station is not in operation to minimize odor migration.*** ***b) Part III, Section 2.2.3 and Part IV, Section 23 have been revised to specify the waste caught behind push walls or push pits will be removed once or twice per week in conjunction with facility washdown.*** ***c) Part III, Section 2.2.3 and Part IV, Section 23 have been revised to include controls for the outdoor storage/processing area.***
18	a) Clarify how pedestrians will enter the building from the parking area next to the building. b) Clarify the design features that keep equipment, vehicles, and pedestrians out of the transfer truck loading chutes on the tipping floor. c) Describe the transfer tunnels. Clarify whether the transfer tunnels are recessed from or flush with the south edge of the building. Clarify whether the tunnels have roll-up doors and whether the southern tunnel is enclosed or open to the outside.	***a) Part III, Section 2.2.4 has been revised to clarify that employees will access the building via stairs from the parking area. Additionally, the Part III, Attachment 1 figures have been revised to include a staircase from the parking area to the building office space.*** ***b) Part III, Section 4.1 has been revised to include a detail callout for the concrete wall barrier that will keep equipment, vehicles, and pedestrians out of the transfer truck loading chutes on the tipping floor.*** ***c) Part III, Section 2.2.4 has been revised to specify the southern wall of the transfer tunnels will be flush with the south edge of the building, the south tunnel will be enclosed, and the east and west walls will have optional doors.***
19	Section 2.3, Sanitation and water pollution control. Describe the controls for the transfer tunnels and outdoor storage/processing area.	***Part III, Section 2.3 has been revised to include the controls for the transfer tunnels and outdoor processing/storage area.***
20	Include closure costs for the outdoor storage/processing area.	***Revised Part III, Attachment 3, Section 2.0 and Appendix III-3A to include closure costs for the outdoor storage/processing area.***

ID	Deficiency Description/Resolution	SCS Response
21	Clarify whether the public will (Section 7) or will not (Section 12.1) be able to use the transfer station.	***Part IV, Section 12.1 has been revised to clarify the public will be able to use the transfer station consistent with Section 7.***
22	Revise the frequency of the fence/gate inspection from weekly to a frequency that supports the notice and repair requirements described in Section 12.1, Table IV-4.	***Part IV, Table IV-5 has been revised so that the frequency of the fence/gate inspection is consistent with Table IV-4.***
23	Revise the second paragraph's second sentence to be a complete sentence.	***Part IV, Section 2.2.1 has been revised so that the second sentence of the second paragraph is a complete sentence.***
24	State that working surfaces which contact waste will be washed down twice per week if the facility is operated continuously and define continuous operations.	***Part IV, Section 22 has been revised to state that processing areas that operate on a continuous basis (i.e., operating 24 hours per day) shall be swept daily and washed down at least two times per week.***

The following items are being submitted with this response:

Section	Description
Part I Application Form (TCEQ-00650)	Completed form.
Binder Cover	Revised cover.
Parts I & II Narrative	Revised cover, TOC and narrative.
Documentation – Legal Description	Added property ownership documentation.
Documentation – Evidence of Competency	Revised site supervisor.
Parts I & II Figures	Revised and added figures.
Parts I & II Appendix I/II-A.2	Added correspondence.
Parts I & II Appendix I/II-A.4	Added appendix.
Part III Narrative	Revised cover, TOC and narrative.
Part III – Attachment 1 Narrative	Revised cover and TOC.
Part III – Attachment 1 Figures	Revised and added figures.
Part III – Attachment 3 Narrative	Revised cover, TOC and narrative.
Part III – Attachment 3 – Appendix III-3A	Revised estimate.
Part IV Narrative	Revised cover, TOC and narrative.

The certification statement required by 30 TAC §305.44 is included as part of the enclosed Part I Form.

As required by 30 TAC §330.125(c) of TCEQ rules, please be advised that this letter with enclosures is being placed in the operating record for the subject facility in accordance with the requirements of 30 TAC §330.125(a) and /or (b). Also, as required, an original, two unmarked copies, and one redline-

strikeout copy of this permit application technical nod response are being submitted. An additional copy of this response is being submitted directly to the TCEQ Region 14 office.

We trust that this submittal is complete and will lead towards technical approval of this Type V permit application. If you have any questions or comments concerning this submittal, please contact Chad Ellinger at (281) 293-8494.

Sincerely,

Chad Ellinger, P.E.
Project Director
SCS ENGINEERS

Ricardo Espinoza
Project Professional
SCS ENGINEERS

CC: Mr. Philip Aldridge – City of Corpus Christi
TCEQ Region 14

Texas Commission on Environmental Quality

Waste Permits Division Correspondence Cover Sheet

Date: 03/14/2025
Facility Name: J.C. Elliott Transfer Station
Permit or Registration No.: MSW-2423

Nature of Correspondence:
☐ Initial/New
☒ Response/Revision to TCEQ Tracking No.: 30514769 (from subject line of TCEQ letter regarding initial submission)

Affix this cover sheet to the front of your submission to the Waste Permits Division. Check appropriate box for type of correspondence. Contact WPD at (512) 239-2335 if you have questions regarding this form.

Table 1 - Municipal Solid Waste Correspondence

Applications	Reports and Notifications
☐ New Notice of Intent	☐ Alternative Daily Cover Report
☐ Notice of Intent Revision	☐ Closure Report
☒ New Permit (including Subchapter T)	☐ Compost Report
☐ New Registration (including Subchapter T)	☐ Groundwater Alternate Source Demonstration
☐ Major Amendment	☐ Groundwater Corrective Action
☐ Minor Amendment	☐ Groundwater Monitoring Report
☐ Limited Scope Major Amendment	☐ Groundwater Background Evaluation
☐ Notice Modification	☐ Landfill Gas Corrective Action
☐ Non-Notice Modification	☐ Landfill Gas Monitoring
☐ Transfer/Name Change Modification	☐ Liner Evaluation Report
☐ Temporary Authorization	☐ Soil Boring Plan
☐ Voluntary Revocation	☐ Special Waste Request
☐ Subchapter T Disturbance Non-Enclosed Structure	☐ Other:
☐ Other:	

Table 2 - Industrial & Hazardous Waste Correspondence

Applications	Reports and Responses
☐ New	☐ Annual/Biennial Site Activity Report
☐ Renewal	☐ CPT Plan/Result
☐ Post-Closure Order	☐ Closure Certification/Report
☐ Major Amendment	☐ Construction Certification/Report
☐ Minor Amendment	☐ CPT Plan/Result
☐ CCR Registration	☐ Extension Request
☐ CCR Registration Major Amendment	☐ Groundwater Monitoring Report
☐ CCR Registration Minor Amendment	☐ Interim Status Change
☐ Class 3 Modification	☐ Interim Status Closure Plan
☐ Class 2 Modification	☐ Soil Core Monitoring Report
☐ Class 1 ED Modification	☐ Treatability Study
☐ Class 1 Modification	☐ Trial Burn Plan/Result
☐ Endorsement	☐ Unsaturated Zone Monitoring Report
☐ Temporary Authorization	☐ Waste Minimization Report
☐ Voluntary Revocation	☐ Other:
☐ 335.6 Notification	
☐ Other:	

Attachment No. 1

Part I Application Form for New Permit, Permit Amendment, or Registration for a Municipal Solid Waste Facility

(Form TCEQ-00650)

Texas Commission on Environmental Quality

Part I Application Form for New Permit, Permit Amendment, or Registration for a Municipal Solid Waste Facility

Instructions for completing this Part I Application Form are provided in TCEQ 00650-instr[1]. Include a Core Data Form (TCEQ 10400)[2] with the application for the facility owner, and Core Data Forms for the operator and property owner if different from the facility owner. If you have questions, contact the Municipal Solid Waste (MSW) Permits Section by email to [redacted] or by phone at 512-239-2335. Rules cited on this form are in Title 30 Texas Administrative Code (30 TAC) and may be viewed online at www.tceq.texas.gov/goto/view-30tac.

Application Tracking Information

Facility Regulated Entity Name[3]:
J.C. Elliott Transfer Station

Site Operator (Permittee or Registrant Name)[4]:
City of Corpus Christi

MSW Authorization Number: 2423

Initial Submission Date: 11/8/2024

Revision Date: 03/14/2025

Application Data

1. Submission Type

☐ Initial Submission ☒ Notice of Deficiency (NOD) Response

2. Authorization Type

☒ Permit ☐ Registration

3. Application Type

☒ New Permit

☐ Permit Major Amendment ☐ Permit Limited Scope Major Amendment

☐ New Registration

[1] www.tceq.texas.gov/downloads/permitting/waste-permits/msw/forms/00650-instr.pdf
[2] www.tceq.texas.gov/goto/coredata
[3] Facility Regulated Entity Name must match the Regulated Entity Name indicated on the TCEQ Core Data Form.
[4] Site Operator is defined in 30 TAC 330.3(148) as the holder of, or the applicant for, an authorization (or license) for a municipal solid waste facility.

4. Application Fee

Amount

☐ $2,050—New Landfill Permits, and Landfill Permit Major Amendments Described in 30 TAC 305.62(j)(1)

☒ $150—Other Permits, Permit Amendments, Limited Scope Major Amendments, and all Registrations

Payment Method

☒ Online through ePay portal www3.tceq.texas.gov/epay/

Enter ePay Trace Number: 729398, 729399

☐ Check (send to TCEQ Financial Administration Division)

Payor Name: _____ Check Number: _____

5. Electronic Versions of Application

TCEQ will publish electronic versions of the application online. Applicants must provide a clean copy of the administratively complete application and technically complete application. TCEQ will also publish electronic versions of NOD responses online.

6. Party Responsible for Publishing Notice

Indicate who will be responsible for publishing notice:

☒ Applicant ☐ Agent in Service ☐ Consultant

Contact Name: Philip Aldridge

Title: Interim Director of Solid Waste Services

Email Address: [redacted]

7. Alternative Language Notice

Use the Alternative Language Checklist on Public Notice Verification Form TCEQ-20244-Waste-NORI, TCEQ-20244-Waste-NAPD, or TCEQ-20244-Waste-NAORPM available at www.tceq.texas.gov/permitting/waste_permits/msw_permits/msw_notice.html to determine if an alternative language notice is required.

Is an alternative language notice required for this application?

☒ Yes ☐ No

Indicate the alternative language: Spanish

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8. Public Place for Copy of Application

Name of the Public Place: Ben F. McDonald Public Library

Physical Address: 4044 Greenwood Drive

City: Corpus Christi County: Nueces State: TX Zip Code: 78416

Phone Number: 361-826-2356

9. Consolidated Permit Processing

Is this submittal part of a consolidated permit processing request, in accordance with 30 TAC Chapter 33?

☐ Yes ■ No

If "Yes", indicate the other TCEQ program authorizations requested:

10. Confidential Documents

Does the application contain confidential documents?

☐ Yes ■ No

If "Yes", reference the confidential documents in the application, but submit the confidential documents as an attachment in a separate binder marked "CONFIDENTIAL."

11. Permits and Construction Approvals

Mark the following table to indicate status of other permits or approvals.

Table 1. Permits and Construction Approvals.

Permit or Approval	Received	Pending	Not Applicable
Hazardous Waste Management Program under Texas Solid Waste Disposal Act			X
Underground Injection Control Program under Texas Injection Well Act			X
National Pollutant Discharge Elimination System Program under Clean Water Act; Waste Discharge Program under Texas Water Code, Chapter 26		X	
Prevention of Significant Deterioration Program under Federal Clean Air Act (FCAA); Nonattainment Program under the FCAA			X
National Emission Standards for Hazardous Air Pollutants Preconstruction Approval under the FCAA			X
Ocean Dumping Permits under Marine Protection Research and Sanctuaries Act			X
Dredge or Fill Permits under Clean Water Act			X
Licenses under the Texas Radiation Control Act			X
Other (describe): Standard Air Permit for MSW Facilities (30 TAC Chapter 330, Sub-Chapter U)		X	
Other (describe):			

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12. General Information About the Facility

Facility Regulated Entity Name:
J.C. Elliott Transfer Station

Contact Name: Philip Aldridge Title: Interim Director of Solid Waste Servic

MSW Authorization Number (if existing): _____

Regulated Entity Reference Number: **RN** 112093794

Physical or Street Address (if available): _____

City: Corpus Christi County: Nueces State: TX Zip Code: 78415

Phone Number: 361-826-4482

Latitude (decimal degrees, six decimal places): 27°42'16"

Longitude (decimal degrees, six decimal places): 97°27'11"

Elevation (above mean sea level): 20.0' feet (benchmark elevation for landfills)

Description of facility location with respect to known or easily identifiable landmarks:

The J.C. Elliott Transfer Station will be located in Nueces County, Texas, off State Highway 286 approximately 0.8 miles southwest of the intersection of State Highway 286 and State Highway 357.

Access routes from the nearest United States or state highway to the facility:

From State Highway 357, travel south on State Highway 286 for approximately 0.8 miles and exit Business State Highway 286. The facility if located on the west side of road at the intersection of Business State Highway 286 and Greenwood Drive.

Coastal Management Program

Is the facility within the Coastal Management Program boundary?

☒ Yes ☐ No

13. Facility Types

Facility types are described in 30 TAC 330.5(a).

Indicate facility type (select all that apply):

☐ Type I ☐ Type IV ☒ Type V

☐ Type IAE ☐ Type IVAE ☐ Type VI

14. Activities Conducted at the Facility

☒ Storage ☒ Processing ☐ Disposal

15. Facility Waste Management Units

Check the box for each type of waste management unit proposed.

- ☐ Landfill Unit(s)
- ☐ Incinerator(s)
- ☐ Class 1 Landfill Unit(s)
- ☐ Process Tank(s)
- ☐ Storage Tank(s)
- ■ Tipping Floor
- ☐ Storage Area
- ☐ Other (specify):
- ☐ Container(s)
- ☐ Roll-off Boxes
- ☐ Surface Impoundment
- ☐ Autoclave(s)
- ☐ Refrigeration Unit(s)
- ☐ Mobile Processing Unit(s)
- ☐ Compost Pile(s) or Vessel(s)

16. Description of Proposed Facility or Changes to Existing Facility

Provide a brief description of the proposed activities if application is for a new facility, or the proposed changes to an existing facility or permit conditions if the application is for an amendment.

Applicant is requesting authorization to transfer municipal solid waste which includes wastes resulting from or incidental to municipal, community, commercial, institutional, and recreational activities; construction or demolition waste; special waste that does not interfere with site operations; and other wastes such as Class 2 and Class 3 industrial waste. A complete listing of acceptable and prohibited wastes is contained in the application which can be viewed online (refer to Section 5 of this form for online location).

17. Facility Contact Information

Site Operator (Permittee or Registrant)

Name: City of Corpus Christi

Customer Reference Number: **CN** 600131858

Contact Name: Philip Aldridge Title: Interim Director of Solid Waste Servic

Mailing Address: 2525 Hygeia Street

City: Corpus Christi County: Nueces State: TX Zip Code: 78415

Phone Number: 361-826-4482

Email Address: [redacted]

Operator (if different from *Site Operator*)

Name:

Customer Reference Number: **CN**

Contact Name: Title:

Mailing Address:

City: County: State: Zip Code:

Phone Number:

Email Address:

Consultant (if applicable)

Firm Name: SCS Engineers

Consultant Name:

Texas Board of Professional Engineers Firm Registration Number: F-3407

Contact Name: Chad Ellinger, P.E. Title: Project Director

Mailing Address: 12651 Briar Forest Drive

City: Houston County: Harris State: TX Zip Code: 77077

Phone Number: 281-293-8494

Email Address: [redacted]

Agent in Service (required for out-of-state applicants)

Name:

Mailing Address:

City: County: State: TX Zip Code:

Phone Number:

Email Address:

18. Facility Supervisor License

Indicate the level of Municipal Solid Waste Facility Supervisor license, as defined in 30 TAC Chapter 30, Occupational Licenses and Registrations, Subchapter F that the individual who supervises or manages the operations will obtain prior to commencing operations.

☒ Class A Supervisor License ☐ Class B Supervisor License

19. Facility Ownership

Facility Owner

Does the Site Operator (Permittee or Registrant) own all the facility units and all the facility property?

☒ Yes ☐ No

If "No", provide the following information for the other owner, and include a Core Data Form for the other owner. Attach supplemental sheet if more than one other owner.

Other Owner Name: _____

What is Owned: ☐ Facility Units ☐ Property

☐ Other (describe): _____

Mailing Address: _____

City: _____ County: _____ State: ____ Zip Code: ____

Phone Number: _____

Email Address: _____

20. Other Government Entities Information

Texas Department of Transportation

District: 16

District Engineer's Name: Mike Walsh, P.E.

Mailing Address: 1701 S. Padre Island Drive

City: Corpus Christi County: Nueces State: TX Zip Code: 78416

Phone Number: 361-808-2275

Email Address: [redacted]

Local Government Authority Responsible for Road Maintenance (if applicable)

Government or Agency Name: City of Corpus Christi

Contact Person's Name: Renee Couture, P.E.

Mailing Address: 1201 Leopard, 3rd Floor City Hall

City: Corpus Christi County: Nueces State: TX Zip Code: 78401

Phone Number: 361-826-3539

Email Address: [redacted]

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City Mayor Information

City Mayor's Name: Paulette M. Guajardo

Mailing Address: 1201 Leopard Street

City: Corpus Christi County: Nueces State: TX Zip Code: 78401

Phone Number: 361-826-3100

Email Address: [redacted]

City Health Authority

Authority Name: Corpus Christi - Nueces County Public H

Contact Person's Name: Dr. Fauzia Khan

Contact Person's Title: Director of Public Health

Mailing Address: 1702 Horne Road

City: Corpus Christi County: Nueces State: TX Zip Code: 78416

Phone Number: 361-826-7200

Email Address: [redacted]

County Judge Information

County Judge's Name: Connie Scott

Mailing Address: 901 Leopard Street, Room 303

City: Corpus Christi County: Nueces State: TX Zip Code: 78401

Phone Number: 361-888-0444

Email Address: [redacted]

County Health Authority

Agency Name: Corpus Christi - Nueces County Public H

Contact Person's Name: Dr. Srikanth Ramachandruni, MD

Contact Person's Title: Local Health Authority

Mailing Address: 1702 Horne Road

City: Corpus Christi County: Nueces State: TX Zip Code: 78416

Phone Number: 361-826-7200

Email Address: [redacted]

State Representative Information

House District Number: 34

State Representative's Name: Abel Herrero

District Office Mailing Address: 101 East Main Avenue

City: Robstown County: Nueces State: TX Zip Code: 78380

Phone Number: 361-387-0457

Email Address: [redacted]

State Senator Information

District Number: 27

State Senator's Name: Morgan LaMantia

District Office Mailing Address: 1324 E Madison Street

City: Brownsville County: Cameron State: TX Zip Code: 78520

Phone Number: 956-689-1860, ext. 230

Email Address: [redacted]

Council of Governments (COG)

COG Name: Coastal Bend Council of Governments

COG Representative's Name: Emily Martinez, MPA

COG Representative's Title: Executive Director

Mailing Address: 2910 Leopard Street

City: Corpus Christi County: Nueces State: TX Zip Code: 78408

Phone Number: 361-883-5743

Email Address: [redacted]

River Basin Authority

Authority Name: Nueces River Authority

Contact Person's Name: John J. Byrum II

Watershed Sub-Basin Name: Nueces River Basin

Mailing Address: 539 South Hwy 83

City: Uvalde County: Uvalde State: TX Zip Code: 78801

Phone Number: 830-278-6810

Email Address: [redacted]

Local Drainage or Flood Management Authority

Authority Name: City of Corpus Christi, Floodplain & Coastal Protection Manager

Contact Person's Name: Melanie Barrera

Mailing Address: P O. Box 9277

City: Corpus Christi County: Nueces State: TX Zip Code: 78469

Phone Number: 361-826-3064

Email Address: [redacted]

U.S. Army Corps of Engineers District

Indicate the U.S. Army Corps of Engineers district in which the facility is located:

☐ Albuquerque, NM ■ Galveston, TX

☐ Fort Worth, TX ☐ Tulsa, OK

Local Government Jurisdiction

Within City Limits of: Corpus Christi

Within Extraterritorial Jurisdiction of: N/A

Is the facility located in an area in which the governing body of the municipality or county has prohibited the storage, processing, or disposal of municipal or industrial solid waste?

☐ Yes ■ No

If "Yes", provide a copy of the ordinance as an attachment.

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Applicant Signature Page

Site Operator (Permittee or Registrant Name) or Authorized Signatory

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name: Philip Aldridge Title: Interim Director of Solid Waste Servic

Email Address: [redacted]

Signature: _____ Date: 3/17/25

Authorization by Facility Owner for Operator to Submit Application

To be completed by the facility owner if the application is submitted by an operator who is not the facility owner.

I am the owner of the facility that is the subject of this application, and authorize the operator, _____ to submit this application pursuant to 30 TAC 305.43(c).

Name: _____ Title: _____

Email Address: _____

Signature: _____ Date: _____

Notary

SUBSCRIBED AND SWORN to before me by the said Philip Aldridge

On this 17 day of March, 2025

My commission expires on the 18 day of December, 2025

Vanessa Burnett

Notary Public in and for

Nueces County (notary's jurisdiction, including county and state)

VANESSA BURNETT
Notary ID [illegible]3367603
My Commission Expires
December 18, 2028

Note: Application Must Bear Signature & Seal of Notary Public

PAGE REVISION DATE: 3/14/2025

Property Owner Affidavit

Property Owner Affidavit for Landfill Facility

I acknowledge in accordance with 30 TAC 330.59(d)(2) that the State of Texas may hold me either jointly or severally responsible for the operation, maintenance, and closure and post-closure care of the facility. For a facility where waste will remain after closure, I acknowledge that I have a responsibility to file with the county deed records an affidavit to the public advising that the land will be used for a solid waste facility prior to the time that the facility actually begins operating as a municipal solid waste landfill facility, and to file a final recording upon completion of disposal operations and closure of the landfill units according to 30 TAC 330.19 (relating to Deed Recordation). I further acknowledge that the facility owner or operator and the State of Texas shall have access to the property during the active life and post-closure care period for the purpose of inspection and maintenance.

Name: _____

Email Address: _____

Signature: _____ Date: _____

Property Owner Affidavit for Processing Facility

I acknowledge in accordance with 30 TAC 330.59(d)(2) that the State of Texas may hold me either jointly or severally responsible for the operation, maintenance, and closure of the facility. I further acknowledge that the facility owner or operator and the State of Texas shall have access to the property during the active life and post-closure care period for the purpose of inspection and maintenance.

Name: Philip Aldridge

Email Address: [redacted]

Signature: _____ Date: 3/17/25

Notary

SUBSCRIBED AND SWORN to before me by the said Philip Aldridge

On this 17 day of March, 2025

My commission expires on the 18 day of December, 2028

VANESSA BURNETT
Notary ID #128367603
My Commission Expires
December 18, 2028

Notary Public in and for

Nueces County (notary's jurisdiction, including county and state)

Note: Application Must Bear Signature & Seal of Notary Public

Part I Attachments

Refer to instruction document TCEQ 00650-instr[5] for professional engineer seal requirements.

Attachments Table 1. Required attachments.

Required Attachments	Attachment Number
Supplementary Technical Report [30 TAC 305.45(a)(8)]	
Property Legal Description [30 TAC 330.59(d)(1)]	Documentation
Property Metes and Bounds Description [30 TAC 330.59(d)(1)]	Documentation
Facility Legal Description [30 TAC 330.59(d)(1)]	Documentation
Facility Metes and Bounds Description [30 TAC 330.59(d)(1)]	Documentation
Metes and Bounds Drawings [30 TAC 330.59(d)(1)]	Documentation
On-Site Easements Drawing [30 TAC 330.61(c)(10)]	Figure I/II-6
Land Ownership Map [30 TAC 330.59(c)(3)]	Figure I/II-5
Landowners List [30 TAC 330.59(c)(3)]	Appendix I/II-D
Mailing Labels (in electronic file, in Avery 5160 format; see instructions) [30 TAC 281.5(7)]	Part I/II
General Location Maps [30 TAC 330.59(c)(2)]	Figure I/II-1
Texas Department of Transportation (TxDOT) County Map [30 TAC 330.59(c)(2)]	Figure I/II-1
General Topographic Maps [30 TAC 330.61(e)]	Figure I/II-4
Verification of Legal Status / Legal Authority (certificate of incorporation) [30 TAC 281.5 and 330.59(e)]	Documentation
Evidence of Competency [30 TAC 330.59(f)]	Documentation
Signatory Authority Documentation [30 TAC 305.44 and 330.59(g)]	Documentation
TCEQ Core Data Form(s) TCEQ-10400[6] [30 TAC 281.5(7)]	Application Forms

[5] www.tceq.texas.gov/downloads/permitting/waste-permits/msw/forms/00650-instr.pdf
[6] www.tceq.texas.gov/permitting/central_registry/guidance.html

Attachments Table 2. Additional attachments as applicable.

Additional Attachments (select all that apply and add others as needed)	Attachment Number
☒ Plain Language Summary Form TCEQ-20947[7] [30 TAC 39.405(k)]	Submittal Letter
☒ Public Involvement Plan Form TCEQ-20960[8]	Submittal Letter
☒ Fee Payment Receipt	Application Forms
☐ Confidential Documents	
☐ Waste Storage, Processing and Disposal Ordinances [Texas Health and Safety Code, Section 363.112[9]]	
☐ Final Plat Record of Property Description [30 TAC 330.59(d)(1)(B)]	
Other (describe):	
Other (describe):	
Other (describe):	

[7] www.tceq.texas.gov/downloads/permitting/waste-permits/msw/forms/20947-instr.pdf
[8] www.tceq.texas.gov/downloads/agency/decisions/hearings/environmental-equity/pip-form-tceq-20960.pdf www.tceq.texas.gov/downloads/agency/decisions/hearings/environmental-equity/instructions-for-pip-form-tceq-20960.pdf
[9] statutes.capitol.texas.gov/Docs/HS/htm/HS.363.htm#363.112

Attachment No. 2

Replacement Pages

TYPE V PERMIT APPLICATION

FOR:

J.C. ELLIOTT TRANSFER STATION
NUECES COUNTY, TEXAS
TCEQ PERMIT NO. MSW-2423

VOLUME I OF I

Prepared for:

City of Corpus Christi
P.O. Box 9277
Corpus Christi, TX 78469

Prepared by:

SCS ENGINEERS
Texas Board of Professional Engineers Registration No. F-3407
12651 Briar Forest Dr., Suite 205
Houston, TX 77077
(281) 293-8494

November 2024
Revision 1 – December 2024
Revision 2 – March 2025

FOR PERMITTING PURPOSES ONLY

PARTS I & II

TYPE V PERMIT APPLICATION

FOR

J.C. ELLIOTT TRANSFER STATION
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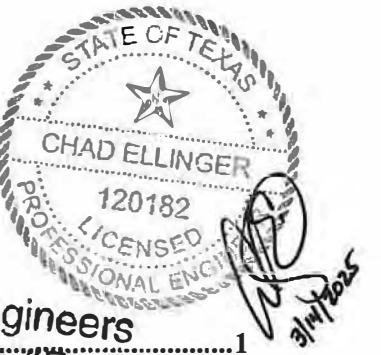
PARTS I & II

TYPE V PERMIT APPLICATION
J.C. ELLIOTT TRANSFER STATION
NUECES COUNTY, TEXAS
TCEQ PERMIT NO. MSW-2423



SCS Engineers
TBPE Reg. #F-3407

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1.0 PROPERTY AND OWNERSHIP SUMMARY

The property ownership information for the J.C. Elliott Transfer Station is summarized in the following sections.

1.1 Facility Location and History

The J.C. Elliott Transfer Station will be located in Nueces County, Texas, off State Highway 286 approximately 0.8 miles southwest of the intersection of State Highway 286 and State Highway 357. The site location is shown on Figures I/II-1 and I/II-2 in Parts I/II of this permit application. Additionally, an aerial photograph showing the site and access roads is included as Part I/II, Figure I/II-3, and a general topographic map is included as Part I/II, Figure I/II-4.

The transfer station property is largely undeveloped and has not previously been used for solid waste operations.

The permit boundary, a 24.95-acre tract as described in Section 1.2 below, is part of an 89.64-acre tract owned by the City of Corpus Christi. There is currently no physical address for the transfer station facility property.

The physical address for the transfer station will be obtained upon Permit approval. The approximate coordinates of the property are North 27°42'16" latitude and West 97°27'11" longitude with an approximate elevation of 20.0' (NAVD 88 Vertical datum).

1.2 Property Description and Ownership Information

The property that comprises the J.C. Elliott Transfer Station is depicted on the Permit Boundary Map, provided in the Legal Description portion of the Documentation section following this text. Also included is a metes and bounds description of the property. The recording information for the property is included on both the boundary map and the metes and bounds description and is summarized below.

The 24.95-acre permit-boundary comprises part of the following tracts situated in the Enrique Villareal Survey, Abstract I in Nueces County, Texas:

- An 89.64-acre tract out of Lot 4, Section 14 & Lot 1, Section 16, Bohemian Colony Land, (Vol. A, Page 48 of Map records of Nueces County and Vol. 161, Pgs. 526-528 D.R.N.C.T. Document No. 2020057458).

- A 0.48-acre tract out of Lot 4, Section 14, Bohemian Colony Land, (D.R.N.C.T. Document No. 2002034080).

Documentation showing the City of Corpus Christi owns the 89.64-acre and 0.48-acre tracts are included in the Legal Description section of this application and the Landowner List and Map.

The facility will be located on the northwest quarter of the referenced tract. Ownership information is provided in the Documentation section of Part I/II and in the Part I (TCEQ-0650) form. A Property Owner Affidavit provided on behalf of the City is included in the Documentation section of Part I/II.

1.3 Adjacent Land Ownership and Mineral Interest Ownership

The Nueces County Appraisal District Tax Rolls and Tax Maps were reviewed in November 2024 to determine adjacent landowners, mineral interest owners, and others potentially affected by the J.C. Elliott Transfer Station. The landowner list contains the name and mailing address of each owner within ¼-mile radius of the facility. The Appraisal District records did not indicate any mineral interest ownership under the facility. However, Nueces County records, specifically Deed Number 2020057458, indicates that the Grantor (Leonard Ray Elzner, Dennis Roy Elzner, Deanna Howard, Deborah Covill Kucera, Sandra Kay Lamkin Gallops, Andrew Calvin Simcik, Stephen James Elzner, Dawn M. Beadles, Emily J. Benick, Mary F. Elzner, Linda S. Zaludek, Lisa Jo Encarguez Castic, Lance Joseph Elzner, Rebecca J. Elzner, Mary Jeanette Bearden, Patricia Bentley, Richard A. Smith, Victor Simcik, Jr., Elaine Stallings, Elizabeth Simcik, and Matthew Simcik) and Grantor's heirs, and successors reserve all oil, gas, and other minerals in and under and that may be produced from the property. The land ownership list is included in Part I/II, Appendix I/II-D, Land Ownership List.

1.4 Easements

There is one utility easement for an overhead electrical line recorded in the County records to potentially be located within the site boundary, as shown on Figure I/II-6, Drainage, Pipeline and Utility Easement Location Map, the precise location of this easement and the electrical line within and adjacent to the site has not been determined. However, there is ample space in the buffer zones to accommodate the electrical line. There are no known drainage easements within the site.

Table I/II-1.1 On-Site Easements

Easement Type	Grantee	Nueces County Record Reference
Utility (no width given)	Central Polwer and Light Company	Document No. 162220, Vol. 268, Pg. 257, (April 30, 1941)

1.5 Legal Authority

The City of Corpus Christi, a public entity, is the sole owner of this site and has legal authority to operate as a provider of solid waste management services. There are no other owners or operators having a 20% ownership in the proposed facility. A copy of the city charter for the City of Corpus Christi is provided in the Legal Authority portion of the Documentation section following this text.

1.6 Evidence of Competency

The evidence of competency for this permit application meets the requirements of 30 TAC §330.59(f) and is provided in the Documentation section of Parts I/II of the application.

The City of Corpus Christi has owned, operated, or has a direct financial interest in several solid waste facilities in Nueces County. A listing of these sites is included in the Evidence of Competency portion of the Documentation section following this text.

Mr. Philip Aldridge is the current Interim Director of Solid Waste Services for the City of Corpus Christi. Mr. Aldridge holds a bachelor's degree in Water Resource Management with a major emphasis on Hydrogeology. He has over 15 years of experience in local, state and private sector waste management. Mr. Aldridge has worked for the City of Corpus Christi in the Solid Waste Services Department since 2019.

Mr. Aldridge holds a Class A Municipal Solid Waste Licenses from the TCEQ. This meets the requirement of 30 TAC §330.59(f)(3), which states that the solid waste facility supervisor be licensed in accordance with TAC Chapter 30. The Director of Solid Waste Services and the Assistant Director of Solid Waste Services will have the responsibility for operations at the J.C. Elliott Transfer Station.

The City Council approves policies and oversees the management and operation of the Solid Waste Department.

The requirement of 30 TAC §330.56(f)(5) and §330.59(f)(6) are not applicable as the proposed site does not include a mobile liquid waste processing unit, nor is this application for a landfill permit application.

1.7 Appointments

Documentation evidencing the appointment of the Authorized Agent for signing authority of the application included in the Appointments portion of the Documentation section following this text. The City of Corpus Christi has appointed SCS Engineers, Houston, Texas, as the consulting engineer responsible for developing this permit. Mr. Chad Ellinger, P.E., is the Engineer for the project. Mr. Neiman Young, Assistant City Manager, has the authority to sign this application and the Notice of Appointment.

1.8 Application Fees

The required application fee of $150 was submitted electronically to:

Texas Commission on Environmental Quality
Financial Administration Division, MC 214
P.O. Box 13087
Austin, Texas 78711-3087

1.9 Application Posting Information

In accordance with 30 TAC §330.57(i)(1), a complete copy of this permit application is posted to the internet as indicated on the Part I form. All future revisions or supplements to this permit application will also be posted at the same location. This internet posting is for informational purposes only.

The TCEQ web site will also contain information on the filing of this permit application along with a link to the web address of the posted application.

In accordance with 30 TAC §330.69(b), the owner or operator will post notice signs at the site within 45 days of the executive director's receipt of this application. The sign posting is for informational purposes only. The signs will:

- Have a white background and be no smaller than four feet by four feet;
- Consist of dark lettering, with letters at least three inches in height and block printed capital lettering;
- Identify, as appropriate, that the application is for a proposed facility;
- Include the words "For further information on how the public may participate in Texas Commission on Environmental Quality (TCEQ) permitting matters, contact TCEQ," the toll free telephone number for the Office of Public Assistance, and the agency's Web site address;
- Include the name and address of the owner or operator;

- Include the telephone number of the owner or operator;
- Remain in place and legible until the close of the final comment period; and
- Be posted in both English and Spanish, in accordance with the alternative language requirements in 30 TAC §39.405(h)(2).

As applicable, the signs will be located within ten feet of every property line bordering a public highway, street, or road. The signs will be visible from the street and spaced at not more than 1,500-foot intervals. A minimum of one sign, but no more than three signs, will be placed along any property line parallel to a public highway, street, or road.

1.10 Required Permits/Authorizations

In accordance with 30 TAC §305.45(a)(7), the required permits and authorizations for the facility are summarized below in Table I/II-1.2.

Table I/II-1.2 Required Permits/Authorizations

Permit/Authorization Status	Program
N/A	Hazardous Waste Management program under the Texas Solid Waste Disposal Act
N/A	Underground Injection Control (UIC) program under the Texas Injection Well Act
N/A	National Pollution Discharge Elimination Systems (NPDES) program under the Federal Clean Water Act (CWA) and Waste Discharge program under the Texas Water Code, Chapter 26
N/A	Prevention of Significant Deterioration (PSD) Program under the Federal Clean Air Act
N/A	Nonattainment Program under the Clean Air Act
N/A	National Emission Standards for Hazardous Pollutants (NESHAPS) preconstruction approval under the Clean Air Act
N/A	Ocean dumping permits under the Marine Protection Research and Sanctuaries Act
N/A	Dredge and fill permits under the Federal Clean Water Act
N/A	Licenses under the Texas Radiation Control Act
RQD	NPDES Stormwater Pollution Control §402 Permit
N/A	U.S. Army Corps of Engineers Dredge and Fill Permit §404
N/A	Subsurface area drip dispersal system permits under the Texas Water Code, Chapter 32
RQD (see note 1 below)	TCEQ Air Quality Permit or Registration

Notes: N/A = Not Applicable
REC = Received
RQD = Required
APP = Applied For

1. Standard Air Permit for MSW Transfer Stations (30 TAC § 330.981 *et seq.*).

2.0 FACILITY FEATURES AND WASTE ACCEPTANCE PLAN

The site will include the transfer station structure, a gatehouse with scale(s), drainage features, and a perimeter fence with locking gates. The transfer station structure is a dual-level, fully-enclosed building with an above-grade processing floor (tipping floor). The fully-enclosed building footprint will be approximately 390 feet wide by 367 feet long with concrete floor, an entry and exit with locking overhead doors, and a roof. A Site Layout Plan is included as Figures I/II-7. The general design and construction details for the fully-enclosed building components are included in Part III, Attachment 1.

General operations will be conducted in a manner that allows for the prompt, efficient and safe unloading of waste. The waste will be discharged from the collection vehicles onto the facility processing floor (tipping floor). Heavy machinery will be used to push waste to hoppers with open top transfer trailer awaiting below in loading shoots. The transfer trailers will be tarped before transfer to the Cefe Valenzuela Landfill or another authorized disposal facility located within 50 miles.

2.1 Proposed Permit

By way of this permit application, the City of Corpus Christi proposes to construct and operate a new Type V MSW facility in Nueces County pursuant to 30 TAC § 330.9. The facility will have a waste intake, at its peak, projected at approximately 2,500 tons/day. The site has not previously been used for solid waste operations. A Site Layout Plan is included as Part I/II, Figures I/II-7.

2.2 Sources and Characteristics of Waste

The acceptable waste characteristics, waste restrictions, general sources and service areas, waste rates, and storage requirement for the J.C. Elliott Transfer Station are summarized in the following sections. There are no known waste constituents or characteristics in the acceptable waste stream that could be a limiting parameter that may impact or influence the design and operation of the facility.

2.2.1 Waste Types and Generation Areas

The J.C. Elliott Transfer Station is a Type V facility. This facility is authorized to accept municipal solid waste (MSW). Class 2 and 3 industrial non-hazardous waste and certain types of special waste may be accepted at the facility provided the wastes are properly identified and provided the acceptance of such waste does not interfere with site operations. Recyclables including but not limited to white goods, electronic goods, and Household Hazardous Waste (HHW) will be accepted and stored inside the transfer station until removed and taken to a facility authorized to accept such wastes. Other wastes such as brush and tires may be processed either inside or outside the building in a designated area. Brush and tires may be stored in the processing/storage area as shown on Figure I/II-7. Brush will be stockpiled until a sufficient quantity is accepted (approximately 20,000 cubic yards) and grinded on-site. Mulch will be made available to the public and/or shipped to a permitted composting facility. The site will obtain a scrap tire registration in order to store up to 500 whole use or scrap rites on the ground or 2,000 in enclosed lockable container. Tires will be processed promptly by shredding into pieces, loaded into a roll-off box, transfer trailer, or similar, and hauled off-site for disposal. Brush and tires will be stored at the site for a maximum of 4 weeks. Based on the following list of acceptable wastes, there are no limiting waste constituents or characteristics that may impact or influence the design and operation of the facility. Therefore, the parameter limitations, as required by §330.203(a), are not applicable to this facility.

Waste accepted and recycled at the facility is expected to consist of the following wastes as defined in 30 TAC §330.3:

Primary Waste Types:

- Municipal Solid Waste - Solid waste resulting from or incidental to municipal, community, commercial, institutional, and recreational activities, including garbage, rubbish, ashes, street cleanings, automobile parts, and all other solid waste other than industrial solid waste;
- Putrescible Waste - Organic wastes, such as garbage, that are capable of being decomposed by microorganisms with sufficient rapidity as to cause odors or gases or are capable of providing food for or attracting birds, animals, and disease vectors;
- Rubbish - Nonputrescible solid waste (excluding ashes), consisting of both combustible and noncombustible waste materials. Combustible rubbish includes paper, rags, cartons, wood, excelsior, furniture, rubber, plastics, brush, or similar materials; noncombustible rubbish includes glass, crockery, tin cans, aluminum cans, and similar materials that will not burn at ordinary incinerator temperatures (1,600 degrees Fahrenheit to 1,800 degrees Fahrenheit);
- Yard Waste - Leaves, grass clippings, yard and garden debris, and brush, including clean woody vegetative material not greater than six inches in diameter that results from landscaping maintenance and land-clearing operations. The term does not include stumps, roots, or shrubs with intact root balls;
- Special Waste – Any solid waste or combination of solid waste that because of its quantity, concentration, physical or chemical characteristics, or biological properties requires special handling to protect the human health or the environment. Only those special wastes that do not interfere with site operations will be accepted at this facility including but not limited to:
    - Hazardous waste from conditionally exempt small-quantity generators (CESQG) that may be exempt from full controls under Chapter 335, Subchapter N of this title (relating to Household Materials Which Could Be Classified as Hazardous Wastes) may be accepted provided the amount of waste does not exceed 220 pounds (100 kilograms) per month per generator. These waste materials will be stored inside the transfer station building until removed and taken to a facility that is authorized to accept the waste;
    - Deceased animals that are incidental to routine collection of municipal solid waste and that can be systematically processed along with other solid waste;
    - Pharmaceuticals, contaminated foods, or contaminated beverages other than those contained in normal household waste on a case by case basis;
    - Empty containers which have been used for pesticides, herbicides, fungicides or rodenticides, provided the containers have been triple rinsed or crushed;
    - Non-RACM - Incidental amounts of non-regulated asbestos containing materials (Non-RACM) (incidental amount is defined as the maximum of 10 percent of the waste received on an annual basis by scale weight);
    - HHW including but not limited to lead acid storage batteries, used oil, used oil filters from internal combustion engines, paints, and electronic goods will be stored inside the transfer station building until removed and taken to a facility authorized to accept such wastes;
        - Some accepted HHW or CESQG wastes, such as paints may be in the form of unopened containers (like new) or slightly used containers. Rather than disposing such recyclable/reusable hazardous wastes, the Site Manager may make these wastes available to residential customers and local charities;

- Electronic goods will be collected inside the transfer station building and recycled as defined in §330.3. Any reusable electronic good (e.g. computer, printer, etc.) can be sent to Goodwill or Electronics Recycler for refurbishment and reuse.
- Used oil filters from internal combustion engines (to include filters which have been crushed and/or processed to remove free-flowing used oil) will not be intentionally and knowingly sent for disposal to a landfill unless the filter has been or will be:
    - Crushed to less than 20% of its original volume to remove all free-flowing used; or
    - Processed by a method other than crushing to remove all free-flowing used oil. A filter is considered to be processed if:
        - The filter has been separated into component parts and the free-flowing used oil has been removed from the filter element by some means of compression in order to remove free-flowing used oil;
        - The used filter element of a filter consisting of a replaceable filtration element in a reusable or permanent housing has been removed from the housing and pressed to remove free-flowing used oil; or
        - The housing is punctured and the filter is drained for at least 24 hours.

- Whole used or scrap tires (pending approval of a tire processor registration);
- White goods (i.e., household appliances, refrigerators, stoves) and metal. Items containing CFCs will be handled in accordance with 40 Code of Federal Regulations §82.156(f);
- Construction or demolition (C & D) Waste - Waste resulting from construction or demolition projects; includes all materials that are directly or indirectly the by-products of construction work or that result from demolition of buildings and other structures, including, but not limited to, paper, cartons, gypsum board, wood, excelsior, rubber, and plastics.

Other Waste Types:

- Class 2 industrial Wastes - Any individual solid waste or combination of industrial solid waste that are not described as Hazardous, Class 1, or Class 3 as defined in §335.506 of the TCEQ regulations (relating to Class 2 Waste Determination); and
- Class 3 Wastes - Inert and essentially insoluble industrial solid waste, usually including, but not limited to, materials such as rock, brick, glass, dirt, and certain plastics and rubber, etc., that are not readily decomposable, as further defined in §335.507 of the TCEQ regulations (relating to Class 3 Waste Determination).

Prohibited Waste Types:

The facility will not accept the following wastes:

- Regulated hazardous wastes;
- Polychlorinated biphenyls (PCB) waste;

- Radioactive waste;
- Regulated Asbestos Containing Materials (RACM);
- Certain Special Wastes, including:
    - Hazardous waste other than from Conditionally Exempt Small Quantity Generators (CESQGs) that may be exempt from full controls under Chapter 335, Subchapter N of this title (relating to Household Materials Which Could Be Classified as Hazardous Wastes) provided the generator provides a certification that it generates no more than 220 pounds of hazardous waste per calendar month. CESQG waste from industrial generators will not be accepted;
    - Class 1 non-hazardous industrial waste;
    - Untreated medical waste
    - Municipal wastewater treatment plant sludges, other types of domestic sewage treatment plant sludges, and water-supply treatment plant sludges;
    - Septic tank pumpings;
    - Grease and grit trap wastes;
    - Waste from commercial or industrial waste water treatment plants; air pollution control facilities; and tanks, drums, or containers used for shipping or storing any material that has been listed as a hazardous constituent in 40 code of Federal Regulations (40 CFR), Part 261, Appendix VIII but has not been listed as a commercial product in 40 CFR, §261.33(e) or (f);
    - Slaughterhouse wastes;
    - Incinerator ash; and
    - Soil contaminated by petroleum products, crude oils, or chemicals in concentrations greater than 1,500 mg/kg total petroleum hydrocarbons, or contaminated by constituents of concern exceeding the concentrations listed in Table 1 of 30 TAC §335.521(a)(1);
- Items containing chlorinated fluorocarbons (CFC's), such as refrigerators, freezers, and air conditioners, will only be accepted at the site for processing if the generator or transporter provides written certification that the CFC has been evacuated from the unit and that it was not knowingly allowed to escape into the atmosphere. If the site accepts any items containing CFC's, the City will have the CFC's evacuated by a certified refrigerant removing technician prior to processing at the transfer station; and
- Liquid waste (any waste material that is determined to contain "free liquids" as deemed by EPA Method 9095 (Paint Filter Test), as described in "Test Methods for Evaluating Solid Wastes, Physical Chemical Methods" (EPA Publication Number SW-846)) shall not be accepted unless it is:
    - Bulk or non-containerized liquid waste that is: household waste other than septic waste, or contained liquid waste and the container is a small container similar in size to that normally found in the household waste, the container is designated to hold liquids for use other than storage, or the waste is a household waste.

Generation Areas:

The facility is planned to primarily serve residents and businesses within the City of Corpus Christi and Nueces County as well as portions of the surrounding areas including Aransas, Bee,

Duval, Goliad, Jim Wells, Kleberg, Live Oak, McMullen, Refugio, and San Patricio Counties, but may serve other counties as well.

2.2.2 Waste Acceptance Rate

The projected maximum amount of waste to be received daily and annually for the first five years of facility operation is approximately 2,500 tons per day, or 912,500 tons per year. However, the facility is not currently expected to reach the projected maximum amount for several years and reasonably anticipates the following volumetric increases (which may fluctuate and should not be construed as interim waste acceptance limitations):

Year	Projected Daily Waste Acceptance Rate	Projected Annual Waste Acceptance Rate
1	600 tons	187,800 tons
2	650 tons	203,450 tons
3	700 tons	219,100 tons
4	750 tons	234,750 tons
5	800 tons	250,400 tons

2.2.3 Population Equivalent

Based on the TCEQ definition for population equivalency, the average volume per ton of waste entering a municipal solid waste processing facility is 3 cubic yards with a generation rate of 5 pounds per person per day.

The population equivalent (PE) served by the facility for the projected peak daily acceptance rate of approximately 2,500 tons per day is estimated as follows:

Annual rate per person = 5 pounds/person/day x 365 days/year ÷ 2,000 pounds/ton
= 0.9125 tons/person/year

PE = 912,500 tons/year ÷ 0.9125 tons/person/year
= 1,000,000 persons

2.2.4 Waste Storage and Off-Site Disposal

Waste storage or holding will occur on the tipping floor, including partially-filled transfer vehicles at the end of the operating day. The maximum volume of waste that will be stored overnight at the facility at any given time is 1,000 tons or less, which includes the waste in fully loaded, covered transfer vehicles waiting to haul waste off-site. Other than brush and tires, no storage of waste materials will occur off the tipping floor, except for waste in fully loaded, covered transfer trailers waiting to be hauled off-site. Solid waste will generally be processed within an average of 4 to 6 hours. The solid waste will not be allowed to accumulate on-site for such a period that will allow the creation of a nuisance or public health hazard due to odors, fly breeding, or harborage of other vectors. Storage periods significantly above average are

as a result of equipment breakdown or acts of God, and will only be permitted for the time required to repair or replace the malfunctioning equipment or to allow any exigent circumstances to subside. The maximum volume of waste that can be stored at the facility under these circumstances is 1,000 tons which includes the waste in loaded transfer vehicles waiting to haul waste off-site.

During time periods including holidays, the solid waste may be temporarily stored at the site not to exceed a time period of 72 hours. If waste remains on the tipping floor during these periods, rather than covered transfer vehicles, the overhead doors will be closed to control potential odors, flies and other vectors.

All non-recycled wastes will be transferred to Cefe Valenzuela Landfill or another landfill facility permitted by the TCEQ.

2.3 Regional Solid Waste Management

30 TAC §330.61(p) requires that the owner or operator provide documentation that Parts I and II of the permit application were submitted for review to the applicable council of governments for compliance with regional solid waste plans. The regional authority for Nueces County is the Coastal Bend Council of Governments (CBCOG). The CBCOG is an intergovernmental planning agency that serves an 11 county region, encompassing the Coastal Bend region. CBCOG's solid waste management plan is presented in "Amended Regional Solid Waste Management Plan 2000-2020", as dated December 2, 2002. A more recent version entitled "Coastal Bend Regional Solid Waste Management Plan 2022-2042" was obtained through the URL link, www.tceq.texas.gov/downloads/permitting/waste-permits/waste-planning/docs/draft_cbcog_rswmp_2022.pdf. Parts I and II of this permit application are presented in a manner to assist the CBCOG in evaluating the facility for consistency with the goals and objectives of the 2022 Plan that seeks to provide for adequate solid waste handling and management facilities while preventing adverse health, social, economic, and environmental impacts.

A letter was sent to CBCOG summarizing the permit application and transmitting a copy of Parts I and II of this application for review. A copy of the related correspondence is included in Part I/II, Appendix I/II-A.1.

2.4 Local Solid Waste Management

30 TAC §330.61(p) requires that the owner or operator request a review letter from local governments for compliance with any applicable local solid waste plan. Nueces County and the City of Corpus Christi do not have a solid waste management plan; therefore, no further considerations are required as this regulation is not applicable to this facility. However, the city has adopted the Westside Area Development Plan. A letter was sent to the City of Corpus Christi Planning and Community Development Department summarizing the permit application and transmitting a copy of Parts I/II of this application for review. The City Planning and Community Development Department found the project to be consistent with the Westside Area Development Plan. A copy of the related correspondence is included in Part I/II, Appendix I/II-A.4.

3.0 EXISTING CONDITIONS SUMMARY

In accordance with 30 TAC §330.61, the following sections include the required portions of Part II of the permit application that summarize the existing conditions of both the facility property and the surrounding area. The main topics include land use and zoning, population and community growth trends, locations of water and oil/gas wells, prevailing wind direction, transportation analysis, general geology, soils, groundwater and surface water information, and floodplain, wetlands, and endangered species data.

3.1 Impact on Surrounding Area

A land use and zoning compatibility analysis was performed for the J.C. Elliott Transfer Station. The results of the analysis are summarized in the following sections.

3.1.1 Zoning

The J.C. Elliott Transfer Station is located within the City of Corpus Christi in Nueces County, Texas. The zoning for the facility location, based on information from the City of Corpus Christi is "FR", which is Farm Rural District. The City of Corpus Christi Guide to Permitted Uses in Zoning Districts states that the "FR" zoning district includes lands that are relatively undeveloped and agricultural in nature. The "FR" zoning district is intended to permit the continued use of the land for agricultural purposes and is also the default zoning district for newly-annexed land that has not yet been placed in an appropriate zoning classification for final use. The Corpus Christi Unified Development Code minimum requirements state that no land may be used except for a purpose permitted in the zoning district in which it is located. The facility is subject to land development permitting by the City of Corpus Christi for construction.

3.1.2 Character of Surrounding Land Use

Existing uses of the site and the surrounding area are shown on Figure I/II-8, Land Use Map. The map was prepared based on a field reconnaissance study (Hanson Professional Services Inc., July 2024) and a review of aerial photographs (GoogleEarth™) of the surrounding area. Portions of the land within a one-mile radius are developed with a wide variety of commercial and residential uses. Public works land represents the largest percentage of land use within a one-mile radius of the site. The next largest component of land use consists of agricultural properties. The breakdown of overall land use within the one-mile radius is shown on Table I/II-3.1.

Table I/II-3.1 Land Use Within a One-Mile Radius

Land Use	Area (in acres)	Percentage of Total Area
Industrial	95.35	4.7%
Commercial	32.79	1.6%
Public Works	660.5	32.1%
Institutional	514.42	25.0%
Schools	0.0	0.0%
Residential	10.18	0.5%
Water Bodies	16.68	0.8%
Park / Recreational Areas	14.25	0.7%
J.C. Elliott Transfer Station Facility	24.95	1.2%
Open Space / Ag Use	687.41	33.4%
Total	**2,056.53**	**100.0%**

3.1.5.1 Structures and Inhabitable Buildings Within 500 Feet of the Site

In accordance with §330.61(c)(3), the structures and inhabitable buildings within a 500-foot radius of the facility have been identified on Part I/II, Figure I/II-9. There are three structures within 500 feet of the facility's permit boundary all of which are located within the J.C. Elliott Landfill permit boundary and owned by the City of Corpus Christi. No inhabitable structures have been identified within 500 feet of the facility's permit boundary.

3.1.6 Oil/Gas and Water Wells

The locations of water and oil/gas wells within one mile of the permit boundary of the facility were determined based on a water well database search performed by The Banks Group. The well database search is included in Appendix I/II-C, Well Location Summary. No known water wells or oil/gas wells were identified within a 500-foot radius of the facility.

3.1.7 Prevailing Wind Direction

A wind rose is included on Figure I/II-1 to illustrate the prevailing wind direction. The nearest available wind rose (Corpus Christi Cabaniss Field) for the site, between 1949 and 2023, indicates that the prevailing wind is from the south-southeast.

3.2 Transportation Analysis

The transportation analysis includes data on the availability and adequacy of roads that the owner or operator will use to access the facility; data on the volume of vehicular traffic on access roads within one mile of the facility, both existing and expected, during the expected life of the facility; projected volume of traffic expected to be generated by the facility on the access roads within one mile of the facility; documentation of coordination of all designs associated with the site entrance with the agency exercising maintenance responsibility of the public roadway involved; and documentation of coordination with the Texas Department of Transportation (TxDOT) for traffic and location restrictions.

3.2.1 Site Access

Public access to the facility will be provided by an existing entrance road located on the west side of State Highway 286 about 4000 feet south of Saratoga Boulevard (State Highway 357). The existing entrance previously served the J.C. Elliott Landfill (MSW-423A) and currently serves the existing transfer station (Registration Number 40228) located within the J.C. Elliott Landfill permit boundary. City solid waste transport vehicles will utilize the existing entrance. Empty transfer trailers returning from Cefe F. Valenzuela Landfill may access the site by traveling on Greenwood Avenue to the back entrance to the J.C. Elliott Landfill and then internal J.C. Elliott Landfill paved roadways.

The existing site entrance/exit is a 60-foot-wide paved driveway that connects to a private portion of Greenwood Drive inside the permit boundary of the J.C. Elliott Landfill. The driveway intersects the southbound frontage road of SH 286 at a three-way stop with no sight restrictions or conflicts that impair the turning of the vehicles or the view of drivers on SH 286. Vehicles that turn into the site entrance driveway (see Part I/II, Figure I/II-7 – Site Layout Plan) will have approximately 600 feet of staging room before they reach the gatehouse. This will prevent any traffic congestion on SH 286 due to vehicles waiting to access the facility. The existing driveway exit is controlled by a stop sign but may be modified in the future as recommended by TxDOT, the entity responsible for SH 286.

State Highway 286, Saratoga Boulevard, Greenwood Drive, and J.C. Elliott internal roadways consist of asphalt paving underlain by flexible base material. Access to the transfer station will be controlled by a gate and perimeter fencing as shown on Figure I/II-7 – Site Layout Plan. Based on the information above, the roadways that provide access to the facility are adequate in capacity and structure to continue to serve the needs of the owner or operator and the general public. The three main roadways, SH 286, SH 357, and Greenwood Drive are asphalt paved with 80,000 pound vehicle weight limits.

3.2.1.1 Access Road Adequacy

Based on the information above, the roadways that provide access to the facility are adequate in capacity and structure to continue to serve the needs of the owner or operator and the general public. The three main roadways, SH 286, SH 357, and Greenwood Drive are asphalt paved with 80,000 pound vehicle weight limits. Hanson has coordinated with TxDOT, the entity responsible for SH 286, including the frontage road, and SH 357, to confirm the public roadways are adequate for the facility generated traffic. The City is responsible for the maintenance of Greenwood Drive.

Correspondence evidencing Hanson's coordination with TxDOT is included in Appendix I/II-A.3.

3.2.2 Traffic Volumes

Citizen traffic will access the facility via the entrance off SH 286. Waste transfer and other City or facility support vehicles may use the SH 286 entrance or enter the facility from Greenwood Drive through the J.C. Elliott Landfill. The 2023 TxDOT daily traffic volumes in the vicinity of the facility were obtained which represent the average two-way traffic passing a specific location in a 24-hour period. Future traffic is projected through the year 2040 based on the use of the Traffic Data Pocket Guide (https://www.fhwa.dot.gov/policyinformation/pubs/pl18027_traffic_dat_pocket_guide.pdf). The actual site operating life for the facility may vary due to various future factors. The existing traffic volumes for roadways within one mile of the facility are shown on Figure I/II-10 and in the Table I/II-3.3.

Table I/II-3.3 Existing and Future Traffic Volumes For Roadways Within One Mile of the Facility

Roadway	Segment	2023 Volumes[1,2]	2040 Volumes[2,3]
SH 286	North of Facility Entrance	24,241	64,319
	South of Facility Entrance, South of Oso Creek	24,633	65,359
	South of Facility Entrance, South of FM 43	12,430	32,980
Saratoga Blvd	North of Facility Entrance, East of SH 286	13,000	19,317
FM 43	South of Facility Entrance, West of SH 286	3,663	23,546

1. Source: TxDOT Statewide Traffic Count Map
2. Traffic volumes are in units of vehicles per day.
3. Future volumes calculated using the FHWA https://www.fhwa.dot.gov/policyinformation/pubs/pl18027_traffic_dat_pocket_guide.pdf).

3.2.3 Facility Generated Traffic Volumes

The current volume of traffic using the existing J.C. Elliott Transfer station is estimated to be about 580 vehicles per day, including public and private haulers, citizen vehicles and employee vehicles. This is expected to remain the same upon opening of the new transfer station but will gradually increase over time with population growth and as the greater efficiency and larger capacity of the new facility is taken advantage of. The maximum total volume of traffic generated by the facility, when the transfer station accepts the maximum 2,500 tons per day, is expected to be approximately 2,500 vehicles per day in 2040 and beyond for the life of the transfer station. These would consist of short-haul and long-haul garbage trucks, citizen vehicles, and employee vehicles.

Comparison of the traffic to be generated at the facility with the traffic data on Table I/II-3.3 shows that the volume of the traffic generated by the facility represents a relatively small percentage of the existing and projected volumes on the access roads within one mile of the facility. Based on the findings of this 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 facility-generated traffic as well as the other vehicles in the area.

3.2.4 Airport Locations

There are no public-use airports within six miles of the site as indicated on Part I/II, Figure I/II-1. The nearest runway of a public-use airport is at Corpus Christi International Airport, located approximately 6.5 miles northwest of the facility. In accordance with 30 TAC 330.61(i)(5), an airport impact evaluation is required only for landfill units and landfill mining operations, and thus not required for Type V facilities.

3.2.5 TxDOT Correspondence

In accordance with 30 TAC §330.61(i)(4), TxDOT was contacted for any traffic or location restrictions which may apply to the facility. Coordination with TxDOT is included in Parts I/II, Appendix I/II-A.3.

3.3 General Geology and Soils Statement

In accordance with 30 TAC §330.61(j), a general discussion of the geology and soils at the J.C. Elliott Transfer Station is included in the following sections.

3.3.1 Physiography and Topography

The site is located in Nueces County, Texas. The topography of the site is generally flat. Oso Creek is located south/southwest of the facility boundary and to the west of FM 535. Oso Creek drains to Oso Bay. Part I/II, Figure I/II-4 shows the general site topography based on United States Geological Survey (USGS) maps, dated 2019.

Area rainfall averages are approximately 31.8 inches per year for the Corpus Christi, Texas area (U.S. Climate Data).

The natural surface drainage in the site area generally drains to Oso Creek which runs along the southern property boundary and then drains to Oso Bay. The approximate existing ground elevation of the site is approximately 20 ft-msl.

southeast of the facility. Oso Bay runs generally northeast into Corpus Christi Bay which connects to the Gulf of Mexico. Based on the topography of the site and the surrounding area, relevant stormwater flows will originate on-site. Runoff from neighboring properties will generally flow into road side ditches that drain southwest into Oso Creek without entering the facility. There are two perennially filled pond/water of body within a 1-mile radius of the facility boundary. One pond is located approximately 1,100 feet south/southwest from the facility (permit boundary) across Oso Creek, and appears on Google Earth maps as far back as 1956. A second perennial pond is located approximately 3,380 feet southeast of the facility across Highway 286. According to the National Wetlands Inventory, an intermittent pond is located approximately 230 feet west of the facility. All ponds and creek locations are shown on Part I/II, Figure I/II-2.

3.4.3 Texas Pollutant Discharge Elimination System

Since the facility will perform vehicle or equipment maintenance activities, vehicle or equipment rehabilitation, mechanical repairs, fueling, lubrication, or cleaning within the permit boundary of the facility, the facility will obtain a Texas Pollutant Discharge Elimination System (TPDES) multi-sector general permit prior to operation. The facility will also obtain a stormwater permit prior to construction of the facility.

3.5 Floodplains and Wetlands Statement

3.5.1 Floodplains

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) that includes the site area (Nueces County, Texas and Incorporated Areas: Map No. 48355C0505G, Effective Date October 13, 2022) was reviewed and is included as Figure I/II-15. According to the published FEMA map, no portion of the facility property is located within the 100-year floodway. However, a portion of the transfer station road system and building will be located within the 100-year floodplain. Although these facilities are located on a small portion of the floodplain, the roads and building will be elevated to at least 1 foot above the floodplain elevations shown on Figure I/II-15, therefore there will not be washout of solid waste in the event of a flood.

The City's Floodplain Management Division (FMD) manages development within FEMA-designated floodplains located in the City of Corpus Christi. The FMD will issue a floodplain development permit for non-residential construction provided the lowest floor is elevated to at least 1 foot above the base flood elevation. As mentioned above, the roads and building elevations will be at least 1 foot above the base flood elevation.

There are approximately 2.25 acres within the transfer station permit boundary that are designated as floodplain. There is a total of approximately 51 acres of floodplain located on the north side of Oso Creek between Greenwood Drive and SH 286 on property owned by the City, including the transfer station property. There will be about 0.6 acres of roadway located in the floodplain and 0.11 acres of the southwest corner of the transfer station building located in the floodplain. The small portion of the floodplain in which construction of the transfer station roads and building will be located should not significantly restrict the flow of a 100-year frequency flood nor significantly reduce the temporary water storage capacity of the 100-year floodplain.

3.5.2 Wetlands

Coastal Environments, Inc. (CEI) performed a wetlands study for the property. The purpose of the study was to determine the approximate sizes and locations of wetlands and other areas that could potentially be

LEGAL DESCRIPTION

Nueces CAD Property Search

Property Details

Account			
Property ID:	198119	**Geographic ID:**	0847-0014-0045
Type:	R	**Zoning:**	AG-OPEN LAND
Property Use:			
Location			
Situs Address:	CHAPMAN RANCH RD/FM RD 286 CORPUS CHRISTI, TX 78415		
Map ID:	R-38	**Mapsco:**	
Legal Description:	BOHEMIAN COLONY LANDS 89.64 ACS OUT OF POR LT 4 SEC 14 & POR LT 1 SEC 16		
Abstract/Subdivision:	S0847		
Neighborhood:	(S0847) BOHEMIAN COLONY LANDS		
Owner			
Owner ID:	118493		
Name:	CITY OF CORPUS CHRISTI		
Agent:			
Mailing Address:	PO Box 9277 Corpus Christi, TX 78469-9277		
% Ownership:	100.0%		
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.		

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Value Method:	N/A
Market Value:	N/A (=)
Agricultural Value Loss:	N/A (-)

Appraised Value:	N/A (=)
HS Cap Loss:	N/A (-)
Circuit Breaker:	N/A (-)
Assessed Value:	N/A
Ag Use Value:	N/A

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: CITY OF CORPUS CHRISTI **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C03	CITY OF CORPUS CHRISTI	N/A	N/A	N/A	N/A	N/A
CAD	APPRAISAL DISTRICT	N/A	N/A	N/A	N/A	N/A
GNU	NUECES COUNTY	N/A	N/A	N/A	N/A	N/A
JRC	DEL MAR JR COLLEGE	N/A	N/A	N/A	N/A	N/A
RFM	FARM TO MKT ROAD	N/A	N/A	N/A	N/A	N/A
SE	CORPUS CHRISTI ISD	N/A	N/A	N/A	N/A	N/A
HOSP	HOSPITAL DISTRICT	N/A	N/A	N/A	N/A	N/A

Total Tax Rate: 2.174586

Estimated Taxes With Exemptions: $0.00

Estimated Taxes Without Exemptions: $169,822.91

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
FL	FARM LAND	89.64	3,904,718.40	0.00	0.00	N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	$0	$7,809,437	$0	$7,809,437	$0	$7,809,437
2023	$0	$7,809,437	$0	$7,809,437	$0	$7,809,437
2022	$0	$3,904,719	$0	$3,904,719	$0	$3,904,719
2021	$0	$2,928,539	$0	$2,928,539	$0	$2,928,539
2020	$0	$1,316,115	$38,741	$38,741	$0	$38,741
2019	$0	$1,383,615	$38,557	$38,557	$0	$38,557
2018	$0	$1,383,615	$35,974	$35,974	$0	$35,974
2017	$0	$691,808	$35,974	$35,974	$0	$35,974
2016	$0	$553,446	$34,590	$34,590	$0	$34,590

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/4/2020	GWD	GENERAL WARRANTY DEED	SIMCIK VICTOR F JR ETALS	CITY OF CORPUS CHRISTI			2020057458
5/7/2018	SWD	SPCL W/DEED	SIMCIK VICTOR F JR ETAL	SIMCIK VICTOR F JR ETALS			2018020034
1/1/2014			ELZNER LEONARD RAY	SIMCIK VICTOR F JR ETAL			
8/15/2013	SWD	SPCL W/DEED	SIMCIK VICTOR F JR ETAL	ELZNER LEONARD RAY			2013035574
1/1/2013	W	WILL	ELZNER DELLA ROSE ETALS	SIMCIK VICTOR F JR ETAL			2011-PR-00018-3

Nueces CAD Property Search

Property Details

Account			
Property ID:	200106774	**Geographic ID:**	0847-0014-0044
Type:	R	**Zoning:**	
Property Use:			
Location			
Situs Address:	CHAPMAN RANCH RD/FM RD 286 CORPUS CHRISTI, TX 78415		
Map ID:	R-38	**Mapsco:**	
Legal Description:	BOHEMIAN COLONY LANDS .484 AC OUT LT 4 SEC 14		
Abstract/Subdivision:	S0847		
Neighborhood:	(S0847) BOHEMIAN COLONY LANDS		
Owner			
Owner ID:	118493		
Name:	CITY OF CORPUS CHRISTI		
Agent:			
Mailing Address:	PO Box 9277 Corpus Christi, TX 78469-9277		
% Ownership:	100.0%		
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.		

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Value Method:	N/A
Market Value:	N/A (=)
Agricultural Value Loss:	N/A (-)
Appraised Value:	N/A (=)

HS Cap Loss:	N/A (-)
Circuit Breaker:	N/A (-)
Assessed Value:	N/A
Ag Use Value:	N/A

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

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Owner: CITY OF CORPUS CHRISTI **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C03	CITY OF CORPUS CHRISTI	N/A	N/A	N/A	N/A	N/A
CAD	APPRAISAL DISTRICT	N/A	N/A	N/A	N/A	N/A
GNU	NUECES COUNTY	N/A	N/A	N/A	N/A	N/A
JRC	DEL MAR JR COLLEGE	N/A	N/A	N/A	N/A	N/A
RFM	FARM TO MKT ROAD	N/A	N/A	N/A	N/A	N/A
SE	CORPUS CHRISTI ISD	N/A	N/A	N/A	N/A	N/A
HOSP	HOSPITAL DISTRICT	N/A	N/A	N/A	N/A	N/A

Total Tax Rate: 2.174586

Estimated Taxes With Exemptions: $0.00

Estimated Taxes Without Exemptions: $3.15

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
LT-ROW-ESM	ROW -ESMT	0.48	21,083.04	0.00	0.00	N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	$0	$145	$0	$145	$0	$145
2023	$0	$145	$0	$145	$0	$145
2022	$0	$145	$0	$145	$0	$145
2021	$0	$145	$0	$145	$0	$145
2020	$0	$145	$0	$145	$0	$145
2019	$0	$59,484	$0	$59,484	$0	$59,484
2018	$0	$59,484	$0	$59,484	$0	$59,484
2017	$0	$31,625	$0	$31,625	$0	$31,625
2016	$0	$7,260	$0	$7,260	$0	$7,260

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/18/2002	W-D	WARRANTY DEED	ELZNER DELLA ROSE ETALS	CITY OF CORPUS CHRISTI	20020340-	80/W/D	20020340-/80/W/D

EVIDENCE OF COMPETENCY

30 TAC §330.59(f)(2)

This regulation requires that the owner or operator shall submit a list of all solid waste sites in all states, territories, or countries in which the applicant has a direct financial interest. The type of site shall be identified by location, operating dates, name, and address of the regulatory agency, and the name under which the site was operated.

The City of Corpus Christi does not have a direct financial interest in any other solid waste site.

30 TAC §330.59(f)(3)

This regulation requires that a licensed solid waste facility supervisor, as defined in Chapter 30 of this title (relating to Occupational Licenses and Permits), be employed before commencing site operation.

Philip Aldridge, Interim Director of Solid Waste Services

Mr. Philip Aldridge is the current Interim Director of Solid Waste Services for the City of Corpus Christi. Mr. Aldridge holds a bachelor's degree in Water Resource Management with a major emphasis on Hydrogeology. He has over 15 years of experience in local, state and private sector waste management. Mr. Aldridge has worked for the City of Corpus Christi in the Solid Waste Services Department since 2019.

30 TAC §330.59(f)(4)

This regulation requires the names of the principals and supervisors of the owner's or operator's organization, together with previous affiliations with other organizations engaged in solid waste activities.

The following principals and supervisors of City of Corpus Christi have substantial experience in the waste services industry as indicated below:

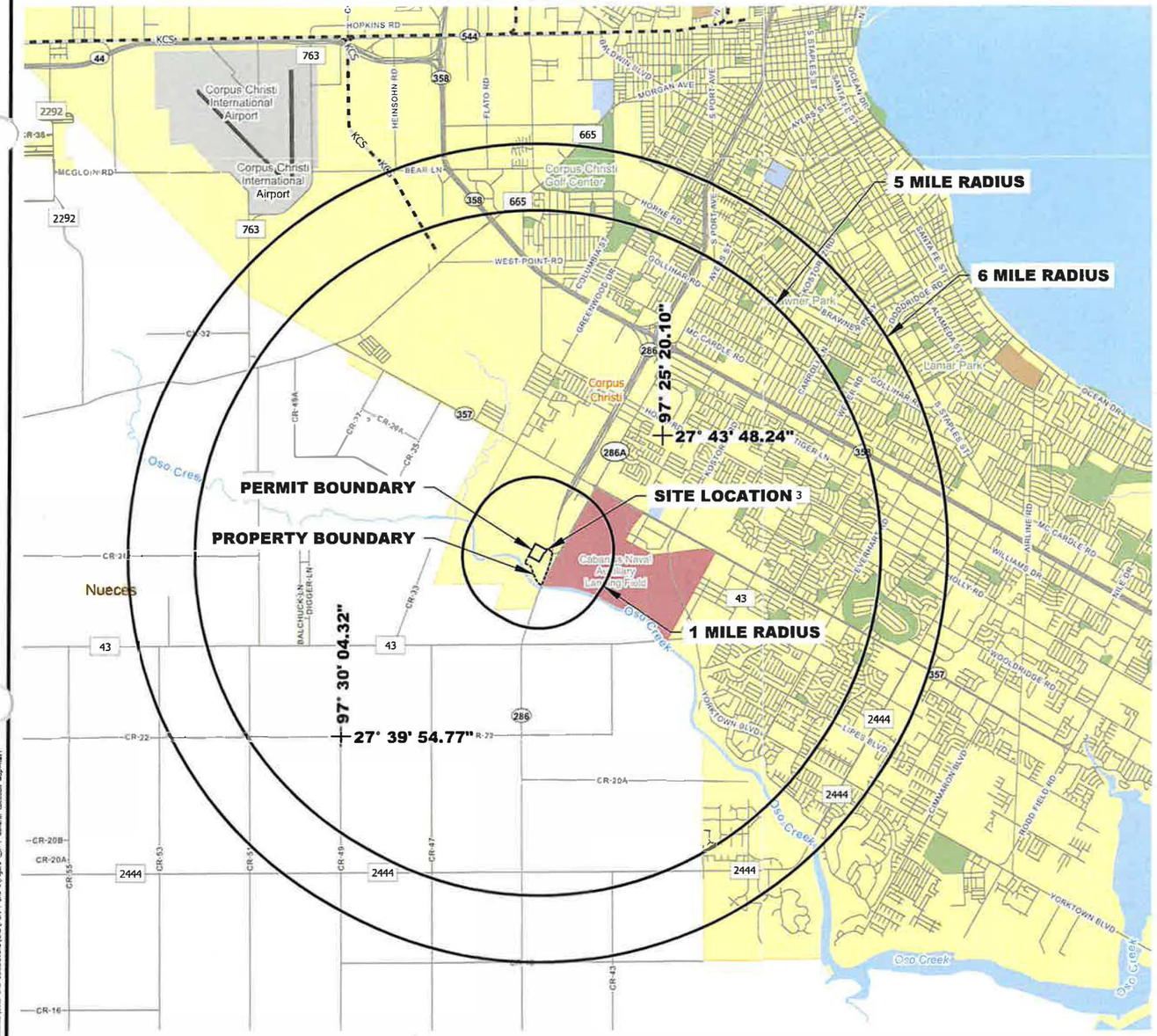
Name	*Office*
Philip Aldridge	*Interim Director of Solid Waste Services*

30 TAC §330.59(f)(5) & (6)

These regulation citations are applicable to landfills and mobile liquid waste processing facilities only, not transfer stations.

City of Corpus Christi has not had any final enforcement orders, court judgments, consent decrees, or criminal convictions of this state or the federal government within the last five years relating to compliance with applicable legal requirements relating to the handling of solid or liquid waste under the jurisdiction of the Commission or the United States Environmental Protection Agency.

FIGURES



SOURCE:

TEXAS DEPARTMENT OF TRANSPORTATION, COUNTY MAPBOOK 2018, PAGES 2139, 2140, 2152 AND 2153.

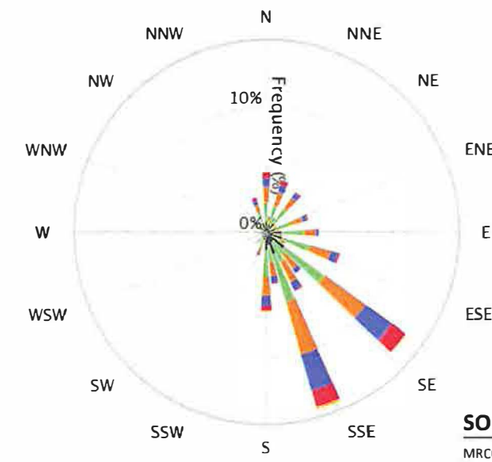
NOTES:

1. CABANISS NAVAL AUXILIARY LANDING FIELD IS THE CLOSEST AIRPORT AND IS LOCATED WITHIN 1 MILE OF THE PERMIT BOUNDARY.
2. CORPUS CHRISTI INTERNATIONAL AIRPORT IS THE CLOSEST COMMERCIAL AIRPORT TO THE FACILTY, AND IS OUTSIDE OF 6 MILES OF THE REGISTRATION BOUNDARY.
3. THERE ARE NO KNOW ARCHAEOLOGICAL SITES, HISTORICAL SITES, OR SITES WITH EXCEPTIONAL AESTHETIC QUALITIES ADJACENT TO THE FACILITY.
4. FOR A LARGER SCALE MAP OF THE 1-MILE RADIUS AREA, SEE FIGURE I/II-2.

SCALE
0 2 4 MILES

CORPUS CHRISTI CABANISS FLD (TX) Wind Rose

Feb. 1, 1949 - Feb. 2, 2023
Sub-Interval: Jan. 1 - Dec. 31, 0 - 23



SOURCE:

MRCC cli-MATE - MRCC APPLICATION TOOLS ENVIRONMENT, https://mrcc.purdue.edu/CLIMATE/

LEGEND

- Unincorporated Community
- County Seat
- Border Crossing
- Cemetery
- Cemetery (Inside City)
- Deep Draft Port
- Shallow Draft Port
- Railroad
- Dam
- River or Stream
- TXDOT District
- Lakes
- Education
- Military
- Airport Runway
- Airport
- Prison
- Parks and Other Public Land

STATE OF TEXAS
CHAD ELLINGER
120182
LICENSED
PROFESSIONAL ENGINEER
3/14/2025

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY
1	03/2025	ADDED PROPERTY BOUNDARY.	SCS

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: GENERAL LOCATION MAP

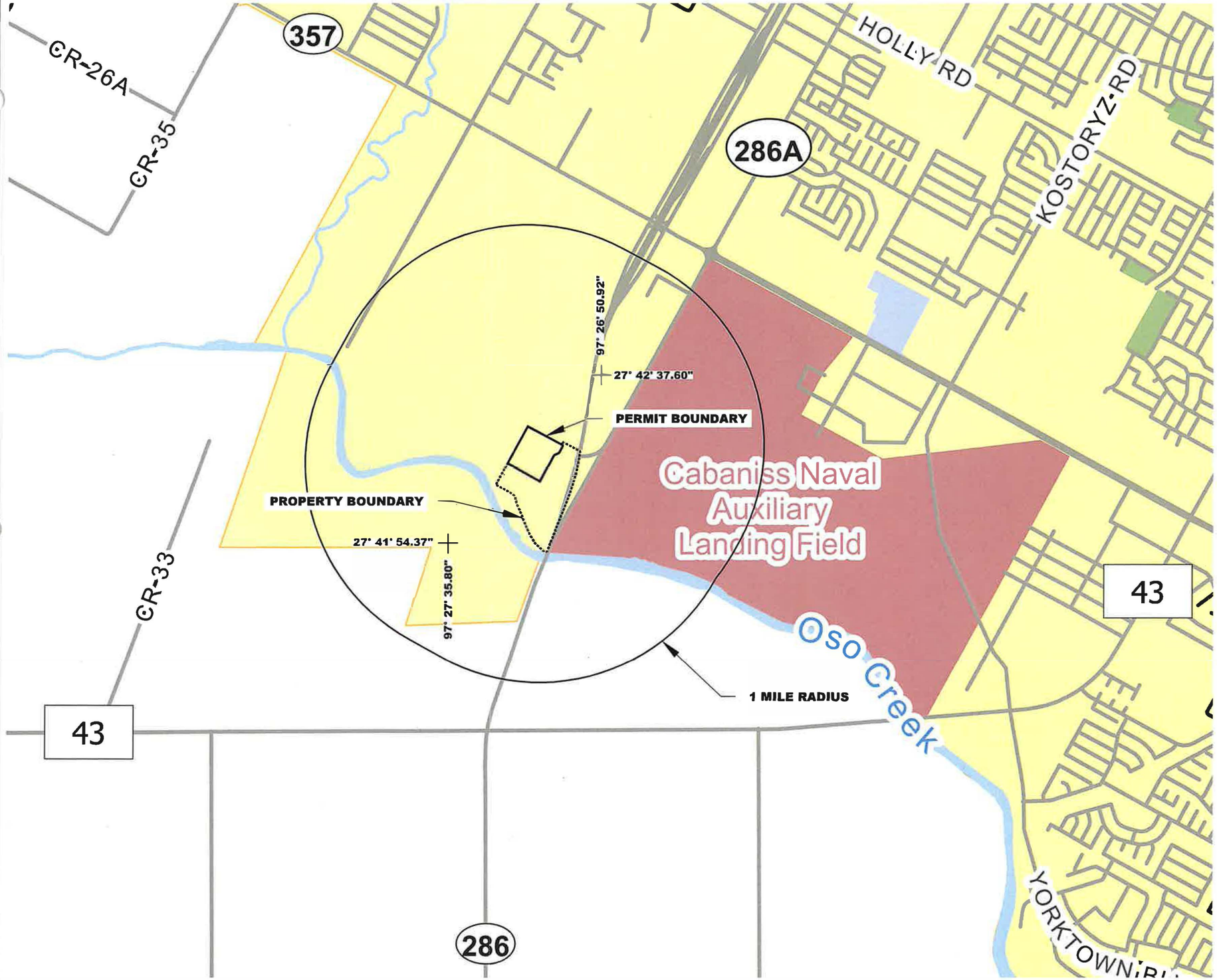
PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS
12851 BRIAR FOREST, SUITE 205, HOUSTON, TX 77077
PH (281) 293-8484 FAX NO. (281) 293-7878

Q/A REVIEW BY: CE
APP. BY: JKR
DWN. BY: RJE
CHK. BY: CE
PROJ. NO. 162210880.00
DSN. BY: RJE

CADD FILE: FIGURE I_II-1 GENERAL LOCATION MAP-REV1
DATE: 11/2024
SCALE: AS SHOWN
FIGURE NO. I/II-1



SCALE

0 1/2 1 MILES

LEGEND

- Unincorporated Community
- County Seat
- Border Crossing
- Cemetery
- Cemetery (Inside City)
- Deep Draft Port
- Shallow Draft Port
- Railroad
- Dam
- River or Stream
- TXDOT District
- Lakes
- Education
- Military
- Airport Runway
- Airport
- Prison
- Parks and Other Public Land

SOURCE:

TEXAS DEPARTMENT OF TRANSPORTATION, COUNTY MAPBOOK 2018, PAGE 2152.

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY
1	03/2025	ADDED PROPERTY BOUNDARY.	SCS

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: SITE LOCATION MAP

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
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PH (281) 293-4894 FAX NO. (281) 293-7878

STATE OF TEXAS
CHAD ELLINGER
120182
LICENSED
PROFESSIONAL ENGINEER
31-Jan-2025

S/A RVW BY:	CE
APP. BY:	JKR
DWN. BY:	RJE
CHK. BY:	CE
PROJ. NO.	162210880.00
DSN. BY:	RJE

CADD FILE: FIGURE I,II-2 SITE LOCATION MAP-REVI

DATE: 11/2024

SCALE: AS SHOWN

FIGURE NO. I/II-2

3/3/2025 2:49 PM Z:\BJR\Projects\162210880.00\Data and Calculations\CAD\Part I and II\Figure I,II-2 Site Location Map-Revi

SCALE

0 1/2 1 MILE

LEGEND

- PERMIT BOUNDARY
- PROPERTY BOUNDARY
- ONE MILE RADIUS

REV	DATE	DESCRIPTION	BY
1	03/2025	ADDED PROPERTY BOUNDARY.	SCS

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: **AERIAL PHOTOGRAPH**

PROJECT TITLE: **TYPE V PERMIT APPLICATION**

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

STATE OF TEXAS
CHAD ELLINGER
120182
LICENSED
PROFESSIONAL ENGINEER
3/4/2025

SCS ENGINEERS
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CONSULTING ENGINEERS
12851 BRIAR FOREST, SUITE 205, HOUSTON, TX 77077
PH (281) 293-8494 FAX NO. (281) 293-7878

PROJ. NO. 16221088.00 | DSN. BY: RJF | DWN. BY: RJF | CHK. BY: CE | QA/QC BY: CE | APP. BY: JKR

CADD FILE: FIGURE I_II-3 AERIAL PHOTOGRAPH-REV1

DATE: 11/2024

SCALE: AS SHOWN

FIGURE NO.

I/II-3

SOURCE:

AERIAL IMAGE PROVIDED BY GOOGLE EARTH, JUNE 6, 2024.

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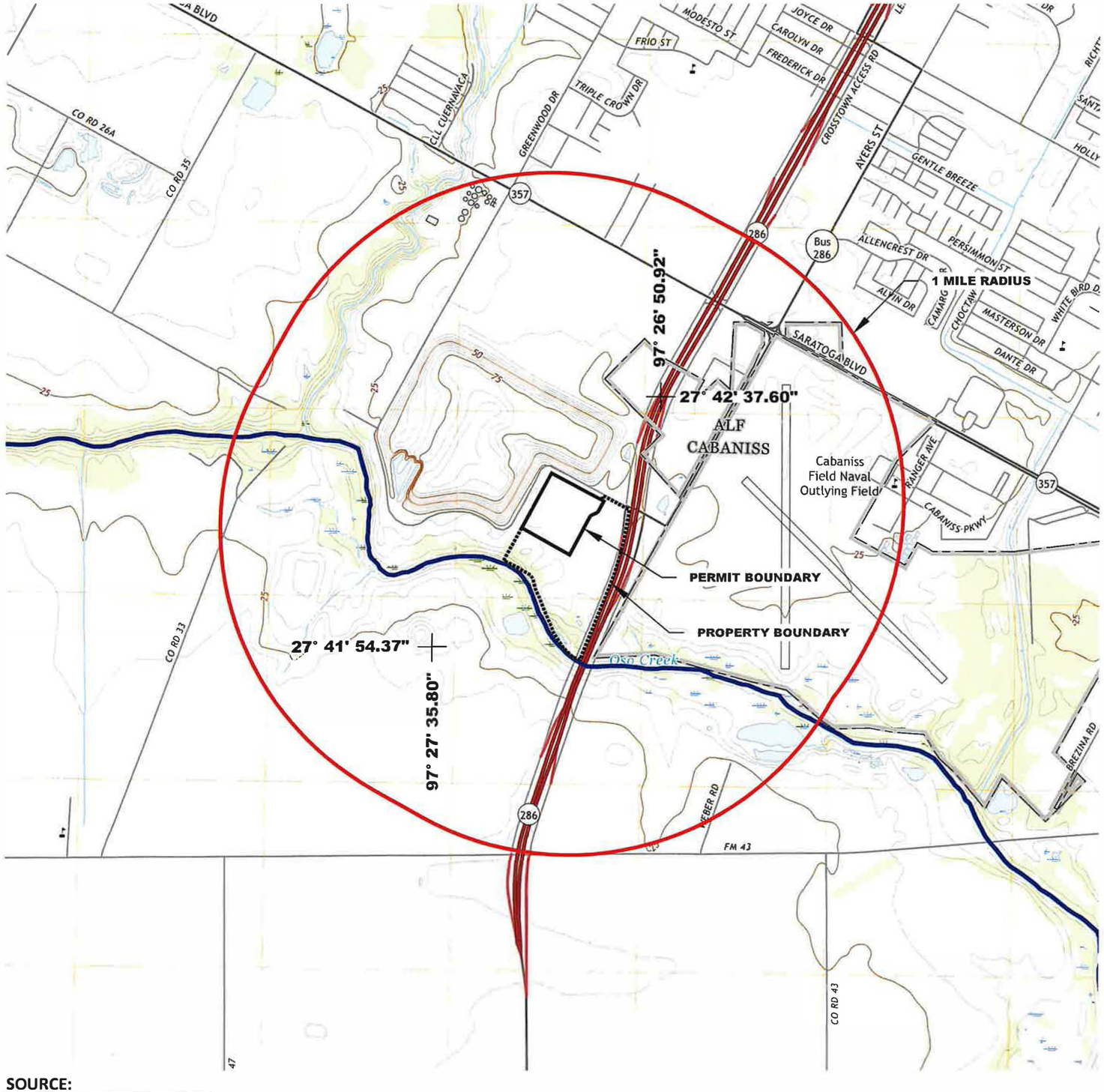
3/3/2025 2:50 PM Z:\SAR\Projects\16221088.00\Data and Calculations\CAD\Part I and II\Figure I_II-3 Aerial Photograph-Rev1



SCALE

0 2000 4000 FEET

LEGEND

- PERMIT BOUNDARY
- PROPERTY BOUNDARY
- ONE MILE RADIUS
- EXISTING STREAMS
- EXISTING CONTOUR (50)

ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD

Interstate Route · US Route · State Route

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid:Universal Transverse Mercator, Zone 14R

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery	NAIP, September 2016 - December 2016
Roads	U.S. Census Bureau, 2015 - 2018
Names	GNIS, 1979 - 2018
Hydrography	National Hydrography Dataset, 2004 - 2018
Contours	National Elevation Dataset, 2009 - 2012
Boundaries	Multiple sources; see metadata file 2016 - 2017
Wetlands	FWS National Wetlands Inventory 2004 - 2006

MN
GN
3°32'
63 MILS
0°44'
13 MILS

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
PR
Grid Zone Designation
14R

NOTES:

1. STREAM INFORMATION OBTAINED FROM TCEQ SURFACE WATER QUALITY VIEWER (OSO CREEK TCEQ SEGMENT ID 2485A).

SOURCE:

USGS OSO CREEK NW QUADRANGLE 2019.

STATE OF TEXAS
CHAD ELLINGER
120182
LICENSED
PROFESSIONAL ENGINEER
3/14/2025

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY
1	03/2025	ADDED PROPERTY BOUNDARY.	SCS

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: GENERAL TOPOGRAPHIC MAP

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS
12651 BRIAR FOREST, SUITE 205, HOUSTON, TX 77077
PH (281) 293-8484 FAX NO. (281) 293-7878

PROJ. NO. 162Z1088.00 · DSN. BY: RJE · DWN. BY: RJE · CHK. BY: CE · QA/QC BY: CE · APP. BY: JKR

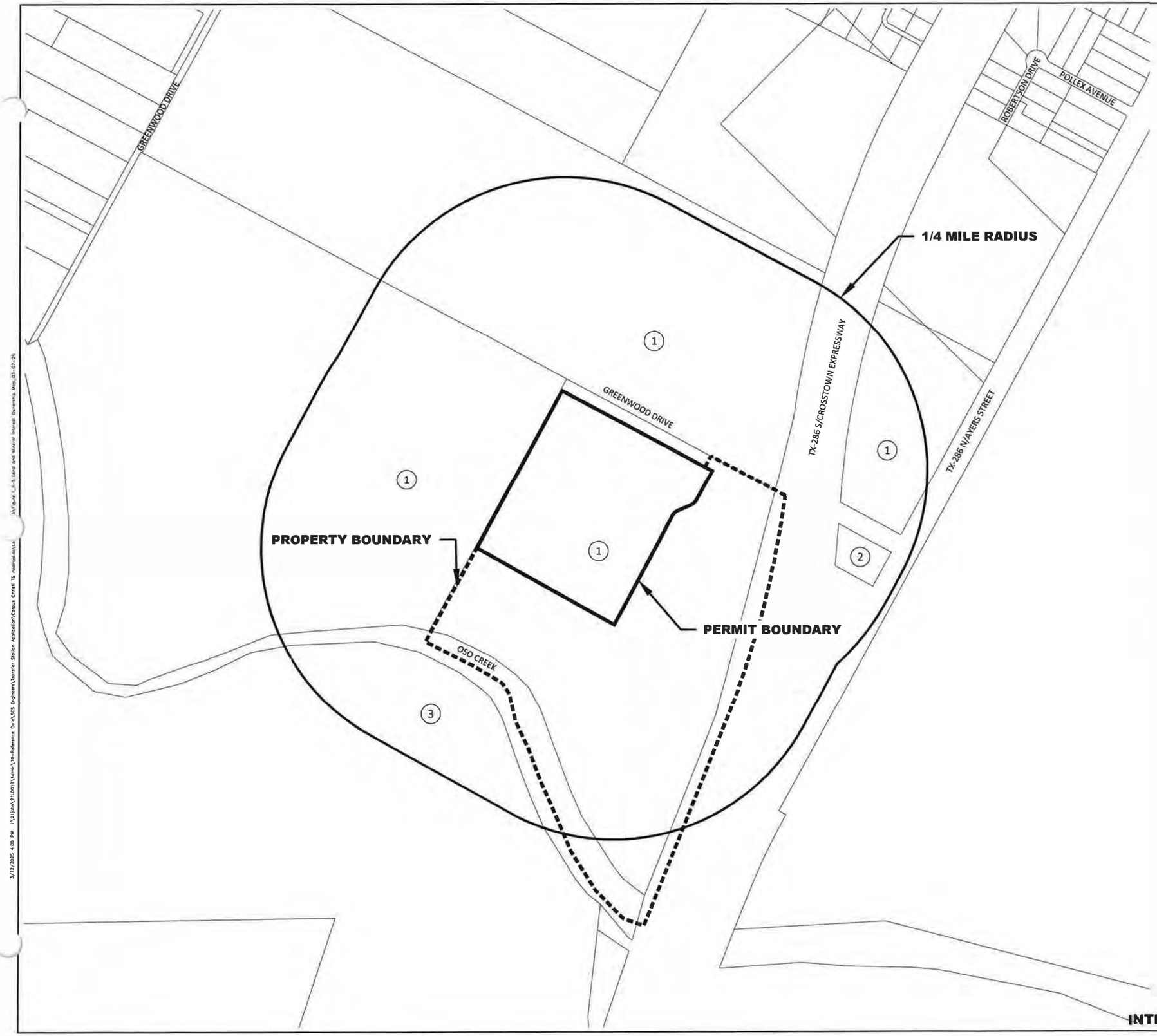
CADD FILE: FIGURE I_II-4 GENERAL TOPOGRAPHIC MAP-REV1

DATE: 11/2024

SCALE: AS SHOWN

FIGURE NO. **I/II-4**

3/3/2025 2:51 PM Z:\WJR\Projects\162Z1088.00\Data and Calculations\CAD\Part 1 and II\Figure I_II-4 General Topographic Map-Rev1



SCALE

0 600 1200 FEET

LEGEND

- PERMIT BOUNDARY
- PROPERTY BOUNDARY
- 1/4 MILE RADIUS
- (2) LAND OWNER DESIGNATION

NOTES:

1. PROPERTY AND MINERAL OWNERS' NAMES AND MAILING ADDRESSES WERE RESEARCHED FROM NUECES COUNTY APPRAISAL DISTRICT REAL PROPERTY ACCOUNT INFORMATION RECORDS AS OF AUGUST 22, 2024. SEE CORRESPONDING LIST IN PART I/II, APPENDIX I/II-D FOR NAMES AND ADDRESSES.
2. NO MINERAL OWNERS UNDER THE FACILITY WERE FOUND IN THE APPRAISAL DISTRICT RECORDS.
3. MINERAL OWNERSHIP, INCLUDING OIL AND GAS AND OTHER MINERALS WERE RESERVED BY THE GRANTORS, LEONARD RAY ELZNER, DENNIS ROY ELZNER, DEANNA HOWARD, DEBORAH COVILL KUCERA, SANDRA KAY LAMKIN GALLOPS, ANDREW CALVIN SIMCIK, STEPHEN JAMES ELZNER, DAWN MICHELLE BEADLES, EMILY JANE BENICK, MARY ELZNER BOYD, LINDA S. ZALUDEK, LISA JO ENCARGUEZ CASTIC, LANCE JOSEPH ELZNER, REBECCA J. ELZNER, MARY JEANETTE BEARDEN, PATRICIA BENTLEY, RICHARD A. SMITH, VICTOR SIMCIK, JR., ELAINE STALLINGS, ELIZABETH SIMCIK, AND MATTHEW SIMCIK AND SUCCESSORS AND ASSIGNS IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020057458, OFFICIAL RECORDS OF NUECES COUNTY TEXAS.

STATE OF TEXAS
JON M. REINHARD
64541
REGISTERED
PROFESSIONAL ENGINEER

03-14-2025

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY
1	03/07/25	ADD PROPERTY BOUNDARY	

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: LAND AND MINERAL INTEREST OWNERSHIP MAP

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

HANSON
Hanson Professional Services Inc.
4601 GOLLIHAR ROAD,
CORPUS CHRISTI, TEXAS 78411
361-814-9600
TBPE F-417 / TBPLS 10194000

PROJ. NO.	DWN BY	CHK BY	QA/QC BY	APP BY
21L0229_C15	RMC	JMR	JMR	JMR

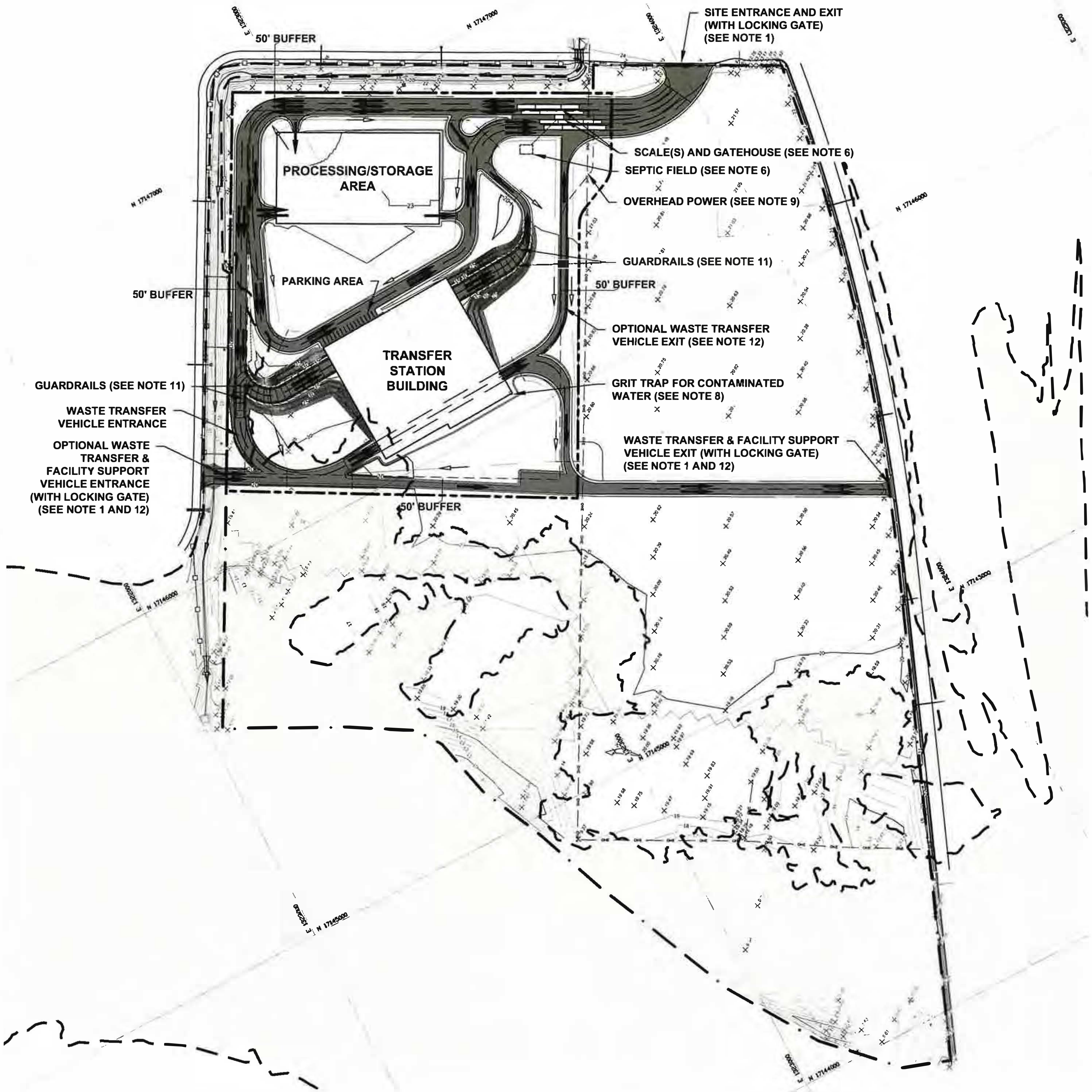
CADD FILE: FIGURE I_II-5 LAND AND MINERAL INTEREST OWNERSHIP MAP_03-07-25

DATE: 08/2024

SCALE: AS SHOWN

FIGURE NO.

I/II-5



SCALE

0 300 600 FEET

LEGEND

- PERMIT BOUNDARY (SEE NOTE 1)
- PROPERTY BOUNDARY
- EXISTING FENCE
- GUARDRAILS
- EXISTING CONTOUR
- SPOT ELEVATION
- OVERHEAD ELECTRICAL (SEE NOTE 9)
- PROPOSED CONTOUR
- 100-YEAR FLOODPLAIN (SEE NOTE 10)
- PAVED ROADS (SEE NOTE 4)
- 50' BUFFER
- TRAFFIC FLOW
- DRAINAGE FLOW
- TEXAS STATE PLANE COORDINATES

STATE OF TEXAS
CHAD ELLINGER
120182
LICENSED
PROFESSIONAL ENGINEER
3/11/2025

NOTES:

1. A PERIMETER FENCE AND NATURAL BARRIERS ENCOMPASSING THE PROPERTY BOUNDARY WILL CONTROL PUBLIC ACCESS TO THE FACILITY. THE PERIMETER FENCING WILL BE CHAIN LINK OR WOOD FENCE TO PROVIDE SECURITY. GATES WILL BE PROVIDED AT ENTRANCE AND EXITS.
2. THERE ARE NO KNOWN WASTE DISPOSAL ACTIVITIES OR UNITS (PAST, PRESENT, OR FUTURE) WITHIN THE PERMIT BOUNDARY.
3. INTERNAL ACCESS ROADS (NOT SHOWN) SHALL BE CRUSHED STONE, GRAVEL, OR AN EQUIVALENT ALL-WEATHER SURFACE. THE INTERNAL ACCESS ROADS MAY BE RELOCATED AS SITE OPERATIONS DICTATE.
4. PAVED ROADS WITHIN THE FACILITY WILL CONSIST OF EITHER:
   - AGGREGATE PAVEMENT - MINIMUM 2" COMPACTED FINES, 12" THICK AGGREGATE BASE, GEOTEXTILE, COMPACTED SUBBASE.
   - ASPHALT PAVEMENT - MINIMUM 2" THICK ASPHALT SURFACE, 12" THICK ASPHALT BASE, 4" THICK SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR OR 98% STANDARD PROCTOR
   - CONCRETE PAVEMENT - 9" THICK REINFORCED CONCRETE, 6" THICK AGGREGATE BASE, 4" THICK SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR OR 98% STANDARD PROCTOR
   - ALTERNATE ASPHALT, CONCRETE OR OTHER ROAD BUILDING MATERIAL AT THE FACILITY'S DISCRETION
5. TOPOGRAPHIC FEATURES, AND PERMIT BOUNDARY GROUND SURVEY CONDUCTED BY HANSON PROFESSIONAL SERVICES INC, DATE AUGUST 9, 2021.
6. SCALE(S), PARKING AREA, AND GATEHOUSE SIZE AND LOCATION ARE APPROXIMATE. ONE INBOUND SCALE WILL BE REQUIRED. ADDITIONAL INBOUND AND OUTBOUND SCALES ARE OPTIONAL. SEPTIC FIELD LOCATION MAY VARY AND IS OPTIONAL IF TANK OR DIRECT SANITARY SEWER LINE IS USED.
7. A DIRECT TIE-IN TO A WATER SERVICE LINE WILL BE USED WITHIN THE PROPERTY.
8. CONTAMINATED WATER WILL BE PUMPED DIRECTLY TO A PERMITTED WASTEWATER PLANT.
9. OVERHEAD POWER SERVICE LINE AND POWER POLES MAY BE RELOCATED PRIOR TO TRANSFER STATION FACILITY CONSTRUCTION, IF NECESSARY.
10. FLOODPLAIN BOUNDARIES WERE OBTAINED FROM FEMA. BASE FLOOD ELEVATION INSIDE THE PERMIT BOUNDARY IS APPROXIMATELY 20 FT-MSL. THE TRANSFER STATION TUNNEL AND PROCESSING/STORAGE AREA ELEVATION IS 23 FT-MSL. THE MINIMUM TRANSFER STATION BUILDING TIPPING FLOOR ELEVATION IS 38 FT-MSL.
11. GUARDRAIL ON RAMPS LENGTH AND LOCATION MAY VARY. ADDITIONAL WASHWATER SUMPS MAY BE ADDED AS DEEMED NECESSARY BY FACILITY OPERATIONS.
12. OPTIONAL WASTE TRANSFER AND FACILITY SUPPORT VEHICLE ENTRANCE AND EXIT MAY BE USED IN CONJUNCTION OR IN LIEU OF PRIMARY ENTRANCE/EXIT.

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY
1	03/2025	REVISED TO SHOW FLOODPLAIN ENCROACHING UPON BUILDING, REVISED NOTE 10, ADDED ELEVATION CALLOUT TO PROCESSING/STORAGE AREA.	SCS

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: SITE LAYOUT PLAN

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT CONSULTING ENGINEERS
12651 BRIAR FOREST, SUITE 205, HOUSTON, TX 77077
PH (281) 293-8494 FAX NO. (281) 293-7878

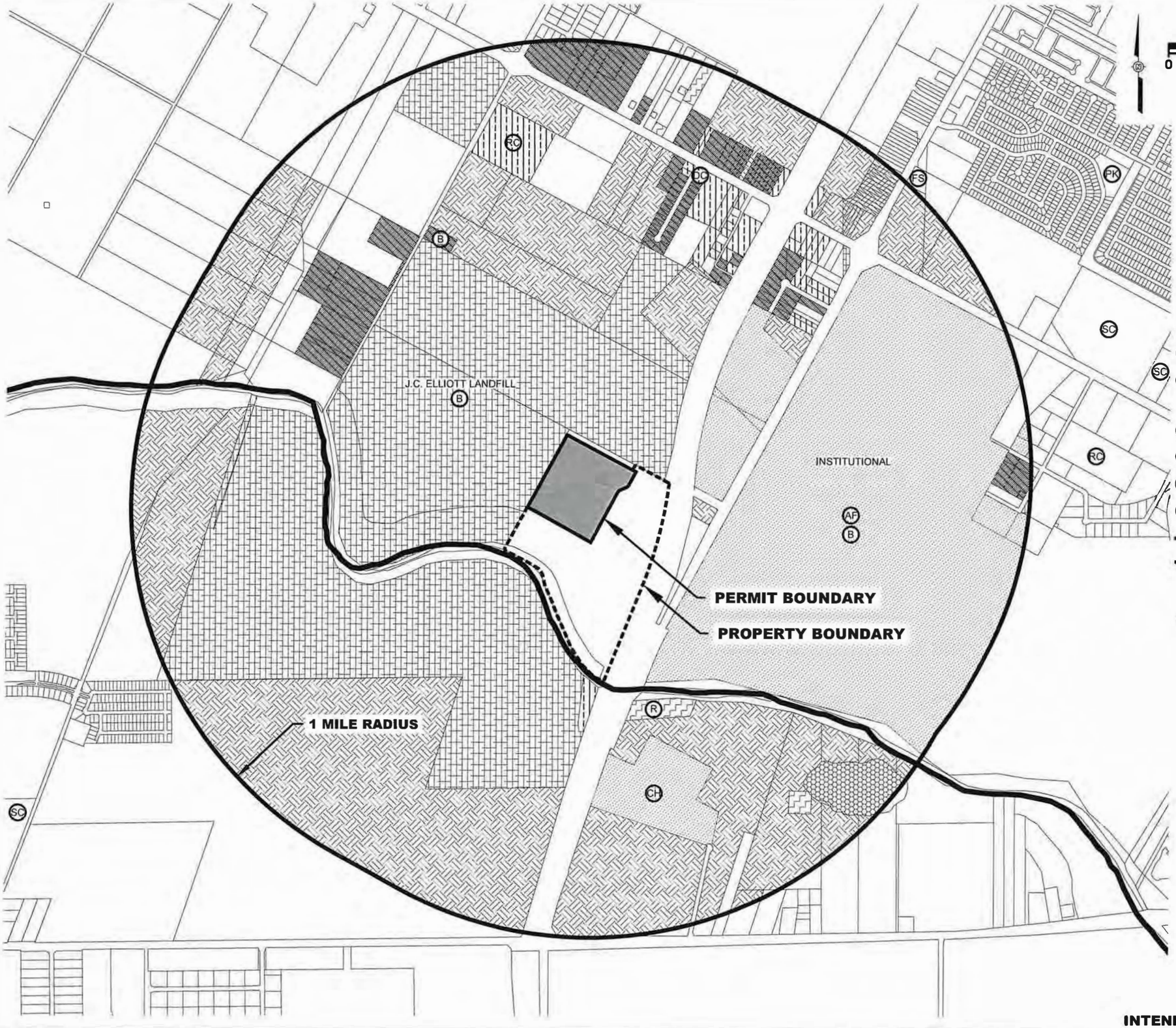
PROJ. NO. 16221088.00 | DWN. BY: RJE | Q/A RVW BY: CE
DSN. BY: RJE | CHK. BY: CE | APP. BY: JKR

CADD FILE: FIGURE I_II-7 SITE LAYOUT PLAN-REV1

DATE: 11/2024

SCALE: AS SHOWN

FIGURE NO. I/II-7



NOTES:

1. THERE ARE NO KNOWN SCHOOLS, CEMETERIES, HOSPITALS, ARCHEOLOGICAL OR HISTORICAL SITES, OR SITES WITH EXCEPTIONAL AESTHETIC QUALITIES WITHIN 1 MILE OF THE FACILITY.
2. DRAINAGE, PIPELINE, ACCESS AND UTILITY EASEMENT LOCATIONS ARE SHOWN ON PARTS I/II, FIGURE I/II-5.
3. ACCESS ROADS SERVING THE SITE ARE SHOWN ON PARTS I/II, FIGURE I/II-10.
4. NO SPRINGS WERE IDENTIFIED WITHIN ONE MILE OF THE FACILITY (REF. TWDB, REPORT 109, 1970 AND 189, 1975).

STATE OF TEXAS
JON M. REINHARD
64541
REGISTERED
PROFESSIONAL ENGINEER

03-14-2025

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY
1	03/07/25	ADD PROPERTY BOUNDARY & INSTITUTIONAL HATCH	

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: LAND USE MAP

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

HANSON
Hanson Professional Services Inc.
4601 GOLLIHAR ROAD,
CORPUS CHRISTI, TEXAS 78411
(361) 814-9500
TBPE F-417 / TBPLS F-10039500 / TBPGF-50656

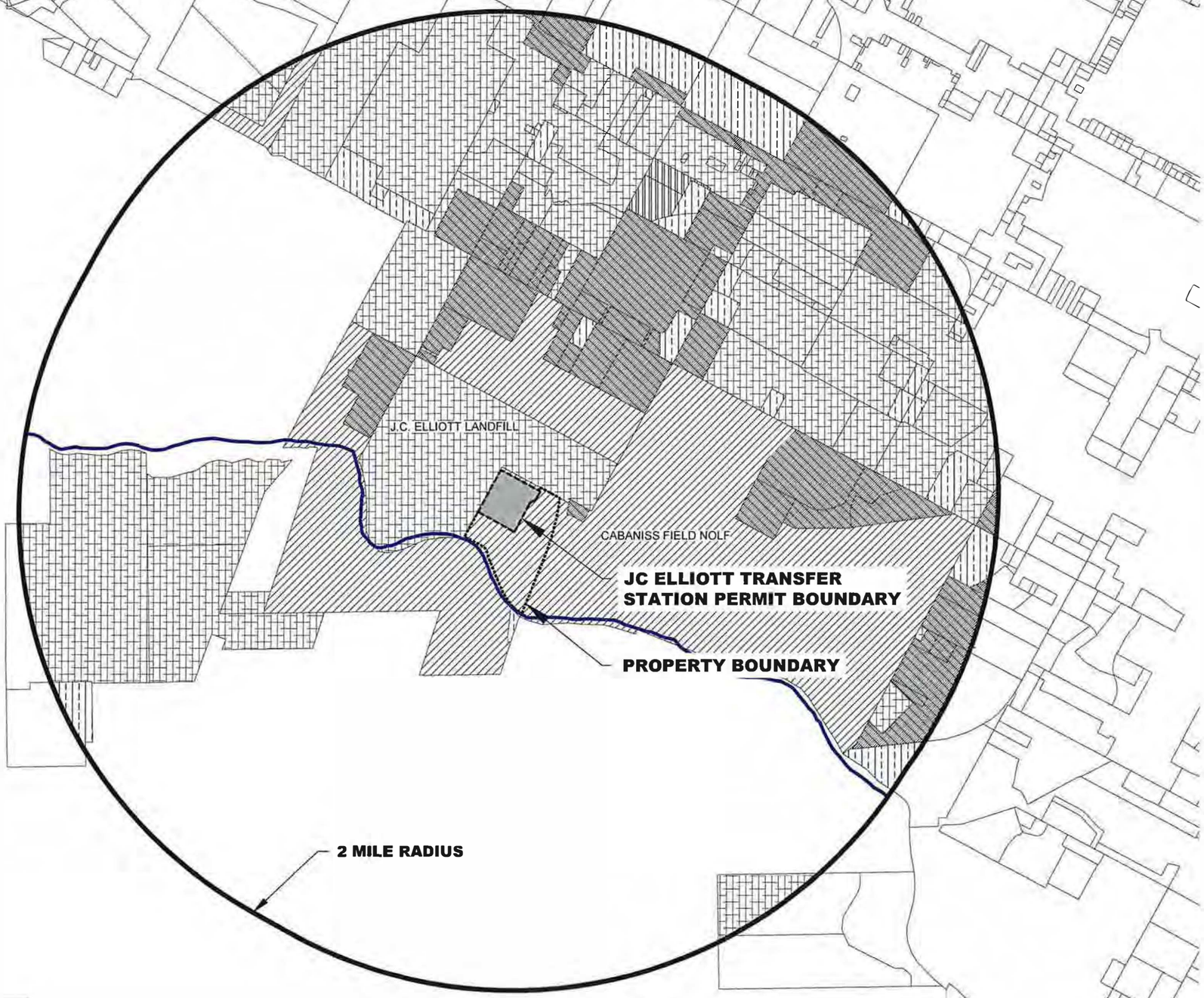
PROJ. NO. 210029.015 | DWN BY: RMC | CHK BY: JMR | QA/QC BY: JMR | APP BY: JMR

CADD FILE: FIGURE I_II-8 LAND USE MAP_03-07-25

DATE: 11/2024

SCALE: AS SHOWN

FIGURE NO. I/II-8



SCALE

0 1/2 1 MILE

LEGEND

- JC ELLIOT TRANSFER STATION
- PROPERTY BOUNDARY
- FARM RURAL
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OFFICE
- NO ZONING
- CREEK/STREAM

NOTES:

1. BASE MAP INFORMATION TAKEN FROM CITY OF CORPUS CHRISTI GIS SERVICES.

STATE OF TEXAS
CHAD ELLINGER
120182
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PROFESSIONAL ENGINEER
3/14/2025

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REV.	DATE	DESCRIPTION	BY

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: ZONING MAP

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS
12851 BRIAR FOREST, SUITE 205, HOUSTON, TX 77077
PH (281) 293-8494 FAX NO. (281) 293-7678

PROJ. NO. 162210880.00 | DWN. BY: RJF | CHK. BY: CF | QA/QC BY: CE | APP. BY: JKR

CADD FILE: FIGURE I_II-8A ZONING MAP

DATE: 11/2024

SCALE: AS SHOWN

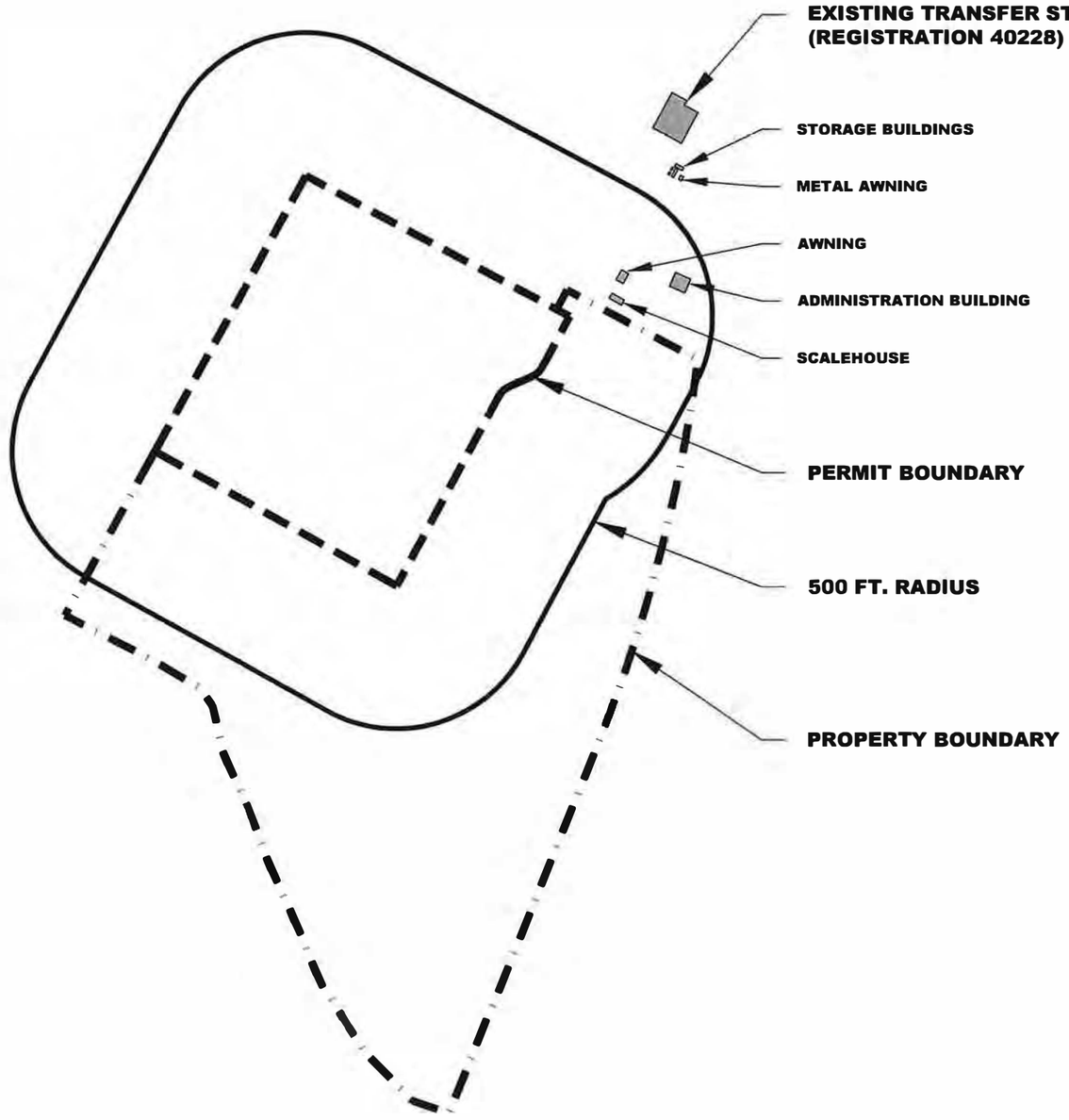
FIGURE NO.

I/II-8A

3/13/2025 10:28 AM S:\SAM\Projects\162210880.00\Data and Calculations\GIS\Part I and II\Figure I_II-8A Zoning Map

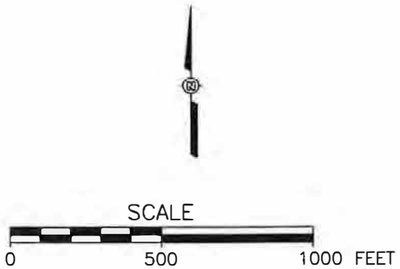
27° 42' 37.60"

97° 26' 50.92"



97° 27' 35.80"

27° 41' 54.37"



LEGEND

- PERMIT BOUNDARY
- PROPERTY BOUNDARY
- 500 FOOT RADIUS
- STRUCTURE OR INHABITABLE BUILDING

STATE OF TEXAS
CHAD ELLINGER
120182
LICENSED
PROFESSIONAL ENGINEER
3/4/2025

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY
1	03/2025	ADDED PROPERTY BOUNDARY.	SCS

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: STRUCTURES LOCATION MAP

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

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PROJ. NO.	DSN. BY:	CHK. BY:	APP. BY:
16Z21088.00	RJE	CE	JKR

S/A REV. BY: CE

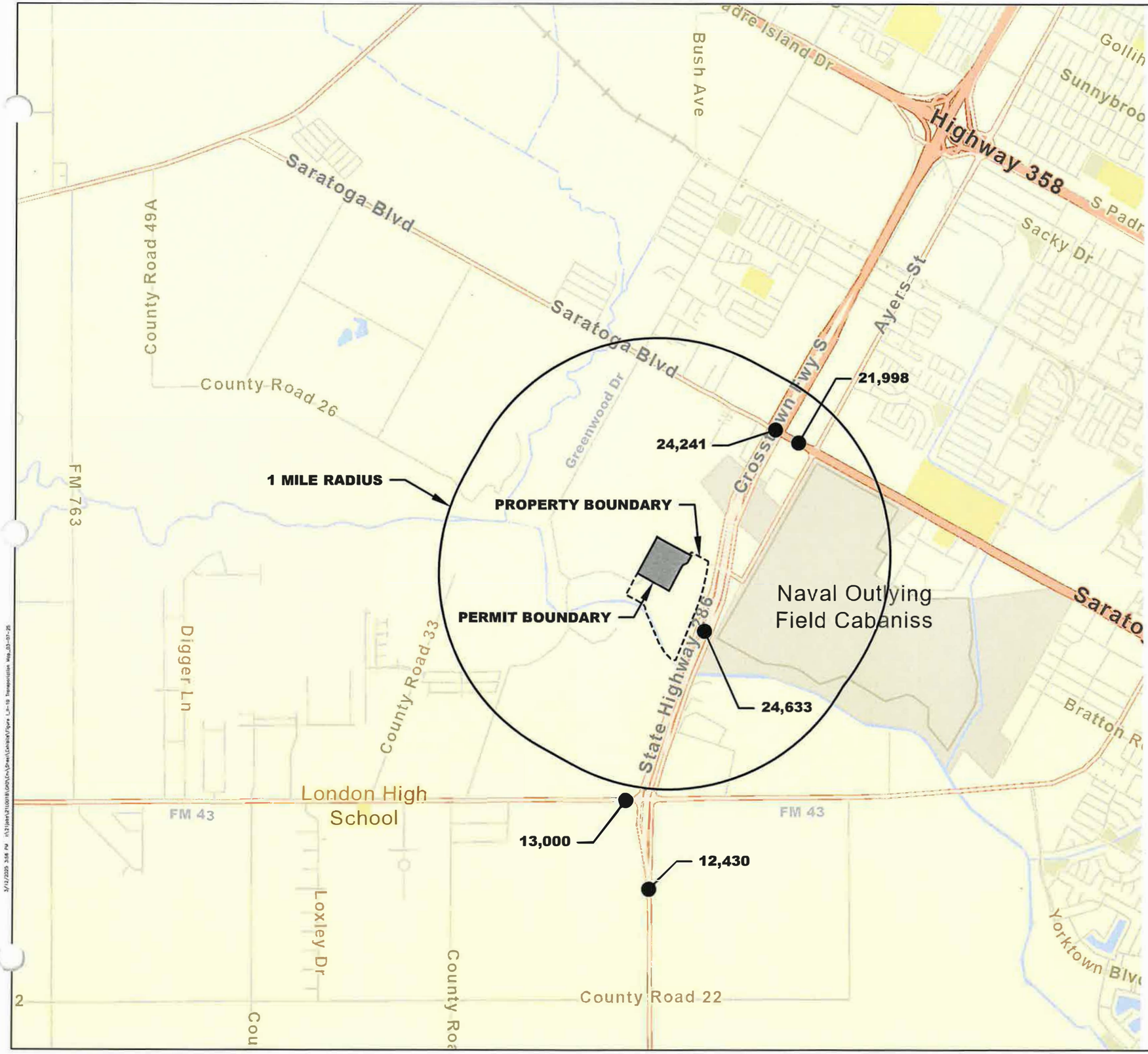
CADD FILE: FIGURE I_II-9 STRUCTURES LOCATION MAP-REV1

DATE: 11/2024

SCALE: AS SHOWN

FIGURE NO.

I/II-9



SCALE

0 1/2 1 MILE

LEGEND

- JC ELLIOTT TRANSFER STATION
- PROPERTY BOUNDARY
- STATE
- COUNTY OR LOCAL
- WATERWAY

NOTES:

1. TRAFFIC COUNT NUMBERS REPRESENT THE AVERAGE DAILY TRAFFIC (ADT) IN 2023.
2. FOR CURRENT AND FUTURE TRAFFIC VOLUMES, SEE PART I/II, SECTION 3.2.
3. ALL ROADS WITHIN 1 MILE OF THE FACILITY THAT WILL BE NORMALLY USED BY THE OWNER OR OPERATOR FOR ENTERING OR LEAVING THE FACILITY; INCLUDING STATE HIGHWAY 286, SARATOGA BOULEVARD, FM 43 AND GREENWOOD DRIVE, ARE ASPHALT PAVED ALL-WEATHER ROADS.

STATE OF TEXAS
JON M. REINHARD
64541
REGISTERED
PROFESSIONAL ENGINEER

03-14-2025

INTENDED FOR PERMITTING PURPOSES ONLY

REV.	DATE	DESCRIPTION	BY
1	03/07/25	ADD PROPERTY BOUNDARY	

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: TRANSPORTATION MAP

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

HANSON

Hanson Professional Services Inc.
4501 GOLLIHAR ROAD,
CORPUS CHRISTI, TEXAS 78411
361.814.9600
TBPE F-417 / TBPLS F-10093500 / TBPG F-50356

PROJ. NO.	DWN. BY	CHK. BY	QA/QC BY	APP. BY
211.07729.C15	RMC	JMR	JMR	JMR

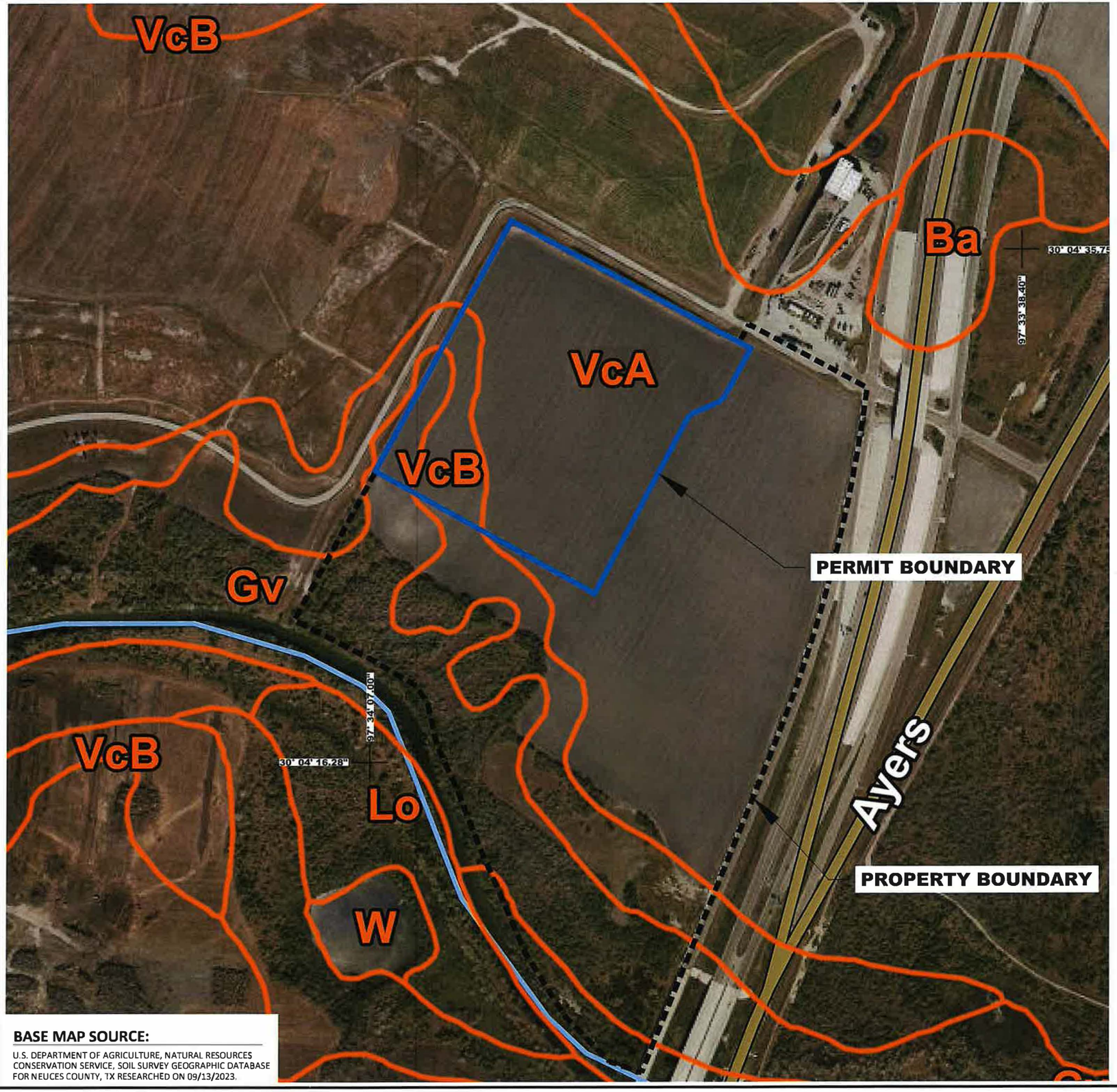
CADD FILE: FIGURE I_II-10 TRANSPORTATION MAP_03-07-25

DATE: 11/2024

SCALE: AS SHOWN

FIGURE NO. **I/II-10**

3/12/2025 3:58 PM I:\Jobs\211001B\CAD\Civil\Figures\Exhibit\Figure I_II-10 Transportation Map_03-07-25



BASE MAP SOURCE:

U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, SOIL SURVEY GEOGRAPHIC DATABASE FOR NUECES COUNTY, TX RESEARCHED ON 09/13/2023.

SCALE

0 400 800 FEET

LEGEND

PERMIT BOUNDARY

PROPERTY BOUNDARY

UNIT SYMBOL	UNIT NAME	ACRES IN AOI	% IN AOI
Gv	Gullied land, saline	1.7	5.9
VcA	Victoria clay, 0 to 1 percent slopes	20.0	81.0
VcB	Victoria clay, 1 to 3 percent slopes	3.2	13.1
Totals for Area of Interest		24.9	100.0

AOI: AREA OF INTEREST

STATE OF TEXAS
CHAD ELLINGER
120182
LICENSED
PROFESSIONAL ENGINEER
3/14/2025

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REV	DATE	DESCRIPTION	BY
1	03/2025	ADDED PROPERTY BOUNDARY AND Gv LABEL.	SCS

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: SOILS MAP

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
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PROJECT NO. 27088.00
DSN. BY: RJE
CHK. BY: CE
QA/A BY: DC
APP. BY: JKR

CADD FILE: FIGURE LJE-13 SOILS MAP-REV1

DATE: 11/2024

SCALE: AS SHOWN

FIGURE NO. I/II-13

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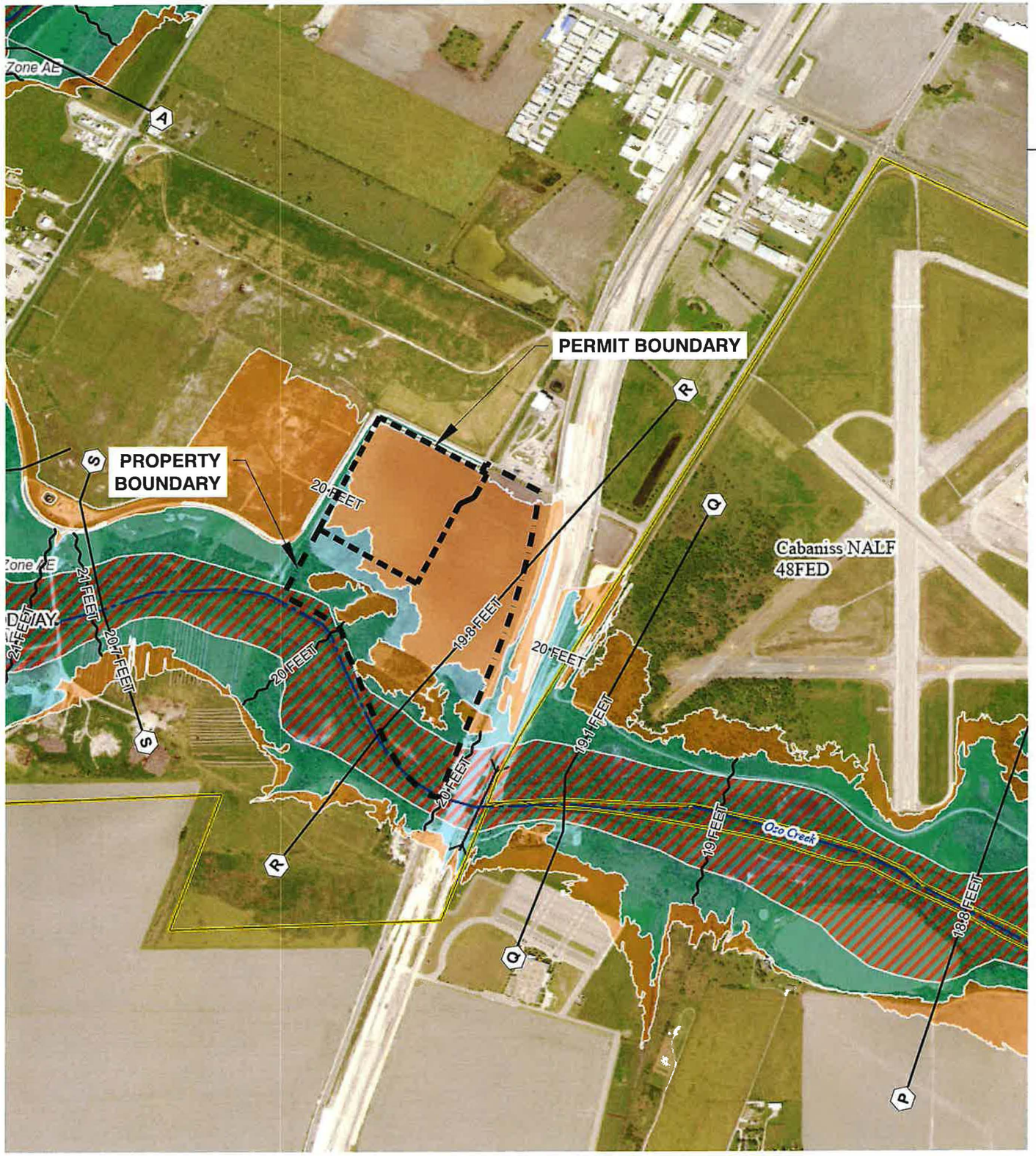


SCALE

0 1,000 2,000 FEET

LEGEND

- PERMIT BOUNDARY
- PROPERTY BOUNDARY

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee See Notes Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

PANEL 505 OF 755

Panel Contains:

COMMUNITY	NUMBER	PANEL
CABANISS NALF	48FED	0505
NUECES COUNTY	485494	0505
CITY OF CORPUS CHRISTI	485464	0505

MAP NUMBER
48355C0505G
EFFECTIVE DATE
October 13, 2022

STATE OF TEXAS
CHAD ELLINGER
120182
LICENSED
PROFESSIONAL ENGINEER
3/14/2025

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY
1	03/2025	ADDED PROPERTY BOUNDARY.	SCS

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3907

DRAWING TITLE: FLOODPLAIN MAP

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS, INC. 3205 BEE CAVES ROAD, SUITE 306, HOUSTON, TX 77077
PH (281) 293-8494 FAX NO. (281) 293-7678

PROJ. NO. 182710880.00 | DSN. BY: RJE | DWG. BY: RJE | CHK. BY: CE | Q/A RVW BY: CE | APP. BY: JKR

CADD FILE: FIGURE I_II-15 FLOODPLAIN MAP-REV1

DATE: 11/2024

SCALE: AS SHOWN

FIGURE NO. **I/II-15**

3/3/2025 3:08 PM Z:\S&S\Projects\182710880.00\Data and Calculations\CAD\Part I and II\Figure I_II-15 Floodplain Map-Rev1

APPENDIX I/II-A.2

ARCHAEOLOGICAL / HISTORICAL REVIEW CORRESPONDENCE

From: [redacted]
[redacted]
J.C. Elliott Transfer Station
Date: Monday, December 16, 2024 1:04:26 PM

Re: Project Review under the Antiquities Code of Texas
THC Tracking #202503797
Date: 12/16/2024
J.C. Elliott Transfer Station
N 27, 42,16 / W 97, 27, 11
Corpus Christi,TX

Description: Proposed new Type V Municipal Solid Waste Facility

Dear Chad Ellinger:
Thank you for your submittal regarding the above-referenced project. This response represents the comments of the Executive Director of the Texas Historical Commission (THC), pursuant to review under the Antiquities Code of Texas.

The review staff, led by Caitlin Brashear and Mary Galindo, has completed its review and has made the following determinations based on the information submitted for review:

Archeology Comments

- An archeological survey is required. You may obtain lists of archeologists in Texas through the Council of Texas Archeologists and the Register of Professional Archaeologists. Please note that other qualified archeologists not included on these lists may be used. If this work will occur on land owned or controlled by a state agency or political subdivision of the state, a Texas Antiquities Permit must be obtained from this office prior to initiation of fieldwork. All fieldwork should meet the Archeological Survey Standards for Texas. A report of investigations is required and should meet the Council of Texas Archeologists Guidelines for Cultural Resources Management Reports and the Texas Administrative Code. In addition, any state-owned buildings 50 years old or older that are located on the tract should be documented with photographs and included in the report. Shapefiles of the area surveyed must be submitted via the tab on eTrac with submission of the draft report to facilitate review and make project information available through the Texas Archeological Sites Atlas. For questions on how to submit these please visit our video training series at: https://www.youtube.com/playlist?list=PLONbbv2pt4cog5t6mCqZVaEAx3d0MkgQC

We have the following comments: Regarding archeology, there are many known cultural resources adjacent to the proposed project area, including archeological sites. Additionally,

there are mapped geologic and soil units that would indicate an increased likelihood of buried archeological sites. Terraces either side of Oso Creek are high probability areas. We recommend consulting with a professional archeologist early in the project process to perform a comprehensive records search for previously recorded historic properties to be avoided, and to identify high-probability areas for archeological survey. If this project will involve property or easements that are owned or controlled by political subdivisions of the state and/or will have the potential to affect a State Antiquities Landmark, those areas will be subject to the Antiquities Code of Texas, and a Texas Antiquities Permit will be required before conducting survey across these lands. Once the route has been finalized and all regulatory jurisdictions have been established, please submit a scope of work meeting all applicable state and federal requirements for our review. We welcome submissions through our online eTRAC system. Links to the eTRAC portal and a user guide can be found on our website at https://www.thc.texas.gov/etrac-system.

We look forward to further consultation with your office and hope to maintain a partnership that will foster effective historic preservation. Thank you for your cooperation in this review process, and for your efforts to preserve the irreplaceable heritage of Texas. If the project changes, or if new historic properties are found, please contact the review staff. If you have any questions concerning our review or if we can be of further assistance, please email the following reviewers: [redacted]

This response has been sent through the electronic THC review and compliance system (eTRAC). Submitting your project via eTRAC eliminates mailing delays and allows you to check the status of the review, receive an electronic response, and generate reports on your submissions. For more information, visit http://thc.texas.gov/etrac-system.

Sincerely,

for Joseph Bell, State Historic Preservation Officer
Executive Director, Texas Historical Commission

Please do not respond to this email.

cc: [redacted]

APPENDIX I/II-A.4

CITY OF CORPUS CHRISTI CORRESPONDENCE

February 10, 2025

Mr. Daniel McGinn
Director of Planning and Community Development
City of Corpus Christi
P.O. Box 9277
Corpus Christi, Texas 78469

Subject: Compliance with the Westside Development Plan
Municipal Solid Waste Type V Permit Application
J.C. Elliott Transfer Station
Corpus Christi, Nueces County, Texas

Dear Mr. McGinn:

SCS Engineers (SCS), on behalf of the City of Corpus Christi (City), plans to submit a Type V MSW Facility Permit Application to the Texas Commission on Environmental Quality (TCEQ) Solid Waste Permits Division for the J.C. Elliott Transfer Station ("Type V Facility"). The proposed Type V Facility is located within Nueces County, Texas approximately 0.8 miles southwest of the intersection of State Highway 286 and State Highway 357. The proposed Type V Facility is located within an approximate 20.95-acre permit boundary within an approximate 89.64-acre parcel owned by the City. A General Location Map is attached as Figure I/II-1 in the enclosed Parts I/II of the application.

The new Type V Facility will have a waste intake, at its peak, projected at approximately 2,500 tons/day.

Under Title 30 of the Texas Administrative Code (30 TAC), Section 330.61(p), the applicant shall submit documentation that Parts I and II of the application were submitted for review to any local governments as appropriate for compliance with local solid waste plans. Please find attached a copy of Parts I and II of the above referenced permit application.

If further information or documentation is required by your department to aid in your review, please feel free to contact Chad at (281) 293-8494.

Sincerely,

Chad Ellinger, P.E.
Project Director
SCS ENGINEERS

Ricardo Espinosa
Project Professional
SCS ENGINEERS

CE/RJE

Encl. Parts I/II of TCEQ Permit Application

Ellinger, Chad

From: Daniel McGinn [ESI] [redacted]
Sent: Monday, February 10, 2025 12:55 PM
To: Ellinger, Chad
Cc: Philip Aldridge; Espinoza Matute, Ricardo
Subject: RE: MSW Permit No. 2423 – J.C. Elliott Transfer Station

Chad,
The proposed project is consistent with the adopted future land use map for the Westside Area Development Plan, this was also a project identified within the plan that was supported by the community and approved by the City Council. The project is in compliance with the Westside Area Development Plan.

Thanks,
Dan

Daniel McGinn, AICP
Director of Planning
City of Corpus Christi
[redacted]
(361) 826-7011

From: Ellinger, Chad [redacted]
Sent: Monday, February 10, 2025 10:50 AM
To: Daniel McGinn [ESI] [redacted]
Cc: Philip Aldridge [redacted]
Subject: MSW Permit No. 2423 – J.C. Elliott Transfer Station

Desk at 826-3766. Thank you.

Good morning Daniel,

We are working with Philip and the Solid Waste Department to permit a new transfer station near the existing transfer station at the J.C. Elliott Landfill. We have been asked by TCEQ to coordinate with the City to confirm this application is in compliance with the Westside Development Plan. In the link below we have included a coordination letter along with Parts I/II of the application for your reference.

Corpus Christi Coordination

If you have any questions or need additional information, please let me know.

Thank you!

Chad Ellinger, P.E.*
Project Director
SCS ENGINEERS
12651 Briar Forest Drive, Suite 205
Houston, Texas 77077
Cell: 346-581-0225
Direct: 817-358-6165
Office: 281-293-8494 X6164
[redacted]
[redacted] the US states of:

Driven by Client Success
www.scsengineers.com

PART III

SITE DEVELOPMENT PLAN
TYPE V PERMIT APPLICATION

FOR

J.C. ELLIOTT TRANSFER STATION
NUECES COUNTY, TEXAS
TCEQ PERMIT NO. MSW-2423

Prepared for:

City of Corpus Christi
P.O. Box 9277
Corpus Christi, TX 78469

Prepared by:

SCS ENGINEERS
Texas Board of Professional Engineers Registration No. F-3407
12651 Briar Forest Dr., Suite 205
Houston, TX 77077
(281) 293-8494

November 2024
Revision 1 – December 2024
Revision 2 – March 2025

PART III

SITE DEVELOPMENT PLAN
TYPE V PERMIT APPLICATION
J.C. ELLIOTT TRASNFER STATION
NUECES COUNTY, TEXAS
TCEQ PERMIT NO. MSW-2423

SCS Engineers
TBPE Reg #F-3407

TABLE OF CONTENTS

ATTACHMENTS

1 General Facility Design Plan
2 Closure Plan
3 Closure Cost Estimate

2.0 GENERAL FACILITY DESIGN

In accordance with 30 TAC §330.63(b), the general facility design is discussed in the following sections.

2.1 Facility Access

2.1.1 Adequacy of Access Roads and Highways

In accordance with 30 TAC §330.61(i), a transportation analysis was performed for the J.C. Elliott Transfer Station.

Public access to the facility will be provided by an existing entrance road located on the west side of State Highway 286 about 4,000 feet south of Saratoga Boulevard (State Highway 357). The existing entrance previously served the J.C. Elliott Landfill (MSW-423A) and currently serves the existing transfer station (Registration Number 40228) located within the J.C. Elliott Landfill permit boundary. City solid waste transport vehicles will utilize the existing entrance. Empty transfer trailers returning from Cefe F. Valenzuela Landfill may access the site by traveling on Greenwood Avenue to the back entrance to the J.C. Elliott Landfill and then internal J.C. Elliott Landfill paved roadways.

The existing site entrance/exit is a 60-foot-wide paved driveway. The driveway intersects the southbound frontage road of SH 286 at a three-way stop with no sight restrictions or conflicts that impair the turning of the vehicles or the view of drivers on SH 286. Vehicles that turn into the site entrance driveway (see Part I/II, Figure I/II-7 – Site Layout Plan) will have approximately 600 feet of staging room before they reach the gatehouse. This will prevent any traffic congestion on SH 286 due to vehicles waiting to access the facility. The existing driveway exit is controlled by a stop sign but may be modified in the future as recommended by TxDOT, the entity responsible for SH 286.

State Highway 286, Saratoga Boulevard, Greenwood Drive, and J.C. Elliott internal roadways consist of asphalt paving underlain by flexible base material. Access to the transfer station will be controlled by a gate and perimeter fencing as shown on Figure I/II-7 – Site Layout Plan. Based on the information above, the roadways that provide access to the facility are adequate in capacity and structure to continue to serve the needs of the owner or operator and the general public. The three main roadways, SH 286, SH 357, and Greenwood Drive are asphalt paved with 80,000 pound vehicle weight limits.

Based on the information above, the roadways that provide access to the facility are adequate in capacity and structure to continue to serve the needs of the owner or operator and the general public. The three main roadways, SH 286, SH 357, and Greenwood Drive are asphalt paved with 80,000 pound vehicle weight limits. Hanson has coordinated with TxDOT, the entity responsible for SH 286 and SH 357, to confirm the public roadways are adequate for the facility generated traffic. The City is responsible for the maintenance of Greenwood Drive.

2.1.2 Fences and Access Control

Public access to the facility will be controlled by means of a perimeter fence and natural barriers which encompasses the entire property boundary. Access to the facility is limited to the gated site entrance located off SH 286 service road at Greenwood Drive that will serve the facility.

Site security measures are designed to prevent unauthorized persons from entering the site, to protect the facility and its equipment from possible damage caused by trespassers, and to prevent disruption of facility operations caused by unauthorized site entry. Unauthorized entry into the site is minimized by controlling

access to the site with the perimeter fence and locking gates at the entrance and other site roads such as those used by transfer trucks. The perimeter fence will consist of a chain-link and/or wood fence. Part III, Attachment 1, Figure III-1.1 shows the location of the fencing and the gates.

During operating hours, the site personnel will continuously monitor the site entrance gate to prevent any unauthorized entry to facility. Entry to the active portion of the facility is restricted to designated personnel, approved waste haulers, and properly identified persons whose entry is authorized by site management.

A conspicuous sign measuring a minimum 4 feet by 4 feet will be maintained at the public entrance to the facility. The sign will state, in letters at least 3-inches high, the name of the site, the type of site, the permit number issued by the TCEQ, the hours and days of operation, an emergency 24-hour contact phone number(s), and the local emergency fire department phone number. The sign will be visible and readable from the facility entrance. Other signs stating rules will be posted throughout the site. A sign will state that certain wastes are prohibited from receipt at the facility, as discussed in the Part IV, Site Operating Plan.

2.2 Waste Movement

2.2.1 Waste Flow Diagram

A waste flow diagram indicating the processing and storage sequences for various types of wastes received is shown on Figure III-1.2 located in Part III, Attachment 1. The facility will not accept or store grease, oil, or sludge; therefore, the requirements of §330.63(b)(2)(G) do not apply.

2.2.2 Waste Process Schematic View

A schematic view indicating the phases, waste processing and storage as applicable, is shown on Figures III-1.3 in Part III, Attachment 1. These figures include the Type V permit boundary and the traffic flow patterns.

2.2.3 Ventilation and Odor Control

Ventilation will be provided and odors controlled in accordance with the current TCEQ MSW Air Permitting rules and regulations applicable to municipal solid waste facilities. The transfer station's fully-enclosed building design will include ample passive ventilation.

The outdoor storage/processing area is open air, providing adequate ventilation for odor control and employee safety. The J.C. Elliott Transfer Station will prevent nuisance odors from leaving the boundary of the facility. If nuisance odors are found to be passing the permit boundary, the outdoor storage/processing operation will be suspended until the nuisance is abated.

The transfer station structure is oriented with its walls perpendicular to the prevailing southern wind so any operational odors are less likely to be carried off site. Waste caught behind push walls or in push pits will be removed regularly (i.e., once or twice per week completed in conjunction with facility wash down) to minimize odors. These design features reduce the likelihood of nuisance odor being created and then carried off the permit boundary. Furthermore, the overhead doors will be closed when the transfer station is not in operation to minimize odor migration. A minimum 50-foot buffer will be provided between the transfer building and the site boundaries. The neighboring property is owned by the City and consists of open land to the south, and a landfill and transfer station to the north. In addition to the building's design

features and ample buffers, the City will take further steps to prevent and control potential odors being generated and migrating off site. These include:

- Prompt & efficient flow of waste through the building.
- Routine washing of the tipping floor.
- Closing overhead doors when the transfer station is not in operation and at the end of day in the event waste is stored overnight in the transfer station.
- The deployment of a deodorizing system, if necessary.

Solid waste processing operations will be conducted within the transfer station structure to prevent nuisance odors from developing outside. Other than brush and tires, no waste tipping or processing will occur outside the building.

The site will be graded to prevent the ponding of water in improper locations which are not part of the drainage system. The on-site drainage structures will be maintained to prevent accumulation outside of required detention, and thus minimize any nuisance odors associated with stagnant water.

2.2.4 Generalized Construction Details

The site will include the transfer station structure, a gatehouse with scale(s), and a perimeter fence with locking gates. The facility will include a water line servicing the transfer station. An inbound scale will be required as a minimum. Additional scale(s) may be added as volume or traffic conditions may dictate. The transfer station structure is a dual-level, fully-enclosed building with an above-grade processing floor (tipping floor). The fully-enclosed building footprint will be approximately 390 feet wide by 367 feet long with concrete floor an entry and exit with locking overhead doors, and a roof. The southern wall of the transfer tunnels will be flush with the south edge of the building. The southern portion of the tunnels will be enclosed; however, optional doors may be installed on the east and west walls of the transfer tunnels. The transfer station also includes an office and parking for employees. Employees will access the office space utilizing stairs from the parking area. A Site Layout Plan is included as Figures I/II-7. The general design and construction details for the fully enclosed building components are included in Part III, Attachment 1.

The transfer station building will be constructed all at once. The facility layout and building components are also shown in Part III, Attachment 1, Figures III-1.4, III-1.5, III-1.7, and III-1.8.

The processing area (tipping floor) is used for waste processing, holding, and storage. The effluent (i.e. wastewater) resulting from the processing operations will include incidental liquid within the waste brought in by the haul vehicles and washwater from the tipping floor cleaning activities. Wastewater will be directed toward at least one end of the tipping floor. The wastewater will be collected via a grated box drain and be pumped directly to a permitted wastewater plant. A contaminated water management plan, showing the layout of the grated box drain and associated piping for the handling of contaminated water is included in Part III, Attachment 1, Figure III-1.6. Details of the contaminated water management components are included in Part III, Attachment 1, Figures III-1.7, and III-1.8

The transfer station features a impermeable roof structure that covers the reinforced concrete pad (tipping floor) used for waste processing and waste storage and truck loading and transfer. The building is enclosed on all sides with an approximate eave height on the entrance of 35 feet to provide passive ventilation. Vehicles enter the building on its northwest side, with trucks exiting the building on its northeast side. The fully-enclosed building is set near the south central portion of the permit boundary with an open land buffer

to the east and south, J.C. Elliott Landfill to the west and north, the existing city transfer station to the north. The building is enclosed on all sides to obscure visibility of the waste processing operations within building.

2.2.5 Noise Pollution Control and Visual Screening

The site will be designed to minimize the potential noise pollution and visual impact to neighboring landowners and the public. Waste processing operations will be conducted within the transfer station structure, thereby minimizing noise pollution and screening operations. The fully-enclosed building is set near the south central portion of the permit boundary with an open land buffer to the east and south, J.C. Elliott Landfill to the west and north, the existing city transfer station to the north. The building is enclosed on all sides to obscure visibility of the waste processing operations within building.

2.3 Sanitation and Water Pollution Control

All liquids resulting from the operation of the transfer station will be disposed of in a manner that will not cause surface water or groundwater pollution. An implemented storm water management plan designed to minimize and route storm water away from the waste processing area will provide surface water protection, thus minimizing the amount of contaminated water generated by the site.

Uncontaminated water is any water that has not come into contact with waste (referred to as storm water, clean storm water, surface water, and uncontaminated surface water). Contaminated water is any water that has come into contact with waste (referred to as washwater or wastewater from the tipping floor).

The pavement and ground surface around the perimeter of the building will be graded to promote uncontaminated surface water drainage away from the structure and toward the surface drainage features (i.e. perimeter swales and channels). A contaminated water management plan and related details for the handling of the clean stormwater are included in Part III, Attachment 1, Figures III-1.7 and III-1.8.

Other than brush and tires, solid waste processing operations will be conducted on a concrete-paved area (tipping floor) inside the transfer station structure; therefore, contact of storm water with waste material is limited. Brush and tires may be stored and processed in the processing/storage area showed on Figure III-1.3. This area will be graded to contain any surface water so that any water discharged can be inspected prior to removal. Wastewaters will not be allowed to accumulate on the tipping floor or in the transfer tunnels. Wastewater will be directed toward at least one end of the sloped tipping floor. The wastewater will be collected via grated trenches and/or grated box drains and pumped directly to a permitted wastewater plant. The transfer tunnels will also have gated trenches and/or grated box drains which will be discharged to a permitted wastewater plant. A contaminated water management plan, showing the layout of the grated trenches and box drains and associated piping for the handling of contaminated water is included in Part III, Attachment 1, Figure III-1.6. Details of the contaminated water management components are included in Part III, Attachment 1, Figures III-1.7, and III-1.8.

2.3.1 Surface Water and Groundwater Protection

The facility design complies with the requirements of 30 TAC §330.303, relating to Surface Water Drainage for Municipal Solid Waste Facilities.

The facility will be constructed, maintained, and operated to manage run-on and runoff during the peak discharge of a 25-year rainfall event and will prevent the off-site discharge of waste and feedstock material, including, but not limited to, in-process and/or processed materials. Surface water in and around the facility will be controlled to minimize surface water running onto, into, and off of the processing area.

Since all contaminated water will be managed in a controlled manner as discussed in this section, groundwater will be protected.

For additional information on surface water and groundwater protection, see Part III, Attachment 1, Appendix A, Surface Water Drainage Plan.

2.3.2 Floor Wash Down

The processing area (tipping floor) is used for waste processing, holding, and storage. The only effluent resulting from the processing operations will be the washwater from the tipping floor cleaning activities. Washwater will be directed toward at least one end of the tipping floor. The washwater will be collected via a grated box drain and pumped directly to a permitted wastewater plan. A contaminated water management plan, showing the layout of the grated trenches and box drains and associated piping for the handling of contaminated water is included in Part III, Attachment 1, Figure III-1.6. Details of the contaminated water management components are included in Part III, Attachment 1, Figures III-1.7, and III-1.8.

A public water supply line will provide the water supply required for the gatehouse and to clean the concrete tipping floor and will also be used for fire suppression. A spray nozzle, such as a standard wash-down gun product, will be used to hose down the concrete tipping floor. The firewater/fresh water tanks will be supplied by a water well to be located on the property or fresh water will be trucked to the site. These fresh water supply tanks are optional if a water supply line is brought directly to the gatehouse and/or transfer station building.

2.4 Protection of Endangered Species

CEI performed a threatened and endangered species assessment for the property. The objective of the assessment was to evaluate the potential for the existence of species and/or their habitat that are considered protected under the Endangered Species Act of 1973 and subsequent amendments and listings in accordance with the requirements of 30 TAC §330.61(n). Through field efforts and searches for electronic records of RTE species on or near the property resulted in only one observation from the property (a Wood Stork flying high along Oso Creek) and three from the near vicinity of the property (two White-tailed Hawk sightings at the adjacent landfill and a Texas tortoise across the highway. CEI concluded the project is not likely to adversely affect threatened and endangered species. The CEI report is included in Appendix I/II-B.2.

The United States Fish and Wildlife Service (USFWS) was contacted in accordance with 30 TAC 330.61(n)(2). A request for verification of threatened and endangered species assessment was submitted to the Texas Parks and Wildlife Department (TPWD) by CEI. Supporting documentation provided by TPWD and a copy of the threatened and endangered species assessment conducted by CEI and coordination with the USFWS is included in Part I/II, Appendix I/II-B.2.

4.0 WASTE MANAGEMENT UNIT DESIGN

In accordance with §330.63(d), the general design and waste operations and storage are summarized in the following sections.

4.1 Waste Operations

The J.C. Elliott Transfer Station is designed for efficient waste processing. All solid waste capable of creating public health hazards or nuisances will be stored on the fully-enclosed building tipping floor only and processed or transferred promptly and will not be allowed to result in nuisances or public health hazards.

General operations will be conducted in a manner that allows for the prompt and efficient unloading of waste. The waste will be discharged from the collection vehicles onto the facility processing floor (tipping floor). Waste will be loaded into an open-top transfer trailer, covered, and transferred to an authorized disposal facility.

As shown on Part III, Attachment 1, Figures III-1.3, the collection trucks will enter the site and will weigh-in at the gate house. The trucks will proceed to the tipping floor. The trucks will deposit the waste onto the tipping floor for processing and then proceed to exit the building. The trucks will proceed to the exit scale, if needed, and then leave the site. After the waste has been processed, the waste will be loaded into transfer trailers waiting in the loading shoot(s) below the tipping floor. Equipment, vehicles, and pedestrians will be kept from falling through the loading chutes by installing a concrete wall barrier on the processing side of the chute as shown on Detail 2 of Figure III-1.8. Waste will be pushed into the loading hoppers and drop into the awaiting waste transfer vehicle(s). After the transfer trailers are full, they will be tarped and proceed to the waste transfer trailer exit. Empty transfer trucks that are awaiting loading will queue up on the paved area leading to the building.

4.2 Spill Prevention and Control

The storage and processing areas of the facility are designed to control and contain spills and contaminated water from leaving the facility. Since the tipping floor is covered by a roof and enclosed on all sides, the "worst case spill or release" will occur when the entire tipping floor is being washed down. Based on manufacturer's data, a standard pressurized nozzle that provides a maximum flow rate of 10 gallons per minute may be used to wash down the tipping floor and will generate approximately 600 gallons of washwater per hour. Based on manufacturer's data that one person could washdown approximately 8,400 square feet of floor surface per hour with this nozzle and based on the size of the floor area, it will take approximately 17 hours for one person to wash down the entire tipping floor area (143,130 square feet), generating approximately 10,500 gallons of washwater. The generated contaminated water will be collected and discharged directly to a permitted wastewater plant. There are no unenclosed containment areas at the facility; therefore, the rainfall design requirements in §330.63(d)(1)(B) do not apply.

4.3 Waste Storage Period

The projected peak amount of solid waste to be received daily and annually for the facility is approximately 2,500 tons per day and 912,500 tons per year, respectively. The maximum volume of waste that will be stored overnight (defined as sunset to sunrise) at the facility at any given time is 1,000 tons or less, which includes the waste in any partially-loaded or fully-loaded, covered transfer vehicles parked at the facility and waiting to haul waste off-site the following day. These peak amounts and maximum volumes were developed in accordance with the requirements of the Closure Cost Estimate as further described in Part

III, Attachment 3. These maximums will also consist of unprocessed materials on the tipping floor or processed waste materials being held or stored on the tipping floor in the event of equipment breakdown.

Waste storage or holding will occur on the tipping floor, including partially-filled transfer vehicles at the end of the operating day. The maximum volume of waste that will be stored overnight at the facility at any given time is 1,000 tons or less, which includes the waste in fully loaded, covered transfer vehicles waiting to haul waste off-site. Except for brush and tires, no storage of waste materials will occur off the tipping floor, except for waste in fully loaded, covered transfer trailers waiting to be hauled off-site. Except for brush and tires, solid waste will generally be processed within an average of 4 to 6 hours. Brush and tires will generally be processed on a weekly basis but may be stored on-site up to 4 weeks. The solid waste will not be allowed to accumulate on-site for such a period that will allow the creation of a nuisance or public health hazard due to odors, fly breeding, or harborage of other vectors. Storage periods significantly above average are as a result of equipment breakdown or acts of God, and will only be permitted for the time required to repair or replace the malfunctioning equipment or to allow any exigent circumstances to subside. The maximum volume of waste that can be stored at the facility under these circumstances is 1,000 tons which includes the waste in loaded transfer vehicles waiting to haul waste off-site. The maximum holding time under these circumstances will not exceed 48 hours with an average holding time of 24 hours. These holding times apply to both processed and unprocessed wastes. No waste tipping or processing will occur off the tipping floor. The processed solid waste will be transported off-site and disposed of at the Cefe Valenzuela Landfill or another TCEQ-permitted landfill.

During time periods including holidays, the solid waste may be temporarily stored at the site not to exceed a time period of 72 hours. If waste remains on the tipping floor during these periods, cover tarps will be used to control potential odors, flies and other vectors.

PART III – ATTACHMENT 1

GENERAL FACILITY DESIGN PLAN
TYPE V PERMIT APPLICATION

FOR

J.C. ELLIOTT TRANSFER STATION
NUECES COUNTY, TEXAS
TCEQ PERMIT NO. MSW-2423

Prepared for:

City of Corpus Christi
P.O. Box 9277
Corpus Christi, TX 78469

Prepared by:

SCS ENGINEERS
Texas Board of Professional Engineers Registration No. F-3407
12651 Briar Forest Dr., Suite 205
Houston, TX 77077
(281) 293-8494

November 2024
Revision 1 – December 2024
Revision 2 – March 2025

PART III – ATTACHMENT 1

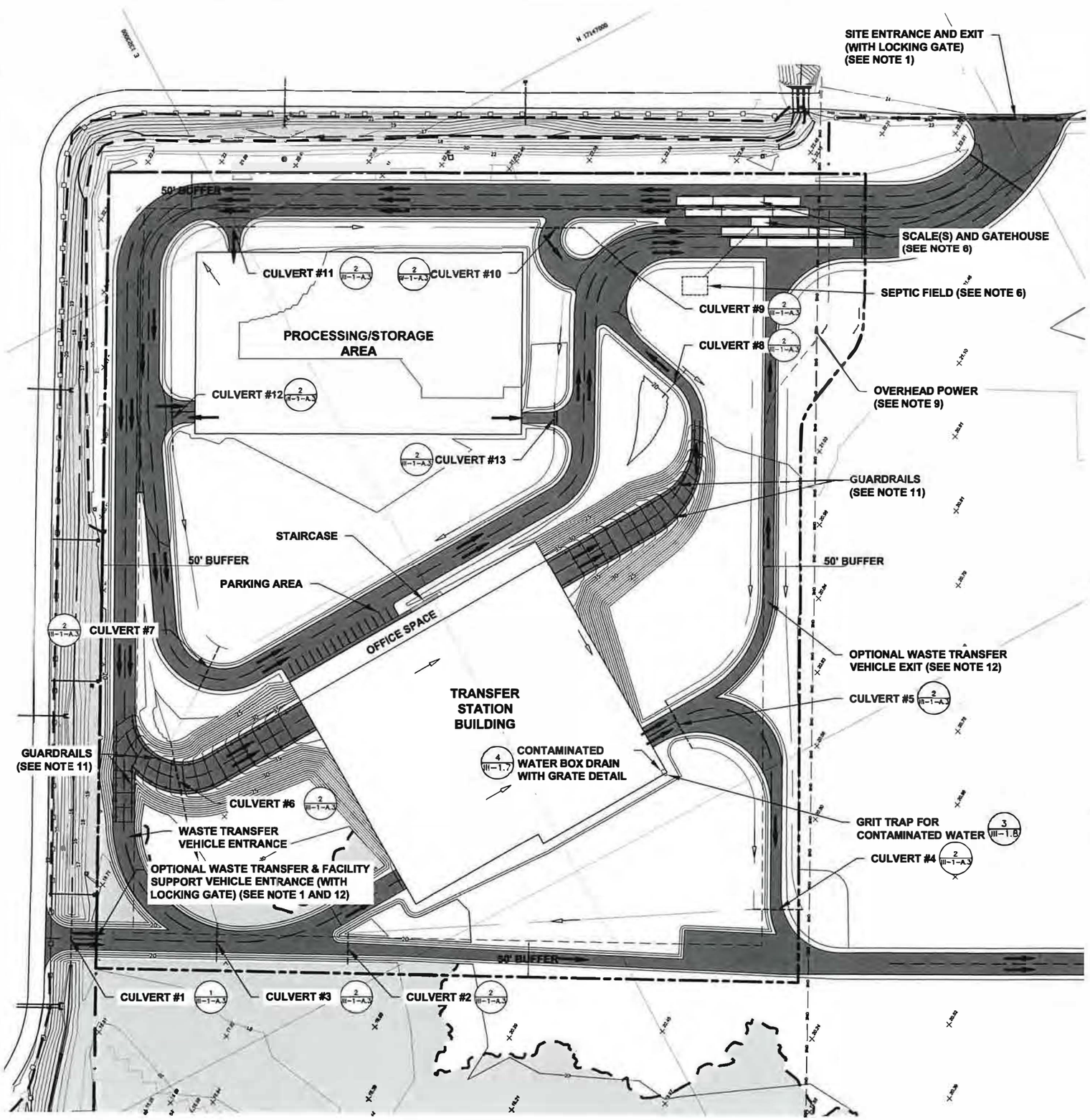
GENERAL FACILITY DESIGN PLAN
TYPE V PERMIT APPLICATION
J.C. ELLIOTT TRANSFER STATION
NUECES COUNTY, TEXAS
TCEQ PERMIT NO. MSW-2423

FIGURES

APPENDICES

SCS Engineers
TBPE Reg. #F-3407

FIGURES



SCALE

0 150 300 FEET

LEGEND

- PERMIT BOUNDARY (SEE NOTE 1)
- PROPERTY BOUNDARY
- EXISTING FENCE
- GUARDRAILS
- EXISTING CONTOUR
- SPOT ELEVATION
- OVERHEAD ELECTRICAL (SEE NOTE 9)
- PROPOSED CONTOUR
- 100-YEAR FLOODPLAIN (SEE NOTE 10)
- PAVED ROADS (SEE NOTE 4)
- 50' BUFFER
- TRAFFIC FLOW
- DRAINAGE FLOW
- TEXAS STATE PLANE COORDINATES (N 17145000)

STATE OF TEXAS
CHAD ELLINGER
120182
LICENSED
PROFESSIONAL ENGINEER
3/14/2025

NOTES:

1. A PERIMETER FENCE AND NATURAL BARRIERS ENCOMPASSING THE PROPERTY BOUNDARY WILL CONTROL PUBLIC ACCESS TO THE FACILITY. THE PERIMETER FENCING WILL BE CHAIN LINK OR WOOD FENCE TO PROVIDE SECURITY. GATES WILL BE PROVIDED AT ENTRANCE AND EXITS.
2. THERE ARE NO KNOWN WASTE DISPOSAL ACTIVITIES OR UNITS (PAST, PRESENT, OR FUTURE) WITHIN THE PERMIT BOUNDARY.
3. INTERNAL ACCESS ROADS (NOT SHOWN) SHALL BE CRUSHED STONE, GRAVEL, OR AN EQUIVALENT ALL-WEATHER SURFACE. THE INTERNAL ACCESS ROADS MAY BE RELOCATED AS SITE OPERATIONS DICTATE.
4. PAVED ROADS WITHIN THE FACILITY WILL CONSIST OF EITHER:
   - AGGREGATE PAVEMENT - MINIMUM 2" COMPACTED FINES, 12" THICK AGGREGATE BASE, GEOTEXTILE, COMPACTED SUBBASE.
   - ASPHALT PAVEMENT - MINIMUM 2" THICK ASPHALT SURFACE, 12" THICK ASPHALT BASE, 4" THICK SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR OR 98% STANDARD PROCTOR
   - CONCRETE PAVEMENT - 9" THICK REINFORCED CONCRETE, 6" THICK AGGREGATE BASE, 4" THICK SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR OR 98% STANDARD PROCTOR
   - ALTERNATE ASPHALT, CONCRETE OR OTHER ROAD BUILDING MATERIAL AT THE FACILITY'S DISCRETION
5. TOPOGRAPHIC FEATURES, AND PERMIT BOUNDARY GROUND SURVEY CONDUCTED BY HANSON PROFESSIONAL SERVICES INC, DATE AUGUST 9, 2021.
6. SCALE(S), PARKING AREA, AND GATEHOUSE SIZE AND LOCATION ARE APPROXIMATE. ONE INBOUND SCALE WILL BE REQUIRED. ADDITIONAL INBOUND AND OUTBOUND SCALE ARE OPTIONAL. SEPTIC FIELD LOCATION MAY VARY AND IS OPTIONAL IF TANK OR DIRECT SANITARY SEWER LINE IS USED.
7. A DIRECT TIE-IN TO A WATER SERVICE LINE WILL BE USED WITHIN THE PROPERTY.
8. CONTAMINATED WATER WILL BE PUMPED DIRECTLY TO A PERMITTED WASTEWATER PLANT.
9. OVERHEAD POWER SERVICE LINE AND POWER POLES MAY BE RELOCATED PRIOR TO TRANSFER STATION FACILITY CONSTRUCTION, IF NECESSARY.
10. FLOODPLAIN BOUNDARIES WERE OBTAINED FROM FEMA.
11. GUARDRAIL ON RAMPS LENGTH AND LOCATION MAY VARY. ADDITIONAL WASHWATER SUMPS MAY BE ADDED AS DEEMED NECESSARY BY FACILITY OPERATIONS.
12. OPTIONAL WASTE TRANSFER AND FACILITY SUPPORT VEHICLE ENTRANCE AND EXIT MAY BE USED IN CONJUNCTION OR IN LIEU OF PRIMARY ENTRANCE/EXIT.

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY
1	03/2025	ADDED OFFICE SPACE AND STAIRCASE.	SCS

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: SITE LAYOUT PLAN

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS
12651 BRIAR FOREST, SUITE 205, HOUSTON, TX 77077
PH (281) 293-8494 FAX NO. (281) 293-7979

PROJ. NO.	16221088.00
D/A KW BY	CE
APP. BY	JKR
DWN. BY	RJE
CHK. BY	CE
DSN. BY	RJE

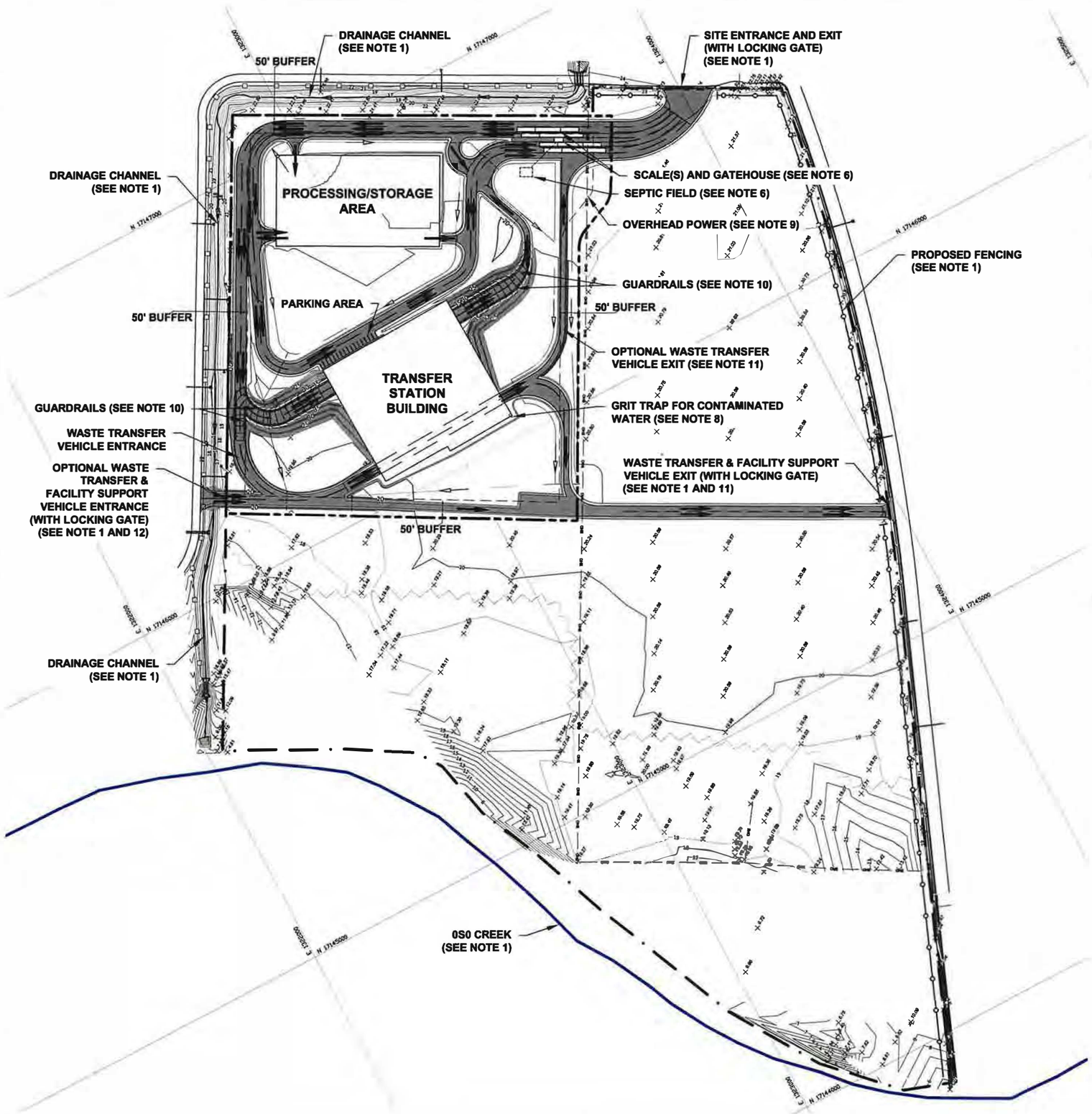
CADD FILE: FIGURE III-1.1 SITE LAYOUT PLAN-PCV

DATE: 11/2024

SCALE: AS SHOWN

FIGURE NO.

III-1.1



SCALE

0 300 600 FEET

LEGEND

- PERMIT BOUNDARY (SEE NOTE 1)
- PROPERTY BOUNDARY
- EXISTING FENCE
- GUARDRAILS
- EXISTING CONTOUR
- SPOT ELEVATION
- OVERHEAD ELECTRICAL (SEE NOTE 9)
- PROPOSED CONTOUR
- EXISTING STREAM
- PROPOSED FENCE
- PAVED ROADS (SEE NOTE 4)
- 50' BUFFER
- TRAFFIC FLOW
- DRAINAGE FLOW
- TEXAS STATE PLANE COORDINATES

STATE OF TEXAS
CHAD ELLINGER
120182
LICENSED PROFESSIONAL ENGINEER
3/14/2025

NOTES:

1. A PERIMETER FENCE AND NATURAL BARRIERS ENCOMPASSING THE PROPERTY BOUNDARY WILL CONTROL PUBLIC ACCESS TO THE FACILITY. THE PERIMETER FENCING WILL BE CHAIN LINK OR WOOD FENCE TO PROVIDE SECURITY. GATES WILL BE PROVIDED AT ENTRANCE AND EXITS.
2. THERE ARE NO KNOWN WASTE DISPOSAL ACTIVITIES OR UNITS (PAST, PRESENT, OR FUTURE) WITHIN THE PERMIT BOUNDARY.
3. INTERNAL ACCESS ROADS (NOT SHOWN) SHALL BE CRUSHED STONE, GRAVEL, OR AN EQUIVALENT ALL-WEATHER SURFACE. THE INTERNAL ACCESS ROADS MAY BE RELOCATED AS SITE OPERATIONS DICTATE.
4. PAVED ROADS WITHIN THE FACILITY WILL CONSIST OF EITHER:
   - AGGREGATE PAVEMENT - MINIMUM 2" COMPACTED FINES, 12" THICK AGGREGATE BASE, GEOTEXTILE, COMPACTED SUBBASE.
   - ASPHALT PAVEMENT - MINIMUM 2" THICK ASPHALT SURFACE, 12" THICK ASPHALT BASE, 4" THICK SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR OR 98% STANDARD PROCTOR
   - CONCRETE PAVEMENT - 9" THICK REINFORCED CONCRETE, 6" THICK AGGREGATE BASE, 4" THICK SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR OR 98% STANDARD PROCTOR
   - ALTERNATE ASPHALT, CONCRETE OR OTHER ROAD BUILDING MATERIAL AT THE FACILITY'S DISCRETION
5. TOPOGRAPHIC FEATURES, AND PERMIT BOUNDARY GROUND SURVEY CONDUCTED BY HANSON PROFESSIONAL SERVICES INC, DATE AUGUST 9, 2021.
6. SCALE(S), PARKING AREA, AND GATEHOUSE SIZE AND LOCATION ARE APPROXIMATE. ONE INBOUND SCALE WILL BE REQUIRED. ADDITIONAL INBOUND AND OUTBOUND SCALES ARE OPTIONAL. SEPTIC FIELD LOCATION MAY VARY AND IS OPTIONAL IF TANK OR DIRECT SANITARY SEWER LINE IS USED.
7. A DIRECT TIE-IN TO A WATER SERVICE LINE WILL BE USED WITHIN THE PROPERTY.
8. CONTAMINATED WATER WILL BE PUMPED DIRECTLY TO A PERMITTED WASTEWATER PLANT.
9. OVERHEAD POWER SERVICE LINE AND POWER POLES MAY BE RELOCATED PRIOR TO TRANSFER STATION FACILITY CONSTRUCTION, IF NECESSARY.
10. GUARDRAIL ON RAMPS LENGTH AND LOCATION MAY VARY. ADDITIONAL WASHWATER SUMPS MAY BE ADDED AS DEEMED NECESSARY BY FACILITY OPERATIONS.
11. OPTIONAL WASTE TRANSFER AND FACILITY SUPPORT VEHICLE ENTRANCE AND EXIT MAY BE USED IN CONJUNCTION OR IN LIEU OF PRIMARY ENTRANCE/EXIT.

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: ACCESS CONTROL PLAN

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT CONSULTING ENGINEERS
12851 BRIAR FOREST, SUITE 205, HOUSTON, TX 77077
PH (281) 293-8484 FAX NO. (281) 293-7878

DSN BY:	CHK. BY:	APP. BY:
RJE	CE	JKR

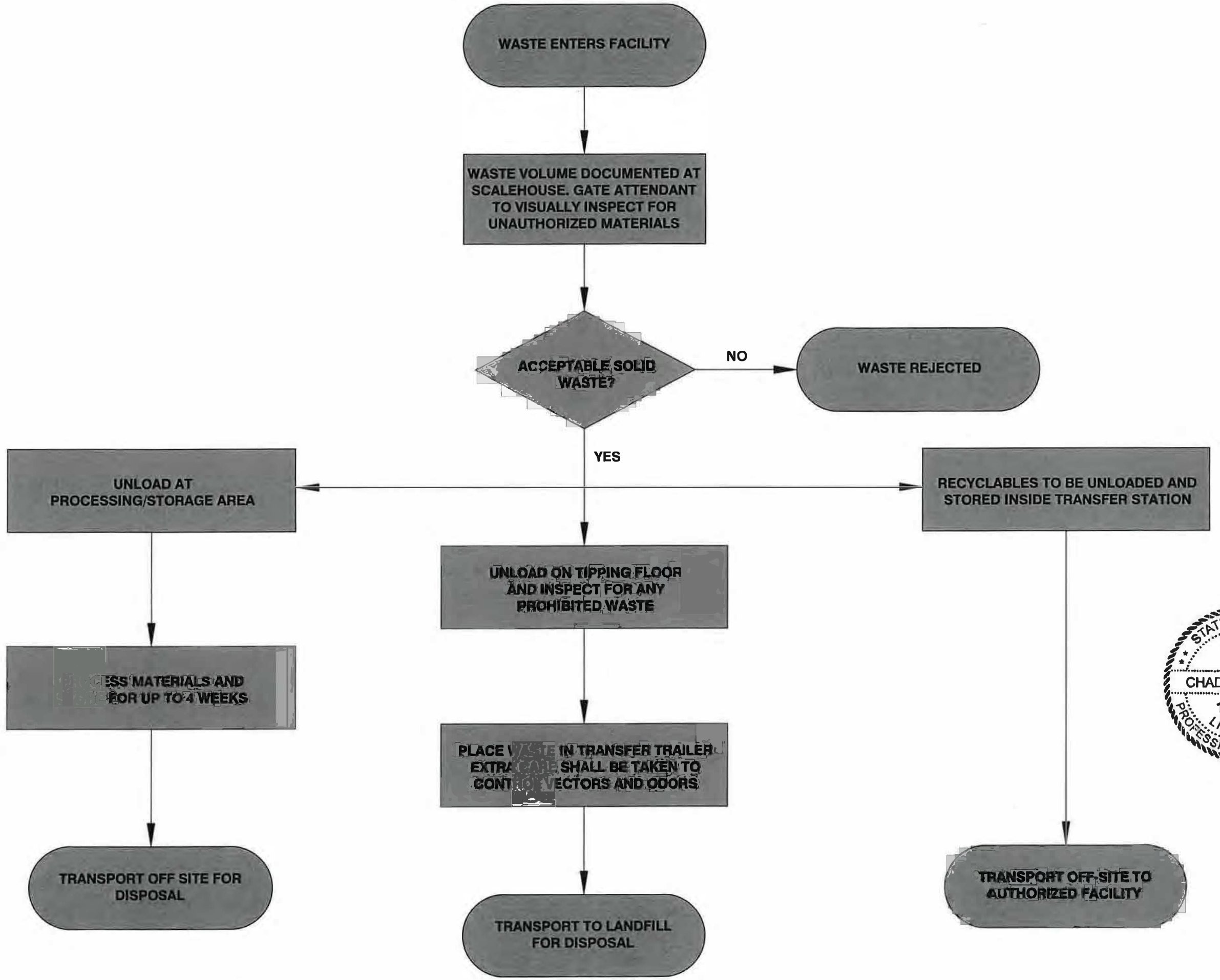
PROJECT NO. 02210880.00

CADD FILE: FIGURE III-1.1A ACCESS CONTROL PLAN

DATE: 03/2025

SCALE: AS SHOWN

FIGURE NO. III-1.1A



STATE OF TEXAS
CHAD ELLINGER
120182
LICENSED
PROFESSIONAL ENGINEER
3/14/2025

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY
1	03/2025	REVISED FLOWCHART.	SCS
2			
3			
4			
5			

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: WASTE MOVEMENT FLOW CHART

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS
12651 BRIAR FOREST, SUITE 205, HOUSTON, TX 77077
PH (281) 293-8484 FAX NO. (281) 293-7876

PROJ. NO. 16221088.00 | DWN. BY: RJE | CHK. BY: CE | QA/A RVW BY: CE | APP. BY: JKR | DSN. BY: RJE

CADD FILE: FIGURE III-1.2 WASTE MOVEMENT FLOW CHART-REV3

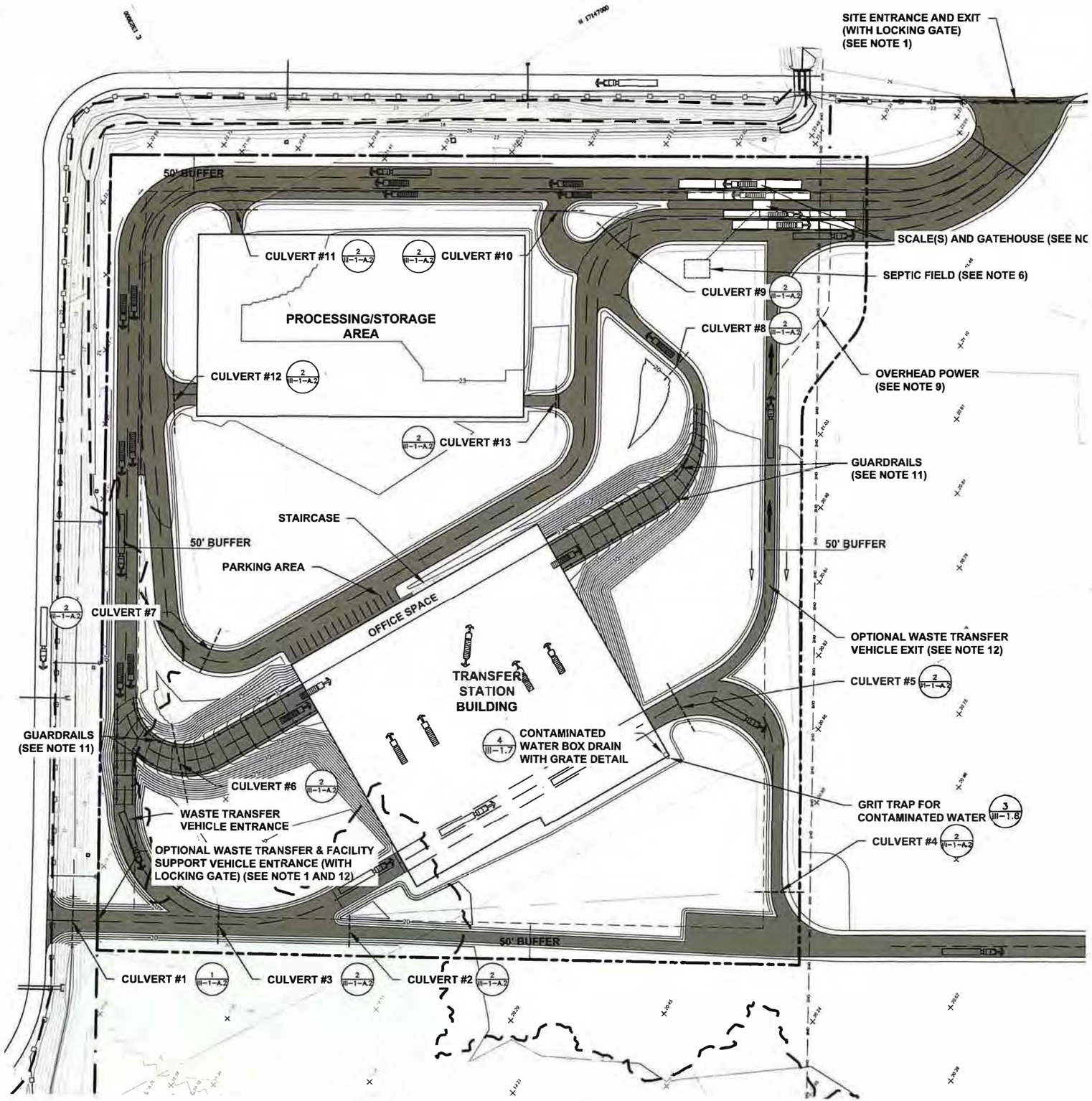
DATE: 11/2024

SCALE: AS SHOWN

FIGURE NO.

III-1.2

3/3/2025 3:14 PM Z:\QA\Projects\16221088.00\Data and Calculations\CAD\Part III\Attachment 1\Figure III-1.2 Waste Movement Flow Chart



SCALE
0 150 300 FEET

LEGEND

- PERMIT BOUNDARY (SEE NOTE 1)
- PROPERTY BOUNDARY
- EXISTING FENCE
- GUARDRAILS
- EXISTING CONTOUR
- SPOT ELEVATION
- OVERHEAD ELECTRICAL (SEE NOTE 9)
- PROPOSED CONTOUR
- 100-YEAR FLOODPLAIN (SEE NOTE 10)
- PAVED ROADS (SEE NOTE 4)
- 50' BUFFER
- DIRECTION OF TRAFFIC FLOW
- TRANSFER TRUCK
- WASTE COLLECTION TRUCK
- TEXAS STATE PLANE COORDINATES

STATE OF TEXAS
CHAD ELLINGER
120182
LICENSED
PROFESSIONAL ENGINEER
3/14/2025

NOTES:

1. A PERIMETER FENCE AND NATURAL BARRIERS ENCOMPASSING THE PROPERTY BOUNDARY WILL CONTROL PUBLIC ACCESS TO THE FACILITY. THE PERIMETER FENCING WILL BE CHAIN LINK OR WOOD FENCE TO PROVIDE SECURITY. GATES WILL BE PROVIDED AT ENTRANCE AND EXITS.
2. THERE ARE NO KNOWN WASTE DISPOSAL ACTIVITIES OR UNITS (PAST, PRESENT, OR FUTURE) WITHIN THE PERMIT BOUNDARY.
3. INTERNAL ACCESS ROADS (NOT SHOWN) SHALL BE CRUSHED STONE, GRAVEL, OR AN EQUIVALENT ALL-WEATHER SURFACE. THE INTERNAL ACCESS ROADS MAY BE RELOCATED AS SITE OPERATIONS DICTATE.
4. PAVED ROADS WITHIN THE FACILITY WILL CONSIST OF EITHER:
   - AGGREGATE PAVEMENT - MINIMUM 2" COMPACTED FINES, 12" THICK AGGREGATE BASE, GEOTEXTILE, COMPACTED SUBBASE.
   - ASPHALT PAVEMENT - MINIMUM 2" THICK ASPHALT SURFACE, 12" THICK ASPHALT BASE, 4" THICK SUBG RADE COMPACTED TO 95% MODIFIED PROCTOR OR 98% STANDARD PROCTOR
   - CONCRETE PAVEMENT - 9" THICK REINFORCED CONCRETE, 6" THICK AGGREGATE BASE, 4" THICK SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR OR 98% STANDARD PROCTOR
   - ALTERNATE ASPHALT, CONCRETE OR OTHER ROAD BUILDING MATERIAL AT THE FACILITY'S DISCRETION
5. TOPOGRAPHIC FEATURES, AND PERMIT BOUNDARY GROUND SURVEY CONDUCTED BY HANSON PROFESSIONAL SERVICES INC, DATE AUGUST 9, 2021.
6. SCALE(S), PARKING AREA, AND GATEHOUSE SIZE AND LOCATION ARE APPROXIMATE. ONE INBOUND SCALE WILL BE REQUIRED. ADDITIONAL INBOUND AND OUTBOUND SCALE ARE OPTIONAL. SEPTIC FIELD LOCATION MAY VARY AND IS OPTIONAL IF TANK OR DIRECT SANITARY SEWER LINE IS USED.
7. A DIRECT TIE-IN TO A WATER SERVICE LINE WILL BE USED WITHIN THE PROPERTY.
8. CONTAMINATED WATER WILL BE PUMPED DIRECTLY TO A PERMITTED WASTEWATER PLANT .
9. OVERHEAD POWER SERVICE LINE AND POWER POLES MAY BE RELOCATED PRIOR TO TRANSFER STATION FACILITY CONSTRUCTION, IF NECESSARY .
10. FLOODPLAIN BOUNDARIES WERE OBTAINED FROM FEMA. BASE FLOOD ELEVATION INSIDE THE PERMIT BOUNDARY IS APPROXIMATELY 20 FT-MSL. THE TRANSFER STATION TUNNEL AND PROCESSING/STORAGE AREA ELEVATION IS 23 FT-MSL. THE MINIMUM TRANSFER STATION BUILDING TIPPING FLOOR ELEVATION IS 38 FT-MSL.
11. GUARDRAIL ON RAMPS LENGTH AND LOCATION MAY VARY. ADDITIONAL WASHWATER SUMPS MAY BE ADDED AS DEEMED NECESSARY BY FACILITY OPERATIONS.
12. OPTIONAL WASTE TRANSFER AND FACILITY SUPPORT VEHICLE ENTRANCE AND EXIT MAY BE USED IN CONJUNCTION OR IN LIEU OF PRIMARY ENTRANCE/EXIT.

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY
1	03/2025	REVISED TO SHOW FLOODPLAIN ENCROACHING UPON BUILDING, REVISED NOTE 10, ADDED ELEVATION CALLOUT TO PROCESSING/ STORAGE AREA, OFFICE SPACE AND STAIRCASE.	SCS

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: WASTE PROCESS SCHEMATIC VIEW

PROJECT TITLE: TYPE V PERMIT APPLICATION

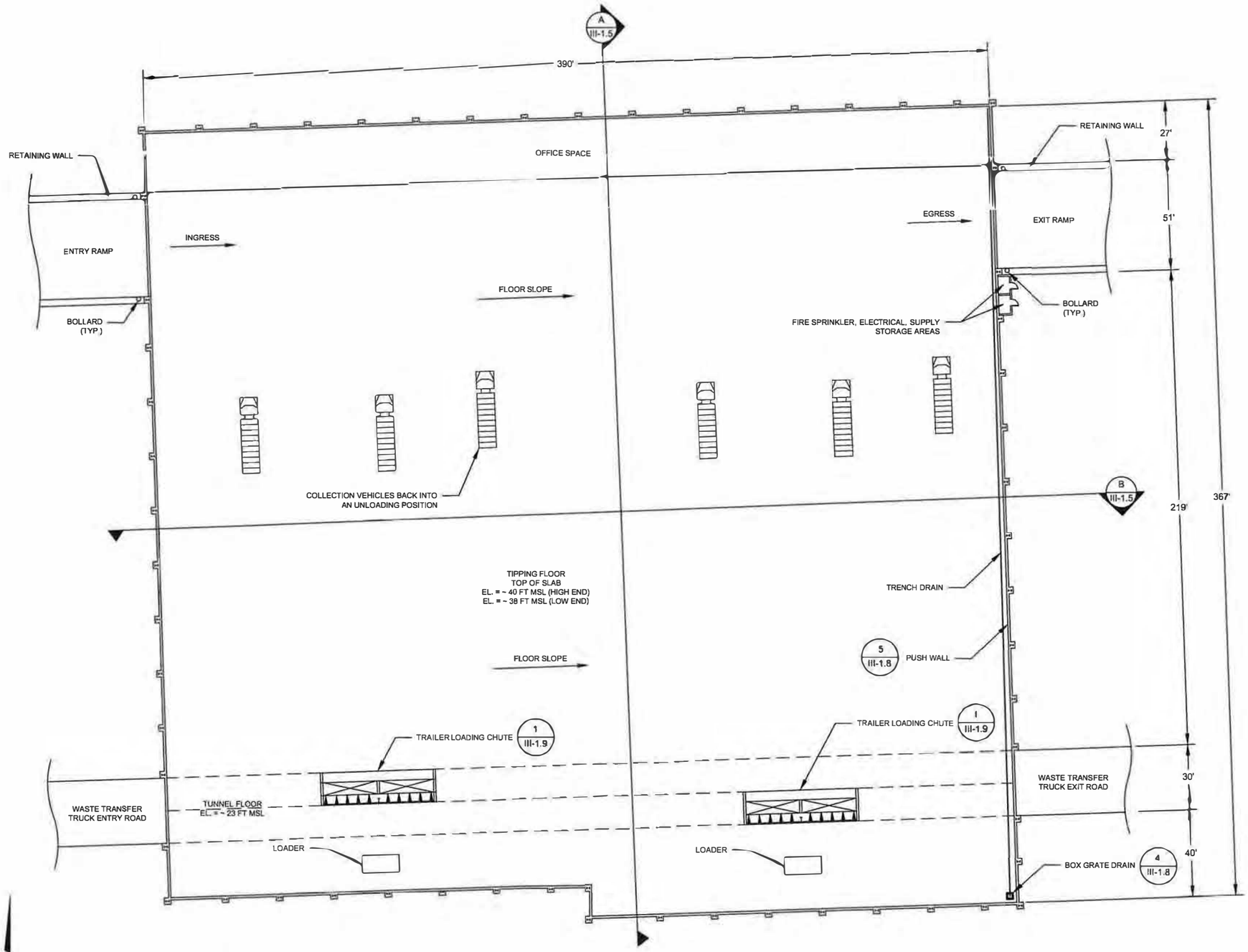
CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS
12551 BRIAR FOREST, SUITE 205, HOUSTON, TX 77077
PH (281) 293-8494 FAX NO. (281) 293-7878

PROJ. NO. 16221088.00
DSN. BY: RJE | DWN. BY: RJE | CHK. BY: CE | APP. BY: CE | QA/QC BY: JKR

CADD FILE: FIGURE III-1.3 WASTE PROCESS SCHEMATIC VIEW-REV1
DATE: 11/2024
SCALE: AS SHOWN
FIGURE NO. III-1.3

3/19/2025 10:15 AM Z:\J&R\Projects\16221088.00\Data and Calculations\CAD\Part III\Attachment 1\Figure III-1.3 Waste Process Schematic View-R1.



NOTES:

1. SEE PART III, ATTACHMENT 1, FIGURE III-1.6 FOR THE CONTAMINATED WATER MANAGEMENT PLAN.
2. ELEVATIONS FOR THE TIPPING FLOOR ARE APPROXIMATE AND MAY BE ADJUSTED AT THE TIME OF CONSTRUCTION.
3. BUILDING IS CONCEPTUAL ONLY DIMENSIONS AND STRUCTURAL DETAILS MAY VARY. BUILDING IS FULLY ENCLOSED. ADDITIONAL LOADING CHUTES MAY BE ADDED.
4. RETAINING WALL MAY BE USED IN LIEU OF SOIL BERM.

STATE OF TEXAS
CHAD ELLINGER
120182
LICENSED
PROFESSIONAL ENGINEER
3/14/2025

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY
1	03/2025	ADDED OFFICE SPACE.	SCS

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: **FULLY ENCLOSED BUILDING LAYOUT**

PROJECT TITLE: **TYPE V PERMIT APPLICATION**

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS
12851 BRIAR FOREST, SUITE 235, HOUSTON, TX 77077
PH (281) 293-8484 FAX NO. (281) 293-7070

Q/A ROM BY:	APP'D. BY:	CHK. BY:	DSN. BY:
CE	JKR	CE	RJE

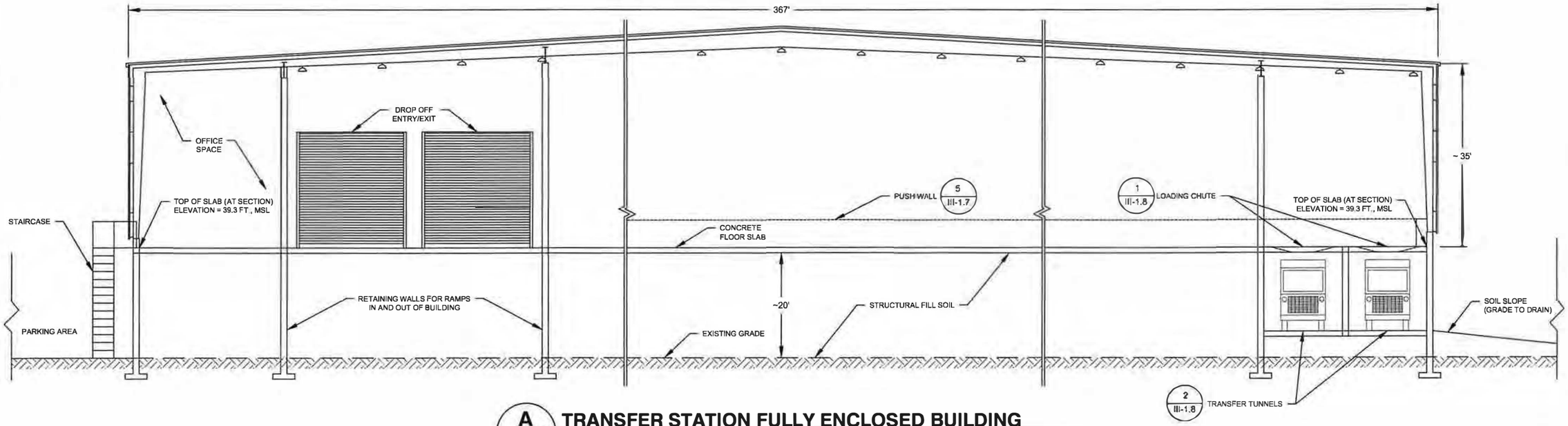
PROJ. NO. 162721088.00

CADD FILE: FIGURE III-1.4 PHASE 2 TRANSFER STATION BUILDING LAYOUT--REV1

DATE: 11/2024

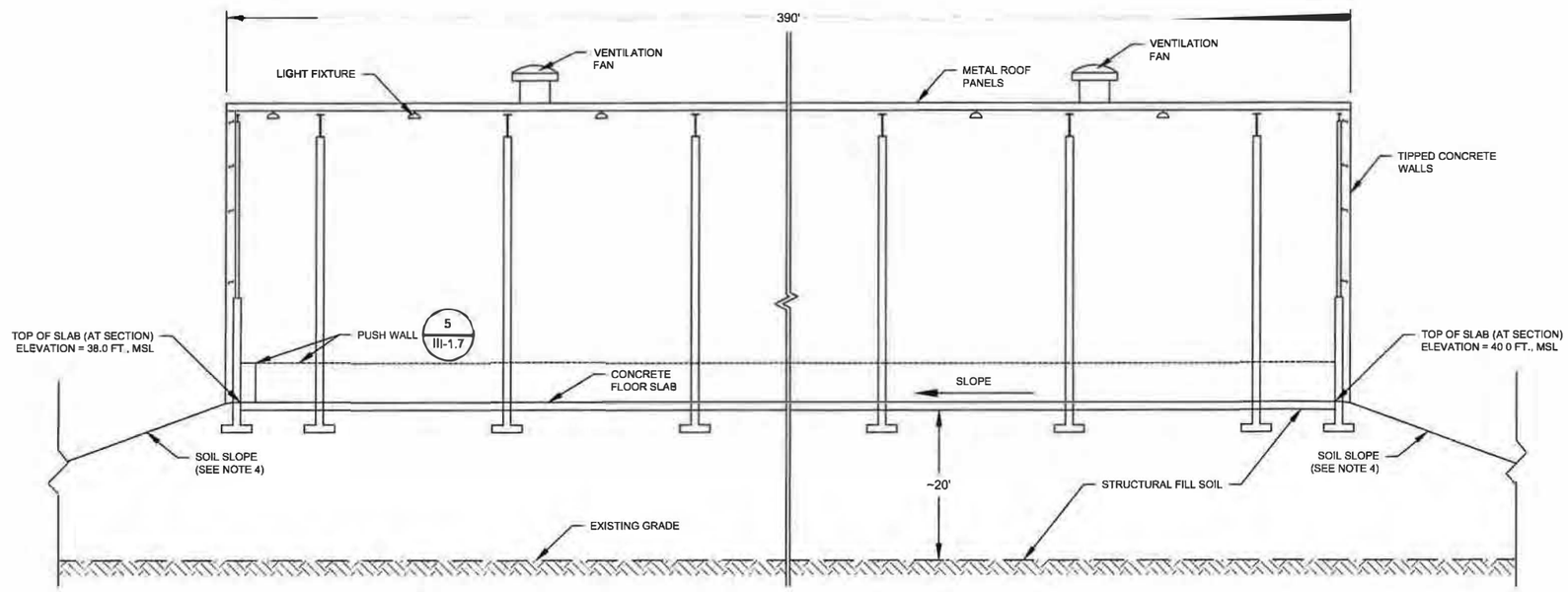
SCALE: AS SHOWN

FIGURE NO.: **III-1.4**



A III-1.5 TRANSFER STATION FULLY ENCLOSED BUILDING

SCALE
0 20 40 FEET



B III-1.5 TRANSFER STATION FULLY ENCLOSED BUILDING

SCALE
0 20 40 FEET

NOTES:

1. SEE PART III, ATTACHMENT 1, FIGURE III-1.6 FOR THE CONTAMINATED WATER MANAGEMENT PLAN
2. ELEVATIONS FOR THE TIPPING FLOOR ARE APPROXIMATE AND MAY BE ADJUSTED AT THE TIME OF CONSTRUCTION.
3. BUILDING IS CONCEPTUAL ONLY. DIMENSIONS AND STRUCTURAL DETAILS MAY VARY. BUILDING IS FULLY ENCLOSED.
4. RETAINING WALL MAY BE USED IN LIEU OF SOIL BERM.

STATE OF TEXAS
CHAD ELLINGER
120182
LICENSED
PROFESSIONAL ENGINEER
3/14/2025

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY
1	03/2025	ADDED OFFICE SPACE AND STAIRCASE	SCS

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: FULLY ENCLOSED BUILDING ELEVATIONS

PROJECT TITLE: TYPE V PERMIT APPLICATION

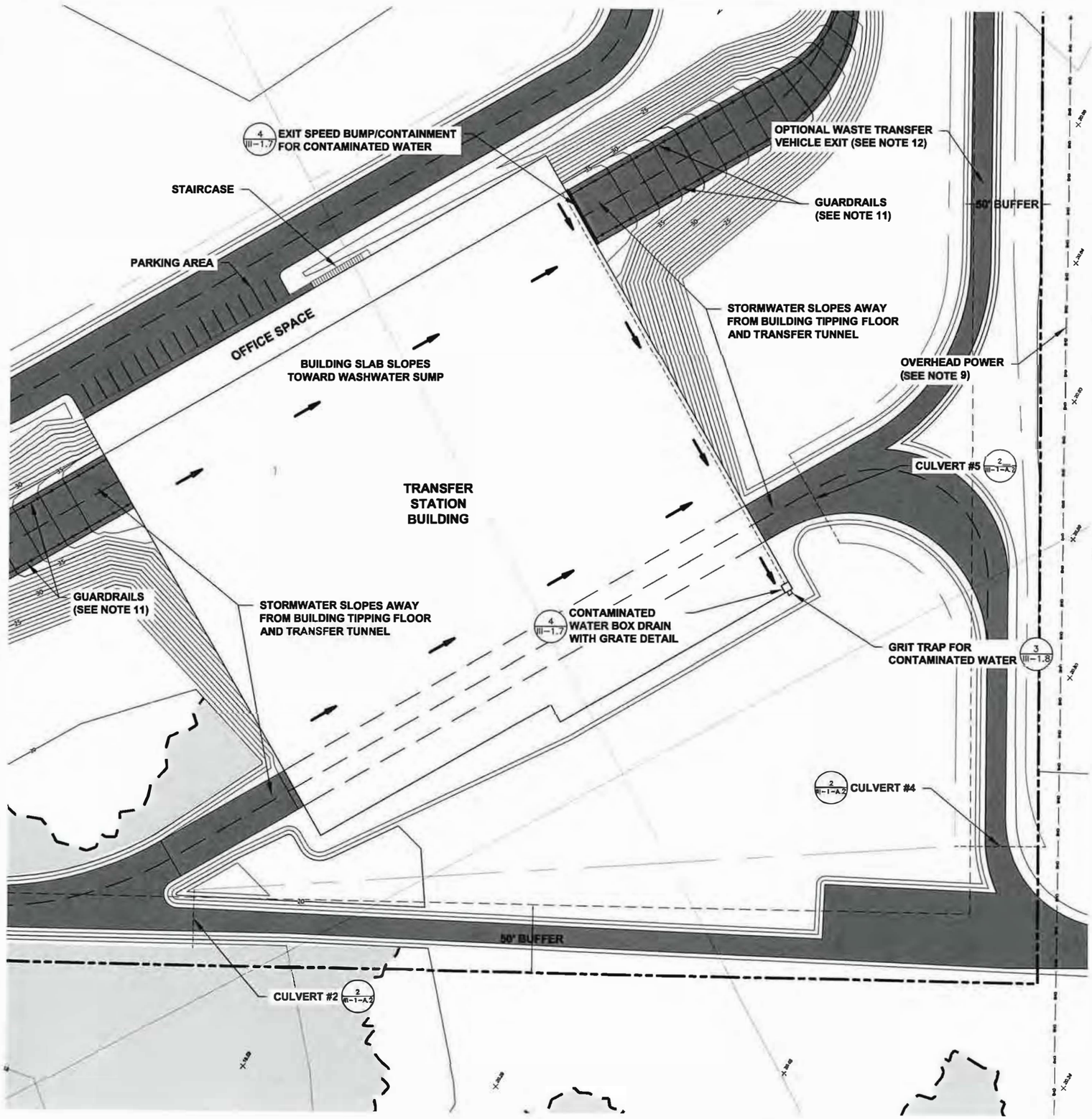
CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS
12851 BRIAR FOREST, SUITE 205, HOUSTON, TX 77077
PH (281) 293-8494 FAX NO. (281) 293-1918

PROJ. NO. 162721088.00
DSN. BY: RJE | DWN. BY: RJE | CHK. BY: CE | QA/QC BY: CE | APP. BY: JKR

CADD FILE: FIGURE III-1.5 PHASE 2 TRANSFER STATION BUILDING ELEVATIONS-REV1
DATE: 11/2024
SCALE: AS SHOWN
FIGURE NO.
III-1.5

3/3/2025 3:19 PM Z:\R&R\Projects\162210885.000\Data and Calculations\CAD\Part III\Attachment 1\[Figure III-1.5 Phase 2 Transfer Station B



SCALE

0 80 160 FEET

LEGEND

- PERMIT BOUNDARY (SEE NOTE 1)
- PROPERTY BOUNDARY
- EXISTING FENCE
- GUARDRAILS
- EXISTING CONTOUR
- SPOT ELEVATION
- OVERHEAD ELECTRICAL (SEE NOTE 9)
- PROPOSED CONTOUR
- 100-YEAR FLOODPLAIN (SEE NOTE 10)
- PAVED ROADS (SEE NOTE 4)
- 50' BUFFER
- FLOW DIRECTION
- TEXAS STATE PLANE COORDINATES (E 1328000, N 17146000)

STATE OF TEXAS
CHAD ELLINGER
120182
LICENSED PROFESSIONAL ENGINEER
3/14/2025

NOTES:

1. A PERIMETER FENCE AND NATURAL BARRIERS ENCOMPASSING THE PROPERTY BOUNDARY WILL CONTROL PUBLIC ACCESS TO THE FACILITY. THE PERIMETER FENCING WILL BE CHAIN LINK OR WOOD FENCE TO PROVIDE SECURITY. GATES WILL BE PROVIDED AT ENTRANCE AND EXITS.
2. THERE ARE NO KNOWN WASTE DISPOSAL ACTIVITIES OR UNITS (PAST, PRESENT, OR FUTURE) WITHIN THE PERMIT BOUNDARY.
3. INTERNAL ACCESS ROADS (NOT SHOWN) SHALL BE CRUSHED STONE, GRAVEL, OR AN EQUIVALENT ALL-WEATHER SURFACE. THE INTERNAL ACCESS ROADS MAY BE RELOCATED AS SITE OPERATIONS DICTATE.
4. PAVED ROADS WITHIN THE FACILITY WILL CONSIST OF EITHER:
   - AGGREGATE PAVEMENT - MINIMUM 2" COMPACTED FINES, 12" THICK AGGREGATE BASE, GEOTEXTILE, COMPACTED SUBBASE.
   - ASPHALT PAVEMENT - MINIMUM 2" THICK ASPHALT SURFACE, 12" THICK ASPHALT BASE, 4" THICK SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR OR 98% STANDARD PROCTOR
   - CONCRETE PAVEMENT - 9" THICK REINFORCED CONCRETE, 6" THICK AGGREGATE BASE, 4" THICK SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR OR 98% STANDARD PROCTOR
   - ALTERNATE ASPHALT, CONCRETE OR OTHER ROAD BUILDING MATERIAL AT THE FACILITY'S DISCRETION
5. TOPOGRAPHIC FEATURES, AND PERMIT BOUNDARY GROUND SURVEY CONDUCTED BY HANSON PROFESSIONAL SERVICES INC, DATE AUGUST 9, 2021.
6. SCALE(S), PARKING AREA, AND GATEHOUSE SIZE AND LOCATION ARE APPROXIMATE. ONE INBOUND SCALE WILL BE REQUIRED. ADDITIONAL INBOUND AND OUTBOUND SCALE ARE OPTIONAL. SEPTIC FIELD LOCATION MAY VARY AND IS OPTIONAL IF TANK OR DIRECT SANITARY SEWER LINE IS USED.
7. A DIRECT TIE-IN TO A WATER SERVICE LINE WILL BE USED WITHIN THE PROPERTY.
8. CONTAMINATED WATER WILL BE PUMPED DIRECTLY TO A PERMITTED WASTEWATER PLANT.
9. OVERHEAD POWER SERVICE LINE AND POWER POLES MAY BE RELOCATED PRIOR TO TRANSFER STATION FACILITY CONSTRUCTION, IF NECESSARY.
10. FLOODPLAIN BOUNDARIES WERE OBTAINED FROM FEMA.
11. GUARDRAIL ON RAMPS LENGTH AND LOCATION MAY VARY. ADDITIONAL WASHWATER SUMPS MAY BE ADDED AS DEEMED NECESSARY BY FACILITY OPERATIONS.
12. OPTIONAL WASTE TRANSFER AND FACILITY SUPPORT VEHICLE ENTRANCE AND EXIT MAY BE USED IN CONJUNCTION OR IN LIEU OF PRIMARY ENTRANCE/EXIT.
13. TRENCHES, BOX DRAINS, OR AN COMBINATION OF BOTH MAY BE UTILIZED IN THE TIPPING FLOOR AREA TO COLLECT CONTAMINATED WATER.
14. THE DESIGN OF THE FACILITY WILL MANAGE RUN-ON AND RUNOFF DURING THE PEAK DISCHARGE OF A 25-YEAR RAINFALL EVENT AND WILL PREVENT THE OFF-SITE DISCHARGE OF WASTE AND FEEDSTOCK MATERIALS. SURFACE WATER DRAINAGE IN AND AROUND THE FACILITY WILL BE CONTROLLED TO MINIMIZED SURFACE WATER RUNNING ONTO AND OFF THE TREATMENT AREA.

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY
1	03/2025	ADDED OFFICE SPACE AND STAIRCASE.	SCS

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: CONTAMINATED WATER MANAGEMENT PLAN

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT CONSULTING ENGINEERS
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C/A PRM BY: CE
APP. BY: JKR
DWN. BY: RJE
CHK. BY: CE
PROJ. NO: 162210B9.00
DSN. BY: RJE

CADD FILE: FIGURE III-1.6 CONTAMINATED WATER MANAGEMENT PLAN -REV1

DATE: 11/2024

SCALE: AS SHOWN

FIGURE NO.

III-1.6

PART III – ATTACHMENT 3

CLOSURE COST ESTIMATE
TYPE V PERMIT APPLICATION

FOR

J.C. ELLIOTT TRANSFER STATION
NUECES COUNTY, TEXAS
TCEQ PERMIT NO. MSW-2423

Prepared for:

City of Corpus Christi
P.O. Box 9277
Corpus Christi, TX 78469

Prepared by:

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November 2024
Revision 1 – December 2024
Revision 2 – March 2025

PART III – ATTACHMENT 3

CLOSURE COST ESTIMATE
TYPE V PERMIT APPLICATION
J.C. ELLIOTT TRANSFER STATION
NUECES COUNTY, TEXAS
TCEQ PERMIT NO. MSW-2423

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TBPE Reg. #F-3407

1.0 INTRODUCTION

The closure cost estimate for the J.C. Elliott Transfer Station is prepared in accordance with 30 TAC §330.505. Current TCEQ rules do not require post closure maintenance for this facility.

2.0 CLOSURE COST ESTIMATE

The facility will include the transfer station structure, a gatehouse with scale(s), drainage features, and a perimeter fence with locking gates. The transfer station structure is a dual-level, fully-enclosed building with an above-grade processing floor (tipping floor). The fully-enclosed building footprint will be approximately 390 feet wide by 367 feet long with concrete floor, an entry and exit with locking overhead doors, and a roof.

A detailed estimate in current dollars of the cost of hiring a third party that is not affiliated (as defined in 30 TAC §328.2) with the owner or operator to close the facility at any time during the active life, when the extent and manner of its operation would make closure most expensive, is included in Tables III-3.1. The cleanup and disposition costs for onsite waste material are based on a per ton measure, as shown in Tables III-3.1. A calculation for the engineering costs associated with the closure is included in Appendix III-3A. No dismantling of the concrete pad or drainage structures will be conducted at closure. No changes to the site elevations at closure will occur that will affect the final contour map.

The estimated closure cost based on the above considerations is $136,800 in 2024 dollars. A copy of the required documentation to demonstrate financial assurance shall be submitted 60 days prior to initial receipt of waste. During the active life of the facility, the City will annually adjust the Closure Cost Estimate and the amount of financial assurance for inflation in accordance with 30 TAC, Chapter 37, Subchapter J. An increase in the closure cost estimate and the amount of financial assurance must be made if changes to the facility conditions increase the maximum cost of closure. A reduction in the closure cost estimate and the amount of financial assurance may be approved if the cost estimate exceeds the maximum cost of closure and the owner or operator has provided written notice to the TCEQ of the detailed justification for this reduction. A permit modification, in accordance with §305.70, is required to reduce the closure cost estimate and the amount of financial assurance. Continuous financial assurance coverage for closure must be provided until all requirements of the Closure Plan are completed and the site is determined to be closed in writing by the TCEQ.

TABLES

TABLE III-3.1
CLOSURE COST ESTIMATE
J.C. ELLIOTT TRANSFER STATION

Item No.	Description	Estimated Quantity	Units	Approx. Unit Cost	Extended Cost	Notes
A	**State Administration of Site Closure**					
1	Survey site and review files to determine closure activities	1	L.S.	$3,000.00	$3,000.00	
2	Prepare Engineering Plans and Specifications	1	L.S.	$10,000.00	$10,000.00	
3	Procure Bids	1	L.S.	$5,000.00	$5,000.00	
4	Contract award and administer contract	1	L.S.	$5,000.00	$5,000.00	
B	**General Cleanup of Site and Process Units**					
1	Cleanup and remove waste stored onsite	1,000	Tons	$20.00	$20,000.00	
2	Transport waste by a properly authorized transporter. Treat and/or dispose of waste at a properly authorized facility.	1,000	Tons	$40.00	$40,000.00	Large capacity transfer trucks (cost estimated)
3	General cleanup to include wash down of Facility. To include removal, transport, treatment, and disposal of all wash down waters/media.	1	L.S.	$5,000.00	$5,000.00	
4	Vector control procedures	1	L.S.	$5,000.00	$5,000.00	Assumes site requires one treatment by pest control company.
5	Processing/storage area cleanup	1	L.S.	$5,000.00	$5,000.00	
C	**Secure Site**					
1	Install locks and a sign stating the facility is closed. Make any needed repairs to fence and gate. Secure fence and gate.	1	L.S.	$2,500.00	$2,500.00	
D	**Certification of Abandonement and Completion of Cleanup**					
1	Perform site inspection and prepare certification of closure	1	L.S.	$7,500.00	$7,500.00	
2	Sample/test/classify waste (ash, liquids, sludge, other waste not readily identifiable as garbage, trash, refuse). To include lab reports, chain of custody, quality assurance and quality control.	1	L.S.	$3,500.00	$3,500.00	
3	Perform verification re-sampling and laboratory analysis.	1	L.S.	$2,500.00	$2,500.00	Estimated
	Subtotal				***$114,000.00***	
E	**Contingency Cost (20%)**				$22,800	
	GRAND TOTAL				***$136,800***	

Notes: 1. This estimate assumes the maximum volume of waste permittedto be stored overnight onsite at the time of cleanup.

2. This estimate assumes the cleanup will be performed by a third party contractor.

FOR PERMITTING PURPOSES ONLY

PART IV – SITE OPERATING PLAN
TYPE V PERMIT APPLICATION

FOR

J.C. ELLIOTT TRANSFER STATION
NUECES COUNTY, TEXAS
TCEQ PERMIT NO. MSW-2423

Prepared for:

City of Corpus Christi
P.O. Box 9277
Corpus Christi, TX 78469

Prepared by:

SCS ENGINEERS
Texas Board of Professional Engineers Registration No. F-3407
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PART IV – SITE OPERATING PLAN

TYPE V PERMIT APPLICATION
J.C. ELLIOT TRANSFER STATION
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SCS Engineers
TBPE Reg. #F-3407

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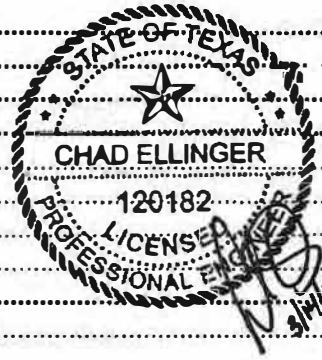

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2.0 WASTE ACCEPTANCE AND ANALYSIS

2.1 Waste Sources and Characteristics

The J.C. Elliott Transfer Station is a Type V facility. This facility is authorized to accept municipal solid waste (MSW). Class 2 and 3 industrial non-hazardous waste and certain types of special waste may be accepted at the facility provided the wastes are properly identified and provided the acceptance of such waste does not interfere with site operations. Recyclables including but not limited to white goods, electronic goods, and Household Hazardous Waste (HHW) will be accepted and stored inside the transfer station until removed and taken to a facility authorized to accept such wastes. Other wastes such as brush and tires may be processed either inside or outside the building. Brush and tires may be stored in the processing/storage area as shown on Figure I/II-7. Brush will be stockpiled until a sufficient quantity is accepted (approximately 20,000 cubic yards) and grinded on-site. Mulch will be made available to the public and/or shipped to a permitted composting facility. The site will obtain a scrap tire registration in order to store up to 500 whole use or scrap rites on the ground or 2,000 in enclosed lockable container. Tires will be processed promptly by shredding into pieces, loaded into a roll-off box, transfer trailer, or similar, and hauled off-site for disposal. Brush and tires will be stored at the site for a maximum of 4 weeks. Based on the following list of acceptable wastes, there are no limiting waste constituents or characteristics that may impact or influence the design and operation of the facility. Therefore, the parameter limitations, as required by §330.203(a), are not applicable to this facility.

Waste accepted and recycled at the facility is expected to consist of the following wastes as defined in 30 TAC §330.3:

Primary Waste Types:

- Municipal Solid Waste - Solid waste resulting from or incidental to municipal, community, commercial, institutional, and recreational activities, including garbage, rubbish, ashes, street cleanings, automobile parts and all other solid waste other than industrial solid waste;
- Putrescible Waste - Organic wastes, such as garbage, that are capable of being decomposed by microorganisms with sufficient rapidity as to cause odors or gases or are capable of providing food for or attracting birds, animals, and disease vectors;
- Rubbish - Nonputrescible solid waste (excluding ashes), consisting of both combustible and noncombustible waste materials. Combustible rubbish includes paper, rags, cartons, wood, excelsior, furniture, rubber, plastics, brush, or similar materials; noncombustible rubbish includes glass, crockery, tin cans, aluminum cans, and similar materials that will not burn at ordinary incinerator temperatures (1,600 degrees Fahrenheit to 1,800 degrees Fahrenheit);
- Yard Waste - Leaves, grass clippings, yard and garden debris, and brush, including clean woody vegetative material not greater than six inches in diameter that results from landscaping maintenance and land-clearing operations. The term does not include stumps, roots, or shrubs with intact root balls;
- Special Waste – Any solid waste or combination of solid waste that because of its quantity, concentration, physical or chemical characteristics, or biological properties requires special handling to protect the human health or the environment. Only those special wastes that do not interfere with site operations will be accepted at this facility including but not limited to:
    - Hazardous waste from conditionally exempt small-quantity generators (CESQG) that may be exempt from full controls under Chapter 335, Subchapter N of this title (relating to Household Materials Which Could Be Classified as Hazardous Wastes)

may be accepted provided the amount of waste does not exceed 220 pounds (100 kilograms) per month per generator. These waste materials will be stored inside the transfer station building until removed and taken to a facility that is authorized to accept the waste;

- Deceased animals that are incidental to routine collection of municipal solid waste and that can be systematically processed along with other solid waste;
- Pharmaceuticals, contaminated foods, or contaminated beverages other than those contained in normal household waste on a case by case basis;
- Empty containers which have been used for pesticides, herbicides, fungicides or rodenticides, provided the containers have been triple rinsed or crushed;
- Non-RACM – Incidental amounts of non-regulated asbestos containing materials (Non-RACM) (incidental amount is defined as the maximum of 10 percent of the waste received on an annual basis by scale weight);
- HHW including but not limited to lead acid storage batteries, used oil, used oil filters from internal combustion engines, paints, and electronic goods will be stored inside the transfer station building until removed and taken to a facility authorized to accept such wastes;
    - Some accepted HHW or CESQG wastes, such as paints may be in the form of unopened containers (like new) or slightly used containers. Rather than disposing such recyclable/reusable hazardous wastes, the Site Manager may make these wastes available to residential customers and local charities;
    - Electronic goods will be collected inside the transfer station building and recycled as defined in §330.3. Any reusable electronic good (e.g. computer, printer, etc.) can be sent to Goodwill or Electronics Recycler for refurbishment and reuse.
    - Used oil filters from internal combustion engines (to include filters which have been crushed and/or processed to remove free-flowing used oil) will not be intentionally and knowingly sent for disposal to a landfill unless the filter has been or will be:
        - Crushed to less than 20% of its original volume to remove all free-flowing used; or
        - Processed by a method other than crushing to remove all free-flowing used oil. A filter is considered to be processed if:
            - The filter has been separated into component parts and the free-flowing used oil has been removed from the filter element by some means of compression in order to remove free-flowing used oil;
            - The used filter element of a filter consisting of a replaceable filtration element in a reusable or permanent housing has been removed from the housing and pressed to remove free-flowing used oil; or
            - The housing is punctured and the filter is drained for at least 24 hours.

- Whole used or scrap tires (pending approval of a tire processor registration);

- White goods (i.e., household appliances, refrigerators, stoves) and metal. Items containing CFCs will be handled in accordance with 40 Code of Federal Regulations §82.156(f);
- Construction or demolition (C & D) Waste - Waste resulting from construction or demolition projects; includes all materials that are directly or indirectly the by-products of construction work or that result from demolition of buildings and other structures, including, but not limited to, paper, cartons, gypsum board, wood, excelsior, rubber, and plastics.

Other Waste Types:

- Class 2 industrial Wastes-Any individual solid waste or combination of industrial solid waste that are not described as Hazardous, Class 1, or Class 3 as defined in §335.506 of the TCEQ regulations (relating to Class 2 Waste Determination); and
- Class 3 Wastes-Inert and essentially insoluble industrial solid waste, usually including, but not limited to, materials such as rock, brick, glass, dirt, and certain plastics and rubber, etc., that are not readily decomposable, as further defined in §335.507 of the TCEQ regulations (relating to Class 3 Waste Determination).

Prohibited Waste Types:

The facility will not accept the following wastes:

- Regulated hazardous wastes;
- Polychlorinated biphenyls (PCB) waste;
- Radioactive waste;
- Regulated Asbestos Containing Materials (RACM);
- Certain Special Wastes, including:
    - Hazardous waste other than from CESQGs that may be exempt from full controls under Chapter 335, Subchapter N of this title (relating to Household Materials Which Could Be Classified as Hazardous Wastes) provided the generator provides a certification that it generates no more than 220 pounds of hazardous waste per calendar month. CESQG waste from industrial generators will not be accepted;
    - Class 1 non-hazardous industrial waste;
    - Untreated medical waste
    - Municipal wastewater treatment plant sludges, other types of domestic sewage treatment plant sludges, and water-supply treatment plant sludges;
    - Septic tank pumpings;
    - Grease and grit trap wastes;
    - Waste from commercial or industrial waste water treatment plants; air pollution control facilities; and tanks, drums, or containers used for shipping or storing any material that has been listed as a hazardous constituent in 40 code of Federal Regulations (40 CFR), Part 261, Appendix VIII but has not been listed as a commercial product in 40 CFR, §261.33(e) or (f);

  - Slaughterhouse wastes;
  - Incinerator ash; and
  - Soil contaminated by petroleum products, crude oils, or chemicals in concentrations greater than 1,500 mg/kg total petroleum hydrocarbons, or contaminated by constituents of concern exceeding the concentrations listed in Table 1 of 30 TAC §335.521(a)(1);

- Items containing chlorinated fluorocarbons (CFC's), such as refrigerators, freezers, and air conditioners, will only be accepted at the site for processing if the generator or transporter provides written certification that the CFC has been evacuated from the unit and that it was not knowingly allowed to escape into the atmosphere. If the site accepts any items containing CFC's, the City will have the CFC's evacuated by a certified refrigerant removing technician prior to processing at the transfer station; and
- Liquid waste (any waste material that is determined to contain "free liquids" as deemed by EPA Method 9095 (Paint Filter Test), as described in "Test Methods for Evaluating Solid Wastes, Physical Chemical Methods" (EPA Publication Number SW-846)) shall not be accepted unless it is:
  - Bulk or non-containerized liquid waste that is: household waste other than septic waste, or contained liquid waste and the container is a small container similar in size to that normally found in the household waste, the container is designated to hold liquids for use other than storage, or the waste is a household waste.

A Waste Acceptance Plan is included in Part IV, Appendix IV-1.

2.2 Measures for Controlling Prohibited Wastes

In order to address the detection and prevention of regulated hazardous wastes as defined in 40 Code of Federal Regulations (CFR) Part 261 and of polychlorinated biphenyls (PCB) waste as defined in 40 CFR Part 761, a Waste Screening Plan (WSP) and exclusion program will be implemented at the J.C. Elliott Transfer Station. The purpose of the program is to:

1. Prevent the unauthorized entry and disposal of wastes not approved by the rules and regulations of the TCEQ and the Permit Application;
2. Protect the site operating personnel and customers using the facility;
3. Help achieve regulatory compliance;
4. Assure that the site and surrounding areas are protected from contamination from unauthorized wastes; and
5. Provide implementation procedures for the detection and exclusion program.

Procedures to detect and control the receipt of prohibited wastes include:

1. Informing facility customers of prohibited wastes by posting one or more signs at the facility entrance listing prohibited wastes;
2. Informing all drivers of incoming waste hauling vehicles that the following information is available:
   - Posting one or more signs at the facility entrance listing prohibited wastes; and
   - Making a list of prohibited wastes available to all vehicle drivers and operators upon request;

3. Training facility personnel:
    - Training for appropriate facility personnel responsible for inspecting or observing incoming loads to recognize regulated hazardous waste and PCB waste;
    - Conducting random inspections of incoming loads in accordance with procedures described in this section;
    - Maintaining records of all inspections; and
    - Notifying the executive director of any incident involving a regulated hazardous waste or a PCB waste.

Facility personnel will be trained to inspect vehicles and identify regulated hazardous waste, polychlorinated biphenyl (PCB) waste, and other prohibited wastes. At a minimum, the gate attendant and equipment operators will be trained in inspection procedures for prohibited waste. Supervisors will provide personnel with on-the-job training. Records of employee training on prohibited waste control procedures will be maintained in the facility operating record. The personnel will be trained to look for the following indications of prohibited waste:

- Yellow hazardous waste or PCB labels;
- DOT hazard placards or markings;
- Liquids;
- 55-gallon drums;
- 85-gallon overpack drums;
- Powders or dusts;
- Odors or chemical fumes;
- Bright or unusual colored wastes; and
- Sludges.

If personnel identify any of the above indicators in an incoming load, then that load will be directed to an area out of the flow of traffic and facility personnel will further assess the load. If the load is determined to contain prohibited waste or if there is any possibility that it may be prohibited waste, then the load will be rejected and directed back to the generator. All gate attendants will be diligent in looking for trucks bringing in waste loads from potential sources of prohibited waste such as industrial facilities, microelectronics manufacturers, electronic companies, metal plating industry, automotive and vehicle repair service companies, and dry-cleaning establishments.

2.2.1 Managing of Prohibited Wastes

Unknown wastes undergoing analysis are properly segregated and protected against the elements, secured against unauthorized removal, and isolated from other waste and activities.

Known prohibited wastes detected during inspection are returned immediately to the hauler. If the hauler is not available, the waste shall be placed in suitable collection bins while an effort is made to identify the entity that deposited the prohibited wastes and have them return to the site and properly disposed of. In the event that identification of the source is not possible, the site manager will manage the waste so it is disposed of properly.

If regulated hazardous or PCB wastes are detected, the TCEQ is notified either via phone, facsimile transmission, or e-mail. As soon as is practical, the hauler is required to remove the hazardous waste from the site. Prior to removal, the hauler must obtain an EPA identification number, package the waste in accordance with TxDOT regulations, and properly manifest the waste designating a permitted facility to treat, store, or dispose of the hazardous waste.

2.2.2 Load Inspection Procedure

An operator in the transfer station visually inspects all incoming loads. Should any indication of prohibited waste be detected, appropriate personnel will conduct a thorough evaluation of the load. The driver is directed to a load inspection area in an area of the tipping floor where the load is discharged from the vehicle. The inspector breaks up the waste pile and inspects the material for any hazardous or prohibited waste. Known prohibited waste is placed back into the vehicle and the driver is instructed to depart the site. Should any regulated hazardous waste be detected, the entire load will be refused.

The TCEQ is notified whenever regulated hazardous or PCB waste is detected. Records of the notification will be kept in the site operating record and include the date and time of notification, the individual contacted, and the information reported.

In addition to the above procedure, incoming loads are inspected on a random basis. At a minimum, the facility will randomly inspect incoming loads as shown on Table IV-5 of Section 30.0. The random inspection reports will include (at a minimum), the date and time of inspection, the name of the hauling company and driver, the type of vehicle, the contents of the load, and the results of the inspection. The driver of a randomly selected load will be notified and instructed to proceed to the inspection area of the tipping floor. At this point, the operator will visually inspect the contents of the load and document the contents for the type of waste contained. Following any random inspection, documentation of the inspection will be placed in the site's operating record. A record of unauthorized material removal will be maintained in the site operating record.

2.3 Waste Acceptance Rate

The daily waste acceptance rate will range to a maximum of 2,500 tons per day. An estimate of the amount of waste to be received daily, by waste type, is as follows:

Table IV-2 Summary of Waste Types

Waste Type	Estimated Daily Amount
MSW	50% to 100%
C & D	0% to 50%
Yard Waste	0% to 25%
Class 2	0% to 25%
Class 3	0% to 25%

These waste amounts are only estimates and are not intended to be a limitation or constraint on the site operations.

2.4 Waste Storage and Processing Time

At the estimated peak, the amount of waste (all types as discussed above in Table IV-2) to be received daily will be 2,500 tons per day. Waste storage or holding will occur on the tipping floor, including partially-filled transfer vehicles at the end of the operating day. At the end of the operating day, the overhead doors will be closed to prevent unauthorized access to the tipping floor and to reduce the likelihood that nuisance

odors are carried off the permit boundary. The maximum volume of waste that will be stored overnight at the facility at any given time is 1,000 tons or less, which includes the waste in fully loaded, covered transfer vehicles waiting to haul waste off-site. No storage of waste materials will occur off the tipping floor, except for waste in fully loaded, covered transfer trailers waiting to be hauled off-site and recyclable materials awaiting transport to a facility authorized to accept such wastes. Other than brush and tires, solid waste will generally be processed within an average of 4 to 6 hours. Brush and tires will generally be processed on a weekly basis but may be stored on-site up to 4 weeks. The solid waste will not be allowed to accumulate on-site for such a period that will allow the creation of a nuisance or public health hazard due to odors, fly breeding, or harborage of other vectors. Storage periods significantly above average are as a result of equipment breakdown or acts of God, and will only be permitted for the time required to repair or replace the malfunctioning equipment or to allow any exigent circumstances to subside. The maximum volume of waste that can be stored at the facility under these circumstances is 1,000 tons which includes the waste in loaded transfer vehicles waiting to haul waste off-site. These holding times apply to both processed and unprocessed wastes. No waste tipping or processing will occur off the tipping floor. The processed solid waste will be transported off-site and disposed of at a TCEQ-permitted landfill.

During time periods including holidays, the solid waste may be temporarily stored at the site not to exceed a time period of 72 hours. If waste remains on the tipping floor during these periods, rather than covered transfer vehicles, closing the overhead doors will be used to control potential odors, flies and other vectors.

In the event the facility is inoperable for periods longer than 24 hours, the alternative waste processing procedure will be to temporarily close and support customers in finding an alternate permitted landfill facility.

2.5 Waste Disposal

All acceptable wastes received will be landfilled at the appropriate type landfill facility permitted by the TCEQ.

2.6 Waste and Effluent Testing

The facility does not accept or process grit trap wastes or sludges for which requirements in §330.203(c)(2) apply, and therefore, waste and effluent sampling and testing is not required for the proposed waste streams. The effluent testing requirements in §330.203(c)(1) do not apply to this facility since wastewaters are pumped directly to a permitted wastewater plant.

12.0 ACCESS CONTROL

A perimeter fence and/or natural barriers encompassing the entire J.C. Elliott Transfer Station and adjacent City-owned property will control public access to the facility. Public access is limited to the gated site entrance located off of the SH 286 service road that will serve the facility as shown on Figure III-7. This site entrance will be secured by a gate that is monitored by the gate attendant during normal site operating hours. During extended operating hours (nights and weekends), the gate attendant may be replaced with an operator. Outside operating hours, the gate will be locked.

12.1 Site Security

Site security measures are designed to prevent unauthorized persons from entering the site, to protect the facility and its equipment from possible damage caused by trespassers, and to prevent disruption of facility operations caused by unauthorized site entry. Unauthorized entry into the site is minimized by controlling access with the natural barriers and/or perimeter fence and locking gate. The perimeter fence will consist of a minimum 6-foot high chain-link and/or wood fence.

The site entrance located off of the SH 286 service road will serve the facility for waste delivery vehicles. This site entrance is secured by a gate, and access to the facility is monitored by the gate attendant, who will be on site during operating hours. As needed, the gate attendant may be replaced with an equipment operator. If an equipment operator is used to replace the gate attendant, the equipment operator will be required to have the same training as the gate attendant. Outside operating hours, the gate will be locked. Waste transfer and other City or facility support vehicles may enter and exit from an optional entrance and exit with locking gates.

Entry to the active portion of the transfer station structure is restricted to designated personnel, approved waste haulers, and properly identified persons whose entry is authorized by site management. The general public will have access to the facility for processing or recycling activities. Citizen vehicles will be directed by personnel to safely enter the tipping floor for processing.

The perimeter fencing and entrance/exit gates will be inspected at a frequency shown in Table IV-5. Maintenance will be performed as needed to correct normal wear and tear. Site personnel or a third-party company will perform repairs, as necessary. The facility will comply with the following schedule and notification requirements for any access breach:

Table IV-4 Schedule and Notification Requirements for Access Breach

Requirements	Access Breach Repaired within 8 hours	Access Breach Not permanently repaired in 8 hours
Notify region office of breach and repair schedule	Not required	Within 24 hours
Make temporary repairs	Not required	Within 24 hours
Make permanent repairs	Within 8 hours	Within schedule submitted to regional office in initial notice
Notify regional office when permanent repair completed	Not required	Within schedule submitted to regional office in initial notice

12.2 Traffic Control

Public access to the facility is limited to the site entrance located off of the SH 286 service road. Only one site entrance for the public will be used at any time. Vehicular traffic to the facility will access the site

using this entrance. The access road accommodates two-way traffic. A second optional entrance for waste transfer trucks and facility support vehicles will be located at the southwest portion of the property off the existing landfill road owned by the City and will have a locking gate. A second optional exit for waste transfer vehicles and facility support vehicles is approximately 1,200 feet south of the public entry/exit. A locking gate will be located at the egress point for the property. The optional entrance/exit roads for the waste transfer vehicles and facility support vehicles may be used in conjunction or in lieu of the primary entrance/exit shown on the figures. The access road, as well as the internal access roads are designed for the projected facility traffic and will provide the appropriate turning radii for the waste vehicles to prevent a disruption in traffic flow at the facility. Mud and dust will be controlled in accordance with Section 19.0 of this SOP. The gate attendant or other designated employee restricts site access to designated authorized vehicles and directs these vehicles appropriately. All visitor and employee parking and equipment storage will be located in an area outside of the transfer station structure traffic flow.

Signs located at the entrance of the facility direct solid waste transportation vehicles to the appropriate unloading/loading areas. Site personnel provide traffic directions as necessary to facilitate safe movement of vehicles. The site roads are designed with adequate width and turning radii to safely maneuver the waste collection and waste hauling vehicles within the facility property.

22.0 SANITATION

All working surfaces that come in contact with wastes shall be washed down on a weekly basis at the completion of processing. Processing areas that operate on a continuous basis (i.e., operating 24 hours per day) shall be swept daily and washed down at least two times per week.

Washwaters will not be allowed to accumulate on the tipping floor. Washwater will be directed toward at least one side of the sloped tipping floor. The washwater will be collected via grated box drain. Contaminated water will gravity drain from the box drain and pumped directly to a permitted wastewater plant. A contaminated water management plan, showing the layout of the box drain and associated piping for the handling of contaminated water is included in Part III, Attachment 1, Figure III-1.6. Details of the contaminated water management components are included in Part III, Attachment 1, Figures III-1.7, and III-1.8.

23.0 VENTILATION AND AIR POLLUTION CONTROL

Ventilation will be provided in accordance with the current TCEQ MSW Air Permitting rules and regulations applicable to municipal solid waste facilities. The transfer station's high ceiling will provide ample passive ventilation. Other ventilation systems may be used, as needed. The transfer station structure is oriented with its walls perpendicular to the prevailing southern wind. Waste caught behind push walls or in push pits will be removed regularly (i.e., once or twice per week completed in conjunction with facility wash down) to minimize odors. Furthermore, the overhead doors will be closed when the transfer station is not in operation. These design features reduce the likelihood of nuisance odor being created and then carried off the permit boundary.

The outdoor storage/processing area is open air, providing adequate ventilation for odor control and employee safety. The J.C. Elliott Transfer Station will prevent nuisance odors from leaving the boundary of the facility. If nuisance odors are found to be passing the permit boundary, the outdoor storage/processing operation will be suspended until the nuisance is abated.

All air pollution emission capture and abatement equipment or equivalent technology will be properly maintained and operated, as required, during facility operation. Cleaning and maintaining of the abatement equipment will be performed as recommended by the manufacturer and as necessary so that the equipment can be adequately maintained.

The J.C. Elliott Transfer Station will ensure that the operation of the facility does not violate any applicable requirements of the approved state implementation plan developed under the Federal Clean Air Act, Section 110, as amended, and TAC 330.15(d), which prohibits the burning of waste.

The J.C. Elliott Transfer Station will implement an odor management plan as described below.

Ventilation will be provided and odors controlled in accordance with the current TCEQ MSW Air Permitting rules and regulations applicable to municipal solid waste facilities. The transfer station's high ceiling will provide ample passive ventilation.

The transfer station structure is oriented with its walls perpendicular to the prevailing southern wind so any operational odors are less likely to be carried off site. Waste caught behind push walls or in push pits will be removed regularly to minimize odors. These design features reduce the likelihood of nuisance odor being created and then carried off the permit boundary. A minimum 50-foot buffer will be provided between the transfer building and the site boundaries. The neighboring property is owned by the City and consists of open land to the south, and a landfill and transfer station to the north. In addition to the building's design features and ample buffers, the City will take further steps to prevent and control potential odors being generated and migrating off site. These include:

- Prompt & efficient flow of waste through the building.
- Routine washing of the tipping floor.
- Closing overhead doors at the end of day in the event waste is stored overnight in the transfer station.
- The deployment of a deodorizing system, if necessary.

Solid waste processing operations will be conducted under the fully-enclosed building roof on the tipping floor to prevent nuisance odors from developing outside. No waste tipping or processing, other than brush and tires, will occur outside the building.

The site will be graded to prevent the ponding of water in improper locations which are not part of the drainage system. The on-site drainage structures will be maintained to prevent accumulation outside of required detention, and thus minimize any nuisance odors associated with stagnant water.

If a significant work stoppage should occur at the J.C. Elliott Transfer Station due to a mechanical breakdown or other causes, the facility will accordingly restrict the receiving of solid waste. Under such circumstances, incoming solid waste shall be diverted to an approved backup processing or disposal facility. If the work stoppage is anticipated to last longer than 24 hours or long enough to create objectionable odors, insect breeding, or harboring of vectors, steps shall be taken to remove the accumulated solid waste from the site to an approved backup processing or disposal facility.

Wastewaters will not be allowed to accumulate on the tipping floor. The wastewater will be collected via grated box drain, gravity drain from the trench and/or box drains, and pumped directly to a permitted wastewater plant. A contaminated water management plan, showing the layout of the grated trench and box drains and associated piping for the handling of contaminated water is included in Part III, Attachment 1, Figure III-1.6. Details of the contaminated water management components are included in Part III, Attachment 1, Figures III-1.7, and III-1.8.

Air emissions from the facility will not cause or contribute to a condition of air pollution as defined in the Texas Clean Air Act. The facility and constructed air pollution abatement devices will obtain authorization, under Chapter 116 of the MSW regulations (relating to Control of Air Pollution By Permits for New Construction or Modifications) or Subchapter U (relating to Standard Air Permits for Municipal Solid Waste Landfill Facilities and Transfer Stations), as applicable.

Reporting emissions events, if applicable, will occur in accordance with 30 TAC §101.201 and reporting scheduled maintenance will occur in accordance with 30 TAC §101.211.

30.0 FACILITY INSPECTION AND MAINTENANCE

Table IV-5 outlines the inspection and maintenance lists of the facility. The site manager or a designee will perform the tasks. The inspection documentation will be retained in the operating record.

Table IV-5 Facility Inspection and Maintenance List

ITEM	TASK	Frequency
Fence/Gate	Inspect perimeter fence and gate for damage. Make repairs if necessary.	Daily
Windblown Waste	Police working area, wind fences, access roads, entrance areas, and perimeter fence for loose trash. Clean up as necessary.	Daily
Waste Spilled on Route to the Facility	Police the entrance areas and the SH 286 service road at least 2 miles from the facility entrances for loose trash. Clean up as necessary.	Daily
Facility Access Road	Inspect facility access road for damage from vehicle traffic or excessive mud accumulation. Maintain as needed. Grading equipment will be used at least once per day to control or remove mud accumulations if being tracked onto the roadway.	Weekly or more often during wet weather or extended dry weather periods.
Facility Signs	Inspect all facility signs for damage, general location, and accuracy of posted information.	Weekly
Random Load Inspections	Randomly inspect loads	One per day
Fire Extinguishers	Inspect facility fire extinguishers.	Annually
SOP Training	Train employees in contents of this SOP.	When hired and annually

Attachment No. 3

Redline/Strikeout Pages

TYPE V PERMIT APPLICATION

FOR:

J.C. ELLIOTT TRANSFER STATION
NUECES COUNTY, TEXAS
TCEQ PERMIT NO. MSW-2423

VOLUME I OF I

Prepared for:

City of Corpus Christi
P.O. Box 9277
Corpus Christi, TX 78469

Prepared by:

SCS ENGINEERS
Texas Board of Professional Engineers Registration No. F-3407
12651 Briar Forest Dr., Suite 205
Houston, TX 77077
(281) 293-8494

November 2024
Revision 1 – December 2024
Revision 2 – March 2025

FOR PERMITTING PURPOSES ONLY

PARTS I & II

TYPE V PERMIT APPLICATION

FOR

J.C. ELLIOTT TRANSFER STATION
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PARTS I & II

TYPE V PERMIT APPLICATION
J.C. ELLIOTT TRANSFER STATION
NUECES COUNTY, TEXAS
TCEQ PERMIT NO. MSW-2423

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1.0 PROPERTY AND OWNERSHIP SUMMARY

The property ownership information for the J.C. Elliott Transfer Station is summarized in the following sections.

1.1 Facility Location and History

The J.C. Elliott Transfer Station will be located in Nueces County, Texas, off State Highway 286 approximately 0.8 miles southwest of the intersection of State Highway 286 and State Highway 357. The site location is shown on Figures I/II-1 and I/II-2 in Parts I/II of this permit application. Additionally, an aerial photograph showing the site and access roads is included as Part I/II, Figure I/II-3, and a general topographic map is included as Part I/II, Figure I/II-4.

The transfer station property is largely undeveloped and has not previously been used for solid waste operations.

The permit boundary, a 24.95-acre tract as described in Section 1.2 below, is part of an 89.64-acre tract owned by the City of Corpus Christi. There is currently no physical address for the transfer station facility property.

The physical address for the transfer station will be obtained upon Permit approval. The approximate coordinates of the property are North 27°42'16" latitude and West 97°27'11" longitude with an approximate elevation of 20.0' (NAVD 88 Vertical datum).

1.2 Property Description and Ownership Information

The property that comprises the J.C. Elliott Transfer Station is depicted on the Permit Boundary Map, provided in the Legal Description portion of the Documentation section following this text. Also included is a metes and bounds description of the property. The recording information for the property is included on both the boundary map and the metes and bounds description and is summarized below.

The 24.95-acre permit-boundary comprises part of the following tracts situated in the Enrique Villareal Survey, Abstract I in Nueces County, Texas:

- An 89.64-acre tract out of Lot 4, Section 14 & Lot 1, Section 16, Bohemian Colony Land, (Vol. A, Page 48 of Map records of Nueces County and Vol. 161, Pgs. 526-528 D.R.N.C.T. Document No. 2020057458).

- A 0.48-acre tract out of Lot 4, Section 14, Bohemian Colony Land, (D.R.N.C.T. Document No. 2002034080).

Documentation showing the City of Corpus Christi owns the 89.64-acre and 0.48-acre tracts are included in the Legal Description section of this application and the Landowner List and Map.

The facility will be located on the northwest quarter of the referenced tract. Ownership information is provided in the Documentation section of Part I/II and in the Part I (TCEQ-0650) form. A Property Owner Affidavit provided on behalf of the City is included in the Documentation section of Part I/II.

1.3 Adjacent Land Ownership and Mineral Interest Ownership

The Nueces County Appraisal District Tax Rolls and Tax Maps were reviewed in November 2024 to determine adjacent landowners, mineral interest owners, and others potentially affected by the J.C. Elliott Transfer Station. The landowner list contains the name and mailing address of each owner within ¼-mile radius of the facility. The Appraisal District records did not indicate any mineral interest ownership under the facility. However, Nueces County records, specifically Deed Number 2020057458, indicates that the Grantor (Leonard Ray Elzner, Dennis Roy Elzner, Deanna Howard, Deborah Covill Kucera, Sandra Kay Lamkin Gallops, Andrew Calvin Simcik, Stephen James Elzner, Dawn M. Beadles, Emily J. Benick, Mary F. Elzner, Linda S. Zaludek, Lisa Jo Encarguez Castic, Lance Joseph Elzner, Rebecca J. Elzner, Mary Jeanette Bearden, Patricia Bentley, Richard A. Smith, Victor Simcik, Jr., Elaine Stallings, Elizabeth Simcik, and Matthew Simcik) and Grantor's heirs, and successors reserve all oil, gas, and other minerals in and under and that may be produced from the property. The land ownership list is included in Part I/II, Appendix I/II-D, Land Ownership List.

1.4 Easements

There is one utility easement for an overhead electrical line recorded in the County records to potentially be located within the site boundary, as shown on Figure I/II-6, Drainage, Pipeline and Utility Easement Location Map, the precise location of this easement and the electrical line within and adjacent to the site has not been determined. However, there is ample space in the buffer zones to accommodate the electrical line. There are no known drainage easements within the site.

Table I/II-1.1 On-Site Easements

Easement Type	Grantee	Nueces County Record Reference
Utility (no width given)	Central Polwer and Light Company	Document No. 162220, Vol. 268, Pg. 257, (April 30, 1941)

1.5 Legal Authority

The City of Corpus Christi, a public entity, is the sole owner of this site and has legal authority to operate as a provider of solid waste management services. There are no other owners or operators having a 20% ownership in the proposed facility. A copy of the city charter for the City of Corpus Christi is provided in the Legal Authority portion of the Documentation section following this text.

1.6 Evidence of Competency

The evidence of competency for this permit application meets the requirements of 30 TAC §330.59(f) and is provided in the Documentation section of Parts I/II of the application.

The City of Corpus Christi has owned, operated, or has a direct financial interest in several solid waste facilities in Nueces County. A listing of these sites is included in the Evidence of Competency portion of the Documentation section following this text.

~~Mr. David Lehfeldt is the current Director of Solid Waste Services for the City of Corpus Christi. Mr. Lehfeldt holds a bachelor's degree in Geology with a major emphasis on structural geology. He has more than 30 years of local government experience in the solid waste business. He has worked for the City of Corpus Christi in the Solid Waste Services Department since 2018, holding various positions, including Deputy Director of Solid Waste Services and Interim Director of Solid Waste Services.~~

Mr. Philip Aldridge is the current ~~Assistant~~ Interim Director of Solid Waste Services for the City of Corpus Christi. Mr. Aldridge holds a bachelor's degree in Water Resource Management with a major emphasis on Hydrogeology. He has over 15 years of experience in local, state and private sector waste management. Mr. Aldridge has worked for the City of Corpus Christi in the Solid Waste Services Department since 2019.

~~Mr. Lehfeldt and~~ Mr. Aldridge ~~both~~ holds a Class A Municipal Solid Waste Licenses from the TCEQ. This meets the requirement of 30 TAC §330.59(f)(3), which states that the solid waste facility supervisor be licensed in accordance with TAC Chapter 30. The Director of Solid Waste Services and the Assistant Director of Solid Waste Services will have the responsibility for operations at the J.C. Elliott Transfer Station.

The City Council approves policies and oversees the management and operation of the Solid Waste Department.

The requirement of 30 TAC §330.56(f)(5) and §330.59(f)(6) are not applicable as the proposed site does not include a mobile liquid waste processing unit, nor is this application for a landfill permit application.

1.7 Appointments

Documentation evidencing the appointment of the Authorized Agent for signing authority of the application included in the Appointments portion of the Documentation section following this text. The City of Corpus Christi has appointed SCS Engineers, Houston, Texas, as the consulting engineer responsible for developing this permit. Mr. Chad Ellinger, P.E., is the Engineer for the project. Mr. Neiman Young, Assistant City Manager, has the authority to sign this application and the Notice of Appointment.

1.8 Application Fees

The required application fee of $150 was submitted electronically to:

Texas Commission on Environmental Quality
Financial Administration Division, MC 214
P.O. Box 13087
Austin, Texas 78711-3087

1.9 Application Posting Information

In accordance with 30 TAC §330.57(i)(1), a complete copy of this permit application is posted to the internet as indicated on the Part I form. All future revisions or supplements to this permit application will also be posted at the same location. This internet posting is for informational purposes only.

The TCEQ web site will also contain information on the filing of this permit application along with a link to the web address of the posted application.

In accordance with 30 TAC §330.69(b), the owner or operator will post notice signs at the site within 45 days of the executive director's receipt of this application. The sign posting is for informational purposes only. The signs will:

- Have a white background and be no smaller than four feet by four feet;

- Consist of dark lettering, with letters at least three inches in height and block printed capital lettering;
- Identify, as appropriate, that the application is for a proposed facility;
- Include the words "For further information on how the public may participate in Texas Commission on Environmental Quality (TCEQ) permitting matters, contact TCEQ," the toll free telephone number for the Office of Public Assistance, and the agency's Web site address;
- Include the name and address of the owner or operator;
- Include the telephone number of the owner or operator;
- Remain in place and legible until the close of the final comment period; and
- Be posted in both English and Spanish, in accordance with the alternative language requirements in 30 TAC §39.405(h)(2).

As applicable, the signs will be located within ten feet of every property line bordering a public highway, street, or road. The signs will be visible from the street and spaced at not more than 1,500-foot intervals. A minimum of one sign, but no more than three signs, will be placed along any property line parallel to a public highway, street, or road.

1.10 Required Permits/Authorizations

In accordance with 30 TAC §305.45(a)(7), the required permits and authorizations for the facility are summarized below in Table I/II-1.2.

Table I/II-1.2 Required Permits/Authorizations

Permit/Authorization Status	Program
N/A	Hazardous Waste Management program under the Texas Solid Waste Disposal Act
N/A	Underground Injection Control (UIC) program under the Texas Injection Well Act
N/A	National Pollution Discharge Elimination Systems (NPDES) program under the Federal Clean Water Act (CWA) and Waste Discharge program under the Texas Water Code, Chapter 26
N/A	Prevention of Significant Deterioration (PSD) Program under the Federal Clean Air Act
N/A	Nonattainment Program under the Clean Air Act
N/A	National Emission Standards for Hazardous Pollutants (NESHAPS) preconstruction approval under the Clean Air Act
N/A	Ocean dumping permits under the Marine Protection Research and Sanctuaries Act
N/A	Dredge and fill permits under the Federal Clean Water Act
N/A	Licenses under the Texas Radiation Control Act
RQD	NPDES Stormwater Pollution Control §402 Permit
N/A	U.S. Army Corps of Engineers Dredge and Fill Permit §404
N/A	Subsurface area drip dispersal system permits under the Texas Water Code, Chapter 32
RQD (see note 1 below)	TCEQ Air Quality Permit or Registration

Notes: N/A = Not Applicable
REC = Received
RQD = Required
APP = Applied For

1. Standard Air Permit for MSW Transfer Stations (30 TAC § 330.981 *et seq.*).

2.0 FACILITY FEATURES AND WASTE ACCEPTANCE PLAN

The site will include the transfer station structure, a gatehouse with scale(s), drainage features, and a perimeter fence with locking gates. The transfer station structure is a dual-level, fully-enclosed building with an above-grade processing floor (tipping floor). The fully-enclosed building footprint will be approximately 390 feet wide by 367 feet long with concrete floor, an entry and exit with locking overhead doors, and a roof. A Site Layout Plan is included as Figures I/II-7. The general design and construction details for the fully-enclosed building components are included in Part III, Attachment 1.

General operations will be conducted in a manner that allows for the prompt, efficient and safe unloading of waste. The waste will be discharged from the collection vehicles onto the facility processing floor (tipping floor). Heavy machinery will be used to push waste to hoppers with open top transfer trailer awaiting below in loading shoots. The transfer trailers will be tarped before transfer to the Cefe Valenzuela Landfill or another authorized disposal facility located within 50 miles.

2.1 Proposed Permit

By way of this permit application, the City of Corpus Christi proposes to construct and operate a new Type V MSW facility in Nueces County pursuant to 30 TAC § 330.9. The facility will have a waste intake, at its peak, projected at approximately 2,500 tons/day. The site has not previously been used for solid waste operations. A Site Layout Plan is included as Part I/II, Figures I/II-7.

2.2 Sources and Characteristics of Waste

The acceptable waste characteristics, waste restrictions, general sources and service areas, waste rates, and storage requirement for the J.C. Elliott Transfer Station are summarized in the following sections. There are no known waste constituents or characteristics in the acceptable waste stream that could be a limiting parameter that may impact or influence the design and operation of the facility.

2.2.1 Waste Types and Generation Areas

The J.C. Elliott Transfer Station is a Type V facility. This facility is authorized to accept municipal solid waste (MSW). Class 2 and 3 industrial non-hazardous waste and certain types of special waste may be accepted at the facility provided the wastes are properly identified and provided the acceptance of such waste does not interfere with site operations. Recyclables including but not limited to white goods, electronic goods, and Household Hazardous Waste (HHW) will be accepted and stored inside the transfer station until removed and taken to a facility authorized to accept such wastes. Other wastes such as brush and tires may be processed either inside or outside the building in a designated area. Brush and tires may be stored in the processing/storage area as shown on Figure I/II-7. Brush will be stockpiled until a sufficient quantity is accepted (approximately 20,000 cubic yards) and grinded on-site. Mulch will be made available to the public and/or shipped to a permitted composting facility. The site will obtain a scrap tire registration in order to store up to 500 whole use or scrap rites on the ground or 2,000 in enclosed lockable container. Tires will be processed promptly by shredding into pieces, loaded into a roll-off box, transfer trailer, or similar, and hauled off-site for disposal. Brush and tires will be stored at the site for a maximum of 4 weeks. Based on the following list of acceptable wastes, there are no limiting waste constituents or characteristics that may impact or influence the design and operation of the facility. Therefore, the parameter limitations, as required by §330.203(a), are not applicable to this facility.

Waste accepted and recycled at the facility is expected to consist of the following wastes as defined in 30 TAC §330.3:

Primary Waste Types:

- Municipal Solid Waste - Solid waste resulting from or incidental to municipal, community, commercial, institutional, and recreational activities, including garbage, rubbish, ashes, street cleanings, automobile parts, and all other solid waste other than industrial solid waste;
- Putrescible Waste - Organic wastes, such as garbage, that are capable of being decomposed by microorganisms with sufficient rapidity as to cause odors or gases or are capable of providing food for or attracting birds, animals, and disease vectors;
- Rubbish - Nonputrescible solid waste (excluding ashes), consisting of both combustible and noncombustible waste materials. Combustible rubbish includes paper, rags, cartons, wood, excelsior, furniture, rubber, plastics, brush, or similar materials; noncombustible rubbish includes glass, crockery, tin cans, aluminum cans, and similar materials that will not burn at ordinary incinerator temperatures (1,600 degrees Fahrenheit to 1,800 degrees Fahrenheit);
- Yard Waste - Leaves, grass clippings, yard and garden debris, and brush, including clean woody vegetative material not greater than six inches in diameter that results from landscaping maintenance and land-clearing operations. The term does not include stumps, roots, or shrubs with intact root balls;
- Special Waste – Any solid waste or combination of solid waste that because of its quantity, concentration, physical or chemical characteristics, or biological properties requires special handling to protect the human health or the environment. Only those special wastes that do not interfere with site operations will be accepted at this facility including but not limited to:
    - Hazardous waste from conditionally exempt small-quantity generators (CESQG) that may be exempt from full controls under Chapter 335, Subchapter N of this title (relating to Household Materials Which Could Be Classified as Hazardous Wastes) may be accepted provided the amount of waste does not exceed 220 pounds (100 kilograms) per month per generator. These waste materials will be stored inside the transfer station building until removed and taken to a facility that is authorized to accept the waste;
    - Deceased animals that are incidental to routine collection of municipal solid waste and that can be systematically processed along with other solid waste;
    - Pharmaceuticals, contaminated foods, or contaminated beverages other than those contained in normal household waste on a case by case basis;
    - Empty containers which have been used for pesticides, herbicides, fungicides or rodenticides, provided the containers have been triple rinsed or crushed;
    - Non-RACM - Incidental amounts of non-regulated asbestos containing materials (Non-RACM) (incidental amount is defined as the maximum of 10 percent of the waste received on an annual basis by scale weight);
    - HHW including but not limited to lead acid storage batteries, used oil, used oil filters from internal combustion engines, paints, and electronic goods will be stored inside the transfer station building until removed and taken to a facility authorized to accept such wastes;
        - Some accepted HHW or CESQG wastes, such as paints may be in the form of unopened containers (like new) or slightly used containers. Rather than disposing such recyclable/reusable hazardous wastes, the Site Manager may make these wastes available to residential customers and local charities;

- Electronic goods will be collected inside the transfer station building and recycled as defined in §330.3. Any reusable electronic good (e.g. computer, printer, etc.) can be sent to Goodwill or Electronics Recycler for refurbishment and reuse.
- Used oil filters from internal combustion engines (to include filters which have been crushed and/or processed to remove free-flowing used oil) will not be intentionally and knowingly sent for disposal to a landfill unless the filter has been or will be:
    - Crushed to less than 20% of its original volume to remove all free-flowing used; or
    - Processed by a method other than crushing to remove all free-flowing used oil. A filter is considered to be processed if:
        - The filter has been separated into component parts and the free-flowing used oil has been removed from the filter element by some means of compression in order to remove free-flowing used oil;
        - The used filter element of a filter consisting of a replaceable filtration element in a reusable or permanent housing has been removed from the housing and pressed to remove free-flowing used oil; or
        - The housing is punctured and the filter is drained for at least 24 hours.

- Whole used or scrap tires (pending approval of a tire processor registration);
- White goods (i.e., household appliances, refrigerators, stoves) and metal. Items containing CFCs will be handled in accordance with 40 Code of Federal Regulations §82.156(f);
- Construction or demolition (C & D) Waste - Waste resulting from construction or demolition projects; includes all materials that are directly or indirectly the by-products of construction work or that result from demolition of buildings and other structures, including, but not limited to, paper, cartons, gypsum board, wood, excelsior, rubber, and plastics.

Other Waste Types:

- Class 2 industrial Wastes - Any individual solid waste or combination of industrial solid waste that are not described as Hazardous, Class 1, or Class 3 as defined in §335.506 of the TCEQ regulations (relating to Class 2 Waste Determination); and
- Class 3 Wastes - Inert and essentially insoluble industrial solid waste, usually including, but not limited to, materials such as rock, brick, glass, dirt, and certain plastics and rubber, etc., that are not readily decomposable, as further defined in §335.507 of the TCEQ regulations (relating to Class 3 Waste Determination).

Prohibited Waste Types:

The facility will not accept the following wastes:

- Regulated hazardous wastes;
- Polychlorinated biphenyls (PCB) waste;

- Radioactive waste;
- Regulated Asbestos Containing Materials (RACM);
- Certain Special Wastes, including:
    - Hazardous waste other than from Conditionally Exempt Small Quantity Generators (CESQGs) that may be exempt from full controls under Chapter 335, Subchapter N of this title (relating to Household Materials Which Could Be Classified as Hazardous Wastes) provided the generator provides a certification that it generates no more than 220 pounds of hazardous waste per calendar month. CESQG waste from industrial generators will not be accepted;
    - Class 1 non-hazardous industrial waste;
    - Untreated medical waste
    - Municipal wastewater treatment plant sludges, other types of domestic sewage treatment plant sludges, and water-supply treatment plant sludges;
    - Septic tank pumpings;
    - Grease and grit trap wastes;
    - Waste from commercial or industrial waste water treatment plants; air pollution control facilities; and tanks, drums, or containers used for shipping or storing any material that has been listed as a hazardous constituent in 40 code of Federal Regulations (40 CFR), Part 261, Appendix VIII but has not been listed as a commercial product in 40 CFR, §261.33(e) or (f);
    - Slaughterhouse wastes;
    - Incinerator ash; and
    - Soil contaminated by petroleum products, crude oils, or chemicals in concentrations greater than 1,500 mg/kg total petroleum hydrocarbons, or contaminated by constituents of concern exceeding the concentrations listed in Table 1 of 30 TAC §335.521(a)(1);
- Items containing chlorinated fluorocarbons (CFC's), such as refrigerators, freezers, and air conditioners, will only be accepted at the site for processing if the generator or transporter provides written certification that the CFC has been evacuated from the unit and that it was not knowingly allowed to escape into the atmosphere. If the site accepts any items containing CFC's, the City will have the CFC's evacuated by a certified refrigerant removing technician prior to processing at the transfer station; and
- Liquid waste (any waste material that is determined to contain "free liquids" as deemed by EPA Method 9095 (Paint Filter Test), as described in "Test Methods for Evaluating Solid Wastes, Physical Chemical Methods" (EPA Publication Number SW-846)) shall not be accepted unless it is:
    - Bulk or non-containerized liquid waste that is: household waste other than septic waste, or contained liquid waste and the container is a small container similar in size to that normally found in the household waste, the container is designated to hold liquids for use other than storage, or the waste is a household waste.

Generation Areas:

The facility is planned to primarily serve residents and businesses within the City of Corpus Christi and Nueces County as well as portions of the surrounding areas including Aransas, Bee, Duval, Goliad, Jim Wells, Kleberg, Live Oak, McMullen, Refugio, and San Patricio Counties, but may serve other counties as well.

2.2.2 Waste Acceptance Rate

The projected maximum amount of waste to be received daily and annually for the first five years of facility operation is approximately 2,500 tons per day, or 912,500 tons per year. However, the facility is not currently expected to reach the projected maximum amount for several years and reasonably anticipates the following volumetric increases (which may fluctuate and should not be construed as interim waste acceptance limitations):

Year	Projected Daily Waste Acceptance Rate	Projected Annual Waste Acceptance Rate
1	600 tons	187,800 tons
2	650 tons	203,450 tons
3	700 tons	219,100 tons
4	750 tons	234,750 tons
5	800 tons	250,400 tons

2.2.3 Population Equivalent

Based on the TCEQ definition for population equivalency, the average volume per ton of waste entering a municipal solid waste processing facility is 3 cubic yards with a generation rate of 5 pounds per person per day.

The population equivalent (PE) served by the facility for the projected peak daily acceptance rate of approximately 2,500 tons per day is estimated as follows:

Annual rate per person = 5 pounds/person/day x 365 days/year ÷ 2,000 pounds/ton
= 0.9125 tons/person/year

PE = 912,500 tons/year ÷ 0.9125 tons/person/year
= 1,000,000 persons

2.2.4 Waste Storage and Off-Site Disposal

Waste storage or holding will occur on the tipping floor, including partially-filled transfer vehicles at the end of the operating day. The maximum volume of waste that will be stored overnight at the facility at any given time is 1,000 tons or less, which includes the waste in fully loaded, covered transfer vehicles waiting to haul waste off-site. Other than brush and tires, no storage of waste materials will occur off the tipping floor, except for waste in fully loaded, covered transfer trailers waiting to be hauled off-site. Solid waste will generally be processed within an average of 4 to 6 hours. The solid waste will not be allowed

to accumulate on-site for such a period that will allow the creation of a nuisance or public health hazard due to odors, fly breeding, or harborage of other vectors. Storage periods significantly above average are as a result of equipment breakdown or acts of God, and will only be permitted for the time required to repair or replace the malfunctioning equipment or to allow any exigent circumstances to subside. The maximum volume of waste that can be stored at the facility under these circumstances is 1,000 tons which includes the waste in loaded transfer vehicles waiting to haul waste off-site.

During time periods including holidays, the solid waste may be temporarily stored at the site not to exceed a time period of 72 hours. If waste remains on the tipping floor during these periods, rather than covered transfer vehicles, the overhead doors will be closed to control potential odors, flies and other vectors.

All non-recycled wastes will be transferred to Cefe Valenzuela Landfill or another landfill facility permitted by the TCEQ.

2.3 Regional Solid Waste Management

30 TAC §330.61(p) requires that the owner or operator provide documentation that Parts I and II of the permit application were submitted for review to the applicable council of governments for compliance with regional solid waste plans. The regional authority for Nueces County is the Coastal Bend Council of Governments (CBCOG). The CBCOG is an intergovernmental planning agency that serves an 11 county region, encompassing the Coastal Bend region. CBCOG's solid waste management plan is presented in "Amended Regional Solid Waste Management Plan 2000-2020", as dated December 2, 2002. A more recent version entitled "Coastal Bend Regional Solid Waste Management Plan 2022-2042" was obtained through the URL link, www.tceq.texas.gov/downloads/permitting/waste-permits/waste-planning/docs/draft_cbcog_rswmp_2022.pdf. Parts I and II of this permit application are presented in a manner to assist the CBCOG in evaluating the facility for consistency with the goals and objectives of the 2022 Plan that seeks to provide for adequate solid waste handling and management facilities while preventing adverse health, social, economic, and environmental impacts.

A letter was sent to CBCOG summarizing the permit application and transmitting a copy of Parts I and II of this application for review. A copy of the related correspondence is included in Part I/II, Appendix I/II-A.1.

2.4 Local Solid Waste Management

30 TAC §330.61(p) requires that the owner or operator request a review letter from local governments for compliance with any applicable local solid waste plan. Nueces County and the City of Corpus Christi do not have a solid waste management plan; therefore, no further considerations are required as this regulation is not applicable to this facility. However, the city has adopted the Westside Area Development Plan. A letter was sent to the City of Corpus Christi Planning and Community Development Department summarizing the permit application and transmitting a copy of Parts I/II of this application for review. The City Planning and Community Development Department found the project to be consistent with the Westside Area Development Plan. A copy of the related correspondence is included in Part I/II, Appendix I/II-A.4.

3.0 EXISTING CONDITIONS SUMMARY

In accordance with 30 TAC §330.61, the following sections include the required portions of Part II of the permit application that summarize the existing conditions of both the facility property and the surrounding area. The main topics include land use and zoning, population and community growth trends, locations of water and oil/gas wells, prevailing wind direction, transportation analysis, general geology, soils, groundwater and surface water information, and floodplain, wetlands, and endangered species data.

3.1 Impact on Surrounding Area

A land use and zoning compatibility analysis was performed for the J.C. Elliott Transfer Station. The results of the analysis are summarized in the following sections.

3.1.1 Zoning

The J.C. Elliott Transfer Station is located within the City of Corpus Christi in Nueces County, Texas. The zoning for the facility location, based on information from the City of Corpus Christi is "FR", which is Farm Rural District. The City of Corpus Christi Guide to Permitted Uses in Zoning Districts states that the "FR" zoning district includes lands that are relatively undeveloped and agricultural in nature. The "FR" zoning district is intended to permit the continued use of the land for agricultural purposes and is also the default zoning district for newly-annexed land that has not yet been placed in an appropriate zoning classification for final use. The Corpus Christi Unified Development Code minimum requirements state that no land may be used except for a purpose permitted in the zoning district in which it is located. The facility is subject to land development permitting by the City of Corpus Christi for construction.

3.1.2 Character of Surrounding Land Use

Existing uses of the site and the surrounding area are shown on Figure I/II-8, Land Use Map. The map was prepared based on a field reconnaissance study (Hanson Professional Services Inc., July 2024) and a review of aerial photographs (GoogleEarth™) of the surrounding area. Portions of the land within a one-mile radius are developed with a wide variety of commercial and residential uses. Public works land represents the largest percentage of land use within a one-mile radius of the site. The next largest component of land use consists of agricultural properties. The breakdown of overall land use within the one-mile radius is shown on Table I/II-3.1.

Table I/II-3.1 Land Use Within a One-Mile Radius

Land Use	Area (in acres)	Percentage of Total Area
Industrial	95.35	4.7%
Commercial	32.79	1.6%
Public Works	~~1,141.1~~660.5	~~55.5~~32.1%
Institutional	~~33.82~~514.42	~~1.6~~25.0%
Schools	0.0	0.0%
Residential	10.18	0.5%
Water Bodies	16.68	0.8%
Park / Recreational Areas	14.25	0.7%
J.C. Elliott Transfer Station Facility	24.95	1.2%
Open Space / Ag Use	687.41	33.4%
Total	**2,056.53**	**100.0%**

3.1.5.1 Structures and Inhabitable Buildings Within 500 Feet of the Site

In accordance with §330.61(c)(3), the structures and inhabitable buildings within a 500-foot radius of the facility have been identified on Part I/II, Figure I/II-9. There are ~~nine~~ three structures within 500 feet of the facility's permit boundary all of which are located within the ~~site property~~J.C. Elliott Landfill permit boundary and owned by the City of Corpus Christi. No inhabitable structures have been identified within 500 feet of the facility's permit boundary.

3.1.6 Oil/Gas and Water Wells

The locations of water and oil/gas wells within one mile of the permit boundary of the facility were determined based on a water well database search performed by The Banks Group. The well database search is included in Appendix I/II-C, Well Location Summary. No known water wells or oil/gas wells were identified within a 500-foot radius of the facility.

3.1.7 Prevailing Wind Direction

A wind rose is included on Figure I/II-1 to illustrate the prevailing wind direction. The nearest available wind rose (Corpus Christi Cabaniss Field) for the site, between 1949 and 2023, indicates that the prevailing wind is from the south-southeast.

3.2 Transportation Analysis

The transportation analysis includes data on the availability and adequacy of roads that the owner or operator will use to access the facility; data on the volume of vehicular traffic on access roads within one mile of the facility, both existing and expected, during the expected life of the facility; projected volume of traffic expected to be generated by the facility on the access roads within one mile of the facility; documentation of coordination of all designs associated with the site entrance with the agency exercising maintenance responsibility of the public roadway involved; and documentation of coordination with the Texas Department of Transportation (TxDOT) for traffic and location restrictions.

3.2.1 Site Access

Public access to the facility will be provided by an existing entrance road located on the west side of State Highway 286 about 4000 feet south of Saratoga Boulevard (State Highway 357). The existing entrance previously served the J.C. Elliott Landfill (MSW-423A) and currently serves the existing transfer station (Registration Number 40228) located within the J.C. Elliott Landfill permit boundary. City solid waste transport vehicles will utilize the existing entrance. Empty transfer trailers returning from Cefe F. Valenzuela Landfill may access the site by traveling on Greenwood Avenue to the back entrance to the J.C. Elliott Landfill and then internal J.C. Elliott Landfill paved roadways.

The existing site entrance/exit is a 60-foot-wide paved driveway that connects to a private portion of Greenwood Drive inside the permit boundary of the J.C. Elliott Landfill. The driveway intersects the southbound frontage road of SH 286 at a three-way stop with no sight restrictions or conflicts that impair the turning of the vehicles or the view of drivers on SH 286. Vehicles that turn into the site entrance driveway (see Part I/II, Figure I/II-7 – Site Layout Plan) will have approximately 600 feet of staging room before they reach the gatehouse. This will prevent any traffic congestion on SH 286 due to vehicles waiting to access the facility. The existing driveway exit is controlled by a stop sign but may be modified in the future as recommended by TxDOT, the entity responsible for SH 286.

State Highway 286, Saratoga Boulevard, Greenwood Drive, and J.C. Elliott internal roadways consist of asphalt paving underlain by flexible base material. Access to the transfer station will be controlled by a gate and perimeter fencing as shown on Figure I/II-7 – Site Layout Plan. Based on the information above, the roadways that provide access to the facility are adequate in capacity and structure to continue to serve the needs of the owner or operator and the general public. The three main roadways, SH 286, SH 357, and Greenwood Drive are asphalt paved with 80,000 pound vehicle weight limits.

3.2.1.1 Access Road Adequacy

Based on the information above, the roadways that provide access to the facility are adequate in capacity and structure to continue to serve the needs of the owner or operator and the general public. The three main roadways, SH 286, SH 357, and Greenwood Drive are asphalt paved with 80,000 pound vehicle weight limits. Hanson has coordinated with TxDOT, the entity responsible for SH 286, including the frontage road, and SH 357, to confirm the public roadways are adequate for the facility generated traffic. The City is responsible for the maintenance of Greenwood Drive.

Correspondence evidencing Hanson's coordination with TxDOT is included in Appendix I/II-A.3.

3.2.2 Traffic Volumes

Citizen traffic will access the facility via the entrance off SH 286. Waste transfer and other City or facility support vehicles may use the SH 286 entrance or enter the facility from Greenwood Drive through the J.C. Elliott Landfill. The 2023 TxDOT daily traffic volumes in the vicinity of the facility were obtained which represent the average two-way traffic passing a specific location in a 24-hour period. Future traffic is projected through the year 2040 based on the use of the Traffic Data Pocket Guide (https://www.fhwa.dot.gov/policyinformation/pubs/pl18027_traffic_dat_pocket_guide.pdf). The actual site operating life for the facility may vary due to various future factors. The existing traffic volumes for roadways within one mile of the facility are shown on Figure I/II-10 and in the Table I/II-3.3.

Table I/II-3.3 Existing and Future Traffic Volumes For Roadways Within One Mile of the Facility

Roadway	Segment	2023 Volumes[1,2]	2040 Volumes[2,3]
SH 286	North of Facility Entrance	24,241	64,319
	South of Facility Entrance, South of Oso Creek	24,633	65,359
	South of Facility Entrance, South of FM 43	12,430	32,980
Saratoga Blvd	North of Facility Entrance, East of SH 286	13,000	19,317
FM 43	South of Facility Entrance, West of SH 286	3,663	23,546

1. Source: TxDOT Statewide Traffic Count Map
2. Traffic volumes are in units of vehicles per day.
3. Future volumes calculated using the FHWA https://www.fhwa.dot.gov/policyinformation/pubs/pl18027_traffic_dat_pocket_guide.pdf).

3.2.3 Facility Generated Traffic Volumes

The current volume of traffic using the existing J.C. Elliott Transfer station is estimated to be about 580 vehicles per day, including public and private haulers, citizen vehicles and employee vehicles. This is expected to remain the same upon opening of the new transfer station but will gradually increase over time with population growth and as the greater efficiency and larger capacity of the new facility is taken advantage of. The maximum total volume of traffic generated by the facility. when the transfer station accepts the maximum 2,500 tons per day, is expected to be approximately 2,500 vehicles per day in ~~about~~ 2040 and beyond for the life of the transfer station. These would consist of short-haul and long-haul garbage trucks, citizen vehicles, and employee vehicles.

Comparison of the traffic to be generated at the facility with the traffic data on Table I/II-3.3 shows that the volume of the traffic generated by the facility represents a relatively small percentage of the existing and projected volumes on the access roads within one mile of the facility. Based on the findings of this 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 facility-generated traffic as well as the other vehicles in the area.

3.2.4 Airport Locations

There are no public-use airports within six miles of the site as indicated on Part I/II, Figure I/II-1. The nearest runway of a public-use airport is at Corpus Christi International Airport, located approximately 6.5 miles northwest of the facility. In accordance with 30 TAC 330.61(i)(5), an airport impact evaluation is required only for landfill units and landfill mining operations, and thus not required for Type V facilities.

3.2.5 TxDOT Correspondence

In accordance with 30 TAC §330.61(i)(4), TxDOT was contacted for any traffic or location restrictions which may apply to the facility. Coordination with TxDOT is included in Parts I/II, Appendix I/II-A.3.

3.3 General Geology and Soils Statement

In accordance with 30 TAC §330.61(j), a general discussion of the geology and soils at the J.C. Elliott Transfer Station is included in the following sections.

3.3.1 Physiography and Topography

The site is located in Nueces County, Texas. The topography of the site is generally flat. Oso Creek is located south/southwest of the facility boundary and to the west of FM 535. Oso Creek drains to Oso Bay. Part I/II, Figure I/II-4 shows the general site topography based on United States Geological Survey (USGS) maps, dated 2019.

Area rainfall averages are approximately 31.8 inches per year for the Corpus Christi, Texas area (U.S. Climate Data).

The natural surface drainage in the site area generally drains to Oso Creek which runs along the southern property boundary and then drains to Oso Bay. The approximate existing ground elevation of the site is approximately 20 ft-msl.

southeast of the facility. Oso Bay runs generally northeast into Corpus Christi Bay which connects to the Gulf of Mexico. Based on the topography of the site and the surrounding area, relevant stormwater flows will originate on-site. Runoff from neighboring properties will generally flow into road side ditches that drain southwest into Oso Creek without entering the facility. There ~~is one~~are two perennially filled pond/water of body within a 1-mile radius of the facility boundary. ~~The~~ One pond is located approximately 1,100 feet south/southwest from the facility (permit boundary) across Oso Creek, and appears on Google Earth maps as far back as 1956. A second perennial pond is located approximately 3,380 feet southeast of the facility across Highway 286. According to the National Wetlands Inventory, an intermittent pond is located approximately 230 feet west of the facility. All ponds and creek locations are shown on Part I/II, Figure I/II-2.

3.4.3 Texas Pollutant Discharge Elimination System

Since the facility will perform vehicle or equipment maintenance activities, vehicle or equipment rehabilitation, mechanical repairs, fueling, lubrication, or cleaning within the permit boundary of the facility, the facility will obtain a Texas Pollutant Discharge Elimination System (TPDES) multi-sector general permit prior to operation. The facility will also obtain a stormwater permit prior to construction of the facility.

3.5 Floodplains and Wetlands Statement

3.5.1 Floodplains

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) that includes the site area (Nueces County, Texas and Incorporated Areas: Map No. 48355C0505G, Effective Date October 13, 2022) was reviewed and is included as Figure I/II-15. According to the published FEMA map, no portion of the facility property is located within the 100-year floodway. However, a portion of the transfer station road system and building will be located within the 100-year floodplain. Although these facilities are located on a small portion of the floodplain, the roads and building will be elevated to at least 1 foot above the floodplain elevations shown on Figure I/II-15, therefore there will not be washout of solid waste in the event of a flood.

The City's Floodplain Management Division (FMD) manages development within FEMA-designated floodplains located in the City of Corpus Christi. The FMD will issue a floodplain development permit for non-residential construction provided the lowest floor is elevated to at least 1 foot above the base flood elevation. As mentioned above, the roads and building elevations will be at least 1 foot above the base flood elevation.

There are approximately 2.25 acres within the transfer station permit boundary that are designated as floodplain. There is a total of approximately 51 acres of floodplain located on the north side of Oso Creek between Greenwood Drive and SH 286 on property owned by the City, including the transfer station property. There will be about 0.6 acres of roadway located in the floodplain and 0.11 acres of the southwest corner of the transfer station building located in the floodplain. The small portion of the floodplain in which construction of the transfer station roads and building will be located should not significantly restrict the flow of a 100-year frequency flood nor significantly reduce the temporary water storage capacity of the 100-year floodplain.

3.5.2 Wetlands

Coastal Environments, Inc. (CEI) performed a wetlands study for the property. The purpose of the study was to determine the approximate sizes and locations of wetlands and other areas that could potentially be

LEGAL DESCRIPTION

Nueces CAD Property Search

ADDED

Property Details

Account			
Property ID:	198119	**Geographic ID:**	0847-0014-0045
Type:	R	**Zoning:**	AG-OPEN LAND
Property Use:			
Location			
Situs Address:	CHAPMAN RANCH RD/FM RD 286 CORPUS CHRISTI, TX 78415		
Map ID:	R-38	**Mapsco:**	
Legal Description:	BOHEMIAN COLONY LANDS 89.64 ACS OUT OF POR LT 4 SEC 14 & POR LT 1 SEC 16		
Abstract/Subdivision:	S0847		
Neighborhood:	(S0847) BOHEMIAN COLONY LANDS		
Owner			
Owner ID:	118493		
Name:	CITY OF CORPUS CHRISTI		
Agent:			
Mailing Address:	PO Box 9277 Corpus Christi, TX 78469-9277		
% Ownership:	100.0%		
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.		

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Value Method:	N/A
Market Value:	N/A (=)
Agricultural Value Loss:	N/A (-)

ADDED

Appraised Value:	N/A (=)
HS Cap Loss: ❓	N/A (-)
Circuit Breaker: ❓	N/A (-)
Assessed Value:	N/A
Ag Use Value:	N/A

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: CITY OF CORPUS CHRISTI **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C03	CITY OF CORPUS CHRISTI	N/A	N/A	N/A	N/A	N/A
CAD	APPRAISAL DISTRICT	N/A	N/A	N/A	N/A	N/A
GNU	NUECES COUNTY	N/A	N/A	N/A	N/A	N/A
JRC	DEL MAR JR COLLEGE	N/A	N/A	N/A	N/A	N/A
RFM	FARM TO MKT ROAD	N/A	N/A	N/A	N/A	N/A
SE	CORPUS CHRISTI ISD	N/A	N/A	N/A	N/A	N/A
HOSP	HOSPITAL DISTRICT	N/A	N/A	N/A	N/A	N/A

Total Tax Rate: 2.174586

Estimated Taxes With Exemptions: $0.00

Estimated Taxes Without Exemptions: $169,822.91

APPED

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
FL	FARM LAND	89.64	3,904,718.40	0.00	0.00	N/A	N/A

ADDED

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	$0	$7,809,437	$0	$7,809,437	$0	$7,809,437
2023	$0	$7,809,437	$0	$7,809,437	$0	$7,809,437
2022	$0	$3,904,719	$0	$3,904,719	$0	$3,904,719
2021	$0	$2,928,539	$0	$2,928,539	$0	$2,928,539
2020	$0	$1,316,115	$38,741	$38,741	$0	$38,741
2019	$0	$1,383,615	$38,557	$38,557	$0	$38,557
2018	$0	$1,383,615	$35,974	$35,974	$0	$35,974
2017	$0	$691,808	$35,974	$35,974	$0	$35,974
2016	$0	$553,446	$34,590	$34,590	$0	$34,590

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/4/2020	GWD	GENERAL WARRANTY DEED	SIMCIK VICTOR F JR ETALS	CITY OF CORPUS CHRISTI			2020057458
5/7/2018	SWD	SPCL W/DEED	SIMCIK VICTOR F JR ETAL	SIMCIK VICTOR F JR ETALS			2018020034
1/1/2014			ELZNER LEONARD RAY	SIMCIK VICTOR F JR ETAL			
8/15/2013	SWD	SPCL W/DEED	SIMCIK VICTOR F JR ETAL	ELZNER LEONARD RAY			2013035574
1/1/2013	W	WILL	ELZNER DELLA ROSE ETALS	SIMCIK VICTOR F JR ETAL			2011-PR-00018-3

ADDED

Nueces CAD Property Search

Property Details

Account

Property ID:	200106774	**Geographic ID:**	0847-0014-0044
Type:	R	**Zoning:**	
Property Use:			

Location

Situs Address:	CHAPMAN RANCH RD/FM RD 286 CORPUS CHRISTI, TX 78415		
Map ID:	R-38	**Mapsco:**	
Legal Description:	BOHEMIAN COLONY LANDS .484 AC OUT LT 4 SEC 14		
Abstract/Subdivision:	S0847		
Neighborhood:	(S0847) BOHEMIAN COLONY LANDS		

Owner

Owner ID:	118493
Name:	CITY OF CORPUS CHRISTI
Agent:	
Mailing Address:	PO Box 9277 Corpus Christi, TX 78469-9277
% Ownership:	100.0%
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Value Method:	N/A
Market Value:	N/A (=)
Agricultural Value Loss:	N/A (-)
Appraised Value:	N/A (=)

ADDED

HS Cap Loss: N/A (-)

Circuit Breaker: N/A (-)

Assessed Value: N/A

Ag Use Value: N/A

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Property Taxing Jurisdiction

Owner: CITY OF CORPUS CHRISTI **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
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CAD	APPRAISAL DISTRICT	N/A	N/A	N/A	N/A	N/A
GNU	NUECES COUNTY	N/A	N/A	N/A	N/A	N/A
JRC	DEL MAR JR COLLEGE	N/A	N/A	N/A	N/A	N/A
RFM	FARM TO MKT ROAD	N/A	N/A	N/A	N/A	N/A
SE	CORPUS CHRISTI ISD	N/A	N/A	N/A	N/A	N/A
HOSP	HOSPITAL DISTRICT	N/A	N/A	N/A	N/A	N/A

Total Tax Rate: 2.174586

Estimated Taxes With Exemptions: $0.00

Estimated Taxes Without Exemptions: $3.15

ADDED

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
LT-ROW-ESM	ROW -ESMT	0.48	21,083.04	0.00	0.00	N/A	N/A

ADDED

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	$0	$145	$0	$145	$0	$145
2023	$0	$145	$0	$145	$0	$145
2022	$0	$145	$0	$145	$0	$145
2021	$0	$145	$0	$145	$0	$145
2020	$0	$145	$0	$145	$0	$145
2019	$0	$59,484	$0	$59,484	$0	$59,484
2018	$0	$59,484	$0	$59,484	$0	$59,484
2017	$0	$31,625	$0	$31,625	$0	$31,625
2016	$0	$7,260	$0	$7,260	$0	$7,260

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/18/2002	W-D	WARRANTY DEED	ELZNER DELLA ROSE ETALS	CITY OF CORPUS CHRISTI	20020340-	80/W/D	20020340-/80/W/D

EVIDENCE OF COMPETENCY

30 TAC §330.59(f)(2)

This regulation requires that the owner or operator shall submit a list of all solid waste sites in all states, territories, or countries in which the applicant has a direct financial interest. The type of site shall be identified by location, operating dates, name, and address of the regulatory agency, and the name under which the site was operated.

The City of Corpus Christi does not have a direct financial interest in any other solid waste site.

30 TAC §330.59(f)(3)

This regulation requires that a licensed solid waste facility supervisor, as defined in Chapter 30 of this title (relating to Occupational Licenses and Permits), be employed before commencing site operation.

Philip Aldridge, ~~Assistant~~ Interim Director of Solid Waste Services

Mr. Philip Aldridge is the current ~~Assistant~~ Interim Director of Solid Waste Services for the City of Corpus Christi. Mr. Aldridge holds a bachelor's degree in Water Resource Management with a major emphasis on Hydrogeology. He has over 15 years of experience in local, state and private sector waste management. Mr. Aldridge has worked for the City of Corpus Christi in the Solid Waste Services Department since 2019.

30 TAC §330.59(f)(4)

This regulation requires the names of the principals and supervisors of the owner's or operator's organization, together with previous affiliations with other organizations engaged in solid waste activities.

The following principals and supervisors of City of Corpus Christi have substantial experience in the waste services industry as indicated below:

Name	*Office*
~~*David Lehfeldt*~~	~~*Director of Solid Waste Services*~~
Philip Aldridge	~~*Assistant*~~ *Interim Director of Solid Waste Services*

~~*David Lehfeldt, Director of Solid Waste Services*~~

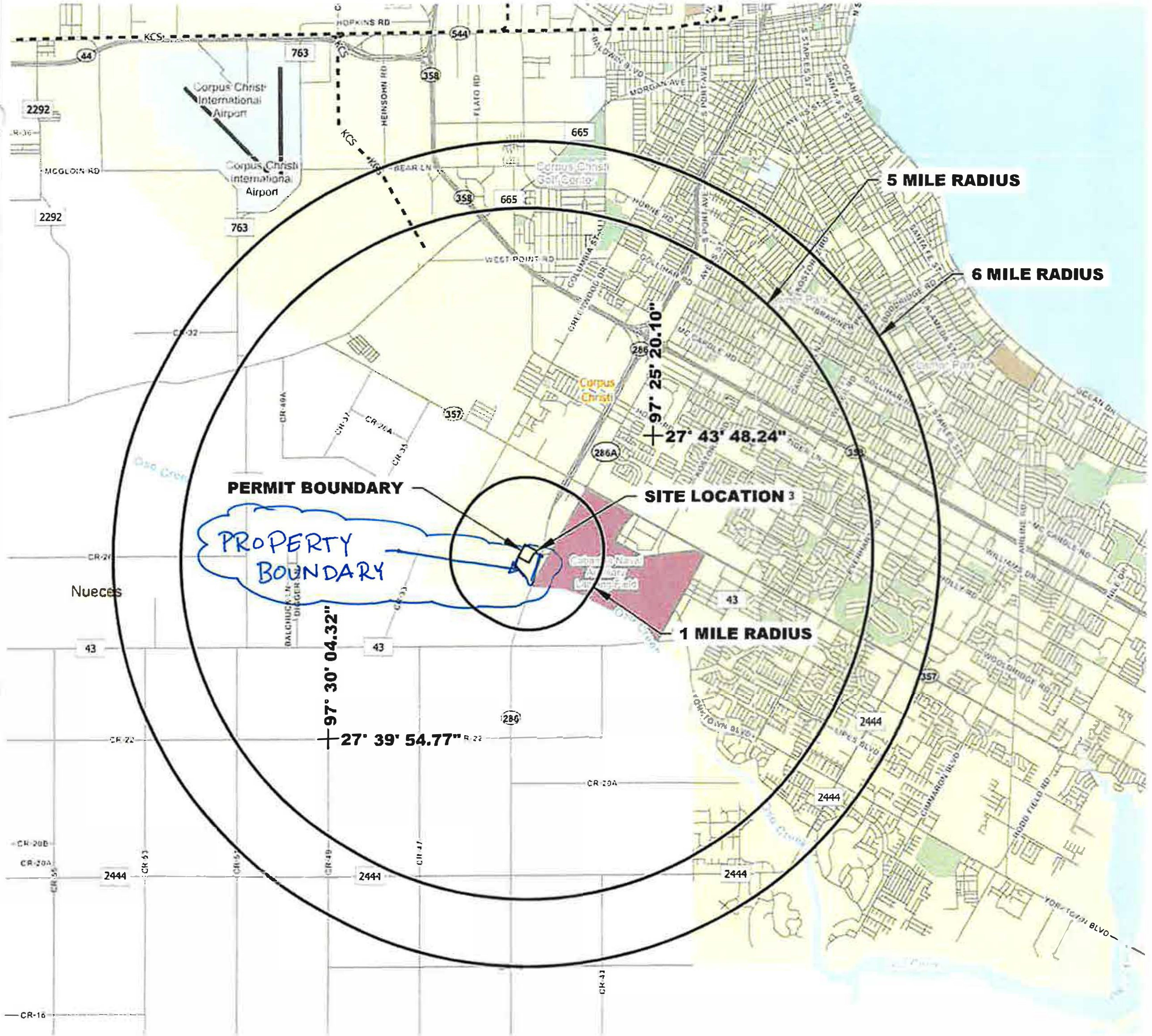
~~*Mr. David Lehfeldt is the current Director of Solid Waste Services for the City of Corpus Christi. Mr. Lehfeldt holds a bachelor's degree in Geology with a major emphasis on structural geology. He has more than 30 years of local government experience in the solid waste business. He has worked for the City of Corpus Christi in the Solid Waste Services Department since 2018, holding various positions, including Deputy Director of Solid Waste Services and Interim Director of Solid Waste Services.*~~

30 TAC §330.59(f)(5) & (6)

These regulation citations are applicable to landfills and mobile liquid waste processing facilities only, not transfer stations.

City of Corpus Christi has not had any final enforcement orders, court judgments, consent decrees, or criminal convictions of this state or the federal government within the last five years relating to compliance with applicable legal requirements relating to the handling of solid or liquid waste under the jurisdiction of the Commission or the United States Environmental Protection Agency.

FIGURES



SOURCE:

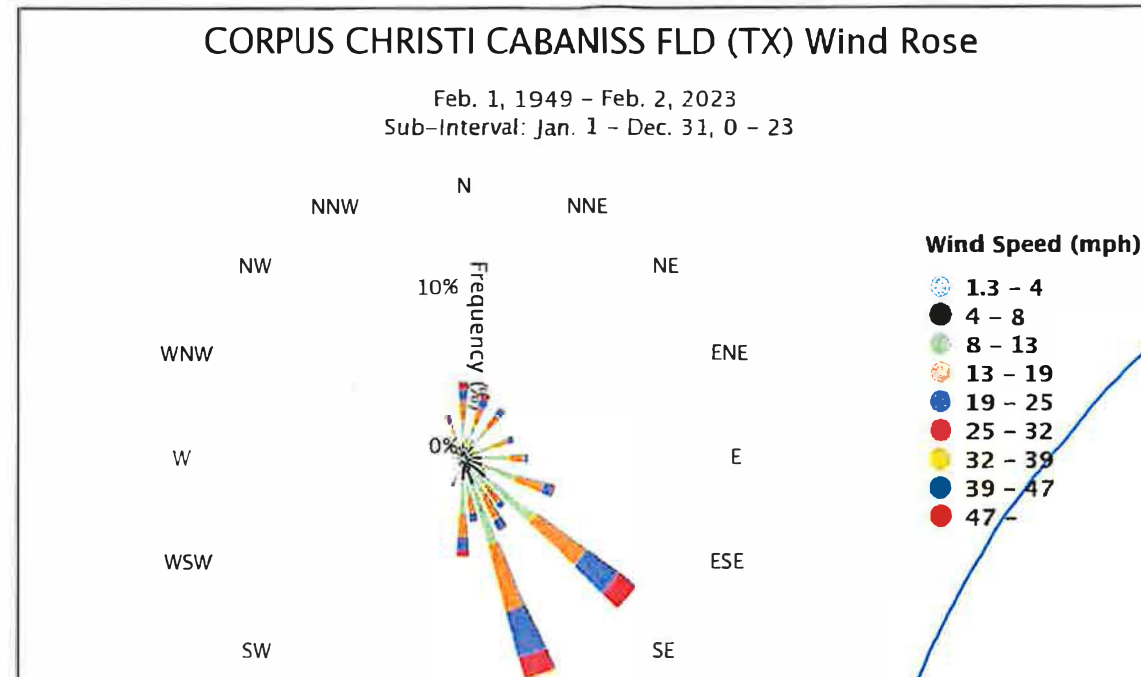
TEXAS DEPARTMENT OF TRANSPORTATION, COUNTY MAPBOOK 2018, PAGES 2139, 2140, 2152 AND 2153.

NOTES:

1. CABANISS NAVAL AUXILIARY LANDING FIELD IS THE CLOSEST AIRPORT AND IS LOCATED WITHIN 1 MILE OF THE PERMIT BOUNDARY.
2. CORPUS CHRISTI INTERNATIONAL AIRPORT IS THE CLOSEST COMMERCIAL AIRPORT TO THE FACILTY, AND IS OUTSIDE OF 6 MILES OF THE REGISTRATION BOUNDARY.
3. THERE ARE NO KNOW ARCHAEOLOGICAL SITES, HISTORICAL SITES, OR SITES WITH EXCEPTIONAL AESTHETIC QUALITIES ADJACENT TO THE FACILITY.
4. FOR A LARGER SCALE MAP OF THE 1-MILE RADIUS AREA, SEE FIGURE I/II-2.

SCALE

0 2 4 MILES



SOURCE:

MRCC cli-MATE - MRCC APPLICATION TOOLS ENVIRONMENT, https://mrcc.purdue.edu/CLIMATE/

△ 03/2025 ADDED PROPERTY BOUNDARY SCS

LEGEND

- Unincorporated Community
- County Seat
- Border Crossing
- Cemetery
- Cemetery (Inside City)
- Deep Draft Port
- Shallow Draft Port
- Railroad
- Dam
- River or Stream
- TXDOT District
- Lakes
- Education
- Military
- Airport Runway
- Airport
- Prison
- Parks and Other Public Land

UPDATE

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: GENERAL LOCATION MAP

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT CONSULTING ENGINEERS
12651 BRIAR FOREST, SUITE 205, HOUSTON, TX 77077
PH (281) 293-8494 FAX NO. (281) 293-7679

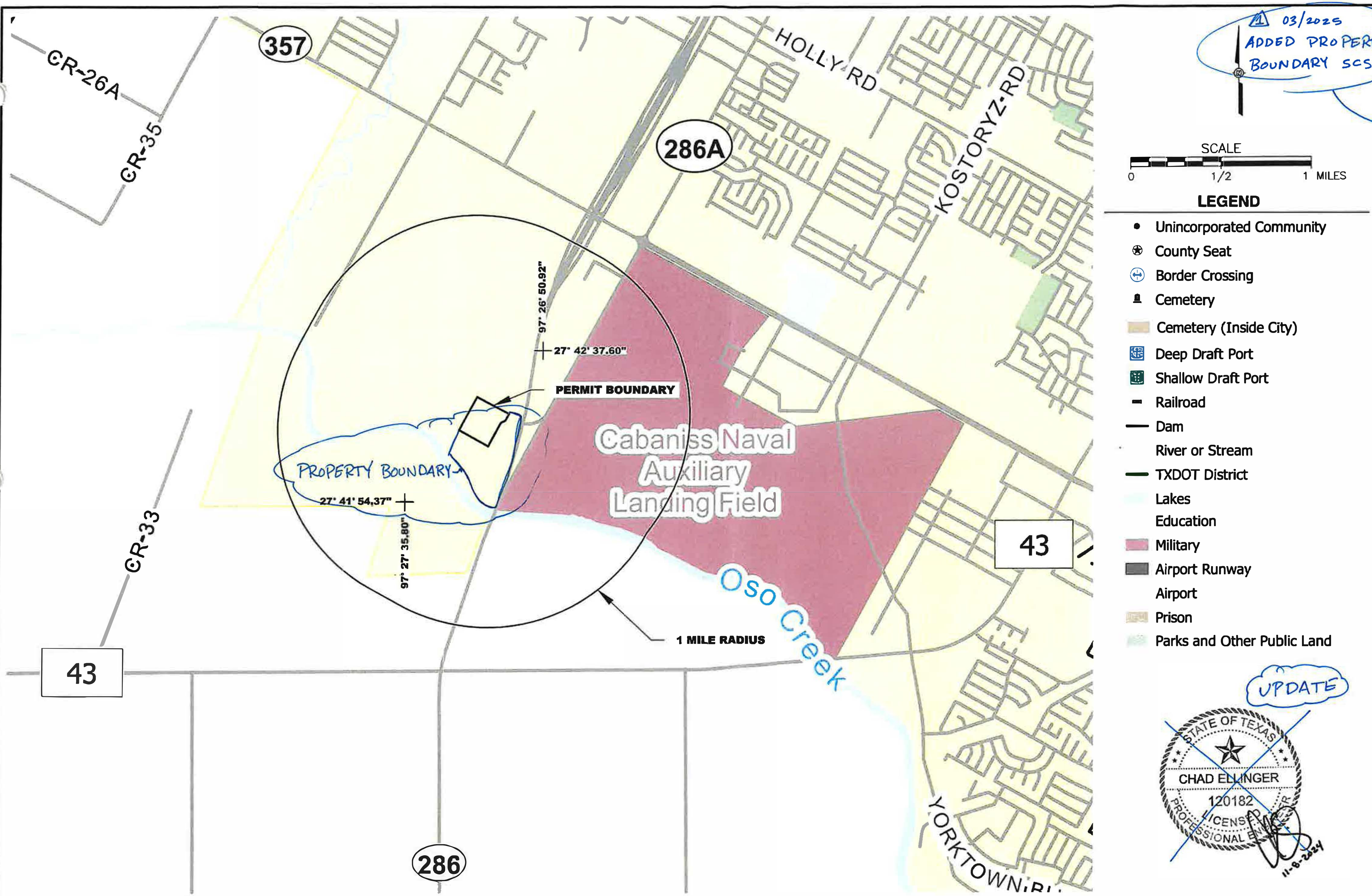
PROJ. NO. 16221088.00 | DSN. BY: RJE | CHK. BY: CF | DWN. BY: RJE | Q/A RVW BY: CF | APP. BY: JKR

CADD FILE: FIGURE I_II-1 GENERAL LOCATION MAP

DATE: 11/2024

SCALE: AS SHOWN

FIGURE NO. I/II-1



SOURCE:
TEXAS DEPARTMENT OF TRANSPORTATION, COUNTY MAPBOOK 2018, PAGE 2152.

INTENDED FOR PERMITTING PURPOSES ONLY

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

REV | DATE | DESCRIPTION | BY

DRAWING TITLE: SITE LOCATION MAP

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS
12651 BRIAR FOREST, SUITE 205, HOUSTON, TX 77077
PH (281) 293-8494 FAX NO. (281) 293-7878

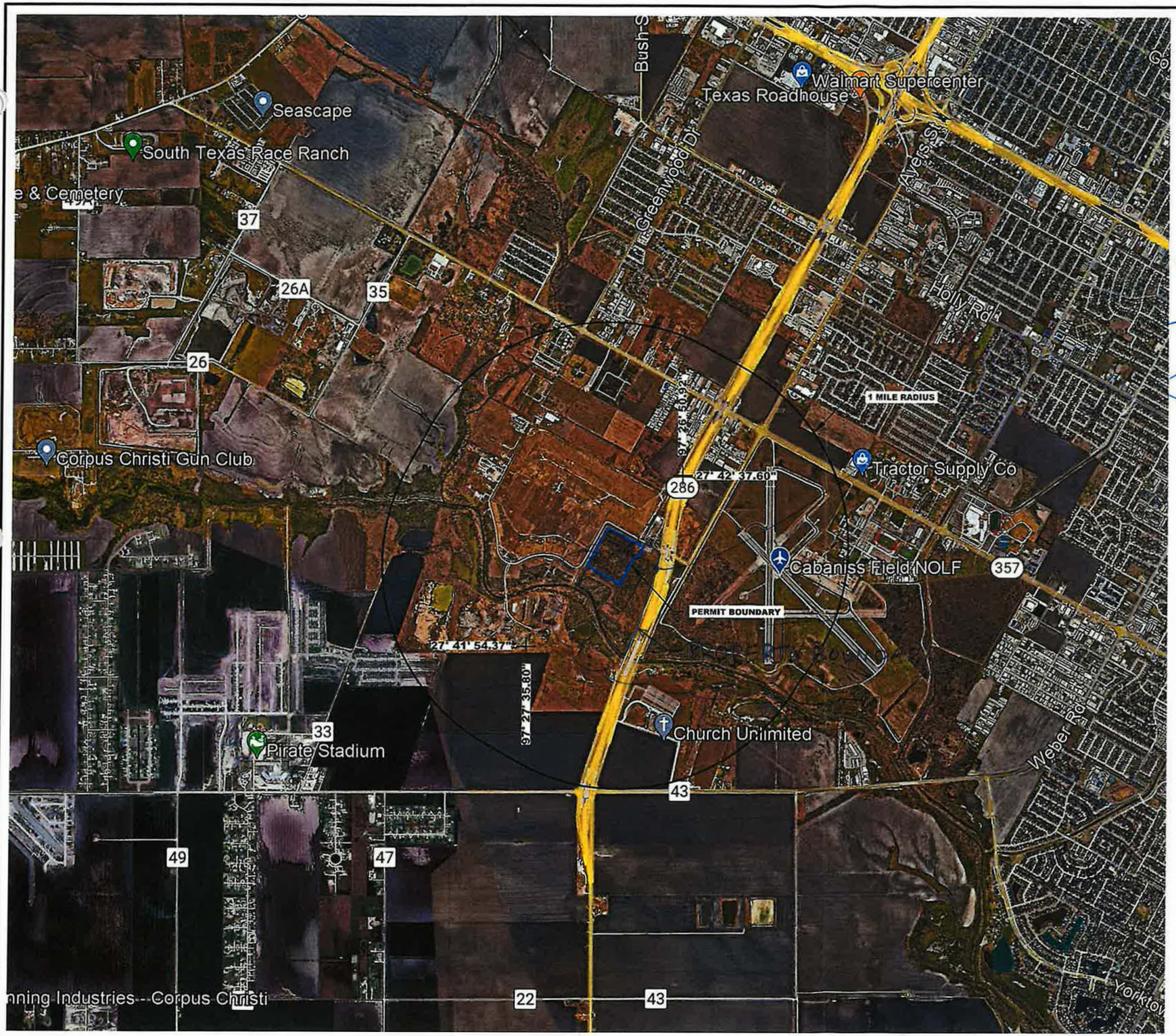
PROJ. NO. 16221088.00 | DSN. BY: RJF | DWN. BY: RJF | CHK. BY: CE | Q/A RVW BY: CE | APP. BY: JKR

CADD FILE: FIGURE I,II-2 SITE LOCATION MAP

DATE: 11/2024

SCALE: AS SHOWN

FIGURE NO. I/II-2



SCALE

0 1/2 1 MILE

ADD TO LEGEND

LEGEND

PERMIT BOUNDARY
PROPERTY BOUNDARY
ONE MILE RADIUS

1 03/2025 ADDED PROPERTY BOUNDARY SCS

UPDATE

STATE OF TEXAS
CHAD ELLINGER
120182
LICENSED
PROFESSIONAL ENGINEER
11-8-2024

SOURCE:

AERIAL IMAGE PROVIDED BY GOOGLE EARTH, JUNE 6, 2024.

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3907

DRAWING TITLE: AERIAL PHOTOGRAPH

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS
12651 BRIAR FOREST, SUITE 265, HOUSTON, TX 77077
PH (281) 293-8494 FAX NO. (281) 293-7979

PROJ. NO. 162210188.00 | DSN. BY: RJF | DWN. BY: RJF | CHK. BY: CF | QA/QC BY: CC | APP. BY: JKR

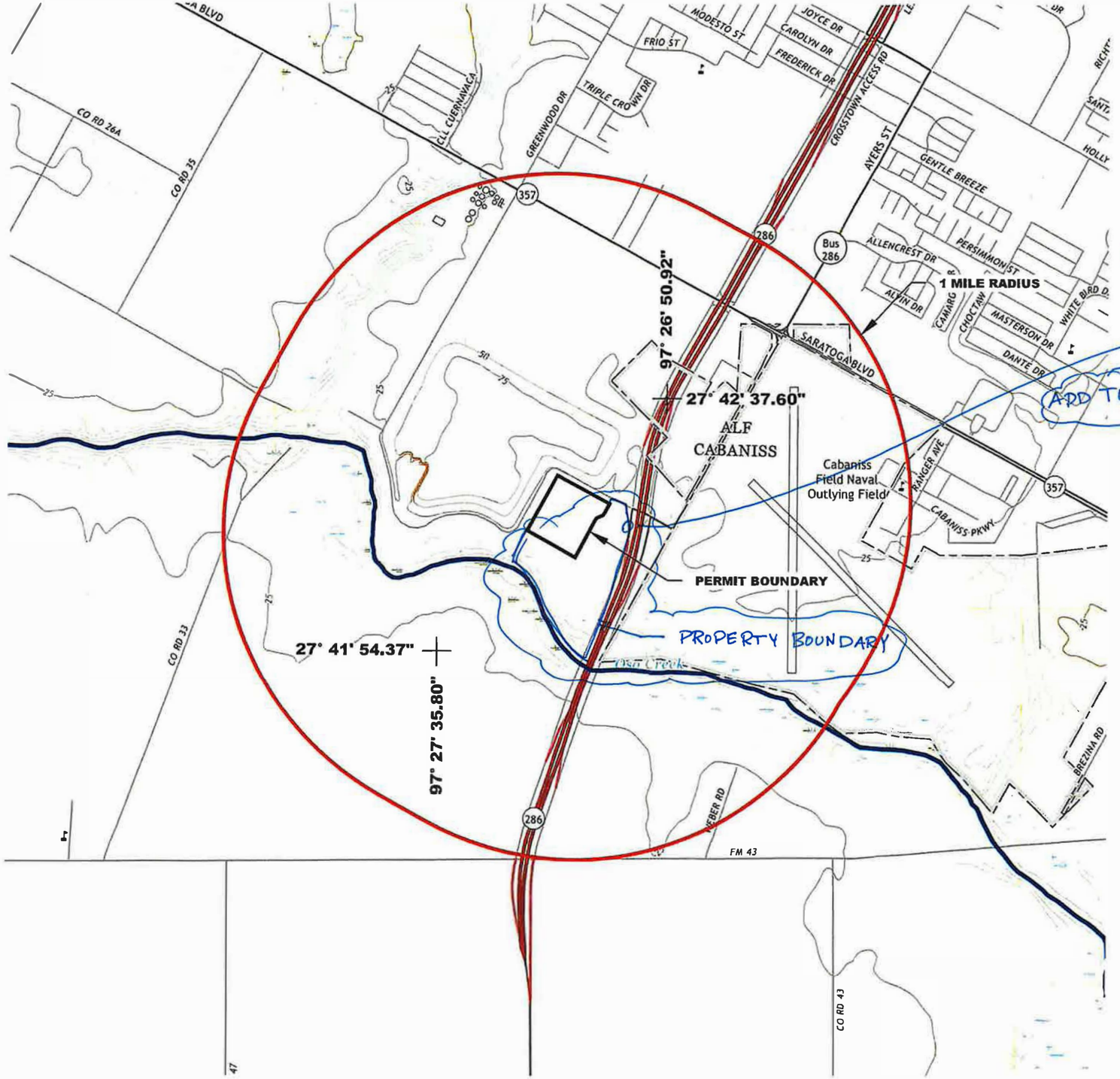
CADD FILE: FIGURE I/II-3 AERIAL PHOTOGRAPH

DATE: 11/2024

SCALE: AS SHOWN

FIGURE NO. **I/II-3**

11/8/2024 12:07 PM ZA:\MPV\Projects\162210188.00\Data and Calculations\CAD\Part I and II\Figure I_II-3 Aerial Photograph



SCALE

0 2000 4000 FEET

1 03/2025 ADDED PROPERTY BOUNDARY SCS

LEGEND

- PERMIT BOUNDARY
- PROPERTY BOUNDARY
- ONE-MILE RADIUS
- EXISTING STREAMS
- EXISTING CONTOUR

ADD TO LEGEND

ROAD CLASSIFICATION

Expressway — Local Connector
Secondary Hwy — Local Road
Ramp — 4WD
Interstate Route — US Route — State Route

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid: Universal Transverse Mercator, Zone 14R

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery	NAIP,	September 2016 - December 2016
Roads	U.S. Census Bureau,	2015 - 2018
Names	GNIS,	1979 - 2018
Hydrography	National Hydrography Dataset,	2004 - 2018
Contours	National Elevation Dataset,	2009 - 2012
Boundaries	Multiple sources; see metadata file	2016 - 2017
Wetlands	FWS National Wetlands Inventory	2004 - 2006

MN
GN
3°32
63 MILS
0°45'
13 MILS

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
PR
Grid Zone Designation
14R

NOTES:

1. STREAM INFORMATION OBTAINED FROM TCEQ SURFACE WATER QUALITY VIEWER (OSO CREEK TCEQ SEGMENT ID 2485A).

UPDATE

SOURCE:

USGS OSO CREEK NW QUADRANGLE 2019.

INTENDED FOR PERMITTING PURPOSES ONLY

STATE OF TEXAS
CHAD ELLINGER
120182
LICENSED
PROFESSIONAL ENGINEER
11-8-2024

REV	DATE	DESCRIPTION	BY
1	03/2025	ADDED PROPERTY BOUNDARY SCS	SCS

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: GENERAL TOPOGRAPHIC MAP
PROJECT TITLE: TYPE V PERMIT APPLICATION

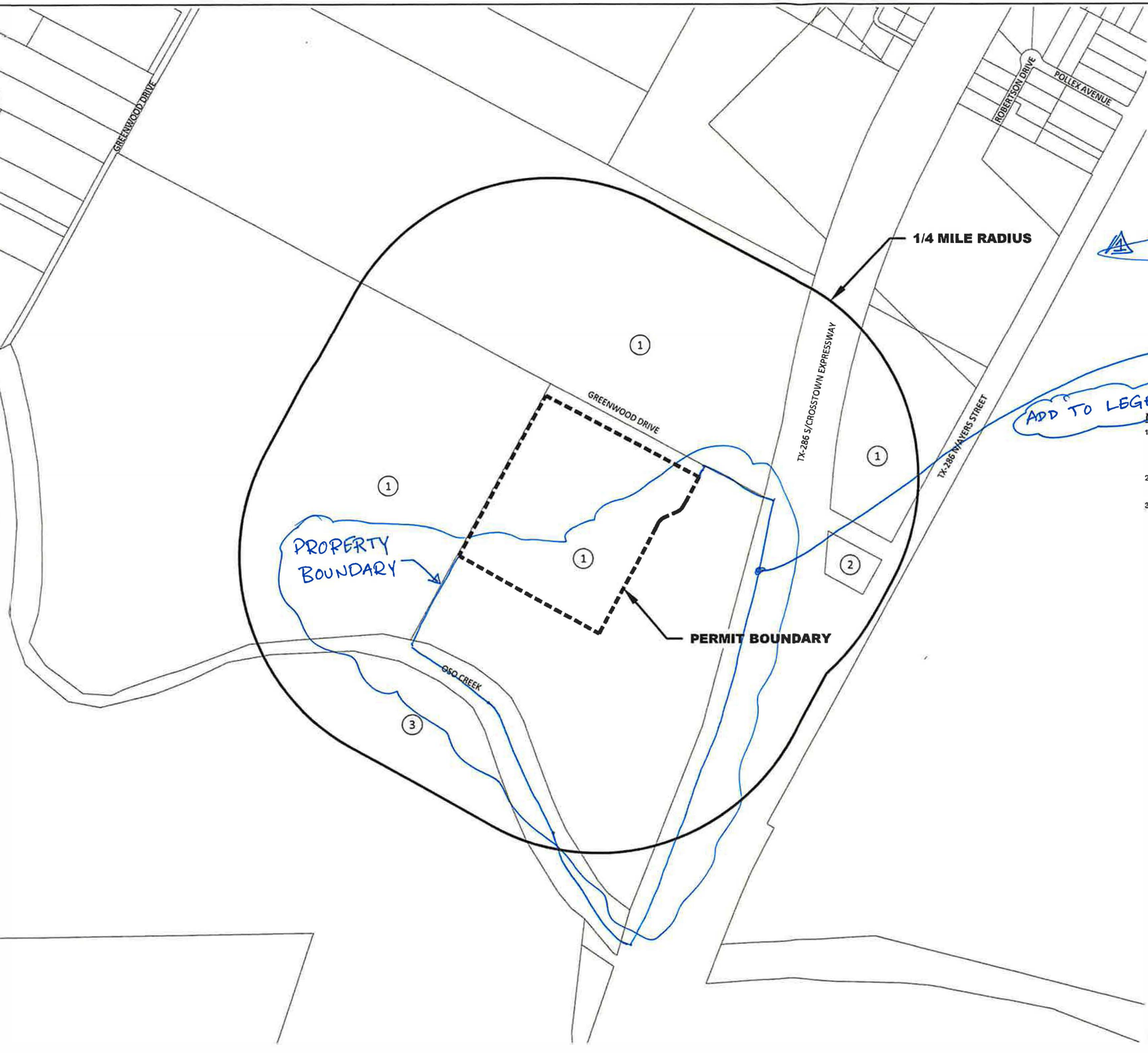
CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT CONSULTING ENGINEERS
15851 DALLAS PARKWAY, SUITE 250, HOUSTON, TX 77077
PH: (281) 293-8494 FAX NO. (281) 293-7878

PROJ. NO. 202100888.00 | DRWN. BY: RJE | CHK. BY: CE | APP. BY: JKR

CADD FILE: FIGURE I.B-4 GENERAL TOPOGRAPHIC MAP
DATE: 11/2024
SCALE: AS SHOWN
FIGURE NO. I/II-4

11/8/2024 12:58 PM J:\SURV\Projects\2021\888.00\Data and Calculations\CAD\Port I and II\Figure I.B-4 General Topographic Map



SCALE

0 600 1200 FEET

03/07/25 ADD PROPERTY BOUNDARY

UPDATE LEGEND

LEGEND

PERMIT BOUNDARY
PROPERTY BOUNDARY
1/4 MILE RADIUS

(2) LAND OWNER DESIGNATION

ADD TO LEGEND

NOTES:

1. PROPERTY AND MINERAL OWNERS' NAMES AND MAILING ADDRESSES WERE RESEARCHED FROM NUECES COUNTY APPRAISAL DISTRICT REAL PROPERTY ACCOUNT INFORMATION RECORDS AS OF NOVEMBER 08, 2024. SEE CORRESPONDING LIST IN PART I/II, APPENDIX I/II-D FOR NAMES AND ADDRESSES.
2. NO MINERAL OWNERS UNDER THE FACILITY WERE FOUND IN THE APPRAISAL DISTRICT RECORDS.
3. MINERAL OWNERSHIP, INCLUDING OIL AND GAS AND OTHER MINERALS WERE RESERVED BY THE GRANTORS, LEONARD RAY ELZNER, DENNIS ROY ELZNER, DEANNA HOWARD, DEBORAH COVILL KUCERA, SANDRA KAY LAMKIN GALLOPS, ANDREW CALVIN SIMCIK, STEPHEN JAMES ELZNER, DAWN MICHELLE BEADLES, EMILY JANE BENICK, MARY ELZNER BOYD, LINDA S. ZALUDEK, LISA JO ENCARGUEZ CASTIC, LANCE JOSEPH ELZNER, REBECCA J. ELZNER, MARY JEANETTE BEARDEN, PATRICIA BENTLEY, RICHARD A. SMITH, VICTOR SIMCIK, JR., ELAINE STALLINGS, ELIZABETH SIMCIK, AND MATTHEW SIMCIK AND SUCCESSORS AND ASSIGNS IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020057458, OFFICIAL RECORDS OF NUECES COUNTY TEXAS.

UPDATE

STATE OF TEXAS
JON M. REINHARD
64541
REGISTERED
PROFESSIONAL ENGINEER

11-08-2024

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-497

DRAWING TITLE: LAND AND MINERAL INTEREST OWNERSHIP MAP

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

HANSON
Hanson Professional Services Inc.
TBPE F-417 / TBPELS F-10079300 / TBPG F-50558

PROJ NO 211029.C15 | DWN BY RMC | CHK BY JMR | QA/QC BY JMR | APP BY JMR | DSN BY JMR

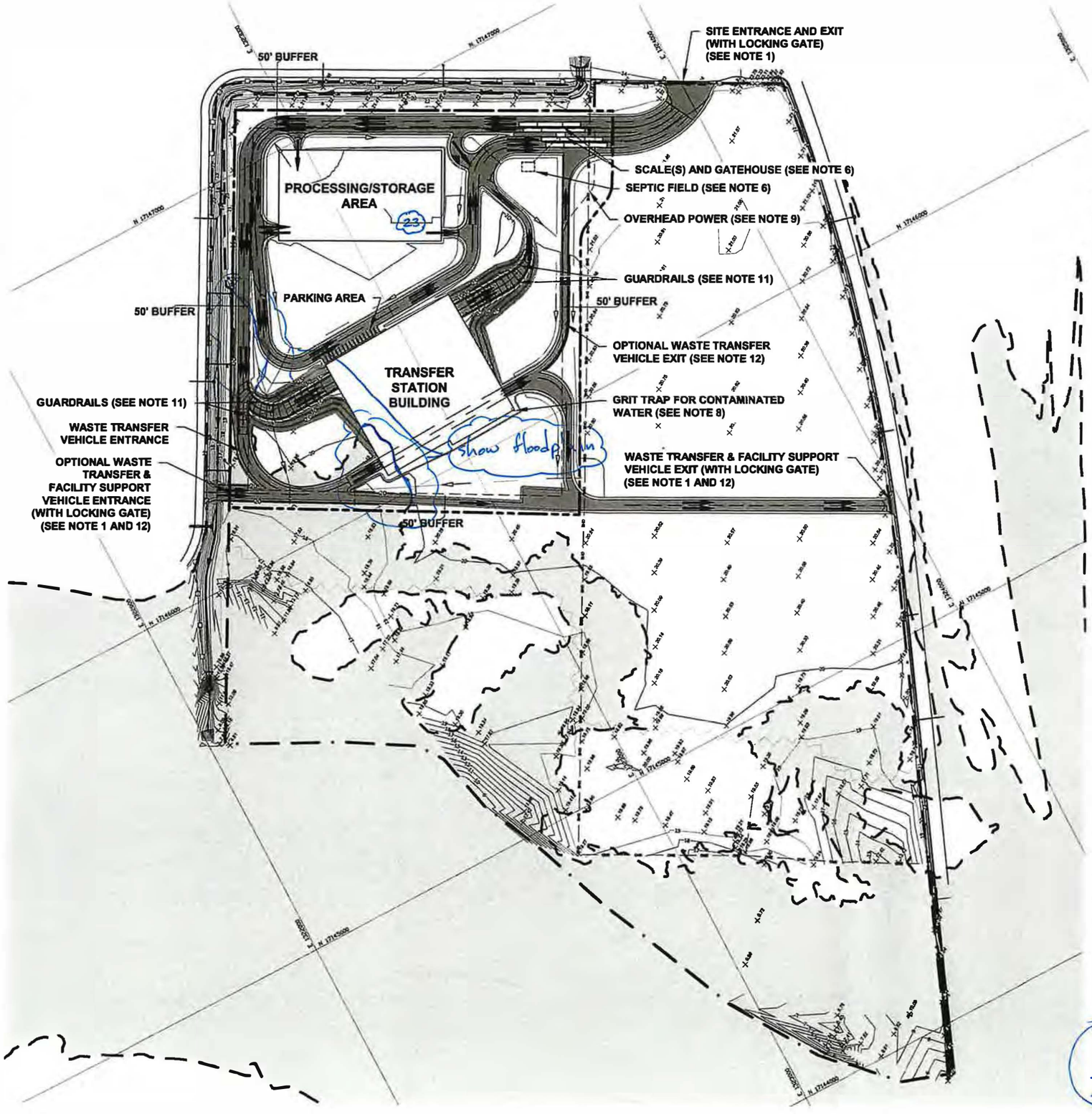
CADD FILE: FIGURE I/II-5 LAND AND MINERAL INTEREST OWNERSHIP MAP

DATE: 11/2024

SCALE: AS SHOWN

FIGURE NO. I/II-5

11/13/2024 4:27 PM I:\21Jobs\211029\Admin\10-Reference Data\SCS Engineers\Transfer Station Application\Corpus Christi TS Application\Landmaster



SCALE

0 300 600 FEET

LEGEND

- PERMIT BOUNDARY (SEE NOTE 1)
- PROPERTY BOUNDARY
- EXISTING FENCE
- GUARDRAILS
- EXISTING CONTOUR
- SPOT ELEVATION
- OVERHEAD ELECTRICAL (SEE NOTE 9)
- PROPOSED CONTOUR
- 100-YEAR FLOODPLAIN (SEE NOTE 10)
- PAVED ROADS (SEE NOTE 4)
- 50' BUFFER
- TRAFFIC FLOW
- DRAINAGE FLOW
- TEXAS STATE PLANE COORDINATES

1 03/2025 REVISED TO SHOW FLOODPLAIN ENCROACHING UPON BUILDING, REVISED NOTE 10, ADDED ELEVATION CALLOUT TO PROCESSING/STORAG AREA. SCS

UPDATE

STATE OF TEXAS
CHAD ELLINGER
120182
LICENSED PROFESSIONAL ENGINEER
11-8-2024

NOTES:

1. A PERIMETER FENCE AND NATURAL BARRIERS ENCOMPASSING THE PROPERTY BOUNDARY WILL CONTROL PUBLIC ACCESS TO THE FACILITY. THE PERIMETER FENCING WILL BE CHAIN LINK OR WOOD FENCE TO PROVIDE SECURITY. GATES WILL BE PROVIDED AT ENTRANCE AND EXITS.
2. THERE ARE NO KNOWN WASTE DISPOSAL ACTIVITIES OR UNITS (PAST, PRESENT, OR FUTURE) WITHIN THE PERMIT BOUNDARY.
3. INTERNAL ACCESS ROADS (NOT SHOWN) SHALL BE CRUSHED STONE, GRAVEL, OR AN EQUIVALENT ALL-WEATHER SURFACE. THE INTERNAL ACCESS ROADS MAY BE RELOCATED AS SITE OPERATIONS DICTATE.
4. PAVED ROADS WITHIN THE FACILITY WILL CONSIST OF EITHER:
   - AGGREGATE PAVEMENT - MINIMUM 2" COMPACTED FINES, 12" THICK AGGREGATE BASE, GEOTEXTILE, COMPACTED SUBBASE.
   - ASPHALT PAVEMENT - MINIMUM 2" THICK ASPHALT SURFACE, 12" THICK ASPHALT BASE, 4" THICK SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR OR 98% STANDARD PROCTOR
   - CONCRETE PAVEMENT - 9" THICK REINFORCED CONCRETE, 6" THICK AGGREGATE BASE, 4" THICK SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR OR 98% STANDARD PROCTOR
   - ALTERNATE ASPHALT, CONCRETE OR OTHER ROAD BUILDING MATERIAL AT THE FACILITY'S DISCRETION
5. TOPOGRAPHIC FEATURES, AND PERMIT BOUNDARY GROUND SURVEY CONDUCTED BY HANSON PROFESSIONAL SERVICES INC, DATE AUGUST 9, 2021.
6. SCALE(S), PARKING AREA, AND GATEHOUSE SIZE AND LOCATION ARE APPROXIMATE. ONE INBOUND SCALE WILL BE REQUIRED. ADDITIONAL INBOUND AND OUTBOUND SCALES ARE OPTIONAL. SEPTIC FIELD LOCATION MAY VARY AND IS OPTIONAL IF TANK OR DIRECT SANITARY SEWER LINE IS USED.
7. A DIRECT TIE-IN TO A WATER SERVICE LINE WILL BE USED WITHIN THE PROPERTY.
8. CONTAMINATED WATER WILL BE PUMPED DIRECTLY TO A PERMITTED WASTEWATER PLANT.
9. OVERHEAD POWER SERVICE LINE AND POWER POLES MAY BE RELOCATED PRIOR TO TRANSFER STATION FACILITY CONSTRUCTION, IF NECESSARY.
10. FLOODPLAIN BOUNDARIES WERE OBTAINED FROM FEMA.
11. GUARDRAIL ON RAMPS LENGTH AND LOCATION MAY VARY. ADDITIONAL WASHWATER SUMPS MAY BE ADDED AS DEEMED NECESSARY BY FACILITY OPERATIONS.
12. OPTIONAL WASTE TRANSFER AND FACILITY SUPPORT VEHICLE ENTRANCE AND EXIT MAY BE USED IN CONJUNCTION OR IN LIEU OF PRIMARY ENTRANCE/EXIT.

BASE FLOOD ELEVATION INSIDE THE PERMIT BOUNDARY IS APPROXIMATELY 20 FT-MSL. THE TRANSFER STATION TUNNEL AND PROCESSING/STORAGE AREA ELE. IS 23 FT-MSL. THE MIN. TIPPING FLOOR ELEV. IS 38 FT-MSL

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY
1	03/2025	REVISED TO SHOW FLOODPLAIN ENCROACHING UPON BUILDING, REVISED NOTE 10, ADDED ELEVATION CALLOUT TO PROCESSING/STORAG AREA. SCS	CE

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: SITE LAYOUT PLAN

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT CONSULTING ENGINEERS
13101 BRIAR FOREST, SUITE 205, HOUSTON, TX 77077
PH (281) 293-8484 FAX NO. (281) 293-7979

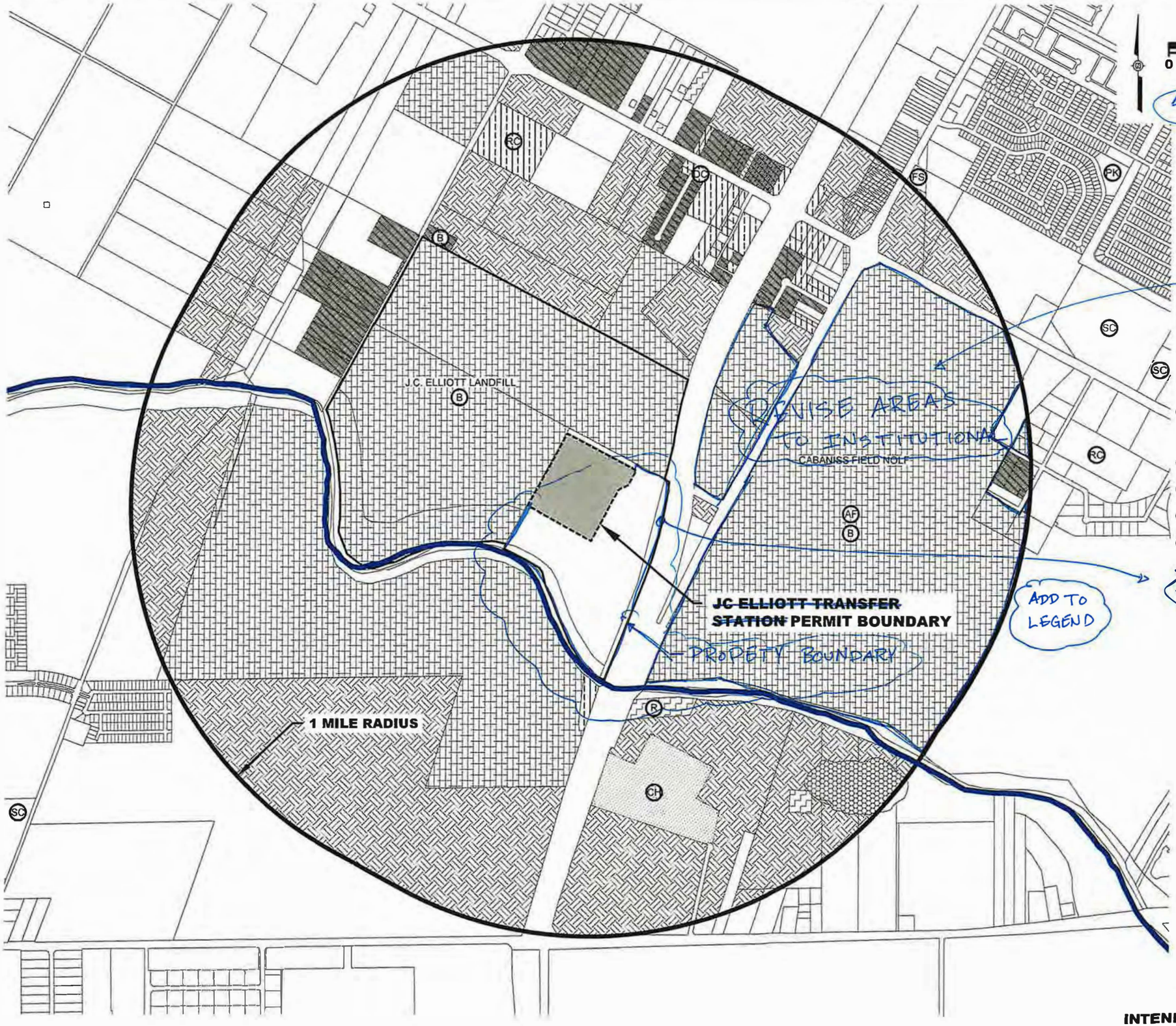
PROJ. NO.	DSN. BY	D/A BY	CK'D BY
16221088.00	RJE	CE	JKR
DWN. BY	CHK. BY	APP. BY	
RJE	CE		

CADD FILE: 16URE LII-7 SITE LAYOUT PLAN

DATE: 11/2024

SCALE: AS SHOWN

FIGURE NO. II-7



NOTES:

1. THERE ARE NO KNOWN SCHOOLS, CEMETERIES, HOSPITALS, ARCHEOLOGICAL OR HISTORICAL SITES, OR SITES WITH EXCEPTIONAL AESTHETIC QUALITIES WITHIN 1 MILE OF THE FACILITY.
2. DRAINAGE, PIPELINE, ACCESS AND UTILITY EASEMENT LOCATIONS ARE SHOWN ON PARTS I/II, FIGURE I/II-6.
3. ACCESS ROADS SERVING THE SITE ARE SHOWN ON PARTS I/II, FIGURE I/II-10.
4. NO SPRINGS WERE IDENTIFIED WITHIN ONE MILE OF THE FACILITY (REF. TWDB, REPORT 109, 1970 AND 189, 1975).

UPDATE

STATE OF TEXAS
JON M. REINHARD
64541
REGISTERED
PROFESSIONAL ENGINEER
11-08-2024

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY
1			

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: LAND USE MAP

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

HANSON
Hanson Professional Services Inc.
1501 CORALINE DRIVE, SUITE 140
CORPUS CHRISTI, TEXAS 78411
361.814.9900
TBPE F-417 / TBPLS F-10030300 / TBPGF-50058

DWN BY:	CHK BY:	APP BY:
RMC	JMR	JMR

JOB NO. 21.0229 C15
DATA BY: JMR
O/A APP BY: JMR

CADD FILE: FIGURE I_II-8 LAND USE MAP_11-13-24
DATE: 11/2024
SCALE: AS SHOWN
FIGURE NO. I/II-8

SCALE

0 1/2 1 MILE

LEGEND

- JC ELLIOT TRANSFER STATION
- PROPERTY BOUNDARY
- FARM RURAL
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OFFICE
- NO ZONING
- CREEK/STREAM

NOTES:

1. BASE MAP INFORMATION TAKEN FROM CITY OF CORPUS CHRISTI GIS SERVICES

ADDED

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3497

DRAWING TITLE: ZONING MAP

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS
12851 BRIAR FOREST, SUITE 205, HOUSTON, TX 77077
PH (281) 293-8494 FAX NO. (281) 293-7878

PROJ. NO	DSGN. BY:	DWN. BY:	CHK. BY:	QA/QC BY:	APP. BY:
185721 ORR 00	RJF	RJF	CF		JKR

CADD FILE: FIGURE I_II-8A ZONING MAP

DATE: 11/2024

SCALE: AS SHOWN

FIGURE NO.

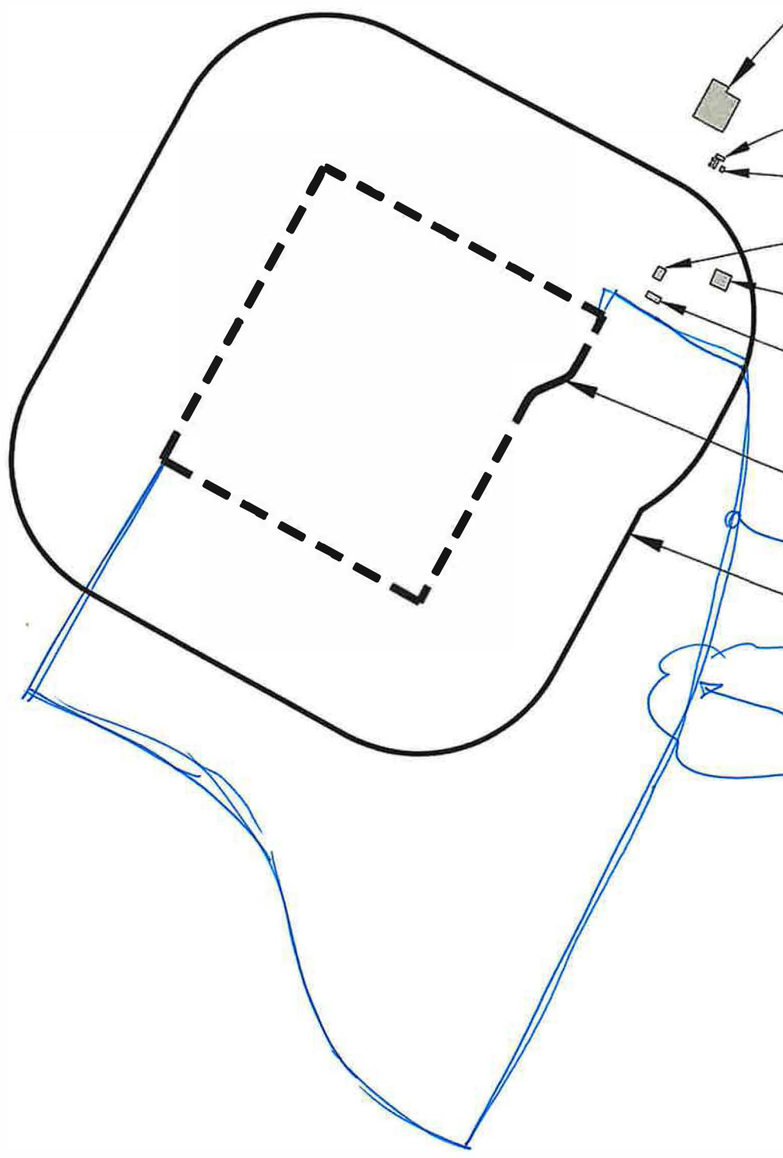
I/II-8A

3/13/2025 10:28 AM Z:\SJR\Projects\18221088.00\Data and Calculations\CAD\Part I and II\Figure I_II-8A Zoning Map

1 03/2025 ADDED PRORTY BOUNDARY SCS

27° 42' 37.60"

97° 26' 50.92"



EXISTING TRANSFER STATION
(REGISTRATION 40228)

STORAGE BUILDINGS

METAL AWNING

AWNING

ADMINISTRATION BUILDING

SCALEHOUSE

PERMIT BOUNDARY

500 FT. RADIUS

PROPERTY BOUNDARY

97° 27' 35.80"

27° 41' 54.37"

SCALE
0 500 1000 FEET

LEGEND

PERMIT BOUNDARY
PROPERTY BOUNDARY
500 FOOT RADIUS

STRUCTURE OR
INHABITABLE BUILDING

ADD TO LEGEND

UPDATE

STATE OF TEXAS
CHAD ELLINGER
120182
LICENSED
PROFESSIONAL ENGINEER
11-8-2024

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY
1			

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: STRUCTURES LOCATION MAP

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS
12851 BRIAR FOREST, SUITE 205, HOUSTON, TX 77077
PH (281) 293-8494 FAX NO. (281) 293-7678

PROJ. NO.	DWN. BY:	CHK. BY:	QA/QC BY:	APP. BY:
16221088.00	RJF	CE	CE	JKR

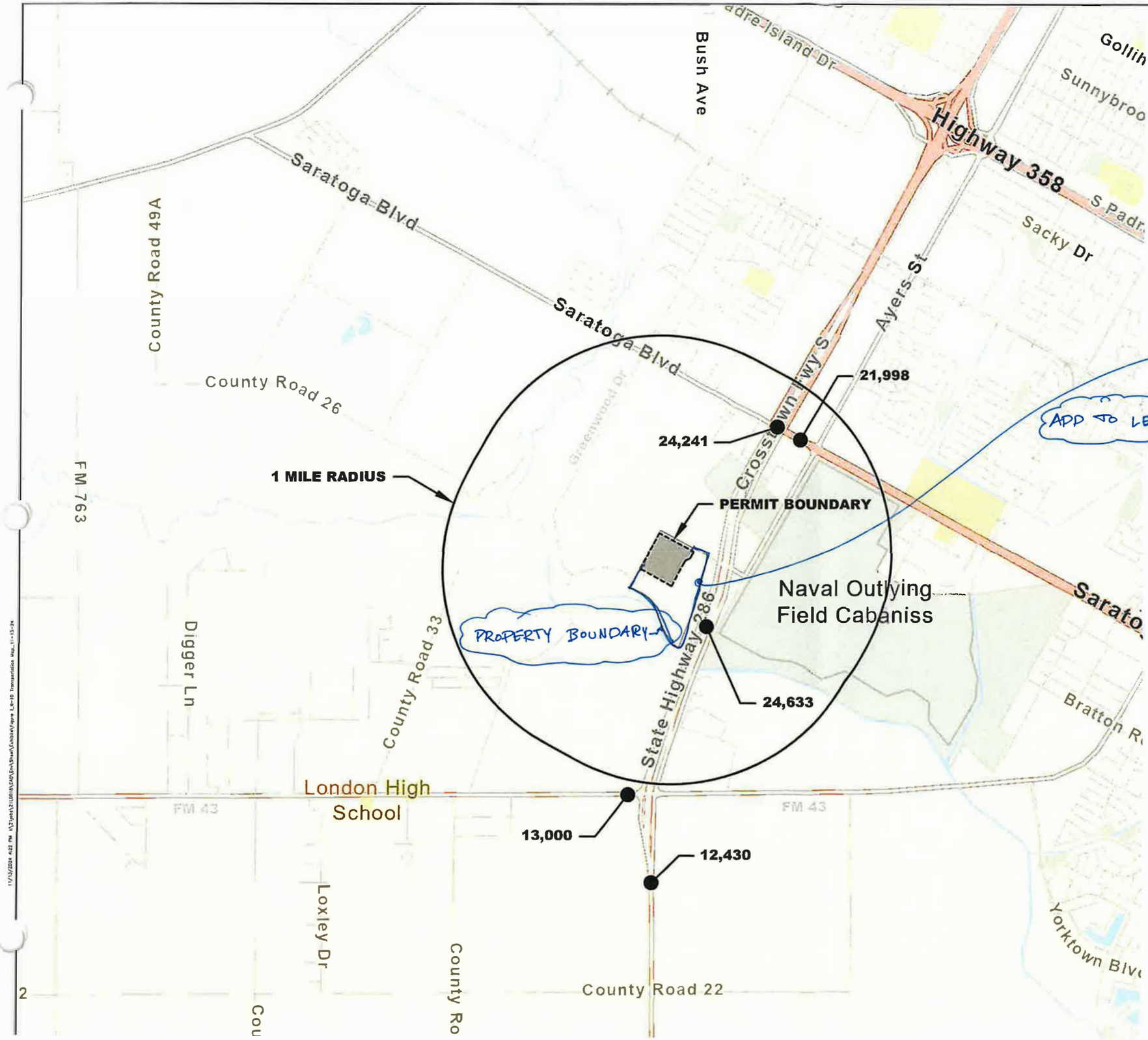
CADD FILE: FIGURE LII-9 STRUCTURES LOCATION MAP

DATE: 11/2024

SCALE: AS SHOWN

FIGURE NO.
I/II-9

11/5/2024 1:04 PM Z:\SUS\Projects\16221088.00\Data and Calculations\GIS\Part I and II\Figure LII-9 Structure Location Map



3 03/07/25 ADD PROPERTY BOUNDARY

SCALE
0 1/2 1 MILE

LEGEND

- JC ELLIOTT TRANSFER STATION
- PROPERTY BOUNDARY
- STATE
- COUNTY OR LOCAL
- WATERWAY

ADD TO LEGEND

NOTES:

1. TRAFFIC COUNT NUMBERS REPRESENT THE AVERAGE DAILY TRAFFIC (ADT) IN 2023.
2. FOR CURRENT AND FUTURE TRAFFIC VOLUMES, SEE PART I/II, SECTION 3.2.
3. ALL ROADS WITHIN 1 MILE OF THE FACILITY THAT WILL BE NORMALLY USED BY THE OWNER OR OPERATOR FOR ENTERING OR LEAVING THE FACILITY; INCLUDING STATE HIGHWAY 286, SARATOGA BOULEVARD, FM 43 AND GREENWOOD DRIVE, ARE ASPHALT PAVED ALL-WEATHER ROADS.

UPDATE

STATE OF TEXAS
JON M. REINHARD
64541
REGISTERED
PROFESSIONAL ENGINEER

11-08-2024

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY
3	03/07/25	ADD PROPERTY BOUNDARY	

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: TRANSPORTATION MAP

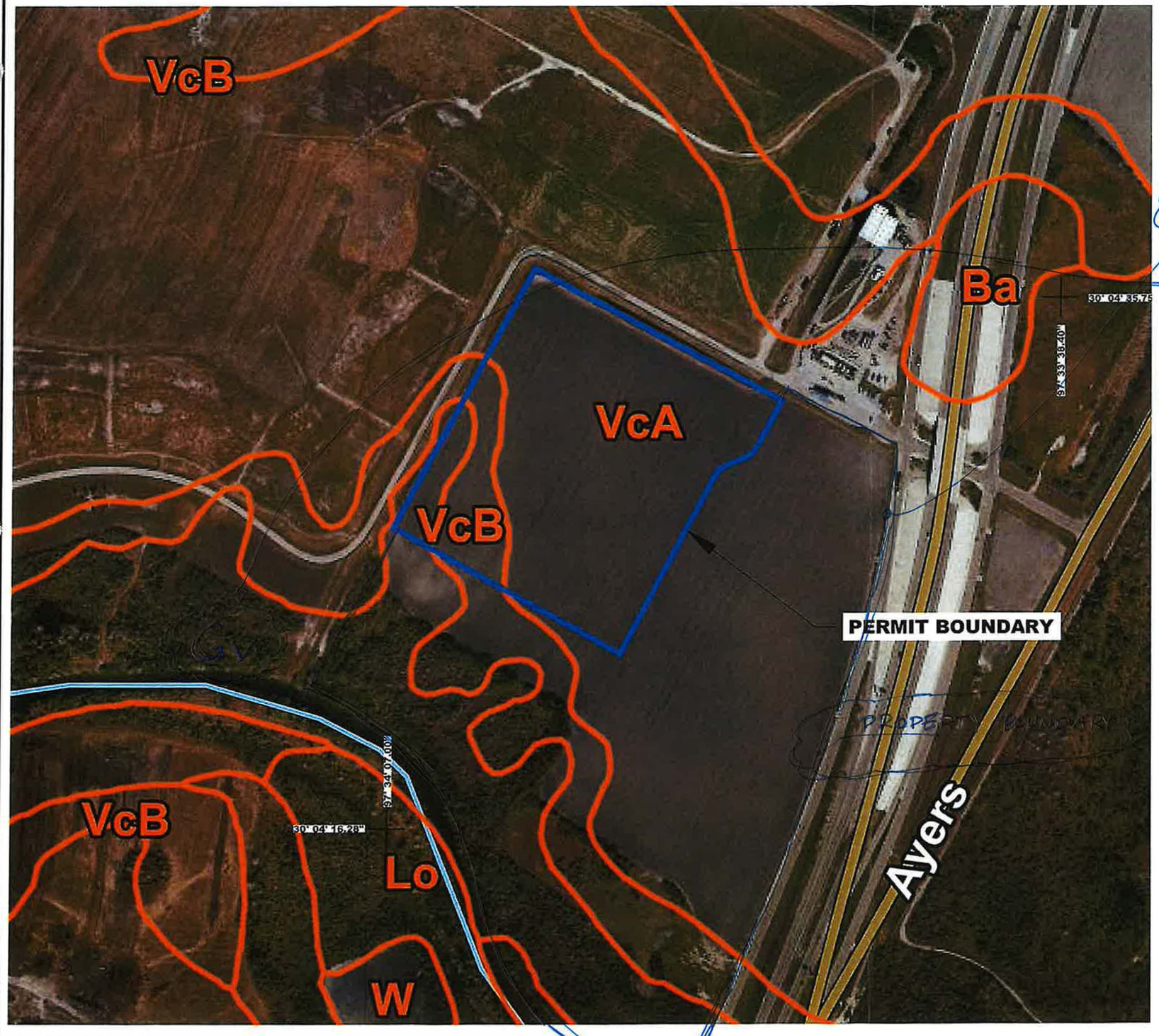
PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

HANSON
Hanson Professional Services Inc.
6330 Yorktown Blvd.
CORPUS CHRISTI, TEXAS 78414
361-814-9600
TBPE F-411 / TBPLS F-10028500 / TBPG F-50556

PROJ. NO. 21L0229_C15
DSN BY: JMR
DWN BY: RMC
CHK BY: JMR
APP BY: JMR

CADD FILE: FIGURE I_II-10 TRANSPORTATION MAP_11-13-24
DATE: 11/2024
SCALE: AS SHOWN
FIGURE NO. I/II-10



03/2025 ADDED PROPERTY BOUNDARY and Gv LABEL. SCS

SCALE
0 400 800 FEET

ADD TO LEGEND

LEGEND

PERMIT BOUNDARY

PROPERTY BOUNDARY

UNIT SYMBOL	UNIT NAME	ACRES IN AOI	% IN AOI
Gv	Gullied land, saline	1.7	5.9
VcA	Victoria clay, 0 to 1 percent slopes	20.0	81.0
VcB	Victoria clay, 1 to 3 percent slopes	3.2	13.1
Totals for Area of Interest		24.9	100.0

AOI: AREA OF INTEREST

ADD LABEL

UPDATE

STATE OF TEXAS
CHAD ELLINGER
120182
LICENSED
PROFESSIONAL ENGINEER
11-8-2024

BASE MAP SOURCE:

U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, SOIL SURVEY GEOGRAPHIC DATABASE FOR NUECES COUNTY, TX RESEARCHED ON 09/13/2023.

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: SOILS MAP

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT CONSULTING ENGINEERS, INC.
10497 TOWN AND COUNTRY WAY, SUITE 610, HOUSTON, TX 77077
PH (281) 293-8494 FAX NO. (281) 293-7878

PROJ. NO. 25.0210058.00
DES. BY: RJE | DWN. BY: RJE | CHK. BY: CE | QA/A RW: CE | APP. BY: JKR

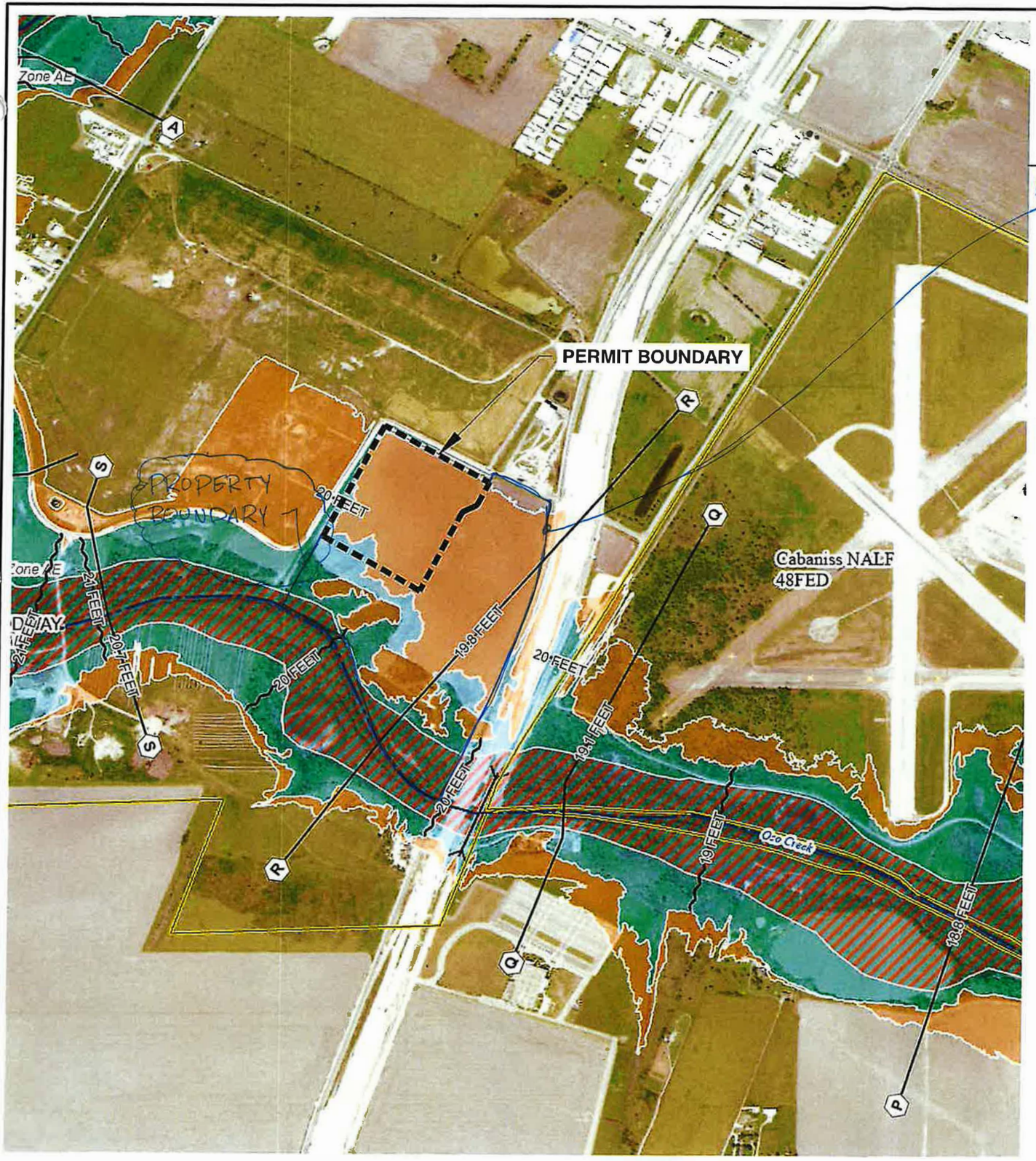
CADD FILE: FIGURE I,II-13 2025 MAP

DATE: 11/2024

SCALE: AS SHOWN

FIGURE NO.

I/II-13



ADD TO LEGEND

03/2025 ADDED PROPERTY BOUNDARY SCS

SCALE

0 1,000 2,000 FEET

LEGEND

- PERMIT BOUNDARY
- PROPERTY BOUNDARY
- SPECIAL FLOOD HAZARD AREAS
  - Without Base Flood Elevation (BFE) Zone A, V, A99
  - With BFE or Depth Zone AE, AO, AH, VE, AR
  - Regulatory Floodway
  - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood Risk due to Levee See Notes Zone X
- OTHER AREAS OF FLOOD HAZARD
  - Area with Flood Risk due to Levee Zone D
- NO SCREEN
  - Area of Minimal Flood Hazard Zone X
  - Effective LOMRs
- OTHER AREAS
  - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- OTHER FEATURES
  - 20.2 — Cross Sections with 1% Annual Chance
  - 17.5 — Water Surface Elevation
  - Coastal Transect
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
  - 513 — Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

PANEL 505 OF 755

Panel Contains

COMMUNITY	NUMBER	PANEL
CABANISS NALF	48FED	0505
NUECES COUNTY	485494	0505
CITY OF CORPUS CHRISTI	485464	0505

MAP NUMBER
48355C0505G
EFFECTIVE DATE
October 13, 2022

UPDATE

STATE OF TEXAS
CHAD ELLINGER
120182
LICENSED
PROFESSIONAL ENGINEER
11-8-2024

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: FLOODPLAIN MAP

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS
12551 BRIAR FOREST, SUITE 205, HOUSTON, TX 77077
PH (281) 293-8494 FAX NO. (281) 293-7878

PROJ. NO. 16221088.00

DSN. BY:	RJF	CHK. BY:	CE
DSN. BY:	RJF	QA/A RVW BY:	CE
		APP. BY:	JKR

CADD FILE: FIGURE I/II-15 FLOODPLAIN MAP

DATE: 11/2024

SCALE: AS SHOWN

FIGURE NO. I/II-15

APPENDIX I/II-A.2

ARCHAEOLOGICAL / HISTORICAL REVIEW CORRESPONDENCE

From: [redacted]
[redacted]
J.C. Elliott Transfer Station
Date: Monday, December 16, 2024 1:04:26 PM

ADDED

Re: Project Review under the Antiquities Code of Texas
THC Tracking #202503797
Date: 12/16/2024
J.C. Elliott Transfer Station
N 27, 42,16 / W 97, 27, 11
Corpus Christi,TX

Description: Proposed new Type V Municipal Solid Waste Facility

Dear Chad Ellinger:
Thank you for your submittal regarding the above-referenced project. This response represents the comments of the Executive Director of the Texas Historical Commission (THC), pursuant to review under the Antiquities Code of Texas.

The review staff, led by Caitlin Brashear and Mary Galindo, has completed its review and has made the following determinations based on the information submitted for review:

Archeology Comments

- An archeological survey is required. You may obtain lists of archeologists in Texas through the Council of Texas Archeologists and the Register of Professional Archaeologists. Please note that other qualified archeologists not included on these lists may be used. If this work will occur on land owned or controlled by a state agency or political subdivision of the state, a Texas Antiquities Permit must be obtained from this office prior to initiation of fieldwork. All fieldwork should meet the Archeological Survey Standards for Texas. A report of investigations is required and should meet the Council of Texas Archeologists Guidelines for Cultural Resources Management Reports and the Texas Administrative Code. In addition, any state-owned buildings 50 years old or older that are located on the tract should be documented with photographs and included in the report. Shapefiles of the area surveyed must be submitted via the tab on eTrac with submission of the draft report to facilitate review and make project information available through the Texas Archeological Sites Atlas. For questions on how to submit these please visit our video training series at: https://www.youtube.com/playlist?list=PLONbbv2pt4cog5t6mCqZVaEAx3d0MkgQC

We have the following comments: Regarding archeology, there are many known cultural resources adjacent to the proposed project area, including archeological sites. Additionally,

there are mapped geologic and soil units that would indicate an increased likelihood of buried archeological sites. Terraces either side of Oso Creek are high probability areas. We recommend consulting with a professional archeologist early in the project process to perform a comprehensive records search for previously recorded historic properties to be avoided, and to identify high-probability areas for archeological survey. If this project will involve property or easements that are owned or controlled by political subdivisions of the state and/or will have the potential to affect a State Antiquities Landmark, those areas will be subject to the Antiquities Code of Texas, and a Texas Antiquities Permit will be required before conducting survey across these lands. Once the route has been finalized and all regulatory jurisdictions have been established, please submit a scope of work meeting all applicable state and federal requirements for our review. We welcome submissions through our online eTRAC system. Links to the eTRAC portal and a user guide can be found on our website at https://www.thc.texas.gov/etrac-system.

ADDED

We look forward to further consultation with your office and hope to maintain a partnership that will foster effective historic preservation. Thank you for your cooperation in this review process, and for your efforts to preserve the irreplaceable heritage of Texas. If the project changes, or if new historic properties are found, please contact the review staff. If you have any questions concerning our review or if we can be of further assistance, please email the following reviewers: [redacted]

This response has been sent through the electronic THC review and compliance system (eTRAC). Submitting your project via eTRAC eliminates mailing delays and allows you to check the status of the review, receive an electronic response, and generate reports on your submissions. For more information, visit http://thc.texas.gov/etrac-system.

Sincerely,

for Joseph Bell, State Historic Preservation Officer
Executive Director, Texas Historical Commission

Please do not respond to this email.

[redacted]

ADDED

APPENDIX I/II-A.4

CITY OF CORPUS CHRISTI CORRESPONDENCE

February 10, 2025

Mr. Daniel McGinn
Director of Planning and Community Development
City of Corpus Christi
P.O. Box 9277
Corpus Christi, Texas 78469

ADDED

Subject: Compliance with the Westside Development Plan
Municipal Solid Waste Type V Permit Application
J.C. Elliott Transfer Station
Corpus Christi, Nueces County, Texas

Dear Mr. McGinn:

SCS Engineers (SCS), on behalf of the City of Corpus Christi (City), plans to submit a Type V MSW Facility Permit Application to the Texas Commission on Environmental Quality (TCEQ) Solid Waste Permits Division for the J.C. Elliott Transfer Station ("Type V Facility"). The proposed Type V Facility is located within Nueces County, Texas approximately 0.8 miles southwest of the intersection of State Highway 286 and State Highway 357. The proposed Type V Facility is located within an approximate 20.95-acre permit boundary within an approximate 89.64-acre parcel owned by the City. A General Location Map is attached as Figure I/II-1 in the enclosed Parts I/II of the application.

The new Type V Facility will have a waste intake, at its peak, projected at approximately 2,500 tons/day.

Under Title 30 of the Texas Administrative Code (30 TAC), Section 330.61(p), the applicant shall submit documentation that Parts I and II of the application were submitted for review to any local governments as appropriate for compliance with local solid waste plans. Please find attached a copy of Parts I and II of the above referenced permit application.

If further information or documentation is required by your department to aid in your review, please feel free to contact Chad at (281) 293-8494.

Sincerely,

Chad Ellinger, P.E.
Project Director
SCS ENGINEERS

Ricardo Espinosa
Project Professional
SCS ENGINEERS

CE/RJE

Encl. Parts I/II of TCEQ Permit Application

ADDED

ADDED

Ellinger, Chad

From: [redacted]
Sent: Monday, February 10, 2025 12:55 PM
To: Ellinger, Chad
Cc: Philip Aldridge; Espinoza Matute, Ricardo
Subject: RE: MSW Permit No. 2423 – J.C. Elliott Transfer Station

Chad,
The proposed project is consistent with the adopted future land use map for the Westside Area Development Plan, this was also a project identified within the plan that was supported by the community and approved by the City Council. The project is in compliance with the Westside Area Development Plan.

Thanks,
Dan

Daniel McGinn, AICP
Director of Planning
City of Corpus Christi
[redacted]
(361) 826-7011

NEED HELP WITH CITY SERVICES?
CALL 311 TO REACH OUR CUSTOMER CALL CENTER

From: Ellinger, [redacted]
Sent: Monday, February 10, 2025 10:50 AM
To: Daniel McGinn [ESI] <[redacted]
[redacted]
Subject: MSW Permit No. 2423 – J.C. Elliott Transfer Station

Desk at 826-3766. Thank you.

Good morning Daniel,

We are working with Philip and the Solid Waste Department to permit a new transfer station near the existing transfer station at the J.C. Elliott Landfill. We have been asked by TCEQ to coordinate with the City to confirm this application is in compliance with the Westside Development Plan. In the link below we have included a coordination letter along with Parts I/II of the application for your reference.

Corpus Christi Coordination

If you have any questions or need additional information, please let me know.

Thank you!

Chad Ellinger, P.E.*
Project Director
SCS ENGINEERS
12651 Briar Forest Drive, Suite 205
Houston, Texas 77077
Cell: 346-581-0225
Direct: 817-358-6165
Office: 281-293-8494 [redacted]
[redacted]

*Licensed Professional Engineer in the US states of:
FL, KY, LA, OK, and TX

Driven by Client Success
www.scsengineers.com

PART III

SITE DEVELOPMENT PLAN
TYPE V PERMIT APPLICATION

FOR

J.C. ELLIOTT TRANSFER STATION
NUECES COUNTY, TEXAS
TCEQ PERMIT NO. MSW-2423

Prepared for:

City of Corpus Christi
P.O. Box 9277
Corpus Christi, TX 78469

Prepared by:

SCS ENGINEERS
Texas Board of Professional Engineers Registration No. F-3407
12651 Briar Forest Dr., Suite 205
Houston, TX 77077
(281) 293-8494

November 2024
Revision 1 – December 2024
Revision 2 – March 2025

PART III

SITE DEVELOPMENT PLAN
TYPE V PERMIT APPLICATION
J.C. ELLIOTT TRASNFER STATION
NUECES COUNTY, TEXAS
TCEQ PERMIT NO. MSW-2423

TABLE OF CONTENTS

ATTACHMENTS

1 General Facility Design Plan
2 Closure Plan
3 Closure Cost Estimate

2.0 GENERAL FACILITY DESIGN

In accordance with 30 TAC §330.63(b), the general facility design is discussed in the following sections.

2.1 Facility Access

2.1.1 Adequacy of Access Roads and Highways

In accordance with 30 TAC §330.61(i), a transportation analysis was performed for the J.C. Elliott Transfer Station.

Public access to the facility will be provided by an existing entrance road located on the west side of State Highway 286 about 4,000 feet south of Saratoga Boulevard (State Highway 357). The existing entrance previously served the J.C. Elliott Landfill (MSW-423A) and currently serves the existing transfer station (Registration Number 40228) located within the J.C. Elliott Landfill permit boundary. City solid waste transport vehicles will utilize the existing entrance. Empty transfer trailers returning from Cefe F. Valenzuela Landfill may access the site by traveling on Greenwood Avenue to the back entrance to the J.C. Elliott Landfill and then internal J.C. Elliott Landfill paved roadways.

The existing site entrance/exit is a 60-foot-wide paved driveway. The driveway intersects the southbound frontage road of SH 286 at a three-way stop with no sight restrictions or conflicts that impair the turning of the vehicles or the view of drivers on SH 286. Vehicles that turn into the site entrance driveway (see Part I/II, Figure I/II-7 – Site Layout Plan) will have approximately 600 feet of staging room before they reach the gatehouse. This will prevent any traffic congestion on SH 286 due to vehicles waiting to access the facility. The existing driveway exit is controlled by a stop sign but may be modified in the future as recommended by TxDOT, the entity responsible for SH 286.

State Highway 286, Saratoga Boulevard, Greenwood Drive, and J.C. Elliott internal roadways consist of asphalt paving underlain by flexible base material. Access to the transfer station will be controlled by a gate and perimeter fencing as shown on Figure I/II-7 – Site Layout Plan. Based on the information above, the roadways that provide access to the facility are adequate in capacity and structure to continue to serve the needs of the owner or operator and the general public. The three main roadways, SH 286, SH 357, and Greenwood Drive are asphalt paved with 80,000 pound vehicle weight limits.

Based on the information above, the roadways that provide access to the facility are adequate in capacity and structure to continue to serve the needs of the owner or operator and the general public. The three main roadways, SH 286, SH 357, and Greenwood Drive are asphalt paved with 80,000 pound vehicle weight limits. Hanson has coordinated with TxDOT, the entity responsible for SH 286 and SH 357, to confirm the public roadways are adequate for the facility generated traffic. The City is responsible for the maintenance of Greenwood Drive.

2.1.2 Fences and Access Control

Public access to the facility will be controlled by means of a perimeter fence and natural barriers which encompasses the entire ~~permit~~ property boundary. Access to the facility is limited to the gated site entrance located off SH 286 service road at Greenwood Drive that will serve the facility.

Site security measures are designed to prevent unauthorized persons from entering the site, to protect the facility and its equipment from possible damage caused by trespassers, and to prevent disruption of facility operations caused by unauthorized site entry. Unauthorized entry into the site is minimized by controlling

access to the site with the perimeter fence and locking gates at the entrance and other site roads such as those used by transfer trucks. The perimeter fence will consist of a chain-link and/or wood fence. Part III, Attachment 1, Figure III-1.1 shows the location of the fencing and the gates.

During operating hours, the site personnel will continuously monitor the site entrance gate to prevent any unauthorized entry to facility. Entry to the active portion of the facility is restricted to designated personnel, approved waste haulers, and properly identified persons whose entry is authorized by site management.

A conspicuous sign measuring a minimum 4 feet by 4 feet will be maintained at the public entrance to the facility. The sign will state, in letters at least 3-inches high, the name of the site, the type of site, the permit number issued by the TCEQ, the hours and days of operation, an emergency 24-hour contact phone number(s), and the local emergency fire department phone number. The sign will be visible and readable from the facility entrance. Other signs stating rules will be posted throughout the site. A sign will state that certain wastes are prohibited from receipt at the facility, as discussed in the Part IV, Site Operating Plan.

2.2 Waste Movement

2.2.1 Waste Flow Diagram

A waste flow diagram indicating the processing and storage sequences for various types of wastes received is shown on Figure III-1.2 located in Part III, Attachment 1. The facility will not accept or store grease, oil, or sludge; therefore, the requirements of §330.63(b)(2)(G) do not apply.

2.2.2 Waste Process Schematic View

A schematic view indicating the phases, waste processing and storage as applicable, is shown on Figures III-1.3 in Part III, Attachment 1. These figures include the Type V permit boundary and the traffic flow patterns.

2.2.3 Ventilation and Odor Control

Ventilation will be provided and odors controlled in accordance with the current TCEQ MSW Air Permitting rules and regulations applicable to municipal solid waste facilities. The transfer station's fully-enclosed building design will include ample passive ventilation.

The outdoor storage/processing area is open air, providing adequate ventilation for odor control and employee safety. The J.C. Elliott Transfer Station will prevent nuisance odors from leaving the boundary of the facility. If nuisance odors are found to be passing the permit boundary, the outdoor storage/processing operation will be suspended until the nuisance is abated.

The transfer station structure is oriented with its walls perpendicular to the prevailing southern wind so any operational odors are less likely to be carried off site. Waste caught behind push walls or in push pits will be removed regularly (i.e., once or twice per week completed in conjunction with facility wash down) to minimize odors. These design features reduce the likelihood of nuisance odor being created and then carried off the permit boundary. Furthermore, the overhead doors will be closed when the transfer station is not in operation to minimize odor migration. A minimum 50-foot buffer will be provided between the transfer building and the site boundaries. The neighboring property is owned by the City and consists of open land to the south, and a landfill and transfer station to the north. In addition to the building's design

features and ample buffers, the City will take further steps to prevent and control potential odors being generated and migrating off site. These include:

- Prompt & efficient flow of waste through the building.
- Routine washing of the tipping floor.
- Closing overhead doors when the transfer station is not in operation and at the end of day in the event waste is stored overnight in the transfer station.
- The deployment of a deodorizing system, if necessary.

Solid waste processing operations will be conducted within the transfer station structure to prevent nuisance odors from developing outside. Other than brush and tires, ~~N~~no waste tipping or processing will occur outside the building.

The site will be graded to prevent the ponding of water in improper locations which are not part of the drainage system. The on-site drainage structures will be maintained to prevent accumulation outside of required detention, and thus minimize any nuisance odors associated with stagnant water.

2.2.4 Generalized Construction Details

The site will include the transfer station structure, a gatehouse with scale(s), and a perimeter fence with locking gates. The facility will include a water line servicing the transfer station. An inbound scale will be required as a minimum. Additional scale(s) may be added as volume or traffic conditions may dictate. The transfer station structure is a dual-level, fully-enclosed building with an above-grade processing floor (tipping floor). The fully-enclosed building footprint will be approximately 390 feet wide by 367 feet long with concrete floor an entry and exit with locking overhead doors, and a roof. The southern wall of the transfer tunnels will be flush with the south edge of the building. The southern portion of the tunnels will be enclosed; however, optional doors may be installed on the east and west walls of the transfer tunnels. The transfer station also includes an office and parking for employees. Employees will access the office space utilizing stairs from the parking area. A Site Layout Plan is included as Figures I/II-7. The general design and construction details for the fully enclosed building components are included in Part III, Attachment 1.

The transfer station building will be constructed all at once. The facility layout and building components are also shown in Part III, Attachment 1, Figures III-1.4, III-1.5, III-1.7, and III-1.8.

The processing area (tipping floor) is used for waste processing, holding, and storage. The effluent (i.e. wastewater) resulting from the processing operations will include incidental liquid within the waste brought in by the haul vehicles and washwater from the tipping floor cleaning activities. Wastewater will be directed toward at least one end of the tipping floor. The wastewater will be collected via a grated box drain and be pumped directly to a permitted wastewater plant. A contaminated water management plan, showing the layout of the grated box drain and associated piping for the handling of contaminated water is included in Part III, Attachment 1, Figure III-1.6. Details of the contaminated water management components are included in Part III, Attachment 1, Figures III-1.7, and III-1.8

The transfer station features a impermeable roof structure that covers the reinforced concrete pad (tipping floor) used for waste processing and waste storage and truck loading and transfer. The building is enclosed on all sides with an approximate eave height on the entrance of 35 feet to provide passive ventilation. Vehicles enter the building on its northwest side, with trucks exiting the building on its northeast side. The fully-enclosed building is set near the south central portion of the permit boundary with an open land buffer

to the east and south, J.C. Elliott Landfill to the west and north, the existing city transfer station to the north. The building is enclosed on all sides to obscure visibility of the waste processing operations within building.

2.2.5 Noise Pollution Control and Visual Screening

The site will be designed to minimize the potential noise pollution and visual impact to neighboring landowners and the public. Waste processing operations will be conducted within the transfer station structure, thereby minimizing noise pollution and screening operations. The fully-enclosed building is set near the south central portion of the permit boundary with an open land buffer to the east and south, J.C. Elliott Landfill to the west and north, the existing city transfer station to the north. The building is enclosed on all sides to obscure visibility of the waste processing operations within building.

2.3 Sanitation and Water Pollution Control

All liquids resulting from the operation of the transfer station will be disposed of in a manner that will not cause surface water or groundwater pollution. An implemented storm water management plan designed to minimize and route storm water away from the waste processing area will provide surface water protection, thus minimizing the amount of contaminated water generated by the site.

Uncontaminated water is any water that has not come into contact with waste (referred to as storm water, clean storm water, surface water, and uncontaminated surface water). Contaminated water is any water that has come into contact with waste (referred to as washwater or wastewater from the tipping floor).

The pavement and ground surface around the perimeter of the building will be graded to promote uncontaminated surface water drainage away from the structure and toward the surface drainage features (i.e. perimeter swales and channels). A contaminated water management plan and related details for the handling of the clean stormwater are included in Part III, Attachment 1, Figures III-1.7 and III-1.8.

Other than brush and tires, solid waste processing operations will be conducted on a concrete-paved area (tipping floor) inside the transfer station structure; therefore, contact of storm water with waste material is limited. Brush and tires may be stored and processed in the processing/storage area showed on Figure III-1.3. This area will be graded to contain any surface water so that any water discharged can be inspected prior to removal. Wastewaters will not be allowed to accumulate on the tipping floor or in the transfer tunnels. Wastewater will be directed toward at least one end of the sloped tipping floor. The wastewater will be collected via grated trenches and/or grated box drains and pumped directly to a permitted wastewater plant. The transfer tunnels will also have gated trenches and/or grated box drains which will be discharged to a permitted wastewater plant. A contaminated water management plan, showing the layout of the grated trenches and box drains and associated piping for the handling of contaminated water is included in Part III, Attachment 1, Figure III-1.6. Details of the contaminated water management components are included in Part III, Attachment 1, Figures III-1.7, and III-1.8.

2.3.1 Surface Water and Groundwater Protection

The facility design complies with the requirements of 30 TAC §330.303, relating to Surface Water Drainage for Municipal Solid Waste Facilities.

The facility will be constructed, maintained, and operated to manage run-on and runoff during the peak discharge of a 25-year rainfall event and will prevent the off-site discharge of waste and feedstock material, including, but not limited to, in-process and/or processed materials. Surface water in and around the facility will be controlled to minimize surface water running onto, into, and off of the processing area.

Since all contaminated water will be managed in a controlled manner as discussed in this section, groundwater will be protected.

For additional information on surface water and groundwater protection, see Part III, Attachment 1, Appendix A, Surface Water Drainage Plan.

2.3.2 Floor Wash Down

The processing area (tipping floor) is used for waste processing, holding, and storage. The only effluent resulting from the processing operations will be the washwater from the tipping floor cleaning activities. Washwater will be directed toward at least one end of the tipping floor. The washwater will be collected via a grated box drain and pumped directly to a permitted wastewater plan. A contaminated water management plan, showing the layout of the grated trenches and box drains and associated piping for the handling of contaminated water is included in Part III, Attachment 1, Figure III-1.6. Details of the contaminated water management components are included in Part III, Attachment 1, Figures III-1.7, and III-1.8.

A public water supply line will provide the water supply required for the gatehouse and to clean the concrete tipping floor and will also be used for fire suppression. A spray nozzle, such as a standard wash-down gun product, will be used to hose down the concrete tipping floor. The firewater/fresh water tanks will be supplied by a water well to be located on the property or fresh water will be trucked to the site. These fresh water supply tanks are optional if a water supply line is brought directly to the gatehouse and/or transfer station building.

2.4 Protection of Endangered Species

CEI performed a threatened and endangered species assessment for the property. The objective of the assessment was to evaluate the potential for the existence of species and/or their habitat that are considered protected under the Endangered Species Act of 1973 and subsequent amendments and listings in accordance with the requirements of 30 TAC §330.61(n). Through field efforts and searches for electronic records of RTE species on or near the property resulted in only one observation from the property (a Wood Stork flying high along Oso Creek) and three from the near vicinity of the property (two White-tailed Hawk sightings at the adjacent landfill and a Texas tortoise across the highway. CEI concluded the project is not likely to adversely affect threatened and endangered species. The CEI report is included in Appendix I/II-B.2.

The United States Fish and Wildlife Service (USFWS) was contacted in accordance with 30 TAC 330.61(n)(2). A request for verification of threatened and endangered species assessment was submitted to the Texas Parks and Wildlife Department (TPWD) by CEI. Supporting documentation provided by TPWD and a copy of the threatened and endangered species assessment conducted by CEI and coordination with the USFWS is included in Part I/II, Appendix I/II-B.2.

4.0 WASTE MANAGEMENT UNIT DESIGN

In accordance with §330.63(d), the general design and waste operations and storage are summarized in the following sections.

4.1 Waste Operations

The J.C. Elliott Transfer Station is designed for efficient waste processing. All solid waste capable of creating public health hazards or nuisances will be stored on the fully-enclosed building tipping floor only and processed or transferred promptly and will not be allowed to result in nuisances or public health hazards.

General operations will be conducted in a manner that allows for the prompt and efficient unloading of waste. The waste will be discharged from the collection vehicles onto the facility processing floor (tipping floor). Waste will be loaded into an open-top transfer trailer, covered, and transferred to an authorized disposal facility.

As shown on Part III, Attachment 1, Figures III-1.3, the collection trucks will enter the site and will weigh-in at the gate house. The trucks will proceed to the tipping floor. The trucks will deposit the waste onto the tipping floor for processing and then proceed to exit the building. The trucks will proceed to the exit scale, if needed, and then leave the site. After the waste has been processed, the waste will be loaded into transfer trailers waiting in the loading shoot(s) below the tipping floor. Equipment, vehicles, and pedestrians will be kept from falling through the loading chutes by installing a concrete wall barrier on the processing side of the chute as shown on Detail 2 of Figure III-1.8. Waste will be pushed into the loading hoppers and drop into the awaiting waste transfer vehicle(s). After the transfer trailers are full, they will be tarped and proceed to the waste transfer trailer exit. Empty transfer trucks that are awaiting loading will queue up on the paved area leading to the building.

4.2 Spill Prevention and Control

The storage and processing areas of the facility are designed to control and contain spills and contaminated water from leaving the facility. Since the tipping floor is covered by a roof and enclosed on all sides, the "worst case spill or release" will occur when the entire tipping floor is being washed down. Based on manufacturer's data, a standard pressurized nozzle that provides a maximum flow rate of 10 gallons per minute may be used to wash down the tipping floor and will generate approximately 600 gallons of washwater per hour. Based on manufacturer's data that one person could washdown approximately 8,400 square feet of floor surface per hour with this nozzle and based on the size of the floor area, it will take approximately 17 hours for one person to wash down the entire tipping floor area (143,130 square feet), generating approximately 10,500 gallons of washwater. The generated contaminated water will be collected and discharged directly to a permitted wastewater plant. There are no unenclosed containment areas at the facility; therefore, the rainfall design requirements in §330.63(d)(1)(B) do not apply.

4.3 Waste Storage Period

The projected peak amount of solid waste to be received daily and annually for the facility is approximately 2,500 tons per day and 912,500 tons per year, respectively. The maximum volume of waste that will be stored overnight (defined as sunset to sunrise) at the facility at any given time is 1,000 tons or less, which includes the waste in any partially-loaded or fully-loaded, covered transfer vehicles parked at the facility and waiting to haul waste off-site the following day. These peak amounts and maximum volumes were developed in accordance with the requirements of the Closure Cost Estimate as further described in Part

III, Attachment 3. These maximums will also consist of unprocessed materials on the tipping floor or processed waste materials being held or stored on the tipping floor in the event of equipment breakdown.

Waste storage or holding will occur on the tipping floor, including partially-filled transfer vehicles at the end of the operating day. The maximum volume of waste that will be stored overnight at the facility at any given time is 1,000 tons or less, which includes the waste in fully loaded, covered transfer vehicles waiting to haul waste off-site. Except for brush and tires, no storage of waste materials will occur off the tipping floor, except for waste in fully loaded, covered transfer trailers waiting to be hauled off-site. Except for brush and tires, Ssolid waste will generally be processed within an average of 4 to 6 hours. Brush and tires will generally be processed on a weekly basis but may be stored on-site up to 4 weeks. The solid waste will not be allowed to accumulate on-site for such a period that will allow the creation of a nuisance or public health hazard due to odors, fly breeding, or harborage of other vectors. Storage periods significantly above average are as a result of equipment breakdown or acts of God, and will only be permitted for the time required to repair or replace the malfunctioning equipment or to allow any exigent circumstances to subside. The maximum volume of waste that can be stored at the facility under these circumstances is 1,000 tons which includes the waste in loaded transfer vehicles waiting to haul waste off-site. The maximum holding time under these circumstances will not exceed 48 hours with an average holding time of 24 hours. These holding times apply to both processed and unprocessed wastes. No waste tipping or processing will occur off the tipping floor. The processed solid waste will be transported off-site and disposed of at the Cefe Valenzuela Landfill or another TCEQ-permitted landfill.

During time periods including holidays, the solid waste may be temporarily stored at the site not to exceed a time period of 72 hours. If waste remains on the tipping floor during these periods, cover tarps will be used to control potential odors, flies and other vectors.

PART III – ATTACHMENT 1

GENERAL FACILITY DESIGN PLAN
TYPE V PERMIT APPLICATION

FOR

J.C. ELLIOTT TRANSFER STATION
NUECES COUNTY, TEXAS
TCEQ PERMIT NO. MSW-2423

Prepared for:

City of Corpus Christi
P.O. Box 9277
Corpus Christi, TX 78469

Prepared by:

SCS ENGINEERS
Texas Board of Professional Engineers Registration No. F-3407
12651 Briar Forest Dr., Suite 205
Houston, TX 77077
(281) 293-8494

November 2024
Revision 1 – December 2024
Revision 2 – March 2025

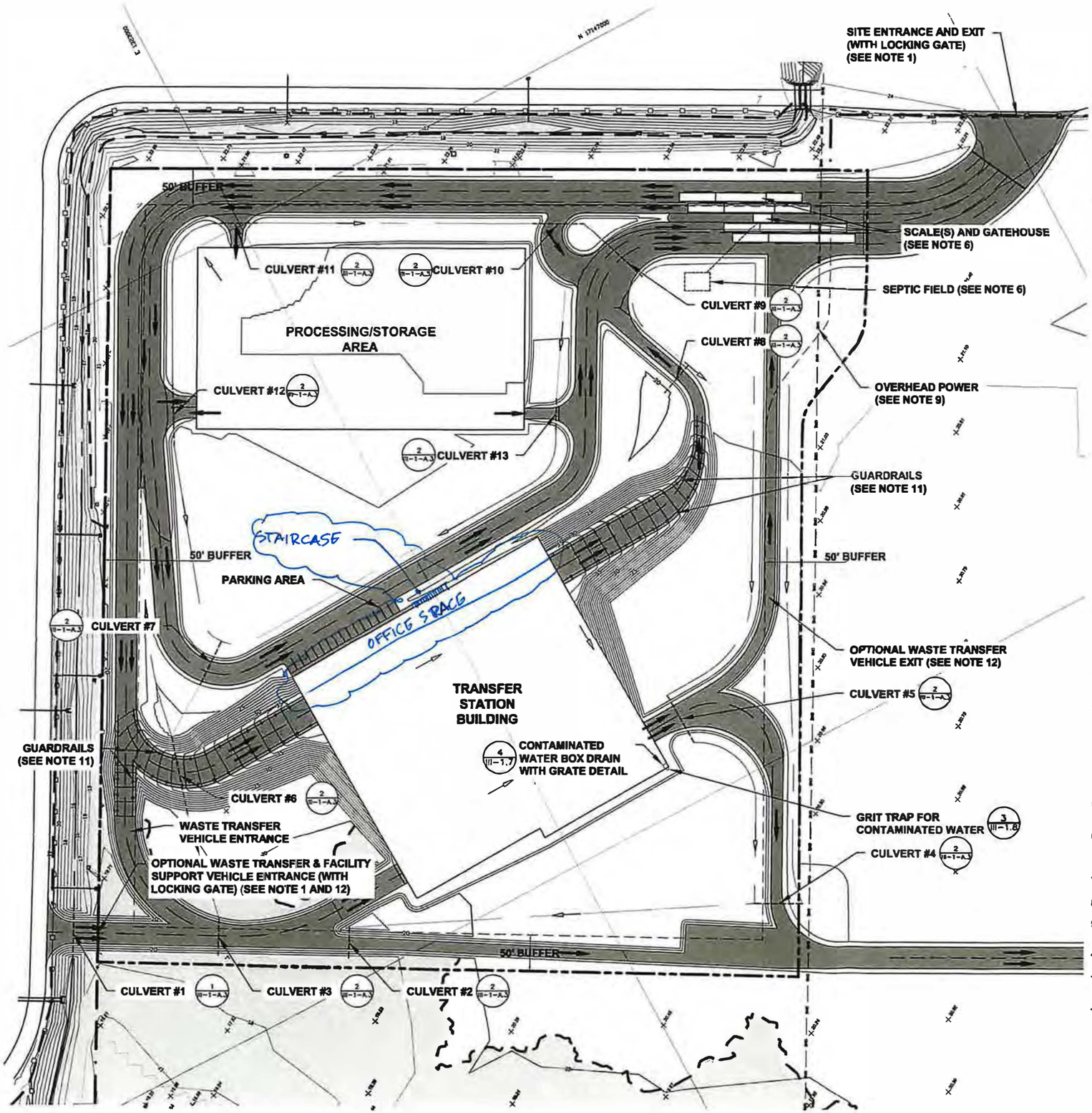
PART III – ATTACHMENT 1

GENERAL FACILITY DESIGN PLAN
TYPE V PERMIT APPLICATION
J.C. ELLIOTT TRANSFER STATION
NUECES COUNTY, TEXAS
TCEQ PERMIT NO. MSW-2423

FIGURES

APPENDICES

FIGURES



SCALE

0 150 300 FEET

LEGEND

- PERMIT BOUNDARY (SEE NOTE 1)
- PROPERTY BOUNDARY
- EXISTING FENCE
- GUARDRAILS
- EXISTING CONTOUR
- SPOT ELEVATION
- OVERHEAD ELECTRICAL (SEE NOTE 9)
- PROPOSED CONTOUR
- 100-YEAR FLOODPLAIN (SEE NOTE 10)
- PAVED ROADS (SEE NOTE 4)
- 50' BUFFER
- TRAFFIC FLOW
- DRAINAGE FLOW
- TEXAS STATE PLANE COORDINATES

1 03/2025 ADDED OFFICE SPACE AND STAIRCASE SCS

UPDATE

STATE OF TEXAS
CHAD ELLINGER
120182
LICENSED
PROFESSIONAL ENGINEER
11-8-2024

NOTES:

1. A PERIMETER FENCE AND NATURAL BARRIERS ENCOMPASSING THE PROPERTY BOUNDARY WILL CONTROL PUBLIC ACCESS TO THE FACILITY. THE PERIMETER FENCING WILL BE CHAIN LINK OR WOOD FENCE TO PROVIDE SECURITY. GATES WILL BE PROVIDED AT ENTRANCE AND EXITS.
2. THERE ARE NO KNOWN WASTE DISPOSAL ACTIVITIES OR UNITS (PAST, PRESENT, OR FUTURE) WITHIN THE PERMIT BOUNDARY.
3. INTERNAL ACCESS ROADS (NOT SHOWN) SHALL BE CRUSHED STONE, GRAVEL, OR AN EQUIVALENT ALL-WEATHER SURFACE. THE INTERNAL ACCESS ROADS MAY BE RELOCATED AS SITE OPERATIONS DICTATE.
4. PAVED ROADS WITHIN THE FACILITY WILL CONSIST OF EITHER:
   - AGGREGATE PAVEMENT - MINIMUM 2" COMPACTED FINES, 12" THICK AGGREGATE BASE, GEOTEXTILE, COMPACTED SUBBASE.
   - ASPHALT PAVEMENT - MINIMUM 2" THICK ASPHALT SURFACE, 12" THICK ASPHALT BASE, 4" THICK SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR OR 98% STANDARD PROCTOR
   - CONCRETE PAVEMENT - 9" THICK REINFORCED CONCRETE, 6" THICK AGGREGATE BASE, 4" THICK SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR OR 98% STANDARD PROCTOR
   - ALTERNATE ASPHALT, CONCRETE OR OTHER ROAD BUILDING MATERIAL AT THE FACILITY'S DISCRETION
5. TOPOGRAPHIC FEATURES, AND PERMIT BOUNDARY GROUND SURVEY CONDUCTED BY HANSON PROFESSIONAL SERVICES INC, DATE AUGUST 9, 2021.
6. SCALE(S), PARKING AREA, AND GATEHOUSE SIZE AND LOCATION ARE APPROXIMATE. ONE INBOUND SCALE WILL BE REQUIRED. ADDITIONAL INBOUND AND OUTBOUND SCALE ARE OPTIONAL. SEPTIC FIELD LOCATION MAY VARY AND IS OPTIONAL IF TANK OR DIRECT SANITARY SEWER LINE IS USED.
7. A DIRECT TIE-IN TO A WATER SERVICE LINE WILL BE USED WITHIN THE PROPERTY.
8. CONTAMINATED WATER WILL BE PUMPED DIRECTLY TO A PERMITTED WASTEWATER PLANT.
9. OVERHEAD POWER SERVICE LINE AND POWER POLES MAY BE RELOCATED PRIOR TO TRANSFER STATION FACILITY CONSTRUCTION, IF NECESSARY.
10. FLOODPLAIN BOUNDARIES WERE OBTAINED FROM FEMA.
11. GUARDRAIL ON RAMPS LENGTH AND LOCATION MAY VARY. ADDITIONAL WASHWATER SUMPS MAY BE ADDED AS DEEMED NECESSARY BY FACILITY OPERATIONS.
12. OPTIONAL WASTE TRANSFER AND FACILITY SUPPORT VEHICLE ENTRANCE AND EXIT MAY BE USED IN CONJUNCTION OR IN LIEU OF PRIMARY ENTRANCE/EXIT.

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY
1	03/2025	ADDED OFFICE SPACE AND STAIRCASE SCS	

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: SITE LAYOUT PLAN

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT CONSULTING ENGINEERS
12651 BRIAR FOREST, SUITE 205, HOUSTON, TX 77077
PH (281) 293-8464 FAX NO. (281) 293-7978

PROJ NO. 01271088.00
DSN BY: RJE | DWN BY: RJE | CHK BY: CE | APP BY: JKR | N/A BY: N/A | P.E.: P.E.

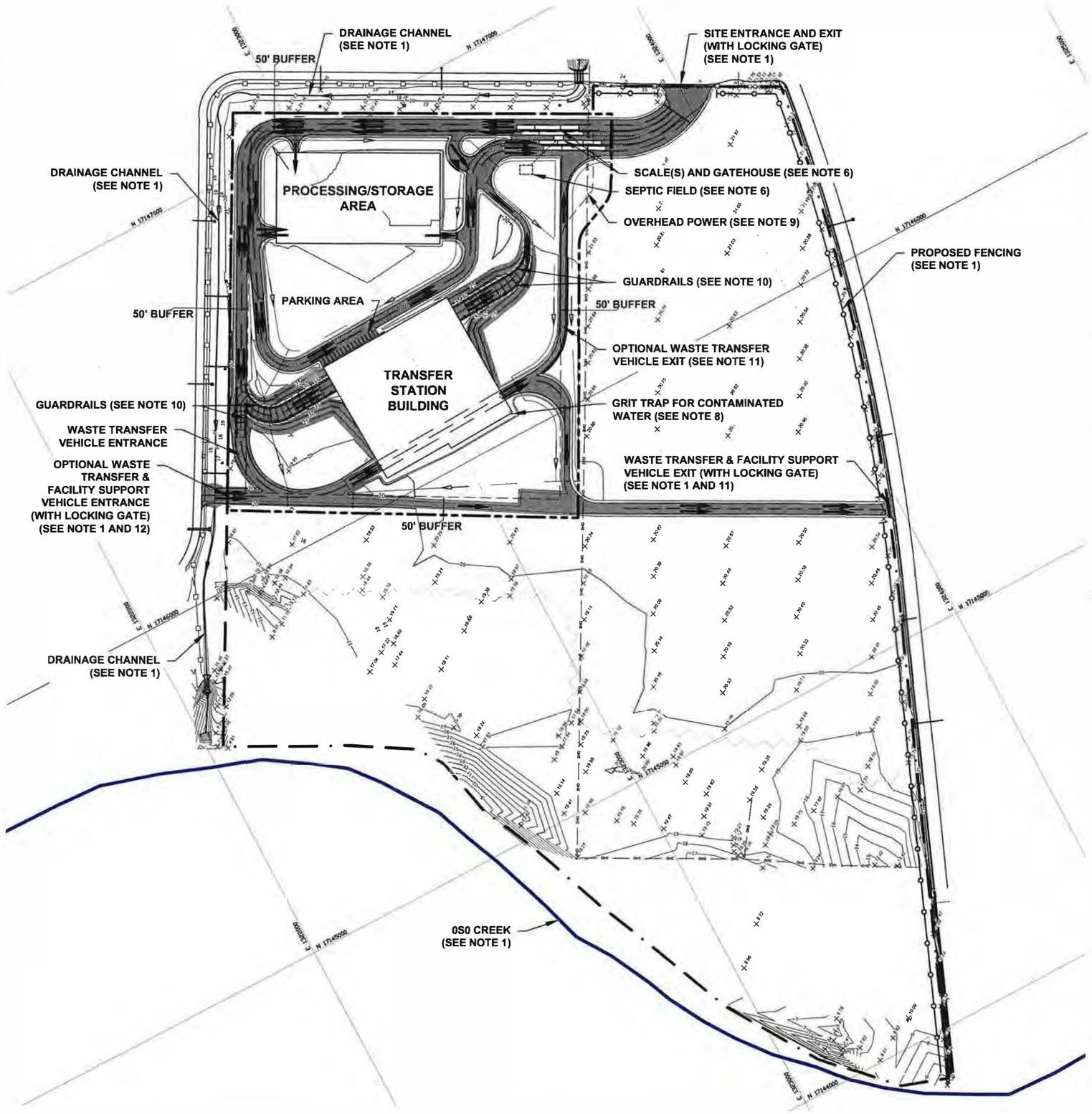
CADD FILE: FIGURE III-1.1 SITE LAYOUT PLAN

DATE: 11/2024

SCALE: AS SHOWN

FIGURE NO. III-1.1

11/8/2024 3:51 PM J:\SAR\Projects\01271088.00\Grid and Obj\Grid\CAD\Port R\Attachment 1\Figure III-1.1 Site Layout Plan



SCALE

0 300 600 FEET

LEGEND

- PERMIT BOUNDARY (SEE NOTE 1)
- PROPERTY BOUNDARY
- EXISTING FENCE
- GUARDRAILS
- EXISTING CONTOUR
- SPOT ELEVATION
- OVERHEAD ELECTRICAL (SEE NOTE 9)
- PROPOSED CONTOUR
- EXISTING STREAM
- PROPOSED FENCE
- PAVED ROADS (SEE NOTE 4)
- 50' BUFFER
- TRAFFIC FLOW
- DRAINAGE FLOW
- TEXAS STATE PLANE COORDINATES

ADDED

NOTES:

1. A PERIMETER FENCE AND NATURAL BARRIERS ENCOMPASSING THE PROPERTY BOUNDARY WILL CONTROL PUBLIC ACCESS TO THE FACILITY. THE PERIMETER FENCING WILL BE CHAIN LINK OR WOOD FENCE TO PROVIDE SECURITY. GATES WILL BE PROVIDED AT ENTRANCE AND EXITS.
2. THERE ARE NO KNOWN WASTE DISPOSAL ACTIVITIES OR UNITS (PAST, PRESENT, OR FUTURE) WITHIN THE PERMIT BOUNDARY.
3. INTERNAL ACCESS ROADS (NOT SHOWN) SHALL BE CRUSHED STONE, GRAVEL, OR AN EQUIVALENT ALL-WEATHER SURFACE. THE INTERNAL ACCESS ROADS MAY BE RELOCATED AS SITE OPERATIONS DICTATE.
4. PAVED ROADS WITHIN THE FACILITY WILL CONSIST OF EITHER:
   - AGGREGATE PAVEMENT - MINIMUM 2" COMPACTED FINES, 12" THICK AGGREGATE BASE, GEOTEXTILE, COMPACTED SUBBASE.
   - ASPHALT PAVEMENT - MINIMUM 2" THICK ASPHALT SURFACE, 12" THICK ASPHALT BASE, 4" THICK SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR OR 98% STANDARD PROCTOR
   - CONCRETE PAVEMENT - 9" THICK REINFORCED CONCRETE, 6" THICK AGGREGATE BASE, 4" THICK SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR OR 98% STANDARD PROCTOR
   - ALTERNATE ASPHALT, CONCRETE OR OTHER ROAD BUILDING MATERIAL AT THE FACILITY'S DISCRETION
5. TOPOGRAPHIC FEATURES, AND PERMIT BOUNDARY GROUND SURVEY CONDUCTED BY HANSON PROFESSIONAL SERVICES INC, DATE AUGUST 9, 2021.
6. SCALE(S), PARKING AREA, AND GATEHOUSE SIZE AND LOCATION ARE APPROXIMATE. ONE INBOUND SCALE WILL BE REQUIRED. ADDITIONAL INBOUND AND OUTBOUND SCALES ARE OPTIONAL. SEPTIC FIELD LOCATION MAY VARY AND IS OPTIONAL IF TANK OR DIRECT SANITARY SEWER LINE IS USED.
7. A DIRECT TIE-IN TO A WATER SERVICE LINE WILL BE USED WITHIN THE PROPERTY.
8. CONTAMINATED WATER WILL BE PUMPED DIRECTLY TO A PERMITTED WASTEWATER PLANT.
9. OVERHEAD POWER SERVICE LINE AND POWER POLES MAY BE RELOCATED PRIOR TO TRANSFER STATION FACILITY CONSTRUCTION, IF NECESSARY.
10. GUARDRAIL ON RAMPS LENGTH AND LOCATION MAY VARY. ADDITIONAL WASHWATER SUMPS MAY BE ADDED AS DEEMED NECESSARY BY FACILITY OPERATIONS.
11. OPTIONAL WASTE TRANSFER AND FACILITY SUPPORT VEHICLE ENTRANCE AND EXIT MAY BE USED IN CONJUNCTION OR IN LIEU OF PRIMARY ENTRANCE/EXIT.

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: **ACCESS CONTROL PLAN**

PROJECT TITLE: **TYPE V PERMIT APPLICATION**

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS
12651 BRIAR FD E, SUITE 235, HOUSTON, TX 77077
PH (281) 293-8988 FAX NO. (281) 293-7878

PROJ. NO. 16271088.00
DSN. BY: RJE
DWN. BY: RJE
CHK. BY: CE
QA/QC BY: CE
APP. BY: JKR

CADD FILE: FIGURE III-1.1A ACCESS CONTROL PLAN

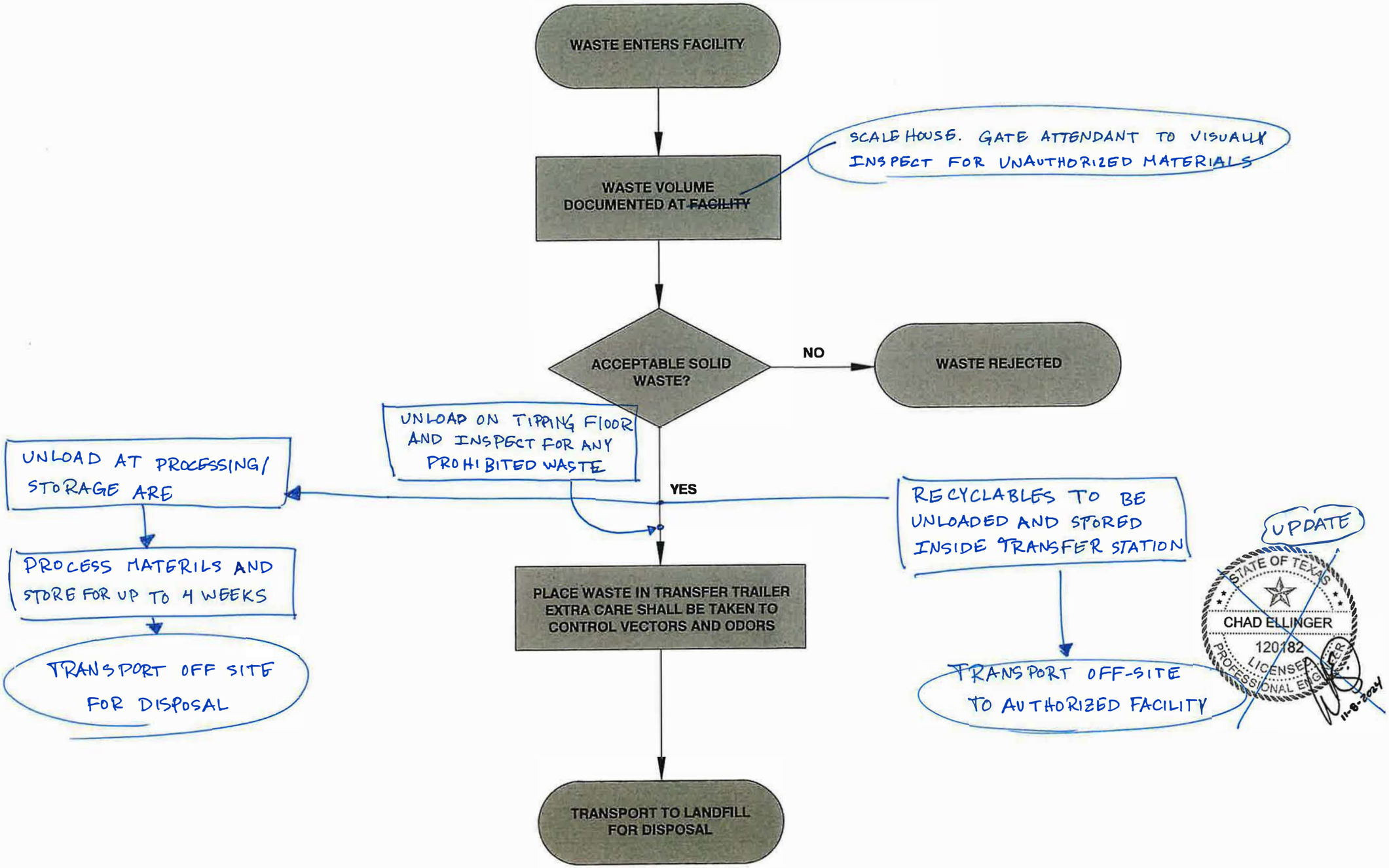
DATE: 03/2025

SCALE: AS SHOWN

FIGURE NO. **III-1.1A**

2/27/2025 1:44 PM E:\SUP\Projects\16271088.001\Work and Data\mxd\gis\CAD\Part III\Attachment 1\Figure III-1.1A Access Control Plan

1 02/2025 REVISED FLOWCHART SCS



UPDATE

STATE OF TEXAS
CHAD ELLINGER
120182
LICENSED
PROFESSIONAL ENGINEER
11-8-2024

REV	DATE	DESCRIPTION	BY
1			

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: WASTE MOVEMENT FLOW CHART

PROJECT TITLE: TYPE V PERMIT APPLICATION

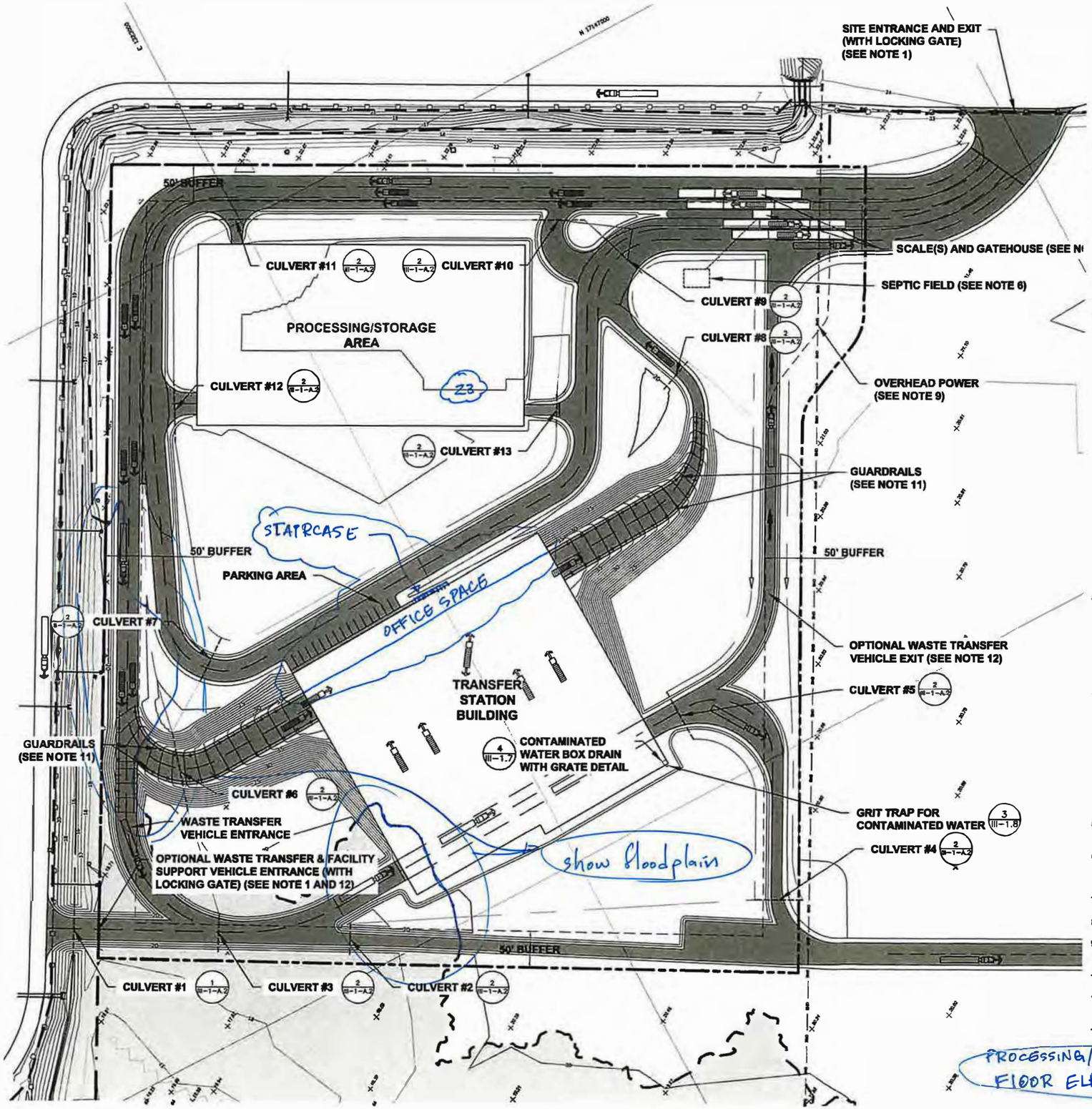
CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS
12661 BRIAR FOREST, SUITE 355, HOUSTON, TX 77077
PH (281) 293-8484 FAX NO. (281) 293-7978

PROJ. NO. 16221088.00
DSN. BY: RJE
DWN. BY: RJE
CHK. BY: CE
QA/QC BY: CE
APP. BY: JKR

CADD FILE: FIGURE III-1.2 WASTE MOVEMENT FLOW CHART
DATE: 11/2024
SCALE: AS SHOWN
FIGURE NO. III-1.2

INTENDED FOR PERMITTING PURPOSES ONLY



SCALE
0 150 300 FEET

LEGEND

- PERMIT BOUNDARY (SEE NOTE 1)
- PROPERTY BOUNDARY
- EXISTING FENCE
- GUARDRAILS
- EXISTING CONTOUR
- SPOT ELEVATION
- OVERHEAD ELECTRICAL (SEE NOTE 9)
- PROPOSED CONTOUR
- 100-YEAR FLOODPLAIN (SEE NOTE 10)
- PAVED ROADS (SEE NOTE 4)
- 50' BUFFER
- DIRECTION OF TRAFFIC FLOW
- TRANSFER TRUCK
- WASTE COLLECTION TRUCK
- TEXAS STATE PLANE COORDINATES

03/2025 REVISED TO SHOW FLOODPLAIN ENCROACHING UPON BUILDING, REVISED NOTE 10, ADDED ELEVATION CALLOUT TO PROCESSING/STORAGE AREA, OFFICE SPACE AND STAIRCASE. SCS

STATE OF TEXAS
CHAD ELLINGER
120182
LICENSED
PROFESSIONAL ENGINEER
11-8-2024

UPDATE

NOTES:

1. A PERIMETER FENCE AND NATURAL BARRIERS ENCOMPASSING THE PROPERTY BOUNDARY WILL CONTROL PUBLIC ACCESS TO THE FACILITY. THE PERIMETER FENCING WILL BE CHAIN LINK OR WOOD FENCE TO PROVIDE SECURITY. GATES WILL BE PROVIDED ATENTRANCE AND EXITS.
2. THERE ARE NO KNOWN WASTE DISPOSAL ACTIVITIES OR UNITS (PAST, PRESENT, OR FUTURE) WITHIN THE PERMIT BOUNDARY.
3. INTERNAL ACCESS ROADS (NOT SHOWN) SHALL BE CRUSHED STONE, GRAVEL, OR AN EQUIVALENT ALL-WEATHER SURFACE. THE INTERNAL ACCESS ROADS MAY BE RELOCATED AS SITE OPERATIONS DICTATE.
4. PAVED ROADS WITHIN THE FACILITY WILL CONSIST OF EITHER:
   - AGGREGATE PAVEMENT - MINIMUM 2" COMPACTED FINES, 12" THICK AGGREGATE BASE, GEOTEXTILE, COMPACTED SUBBASE.
   - ASPHALT PAVEMENT - MINIMUM 2" THICK ASPHALT SURFACE, 12" THICK ASPHALT BASE, 4" THICK SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR OR 98% STANDARD PROCTOR
   - CONCRETE PAVEMENT - 9" THICK REINFORCED CONCRETE, 6" THICK AGGREGATE BASE, 4" THICK SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR OR 98% STANDARD PROCTOR
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6. SCALE(S), PARKING AREA, AND GATEHOUSE SIZE AND LOCATION ARE APPROXIMATE. ONE INBOUND SCALE WILL BE REQUIRED. ADDITIONAL INBOUND AND OUTBOUND SCALE ARE OPTIONAL. SEPTIC FIELD LOCATION MAY VARY AND IS OPTIONAL IF TANK OR DIRECT SANITARY SEWER LINE IS USED.
7. A DIRECT TIE-IN TO A WATER SERVICE LINE WILL BE USED WITHIN THE PROPERTY.
8. CONTAMINATED WATER WILL BE PUMPED DIRECTLY TO A PERMITTED WASTEWATER PLANT.
9. OVERHEAD POWER SERVICE LINE AND POWER POLES MAY BE RELOCATED PRIOR TO TRANSFER STATION FACILITY CONSTRUCTION, IF NECESSARY.
10. FLOODPLAIN BOUNDARIES WERE OBTAINED FROM FEMA. BASE FLOOD ELEV. INSIDE THE PERMIT BOUNDARY IS APPROX. 20 FT-MSL. THE TUNNEL AND
11. GUARDRAIL ON RAMPS LENGTH AND LOCATION MAY VARY. ADDITIONAL WASHWATER SUMPS MAY BE ADDED AS DEEMED NECESSARY BY FACILITY OPERATIONS.
12. OPTIONAL WASTE TRANSFER AND FACILITY SUPPORT VEHICLE ENTRANCE AND EXIT MAY BE USED IN CONJUNCTION OR IN LIEU OF PRIMARY ENTRANCE/EXIT.

PROCESSING/STORAGE AREA ELEV. IS 23 FT-MSL. THE MIN. TIPPING FLOOR ELEV. IS 38 FT-BISL.

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: WASTE PROCESS SCHEMATIC VIEW

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT CONSULTING ENGINEERS
12825 BRIAR FOREST, SUITE 255, HOUSTON, TX 77077
PH (281) 293-8484 FAX NO. (281) 293-7979

PROJ. NO. 162210880.00

DSN. BY:	DWN. BY:	CHK. BY:	QA/QC BY:	APP. BY:
RJE	RJE	CE	CE	JKR

CADD FILE: YQUAC III-1.3 WASTE PROCESS SCHEMATIC VIEW

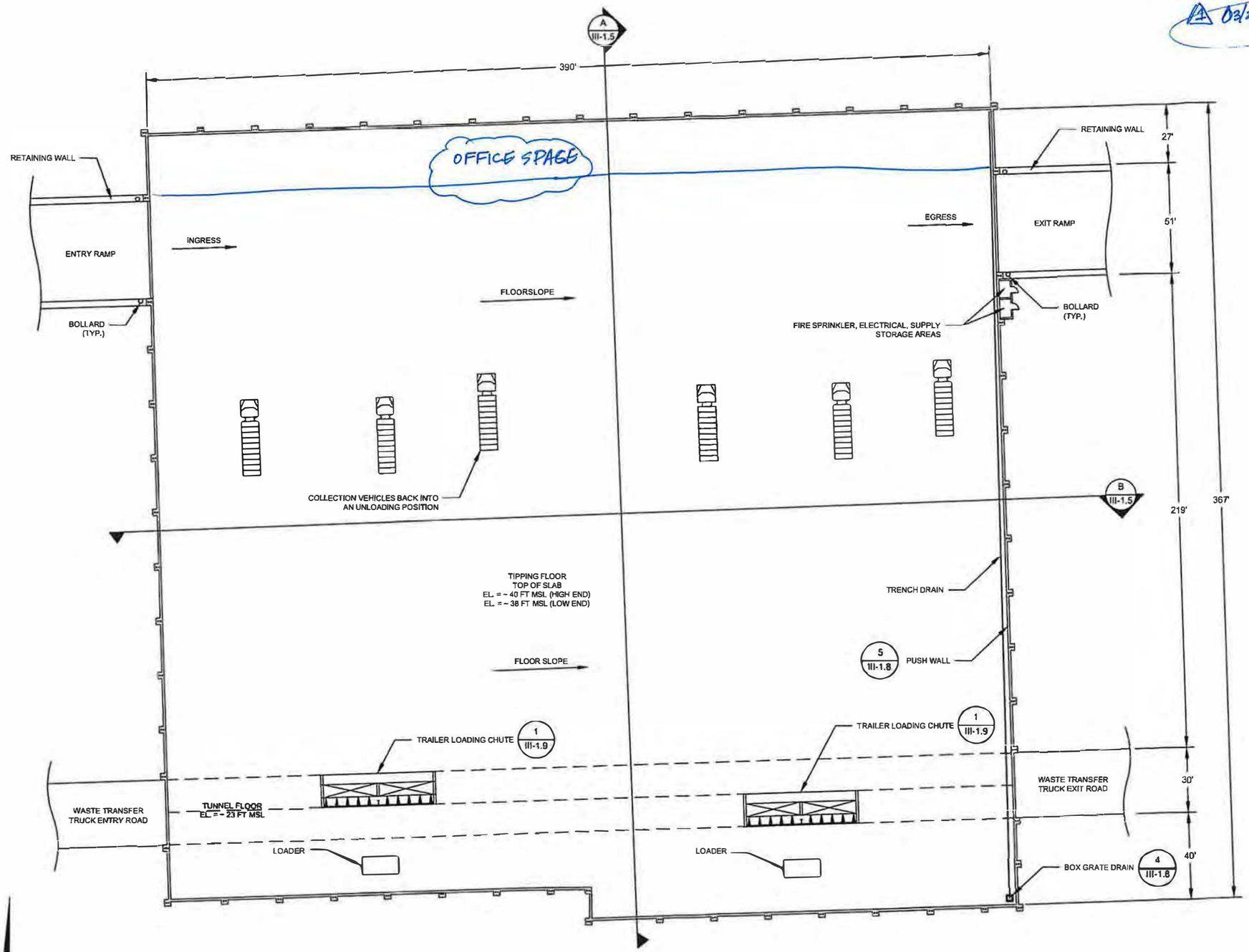
DATE: 11/2024

SCALE: AS SHOWN

FIGURE NO. III-1.3

11/8/2024 7:03 AM J:\SUP\Projects\162210880.00\Data and Calculations\CAD\Port (H)\Attachment 1\Figure III-1.3 Waste Process Schematic.dwg

1 03/2025 ADDED OFFICE SPACE. SCS



NOTES:

1. SEE PART III, ATTACHMENT 1, FIGURE III-1.6 FOR THE CONTAMINATED WATER MANAGEMENT PLAN.
2. ELEVATIONS FOR THE TIPPING FLOOR ARE APPROXIMATE AND MAY BE ADJUSTED AT THE TIME OF CONSTRUCTION.
3. BUILDING IS CONCEPTUAL ONLY. DIMENSIONS AND STRUCTURAL DETAILS MAY VARY. BUILDING IS FULLY ENCLOSED. ADDITIONAL LOADING CHUTES MAY BE ADDED.
4. RETAINING WALL MAY BE USED IN LIEU OF SOIL BERM.

UPDATE

INTENDED FOR PERMITTING PURPOSES ONLY

REV.	DATE	DESCRIPTION	BY
1	03/2025	ADDED OFFICE SPACE. SCS	

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: **FULLY ENCLOSED BUILDING LAYOUT**

PROJECT TITLE: **TYPE V PERMIT APPLICATION**

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS
12851 BRIAR FOREST, SUITE 205, HOUSTON, TX 77077
PH (281) 293-8494 FAX NO. (281) 293-7878

PROJ. NO. 16221088.00
DSN. BY: RJE
DRW. BY: RJE
CHK. BY: CE
QA/QC BY: CE
APP. BY: KR

CADD FILE: FIGURE III-1.4 PHASE 2 TRANSFER STATION BUILDING LAYOUT

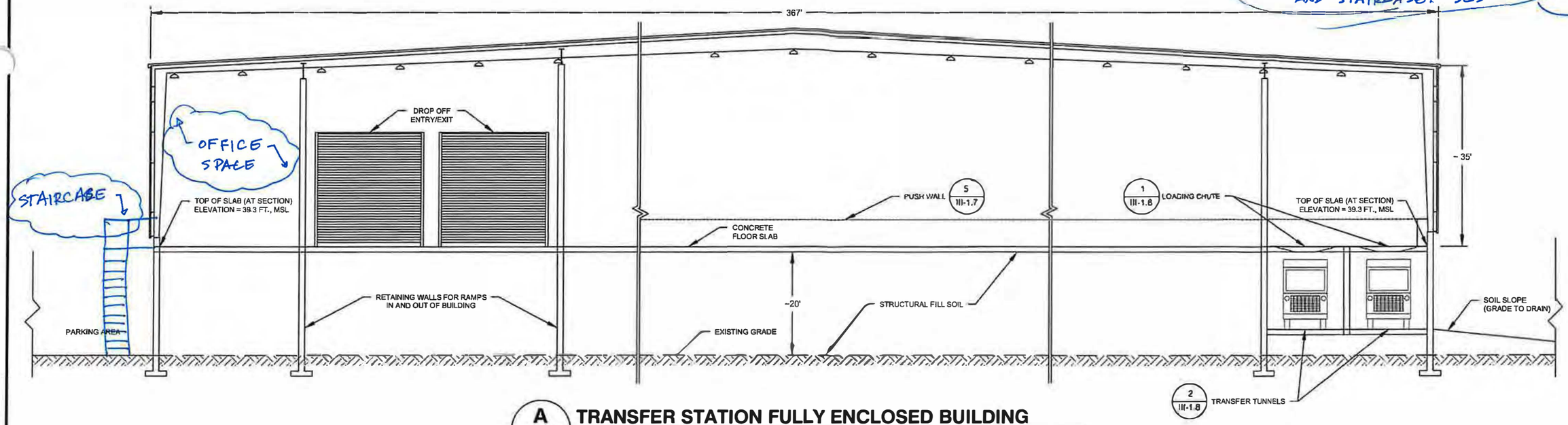
DATE: 11/2024

SCALE: AS SHOWN

FIGURE NO.
III-1.4

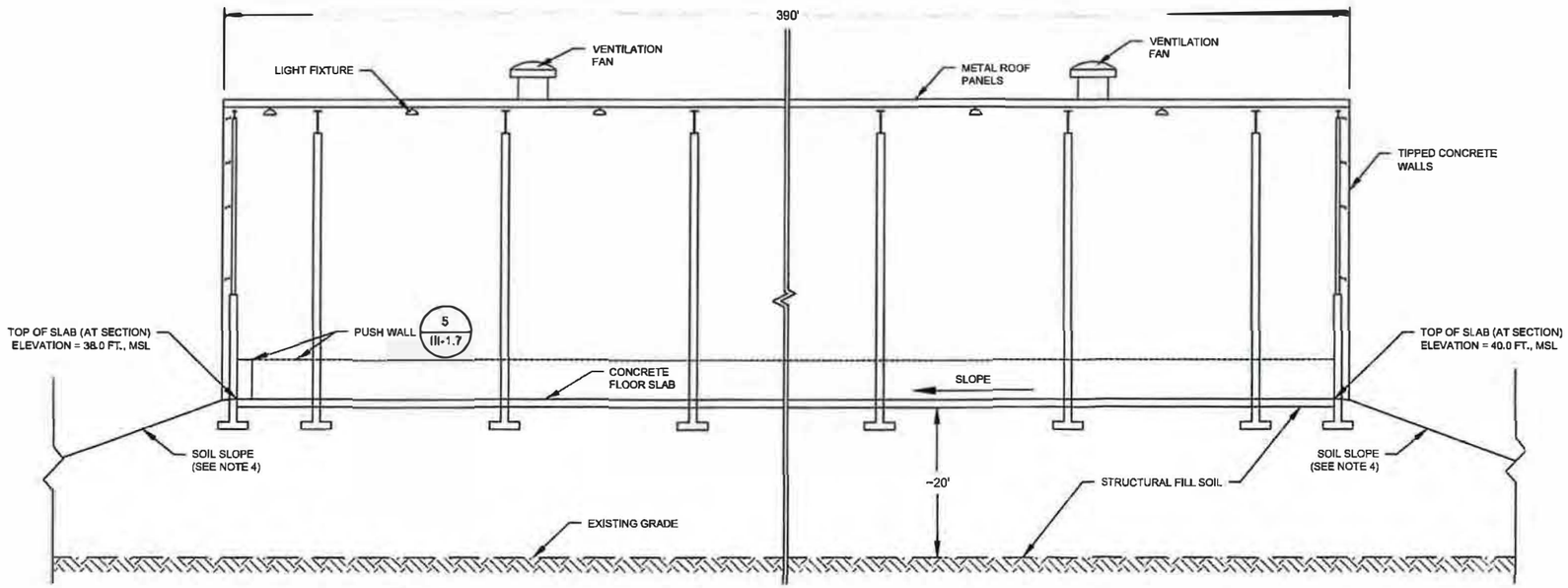
11/8/2024 7:06 AM Z:\SAR\Projects\16221088.00\Data and Calculations\CAD\Part III\Attachment 1\Figure III-1.4 Phase 2 Transfer Station Buil

1 03/2025 ADDED OFFICE SPACE AND STAIRCASE. SCS



A III-1.5 TRANSFER STATION FULLY ENCLOSED BUILDING

SCALE 0 20 40 FEET



B III-1.5 TRANSFER STATION FULLY ENCLOSED BUILDING

SCALE 0 20 40 FEET

NOTES:

1. SEE PART III, ATTACHMENT 1, FIGURE III-1.6 FOR THE CONTAMINATED WATER MANAGEMENT PLAN.
2. ELEVATIONS FOR THE TIPPING FLOOR ARE APPROXIMATE AND MAY BE ADJUSTED AT THE TIME OF CONSTRUCTION.
3. BUILDING IS CONCEPTUAL ONLY. DIMENSIONS AND STRUCTURAL DETAILS MAY VARY. BUILDING IS FULLY ENCLOSED.
4. RETAINING WALL MAY BE USED IN LIEU OF SOIL BERM.

UPDATE

STATE OF TEXAS
CHAD ELLINGER
120182
LICENSED PROFESSIONAL ENGINEER
11-8-2024

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY
1			

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3407

DRAWING TITLE: FULLY ENCLOSED BUILDING ELEVATIONS

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS
12651 BRIAR FOREST, SUITE 206, HOUSTON, TX 77077
PH (281) 293-8494 FAX NO. (281) 293-7878

PROJ. NO. 16221088.00 | DSN. BY: RJE | CHK. BY: CE | SUR. BY: CE | APP. BY: JKR

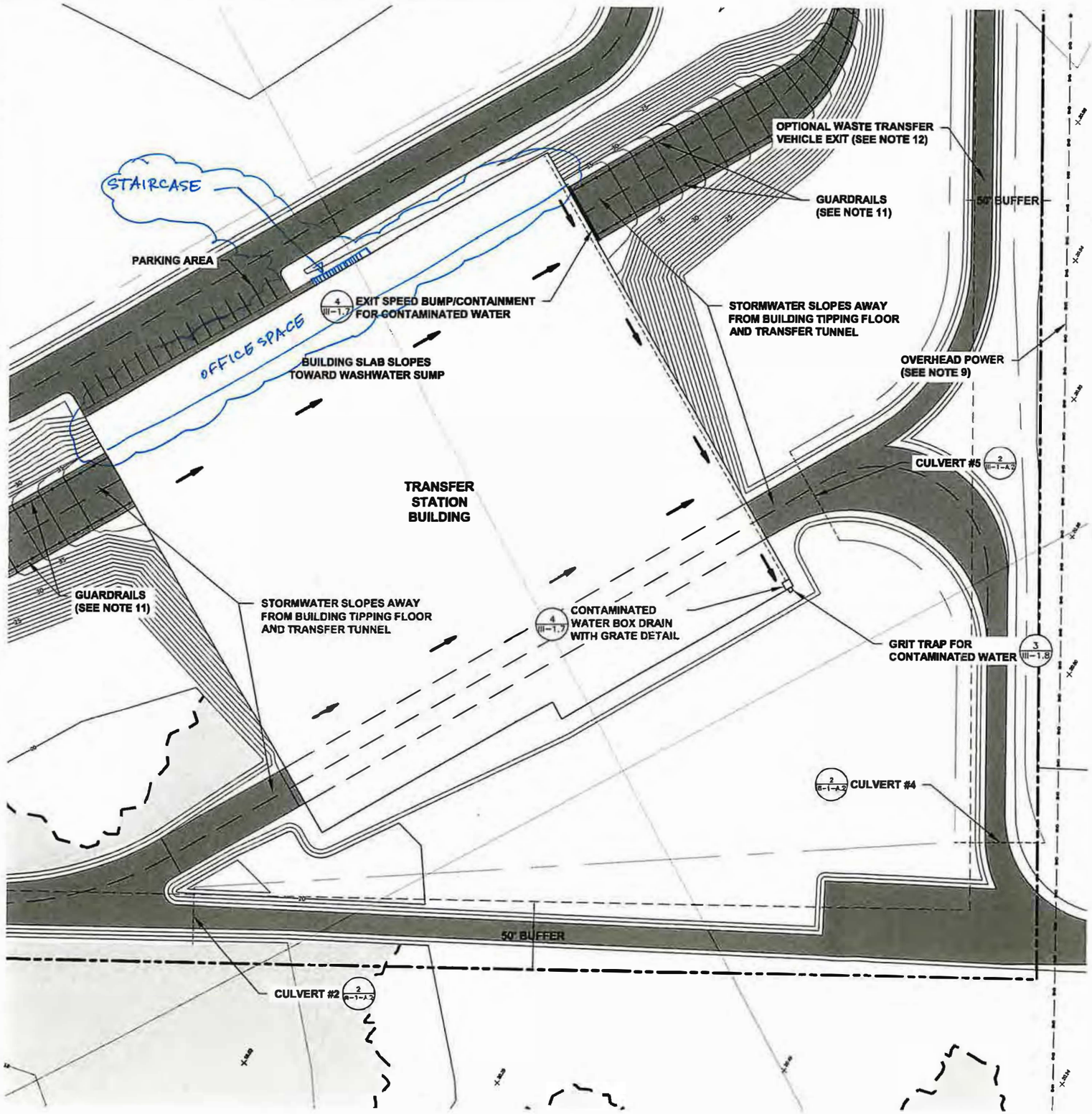
CADD FILE: FIGURE III-1.5 PHASE 2 TRANSFER STATION BUILDING ELEVATIONS

DATE: 11/2024

SCALE: AS SHOWN

FIGURE NO. III-1.5

11/8/2024 7:57 AM J:\AJR\Projects\16221088.00\Data and Calculations\CAD\Part III\Attachment 1\Figure III-1.5 Phase 2 Transfer Station.dwg



SCALE

0 80 160 FEET

LEGEND

- PERMIT BOUNDARY (SEE NOTE 1)
- PROPERTY BOUNDARY
- EXISTING FENCE
- GUARDRAILS
- EXISTING CONTOUR
- SPOT ELEVATION
- OVERHEAD ELECTRICAL (SEE NOTE 9)
- PROPOSED CONTOUR
- 100-YEAR FLOODPLAIN (SEE NOTE 10)
- PAVED ROADS (SEE NOTE 4)
- 50' BUFFER
- FLOW DIRECTION
- TEXAS STATE PLANE COORDINATES

03/2025 ADDED OFFICE SPACE AND STAIRCASE. SCS

UPDATE

STATE OF TEXAS
CHAD ELLINGER
120182
LICENSED
PROFESSIONAL ENGINEER
11-8-2024

NOTES:

1. A PERIMETER FENCE AND NATURAL BARRIERS ENCOMPASSING THE PROPERTY BOUNDARY WILL CONTROL PUBLIC ACCESS TO THE FACILITY. THE PERIMETER FENCING WILL BE CHAIN LINK OR WOOD FENCE TO PROVIDE SECURITY. GATES WILL BE PROVIDED AT ENTRANCE AND EXITS.
2. THERE ARE NO KNOWN WASTE DISPOSAL ACTIVITIES OR UNITS (PAST, PRESENT, OR FUTURE) WITHIN THE PERMIT BOUNDARY.
3. INTERNAL ACCESS ROADS (NOT SHOWN) SHALL BE CRUSHED STONE, GRAVEL, OR AN EQUIVALENT ALL-WEATHER SURFACE. THE INTERNAL ACCESS ROADS MAY BE RELOCATED AS SITE OPERATIONS DICTATE.
4. PAVED ROADS WITHIN THE FACILITY WILL CONSIST OF EITHER:
   - AGGREGATE PAVEMENT - MINIMUM 2" COMPACTED FINES, 12" THICK AGGREGATE BASE, GEOTEXTILE, COMPACTED SUBBASE.
   - ASPHALT PAVEMENT - MINIMUM 2" THICK ASPHALT SURFACE, 12" THICK ASPHALT BASE, 4" THICK SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR OR 98% STANDARD PROCTOR
   - CONCRETE PAVEMENT - 9" THICK REINFORCED CONCRETE, 6" THICK AGGREGATE BASE, 4" THICK SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR OR 98% STANDARD PROCTOR
   - ALTERNATE ASPHALT, CONCRETE OR OTHER ROAD BUILDING MATERIAL AT THE FACILITY'S DISCRETION
5. TOPOGRAPHIC FEATURES, AND PERMIT BOUNDARY GROUND SURVEY CONDUCTED BY HANSON PROFESSIONAL SERVICES INC, DATE AUGUST 9, 2021.
6. SCALE(S), PARKING AREA, AND GATEHOUSE SIZE AND LOCATION ARE APPROXIMATE. ONE INBOUND SCALE WILL BE REQUIRED. ADDITIONAL INBOUND AND OUTBOUND SCALE ARE OPTIONAL. SEPTIC FIELD LOCATION MAY VARY AND IS OPTIONAL IF TANK OR DIRECT SANITARY SEWER LINE IS USED.
7. A DIRECT TIE-IN TO A WATER SERVICE LINE WILL BE USED WITHIN THE PROPERTY.
8. CONTAMINATED WATER WILL BE PUMPED DIRECTLY TO A PERMITTED WASTEWATER PLANT.
9. OVERHEAD POWER SERVICE LINE AND POWER POLES MAY BE RELOCATED PRIOR TO TRANSFER STATION FACILITY CONSTRUCTION, IF NECESSARY.
10. FLOODPLAIN BOUNDARIES WERE OBTAINED FROM FEMA.
11. GUARDRAIL ON RAMPS LENGTH AND LOCATION MAY VARY. ADDITIONAL WASHWATER SUMPS MAY BE ADDED AS DEEMED NECESSARY BY FACILITY OPERATIONS.
12. OPTIONAL WASTE TRANSFER AND FACILITY SUPPORT VEHICLE ENTRANCE AND EXIT MAY BE USED IN CONJUNCTION OR IN LIEU OF PRIMARY ENTRANCE/EXIT.
13. TRENCHES, BOX DRAINS, OR AN COMBINATION OF BOTH MAY BE UTILIZED IN THE TIPPING FLOOR AREA TO COLLECT CONTAMINATED WATER.
14. THE DESIGN OF THE FACILITY WILL MANAGE RUN-ON AND RUNOFF DURING THE PEAK DISCHARGE OF A 25-YEAR RAINFALL EVENT AND WILL PREVENT THE OFF-SITE DISCHARGE OF WASTE AND FEEDSTOCK MATERIALS. SURFACE WATER DRAINAGE IN AND AROUND THE FACILITY WILL BE CONTROLLED TO MINIMIZED SURFACE WATER RUNNING ONTO AND OFF THE TREATMENT AREA.

INTENDED FOR PERMITTING PURPOSES ONLY

REV	DATE	DESCRIPTION	BY

TEXAS BOARD OF PROFESSIONAL ENGINEERS REG. NO. F-3307

DRAWING TITLE: CONTAMINATED WATER MANAGEMENT PLAN

PROJECT TITLE: TYPE V PERMIT APPLICATION

CITY OF CORPUS CHRISTI
J.C. ELLIOTT TRANSFER STATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT CONSULTING ENGINEERS
12851 RIVER FOREST, SUITE 200, HOUSTON, TX 77077
PH (281) 293-8484 FAX NO. (281) 293-7878

DSN. BY:	CHK. BY:	QA/QC BY:	APP. BY:
RJE	CE	CE	KR

PROJ. NO. 162210889.00
DSN. BY: RJE

CADD FILE: XCURE 11-1-6 CONTAMINATED WATER MANAGEMENT PLAN
DATE: 11/2024
SCALE: AS SHOWN
FIGURE NO. III-1.6

11/8/2024 7:53 AM J:\Civil\Projects\162210889\Data and Calculations\CAD\Part III\Attachment 1\Figure III-1.6 Contaminated Water Manag...

PART III – ATTACHMENT 3

CLOSURE COST ESTIMATE
TYPE V PERMIT APPLICATION

FOR

J.C. ELLIOTT TRANSFER STATION
NUECES COUNTY, TEXAS
TCEQ PERMIT NO. MSW-2423

Prepared for:

City of Corpus Christi
P.O. Box 9277
Corpus Christi, TX 78469

Prepared by:

SCS ENGINEERS
Texas Board of Professional Engineers Registration No. F-3407
12651 Briar Forest Dr., Suite 205
Houston, TX 77077
(281) 293-8494

November 2024
Revision 1 – December 2024
Revision 2 – March 2025

PART III – ATTACHMENT 3

CLOSURE COST ESTIMATE
TYPE V PERMIT APPLICATION
J.C. ELLIOTT TRANSFER STATION
NUECES COUNTY, TEXAS
TCEQ PERMIT NO. MSW-2423

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1.0 INTRODUCTION

The closure cost estimate for the J.C. Elliott Transfer Station is prepared in accordance with 30 TAC §330.505. Current TCEQ rules do not require post closure maintenance for this facility.

2.0 CLOSURE COST ESTIMATE

The facility will include the transfer station structure, a gatehouse with scale(s), drainage features, and a perimeter fence with locking gates. The transfer station structure is a dual-level, fully-enclosed building with an above-grade processing floor (tipping floor). The fully-enclosed building footprint will be approximately 390 feet wide by 367 feet long with concrete floor, an entry and exit with locking overhead doors, and a roof.

A detailed estimate in current dollars of the cost of hiring a third party that is not affiliated (as defined in 30 TAC §328.2) with the owner or operator to close the facility at any time during the active life, when the extent and manner of its operation would make closure most expensive, is included in Tables III-3.1. The cleanup and disposition costs for onsite waste material are based on a per ton measure, as shown in Tables III-3.1. A calculation for the engineering costs associated with the closure is included in Appendix III-3A. No dismantling of the concrete pad or drainage structures will be conducted at closure. No changes to the site elevations at closure will occur that will affect the final contour map.

The estimated closure cost based on the above considerations is $13~~0~~6,800 in 2024 dollars. A copy of the required documentation to demonstrate financial assurance shall be submitted 60 days prior to initial receipt of waste. During the active life of the facility, the City will annually adjust the Closure Cost Estimate and the amount of financial assurance for inflation in accordance with 30 TAC, Chapter 37, Subchapter J. An increase in the closure cost estimate and the amount of financial assurance must be made if changes to the facility conditions increase the maximum cost of closure. A reduction in the closure cost estimate and the amount of financial assurance may be approved if the cost estimate exceeds the maximum cost of closure and the owner or operator has provided written notice to the TCEQ of the detailed justification for this reduction. A permit modification, in accordance with §305.70, is required to reduce the closure cost estimate and the amount of financial assurance. Continuous financial assurance coverage for closure must be provided until all requirements of the Closure Plan are completed and the site is determined to be closed in writing by the TCEQ.

TABLES

TABLE III-3.1
CLOSURE COST ESTIMATE
J.C. ELLIOTT TRANSFER STATION

Item No.	Description	Estimated Quantity	Units	Approx. Unit Cost	Extended Cost	Notes
A	**State Administration of Site Closure**					
1	Survey site and review files to determine closure activities	1	L.S.	$3,000.00	$3,000.00	
2	Prepare Engineering Plans and Specifications	1	L.S.	$10,000.00	$10,000.00	
3	Procure Bids	1	L.S.	$5,000.00	$5,000.00	
4	Contract award and administer contract	1	L.S.	$5,000.00	$5,000.00	
B	**General Cleanup of Site and Process Units**					
1	Cleanup and remove waste stored onsite	1,000	Tons	$20.00	$20,000.00	
2	Transport waste by a properly authorized transporter. Treat and/or dispose of waste at a properly authorized facility.	1,000	Tons	$40.00	$40,000.00	Large capacity transfer trucks (cost estimated)
3	General cleanup to include wash down of Facility. To include removal, transport, treatment, and disposal of all wash down waters/media.	1	L.S.	$5,000.00	$5,000.00	
4	Vector control procedures	1	L.S.	$5,000.00	$5,000.00	Assumes site requires one treatment by pest control company.
5	Processing/storage area cleanup	1	L.S.	$5,000.00	$5,000.00	
C	**Secure Site**					
1	Install locks and a sign stating the facility is closed. Make any needed repairs to fence and gate. Secure fence and gate.	1	L.S.	$2,500.00	$2,500.00	
D	**Certification of Abandonement and Completion of Cleanup**					
1	Perform site inspection and prepare certification of closure	1	L.S.	$7,500.00	$7,500.00	
2	Sample/test/classify waste (ash, liquids, sludge, other waste not readily identifiable as garbage, trash, refuse). To include lab reports, chain of custody, quality assurance and quality control.	1	L.S.	$3,500.00	$3,500.00	
3	Perform verification re-sampling and laboratory analysis.	1	L.S.	$2,500.00	$2,500.00	Estimated
	Subtotal				***$114,000.00***	
E	**Contingency Cost (20%)**				$22,800	
	GRAND TOTAL				***$136,800***	

Notes: 1. This estimate assumes the maximum volume of waste permittedto be stored overnight onsite at the time of cleanup.

2. This estimate assumes the cleanup will be performed by a third party contractor.

PART IV – SITE OPERATING PLAN
TYPE V PERMIT APPLICATION

FOR

J.C. ELLIOTT TRANSFER STATION
NUECES COUNTY, TEXAS
TCEQ PERMIT NO. MSW-2423

Prepared for:

City of Corpus Christi
P.O. Box 9277
Corpus Christi, TX 78469

Prepared by:

SCS ENGINEERS
Texas Board of Professional Engineers Registration No. F-3407
12651 Briar Forest Dr., Suite 205
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PART IV – SITE OPERATING PLAN

TYPE V PERMIT APPLICATION
J.C. ELLIOT TRANSFER STATION
NUECES COUNTY, TEXAS
TCEQ PERMIT NO. MSW-2423

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2.0 WASTE ACCEPTANCE AND ANALYSIS

2.1 Waste Sources and Characteristics

The J.C. Elliott Transfer Station is a Type V facility. This facility is authorized to accept municipal solid waste (MSW). Class 2 and 3 industrial non-hazardous waste and certain types of special waste may be accepted at the facility provided the wastes are properly identified and provided the acceptance of such waste does not interfere with site operations. Recyclables including but not limited to white goods, electronic goods, and Household Hazardous Waste (HHW) will be accepted and stored inside the transfer station until removed and taken to a facility authorized to accept such wastes. Other wastes such as brush and tires may be processed either inside or outside the building. Brush and tires may be stored in the processing/storage area as shown on Figure I/II-7. Brush will be stockpiled until a sufficient quantity is accepted (approximately 20,000 cubic yards) and grinded on-site. Mulch will be made available to the public and/or shipped to a permitted composting facility. The site will obtain a scrap tire registration in order to store up to 500 whole use or scrap rites on the ground or 2,000 in enclosed lockable container. Tires will be processed promptly by shredding into pieces, loaded into a roll-off box, transfer trailer, or similar, and hauled off-site for disposal. Brush and tires will be stored at the site for a maximum of 4 weeks. Based on the following list of acceptable wastes, there are no limiting waste constituents or characteristics that may impact or influence the design and operation of the facility. Therefore, the parameter limitations, as required by §330.203(a), are not applicable to this facility.

Waste accepted and recycled at the facility is expected to consist of the following wastes as defined in 30 TAC §330.3:

Primary Waste Types:

- Municipal Solid Waste - Solid waste resulting from or incidental to municipal, community, commercial, institutional, and recreational activities, including garbage, rubbish, ashes, street cleanings, automobile parts and all other solid waste other than industrial solid waste;
- Putrescible Waste - Organic wastes, such as garbage, that are capable of being decomposed by microorganisms with sufficient rapidity as to cause odors or gases or are capable of providing food for or attracting birds, animals, and disease vectors;
- Rubbish - Nonputrescible solid waste (excluding ashes), consisting of both combustible and noncombustible waste materials. Combustible rubbish includes paper, rags, cartons, wood, excelsior, furniture, rubber, plastics, brush, or similar materials; noncombustible rubbish includes glass, crockery, tin cans, aluminum cans, and similar materials that will not burn at ordinary incinerator temperatures (1,600 degrees Fahrenheit to 1,800 degrees Fahrenheit);
- Yard Waste - Leaves, grass clippings, yard and garden debris, and brush, including clean woody vegetative material not greater than six inches in diameter that results from landscaping maintenance and land-clearing operations. The term does not include stumps, roots, or shrubs with intact root balls;
- Special Waste – Any solid waste or combination of solid waste that because of its quantity, concentration, physical or chemical characteristics, or biological properties requires special handling to protect the human health or the environment. Only those special wastes that do not interfere with site operations will be accepted at this facility including but not limited to:
    - Hazardous waste from conditionally exempt small-quantity generators (CESQG) that may be exempt from full controls under Chapter 335, Subchapter N of this title (relating to Household Materials Which Could Be Classified as Hazardous Wastes)

may be accepted provided the amount of waste does not exceed 220 pounds (100 kilograms) per month per generator. These waste materials will be stored inside the transfer station building until removed and taken to a facility that is authorized to accept the waste;

- Deceased animals that are incidental to routine collection of municipal solid waste and that can be systematically processed along with other solid waste;
- Pharmaceuticals, contaminated foods, or contaminated beverages other than those contained in normal household waste on a case by case basis;
- Empty containers which have been used for pesticides, herbicides, fungicides or rodenticides, provided the containers have been triple rinsed or crushed;
- Non-RACM – Incidental amounts of non-regulated asbestos containing materials (Non-RACM) (incidental amount is defined as the maximum of 10 percent of the waste received on an annual basis by scale weight);
- HHW including but not limited to lead acid storage batteries, used oil, used oil filters from internal combustion engines, paints, and electronic goods will be stored inside the transfer station building until removed and taken to a facility authorized to accept such wastes;
    - Some accepted HHW or CESQG wastes, such as paints may be in the form of unopened containers (like new) or slightly used containers. Rather than disposing such recyclable/reusable hazardous wastes, the Site Manager may make these wastes available to residential customers and local charities;
    - Electronic goods will be collected inside the transfer station building and recycled as defined in §330.3. Any reusable electronic good (e.g. computer, printer, etc.) can be sent to Goodwill or Electronics Recycler for refurbishment and reuse.
    - Used oil filters from internal combustion engines (to include filters which have been crushed and/or processed to remove free-flowing used oil) will not be intentionally and knowingly sent for disposal to a landfill unless the filter has been or will be:
        - Crushed to less than 20% of its original volume to remove all free-flowing used; or
        - Processed by a method other than crushing to remove all free-flowing used oil. A filter is considered to be processed if:
            - The filter has been separated into component parts and the free-flowing used oil has been removed from the filter element by some means of compression in order to remove free-flowing used oil;
            - The used filter element of a filter consisting of a replaceable filtration element in a reusable or permanent housing has been removed from the housing and pressed to remove free-flowing used oil; or
            - The housing is punctured and the filter is drained for at least 24 hours.

- Whole used or scrap tires (pending approval of a tire processor registration);

- White goods (i.e., household appliances, refrigerators, stoves) and metal. Items containing CFCs will be handled in accordance with 40 Code of Federal Regulations §82.156(f);
- Construction or demolition (C & D) Waste - Waste resulting from construction or demolition projects; includes all materials that are directly or indirectly the by-products of construction work or that result from demolition of buildings and other structures, including, but not limited to, paper, cartons, gypsum board, wood, excelsior, rubber, and plastics.

Other Waste Types:

- Class 2 industrial Wastes-Any individual solid waste or combination of industrial solid waste that are not described as Hazardous, Class 1, or Class 3 as defined in §335.506 of the TCEQ regulations (relating to Class 2 Waste Determination); and
- Class 3 Wastes-Inert and essentially insoluble industrial solid waste, usually including, but not limited to, materials such as rock, brick, glass, dirt, and certain plastics and rubber, etc., that are not readily decomposable, as further defined in §335.507 of the TCEQ regulations (relating to Class 3 Waste Determination).

Prohibited Waste Types:

The facility will not accept the following wastes:

- Regulated hazardous wastes;
- Polychlorinated biphenyls (PCB) waste;
- Radioactive waste;
- Regulated Asbestos Containing Materials (RACM);
- Certain Special Wastes, including:
    - Hazardous waste other than from CESQGs that may be exempt from full controls under Chapter 335, Subchapter N of this title (relating to Household Materials Which Could Be Classified as Hazardous Wastes) provided the generator provides a certification that it generates no more than 220 pounds of hazardous waste per calendar month. CESQG waste from industrial generators will not be accepted;
    - Class 1 non-hazardous industrial waste;
    - Untreated medical waste
    - Municipal wastewater treatment plant sludges, other types of domestic sewage treatment plant sludges, and water-supply treatment plant sludges;
    - Septic tank pumpings;
    - Grease and grit trap wastes;
    - Waste from commercial or industrial waste water treatment plants; air pollution control facilities; and tanks, drums, or containers used for shipping or storing any material that has been listed as a hazardous constituent in 40 code of Federal Regulations (40 CFR), Part 261, Appendix VIII but has not been listed as a commercial product in 40 CFR, §261.33(e) or (f);

- Slaughterhouse wastes;
- Incinerator ash; and
- Soil contaminated by petroleum products, crude oils, or chemicals in concentrations greater than 1,500 mg/kg total petroleum hydrocarbons, or contaminated by constituents of concern exceeding the concentrations listed in Table 1 of 30 TAC §335.521(a)(1);

- Items containing chlorinated fluorocarbons (CFC's), such as refrigerators, freezers, and air conditioners, will only be accepted at the site for processing if the generator or transporter provides written certification that the CFC has been evacuated from the unit and that it was not knowingly allowed to escape into the atmosphere. If the site accepts any items containing CFC's, the City will have the CFC's evacuated by a certified refrigerant removing technician prior to processing at the transfer station; and
- Liquid waste (any waste material that is determined to contain "free liquids" as deemed by EPA Method 9095 (Paint Filter Test), as described in "Test Methods for Evaluating Solid Wastes, Physical Chemical Methods" (EPA Publication Number SW-846)) shall not be accepted unless it is:
  - Bulk or non-containerized liquid waste that is: household waste other than septic waste, or contained liquid waste and the container is a small container similar in size to that normally found in the household waste, the container is designated to hold liquids for use other than storage, or the waste is a household waste.

A Waste Acceptance Plan is included in Part IV, Appendix IV-1.

2.2 Measures for Controlling Prohibited Wastes

In order to address the detection and prevention of regulated hazardous wastes as defined in 40 Code of Federal Regulations (CFR) Part 261 and of polychlorinated biphenyls (PCB) waste as defined in 40 CFR Part 761, a Waste Screening Plan (WSP) and exclusion program will be implemented at the J.C. Elliott Transfer Station. The purpose of the program is to:

1. Prevent the unauthorized entry and disposal of wastes not approved by the rules and regulations of the TCEQ and the Permit Application;
2. Protect the site operating personnel and customers using the facility;
3. Help achieve regulatory compliance;
4. Assure that the site and surrounding areas are protected from contamination from unauthorized wastes; and
5. Provide implementation procedures for the detection and exclusion program.

Procedures to detect and control the receipt of prohibited wastes include:

1. Informing facility customers of prohibited wastes by posting one or more signs at the facility entrance listing prohibited wastes;
2. Informing all drivers of incoming waste hauling vehicles that the following information is available:
   - Posting one or more signs at the facility entrance listing prohibited wastes; and
   - Making a list of prohibited wastes available to all vehicle drivers and operators upon request;

3. Training facility personnel:
   - Training for appropriate facility personnel responsible for inspecting or observing incoming loads to recognize regulated hazardous waste and PCB waste;
   - Conducting random inspections of incoming loads in accordance with procedures described in this section;
   - Maintaining records of all inspections; and
   - Notifying the executive director of any incident involving a regulated hazardous waste or a PCB waste.

Facility personnel will be trained to inspect vehicles and identify regulated hazardous waste, polychlorinated biphenyl (PCB) waste, and other prohibited wastes. At a minimum, the gate attendant and equipment operators will be trained in inspection procedures for prohibited waste. Supervisors will provide personnel with on-the-job training. Records of employee training on prohibited waste control procedures will be maintained in the facility operating record. The personnel will be trained to look for the following indications of prohibited waste:

- Yellow hazardous waste or PCB labels;
- DOT hazard placards or markings;
- Liquids;
- 55-gallon drums;
- 85-gallon overpack drums;
- Powders or dusts;
- Odors or chemical fumes;
- Bright or unusual colored wastes; and
- Sludges.

If personnel identify any of the above indicators in an incoming load, then that load will be directed to an area out of the flow of traffic and facility personnel will further assess the load. If the load is determined to contain prohibited waste or if there is any possibility that it may be prohibited waste, then the load will be rejected and directed back to the generator. All gate attendants will be diligent in looking for trucks bringing in waste loads from potential sources of prohibited waste such as industrial facilities, microelectronics manufacturers, electronic companies, metal plating industry, automotive and vehicle repair service companies, and dry-cleaning establishments.

2.2.1 Managing of Prohibited Wastes

Unknown wastes undergoing analysis are properly segregated and protected against the elements, secured against unauthorized removal, and isolated from other waste and activities.

Known prohibited wastes detected during inspection are returned immediately to the hauler. If the hauler is not available, the waste ~~is~~ shall be placed in suitable collection bins~~.~~ while ~~A~~an effort is ~~first~~ made to identify the entity that deposited the prohibited wastes and have them return to the site and properly disposed of. In the event that identification of the source is not possible, the site manager will manage the waste so it is disposed of properly.

If regulated hazardous or PCB wastes are detected, the TCEQ is notified either via phone, facsimile transmission, or e-mail. As soon as is practical, the hauler is required to remove the hazardous waste from the site. Prior to removal, the hauler must obtain an EPA identification number, package the waste in accordance with TxDOT regulations, and properly manifest the waste designating a permitted facility to treat, store, or dispose of the hazardous waste.

2.2.2 Load Inspection Procedure

An operator in the transfer station visually inspects all incoming loads. Should any indication of prohibited waste be detected, appropriate personnel will conduct a thorough evaluation of the load. The driver is directed to a load inspection area in an area of the tipping floor where the load is discharged from the vehicle. The inspector breaks up the waste pile and inspects the material for any hazardous or prohibited waste. Known prohibited waste is placed back into the vehicle and the driver is instructed to depart the site. Should any regulated hazardous waste be detected, the entire load will be refused.

The TCEQ is notified whenever regulated hazardous or PCB waste is detected. Records of the notification will be kept in the site operating record and include the date and time of notification, the individual contacted, and the information reported.

In addition to the above procedure, incoming loads are inspected on a random basis. At a minimum, the facility will randomly inspect incoming loads as shown on Table IV-5 of Section 30.0. The random inspection reports will include (at a minimum), the date and time of inspection, the name of the hauling company and driver, the type of vehicle, the contents of the load, and the results of the inspection. The driver of a randomly selected load will be notified and instructed to proceed to the inspection area of the tipping floor. At this point, the operator will visually inspect the contents of the load and document the contents for the type of waste contained. Following any random inspection, documentation of the inspection will be placed in the site's operating record. A record of unauthorized material removal will be maintained in the site operating record.

2.3 Waste Acceptance Rate

The daily waste acceptance rate will range to a maximum of 2,500 tons per day. An estimate of the amount of waste to be received daily, by waste type, is as follows:

Table IV-2 Summary of Waste Types

Waste Type	Estimated Daily Amount
MSW	50% to 100%
C & D	0% to 50%
Yard Waste	0% to 25%
Class 2	0% to 25%
Class 3	0% to 25%

These waste amounts are only estimates and are not intended to be a limitation or constraint on the site operations.

2.4 Waste Storage and Processing Time

At the estimated peak, the amount of waste (all types as discussed above in Table IV-2) to be received daily will be 2,500 tons per day. Waste storage or holding will occur on the tipping floor, including partially-filled transfer vehicles at the end of the operating day. At the end of the operating day, the overhead doors will be closed to prevent unauthorized access to the tipping floor and to reduce the likelihood that nuisance

odors are carried off the permit boundary. The maximum volume of waste that will be stored overnight at the facility at any given time is 1,000 tons or less, which includes the waste in fully loaded, covered transfer vehicles waiting to haul waste off-site. No storage of waste materials will occur off the tipping floor, except for waste in fully loaded, covered transfer trailers waiting to be hauled off-site and recyclable materials awaiting transport to a facility authorized to accept such wastes. Other than brush and tires, Ssolid waste will generally be processed within an average of 4 to 6 hours. Brush and tires will generally be processed on a weekly basis but may be stored on-site up to 4 weeks. The solid waste will not be allowed to accumulate on-site for such a period that will allow the creation of a nuisance or public health hazard due to odors, fly breeding, or harborage of other vectors. Storage periods significantly above average are as a result of equipment breakdown or acts of God, and will only be permitted for the time required to repair or replace the malfunctioning equipment or to allow any exigent circumstances to subside. The maximum volume of waste that can be stored at the facility under these circumstances is 1,000 tons which includes the waste in loaded transfer vehicles waiting to haul waste off-site. These holding times apply to both processed and unprocessed wastes. No waste tipping or processing will occur off the tipping floor. The processed solid waste will be transported off-site and disposed of at a TCEQ-permitted landfill.

During time periods including holidays, the solid waste may be temporarily stored at the site not to exceed a time period of 72 hours. If waste remains on the tipping floor during these periods, rather than covered transfer vehicles, closing the overhead doors will be used to control potential odors, flies and other vectors.

In the event the facility is inoperable for periods longer than 24 hours, the alternative waste processing procedure will be to temporarily close and support customers in finding an alternate permitted landfill facility.

2.5 Waste Disposal

All acceptable wastes received will be landfilled at the appropriate type landfill facility permitted by the TCEQ.

2.6 Waste and Effluent Testing

The facility does not accept or process grit trap wastes or sludges for which requirements in §330.203(c)(2) apply, and therefore, waste and effluent sampling and testing is not required for the proposed waste streams. The effluent testing requirements in §330.203(c)(1) do not apply to this facility since wastewaters are pumped directly to a permitted wastewater plant.

12.0 ACCESS CONTROL

A perimeter fence and/or natural barriers encompassing the entire J.C. Elliott Transfer Station and adjacent City-owned property will control public access to the facility. Public access is limited to the gated site entrance located off of the SH 286 service road that will serve the facility as shown on Figure III-7. This site entrance will be secured by a gate that is monitored by the gate attendant during normal site operating hours. During extended operating hours (nights and weekends), the gate attendant may be replaced with an operator. Outside operating hours, the gate will be locked.

12.1 Site Security

Site security measures are designed to prevent unauthorized persons from entering the site, to protect the facility and its equipment from possible damage caused by trespassers, and to prevent disruption of facility operations caused by unauthorized site entry. Unauthorized entry into the site is minimized by controlling access with the natural barriers and/or perimeter fence and locking gate. The perimeter fence will consist of a minimum 6-foot high chain-link and/or wood fence.

The site entrance located off of the SH 286 service road will serve the facility for waste delivery vehicles. This site entrance is secured by a gate, and access to the facility is monitored by the gate attendant, who will be on site during operating hours. As needed, the gate attendant may be replaced with an equipment operator. If an equipment operator is used to replace the gate attendant, the equipment operator will be required to have the same training as the gate attendant. Outside operating hours, the gate will be locked. Waste transfer and other City or facility support vehicles may enter and exit from an optional entrance and exit with locking gates.

Entry to the active portion of the transfer station structure is restricted to designated personnel, approved waste haulers, and properly identified persons whose entry is authorized by site management. The general public will ~~not~~ have access to the facility for processing or recycling activities. Citizen vehicles will be directed by personnel to safely enter the tipping floor for processing.

The perimeter fencing and entrance/exit gates will be inspected at a frequency shown in Table IV-5. Maintenance will be performed as needed to correct normal wear and tear. Site personnel or a third-party company will perform repairs, as necessary. The facility will comply with the following schedule and notification requirements for any access breach:

Table IV-4 Schedule and Notification Requirements for Access Breach

Requirements	Access Breach Repaired within 8 hours	Access Breach Not permanently repaired in 8 hours
Notify region office of breach and repair schedule	Not required	Within 24 hours
Make temporary repairs	Not required	Within 24 hours
Make permanent repairs	Within 8 hours	Within schedule submitted to regional office in initial notice
Notify regional office when permanent repair completed	Not required	Within schedule submitted to regional office in initial notice

12.2 Traffic Control

Public access to the facility is limited to the site entrance located off of the SH 286 service road. Only one site entrance for the public will be used at any time. Vehicular traffic to the facility will access the site

using this entrance. The access road accommodates two-way traffic. A second optional entrance for waste transfer trucks and facility support vehicles will be located at the southwest portion of the property off the existing landfill road owned by the City and will have a locking gate. A second optional exit for waste transfer vehicles and facility support vehicles is approximately 1,200 feet south of the public entry/exit. A locking gate will be located at the egress point for the property. The optional entrance/exit roads for the waste transfer vehicles and facility support vehicles may be used in conjunction or in lieu of the primary entrance/exit shown on the figures. The access road, as well as the internal access roads are designed for the projected facility traffic and will provide the appropriate turning radii for the waste vehicles to prevent a disruption in traffic flow at the facility. Mud and dust will be controlled in accordance with Section 19.0 of this SOP. The gate attendant or other designated employee restricts site access to designated authorized vehicles and directs these vehicles appropriately. All visitor and employee parking and equipment storage will be located in an area outside of the transfer station structure traffic flow.

Signs located at the entrance of the facility direct solid waste transportation vehicles to the appropriate unloading/loading areas. Site personnel provide traffic directions as necessary to facilitate safe movement of vehicles. The site roads are designed with adequate width and turning radii to safely maneuver the waste collection and waste hauling vehicles within the facility property.

22.0 SANITATION

All working surfaces that come in contact with wastes shall be washed down on a weekly basis at the completion of processing. Processing areas that operate on a continuous basis (i.e., operating 24 hours per day) shall be swept daily and washed down at least two times per week.

Washwaters will not be allowed to accumulate on the tipping floor. Washwater will be directed toward at least one side of the sloped tipping floor. The washwater will be collected via grated box drain. Contaminated water will gravity drain from the box drain and pumped directly to a permitted wastewater plant. A contaminated water management plan, showing the layout of the box drain and associated piping for the handling of contaminated water is included in Part III, Attachment 1, Figure III-1.6. Details of the contaminated water management components are included in Part III, Attachment 1, Figures III-1.7, and III-1.8.

23.0 VENTILATION AND AIR POLLUTION CONTROL

Ventilation will be provided in accordance with the current TCEQ MSW Air Permitting rules and regulations applicable to municipal solid waste facilities. The transfer station's high ceiling will provide ample passive ventilation. Other ventilation systems may be used, as needed. The transfer station structure is oriented with its walls perpendicular to the prevailing southern wind. Waste caught behind push walls or in push pits will be removed regularly (i.e., once or twice per week completed in conjunction with facility wash down) to minimize odors. Furthermore, the overhead doors will be closed when the transfer station is not in operation. These design features reduce the likelihood of nuisance odor being created and then carried off the permit boundary.

The outdoor storage/processing area is open air, providing adequate ventilation for odor control and employee safety. The J.C. Elliott Transfer Station will prevent nuisance odors from leaving the boundary of the facility. If nuisance odors are found to be passing the permit boundary, the outdoor storage/processing operation will be suspended until the nuisance is abated.

All air pollution emission capture and abatement equipment or equivalent technology will be properly maintained and operated, as required, during facility operation. Cleaning and maintaining of the abatement equipment will be performed as recommended by the manufacturer and as necessary so that the equipment can be adequately maintained.

The J.C. Elliott Transfer Station will ensure that the operation of the facility does not violate any applicable requirements of the approved state implementation plan developed under the Federal Clean Air Act, Section 110, as amended, and TAC 330.15(d), which prohibits the burning of waste.

The J.C. Elliott Transfer Station will implement an odor management plan as described below.

Ventilation will be provided and odors controlled in accordance with the current TCEQ MSW Air Permitting rules and regulations applicable to municipal solid waste facilities. The transfer station's high ceiling will provide ample passive ventilation.

The transfer station structure is oriented with its walls perpendicular to the prevailing southern wind so any operational odors are less likely to be carried off site. Waste caught behind push walls or in push pits will be removed regularly to minimize odors. These design features reduce the likelihood of nuisance odor being created and then carried off the permit boundary. A minimum 50-foot buffer will be provided between the transfer building and the site boundaries. The neighboring property is owned by the City and consists of open land to the south, and a landfill and transfer station to the north. In addition to the building's design features and ample buffers, the City will take further steps to prevent and control potential odors being generated and migrating off site. These include:

- Prompt & efficient flow of waste through the building.
- Routine washing of the tipping floor.
- Closing overhead doors at the end of day in the event waste is stored overnight in the transfer station.
- The deployment of a deodorizing system, if necessary.

Solid waste processing operations will be conducted under the fully-enclosed building roof on the tipping floor to prevent nuisance odors from developing outside. No waste tipping or processing, other than brush and tires, will occur outside the building.

The site will be graded to prevent the ponding of water in improper locations which are not part of the drainage system. The on-site drainage structures will be maintained to prevent accumulation outside of required detention, and thus minimize any nuisance odors associated with stagnant water.

If a significant work stoppage should occur at the J.C. Elliott Transfer Station due to a mechanical breakdown or other causes, the facility will accordingly restrict the receiving of solid waste. Under such circumstances, incoming solid waste shall be diverted to an approved backup processing or disposal facility. If the work stoppage is anticipated to last longer than 24 hours or long enough to create objectionable odors, insect breeding, or harboring of vectors, steps shall be taken to remove the accumulated solid waste from the site to an approved backup processing or disposal facility.

Wastewaters will not be allowed to accumulate on the tipping floor. The wastewater will be collected via grated box drain, gravity drain from the trench and/or box drains, and pumped directly to a permitted wastewater plant. A contaminated water management plan, showing the layout of the grated trench and box drains and associated piping for the handling of contaminated water is included in Part III, Attachment 1, Figure III-1.6. Details of the contaminated water management components are included in Part III, Attachment 1, Figures III-1.7, and III-1.8.

Air emissions from the facility will not cause or contribute to a condition of air pollution as defined in the Texas Clean Air Act. The facility and constructed air pollution abatement devices will obtain authorization, under Chapter 116 of the MSW regulations (relating to Control of Air Pollution By Permits for New Construction or Modifications) or Subchapter U (relating to Standard Air Permits for Municipal Solid Waste Landfill Facilities and Transfer Stations), as applicable.

Reporting emissions events, if applicable, will occur in accordance with 30 TAC §101.201 and reporting scheduled maintenance will occur in accordance with 30 TAC §101.211.

30.0 FACILITY INSPECTION AND MAINTENANCE

Table IV-5 outlines the inspection and maintenance lists of the facility. The site manager or a designee will perform the tasks. The inspection documentation will be retained in the operating record.

Table IV-5 Facility Inspection and Maintenance List

ITEM	TASK	Frequency
Fence/Gate	Inspect perimeter fence and gate for damage. Make repairs if necessary.	~~Weekly~~Daily
Windblown Waste	Police working area, wind fences, access roads, entrance areas, and perimeter fence for loose trash. Clean up as necessary.	Daily
Waste Spilled on Route to the Facility	Police the entrance areas and the SH 286 service road at least 2 miles from the facility entrances for loose trash. Clean up as necessary.	Daily
Facility Access Road	Inspect facility access road for damage from vehicle traffic or excessive mud accumulation. Maintain as needed. Grading equipment will be used at least once per day to control or remove mud accumulations if being tracked onto the roadway.	Weekly or more often during wet weather or extended dry weather periods.
Facility Signs	Inspect all facility signs for damage, general location, and accuracy of posted information.	Weekly
Random Load Inspections	Randomly inspect loads	One per day
Fire Extinguishers	Inspect facility fire extinguishers.	Annually
SOP Training	Train employees in contents of this SOP.	When hired and annually