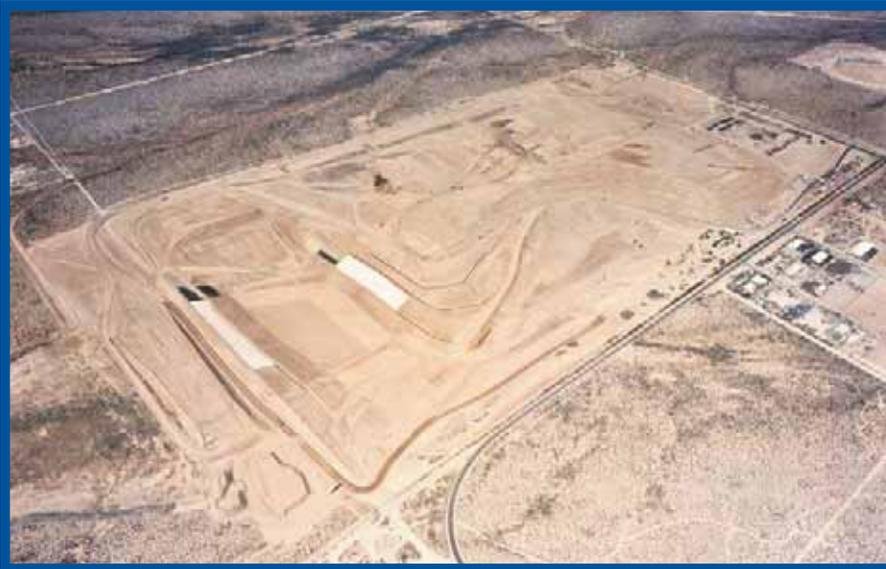




City of Tucson

Arizona

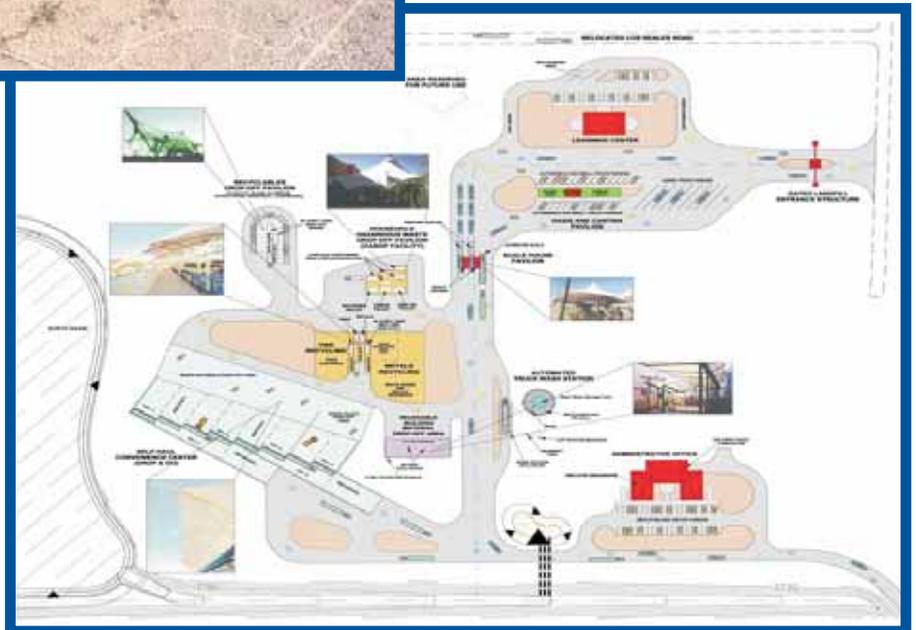


Los Reales Landfill Planned Area Development

(Volume 1 of 2)

Adopted:

Mayor &
Council
Ordinance No:



Adopted by Mayor and Council on June 6, 2006, Ordinance Number 10285

Mayor & Council Hearing
June 6, 2006

**LOS REALES LANDFILL PAD
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List of Attachments (Volume 2)

- A. Neighborhood Meeting Minutes
- B. Preliminary Drainage Report
- C. Plant Inventory and Plant Re-vegetation Tables
- D. Environmental Resource Report
- E. A Cultural Resources Survey of Eighty Acres Near the Los Reales Landfill
- F. ADEQ's Municipal Solid Waste Landfill Plan Approval
- G. Los Reales Landfill, Traffic Impact Analysis
- H. Existing Uses and Structures on the Los Reales Landfill PAD
- I. Landscape Border Example Exhibits



A. INTRODUCTION

A-1. Introduction

The City of Tucson and its surrounding metropolitan area is one of the fastest growing regions of the country. Continued population growth presents a number of development challenges to the City including management of traffic, water availability, stormwater runoff and solid waste disposal. As with other community services, infrastructure, and utilities, it is critical that the City plan for solid waste capacity into the future.

The Los Reales Landfill currently accepts approximately 550,000 tons of municipal solid waste per year. Landfill expansion is required in order to provide long-term, environmentally sound disposal capacity for this fast growing region. The City of Tucson's Environmental Services has been working with the Arizona Department of Environmental Quality (ADEQ) to design, plan, and implement a safe and efficient municipal solid waste facility. On May 27, 2005, the ADEQ issued a Municipal Solid Waste Facility Plan approval for the proposed landfill expansion. Environmental Services has also been conducting public outreach and meeting with local residents since 2003 to obtain their feedback on the landfill expansion.

The Los Reales Landfill is the sole solid waste disposal facility for the City of Tucson. Existing land use designations do not adequately reflect the intent and purpose of the City's management goals for this facility. The creation, adoption, and implementation of the planning associated with this Planned Area Development (PAD) will ensure that development will respond to community needs and concerns and be implemented in a timely manner. When adopted, the PAD will replace existing land use designations.

A-2. Project Overview and Location

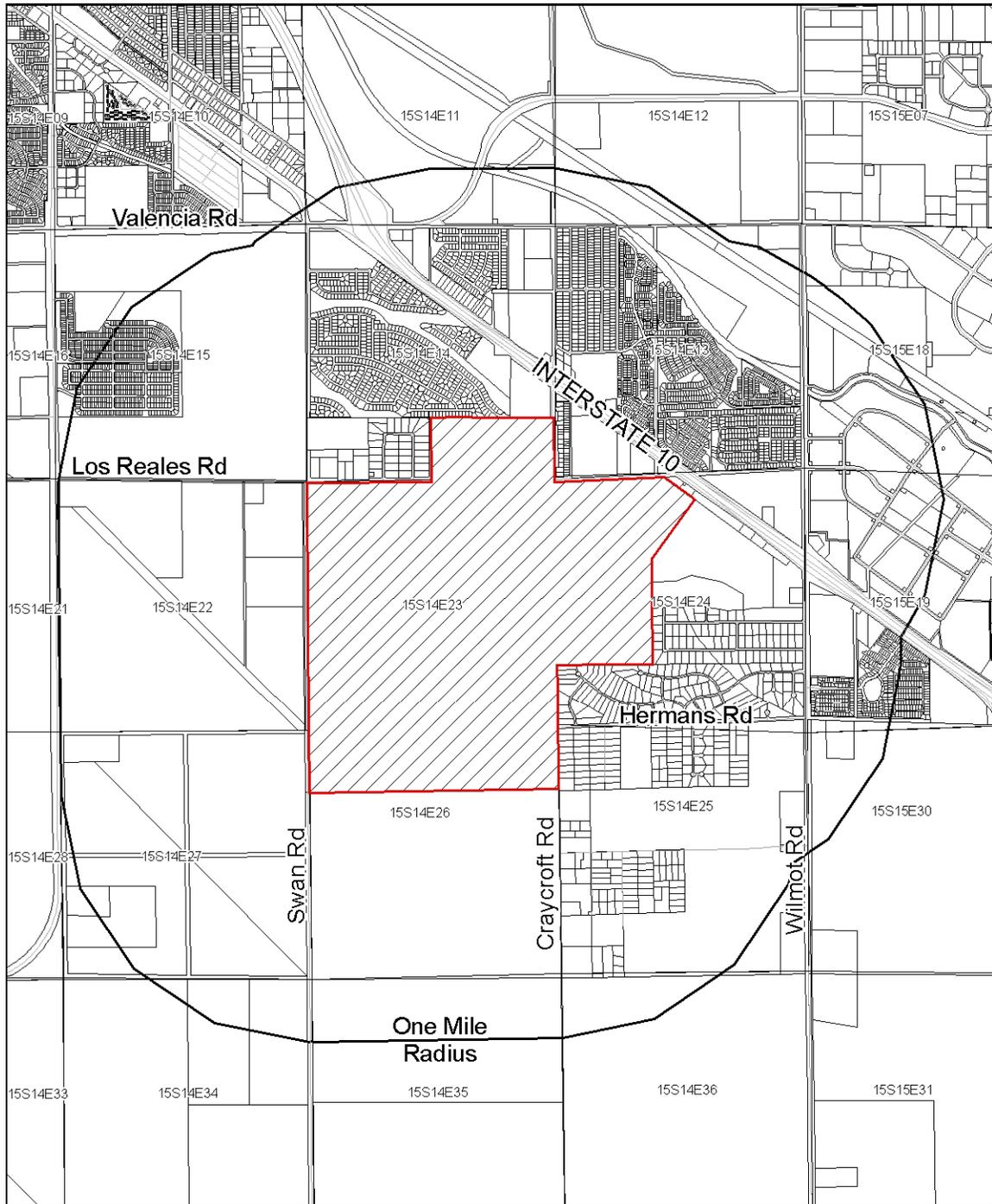
The Los Reales Landfill PAD will provide long-term, environmentally and economically sound disposal capacity to the residents and businesses of Tucson and Pima County. The Los Reales Landfill PAD project area consists of approximately 1,087 acres in southeastern Tucson located directly south of Interstate 10 between Swan Road and Wilmot Road (see Exhibit A.1. Project Location). The address of the landfill is 5300 East Los Reales Road. The property lies within Sections 14, 23, 24, and 26 of Township 15 South, Range 14 East. The project area was defined based on the need to provide adequate areas for landfill disposal, recycling opportunities, open space areas in conformance with the City's Native Plant Preservation Ordinance, and support functions for the landfill and recycling operations.

This document establishes the overall Los Reales Landfill PAD which consists of five PAD Districts as summarized below (refer also to Exhibit A.2. PAD Districts):

- Solid Waste Disposal District (approximately 428 acres). This District encompasses the existing and expanded landfill.
- Community Resource Center District (approximately 51 acres). This District provides a relocated entrance to the landfill as well as recycling, administration and education facilities.
- Stormwater and Ancillary Uses District (approximately 304 acres). This District provides key support functions to the operation of the landfill and Community

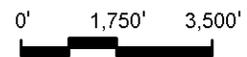


EXHIBIT A.1. PROJECT LOCATION



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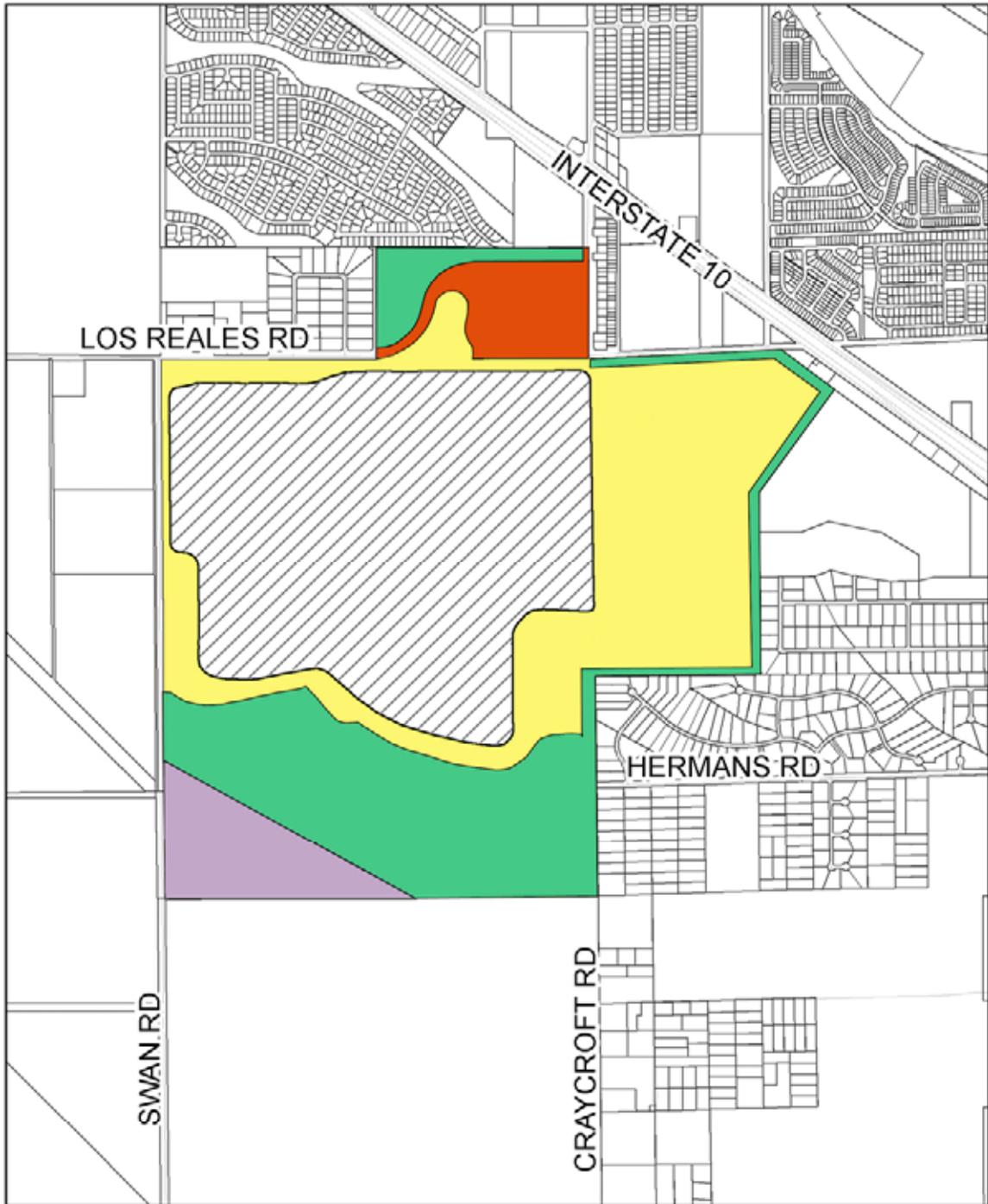
Project Site



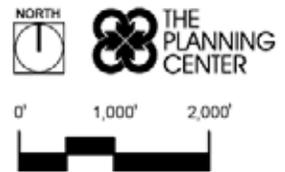
Source: PCLIS, January, 2005



EXHIBIT A.2. PAD DISTRICTS



- Legend**
-  WASTE DISPOSAL DISTRICT
 -  OPEN SPACE DISTRICT
 -  STORMWATER AND ANCILLARY USES DISTRICT
 -  RESERVED DISTRICT
 -  COMMUNITY RESOURCE CENTER DISTRICT



Source: PCLIS, January, 2005



Resource Center such as stormwater management basins and channels.

- Open Space District (approximately 243 acres). This District preserves a significant area of the PAD site as natural, undisturbed open space.
- Reserved District (approximately 61 acres). This District provides Tucson Water with adequate area to build a water reservoir and connections with nearby waterlines. This District also results from the planned expansion of Alvernon Way and is reserved for industrial uses in conformance with the City's I-2 zoning classification.

The expansion of the Los Reales Landfill will employ environmentally sound landfill design features and operation procedures. The addition of the Community Resource Center (CRC) will serve to create a positive interface between the landfill and the general community by providing recycling and reuse areas and educational opportunities.

Primary ingress and egress to the Los Reales Landfill PAD will be from Los Reales Road. The alignment of Los Reales Road will be moved north through the northern quarter of the CRC. The Landfill entrance will be accessed from Craycroft Road, approximately a quarter mile south of Interstate 10.

This document is organized into five major sections with supporting attachments. These sections include an introduction (Section A); a site analysis and inventory summary of existing conditions (Section B); the Los Reales Landfill PAD District proposal (Section C); the implementation and administration procedures for the PAD (Section D); and a list of definitions (Section E). This document has been prepared to satisfy the requirements of Article II, Division 6, Section 2.6.3 of the City's Land Use Code (LUC).

A-3. Landfill History

The Los Reales Landfill began as a borrow pit during the construction of Interstate 10 in the 1950's. The City of Tucson began to operate the Los Reales Landfill in 1967. In 1996, the Mayor and Council approved a plan to maximize the life of the landfill using the City-owned land at the Los Reales site. The area north of Los Reales Road designated for the CRC was annexed into the City in 2004.

The first permitted expansion of the landfill occurred with the opening of the first lined cell in July 2000. Cell Two, an additional lined cell, was opened in the summer of 2002. The projected capacity under the 1997 Solid Waste Facility Plan permitted by ADEQ is expected to last until approximately 2016.

A-4. Purpose and Intent of PAD District

The purpose of this PAD is to provide a clear vision of the City's plan for managing its municipal solid waste. The PAD is a way to establish comprehensive guidelines and standards for achieving that vision through the development of the expansion of the Los Reales Landfill and associated districts. When adopted, the Los Reales Landfill PAD will serve as the zoning for the subject property. Future development of the property must be consistent with the PAD.



The main goals of the Los Reales Landfill PAD are as follows:

- To provide long-term (60 years or more) disposal capacity to the residents and businesses of Tucson and Pima County.
- To facilitate the recycling and reuse of valuable materials at the CRC, thereby conserving natural resources and valuable landfill space.
- To develop and operate the expanded Los Reales Landfill and CRC such that the impacts to surrounding land uses are considered and minimized.
- To heighten the public's awareness and understanding that the City's proposed waste management solution promotes sustainability and responsible stewardship of the land.

The intent of the Los Reales Landfill PAD is to codify a zoning designation and land use with appropriate standards and controls that meets the City's waste management infrastructure needs, promotes resource conservation, and is sensitive to the concerns and impacts of surrounding land owners and uses.

A-5. Legislative Authority

The authority for the PAD Districts is found in the LUC Article II, Division 6, Section 2.6.3. The LUC authorizes PAD Districts to enable and encourage comprehensively planned development in accordance with adopted plans and policies. Once adopted, the Los Reales Landfill PAD is a regulatory plan, which serves as the zoning code and development standards for the project. Final plats, development plans and any other development approvals must be in compliance with the adopted PAD.

A-6. Conformance with General Plan and City Land Use Plans

The primary objective of the Los Reales Landfill PAD is to implement the City's General Plan and the Rincon Southeast Subregional Plan through the translation of the City's broader development policies into design concepts development controls tailored to the planned land uses. All City policies, standards, criteria and procedures will apply with the Los Reales Landfill PAD, except where specific modifications are warranted to improve design quality, flexibility and/or creativity as provided herein.

A-6.a. City General Plan

The City of Tucson's General Plan was first adopted in 1979 and has since been amended several times. The most recent amendment was in 2001 in response to the Growing Smarter Act and the Growing Smarter Plus legislation adopted by the State of Arizona. These acts required the City to amend its General Plan elements to analyze the environmental impacts of the development anticipated by the General Plan. The primary objectives of the Los Reales Landfill PAD are to continue to implement the environmental policies set forth in the General Plan as well as follow all City, State, and Federal standards, procedures and policies. The Los Reales Landfill PAD will accomplish the goals of the City of Tucson General Plan by:



- Contributing to the economic vitality of Tucson by reducing the economic burden of waste management for the City's residents and businesses.
- Setting aside a reasonable amount of buffer area between the landfill and other adjacent land uses.
- Enhancing and protecting the environmental quality of Tucson by implementing innovative programs and procedures.

A-6.b. Other Area and Regional Plans

The Rincon/Southeast Subregional Plan (RSSP) was originally adopted by the City of Tucson's Mayor and Council in December 1995. As areas within the boundaries of the RSSP are annexed into the City, the plan is amended. On July 7, 1997, the Mayor and Council amended the RSSP to include the existing Los Reales Landfill along with the parcel to the south identified as land for future expansion of the landfill. These parcels are located in Section 23, Township 15 South, Range 14 East. The landfill property, as well as all other parcels in this annexation district, are designated for Heavy Industrial land uses. Although the northeast corner of the section is zoned SH, Suburban Homestead, the RSSP states that it is not likely that residential development will occur, as the land is designated for Heavy Industrial land use.

A-7. Rationale for Use of Planned Area Development

The primary rationale for using the PAD District for this project is the unique nature of the proposed land use, i.e., municipal solid waste recycling and landfilling. The City's current LUC is structured for more traditional residential, commercial and industrial development and land uses.

A-8. Benefits to the Community and Applicant by the Use of a PAD District

The benefit to the community of using the PAD District is to provide more specificity and control over the design and operation of the proposed land uses than currently specified under the LUC, as well as to provide additional specific performance standards to ensure environmental and aesthetic standards are upheld. The benefit to the applicant of using a PAD District is the ability to define and regulate five different districts within the overall Los Reales PAD District. Each of the five sub-districts is unique and needs to be regulated in accordance with the proposed land uses. For example, the Waste Disposal District is primarily regulated by an outside agency, ADEQ, not the City of Tucson.

A-9. Suitability of PAD District to Significant Environmental Factors

The integrated municipal waste management facility being proposed by the City in this PAD District is by its very nature an environmental project. The proposed expansion of the Los Reales Landfill has required extensive analysis of the suitability of the proposed site for a landfill expansion. This suitability analysis is contained in the Solid Waste Facility Plan for the Los Reales Landfill that was submitted by the City to ADEQ on June 17, 2004 and approved by ADEQ on May 27, 2005. A copy of the Solid Waste Facility Plan is kept on file by Environmental Services. The analysis included a determination that the site meets all applicable federal and state location standards, including floodplain issues, airports,



wetlands, faults/seismic areas, unstable areas, endangered species/plants, and archeology. Floodplain issues not under ADEQ's jurisdiction will be reviewed and approved by the City of Tucson. The Solid Waste Facility Plan also includes the proposed and approved design and operation plan of the expanded landfill.

A-10. Compatibility of the PAD with Adjoining Land Uses

Land uses within one mile of the PAD vary widely. Proximity to Interstate 10 makes this area highly desirable for various types of development. The Pima County Comprehensive Plan Land Use Intensity designations, City and County zoning, and the approved subdivisions and development plans reflect the diversity of land uses in the area. Exhibits A.3, A.4, A.5 and A.6 show the zoning (Exhibit A.3), surrounding land uses (Exhibit A.4), subdivisions/development plans (Exhibit A.5), and Pima County and RSSP land use intensity designations (Exhibit A.6).

Land uses north of the PAD are consistent with existing land use regulations. Adjoining land uses to the north are primarily light industrial activities such as warehousing, contractor's yards, and welding manufacturing, along with areas of vacant land. There is a small residential area, consisting of approximately 24 mobile homes, on the east side of Craycroft Road just south of Interstate 10. This residential area is primarily renter-occupied. The immediately northern industrial neighbors serve to buffer the landfill from the growing residential areas both north and south of the Interstate 10 corridor. There are 10 approved residential subdivisions within one mile north of the PAD that are at a sufficient distance that landfill uses will have negligible impact on future residents. Development standards for the landfill expansion will ensure residential uses are properly buffered and screened from uses associated with the landfill and CRC.

Land to the east of the site is primarily vacant with some low density residential development. Low density residential uses abut the PAD along the southeastern edge. Residences in the area are located a minimum of 1,000 feet from the proposed landfill. Residential uses along the Craycroft Road alignment and east of the PAD are inconsistent with Land Use Intensity designations in the Pima County Comprehensive Plan and the City of Tucson's Rincon Southeast Subregional Plan. This area is designated Urban Industrial and zoned Suburban Homestead. Although residential uses are within a quarter mile of the landfill to the east, development standards for the landfill expansion will ensure these residential areas are properly buffered and screened from uses associated with the landfill.

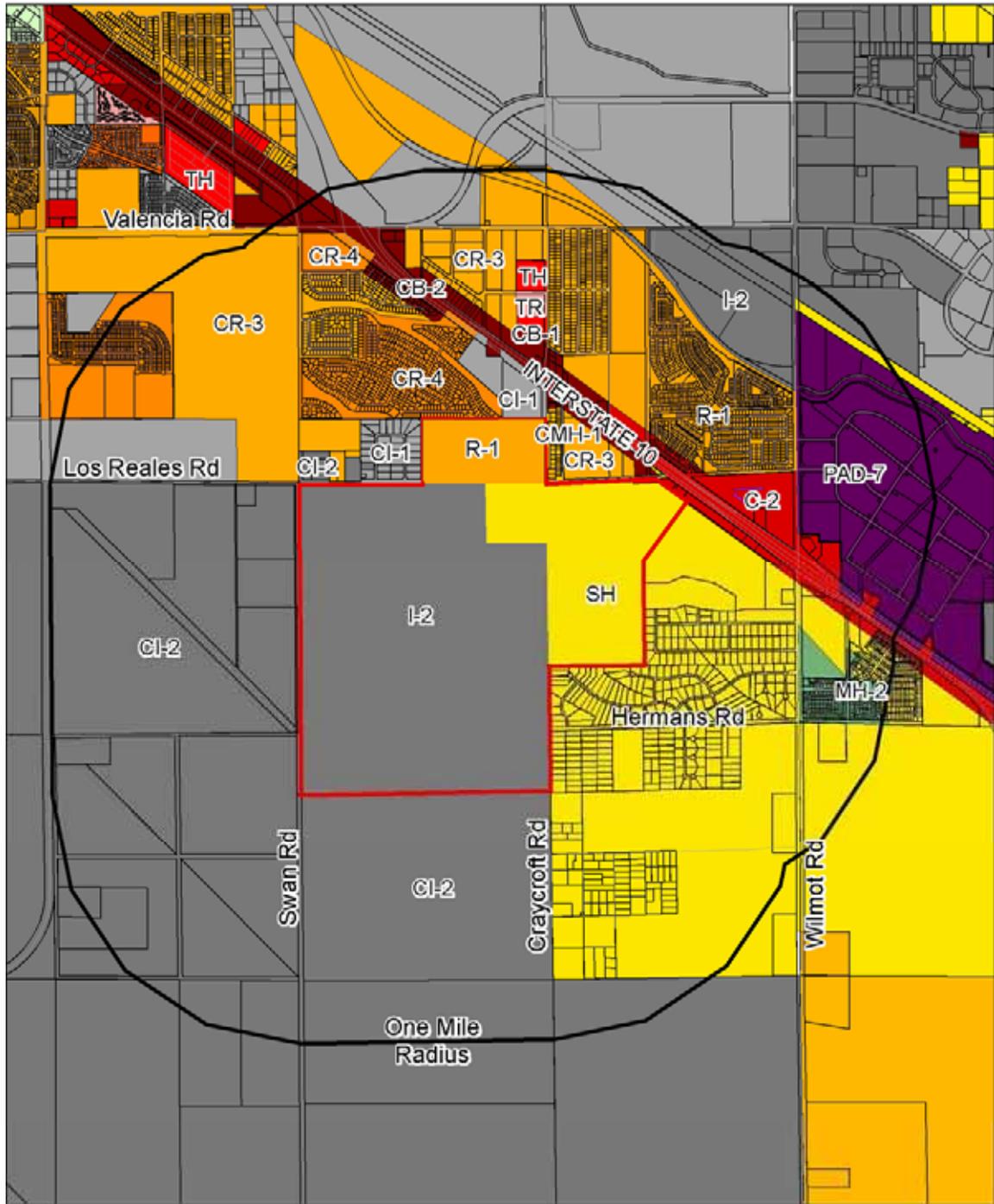
South and west of the PAD most of the land is vacant; the few land uses are industrial with the exception of a raceway track. Both City and County zoning and Pima County Comprehensive Plan Land Use Intensity designations serve to ensure that future development remains industrial in nature and therefore consistent with uses associated with the landfill. Although development in this area is increasing rapidly, proposed uses proximal to the PAD do not preclude permanent waste disposal. Therefore, proposed land uses within this PAD are generally compatible with adjoining land uses.

A-10.a. Public Outreach

Over the past two years, Environmental Services staff members have had ongoing communication with stakeholders who are neighbors of the Los Reales Landfill. Through public meetings and personal contacts, staff has met with stakeholders to keep them apprised of new developments, and also to ensure that any concerns about landfill activities can be addressed as quickly as possible.



EXHIBIT A.3. AREA ZONING



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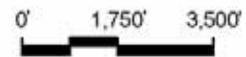
City Zoning

- SH Suburban Homestead
- R-1 Single Family Residence
- C-2 General Commercial
- PAD-7 Planned Area Development 7
- I-1 Light Industrial
- I-2 Heavy Industrial

- RX-1 Low Density Residential
- RV Parking
- SR Suburban Ranch
- SH Suburban Homestead
- CR-3 Single Residence
- CR-4 Mixed Dwelling Type

County Zoning

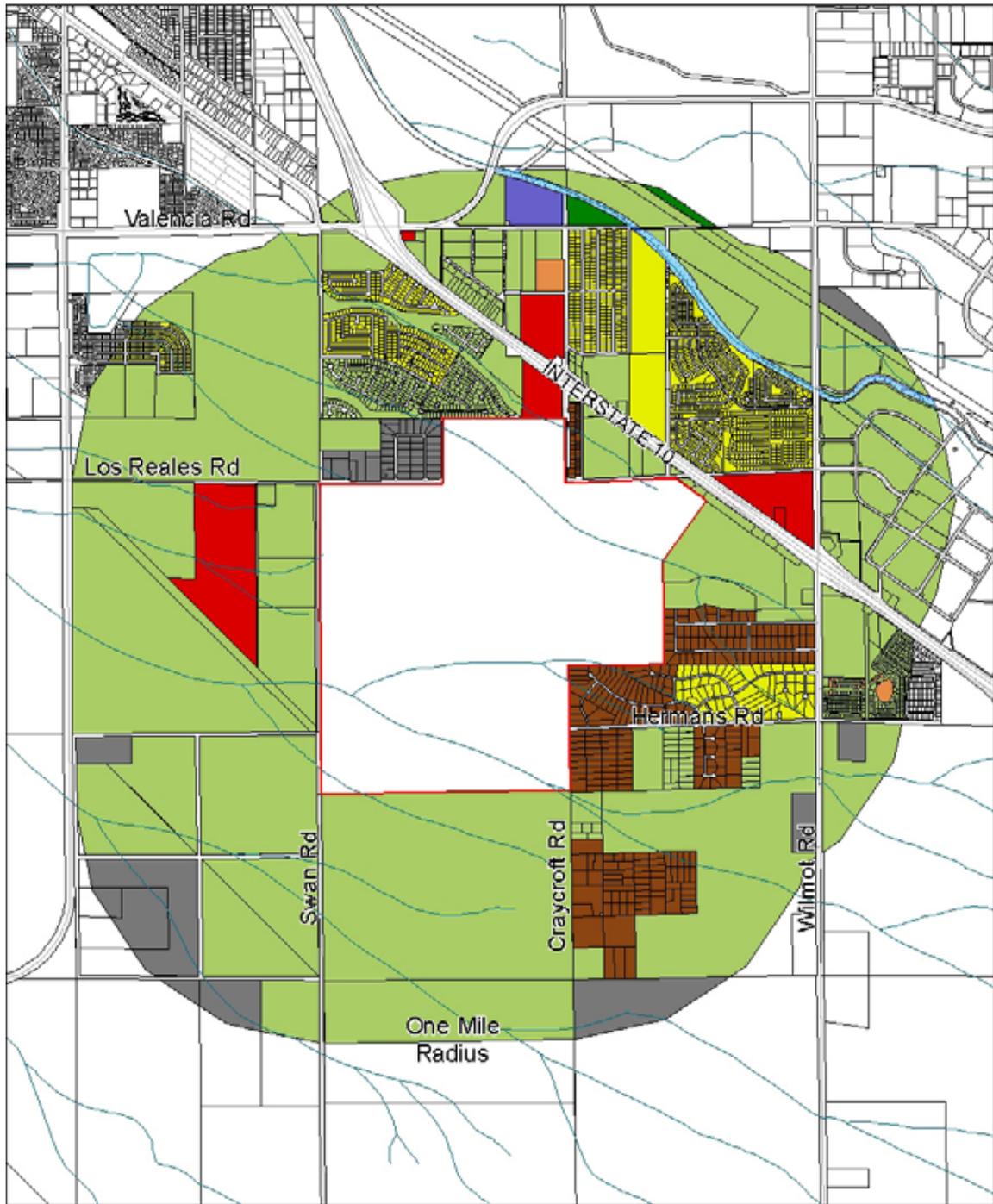
- CMH-1 Mobile Home 1
- TR Transitional
- CB-2 General Business
- TH Trailer Homesite
- CI-1 Light Industrial/Warehouse
- CI-2 General Industrial
- CB-1 Local Business



Source: PCLIS, January, 2005



EXHIBIT A.4. SURROUNDING LAND USES



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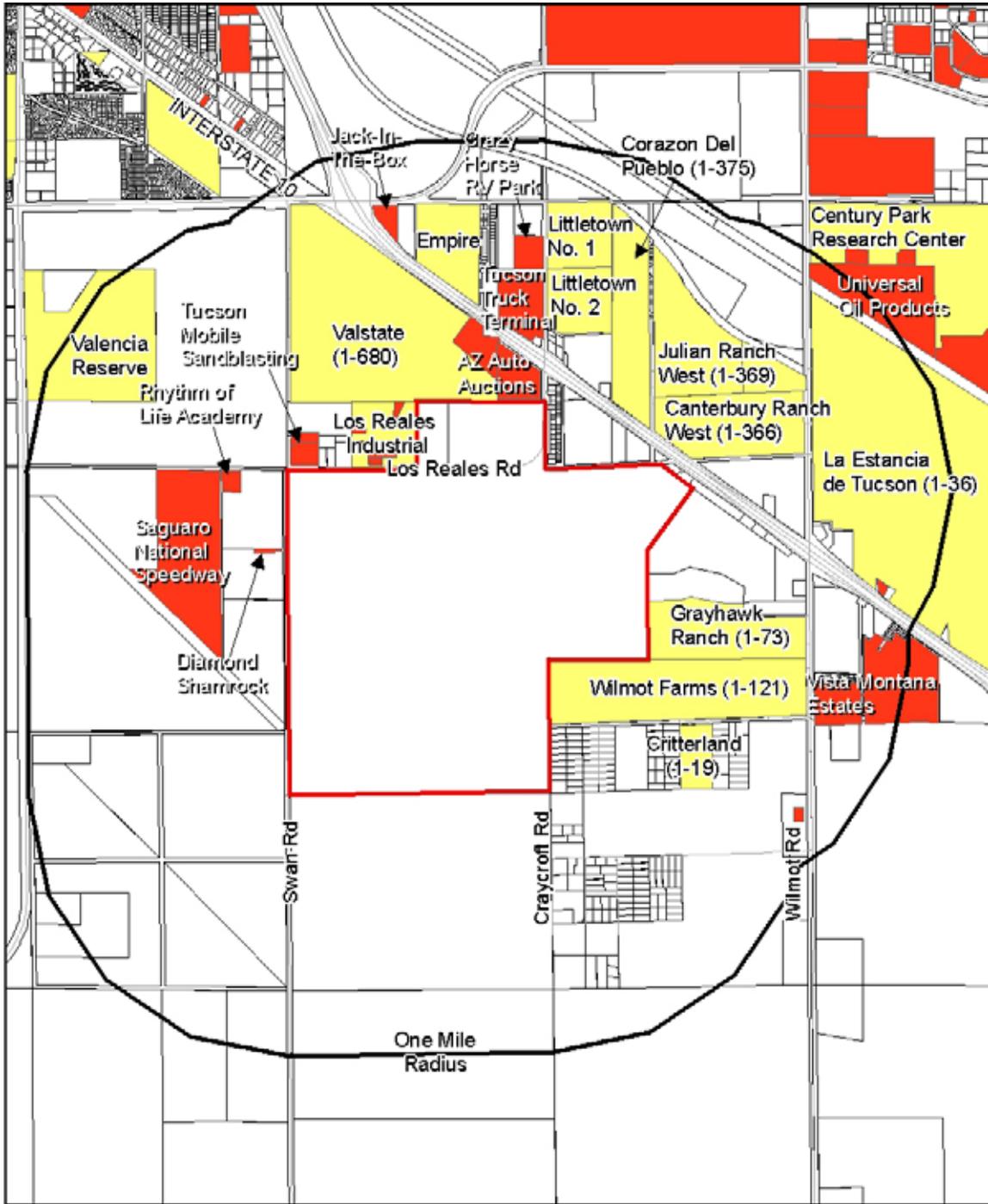
- | | | |
|-------------------------|------------|--------------------------------|
| Project Site | Industrial | Julian Wash Future Linear Park |
| Single Family Residence | Commercial | Park |
| Mobile Home Park | School | Vacant |
| Manufactured Home | | |



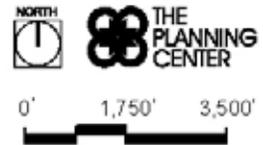
Source: PCLIS, January, 2005



EXHIBIT A.5. SURROUNDING SUBDIVISIONS AND DEVELOPMENT PLANS



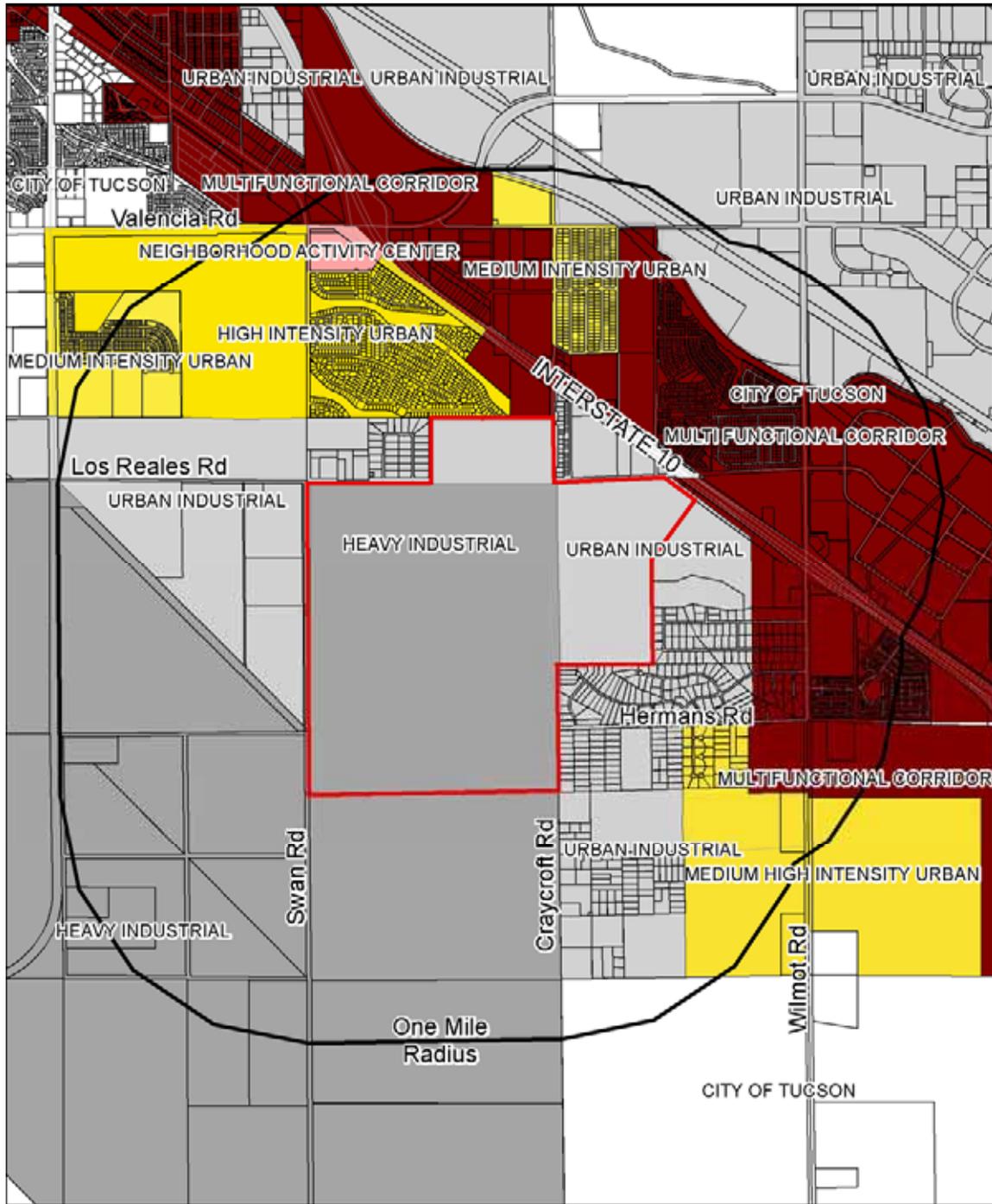
- Legend**
- Project Site
 - Subdivisions
 - Development Plans



Source: PCLIS, January, 2005



EXHIBIT A.6. PIMA COUNTY COMPREHENSIVE PLAN AND RINCON SOUTHEAST SUBREGIONAL PLAN LAND USE INTENSITY DESIGNATIONS



Legend

- Project Site
- I Urban Industrial
- HI Heavy Industrial
- MIU Medium Intensity Urban
- MHIU Medium High Intensity Urban
- HIU High Intensity Urban
- MIR Medium Intensity Rural
- NAC Neighborhood Activity Center
- MFC Multifunctional Corridor



Since the acquisition of the 80-acre parcel in 2003, Environmental Services staff has had numerous meetings with property owners, business owners, and residents to inform them of the plans for expansion of the landfill, and to seek their input into the planning process. These meetings are briefly summarized below:

- **October 30, 2003 – Open House/Public Meeting, Desert View High School**
A meeting notice was sent to all property owners and residents in the areas adjacent to the landfill. The purpose of the meeting was to discuss the planned expansion and improvements at the Los Reales Landfill. The mailing included a preliminary drawing illustrating the planned uses. Seven (7) residents/property owners attended the meeting and were added to a mailing list for future contact.
- **January 2005 – Meetings with Neighbors, Business Owners, and Property Owners**
A letter was sent to all property owners and residents in the areas adjacent to the Los Reales Landfill to inform them that Environmental Services staff and consultants were seeking their input in the planning process. The letter invited any interested neighbors or property owners to set up an appointment for an individual meeting. Citizens who called were scheduled for individual meeting times and at a location convenient for them. Many of the meetings were held in the residents' homes or at the businesses adjacent to the landfill. Staff also met with KB Homes to ensure it was informed of the planned expansion as it is currently developing a large, residential subdivision northwest of Los Reales Landfill. Twelve (12) appointments were scheduled.
- **June 2005 – Follow-up Meetings with Neighbors, Business Owners, and Property Owners**
Individuals who staff had met with in January were contacted by phone and asked if they wanted to meet to hear updates on the Los Reales PAD project. Staff had meetings with three (3) individuals. Many of the neighbors contacted said they did not feel they needed another meeting and they were not concerned about the proposed expansion.
- **July 25, 2005 – Meeting with Rancho Valencia Home Owners Association (HOA)**
Environmental Services staff contacted the Rancho Valencia HOA (KB development, platted as Valstate) and offered to meet with them at their convenience. Staff was invited to present the plans at the HOA meeting scheduled in July. Jim Mikolaitis, Landfill Engineer and Mike Alter, Clear Creek Associates, attended the meeting and presented background information about the landfill, groundwater impacts and remediation systems in place, and the planned expansion. Twelve (12) residents attended the meeting.
- **December 2005 – Neighborhood Meeting/Open House**
On December 10, 2005 the required Neighborhood Meeting for all stakeholders and interested citizens was held at the Los Reales Landfill. Environmental Services staff and the City's consultants provided a presentation on the proposed Los Reales Landfill PAD. As part of the meeting a landfill open house was held and the various features of the landfill, including liner construction, well monitoring, gas collection and recovery, and groundwater remediation, were explained to the citizens by City staff and consultants. The Neighborhood Meeting minutes are included in Attachment A.



A-11. Physical/Economic Suitability and Feasibility with Existing Infrastructure

The Los Reales Landfill has been located at this site since 1967. The PAD will be an expansion of the existing landfill and ancillary facilities. The infrastructure is already in place and adequately supporting the current waste management activities. The primary impact to the existing infrastructure will be the relocation of Los Reales Road (and utilities along Los Reales Road) and moving the landfill entrance from Swan Road to Craycroft Road. Additionally, development of the CRC will require utility improvements.

All significant infrastructure necessary to support this development is nearby and can be effectively extended into the property for the proposed development. Given that the PAD will continue and build upon the existing land use as a landfill and recycling operation, the impact of the PAD will be negligible on the infrastructure and public services currently in place. In concert with community understanding and Mayor and Council decisions in supporting this project, impacts to infrastructure and public services will be as minimal as feasible using best known and available technologies. Therefore, expansion of the Los Reales Landfill is both economically and physically suitable.

