



JOHN SMITH ROAD
LANDFILL

JOHN SMITH ROAD LANDFILL EXPANSION

A Public/Private Partnership



WASTE CONNECTIONS

October 25, 2023

Our Team & Landfill





Our History in San Benito County

- **2005** Waste Connections begins operation of John Smith Road Landfill.
- **2010** December 21st - after **unanimous approval** by Board of Supervisors, Waste Connections enters into a new operating agreement with exclusive rights to operate the landfill and plan for a future new site/expansion.
This marks the beginning of our public/private partnership that continues today.
- **2013** JSRL ramped up out of County waste flow to 400 tons/day at which point the new “life of site” operating agreement is triggered.
- **2019** After another **unanimous approval** by Board of Supervisors, a 2nd agreement with terms benefiting the County, is finalized naming the Lima property as the new expanded area of the existing landfill.
- **2020** Waste Connections purchases the Lima property and began the Environmental Impact Review process.



Landfill Capacity Summary

Existing Landfill

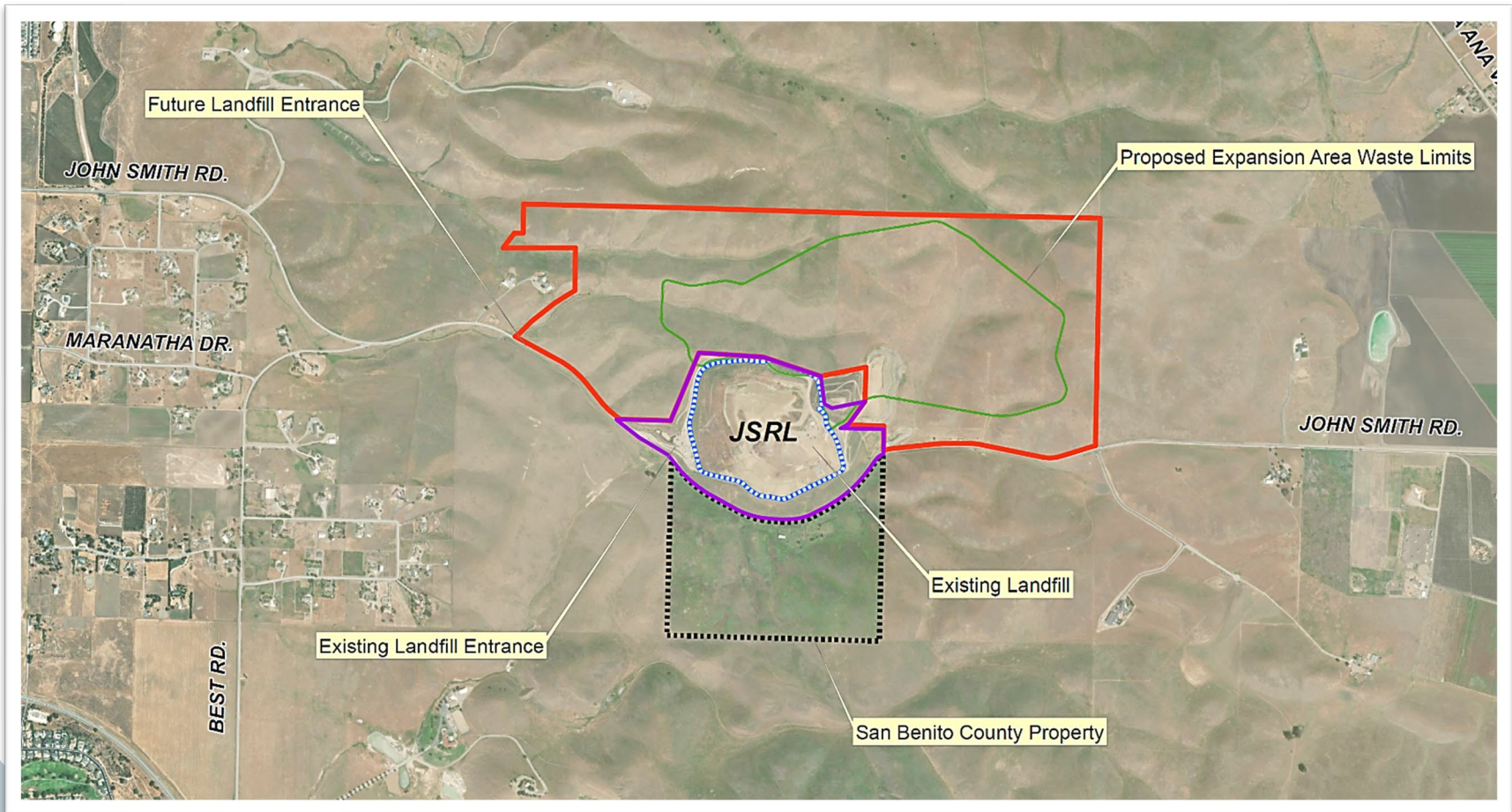
- 90.36 acres permitted area
- 58 acres permitted disposal area
- 9,797,000 cubic yards of permitted capacity

Proposed Expansion

- 388 acres total expansion area
- 195 acres additional disposal area
- 46,421,000 cubic yards of additional airspace
- Gradual increase from **1,000** tpd to **2,300** tpd



Proposed Expansion



The **red outline** above will continue to be accessible for cattle grazing.

Alternatives to Landfill Expansion

- **Transfer Station**

- Where would this be located?
- Construction costs
- Ongoing operations and maintenance costs
- Transfer trucks traveling through County to an Out-of-County Landfill
- Replacement cost

- **Pay host disposal fee** to Monterey County, City of San Jose, or Merced County (forever)

- Significant garbage **rate increase** for County residents and businesses



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Expansion Benefits – to County Residents

- **Rate stabilization** for County residents and businesses
- Construction of new **Re-Use shop**/mercantile at landfill entrance
 - Allows customers to drop off/purchase household goods with proceeds donated to local charities.
- Local resource to assist with **emergency response** to natural disasters
- Continued **community partnerships** & support through annual Christmas bike giveaways and other charitable giving opportunities





"It was an honor to attend the Pathways Empowerment Program Scholarship awards night, and to award scholarships to two students planning to pursue careers in engineering and business."

—Jamison Pfister



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Expansion Benefits – to the County

- Waste Connections pays County up to **27% of gross revenue**, based on tons received.
 - **\$69.4 million*** over the first 15 years of the expansion
 - **\$410.4 million*** over the entire life of the landfill



**Estimates from Applied Development Economics, Inc. Code 9111 Evaluation of proposed initiative to amend General Plan, June 22, 2022.*



Expansion Benefits – to the County

- Continued operation development of **state-of-the-art landfill**
- San Benito County Board of Supervisors maintain complete **control over the future** of solid waste in the County
- **Clean Closure*** of Hollister's Class 1 landfill
- **Tax generation** from local point-of-sale purchases for landfill equipment, liners, and other ongoing operational needs

**Currently overseen by the Department of Toxic Substances Control (DTSC)*





Local Support for Expansion

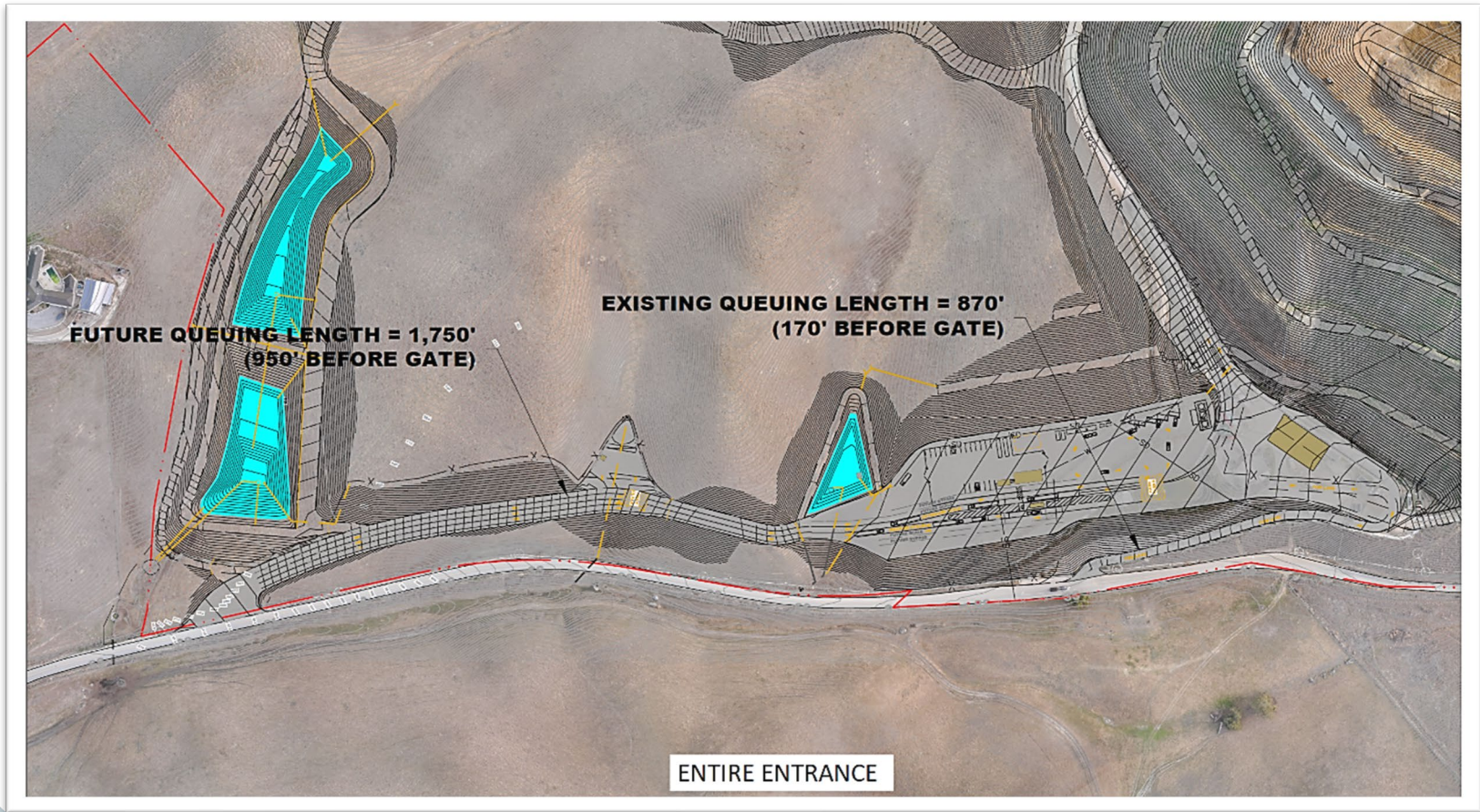
Letters of Support Already Provided to the County

- San Benito Chamber of Commerce
- San Benito Business Council
- Mark Medina, Former Board of Supervisor



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Reduce traffic back-up on John Smith Road



Why Accept Out of County Waste?

- Small, low-tonnage landfills do not survive
 - Cost per ton is too high, reducing customers, and leading to closure
- Federal Subtitle-D is forcing closure of low-volume, rural landfills

CALIFORNIA RURAL COUNTIES (From CalRecycle)		
All Rural Counties	Rural Counties with Solid Waste Landfills	Rural Counties with Solid Waste Landfills After 2038
1	Colusa	Colusa
2	Inyo	Inyo
3	Lake	Lake
4	Lassen	Lassen
5	Mariposa	Mari
6	Mono	Mono
7	Tehama	Tehama
8	San Benito	San Benito
9	Calaveras	2023 Closure Date
10	Modoc	2028 Closure Date
11	Plumas	2024 Closure Date
12	Alpine	CLOSED
13	Amador	CLOSED
14	Del Norte	CLOSED
15	Glenn	CLOSED
16	Trinity	CLOSED
17	Tuolumne	CLOSED
18	Sierra	CLOSED
19	Siskiyou	CLOSED





What to Expect

- Tonnage will increase gradually *(estimated with round numbers per EIR document)*
 - Year 1 900 tons per day
 - Year 5 1,200 tons per day
 - Year 10 1,700 tons per day
 - Year 15 2,100 tons per day
- Recommended path to landfill for out-of-County waste:
 - Hwy 25 > Best Road > John Smith Road > Landfill
 - Minimize travel on County roads which benefits the County
 - Results in no out-of-county landfill traffic on Fairview Road
 - Maximizing travel on State Route 25



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Road Impact Analysis

Best Road Alternative

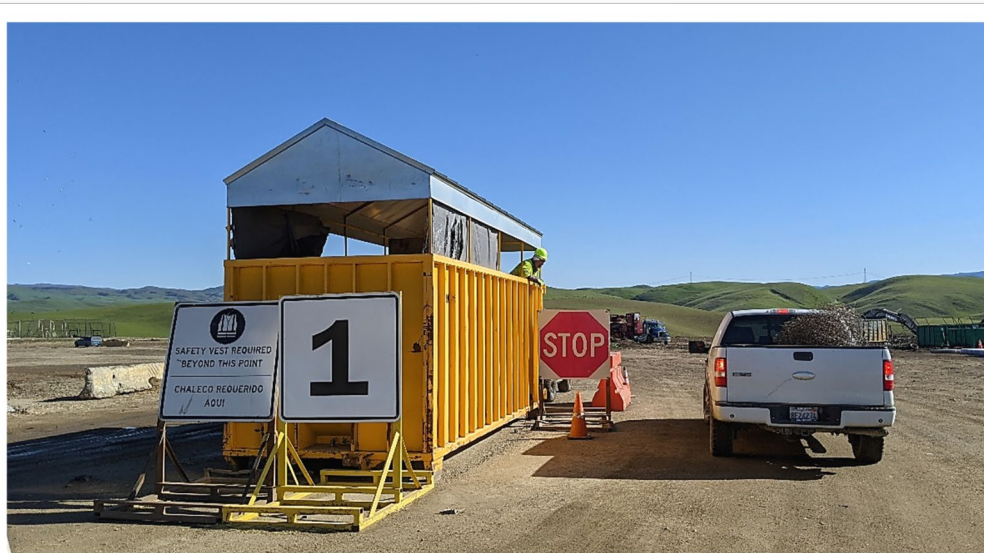
- Total road impact dollars paid by Waste Connections at time of entitlement = **\$4,845,000**
 - County analysis shows landfill share of cost at 2,300 tpd
 - Initial road improvement cost \$2,435,000
 - Annual fee (year 1- year 23) \$2,019,035
 - Annual repair fee (year 1 – year 23) \$197,455
- | | |
|--------------|--------------------|
| TOTAL | \$4,651,490 |
|--------------|--------------------|
- Summary – Our initial payment for road impact more than covers costs for Best Road for initial 23 years.



Road Impact Analysis

Out-of-County Traffic - Best Road Alternative

- Projected landfill revenue share payments to the County:
 - Years 1 through 23 = **\$84,872,997**
 - Projected year 24 = **\$11,837,011**
- Annual Best Road impact requirement for year 24 = **\$143,471**
- We request annual road impact requirement for year 24, and beyond, be paid from landfill revenue share made to the County.





Summary

- Environmental Protection with a Proven Partner
 - Expansion will provide multiple tiers of continued environmental protection
- Local Control
 - County will remain in control of solid waste management for 65+ years
- Financial Benefits for County Residents
 - Rate stabilization for San Benito County residents and businesses
 - Expansion provides significant revenue to San Benito County





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