

STATE OF CALIFORNIA
REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION

STAFF SUMMARY REPORT
STAFF: Keith Roberson
MEETING DATE: March 12, 2014

ITEM: 8

SUBJECT: **City of Santa Clara, Santa Clara All Purpose Landfill, Santa Clara, Santa Clara County - Workshop to Discuss Proposed Post Closure Land Uses for the All Purpose Landfill**

DISCUSSION: The City of Santa Clara and its developer, Related Companies, have approached Regional Water Board staff to consider redevelopment of a closed municipal solid waste landfill that the City owns, the former All Purpose Landfill. The concept contemplates a major mixed-use urban complex that would include office space, retail stores, restaurants, entertainment, and residential units (condominiums and/or apartments, not single-family homes). The Regional Water Board issued Waste Discharge Requirements (WDRs) in 1994 to the City that currently regulate the maintenance of the landfill cap and leachate systems. These requirements are designed to protect water quality and public health. If Santa Clara pursues redevelopment of the landfill, it would need to apply to the Regional Water Board to amend the existing WDRs to allow for a change in use of the site.

This purpose of this workshop is to discuss potential post-closure land uses for the All Purpose Landfill. This Regional Water Board has not previously approved the construction of residences or permitted unrestricted land use over a closed landfill. Staff believes a number of issues must be addressed before development of any type may occur on the site. These issues include:

- Approaching redevelopment of the landfill in a similar manner to the approach routinely used in brownfields development;
- Completing site characterization and risk assessment;
- Development of appropriate cleanup and protection goals compatible with the intended site use;
- Structural and seismic stability; and
- Determining measures appropriate to protect human health (e.g., mitigation of vapor intrusion risks, landfill gas management, emergency evacuation plans).

This workshop is intended to allow Board members and interested persons an opportunity to learn more about the project concept at an early stage. The Board may provide general feedback to staff on development of future WDRs and ask questions about any concerns they may have. Santa Clara representatives plan a presentation on their redevelopment concept (Appendix A) and will be available for questions.

Staff will continue discussions with the Santa Clara development team as they develop the details of the proposal. This may result in a future Board item to revise the WDRs to allow development of the site.

**RECOMMEN-
DATION:**

This report is presented for information purposes only – no action needed.

Appendix A:

Informational materials supplied by Santa Clara

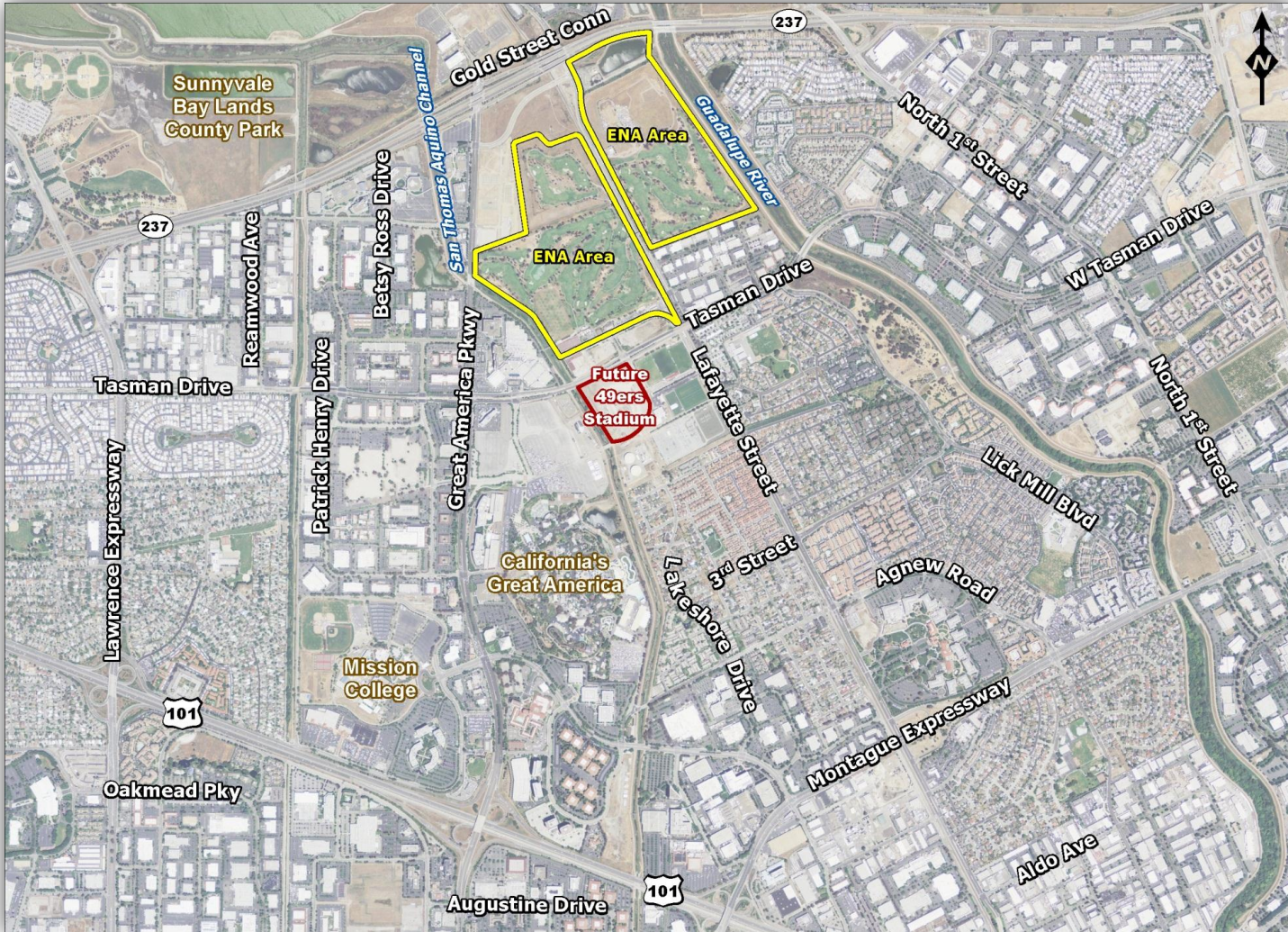
APPENDIX A

**SF Bay - RWQCB
Board Meeting Workshop
Potential Santa Clara City Center
Santa Clara All Purpose Landfill**

Project Description

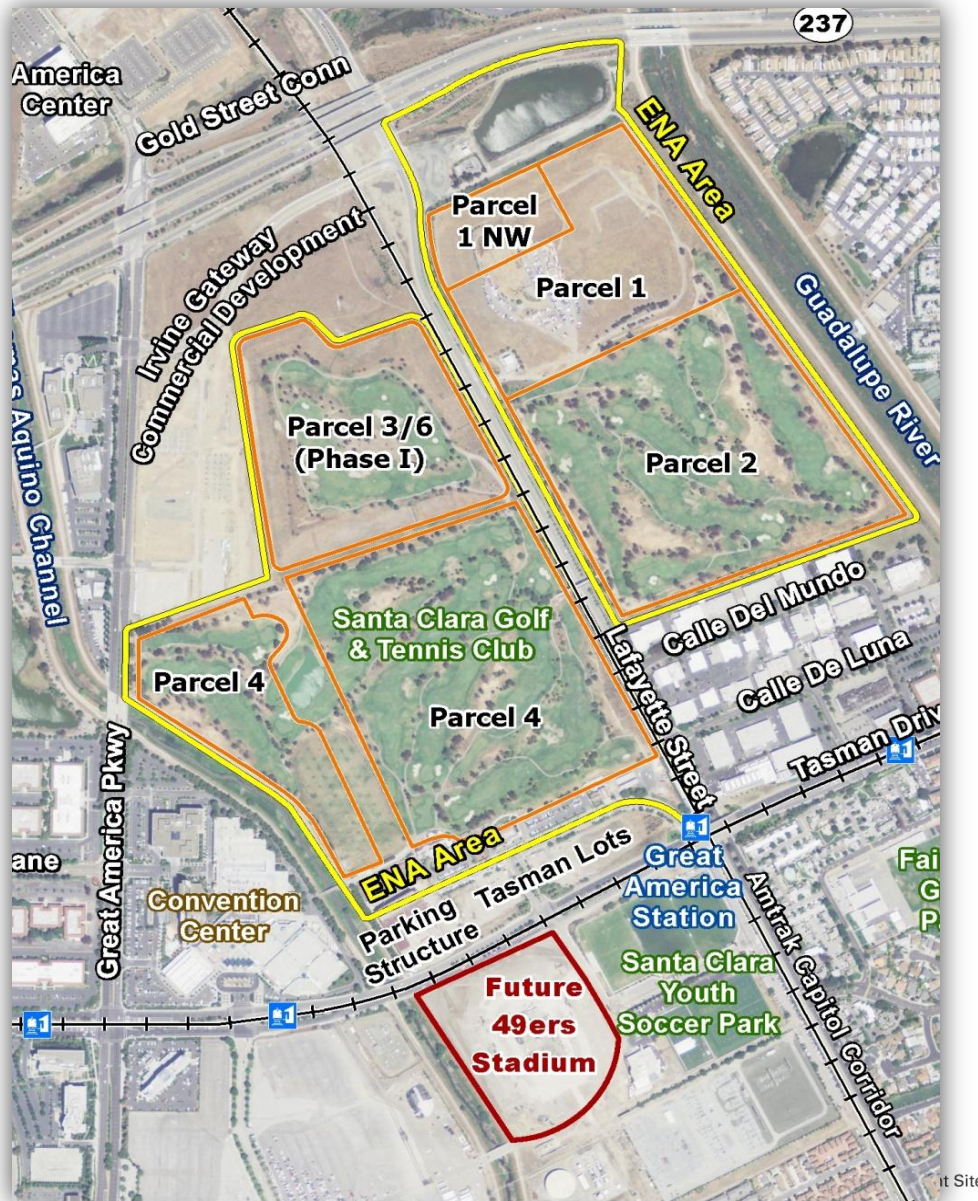
Regulatory Agency Framework

Project Vicinity Santa Clara All Purpose Landfill

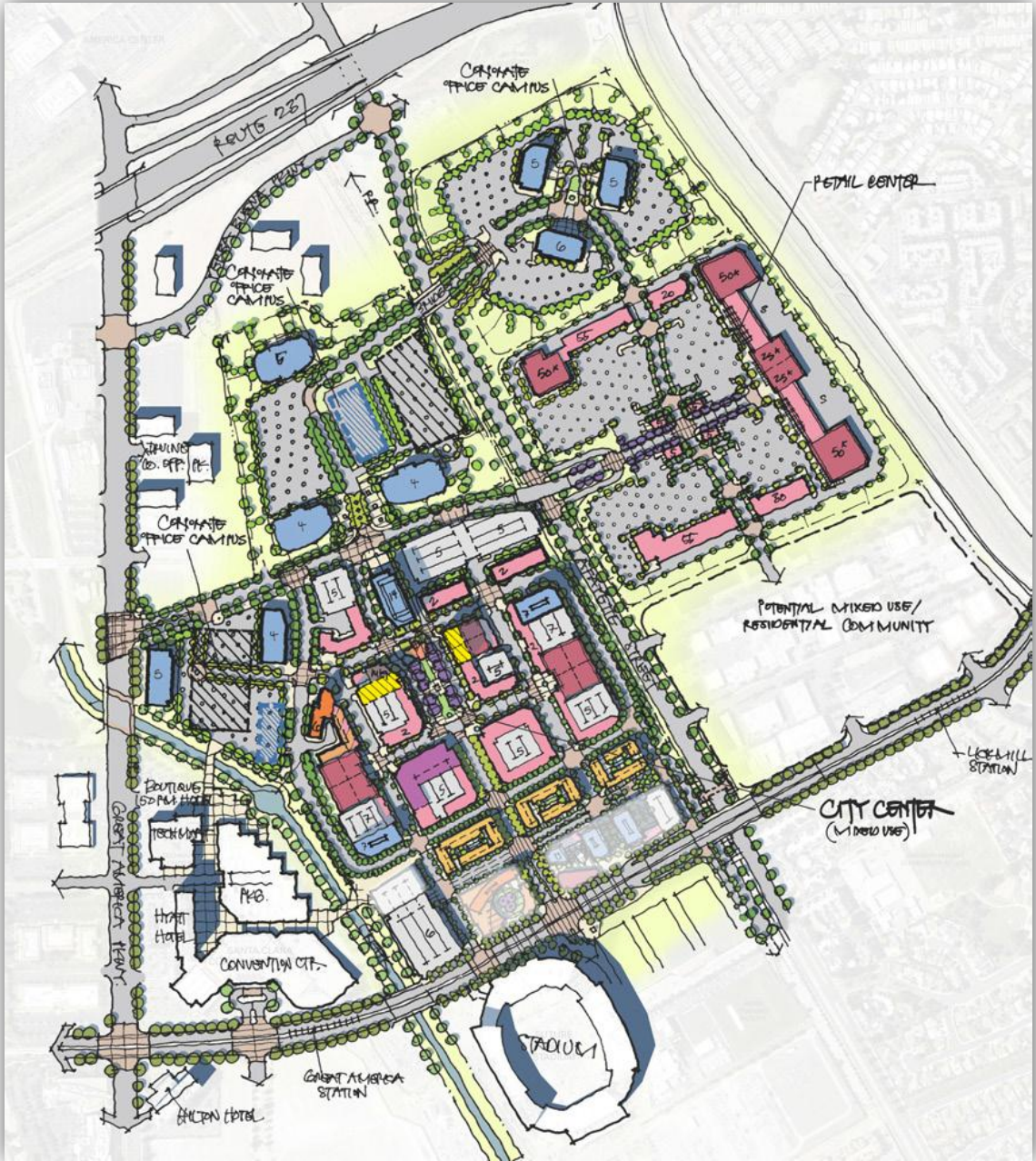


Existing Conditions

- Total Development Area: 215 Acres
- Current Use:
 - Municipal golf course, tennis facility and related buildings
 - BMX racing track
 - Landfill gas-to-energy recovery system (Ameresco)



Conceptual Re-Use Plan



LEGEND

- Office
- Potential Office

- Retail
- Large Format Retail
- Cinema
- Restaurant
- Market

- Hotel Tower
- Hotel Podium

- Urban Podium
- Mid-Rise Residential (Potential)

- Parking Structure
- Parking Structure (Potential)

Concept Plan Program Summary

Land Use	Floors	SF of Development	Estimated Parking
RESIDENTIAL <i>(3 buildings, 907 sf/unit)</i>	5	566,000 <i>530 residential units</i>	849
COMMERCIAL USES <i>(Retail, F&B, Entertainment)</i>	1~2	1,443,700	6,435
OFFICE <i>(10 buildings, 25-40K footprint)</i>	4~14	2,270,000	6,810
HOTEL <i>(1 building, 800 sf/unit)</i>	9	160,000 <i>200 hotel units</i>	200
TOTAL		4,439,700 <i>530 residential units</i>	14,293
POTENTIAL OFFICE & RESIDENTIAL <i>(2 office buildings, two residential buildings)</i>	5~12	808,000 <i>240 residential units</i>	1,583
GRAND TOTAL		5,247,700 <i>770 residential units</i>	15,876



Overall View *looking North from Levi's Stadium*



View of City Center *looking south*

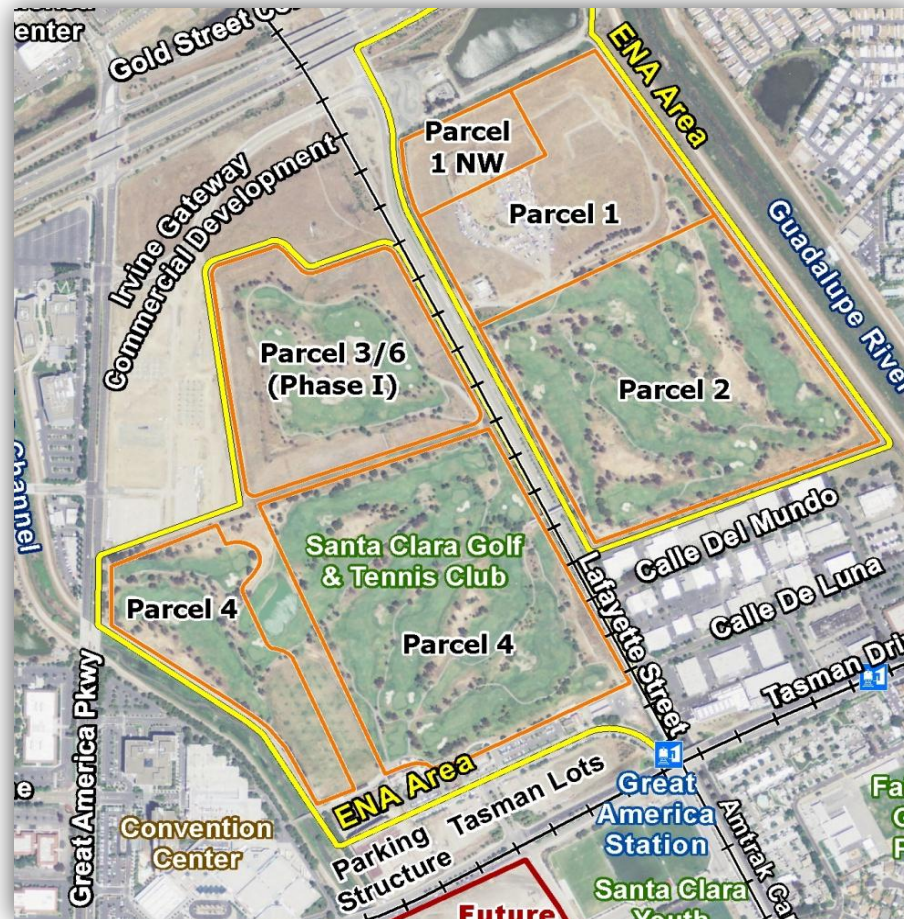


Recent Changes to Conceptual Residential Land Use Plan

- Following discussions with RWQCB, the area planned for residential use has been greatly reduced.
- Substantial portions of the residential area have been moved to the edge of waste boundaries.
- No on-grade residential units planned. Residential units to be located above retail or parking (or both).
- Remediation and mitigation measures to be thoroughly evaluated for implementation.

Summary of Historic Municipal Landfill Operations

Santa Clara All Purpose Landfill operated until 1993 on approximately 210 acres and has a total of about 11 million cy of refuse.




Landfill Monitoring and Extraction Locations, and Containment Features



Landfill Gas Extraction Features



SANTA CLARA LANDFILL LANDFILL GAS RECOVERY SYSTEM SANTA CLARA, CALIFORNIA		
19881 HWY 88 SUITE 3 PINE GROVE, CALIFORNIA 95665		REAL ENVIRONMENTAL PRODUCTS CITY 2942599
POSITIONS OF UNDERGROUND PORTIONS OF SYSTEM DETERMINED BY PLOTTING MOST PROBABLE PATHS BETWEEN KNOWN POINTS OF SYSTEM	DATE: 04/28/2011	8190-R
LANDFILL TOPOGRAPHY IS SUBJECT TO CHANGE RELATED TO SETTLING	SYSTEM NUMBER: E-114P	
SOME VARIATIONS BETWEEN ACTUAL POSITIONS AND PLOTTED POSITIONS MAY EXIST.	DRAWN BY: D. SCHOW	
	CHECKED BY: R. PEOPLES D. SCHOW	

Regulatory Approvals

Landfill Post Closure Land-use

- **San Francisco Bay Regional Water Quality Control Board**
 - Revised WDRs; Portions of Post-Closure Land Use Plan; Revised Closure and Post-Closure Maintenance Plan; and Corrective Action Plans.
- **CalRecycle / Santa Clara County Environmental Health**
 - Post-Closure Land Use Plan; Revised Closure/Post-Closure Maintenance Plans; and Revised Corrective Action Plans.
- **Bay Area Air Quality Management District**
 - Revised permit for landfill gas-to-energy system.
- **City of Santa Clara**
 - Local land use approvals and EIR lead agency.

Process for Developing Remediation and Mitigation Measures

- Landfill Characterization and Risk Evaluation
 - Thorough Site Characterization: Soil gas VOC sampling followed by targeted refuse and groundwater sampling.
 - Risk evaluation based on sampling and identification of exposure pathways in accordance with DTSC Vapor Intrusion Advisories.
 - Evaluation of potential remediation and mitigation measures.
- Post-Closure Land Use Plan (CCR Title 27 Section 21190)
 - County must be satisfied that post-closure activities will not pose a threat to health and safety and the environment. County/LEA may commission a peer review.
 - RWQCB must approve changes to landfill cover and liner.
- Revise existing Closure, Post-Closure Maintenance, and Corrective Action Plans
 - Identify impacts to existing monitoring, extraction and containment features, and engineer equivalent systems.
 - Identify administrative and legal mechanisms for ensuring ongoing responsibility and financial assurance for operation and maintenance systems.

Conceptual Remediation and Mitigation Measures

- Conceptual Final Landfill Cover
 - Existing landfill caps with low permeability layer and/or existing soil cover with demonstrated equivalent performance
- Conceptual Building Foundations
 - Mitigate impacts to cap/cover and liner/bottom of waste unit
- Conceptual Landfill Gas Extraction Systems
 - Landfill-wide collection, extraction and venting enhanced for remediation purposes
 - Building-specific gas collection, venting and monitoring systems
- Other Remediation Systems (?) Dependent on Site Characterization/Risk Evaluation Results

Projected Schedule for Regulatory Process

- **Feb 2014** Submitted Soil Gas VOC Characterization Work plan
- **Spring 2014** Conduct VOC Sampling
Submit Report/Recommendations for Waste/GW Sampling
- **Late Spring 2014** City EIR Scoping
- **Early Summer 2014** Conduct Waste/GW Sampling
Submit Risk Evaluation Report
- **Late Summer 2014** Submit Post-Closure Land Use Plan
- **Fall 2014** Submit Revised Closure, Post-Closure Maintenance and Corrective Action Plans
- **Late 2014** Draft EIR Circulated for Public Comment
- **Early Spring 2015** Final EIR Published
- **Spring 2015** City Council Hearing on Land Use Approvals and EIR Certification
Water Board Hearing on Revised WDRs and Landfill Plans

Questions/Comments?