Sponsored by: Puto

CITY OF MARATHON, FLORIDA
RESOLUTION 2014-106

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA APPROVING OF A REQUEST BY DISCOUNT ROCK AND SAND INC. FOR A CONDITIONAL USE PERMIT PURSUANT TO CHAPTER 102, ARTICLE 13 OF THE CITY OF MARATHON LAND DEVELOPMENT REGULATIONS (LDRS) ENTITLED "CONDITIONAL USE PERMITS," TO PERMIT THE CONSTRUCTION AND OPERATION OF A CONSTRUCTION AND DEMOLITION DEBRIS TRANSFER FACILITY; FOR PROPERTY LOCATED AT 10525 AVIATION BOULEVARD, WHICH IS LEGALLY DESCRIBED AS TOWNSHIP 06, SECTION 66, RANGE 33; THE NORTHERLY PART OF LOT A KEY VACCAS, MARATHON, FLORIDA; HAVING REAL ESTATE NUMBER 00104170-001601. NEAREST MILE MARKER 52.5.

WHEREAS, Discount Rock and Sand, Inc., (The "Applicant") filed an Application on July 28, 2014 for a Conditional Use Permit pursuant to Chapter 102, Articles 13 of the City of Marathon Land Development Regulations (LDRs); and

WHEREAS; the Applicant has proposed to redevelop a site located at 10525 Aviation Boulevard as a Construction and Demolition Debris Transfer Facility; and

WHEREAS, City staff reviewed the Applicant's request for a Conditional Use determining that the Applicant's project proposal was in compliance with the City's Comprehensive Plan and Land Development Regulations (LDRs) and further that there was no substantial impact on the City's Level of Service (LOS); and

WHEREAS, on the 18th day of July, 2014, the City of Marathon Planning Commission (the "Commission") conducted a properly advertised public hearing (the "Public Hearings") regarding the request submitted by the Applicant, for a Conditional Use Permit pursuant to Chapter 102, Article 13 of the LDRs; and

WHEREAS, and on the 26th day of July, 2014 the City Council (the "Council") conducted properly advertised public hearings (the "Public Hearings") regarding the request submitted by the Applicant, for a Conditional Use Permit pursuant to Chapter 102, Article 13 of the LDRs; and

WHEREAS; the City Council made a determination that the Applicant's request for a Conditional Use Permit, subject to the terms of the LDRs and with Conditions imposed, was in Compliance with the City's Comprehensive Plan and LDRs and further, that the approval is in the public interest, is consistent with its policy to encourage the redevelopment in Marathon, and will further the health, safety and welfare of the residents of Marathon; and

WHEREAS, the purpose of the Conditional Use Permit is to allow for the integration of certain land uses and structures within the City of Marathon, based on conditions imposed by the Council. Review is based primarily on compatibility of the use with its proposed location and with surrounding land uses and on the basis of all zoning, subdivision and other ordinances applicable to the proposed location and zoning district,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THAT:

Section 1. The above recitals are true and correct and incorporated herein.

Section 2. The City Council hereby approves Development Order 2014-06, a copy of which is attached hereto as Exhibit "A", granting a Conditional Use Permit to Discount Rock and Sand, Inc. subject to the Conditions imposed. The Director of Planning is authorized to sign the Development Order on behalf of the City.

Section 3. This resolution shall take effect immediately upon approval by the State Department of Economic Opportunity.

PASSED AND APPROVED by the City Council of the city of Marathon, Florida, this 9th day of September, 2014.

THE CITY OF MARATHON, FLORIDA

Dick Ramsay

Dick Ramsay, Mayor

AYES: Senmartin, Bartus, Bull, Ramsay
NOES: None
ABSENT: Keating
ABSTAIN: None

ATTEST:

Diane Clavier, City Clerk

(City Seal)

APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE CITY OF MARATHON, FLORIDA ONLY:

Lynn M. Dannheisser, City Attorney

CITY OF MARATHON, FLORIDA
CONDITIONAL USE
DEVELOPMENT ORDER # 2014-06

A DEVELOPMENT ORDER OF THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA APPROVING OF A REQUEST BY DISCOUNT ROCK AND SAND INC. FOR A CONDITIONAL USE PERMIT PURSUANT TO CHAPTER 102, ARTICLE 13 OF THE CITY OF MARATHON LAND DEVELOPMENT REGULATIONS (LDRS) ENTITLED "CONDITIONAL USE PERMITS," TO PERMIT THE CONSTRUCTION AND OPERATION OF A CONSTRUCTION AND DEMOLITION DEBRIS TRANSFER FACILITY; FOR PROPERTY LOCATED AT 10525 AVIATION BOULEVARD, WHICH IS LEGALLY DESCRIBED AS TOWNSHIP 06, SECTION 66, RANGE 33; THE NORTHERLY PART OF LOT A KEY VACCAS, MARATHON, FLORIDA; HAVING REAL ESTATE NUMBER 00104170-001601. NEAREST MILE MARKER 52.5.

WHEREAS, Discount Rock and Sand, Inc., (The "Applicant") filed an Application on July 28, 2014 for a Conditional Use Permit pursuant to Chapter 102, Articles 13 respectively of the City of Marathon Land Development Regulations (LDRs); and

WHEREAS; the Applicant has proposed to redevelop a site located at 10525 Aviation Boulevard as a Construction and Demolition Debris Transfer Facility; and

WHEREAS, City staff reviewed the Applicant's request for a Conditional Use determining that the Applicant's project proposal was in compliance with the City's Comprehensive Plan and Land Development Regulations (LDRs) and further that there was no substantial impact on the City's Level of Service (LOS); and

WHEREAS, on the 18th day of July, 2014, the City of Marathon Planning Commission (the "Commission") conducted a properly advertised public hearing (the "Public Hearings") regarding the request submitted by the Applicant, for a Conditional Use Permit pursuant to Chapter 102, Article 13 of the LDRs; and

WHEREAS, and on the 26th day of July, 2014 the City Council (the "Council") conducted properly advertised public hearings (the "Public Hearings") regarding the request submitted by the Applicant, for a Conditional Use Permit pursuant to Chapter 102, Article 13 of the LDRs; and

WHEREAS; the City Council made a determination that the Applicant's request for a Conditional Use Permit, subject to the terms of the LDRs and with Conditions imposed, was in Compliance with the City's Comprehensive Plan and LDRs and further, that the approval is in the

public interest, is consistent with its policy to encourage the redevelopment in Marathon, and will further the health, safety and welfare of the residents of Marathon; and

WHEREAS, the purpose of the Conditional Use Permit is to allow for the integration of certain land uses and structures within the City of Marathon, based on conditions imposed by the Council. Review is based primarily on compatibility of the use with its proposed location and with surrounding land uses and on the basis of all zoning, subdivision and other ordinances applicable to the proposed location and zoning district,

FINDINGS OF FACT:

1. The applicant will redevelop the project site subject to the site plan attached to construct a twelve foot perimeter wall, landscaping, an entry drive, a stormwater retention area, and a 3,824 square foot pole barn in furtherance of this approval to construct and operate a Construction and Demolition Debris Transfer Facility (See Exhibits "A1 through A3":

2. In accordance with Section 102.77 of the Code, the Commission and Council considered and determined the Applicant met the following criteria:

   a. The proposed use is consistent with the Comprehensive Plan and LDRs;

   b. The proposed use is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan;

   c. The proposed use shall not adversely affect the health, safety, and welfare of the public; and

   d. The proposed conditional use minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and

   e. Satisfactory provisions and arrangements have been made concerning the following matters, where applicable:

      1. Ingress and egress to the property and proposed structures thereon with particular reference to automotive, bicycle, and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;

      2. Off-street parking and loading areas where required, with particular attention to item 1 above;

      3. The noise, glare or odor effects of the conditional use on surrounding properties;

      4. Refuse and service areas, with particular reference to location, screening and Items 1 and 2 above;

      5. Utilities, with reference to location and availability;

      6. Screening and buffering with reference to type, dimensions and character;

7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties;

8. Required yards and other open space;

9. General compatibility with surrounding properties; and

CONDITIONS IMPOSED:

Granting approval of the Application is subject to the following conditions:

Conditions of Approval

1. DR & S Hours of operation shall be no earlier than 7 AM and no later than 6 PM, Monday Through Saturday.
2. DR & S shall insure that no stacking or loading shall be allowed of project vehicles on any City or State Right-Of-Way contiguous to or adjacent to the project property. DR & S must insure that no vehicles associated with the project operations are allowed to stack-up in front of the site awaiting entry to the site or otherwise, block or impede traffic on Aviation Boulevard.
3. Specific to the DR & S project approval and the Industrial (I) zoned located approximately at the northeast corner of the Marathon Airport, ALL truck traffic associated with the operation of the project entering or leaving any approved C & D Facility must utilize 107th Street for ingress and egress to and from U.S. Highway 1.
    a. The only exceptions to this regulation is if there is a required short term detour not of the project's making requiring the use of other surface streets or if project vehicles have specific business (pick-up or delivery) between 117th Street, Gulf on the east and Aviation Boulevard on the west and north of U.S. Highway 1.
4. The conditions established herein, particularly related to on-going Operations Plans as noted in Condition No. 13, are strictly enforceable through the provisions of Chapter 104.13 4, "Enforcement and Penalties," or the City's LDRs, Chapter 1-7, and Chapter 10 of the City's Code of Ordinances.
5. Failure to meet conditions 1 through 4 make this approved Conditional Use permit subject to revocation by the City Council upon due and adequate review.
6. Clear site triangles must be created as best the narrow site entrance will allow in order to provide visibility to vehicles leaving the site and so that traffic travelling on Aviation Boulevard area able to see vehicles leaving the DR & S property.
7. Prior to the issuance of a Certificate of Occupancy, DR & S must provide and construct an approvable wastewater conveyance system to be connected to the City's Sewer. Prior to the issuance of a Certificate of Occupancy, DR & S must construct the approved stormwater management system.
8. Prior to the issuance of a Certificate of Occupancy, DR & S will construct or install final landscaping, open space, buffering, setbacks, and lighting.

9. The applicant will provide fire protection plans in accordance with fire protection requirements as established by the City Fire Marshal and as otherwise identified in the TRC comments; and
10. The applicant will meet all floodplain related requirements as set out in the LDRs; and
11. The applicant will obtain all required permits for any signs erected on the property, as required under the Code;
12. The applicant will obtain any required permits and permissions from all state and federal agencies prior to the commencement of construction activities.
13. Approved as a condition of this Conditional Use Permit are the following Operations Plans:
    a. The attached Operation and Maintenance Plan (Exhibit 2)
    b. The attached Noise Control Plan (Exhibit 3)
    c. The attached Dust Control Plan (Exhibit 4)
    d. The attached solid waste plan as a part of the Operation and Maintenance Plan (Exhibit 2).

VIOLATION OF CONDITIONS:

The applicant understands and acknowledges that it must comply with all of the terms and conditions herein, and all other applicable requirements of the City or other governmental agencies applicable to the use of the Property. In accordance with the Code, the Council may revoke this approval upon a determination that the Applicant or its successor or designee is in non-compliance with this Resolution or Code. Failure to adhere to the terms and conditions of approval contained herein is a violation of the Code and persons found violating the conditions shall be subject to the penalties prescribed therein.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Council does hereby make the following Conclusions of Law:

1. The Application has been processed in accordance with the applicable provisions of the City Code, and will not be detrimental to the community as a whole; and

2. In rendering its decision, as reflected in this Resolution, the Council has:
    (a) Accorded procedural due process;
    (b) Observed the essential requirements of the law;
    (c) Supported its decision by substantial competent evidence of record; and

3. The Application for a conditional use is hereby GRANTED subject to the conditions specified herein.

EFFECTIVE DATE:

This development order shall not take effect for thirty (30) days following the date it is filed with the City Clerk, and during that time, the conditional use approval granted herein shall be subject to appeal as provided in the City Code. An appeal shall stay the effectiveness of this development order until said appeal is resolved.

9/30/2008
Date

George Garrett
Director of Planning

This Development Order was filed in the Office of the City Clerk of this 30 day of September, 2008.

Diane Clavier
Diane Clavier, City Clerk

NOTICE

Under the authority of Section 102.79(c) of the City of Marathon Land Development Regulations, this development order shall become null and void with no further notice required by the City, unless a business license has been issued for the use or a complete building permit application for site preparation and building construction with revised plans as required herein is submitted to the City of Marathon Building Official within one (1) year from the date of conditional use approval, or the date when the Department of Community Affairs waives its appeal and all required certificates of occupancy are procured with three (3) years of the date of this development order is approved by the City Council.

In addition, please be advised that pursuant to Chapter 9J-1, Florida Administrative Code, this instrument shall not take effect for forty-five (45) days following the rendition to the Florida Department of Community Affairs. During that forty-five days, the Florida Department of Economic Opportunity may appeal this instrument to the Florida Land and Water Adjudicatory Commission, and that such an appeal stays the effectiveness of this instrument until the appeal is resolved by agreement or order.

CERTIFICATE OF SERVICE

A true and correct copy of the above and foregoing Resolution was furnished, via U.S. certified mail, return receipt requested, addressed to P.O. Box 504484, Marathon, FL 33050, this 1 day of October, 2014.

Diane Clavier

Diane Clavier City Clerk

Attachment 1A
Site Plan

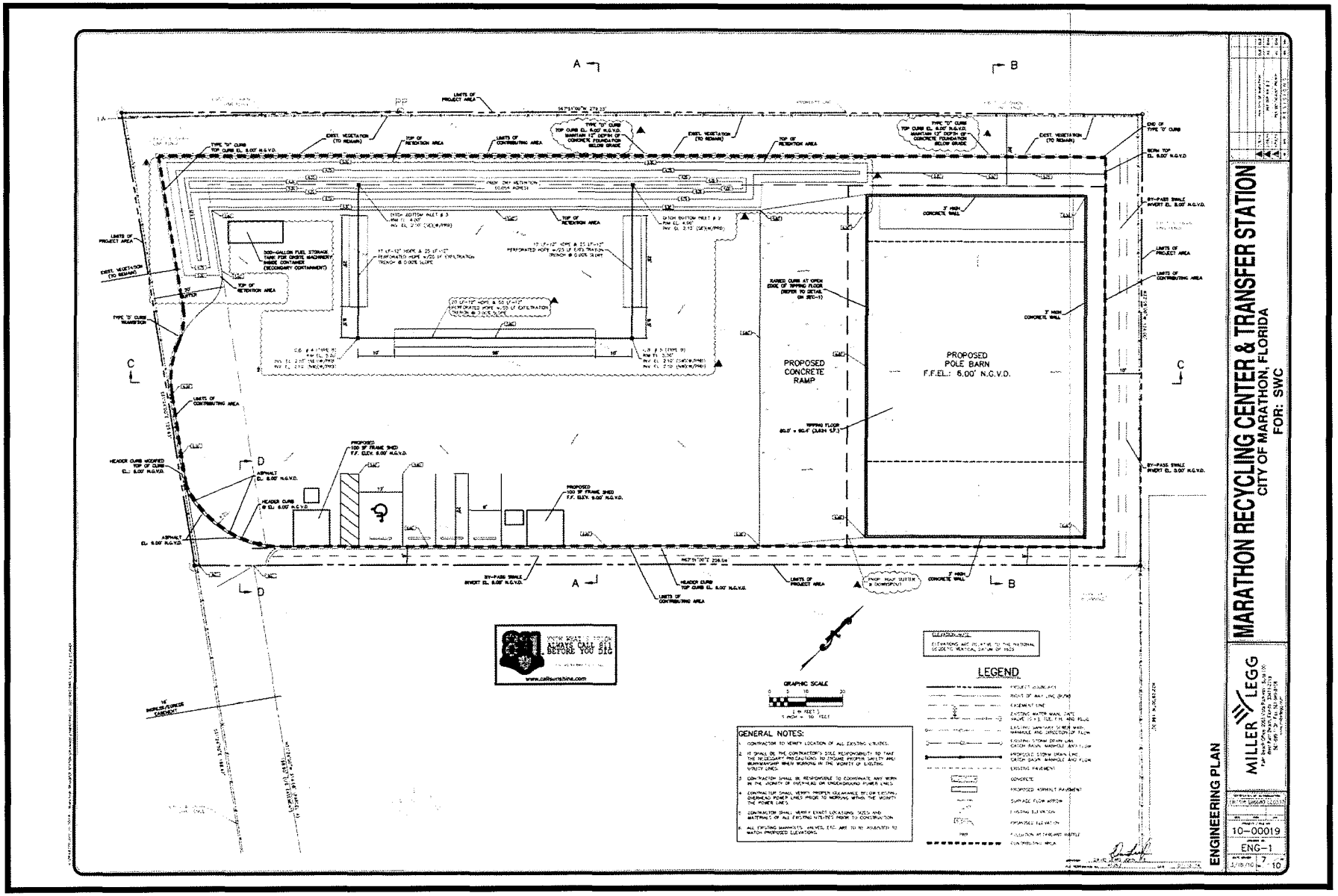


Exhibit 1B
Landscape Plan

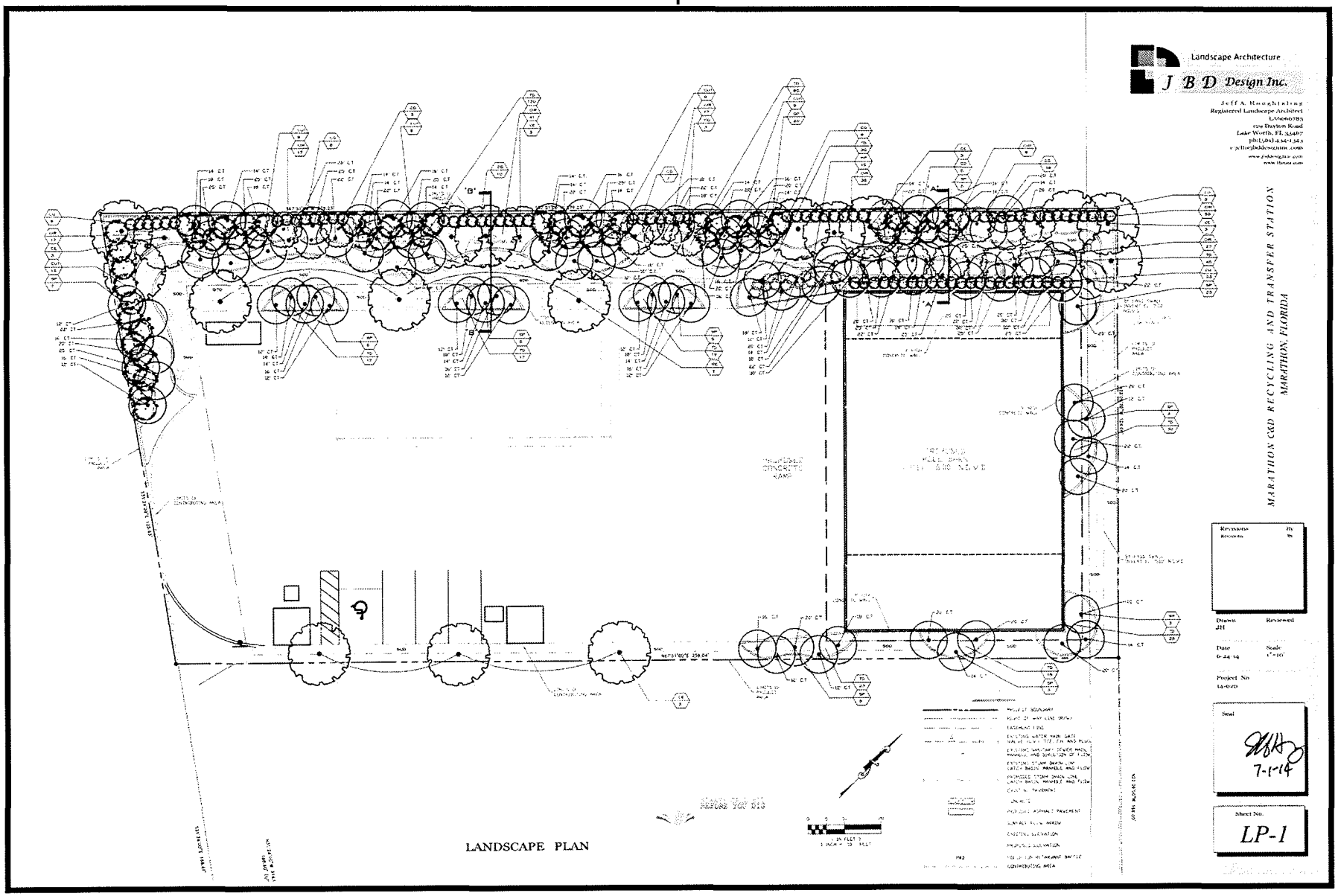


Exhibit 1C
Stormwater Plan

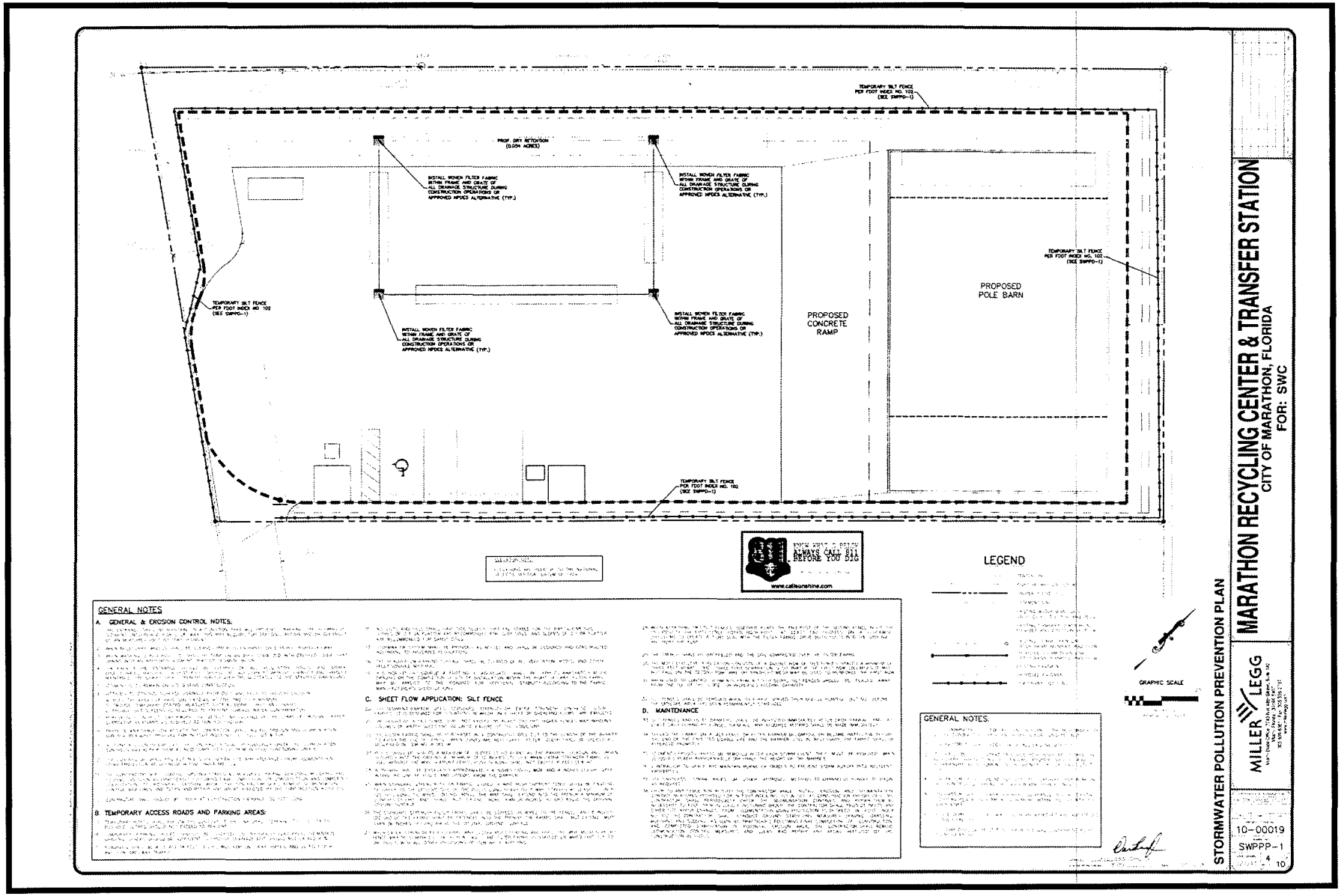


Exhibit 2
Operations & Maintenance Plan

ATTACHMENT 8

MARATHON TRANSFER STATION

OPERATIONS
&
MAINTENANCE
MANUAL

January 20, 2011

Table of Contents

List of Attachments

I. PURPOSE

The purpose of this document is to assist Operators and Spotters of the Marathon Transfer Station to understand basic Operational, Maintenance, and Regulatory aspects of the Facility, and improve Worker safety. This Operation & Maintenance Manual will be issued to all new operators and Spotters and be used in the orientation process, which will take place within their first week of employment. This manual addresses some of the most important operation and maintenance issues, but is not intended to be a comprehensive training manual.

II. PERSONNEL TRAINING PLAN

Marathon Transfer Station will establish a formal training program for all operators and Spotters that complies with guidelines established in Rule 62-701.320(15) FAC. This training program will be designed to familiarize personnel with Operational, Maintenance, and Regulatory aspects of the Facility, and to improve Worker safety.

Within the first week of employment, new employees will receive an in-house orientation session presented by a qualified operator. This session will cover the subjects outlined in this manual and addresses the following issues:

- Storm water control
- Inspections and litter control,
- Typical waste composition,
- Unauthorized material,
- Load inspection,
- Emergency and non-emergency response,
- Spill response,
- Fire fighting and extinguisher use,
- Machinery maintenance,
- Personal protective equipment,
- First aid, and
- Record keeping.

In addition to the orientation session, every operator and Spotter will take a Department-approved course given by a third party instructor. Operators and Spotters must attend 16-hour and 8-hour training classes, respectively.

Marathon Transfer Station employees will attend courses administered by the University of Florida's TREEO Center. The time and place for these courses will depend on the course offerings in a given year. Every effort will be made to provide employees with Department approved third-party training within the shortest delay allowable.

Within three years of attending the initial training, and every three years thereafter, operators and Spotters will complete an additional eight hours and four hours of additional training, respectively.

This O&M Manual, which includes the training plan, and records documenting employee training, will be kept onsite and be made available for inspection by department staff.

III. FACILITY DESCRIPTION

The Marathon Transfer Station will be located in the incorporated City of Marathon. The facility will be open to the public and accept construction/demolition (C&D) debris, yard trash and recyclables (wood, cardboard metals and mixed loads of cement). Materials brought to the facility will originate in Monroe County, specifically in the greater Marathon area. The facility will be open from 7:30 AM to 5:30 PM, daily except Sunday. A trained operator will be on duty whenever the facility is operating, and at least one trained Spotter will be on duty at all times that waste is received at the site to inspect incoming waste. Projections of waste types and quantities anticipate a maximum peak capacity of 356 cubic yards/day.

Machinery and equipment available for facility operation are as follows:

Description of Equipment	Use	Where Stored (a, b)
Tractors		
1991 Kenworth semi	Haul 100 cy trailers	Offsite
1994 Kenworth semi	Haul 100 cy trailers	Offsite
Front end loaders		
2006 Kobelco Model SK135SRL with 1 cy bucket	Manage debris on tipping floor	Onsite
2000 Gehl SL5635SXT skidsteer	Manage debris on tipping floor and move 20 cy recyclables containers onsite, as needed	Onsite
1975 John Deere Wheel Loader Model 544B with 2 cy bucket	Temporary debris management and loading, as needed	Offsite

(a) Location of offsite yards (3 miles from Marathon Transfer Station)
4250 Overseas Highway, Marathon, FL
4280 Overseas Highway, Marathon, FL
(b) Onsite storage area is labeled on after-hours site plan, Attachment 7B

IV. WASTE CHARACTERIZATION

A. Types of Solid Wastes

The following types of waste are expected to be seen at the facility:

- Construction and Demolition Debris
- Yard Trash
- Hazardous Waste
- Solid Waste
- Industrial Waste
- Special Waste

Acceptable	Unacceptable
Construction and Demolition Debris	Garbage
Yard Trash	Industrial Waste
Scrap Metal	Special Waste
	Hazardous Waste
	CCA-treated wood

B. Construction & Demolition (C&D) Debris

Materials generally considered to not be water soluble and non-hazardous in nature, including but not limited to steel, glass, brick, concrete, asphalt roofing material, pipe, gypsum wallboard, and lumber, from the construction or destruction of a structure as part of a construction or demolition project or from the renovation of a structure. The term includes rocks, soils, tree remains, trees, and other vegetative matter which normally results from land clearing or land development operations for a construction project including such debris from construction of structures at a site remote from the construction or demolition project site.

The following items will be sorted out of the C&D debris and separated into 20 cy containers for recycling no less frequently that every 6 days. If inadequate loads are collected in that time, the items will be returned into the non-recyclable C&D debris.

- Steel, metal pipe and metal scraps
- Mixed load concrete, brick and rocks
- Non-treated lumber and wood scraps
- Clean cardboard

Full loads of concrete arriving at the Transfer Station are to be directed to the offsite yard (4280 Overseas Highway), to be processed through the existing crushing facility.

CCA-treated wood should not be accepted unless it is not distinguishable from untreated wood in a load.

C. Yard Trash

Vegetative matter resulting from landscaping maintenance or land clearing operations and includes materials such as tree and shrub trimmings, grass clippings, palm fronds, trees and tree stumps, and sea grass from waterfront cleanup.

D. Recovered Material

Metal, paper, glass, plastic, textile, or rubber materials that have known recycling potential, can be feasibly recycled, and have been diverted and source separated or have been removed from the solid waste stream for sale, use, or reuse as raw materials, whether or not the materials require subsequent processing or separation from each other, but does not include materials destined for any use that constitutes disposal. Recovered materials as described above are not solid waste, per Florida Regulations 62-701.200.

E. Unacceptable - Hazardous Waste

A material is hazardous if it is listed as a hazardous waste under Chapter 62-730 or is ignitable, corrosive, reactive, or toxic.

F. Unacceptable - Solid Waste

Garbage, rubbish, refuse, special waste, or other discarded material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

G. Unacceptable - Industrial Waste

Waste resulting from the following manufacturing processes: electric power generation; fertilizer/agricultural chemicals; food and related products or byproducts; inorganic chemicals; iron and steel manufacturing; leather and leather products; nonferrous metals manufacturing or foundries; organic chemicals; plastics and resins manufacturing; pulp and paper industry; rubber and miscellaneous plastic products; stone, glass, clay, and concrete products; textile manufacturing; transportation equipment; and water treatment.

H. Unacceptable - Special Waste

Solid wastes that can require special handling and management including but not limited to, waste tires, used oil, lead-acid batteries, ash residue, and biological wastes.

V. OPERATOR AND SPOTTER ACTIVITIES

Activities performed by the Operator will be to oversee the overall operations of the site and fill in for other staff, as needed. The Operator will also be responsible for implementing the contingency plan. Spotters inspect (screen) the contents of the vehicles for acceptable or unacceptable wastes.

The following process will be followed as vehicles traverse the facility:

- A vehicle will enter the gate and receive a preliminary inspection by a trained Spotter. If unacceptable waste is found, the vehicle will be directed to enter the facility, turn around, and exit the entrance easement when directed by the Spotter at the gate that the access easement is available.
- If the load is approved, the Spotter will direct the vehicle to drive into the facility, make a U turn in the center, and back up the ramp to the tipping area.
- Another trained Spotter on the tipping floor will make a closer examination of the load, and if it is acceptable, make an estimate of the load volume and contact the office to generate an invoice.
- The vehicle will then dump the load onto the floor.
- The vehicle will proceed to the office and pay for the service.
- When the Spotter at the gate determines the access easement is available, the vehicle will leave the site.

The following information highlights Operator and Spotter activities.

A. Waste Inspection and Screening

1. Purpose of Screening
   - Fewer future negative environmental and community impacts
   - Lower level of threat to workers, public health and the environment

2. Fundamentals of Waste Screening
   - Know the source of your waste
   - Educate waste source and haulers
   - Receive training
   - Have a procedure for handling unacceptable waste

B. What to Do if Hazardous Waste is Found

If any regulated hazardous wastes are discovered to be improperly deposited at the facility, the facility operator shall promptly notify the Department, the person responsible for shipping the wastes to the facility, and the generator of wastes, if known. The area where the wastes are deposited shall immediately be cordoned off from public access. If the

generator or hauler cannot be identified, the facility operator shall assure the cleanup, transportation, and disposal of the waste at a permitted hazardous waste facility. The following provides measures to implement these requirements:

- Do not handle the material; do not remove, reload, redirect, or reject before contacting DEP
- Place warning cones/stakes around the material
- Call FDEP **at 305-289-7070 or 239-344-5600** during normal business hours, **850-413-9911 or 800-320-0519** after hours
- Call Monroe County Hazardous Material Response Team at **(305) 292-4439**
- If needed, call Fire Station: **911 (emergency), (305) 292-2797 (non-emergency)**
- Do not return waste to the generator
- Notify the hauler and generator by letter

C. What to Do if Unauthorized Waste is Found

1. Solid Waste such as garbage and putrescible waste is stored in a covered 2 cy dumpster located immediately southwest of the Unacceptable Materials shed, and will be picked up by the City of Marathon garbage franchisee twice weekly. If the franchisee does not collect the waste in a given week, the facility Operator will convey the waste that has accumulated in the dumpster to a Class 1 landfill for appropriate disposal within 7 days.

2. Batteries will be stored on a pallet that will accommodate approximately 8 batteries inside the Unacceptable Materials shed until collected by the licensed hauler for disposal at an appropriately-permitted facility on the mainland.

3. Residues, such as oil or battery acid, resulting from Unacceptable Materials will be collected manually from the tipping floor with absorbent materials and placed into appropriately labeled 55-gallon drum(s) stored on a spill pallet inside the Unacceptable Materials shed until collected by the licensed hauler for disposal at an appropriately-permitted facility on the mainland. The following absorbents, stored in the Unacceptable Materials shed, will be used as indicated:
   a. Granular clay absorbent absorbs both aggressive and non-aggressive fluids—including oil, acid, paint, ink and water—should be used to quickly absorb an inadvertent spill containing both types of fluids, such a spill containing both oil and water.
   b. Oil-only absorbent pads should be used for small, highly localized inadvertent spills such as could arise from a can of automobile oil in a tipped load, or drips of oil from machinery operating onsite.
   c. Universal absorbent pads will be used for small, highly localized spills of mixed fluids.

4. CCA-Treated Wood will be placed with any other non-recyclable debris in the 100 cy trailer northeast of the tipping floor and will be removed as part of the non-recyclable debris to either a transfer station on the mainland that will take it to a lined landfill or it will be taken directly to a lined landfill on the mainland.

VI. Contingency Plan

This plan describes specific actions to take in case of operational interruptions and emergencies. The plan will be kept at the Marathon Transfer Station at all times and will be accessible to facility Operators.

A. Designation of persons responsible for implementation of the contingency plan.

The trained facility Operator onsite at the time of an emergency will be responsible for implementing the contingency plan.

B. Procedures for notification of appropriate emergency response persons, including the Department, the local government, and local fire protection agencies.

When an emergency occurs, the facility Operator will be immediately notified by onsite personnel (spotters, flaggers, sorting and loading staff). The Operator will then determine the specific nature of the emergency and direct staff to either move away to safety or to contain it, as appropriate. The Operator will then either personally notify the appropriate emergency personnel or will ask office staff to do so. Contact information for emergency personnel is as follows:

Florida Department of Environmental Protection (DEP)

- Notify for all emergencies, discoveries of hazardous waste, or spills of more than diminimous amount of fuel, oil or other hazardous liquid that occur at Transfer Station, as well as if it is not possible to remove all debris from the site to the mainland prior to the onset of a natural disaster such as a hurricane.
- 305-289-7070, local DEP office, or 239-344-5600 during regular business hours of 8 AM to 5 PM, Monday through Friday
- 850-413-9911 or 800-342-3557, after hours call State emergency number

City of Marathon

- Contact if explosions, fires, and significant spills of hazardous liquids.
- 911, if imminent emergency to reach Fire and Emergency Services.

- If less serious but still requires outside attention, contact:
  City of Marathon Fire Department
  8900 Overseas Highway
  Marathon, FL 33050
  305-289-9834

Monroe County

- 305-292-4439, notify Monroe County Hazardous Material Response Team if spill or incident occurs that cannot be controlled by onsite personnel or by City Fire and Emergency Response.

C. Description of emergency procedures to be followed, including the location of fire-fighting equipment and explanations of how to use this equipment.

1. The site Operator should be immediately notified by onsite personnel when an emergency of any kind occurs.
2. The Operator will assess the situation and immediately take precautionary measures to protect public health and safety, including closing the facility, if necessary.
3. The Operator will then contact the appropriate entities identified in B. above, or have office personnel do so.
4. All steps will always be taken to protect the health and safety of workers and the public, and within those constraints, respond to the emergency appropriately, including taking measures to contain and immediately clean up any spills of hazardous substances as specified in Section V.B., above, if manageable by onsite staff.
5. If an emergency is of a magnitude that requires outside assistance, the Operator will ensure full cooperation from onsite personnel.
6. In the case of **fire**, the following practices should be followed
   a. Fire extinguishers will be located and prominently marked at the following sites:
      - West side of pole barn
      - East side of pole barn
      - Unacceptable materials shed
      - Fuel storage tank
      - Office
   b. Small flames arising from materials on the tipping floor will be immediately treated by an extinguisher and every effort made to immediately extinguish the flames.
   c. If the flames cannot be extinguished within one hour, the facility Operator will require the following:

- Close the facility by closing and locking the entrance gate and stopping receipt of waste.
- Notify the City of Marathon Fire Department that the facility's fire management plan has been unsuccessful and the facility has been closed.

d. If the fire cannot be controlled within 48 hours, the Operator will seek the assistance of the City of Marathon Fire Department to control the fire. It is the procedure in Marathon that the Fire Department will notify any neighbors that might be affected by the fire.

7. In the case of an **explosion**, the following should be followed:

   No intended explosion should occur at the facility. Therefore, if one should occur, it will be the result of some hazardous source within the waste material that was not spotted prior to tipping. In all circumstances when an explosion occurs on the facility, dial 911 to reach Fire and Emergency Services.

8. In the case of **natural disasters**, the following should be followed:

   The only natural disasters that are somewhat common in the Florida Keys are the occurrence of severe storms or hurricanes. Severe storms can sometimes arise quite quickly, but visual indications are usually apparent prior to their arrival in the form of heavy clouds or rising wind conditions. The facility Operator will keep a look out throughout the day for any such conditions, and will check weather radar during the day to receive advance warning of any approaching severe weather conditions. If severe weather is approaching, the facility will be temporarily closed, steps taken to secure all equipment, and waste will be either stored in containers or covered with tarps to the greatest extent possible.

   In the event a hurricane is approaching the Florida Keys, if possible, all waste will be transported to receiving facilities on the mainland. Any waste left on the property will be properly stored in containers which are then covered with tarps. A tractor-trailer will be parked inside the entrance to prevent access and unauthorized dumping in case the gates are blown down in a storm. All containers will be padlocked, including the building for unacceptable waste. Equipment will be secured and small containers will be brought within shelters. The office will be secured, and computer backups of records will be taken to a safe storage location.

9. In the case of **extreme emergency** (i.e., a natural disaster or uncontrollable circumstances), every effort will be made to clear the processing facility and properly store materials. However, if time does not permit Marathon Transfer Station to do so, FDEP will be notified and the waste will be removed at the earliest possible opportunity.

D. Provisions for the immediate shutting down of those parts of the facility affected by the emergency and notification to customers of the closure of the facility.

1. In the event of a smaller emergency that can be contained without shutting down the facility, the site Operator will direct onsite personnel to cordon off the area or areas of the site that are subject to the emergency utilizing yellow cones.
2. If the emergency is not containable in such a way that Transfer Station operations can continue or poses a threat to customers, but is not so volatile that there is time for an orderly closing of the facility, the following procedure for closure will be followed:
   a. The gate Spotter will walk down the entrance easement and notify any vehicles there that they must back out onto the Aviation Boulevard shoulder and then leave the area.
   b. The gate Spotter will then stay at the entrance to the easement at Aviation Boulevard and prevent any further vehicles from entering.
   c. Other onsite personnel will then direct vehicles that are on the property to turn toward the easement and depart down it in an orderly manner.
   d. The site Operator will direct onsite personnel to address the emergency, unless it requires the services of emergency response personnel, in which case, the site will be secured, including storage of onsite containers and equipment in their standard locations, and all personnel will leave until notified by the site Operator that they can return.
   e. With the exception of providing access for emergency response personnel, the entrance gate will be locked and a sign posted that the facility is closed to the public until further notice.
   f. The site Operator will coordinate as needed with emergency response personnel to fully address the emergency and bring the facility back into condition where it can be again opened to the public.

E. Procedures for notification of neighbors and local government officials of the potential impacts of the emergency, and provisions to minimize those impacts.

It is the policy of the City of Marathon that any required notification of and coordination with neighbors regarding an emergency be conducted by appropriate City personnel. Therefore, following notification of the City as described in section VI.B, above, the site Operator will keep in close communication with City staff and take appropriate actions as directed, including providing any information the City needs for communications purposes.

VII. RECORDS

Operational records, which will include a daily log of the quantity of solid waste received and transported, will be maintained. The log will contain the origin of all waste received, records will be compiled on a monthly basis, and the log will be available for inspection by Department personnel

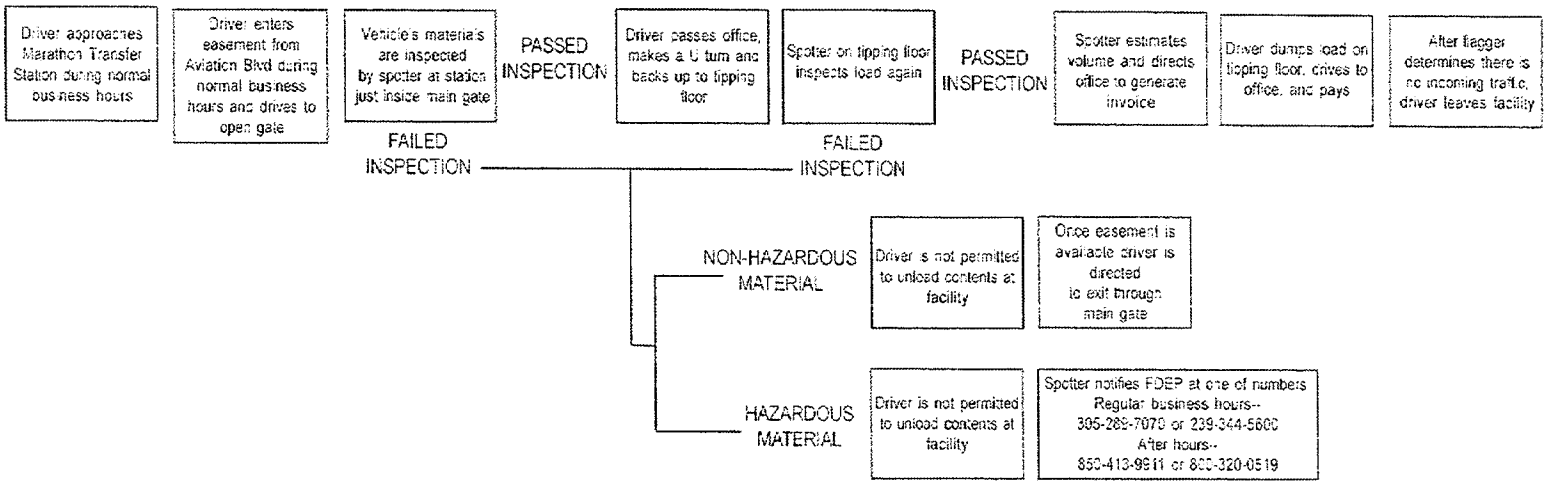
and will be maintained at the station for three years. In addition, the owner or site Operator of the facility will submit an annual report to DEP on Form 62-701.900(7), Annual Report for A Construction and Demolition Debris Facility no later than April 1 of each year, covering the preceding calendar year. This report will include a summary of amounts and types of wastes disposed or recycled, and the county of origin of materials which are recycled (Monroe).

VIII. STORMWATER MAINTENANCE PLAN

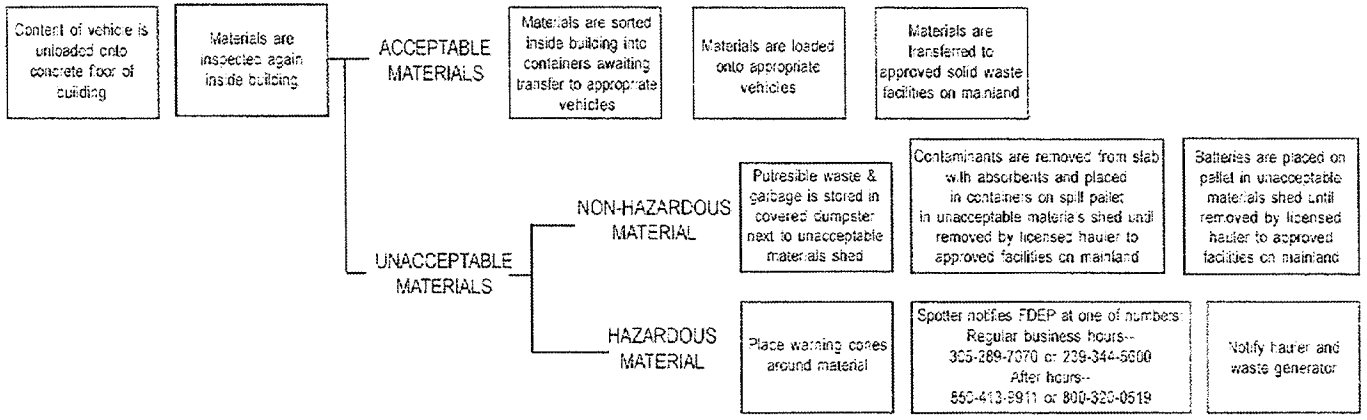
The plan for inspection and maintenance of the Marathon Transfer Station stormwater management system is provided in Attachment B to this O&M Manual.

MARATHON TRANSFER STATION PROCESS FLOW DIAGRAMS

Receiving Construction & Demolition Debris



Transferring Construction & Demolition Debris



ATTACHMENT A

Revised January 20, 2011

ATTACHMENT B

Plan for Inspection and Maintenance Stormwater Management System

I. Inspection Maintenance Activities and Schedule

A. The overall maintenance and operation schedule for the proposed stormwater management system is described as follows:

The site personnel for the facility will inspect the site as part of their daily routine. Normal activities include pickup of blowing debris from non-recycling areas such as fences, watering for dust control, looking for signs of unacceptable spillages, yardwork, and cleanup of the general ground.

In addition to these normal activities, the list will include inspection and maintenance of the stormwater management facilities:

1. Look for signs of petroleum products leaking from vehicles and cleanup spills.

2. Observe stormwater drainage structures such as roof gutters, storm inlets and sewers during and after storms for water backup, blockages from debris or leaves, eroded areas, accumulation of sediment.

3. Inspect drainage structures after storms and remove floatables, skim oil, and scoop out or pump out sediment. Skim oil using marine absorbent pads, sheets, bilge socks, and booms. Place saturated absorbents into waste oil storage drums.

4. Inspect grates periodically and remove debris.

5. Remove sediment, gravel and debris from catch basins.

6. Repair and plant sod in eroded soil areas where sediment originates.

7. Mowing of retention areas, swales, repair of eroded areas, and cleanup of trash and debris.

B. The exfiltration trench and associated structures will be checked at the beginning and after each heavy rainfall event for proper operation.

1. Look for signs that the system is not functioning properly or may be failing, such as:

a. Slow flow entering catch basin grates during the rain event.

b. Basins not draining to dryness after 2 or 3 days.

2. Inspect the drainage structures during and after storms for water backup, blockages from debris or leaves, floating debris, accumulation of sediment. Remove sediment on a regular basis and locate eroded areas where sediment may be forming.

3. Failure of the exfiltration trench due to clogging may require flushing or require reconstruction of the perforated pipe drain system.

II. Schedule for Inspection and Written Report

A. An annual inspection will be conducted by a registered professional engineering following the items outlined above. A written report will be submitted to the Florida Department of Environmental Protection as to the findings and recommendations of said inspection.

Exhibit 3
Noise Control Plan

NOISE CONTROL PLAN

Marathon Construction & Demolition Debris Recycling & Transfer Facility

Owner: Discount Rock & Sand, Inc.
Location: 10525 Aviation Blvd., Marathon, FL

Prepared by:

SWC
Planning
Ecological
Environmental
Communications
CONSULTING SERVICES

Key West • Miami
Hollywood • Fort Myers
www.swcinc.net

July 25, 2014

TABLE OF CONTENTS

LIST OF FIGURES

ATTACHMENTS

1.0 PURPOSE

The purpose of this plan is to provide details of measures to be implemented at the Marathon Construction & Demolition (C&D) Recycling & Transfer Facility (DRS Facility) to reduce noise resulting from facility operations both at the facility and surrounding properties. Most studies of noise reduction recommend implementing a multi-faceted approach to noise control that includes details of site design, buffers and operations. The Noise Control Plan for the DRS Facility follows this approach to maximize results.

2.0 GENERAL SITE DESCRIPTION

The DRS Facility is located at 10525 Aviation Boulevard, City of Marathon, Monroe County, FL (see Figure 1, Location and Zoning Map). The parcel is zoned Industrial-General (I-G), and the property is bordered to the east and south by I-G zoning and land uses. The property is bordered to the north, across Stirrup Key Woods Road, by Residential Medium zoning and to the west, along Stirrup Key Road, by Residential High zoning. The Marathon City Code specifies buffers between differing land uses, and the maximum buffer of 20 feet from the property line to site activities is required between I-G and residential zoning categories. Therefore, the site plan includes these buffers to the greatest degree possible within the constraints of the parcel (see Figure 2, Annotated Site Plan).

3.0 METHODOLOGY

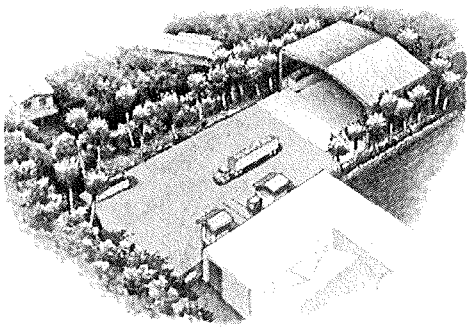
The Noise Control Plan for the DRS Facility implements a multi-faceted approach for maximum results.

3.1 Site layout

3.1.A Building location

The majority of noise generated by the facility will result from dumping of C&D debris and consolidation of materials into containers as recyclable and non-recyclable. These activities are strictly limited to the pole barn at the far-east end of the parcel adjacent to similar I-G zoning and the furthest possible location from residential land uses to the north and west. The rendering below and Figure 3 shows the parcel site plan in relation to surrounding properties and it is clear that the pole barn is not immediately adjacent to any residences but rather is bordered to the north by the eastern end of Stirrup Key Woods Road and to undevelopable wetlands. Therefore, this location for the pole barn optimizes the site in regard to noise control.

There are no structures to the south of the pole barn location that could provide a reflective surface, so noise generated by activities will not be routed over the sound barriers (vegetated buffer and wall). In addition, the pole barn roof will slant down from the highest point in the center to the lowest points on the north and south, bringing the roof on the north close to the elevation of the vegetative buffer and contributing to noise control through reflecting back down toward the work floor rather than out.



3.1.B Buffers (also see section 3.2, below)

A sound wall 12 feet in height has been installed along the entire northern and western property lines. In addition, the required 20-foot vegetative buffer is completely vegetated along the entire width of the pole barn area. The 20-foot buffer further to the west contains part of the stormwater dry retention area, consistent with City Code, which will also be vegetated with high-canopy trees. The location of the buffer and stormwater retention area along the north property line maximizes separation between the southern part of the parcel where operations take place and the nearby residential land uses.

The existing entrance road to the parcel is located flush with the western property line, which makes it impossible to provide full buffering along this boundary, as entering vehicles require a turning radius into the parcel to access the pole barn. However, the turning radius has been minimized and buffer maximized, providing the full buffer along approximately 40% of the western property boundary and ensuring full buffering along the northwest corner of the parcel. In addition, there is a 12-foot wall along this entire western parcel boundary.

3.1.C Paving (also see Section 3.3.D, below)

The entire work area of the parcel will be paved while still meeting the City open space ratio for I-G zoning (see Site Date Table on the Site Plan in the signed and sealed stormwater engineering drawings). This will remove much of the dust that is generated at the site presently. It also will allow the use of less-noisy tires on equipment during operations, which is described in greater detail in Section 3.3.D, below.

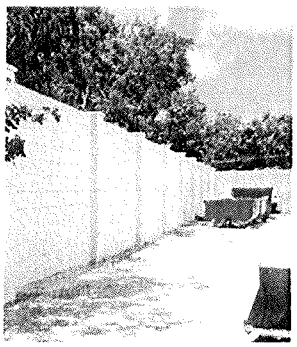
3.2 Buffers

The use of multiple physical sound buffers, such as walls and vegetative buffers, as a combined sound attenuation mechanism has been found to be the most efficient, because taller trees that overtop the solid wall will disburse noise that goes over the top

of the wall and creates a higher shadow zone to prevent noise from bouncing up and over the wall.

3.2.A Sound wall along northern and western property boundaries

As mentioned above, DRS has already installed a 12-foot-tall sound wall along the property lines immediately to the north and west (see photos to right and below). This wall is built of pre-cast concrete constructed to the same standards as highway sound walls. The baffling of sound for activities below the height of the wall will be significant. As specified by the literature, the wall is constructed of solid, non-porous material with a minimum density of 20 kg/m^2 (4 lb/ft^2).



3.2.B Vegetative buffers

A 20-foot-wide vegetative buffer will be installed along the north property line between the sound wall and the work area. As mentioned above, this will be continuous along the pole barn, with some of the stormwater retention area further to the west, which also will contain noise-retarding plantings. This buffer will wrap around the northwestern corner, continuing south as far as possible while maintaining the existing access to the site.

Along the wall, the primary focus of vegetation will include plantings with fuller and taller canopies, utilizing more mature trees to ensure an as-immediate-as-possible, sight- and sound-buffering function. Lower plantings will also be included to prevent sound from bouncing off the wall.

As described in applicable literature, tree plantings will be staged in staggered rows to completely block view to the sound source. Adequate space for growth of trees and shrubs will be provided to prevent crowding. Native evergreen trees will be utilized both to provide continuous, full-year screening and to reduce maintenance and ensure long-term survival and sound buffering. Location of the landscape buffer inside the northern wall, as close to operations as possible, combines and maximizes noise control effectiveness by dispersing noise, preventing it from carrying over the wall.

The USDA National Agroforestry Center notes that the sound produced by the wind passing through the leaves muffles noise, and birds using the trees as habitat produce calls that detract from operational sounds, as well. Attachment 1 is a description of the

noise mitigation factors incorporated into the facility's landscape design by Jeff Houghtaling, RLA.

3.3 Operations

3.3.A Limiting activities to eastern pole barn

As mentioned above, the location of dumping and sorting activities to the easternmost area of the property removes these activities as far as possible from residential land uses to the north and east. While machines will be utilized to load 100-cubic-yard containers with unrecyclable materials within the pole barn, it is anticipated that more than two thirds of the C&D materials brought to the site will be recyclable (see Figure 4).

3.3.B Minimizing grades

The small 3% grade of the access ramp from the entrance and turning area up to the pole barn floor is minor and will not cause additional noise by vehicles having to rev engines more than on a flat surface.

3.3.C Utilizing rubber tires on equipment

The current condition at the site, with an unpaved surface, requires DRS to utilize vehicles with metal treads to assure adequate purchase. The sound of metal treads running over metal can be quite loud.

The new facility will be fully paved, and all wheeled machines (loaders, Skid Steers/Bobcats) will use rubber tires, and if possible foam-filled, which will reduce noise substantially, and foam-filled tires will eliminate the chance of tires popping/exploding.

3.3.D Maintaining mufflers on equipment

DRS will establish and implement a regular, frequent maintenance schedule to assure that mufflers on equipment are consistently functioning at their optimal level. In addition, DRS operators will hand out flyers to all customers bringing C&D to the facility explaining the need for similar maintenance, and if frequent customers (i.e., other specialty haulers) do not comply, they will not be accepted as customers until they do.

3.3.E Shutting off idling equipment

DRS will implement a program of shutting off idling equipment and trucks to reduce vehicle noise. In addition, DRS operators will direct customers to turn off trucks while waiting to deliver their C&D to the pole barn floor. This will also reduce air emissions and fuel wastage.

3.3.F Limiting hours of all activities

Consistent with the City Code requirement specified in Sect. 104.13.2.D, all operations at the facility will be limited to between 7 AM and 6 PM on Monday through Saturday, which corresponds to normal work hours.

3.3.G Continuous onsite management by trained operator

Consistent with Specific Condition No. 7 in the DEP permit for the DRS Facility, "a trained operator shall be on duty whenever the facility is operating." The trained operator will be responsible for ensuring that operations will be consistent with the Operations & Maintenance Plan incorporated by reference in the DEP permit. In addition, the trained operator will be responsible for ensuring that all elements of the Noise Control Plan are met.

3.3.H Providing contact information for concerns

DRS will publish an email address and telephone number for reporting of any problems regarding noise, will investigate complaints immediately and correct any inappropriate activity, and will provide a report to the complainant as soon as possible thereafter.

4.0 CONCLUSIONS

Considerable thought and planning has gone into the design of both the site and operations at the DRS Facility, all of which will contribute significantly to noise control. DRS wants to be a good neighbor, and is making every effort to ensure that Facility operations will accomplish that consistent with permit conditions and this Noise Control Plan.

5.0 REFERENCES

Bentrup, G. 2008. Conservation buffers: design guidelines for buffers, corridors, and greenways. Gen. Tech. Rep. SRS-109. Asheville, NC: Department of Agriculture, Forest Service, Southern Research Station. 110 p.

Cook, David I. and Van Haverbeke. David F. 1974. Tree-Covered Land-Forms for Noise Control, USDA Forest Service, Rocky Mountain Research Station, Research Bulletin 263.

Cowan, James P. This Quiet House-Noise Control for the Home, www.nonoise.org/library/qz7/HomeNoiseControl.pdf.

FHWA Highway Noise Barrier Design Handbook, U.S. Department of Transportation, Research and Special Programs Administration, John A. Volpe National Transportation Systems Center (Volpe Center), Acoustics Facility, in support of the Federal Highway Administration (FHWA), Office of Natural Environment.

FHWA. Keeping the Noise Down-Highway Traffic Noise Barriers, Washington, DC 20590, www.fhwa.dot.gov/environment/keepdown.htm.

Paige, Tom, P. Eng. Outdoor Noise Barriers: Design and Applications. Kinetics Noise Control, Inc. Mississauga, Ontario.

Sustainable Community Forestry Program of Georgia Forestry Commission. 2008. Green Buffers for Screening and Noise Reduction.

Schmidt, Sarah. 2008. How do trees reduce noise pollution? Trees benefit us in even more ways than you knew. *Plenty* Magazine.

Straight, R. 2011. Using agroforestry to buffer noise. AF Note 42. USDA National Agroforestry Center, Lincoln, Nebraska.

FIGURE 1
Location and Zoning Map

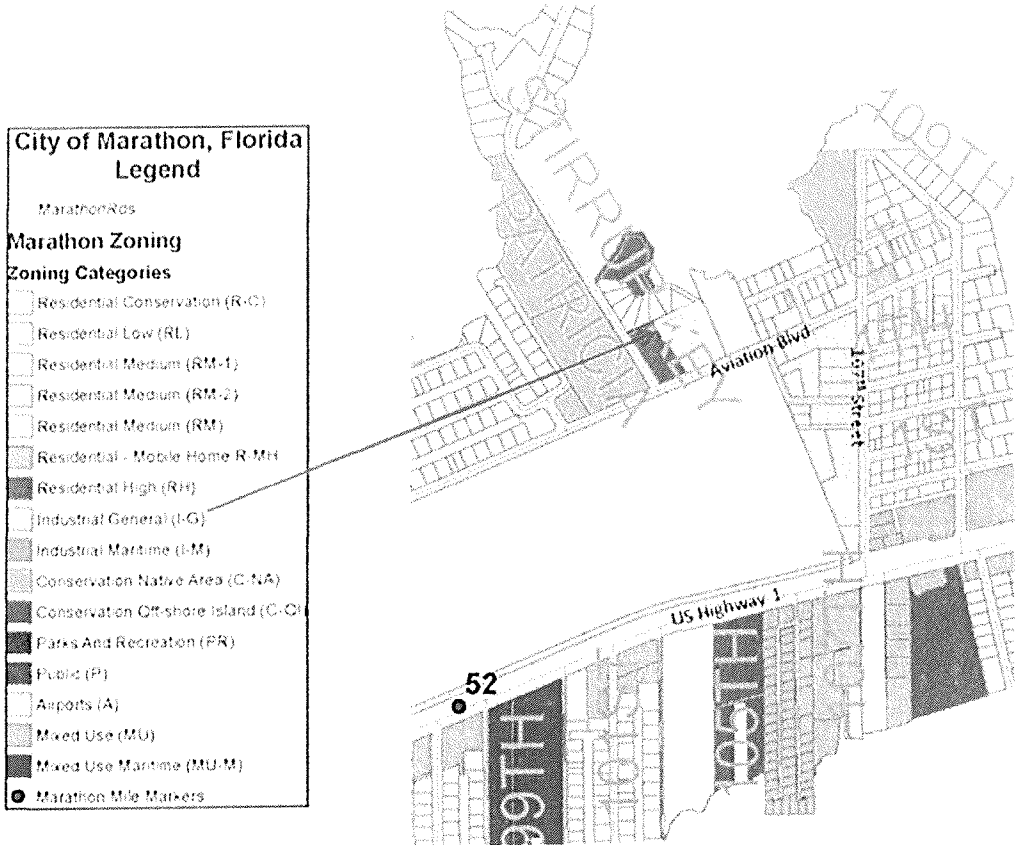


FIGURE 2
Annotated Site Plan

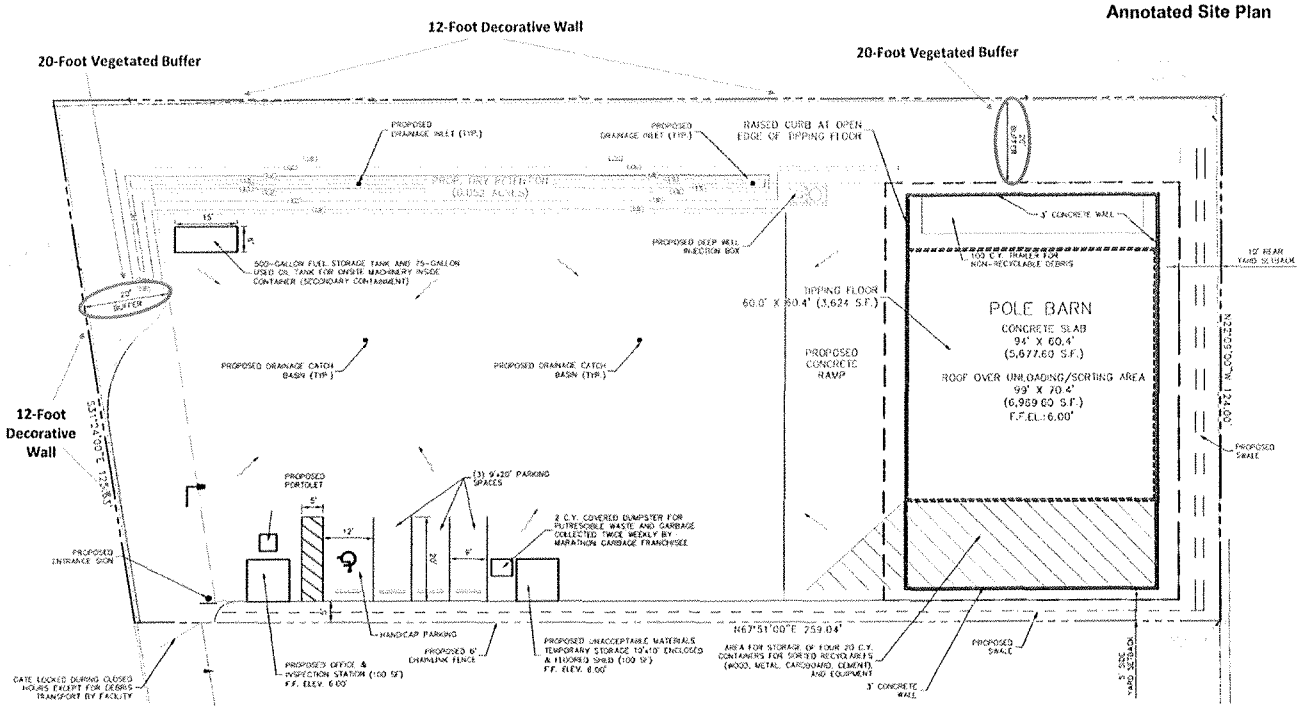


FIGURE 3
Site Plan and Surrounding Land Uses

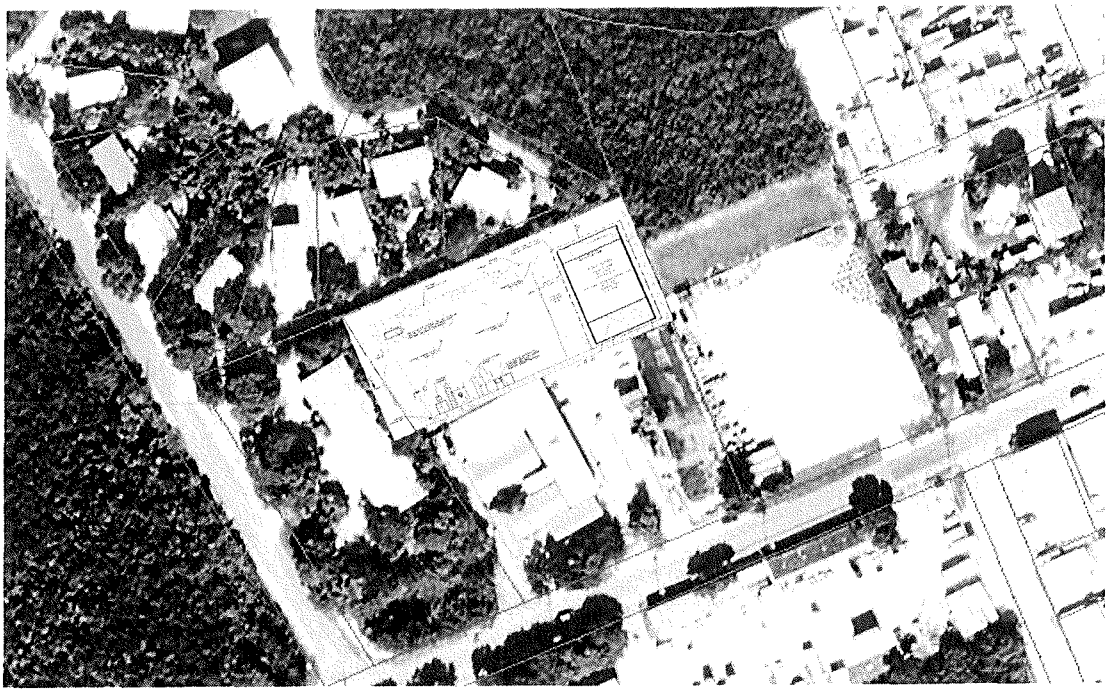


FIGURE 4
Recycling Estimates by Type and Volume

Type of C&D Debris	Percent of daily volume	Volume (cy/day) (a)
TO BE RECYCLED		
Steel, metal pipe and metal scraps		5.0
Mixed load concrete, brick and rocks		30.0
Non-treated lumber and wood scraps		20.0
Clean cardboard		1.5
Yard waste		40.0
Paper		1.5
Plastic		10.0
Glass		0.5
Asphalt		2.0
Recycled Subtotal	68	111.5
NON-RECYCLABLE DEBRIS		
Mixed load asphalt		3.5
Gypsum wallboard		15.0
Non-recyclable rock and soil		15.0
Non-recyclable wood and wood scraps		15.0
PVC pipe		1.5
Paper		1.5
Scrap shingles		5.0
Non-Recycled Subtotal	32	52.0
TOTALS	100	163.5

(a) Based on first year volume projection
cy = cubic yards

ATTACHMENT A

Noise Mitigation through Landscape Design for the Marathon Construction and Demolition Debris Recycling Facility and Transfer Station

Noise pollution can be quite effectively mitigated through thoughtful and strategic landscape planning and design.

A few key factors in designing an effective landscape buffer include: dense layering of plant material of varying textures and heights; adequate width of the planting buffer; close proximity of the buffer to the source of the noise; and the effects of wind blowing through various types of foliage. The calls of indigenous birds can also be quite effective in reducing or blocking out unwanted noise and should be considered as part of the noise control plan for the Marathon Transfer Station.

Layering of the buffer is key to reduction of unwanted noise. It is also important to plant most of the buffer on the side of a wall that is closest to the source of the noise. The layered landscape buffer will absorb and dissipate noise that would normally be reverberated off of the surface of a blank wall. In the case of the Marathon Transfer Station, the entire buffer will run along the south side of the wall, in some places about 20' wide. This is ample room to create multiple layers of palms, trees, and dense understory material to absorb noise from the adjacent area.

It is important to locate the buffer close to the noise source so that the sound waves don't have the ability to travel and spread too far before getting disturbed by the plantings. At the Marathon Transfer Station site, the widest portion of the landscape buffer is directly adjacent to the proposed structure, which is an important benefit to both visually screening the structure and buffering the noise from the site.

Wind is a very important factor in creating "white noise" for noise pollution mitigation. During the summer months in South Florida, when the prevailing winds are coming from the south, this is particularly important. Unwanted noise would be carried with the winds and, with an effective landscape buffer, can be greatly reduced. There are some plants native to South Florida that would be quite effective at producing various levels of "white noise" from winds blowing through their foliage and include **Sabal palmetto** (*Cabbage Palm*), **Cocoloba uvifera** (*Seagrape*), **Clusia rosea** (*Pitch Apple*), **Thrinax radiata** (*Thatch Palm*), **Sweitenia mahogani** (*Mahogany Tree*). These species will certainly be part of the plant palette for the Marathon Transfer Station landscape.

"A properly designed buffer of trees and shrubs can reduce noise by about 5 to 10 decibels—or about 50 percent as perceived by the human ear."—USDA National Agroforestry Center.

Jeff Houghtaling, RLA
JBD Design Inc.
June 2014

Exhibit 4
Dust Control Plan

MARATHON C&D RECYCLING FACILITY & TRANSFER STATION

Dust and Emission Control Management Plan

The paving of all work surfaces of the property will greatly reduce dust generated by work activities from pre-construction conditions. Once the facility is operational, the overall maintenance and operation plan and schedule for dust and emission control is described as follows:

Site personnel for the facility will inspect the site as part of their daily routine. Normal activities include pickup of blowing debris from non-recycling areas such as fences, watering for dust control, yardwork, and cleanup of the general ground. These activities contribute to maintenance of the stormwater system, as well.

A water truck will be used to lay airborne dust onto the ground, followed by a sweeper that will collect dust for disposal.

Vehicle emissions will be controlled through regular vehicle maintenance, both for facility vehicles and for regular customers, and by requiring vehicles to shut down motors when stationary for more than a few minutes, including during waits for access to the property to dump C&D debris. These activities contribute to noise control, as well.

Fire Prevention and Suppression Plan

Fire extinguishers of appropriate size will be mounted around the property, clearly marked, and staff training will include identifying the locations. Sites and types of extinguishers are as follows:

- Five-pound extinguishers will be mounted in each of the four corners of the pole barn, within protective boxes to prevent damage from equipment.
- One, five-pound extinguisher will be mounted in the shed used for unacceptable materials, including used oil.
- One, five-pound extinguisher will be mounted in the office shed.
- One, five-pound extinguisher will be mounted near the 500-gallon fuel storage tank in the northwest corner of the property.

All handling of construction and demolition debris will take place in the pole barn at the far eastern end of the property. Therefore, this geographically limits the location where any fire event could occur. Other measures to prevent fires include:

- Training of spotters and site operators at a State-approved facility to include inspection of loads and rejection of unacceptable materials to the greatest extent possible.
- Personnel training which includes inspections and litter control (reducing combustible materials at the property), and fire fighting and extinguisher use.

A more detailed plan for fire emergency response is outlined in Section 3.c. of the Engineering Report (pp. 11-12) and in Section VI.C. of the Operations & Maintenance Manual for the facility, starting on page 8. Contact information for emergency response is included in the O&M Plan, as well.