

# SITE DEVELOPMENT PLAN

Hawthorn Park Recycling and Disposal Facility

Houston, Harris County, Texas

TCEQ Permit MSW-2185A

Owner/Site Operator/Permittee:



USA Waste of Texas Landfills, Inc.  
24275 Katy Freeway, Suite 450  
Katy, Texas 77494



Submitted By:



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**INTENDED FOR PERMITTING  
PURPOSES ONLY**

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## **1.0 INTRODUCTION**

This Site Development Plan (SDP) has been developed in accordance with 30 TAC §330.63(a). This plan includes criteria used in the selection and design of the Hawthorn Park Recycling & Disposal Facility (referred to hereinafter as “Hawthorn Park RDF,” or “facility,” “landfill,” or “site”) to safeguard the health, welfare, and physical property of the people and the environment through the consideration of geology, soil conditions, drainage, land use, zoning, adequacy of access roads and highways, and other considerations as the specific facility dictates, per the additional requirements of 30 TAC §330.63.

### **1.1 Site Location and History**

The Hawthorn Park RDF is an active 171.6-acre Type IV municipal solid waste (MSW) facility owned and operated by USA Waste of Texas Landfills, Inc. (USA Waste) – a subsidiary of Waste Management of Texas, Inc. (WMTX) – under TCEQ Permit No. MSW-2185. The facility is located at 10550 Tanner Road, approximately 500 feet east of Beltway 8 (Sam Houston Parkway), north of Tanner Road in Houston, Harris County, Texas.

The current MSW facility permit for the site, Permit No. MSW-2185, was issued on April 12, 1994, and added the waste footprint designated as the Center Block. Permit No. MSW-2185 superseded and combined two other MSW permits issued by the Texas Natural Resource Conservation Commission (TNRCC): Permit No. MSW-1643 (West Block) and Permit No. MSW-1448A (East Block). On April 17, 1995, the TNRCC approved a minor amendment of Permit No. MSW-2185, which reduced the acreage of the West Block by 4.1 acres. A closed Type IV MSW landfill (Permit No. MSW-1135) is located southwest of the Center Block. Correspondence regarding closure of this landfill is included in the Closure Plan in Part III, Attachment 7.

### **1.2 Proposed Expansion**

By way of this Permit Amendment Application (PAA), USA Waste proposes to add 38.6 acres to the permitted area of the facility, for a total permitted area of 210.2 acres under Permit No. MSW-2185A. In addition to increasing the overall permitted acreage, the maximum elevation of the landfill will increase. The vertical expansion increases the maximum elevation of waste from 139.4 ft-msl to approximately 227.2 ft-msl, as shown on the Final Contour Map in Part III, Attachment 3, Figure III-3-2.

The lateral expansion of the Hawthorn Park RDF will join the West, Center, and East Blocks, and extend landfill operations south to Tanner Road in the Center Block. The proposed waste disposal area will extend across the previously retained rights-of-way and will include a previously permitted non-waste disposal area used for recycling and offices and the closed Type IV landfill.

USA Waste has leased portions of the property included in the proposed expansion area to third parties, as follows:

- Approximately 14 acres for a Type 5RC compost and mulch facility (Registration No. 104887468) operated by Living Earth Technology Co.
- Approximately 13 acres for a concrete-crushing and recycling facility (Registration No. 105209068) operated by Cherry Crushed Concrete, Inc.

These leases and third-party operations will be terminated upon approval of this PAA, per the terms and conditions set forth in the individual lessee's contract(s) with USA Waste.

### **1.3 Land Use and Zoning—§330.63(a)**

An analysis of land use and potential impact on the area surrounding the facility was prepared by EHRA Engineering. The Land Use Analysis report is included in Part II, Appendix IIA.

#### **1.3.1 Zoning**

The Hawthorn Park RDF is located at a northwest edge of the City of Houston (COH) in northwest Harris County. The permit boundary is entirely within COH corporate limits. Most of the area within a two-mile radius of the permit boundary is within COH corporate limits or within COH extraterritorial jurisdiction (ETJ). All of the area within a two-mile radius of the permit boundary is within Harris County. Neither COH nor Harris County have zoning regulations that control land use within each local government's respective jurisdiction. However, a southerly portion of the City of Jersey Village (COJV) is within the northern limits of the two-mile radius of the permit boundary. The COJV has zoning regulations.

Further details of the zoning conditions are included in the Land Use Analysis report in Part II, Appendix IIA.

#### **1.3.2 Character of Surrounding Land Uses Within One Mile of Facility**

The area immediately adjacent to the permit boundary is mostly industrial or vacant. Between the site and Tanner Road is a crushed concrete and asphalt recycling plant, a swimming pool fabrication facility, a Republic Services office and garbage truck parking lot, and a composting facility (at the site of a closed Type IV MSW landfill). There are five single-family homes between the crushed concrete and asphalt recycling facility, the permit boundary, and Tanner Road. A sampling of the uses south of Tanner Road in the immediate proximity of the site includes a CenterPoint electrical substation, a Lone Star Disposal office and waste container storage lot, a fireplace casting facility, and multiple vacant parcels. Due east of the permit boundary is a stormwater detention pond that serves the Hawthorn Park RDF. South and east of the detention pond are vacant tracts that front upon Tanner Road and Gessner Road, respectively. North of the permit boundary are industrial distribution warehouses. To the west toward Beltway 8 is a granite yard and a large commercial office building.

The prevailing land use in the area is industrial. Many commercial tracts are also located throughout the area, including both office parks and small businesses interspersed between residential and industrial uses. Additionally, there are a handful of older, single-family developments with a number of vacant lots. Two major highways traverse the area (Beltway 8 and US 290). The area can be broken down into several subareas based on the major roadways surrounding the total permit boundary. Current land uses within these subareas include the following:

1. To the north (south of Hempstead Road and east of Beltway 8), almost entirely industrial uses
2. To the far northeast (northeast of Hempstead Road), a mixture of commercial, industrial, governmental, and educational uses
3. To the west (west of Beltway 8), predominantly industrial uses, scattered commercial uses, three mobile home parks, and one large single-family development (Jersey Acres and Hilltop Acres - adjoining subdivisions which function as one development)
4. To the south (south of Tanner Road and east of Beltway 8), mainly single-family (Carverdale, Spring Branch Villa, Westbranch, and Westway Courtyard) and commercial uses, and several industrial, vacant, and church land uses
5. To the east (east of the Site up to the west side of Hempstead Road), a large open area with a detention pond, single-family uses (Carverdale), many vacant parcels, and industrial uses

Further details of the surrounding land uses are included in the Land Use Analysis report in Part II, Appendix IIA.

#### **1.4 Adequacy of Access Roads and Highways—§330.63(a)**

A detailed road and traffic analysis was performed by Jones and Carter for the proposed expansion of the Hawthorn Park RDF. The Traffic Impact Analysis report by Jones and Carter is included in Part II, Appendix IIB-1. Their study involved a field study of the following roadways within one mile of the landfill:

- Tanner Road
- Gessner Road
- Beltway 8 (Sam Houston Parkway)
- Northwest Freeway (US 290)
- West Little York Road
- Brittmoore Road
- Brittmoore Park Drive
- Hempstead Road

Traffic counts were performed to analyze existing traffic volumes at intersections in the vicinity of the site, and traffic projections were developed using the Texas Department of Transportation (TxDOT) Statewide Planning Map Future Projections.

Based on the information presented in the Traffic Impact Analysis report, there are no existing or future restrictions on the main access roadways within one mile of the site that would preclude safe and efficient operations for landfill vehicles and other traffic in the area.

There are no known weight restrictions on the access roadways in the vicinity of the site other than the maximum legal weight limit of 80,000 pounds.

Part II, Appendix IIB-2, includes correspondence with TxDOT, Harris County, and COH.

## 2.0 GENERAL FACILITY DESIGN

### 2.1 Facility Access and Control—§330.63(b)(1)

To protect the public from exposure to potential health and safety hazards, and to discourage unauthorized entry or uncontrolled disposal of solid waste or prohibited materials at the facility, a minimum of three-strand barbed wire fence or a steel fence will be installed along the permit boundary.

The perimeter fencing and entrance gate will be inspected once each month for integrity. Maintenance will be performed as needed to correct normal wear and tear. Site personnel or a contractor will perform repairs as needed. If a total breach of the fencing is detected, a temporary or permanent repair will be made within 24 hours of detection. The Site Manager will notify the TCEQ regional office of the fencing breach within 24 hours of detection if a repair cannot be completed within 8 hours of detection.

Access to the Hawthorn Park RDF facility is provided via Tanner Road and the unnamed site entrance road off Tanner Road. Since the facility is located within the city limits of Houston, many routes can be taken to reach Tanner Road. However, the primary means of access to Tanner Road are Gessner Road and the West Sam Houston Parkway (the main roads of which are a tollway). Vehicles will enter and leave the site using the same entrance road off Tanner Road.

The unnamed facility entrance road is paved with two lanes and is approximately 40-feet wide. Tanner Road is a two-lane paved roadway. Gessner Road is also paved, with a minimum of four lanes around the site, separated by curbed medians. The main lanes of West Sam Houston Parkway are constructed of 10-inch steel reinforced concrete and the frontage roads are also constructed of 10-inch steel reinforced concrete pavement.

Gessner Road, the Sam Houston Parkway frontage road, and Tanner Road are public roads available for use by site traffic; the tollway is also available for use. Gessner Road and Tanner Road are maintained by COH. The tollway frontage is maintained by TxDOT, and the tollway main is maintained by the Harris County Toll Road Authority. There are no known weight restrictions on the access roads other than the maximum legal weight limit of 80,000 pounds. The carrying capacity of these roads and their associated intersections are adequate to accommodate site traffic.

Access control to the site is provided by a combination of fencing and landscaping, including drainage features, around the perimeter of the facility and a gated entrance. The entrance gate is designed to provide complete access restriction when the site is not open, yet allow adequate space for vehicles to enter and exit when the facility is open.

Landfill users will be required to stop at the gatehouse and conduct appropriate business transactions prior to proceeding to the disposal area(s). Unauthorized vehicles will not be allowed to proceed past the

gatehouse. At this point, the vehicles are screened for waste type, as necessary. If prohibited waste is identified or suspected in any load, the prohibited waste procedures in Section 5.6 of the Site Operating Plan in Part IV will be followed.

The wastes that the facility will accept or otherwise be authorized to accept are outlined in Part II, Section 2.1, and in Section 5.5 of the Site Operating Plan in Part IV. The Site Manager is authorized to and may reject any waste materials which may cause an odor or nuisance, or which may otherwise require excessive or special on-site handling requirements.

Within the facility, signs will be placed along the access road and haul roads at appropriate locations to direct users to disposal areas, and to identify which roads are to be used. Signs with directional arrows and portable traffic barricades will help to direct traffic to designated disposal locations. Signs will be placed along the access route to the current disposal area or other designated disposal areas that may be established. Roads not being used for access to disposal areas may be blocked or otherwise marked for no access.

The weight (or volume) of all vehicles will be recorded upon entering the site. Records of such weights (or volumes) will be kept for a period of three years and made available to TCEQ upon request.

## **2.2 Waste Movement—§330.63(b)(2)**

Part III, Attachment 1, Figure III-1-1 is a flow diagram that indicates the storage, processing, and disposal sequences for the various wastes received at the facility. Part III, Attachment 1, Figure III-1-2 provides a schematic view of the phases of collection, separation, processing, and disposal for the various wastes received at the facility.

The potential sources of odor at the facility have been identified and a plan has been developed to address these sources. The Odor Management Plan for the facility is included as Section 16.0 of the Site Operating Plan in Part IV.

As shown on Part III, Attachment 1, Figure III-1-2, the facility has various storage and processing areas. These areas include:

- Large item salvage and white goods staging area (only non-chlorinated fluorocarbon [non-CFC] containing white goods are accepted for disposal)
- Wood recyclable materials staging and processing area
- Construction and demolition recyclable materials staging and processing area

A description of each of these areas, including a discussion of generalized construction details, follows.



### **2.2.1 Large Item Salvage/White Goods Staging Area**

Large items and white goods removed from the active working face are typically staged on the ground near the active working face. The large items and white goods are subsequently transferred into steel roll-off containers for staging until transported to an off-site recycler. White goods containing CFCs are not accepted at the facility. The roll-off containers will be removed from the site when completely full or otherwise every 180 days or less to ensure that these materials do not create a nuisance.

The large item staging area will be located on open ground within the waste footprint; no construction of the staging area is required. An initial proposed location of the large item staging area is provided on Figure III-1-2, but the large item staging area will be relocated periodically consistent with adjustments to the active working face as disposal operations progress throughout the waste footprint.

### **2.2.2 Wood Recyclable Materials Staging and Processing Area**

Wood and brush materials are often received at the facility. These materials are directed to the wood recycling area where they are sorted and chipped, ground, mulched, and segregated. The recycled products may be reused or disposed of on-site.

The size of the stockpiles may vary depending on the amount of wood recyclable materials received at any given time. Since the materials are inert, stormwater run-on and run-off controls specific to the wood recyclable materials staging and processing area are not proposed. Also, since these materials will continuously be recycled and reused for site operations, there is no time limit on their storage.

Wood recyclable materials will initially be stockpiled and processed at the location shown on Figure III-1-2, but the location of the wood recyclable materials staging and processing area may be adjusted based on evolving site conditions. The area will always be located on open ground within the proposed waste footprint; no construction of the area is required. The area will not be within 50 feet of the permit boundary or within any easement or right-of-way that crosses the site.

### **2.2.3 C&D Recyclable Materials Staging and Processing Area**

Inert construction and demolition (C&D) recyclable materials, such as metal, brick, concrete, rubble, and aggregate, are often received at the facility. These materials are directed to the C&D recyclable materials staging and processing area where they are stored and sorted. The sorted materials may be reused or disposed of on-site. Inert C&D materials may be used by the facility on access roads, drainage structures, etc.

Inert C&D recyclable materials will initially be stockpiled and processed at the location shown on Figure III-1-2. The size of the stockpiles may vary depending on the amount of C&D recyclable materials received at any given time. Since these C&D recyclable materials are inert, stormwater run-on and run-off controls

specific to the C&D recyclable materials staging and processing area are not proposed. Also, since these materials will continuously be reused for site operations, there is no time limit on their storage.

Non-inert C&D materials, such as reclaimed asphalt pavement and shingles, are also received and staged on-site. The staging area for non-inert C & D materials will be located above existing lined disposal areas and will be relocated as the active working face moves. Surface water management and other environmental controls will be provided as outlined in Appendix IV-B in the Part IV, Site Operating Plan. If any shingles containing asbestos are discovered, the material will be removed from the facility as the Hawthorn Park RDF is not permitted to accept and dispose of this special waste.

The C&D recyclable materials staging and processing area is located on open ground within the proposed waste footprint; no construction of the staging area is required. The location of the area may be adjusted based on site conditions. The area will not be within 50 feet of the permit boundary or within any easement or right-of-way that crosses the site.

Details for operation of this area are included in the Construction and Demolition (C&D) Material Recycling Plan included as Appendix IV-B in the Site Operating Plan in Part IV.

## **2.3 Protection of Endangered Species—§330.63(b)(5)**

The potential impact on U.S. Fish and Wildlife Service (USFWS) federally listed and Texas Parks and Wildlife Department (TPWD) state listed threatened and endangered (T&E) species at or near the site was assessed. Federal and state listed species assessments for the project were conducted by qualified biologists and are included as Appendix IIE-1C and Appendix IIE-2B in Part II.

In accordance with 30 TAC §330.61(n)(2), an assessment was submitted to USFWS and TPWD for locations and specific data relating to endangered and threatened species in Texas.

A copy of the State Listed Species Habitat Assessment Report, the TPWD Habitat Assessment Program Review Request, and correspondence with TPWD is included in Part II, Appendix IIE-1. A copy of the Federally Listed Species Habitat Assessment Report and correspondence with the USFWS for federally listed species are included in Appendix IIE-2. In summary, it was determined that the project would have *no effect* on the five federally listed species; therefore, impacts on federally listed species are not anticipated for the project. Potentially suitable habitat was determined to be present in the project area for 29 of the 83 state listed species.

### **2.3.1 Texas Parks and Wildlife (TPWD) Recommendations**

The following are TPWD's recommendations for species protection. The full letter and correspondence with TPWD is included in Part II, Appendix IIE-1D.

- Provide pre-construction training to all construction personnel for the identification and reporting of protected species, as well as describing the relevant rules and regulations that protect wildlife, including the penalties for harassing or harming protected species. This could include preparing a leaflet to be used as a training refresher for construction personnel on the identification and reporting of protected species.
- Any vegetation clearing should be scheduled outside of the general bird nesting season of March 15th to September 15th; however, if clearing must occur during nesting season, nest surveys should be conducted prior to clearing. Nest surveys should be conducted no more than 5 days prior to construction to maximize detection of active nests. If nests are observed during surveys, a vegetation buffer area of no less than 150-feet in diameter should remain around the nest until all young have fledged.
- If federally listed species are encountered during construction, work should stop immediately. The USFWS – Clear Lake Ecological Services Office should be contacted at (281) 286-8282 regarding compliance with the ESA.
- If during construction, the project area is found to contain rare species, natural plant communities, or special features, TPWD recommends that precautions be taken to avoid impacts to them.

The site is currently an operating MSW landfill and all of the site, with the exception of approximately 10 acres north of Center Block, has been cleared and developed as authorized under previous registrations and permits, and under the current permit MSW-2185. However, the above recommendations will be considered prior to development of this 10-acre area.

Development and operation of the Hawthorn Park RDF will not result in the destruction or adverse modification of the critical habitat of endangered or threatened species, or cause or contribute to the taking of any endangered or threatened species.

### **3.0 FACILITY SURFACE WATER DRAINAGE DESIGN**

The facility is designed to comply with the requirements of 30 TAC §§330.63(c), 330.303, 330.305, and 330.307, which are the TCEQ regulations applicable to surface water drainage for MSW landfills. The Facility Surface Water Drainage Report in Attachment 2 to this SDP includes analyses of the pre-development and post-development conditions; design of the surface water management system, including perimeter channels, add-on berms, detention and sedimentation ponds and other appurtenances; an erosion and sedimentation control plan (including best management practices); an evaluation of the 100-year floodplain; and a maintenance and restoration plan. The analyses in this report demonstrate that existing drainage patterns will not be adversely altered as a result of the proposed landfill development.

#### **4.0 WASTE MANAGEMENT UNIT DESIGN**

In accordance with 30 TAC §330.63(d)(4), the Waste Management Unit Design Report in Attachment 3 of this SDP was prepared to address the requirements for landfill units. The report includes provisions for all-weather operations and access; the proposed landfill method; minimum and maximum design elevations; solid waste acceptance rates; site life; cross-sections and design details; and a liner quality control plan.

## **5.0 GEOLOGY AND SOILS**

In accordance with 30 TAC §330.63(e), the Geology Report in Attachment 4 to the SDP was prepared by a qualified groundwater scientist. This report summarizes available data related to regional and local geology and aquifers in the area of the site. Based on a review of this data, and on the results of geotechnical investigations conducted at the site, the geology, hydrogeology, and soil conditions in the site area are suitable for the continued operation of a MSW disposal facility.

## 6.0 GROUNDWATER CHARACTERIZATION AND MONITORING

In accordance with 30 TAC §330.63(f), the Groundwater Monitoring Plan in Attachment 5 to the SDP was prepared for the facility by Biggs & Mathews Environmental (Biggs & Mathews). This report includes discussion, evaluations, and figures that provide the information required by 30 TAC §330.63(f) and §§330.401 through 330.421. The Groundwater Monitoring Plan includes information on the most likely pathways for pollutant migration beneath the facility; data on the quality of the site groundwater; a design of the proposed groundwater monitoring system; and requirements for groundwater sampling and analysis. A Groundwater Sampling and Analysis Plan (GWSAP), also prepared by Biggs & Mathews, is included as Appendix III-5B in Attachment 5.

## **7.0 LANDFILL GAS MANAGEMENT**

The facility's Landfill Gas Management Plan in Attachment 6 to this SDP includes discussion, evaluations, and drawings that provide the information required by 30 TAC §§330.63(g) and 330.371. The plan provides a site-specific approach for implementing landfill gas monitoring and control, including the requirements and procedures for landfill gas monitoring using perimeter probes; combustible gas monitors in site structures; recordkeeping and reporting; and a contingency plan to be implemented in the event that concentrations of methane in excess of the regulatory limits are measured at the permit boundary or in on-site structures.



## 8.0 CLOSURE

In accordance with 30 TAC §330.63(h), a Closure Plan, included as Attachment 7 of this SDP, has been developed for the facility. The plan includes discussion, evaluations, and drawings that provide the information required by 30 TAC §§330.63(h), 330.453, 330.459, and 330.461. This plan includes a description of the steps that will be undertaken to close each filled disposal unit and each material staging and processing area, a general schedule for final closure, a description of the final cover system, and the methods used to install the cover.

In accordance with 30 TAC §§330.63(j), 330.503, and 330.505, a closure cost estimate has been prepared for the facility. This cost estimate, included as Attachment 9 of this SDP, was developed in accordance with the Closure Plan, and is based on the cost of hiring a third party to close the facility at the point in the facility's operating life when the extent and manner of its operation would make closure the most expensive. The breakdown of the closure cost estimate, presented in Part III, Attachment 9, Appendix III-9A, is based on closure of a 129.8-acre area.

## 9.0 POST-CLOSURE

In accordance with 30 TAC §330.63(i), a Post-Closure Plan, included as Attachment 8 of this SDP, has been prepared for the facility. The plan presents the information required by 30 TAC §§330.63(i), 330.463, and 330.465. Post-closure care maintenance will begin at the facility immediately upon the date of final closure, as approved by TCEQ. The Post-Closure Plan incorporates monitoring and maintenance activities specific to groundwater monitoring and gas management that will be performed throughout the post-closure period.

In accordance with 30 TAC §§330.63(j), 330.463(b)(3)(D), and 330.507, a post-closure cost estimate has been prepared for the facility. The cost estimate is based on the cost of hiring a third party to conduct post-closure care activities for the facility in accordance with the Post-Closure Plan. The estimate accounts for the total cost of conducting post-closure care for the largest area that could possibly require post-closure care in the year to follow, including annual and periodic costs as described in the post-closure plan over the entire post-closure care period. The breakdown of the post-closure cost estimate is presented in Part III, Attachment 9, Appendix III-9B.