

Questions related to re-zoning and site location

Question: Why not the Lake Pleasant Parkway industrial zoned areas off Rt. 303 and away from housing developments?

Answer: The Lake Pleasant Parkway/Loop 303 interchange is too remote for any existing trash streams to be useful as a transfer station. The reduction in local trash truck travel distances would not be significant.

Question: What other sites have been considered for this? Why isn't an area on the 60/Grand Avenue, toward Wickenburg being explored?

- **Answer:** We evaluated over 40 potential properties in the Northwest Valley, and we feel the proposed location is ideal. It is located close to the Loop 303 and would utilize no existing residential roads. It is in a future industrial park and does not require rezoning from either commercial or residential uses. And, as noted earlier, transfer stations are most effective when located near existing waste collection and recycling routes. This is one of the fastest growing zip codes in Maricopa County.

**Note: Other variations of this question were asked at the meeting. They are not included on this document due to redundancy.*

Question: When will the rezone be made to the County for the rezoning from I-2 to I-3 associated with this proposed project? Who will be making the application, Republic Services or the WestWing Industrial Park, LLC developers?

- **Answer:** Republic Services has filed a pre-application for the rezoning. Once the pre-application process is complete, Republic Services will be permitted to file the rezoning application, and that lengthy, public process is expected to take about 9 months. Republic Services will be making the application with the authorization of the WestWing Industrial Park owners.

Question: Will the rezone allow public comment as part of the Board of Supervisors review and approval?

- **Answer:** Yes. Public comment is welcome and encouraged during any rezoning process.

Question: If the area is rezoned as I-3, would this not create the potential for other I-3 uses/industry to move in?

- **Answer:** The rezoning application would only be valid for our 10-acre parcel. The 65-acre remainder of the existing industrial park would remain zoned I-2, allowing a full range of manufacturing, trucking, and warehouse activities.

Question: What is the difference between I-2 and I-3 zoning?

- **Answer:** Maricopa County I-2 zoning allows truck depots, warehouses, and manufacturing. I-3 zoning is intended for uses that are not included in the I-2 list, and that includes transfer stations.

Question: What, to your knowledge, is going in the rest of the industrial park?

- **Answer:** We don't know. The existing zoning allows manufacturing truck depots and warehousing.

Question: Is the property already owned by you, thereby making it attractive to you?

- **Answer:** No, Republic Services is under contract to purchase the property, and that is contingent on a successful rezone.

Question: Will Republic Services notify the Corte Bella HOA when the rezoning application is filed?

- **Answer:** Yes, Republic Services will remain in contact with Corte Bella through the process.

Question: When was this land zoned for industrial?

- **Answer:** The County Board of Supervisors approved the I-2 rezoning of the WestWing Industrial Park in Fall 2019.

Question: We are not serviced by Republic Services. How would this keep our prices down as is being promoted in your literature?

- **Answer:** The same way any business competition keeps prices under control. One gas station in a community can charge higher prices. Multiple gas stations in an area can keep prices under control as businesses compete. Transfer stations reduce labor, maintenance and fuel costs to municipalities, saving cities money and those savings could be passed along to you, the customer. In addition, because trucks do not have to travel as far to recycling centers or landfills, there are fewer vehicle emissions and less wear and tear on roads.

Questions related to operations and safety

Question: You've talked about tipping floors earlier. What is a tipping floor?

- **Answer:** The tipping floor is the concrete pad inside the transfer facility. It is where the local trash and recycling trucks "tip" or empty their contents.

Question: The danger of an electrical substation in the area is very real. I don't understand proposing such a facility in that location.

- **Answer:** We do not believe the substation proposes any fire risk to any of its neighbors, whether it be the fire station the single-family rental homes, the RV storage facilities or the existing industrial park. That would include our facility as well. Regardless, the transfer station will be equipped with best-in-class equipment, including fire suppression, along with well-trained employees.

**Note: Other variations of this question were asked at the meeting. They are not included on this document due to redundancy.*

Question: What cities or communities in the Northwest Valley does Republic serve now? And who are you planning to serve?

- **Answer:** Republic Services serves commercial and industrial customers throughout the Northwest Valley. Like any business that is growing and competing, we hope to expand our customer base. We think other local haulers in the area will see the economic benefit to them to stop driving their local trucks long distances and use our facility instead. This would dramatically shorten their travel times.

Question: It has been said to me by Stephen Herring that Republic plans to have in the beginning 3 to 5 trucks with one transfer truck at the site.

- **Answer:** We anticipate 3 to 5 trucks will utilize the facility each hour while it's open. This estimate includes both local and transfer trucks.

Question: What are the proposed daily tonnages the facility will handle?

- **Answer:** That will vary depending on the size of the trucks using the facility. Typically, we estimate between 100 and 175 tons per day.

Question: Where are the empty trailers parked while waiting to be filled with garbage? How are these empty trailers cleaned to prevent odor and rodent infestation?

- **Answer:** The transfer vehicles will queue on the property and leave as soon as they are loaded with materials. Empty trailers are stored off-site at another location.

Question: How will transfer trucks be stored if they are only half full at the close of business? Will you pull it into a bay or leave it outside?

- **Answer:** One or two transfer trailers (for trash and recycling) half-full at the close of business would be tarped and stored within the "tunnel" inside the facility. Every evening all bay doors of the facility would be closed. No transfer trailers would be stored overnight outside the facility.

Question: Will the trucks have back-up alarms and how far will that noise travel? Will we hear the alarms?

- **Answer:** Local vehicles do have back-up alarms. Our site plan calls for the local vehicles to back up on the north side of the facility (where the bay doors are located), thus mitigating any noise. Regional vehicles would not back up at the site. We believe any sound coming from the facility will be negligible, compared to existing noise on the Loop 303.

Question: Is there any hazardous materials or medical waste deposited at this location? If yes, and there is a spill, what is your operational plan for this type of emergency?

- **Answer:** No. Republic Services does not accept or haul hazardous or medical waste at this facility. Those materials are handled by specialized waste hauling businesses.

Question: How do you guarantee that no toxic materials will get to the station?

Answer: We have screening to detect and reject any such material.

Question: Who inspects the transfer station and how often? The website says up to 80 trucks daily.

- **Answer:** ADEQ and Maricopa County have jurisdiction. A quick clarification: the website says 80 truck trips daily. One vehicle entering and then subsequently exiting counts as two traffic trips. So only 40 trucks daily.

Question: How do we know you will abide by your expressed commitments? It's easy to say things now but as this area grows over the next 5-10 years, what keeps you from changing your mind?

- **Answer:** These commitments would be submitted as part of our public approval process. If we don't adhere to them, the County can cite us and, ultimately, revoke our permit.

Question: Where do you next take the waste & recycle material? Is it to the landfill off I-17 and 101? Would it make sense to have a transfer station closer to the landfill?

- **Answer:** Trash would be taken to the Republic Services landfill located in Buckeye and the recycling would go to either the City of Phoenix's facility or a Republic-owned property under construction in the East Valley. It would not make sense to locate the transfer facility near the landfill for the reasons noted previously.

Questions related to odor and traffic

Question: How often do you rinse the area?

- **Answer:** We do a dry sweep of the floors each night. We do not typically rinse the tipping floor as water can result in leachate production.

Question: The proximity to planned communities is not acceptable. You cannot promise that this service will not affect our communities with increased truck traffic and potential smells.

- **Answer:** Actually, the very purpose of a transfer station is to eliminate truck traffic off the 303, cutting truck trips by two-thirds. There would be more trucks on the 303 without a transfer station. We think the absence of a transfer station to serve the communities in this area, when the rest of the Valley already has this service, is not acceptable. Republic Services has a long-standing commitment to being a good neighbor. We are taking extra precautions to ensure that truck traffic and odor is not a nuisance. For example, the truck bay doors will be located on the north side of the facility, at the furthest point from residential developments, and they will be closed

nightly. We propose to build an access road that will allow trucks to enter and exit directly from the Loop 303, away from neighborhoods.

Question: Heat and garbage mean smell. How can you promise that in the hot months of summer that your facility will have sufficient cooling to mitigate this situation?

- **Answer:** As you know, Republic Services is an Arizona-based company and we operate several transfer stations and other facilities throughout this region, so we're very familiar with the market. The operational commitments we've made, and the odor mitigation efforts we employ, are designed to work in both the winter and summer months.

Question: There is no question that the increase in truck traffic may create a significant increase in noise, including those accelerating and heading north on El Mirage. Is Republic Services prepared to help the community find effective noise mitigation techniques and is Republic services prepared to fund those efforts.

- **Answer:** We do not believe there will be a need for noise mitigation. Here's why. Trucks will not be accessing the transfer facility from El Mirage. They will be accessing the facility from a not-yet-built-access-road at Exit 123, on the north side of the Loop 303. Further, daily traffic to and from the facility is estimated to be 40 trucks, which represents less than 0.2% of the 30,000 daily trips on the 303.

Question: Why do you say this won't impact roads? Are you committing that you will not drive garbage trucks or transfer trucks on the 303, El Mirage and Grand Avenue?

- **Answer:** Local trucks are already driving these roads today. If we can cut those trips by two-thirds, with the addition of a transfer facility, then the 303 will be in better shape than it is today, with fewer long-distance truck trips. We are conducting a traffic study and are confident that this transfer facility will have a negligible impact on existing traffic counts. The vehicles that service you now will continue to do so, but one of the benefits of this critical infrastructure is the reduction of wear and tear on local roads. The traffic study will be shared on WestWingTransfer.com as soon as its available.

Question: You said no additional traffic on local roads, but by opening to landscapers and others, they will use El Mirage as an access point, which would increase traffic in our local housing areas.

- **Answer:** As a follow-up to the previous answer: the vehicles (landscape or otherwise) that service you now will continue to do so. But any vehicle wishing to utilize the transfer facility will only be able to access it via Exit 123, on a yet-to-be-built road, north of the Loop 303. The facility will not increase vehicle traffic in area neighborhoods, and we are currently conducting a traffic study that includes El Mirage and the 303.

Question: The trucks that currently exit the 303 at El Mirage are noisy and the sound barrier is ineffective. What will you do to mitigate this noise?

- **Answer:** We are prohibiting our larger transfer trucks from using their air or "jake" brake, which will greatly reduce noise coming from vehicles that enter or exit the 303 from Exit 123.

Question: Will noise impact be part of the traffic study?

- **Answer:** No, it is not.

Question: What hours would the trucks be coming and going and creating noise?

- **Answer:** The proposed hours of operation are 5 a.m. to 6 p.m., Monday through Friday, with reduced hours of operation on Saturday. There will be more restricted hours of operation for landscapers and residential customers utilizing the bulk drop off option, but those have not been established yet.

Question: How does a highway or power station mitigate airborne odors?

- **Answer:** They don't, although a highway obviously generates an enormous amount of emissions, more than any single other business operating in your community. But our proposed location utilizes the Loop 303 and the substation as buffers between the transfer station and residential areas. Further, we have committed to using best-in-class technologies and design to mitigate noise and odor issues. These include sweeping the tipping floor nightly, utilizing anti-odor misting systems, closing the bay doors every evening, locating the bay doors on the north side of the parcel, away from residential areas, and building a future access road from the Loop 303 to the facility.

Question: Have the misters been used at other Republic transfer stations? If so, which ones?

- **Answer:** Yes, misters are present in most of our transfer facilities nationwide.

Question: How far does this misting scent travel? Would we smell this in our community?

- **Answer:** The misters are located on the inside of the facility, by the bay doors, on the north side of the building, and are meant to keep any odor within the building. We do not anticipate the scent will leave the site.
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Questions related to property values

Question: How can you state that there is no impact on property values, odor and noise and the location is not close to residential areas?

Answer: We feel confident in saying this because we are unaware of any study showing a correlation between transfer facilities and decreased property values. In fact, there are 32 transfer stations in Maricopa County, and home values throughout the county increased by more than 17 percent in 2020.

**Note: Other variations of this question were asked at the meeting. They are not included on this document due to redundancy.*

Question: Are you aware of the EPA's 63-page study that states that transfer stations in fact decrease property values?

- **Answer:** We are aware of the document you are referring to, but it is not a study. There was no evaluation or examination of property values and there were no conclusions drawn backed by data. Rather, the EPA document detailed considerations for siting a transfer station. In one paragraph, the agency noted that locating too many industrial and environmental facilities in low-income communities could potentially further depress property values in the area. None of these factors are relevant to the WestWing site.

Question: Who was there first – you or the homes?

- **Answer:** Homes. Rapidly growing communities require infrastructure and services to support the residential and commercial development. For example, who was here first: the homes or the grocery stores? The grocery stores did not arrive until after the people did. The same is true for us. That’s why this recycling and transfer facility is now needed. It was not needed before. Your trash and recycling are what makes this business viable.

Questions that don’t immediately fit into other categories

Question: Are you aware there is a petition with over 1,900 signatures opposing your request?

- **Answer:** Yes. We encourage anyone with questions or concerns to visit westwingtransfer.com

Question: How much community input has been scheduled to discuss the feasibility of this project and the impact on residents?

- **Answer:** We have conducted three town halls, organized two site tours, responded to more than 100 emailed questions, and met with several community HOAs. These outreach efforts are continuing now and throughout the re-zoning process.

Question: I have spoken to Mayor Carlat and if violations occur it would not be the City of Peoria that is responsible. That would be up to Maricopa County.

- **Answer:** That is correct. The proposed site is in unincorporated Maricopa County and it would have jurisdiction.

Question: What independent studies have been done in other Phoenix metro areas to evaluate the value and effectiveness of these transfer facilities?

- **Answer:** We are not aware of any such studies in Maricopa County. However, transfer facilities are effective when they reduce truck traffic, reduce wear and tear on roads, provide efficient disposal options and exist in convenient, easy to access locations. There is a reason these facilities exist all over the Valley today: they work.

Question: Will you combine your trash facility at this location with corporate services like you have at other locations?

- **Answer:** No. This will be a recycling and transfer facility only.

Question: With a 17,000 square foot facility there is lots of land to expand on. What guarantee do we have that there are no plans for additional growth?

- **Answer:** The facility is designed to accommodate at least 15 years of growth. If an expansion is required in the future, there is only room for one additional bay. That would bring the total footprint to a maximum of 20,000 square feet.

Question: What is the timeline for opening of this site?

- **Answer:** The rezoning application takes 9 months. After that we would have to construct the proposed access road. Assuming no delays, we anticipate being operational in 2023.

Question: Who are your commercial customers? What kind of trash is coming from them?

- **Answer:** Potential customers include municipalities, other haulers, and Republic Services. Trash will be what is considered standard “front load” waste. Think items that might come from a department store, office building or gas station.

Question: What other transfer facilities are located so close to residential areas? Google Earth measurement shows this facility would only be about 2,200 feet from the nearest residence.

- **Answer:** All the existing transfer stations we have suggested that you and your neighbors drive by are within a quarter of a mile of homes. It’s not uncommon for transfer facilities to be within ½ a mile, or even a ¼ of a mile from the nearest residence, and that’s true in Maricopa County as well. We feel this site is particularly advantageous because it’s sheltered from residential areas by the Loop 303 freeway and the WestWing substation.

Question: Please clarify your statement about once a month bulk drop off. Is it true that it will not be picked up and residents will have to take their bulk waste to your facility?

- **Answer:** Yes, the free monthly bulk disposal is a benefit to residents. You will have to bring your items to the facility. We cannot pick them up as other providers have exclusive contracts for waste disposal.

Question: Would you please ask about a traffic light that could be installed at the new access road exit?

- **Answer:** Traffic lights are installed based on the traffic volume and flow of each intersection. Maricopa County Department of Transportation would be the governing body responsible for deciding whether to install a traffic light at that location.

Question: On average, how much in property taxes do your facilities pay?

- **Answer:** At Cave Creek we paid a little over \$100,000 last year. At Chandler, a smaller facility without business offices, we paid a little over \$30,000 last year.

Question: Can you discuss the Rainbow transfer station in California and how that situation will not occur here?

- **Answer:** Republic Services acquired the Rainbow transfer station when it purchased Rainbow Environmental Services, which means we inherited the facility in an “as is” state. We have since funded tens of millions in improvements to the site, including a new 45,000 square foot building, best-in-class ventilation systems and filtration and other odor mitigation measures. We don’t consider Rainbow and WestWing to be comparable because we will be constructing this site ourselves as a best-in-class facility.

Question: What about security at the facility after hours?

- **Answer:** Our property will be surrounded with fencing and gates and will be equipped with security cameras and monitoring. The bay doors of the transfer facility will also be closed nightly. We do not anticipate any issues with trespassing.