

**Part III  
Attachment III-A**

**SITE DEVELOPMENT PLAN NARRATIVE**

**Pescadito Environmental Resource Center  
MSW No. 2374  
Webb County, Texas**

**PESCADITO**  
ENVIRONMENTAL RESOURCE CENTER

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Prevention Plan (SWPPP). The SWPPP will be prepared to reflect the design conditions of the landfill and related facilities. The SWPPP and TPDES General Permit will be obtained prior to being required due to construction of the facility. (See Part II, Attachment H for TPDES certification).

Onsite surface water will be controlled with a variety of structures designed to collect and direct discharges through the project site to downstream discharge points. (See Part III, Attachment III-C). The system will include contouring, slope berms, protected downchutes, collection channels, perimeter ditches, and detention/sedimentation ponds.

### **1.3 Land Use and Zoning**

The Land-Use Map is presented as Part II, Figure 8, and shows the existing land uses within one mile of the facility. The land use presented on this map was obtained by observation and examination of recent aerial photographs, and is believed to be accurate as of the date of the photograph, which was taken in 2008. This land use information was checked by visual observation in June 2010 and again in 2013, 2014 and 2015. The current land use is shown on Figure 8 of Part II, and is as described in the Land Use Map Legend.

Current, recent and historic land use within the facility boundary is the same; cattle ranching and production of natural gas. Part II, Figure 9 is provided to show oil and gas wells in the area of the facility. Additional information on oil and gas wells can be found in Part III, Attachment III-E. Numerous roads, ranging from all-weather gravel surfaced roads to unimproved lanes, exist in the area, primarily to serve oil and gas exploration and production. This same land use extends for at least 3 to 5 miles in all directions from the facility.

The landfill and related facilities at the site will not have an adverse impact on human health or the environment in the area surrounding the facility. There is no existing zoning that would prohibit this proposed use, and no approval or special permit is required from any local government.

The site area has a very low population density, with no residential dwelling units within 500 feet of the proposed facility. Fewer than 10 persons live within a one-mile radius of the facility. The closest residential dwelling units are two structures at the Yugo Ranch headquarters about 2,100 feet southwest of the facility boundary. The next closest residential structures are at another ranch headquarters located approximately 2 miles away to the northwest.