



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: October 15, 2008 **REPORT NO. PC-08-063**

ATTENTION: Planning Commission, Agenda of October 23, 2008

SUBJECT: SYCAMORE LANDFILL MASTER PLAN – PROJECT NO. 5617;
PROCESS 5

REFERENCE: Planning Commission Resolution No. 3355 (Attachment 11)

**OWNER/
APPLICANT:** Sycamore Landfill, Inc., Allied Waste North America, Inc. (Attachment 17)

SUMMARY

Issue(s): Should the Planning Commission RECOMMEND to City Council approval of a request for the expansion of the Sycamore landfill's capacity and operations as well as the continuance of aggregate processing.

Staff Recommendation:

1. Recommend City Council CERTIFICATION of Environmental Impact Report (EIR) No. 5617, SCH No. 2003041057; adoption of the Mitigation, Monitoring and Reporting Program (MMRP); and adoption of Candidate Findings and Statement of Overriding Considerations;
2. Recommend the City Council APPROVE the East Elliot Community Plan and General Plan Amendment No. 9917;
3. Recommend the City Council ADOPT Rezone No. 534712;
4. Recommend the City Council APPROVE, Public Right of Way Vacations No. 534709 and Easement Vacations No. 534708 on Parcel Map No. 534711; Right of Way Vacation No. 534709 on a Portion of Map No. 1703; Site Development Permit



No. 9310 and Planned Development Permit No. 9309 to amend Prior Permit No. 40-0765; and

5. Recommend the City Council CONVEY the Vacated Access Road Easement to the applicant.

Community Planning Group Recommendation: The project site is located in the East Elliot Community Plan area. There is no active Community Planning Group for this area.

Environmental Review: An Environmental Impact Report has been prepared for this project and a Mitigation, Monitoring and Reporting Program will be implemented to reduce the effects of the project to below a level of significance with the exception of significant, unmitigated impacts related to Landform Alteration/Visual Quality (direct and cumulative); Biological Resources (Native Grassland) (cumulative); Traffic and Circulation (cumulative); and Air Quality (direct and cumulative). Implementation of the proposed MMRP will reduce the following impacts to below a level of significance: Land Use (indirect); Landform Alteration/Visual Quality (direct); Biological Resources (direct and indirect); Traffic/Circulation (direct); Paleontology Resources (direct); Noise (direct and indirect); and Air Quality (direct). Even without mitigation, there will be no significant impacts to Hydrology, Geology/Soils, or Historical Resources.

Fiscal Impact Statement: None with this action. The costs associated with the processing of this project are covered by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The project site is designated as Open Space and Office Commercial without a density yield. The East Elliott plan anticipates a maximum housing yield of 500 dwelling units; however, the anticipated residential development will occur in an area located to the east of the proposed landfill expansion. Therefore the proposed action will not add or subtract housing units from the San Diego housing market.

BACKGROUND

The Sycamore Landfill site currently consists of approximately 491 acres in the East Elliott Community Plan area and is located approximately one mile north of Highway 52 and approximately one mile west of the City of Santee, in Little Sycamore Canyon (Attachment 1 and 2). The East Elliott Community Plan, first adopted by the City in 1962, proposed a landfill at the Little Sycamore site (Attachment 3). Based on this land use designation in the Community Plan, a Conditional Use Permit (CUP) No. 6066 was issued by the City Planning Commission to the County of San Diego in November 1963 to construct and operate a sanitary landfill of 113 acres. In an amendment to the CUP in 1974, the Planning Commission approved an increase in the size

of the landfill site to 493 acres, based on a grading plan showing the intent to eventually fill the entire canyon with solid waste. Additional amendments to the CUP were made in 1976, 1981, 1984, and 1999. The City granted a Planned Development Permit/Site Development Permit (PDP/SDP) for the landfill in 2002, which permitted ancillary uses at the landfill site but did not change the landfill site boundaries. Also, in May 1986, the County of San Diego, at that time the owner and operator of the landfill, confirmed the City of San Diego Planning Department's evaluation that no amendment to the local land use permits was required for an increase in capacity allowed by proposed relocation of the existing transmission lines. The transmission lines were not, however, relocated at that time. These CUP amendments and PDP/SDP are included with this report as Attachment 14.

In October of 1997, the County of San Diego completed the sale of all of its solid waste facilities, including the Sycamore Landfill, to Allied Waste Industries (Allied). Allied is the parent company of Sycamore Landfill, Inc., applicant for the current project. A Planning Commission workshop was held in January of 1998 to review the history of the Sycamore Landfill and to identify the process and timeline for updating the land use permit for compliance with the Municipal Code and future expansion. A two-phase approach was recommended for amending the Conditional Use Permit (CUP). The first phase dealt with achieving short-term compliance with the CUP and City regulations, and committed the applicant to a schedule to undertake and complete Phase II, the Master Plan effort for the expansion and full development of the landfill. Phase I was completed in 2002 with the approval of PDP/SDP No. 40-0765 in 2002 (the mechanism changed from a CUP to a PDP/SDP because the Land Development Code does not provide for a CUP for a privately owned landfill). The Planned Development Permit Ordinance allows the regulation of development that is consistent with the site's land use designation in the applicable community plan. The current landfill site is designated as "Landfill" in the East Elliott Community Plan and the proposed Community Plan Amendment will expand the area designated to cover the proposed expansion; therefore, a PDP is the appropriate vehicle for this project.

In June of 1999, the City entered into a Facility Franchise Agreement with San Diego Landfill Systems, Inc. in accordance with Municipal Code Sections 66.0132 and 66.0133 as amended by Ordinance No. O-18429. Those code sections state, in essence, that it is unlawful for a private entity to own or operate a solid waste facility in the City unless the City, at its sole option, has either granted a non-exclusive franchise to the entity or has entered into a contract with such entity to own or operate a solid waste facility. The Planning Commission's 1998 recommendations for the two-phase plan discussed above was included in the Facility Franchise Agreement, which acknowledged the need for Sycamore Landfill to make short-term permit modifications as well as the need for the City and Sycamore Landfill to make "best efforts" to complete a Master Plan to permit the full development of Sycamore Landfill. The proposed project represents Allied's proposed Phase II, long-term permit modification to expand consistent with the 1998 Planning Commission direction. Nothing in this Master Plan relieves the landfill of its obligations to provide long-term capacity for municipal solid waste disposal as set forth in the Facility Franchise Agreement.

The landfill site contains environmentally sensitive lands, including sensitive biological resources, and steep slopes. The existing landfill operates in accordance with a Staged Development Plan, Planned Development Permit/Site Development Permit No. 40-0765 and Conditional Use Permit No. 6066, as amended, as well as a Solid Waste Facilities Permit from the City of San Diego's Local Enforcement Agency (LEA), with concurrence from the California Integrated Waste Management Board (CIWMB), and numerous related permits. The most recent Solid Waste Facility Permit (SWFP) revision, in 2006, allowed an increase of daily tonnage to 3,965 tons per day (MSW) and adjusted the remaining disposal capacity under the permitted plan to 48 million cubic yards. The capacity adjustment was a result of CIWMB revisions in the methodology used to calculate capacity as well as more efficient compaction practices by the landfill operator.

On February 20, 2003, by Resolution No. 3355-PC, the Planning Commission approved the applicant's request to initiate an amendment to the East Elliott Community Plan and the General Plan to redesignate approximately 114 acres from Open Space and Office Commercial to Landfill, to accommodate the proposed Sycamore Landfill Master Plan (Attachment 11). As part of that approval, the Planning Commission requested that the City analyze certain issues as part of its consideration of the amendment, including potential noise, dust, lighting and odor impacts on the Multi-Habitat Planning Area (MHPA), on existing residential development east and south of the landfill, and on potential development surrounding the landfill; impacts to the MHPA open space system; potential truck traffic impacts on surrounding streets and land uses; potential visual impacts, particularly from Mission Trails Regional Park south of SR-52; potential ground water and runoff impacts; the potential need for any further plan amendments to accommodate landfill needs; impacts that may remain after the landfill is closed, including aesthetic impacts; the loss of potential office use by converting the Office-Commercial designated property consisting of Caltrans right-of-way to landfill use; the extent to which the grading blends with the existing topography; and the possibility of removing from the plan map and text the "Potential Landfill" designation off-site and to the west of the existing landfill.

The amount of acreage to be redesignated has been significantly reduced since the time of the Community Plan Amendment Initiation, from approximately 114 to approximately 26 acres. Only four of the 26 acres to be redesignated currently are "Office Commercial" with the remainder designated as "Open Space." Of the approximately 26 acres to be redesignated, almost 14 acres are for ancillary facilities use, including the existing access road; 2.4 acres are for a buffer south of the administration offices; less than five acres are for a construction buffer adjacent to the landfilling area; and approximately five acres are for actual waste disposal. All of the land to be redesignated is adjacent to the existing landfill.

DISCUSSION

Project Description:

The proposed project is referred to as the Sycamore Landfill Master Plan. It requires an amendment to the East Elliot Community Plan and General Plan to redesignate approximately 26 acres from Open Space (22 acres) and Office Commercial (4 acres) to Landfill. The project also will rezone the landfill site from AR-1-2 and RS-1-8 (residential single-family) to IH-2-1 (heavy industrial); vacate both numbered and unnumbered easements; vacate road easements acquired from Caltrans for the entrance road; and amend the landfill's existing Planned Development Permit/Site Development Permit to address the Master Plan (Attachments 6-13).

The purpose of the proposed Sycamore Landfill Master Plan is to allow the property, which is already approved for use as a solid waste disposal facility, to be developed in a way that more efficiently provides solid waste capacity. The project will extend the capacity of this necessary public facility, to the benefit of citizens and businesses of the City of San Diego and other communities in San Diego County. It will continue to utilize modern landfill design methods incorporating excavation to provide suitable base grades for liner construction. Planned excavation, combined with a proposed increased maximum height and area/extent of the landfill, will result in an estimated total capacity of approximately 157 million cubic yards (mcy) within a waste footprint of 358.2 acres.

The Master Plan requests that the area designated as "landfill" in the East Elliott Community Plan be increased by approximately 26 acres, bringing the total area of that plan designation to approximately 517 acres. The proposed maximum height of the proposed landfill is 1,050 feet above mean sea level (AMSL). The project also provides for an increase in daily tonnage from the current limit of 3,965 tons per day to 6,800 (MSW) tons per day through approximately 2010, increasing gradually until it reaches 13,000 tons per day in approximately 2025 and through estimated landfill closure, in 2028 or later. The timing of the daily tonnage increases depends primarily on the amount of municipal solid waste generated in the region requiring landfill disposal. If the region's generation of municipal solid waste increases slowly, the tonnage limits at the landfill will not occur until later than anticipated, and the life of the landfill will be longer. The requested increases in tonnage are proposed in order to accommodate anticipated regional growth. The proposed project also will accommodate the disposal needs resulting from closure of the City's Miramar Landfill, but will be necessary to serve regional waste disposal needs even if Miramar Landfill's life is extended. The project's increased daily waste acceptance will need to be subsequently approved in a new Solid Waste Facility Permit by the Local Enforcement Agency (LEA), with concurrence from the CIWMB.

To accommodate increased volumes of solid waste, and to reduce traffic congestion, operation up to 24 hours per day, seven days a week, is proposed. Other proposed project improvements include: 1) scale area relocation, 2) entrance landscaping, 3) administrative office relocation, 4) power line relocation, 5) a new public drop-off center and a relocated recycling center, 6)

maintenance facility, and 7) perimeter access road (Attachment 5). In addition, Sycamore Landfill will continue to 8) process green/wood materials for alternative daily cover and/or beneficial reuse (which helps the region meet its waste diversion goals), and 9) allow continued aggregate processing operations within its boundaries. The Master Plan also will allow Sycamore Landfill to 10) process construction and demolition (C&D) debris. In the future, 11) composting also may be initiated at the landfill, but composting is only analyzed on a programmatic level in the EIR, and will require additional environmental review at the time of project application. When implemented, the Master Plan development will extend the capacity of this resource for municipal solid waste management in the San Diego region by 86 mcy.

This project follows through on the City Council's approval of the Countywide Integrated Waste Management Plan Summary and Countywide Updated Siting Element (Siting Element) on April 5, 2005, via Resolutions R-300295 and R-300296 (Attachment 16). The City Council approved the Siting Element following SANDAG and the County of San Diego's review and approval. In accordance with state law, each city and county is required to develop long-term waste disposal plans that demonstrate that 15 years of Countywide or regional permitted solid waste disposal capacity is or will be available through existing or planned facilities. (Cal. Pub. Res. Code §§ 41700-41721.5 and 41750-41770). The Siting Element projected an exhaustion of disposal capacity for the region in about 2016, which was not adequate to demonstrate a 15-year disposal plan to the state. However, the region can demonstrate adequate capacity for at least 15 years through increasing waste diversion rates, the height increase of Miramar Landfill, the development of Gregory Canyon Landfill and the Master Plan expansion of Sycamore Landfill. Of these two capacity-enhancing projects, with approval of the Master Plan the Sycamore Landfill will now provide almost two-thirds of the new supply.

The Siting Element also demonstrated an adequate rate of acceptance capacity at the existing landfills under the SWFPs in place in 2005 would only exist through the year 2007. This forecast proved to be optimistic, as local landfills exceeded their daily waste acceptance limits in 2006, a year prior to that predicted in the Siting Element (Attachment 16). The under-estimation was due in part to the assumption in the Siting Element that the Master Plan for Sycamore Landfill would be approved and permitted in 2005, and that Gregory Canyon would be open in 2006, neither of which occurred. Due to the fact that the local landfills were beginning to exceed their tonnage limits in 2006, Sycamore Landfill requested and was approved for an administrative increase in daily waste acceptance limits within previously approved traffic limits from 3,300 tons per day (tpd) to 3,965 tpd (SWFP 37-AA-0023 Revision 9/15/06). The 2005 Siting Element anticipated approval of the proposed Sycamore Landfill Master Plan in 2005, with stepped increased daily acceptance caps. With these increases, the Siting Element demonstrated adequate daily rate of acceptance capacity through the year 2016. However, the Siting Element assumed that Gregory Canyon Landfill could open in 2006. Gregory Canyon has not yet opened; therefore, without any increased daily capacity at Sycamore, County daily acceptance rates would only be adequate through the year 2010. The applicant has provided updated CIWMP information that demonstrates an adequate daily rate of waste acceptance capacity at the existing landfills under the SWFPs in place through the year 2008. With approval

of the proposed Master Plan, the updated information demonstrates an adequate daily rate of acceptance capacity through the year 2018. The updated information demonstrates that with Gregory Canyon opening, but without any increased daily capacity at Sycamore Landfill, County daily acceptance rates would be adequate through the year 2012. The information shows that with the proposed Sycamore Master Plan and opening of Gregory Canyon Landfill, there is adequate daily rate of acceptance capacity through the year 2018. Both the Siting Element and the updated information demonstrate a need for the proposed Sycamore Landfill Master Plan in order to meet daily waste acceptance needs within the City and County-wide.

The existing Sycamore Landfill site is located at the eastern edge of the City of San Diego, approximately 0.5 mile north of SR-52, and 3,000 feet northwest of Mast Boulevard. Access to the site is from Mast Boulevard, at its intersection with West Hills Parkway. Mast Boulevard intersects with SR-52 less than 600 feet west of West Hills Parkway. Topography of the site ranges from elevations of 670 to 808 feet AMSL along the western ridge and 830 to 907 feet AMSL along the eastern ridge of Little Sycamore Canyon, with canyon bottom elevations of 430 to 640 feet AMSL. Lands surrounding the site are designated for Open Space use in the East Elliott Community Plan, and are zoned RS-1-8. These lands also are part of the City's MHPA, which imposes restrictions on development to protect sensitive biological resources, including limiting development to the least-sensitive 25 percent of the parcel. The existing landfill parcels are excluded, or white-holed, from the MHPA, and the MSCP Subarea Plan recognizes the parcels' use as a landfill.

There are no non-landfill developed land uses closer than approximately one-half mile south of the landfill disposal site, which is the distance to SR-52. In Santee, West Hills High School is located approximately 3,500 feet southeast of the nearest landfill disposal area, as are the residential dwellings located immediately west of the Santee Lakes. Marine Corps Air Station (MCAS) Miramar is located north and west of the landfill site, but the portion of MCAS Miramar adjacent to the landfill is not developed and is used for military training and maneuvers and habitat conservation. The City of San Diego's Mission Trails Regional Park (MTRP) is located south of SR-52, more than one-half mile from the landfill site. Most of the park is undeveloped and is used for hiking, cycling, trail riding, and bird-watching. Kumeyaay Campground is located in MTRP just north of Junipero Serra Trail, approximately 1.15 miles south of the landfill disposal area, while a new equestrian center has been developed immediately south of SR-52. A proposed development, Castlerock, would if approved, be located approximately 1,700 feet east of the existing landfill.

Most of the proposed landfill-related activities will continue to be located within the boundaries of the existing 491-acre landfill site. However, approximately 26 acres outside those existing boundaries are proposed for landfill-related use, including some areas of waste disposal, the perimeter road, a fill slope to support the road, new and larger sedimentation basins, and areas for the proposed maintenance facility, additional cogeneration facilities, scales, citizen drop-off and recycling, and a new administrative office building. All of the new areas proposed for

development will be adjacent to the approved landfill footprint, or to the existing landfill access road.

The landfill is currently permitted to receive 3,965 tons per day of non-hazardous municipal solid waste. The landfill site includes ancillary uses including extensive groundwater, gas monitoring and gas collection and cogeneration systems, and a leachate collection system in compliance with environmental regulations.

Community Plan Analysis:

The proposed project is an amendment to the City of San Diego General Plan and the East Elliott Community Plan to redesignate approximately 26 acres of property from Office Commercial (3.93 acres) and Open Space (21.9 acres) to Landfill.

The Public Facilities, Services and Safety Element of the City of San Diego General Plan includes the goal of efficient, economical, environmentally sound waste collection, management, and disposal. The policies of the element include providing environmentally sound waste disposal facilities and alternatives, and to design and operate disposal facilities located within the City, to meet or exceed the highest applicable environmental standards, and to cooperate on a regional basis with local governments, state agencies, and private solid waste companies to find the best practicable, environmentally safe, and equitable solutions to solid and hazardous waste management. The proposed project will efficiently and economically extend the ability of the Sycamore Landfill to meet the waste management needs of the residents, by processing and removing aggregate materials for both on- and off-site use, enhanced processing of greens and wood materials (mulching), and processing of construction and demolition materials.

The Conservation Element of the City of San Diego General Plan includes the goal of an increase in local energy independence through conservation, efficient community design, reduced consumption, and efficient production and development of energy supplies that are diverse, efficient, environmentally sound, sustainable and reliable. The proposed project will allow the continued use and anticipated expansion of the existing cogeneration power plant as a diverse energy supply.

The Conservation Element also includes the goal of long-term management and preservation of the natural landforms and open spaces that help make San Diego unique; however, before the Conservation Element was adopted the landfill, which has some impact on natural landforms, already had been approved for long-term operations. One of the Conservation Element's policies, in part, is to protect and conserve the landforms and open spaces that: define the City's urban form; provide public views/vistas; serve as core biological areas and wildlife linkages; provide buffers within and between communities; or provide outdoor recreational opportunities.

The project proposes to redesignate approximately 22 acres from Open Space to Landfill. Presently, the lands designated as Open Space do not provide outdoor recreational opportunities,

provide views/vistas, or serve as a core biological area and wildlife linkage. The lands proposed for redesignation do not provide a buffer within or between communities, and therefore, redesignating the properties as Landfill will not have a detrimental impact on the General Plan.

The Economic Prosperity Element of the City of San Diego General Plan includes the goal of economically healthy neighborhoods and community commercial areas that are easily accessible to residents. The element includes the policy of evaluating the amount and type of commercial development that is desirable and supportable for a community, and to reduce excess commercially designated land by providing for appropriate reuse or alternative use. Commercial land may be redesignated where the following factors are present: where the existing use is underutilized and there is an adequate supply of community-serving commercial uses, where the lot size or configuration is inadequate, or other site characteristics result in an inability to develop or sustain a viable commercial use.

The project proposes to redesignate 3.93 acres of former Caltrans right-of-way from Office Commercial to Landfill. The Office Commercial designated site is an irregularly shaped parcel located between SR-52, Mast Blvd., and an on-ramp from Mast Blvd. to westbound SR-52. It is envisioned under the terms of the 1993 Settlement Agreement and Release among the City of San Diego, the County of San Diego, and Caltrans to be used as landfill-serving commercial, and that is the use proposed by the project. Because most of the East Elliott Planning Area is designated as Open Space, there are few residents to support office commercial uses. Therefore, redesignating the parcel to Landfill will not have a detrimental impact on the City of San Diego General Plan, and will implement the plan's goals and policies.

The East Elliott Community Plan anticipates the expansion of the Sycamore Landfill, and the proposal to redesignate approximately 26-acres from Open Space and Office Commercial to Landfill will not have a detrimental impact on the community plan.

Environmental Analysis:

Transportation/Circulation

The project's direct traffic impacts would be fully mitigated through a combination of physical improvements, a Transportation Demand Management (TDM) Plan, and fair share payments, as set forth in the Mitigation Monitoring and Reporting Program. "Tickets" is the basis for the landfill traffic study, and accounts for the trucks entering the landfill, all of which are required to pull a ticket at the landfill scale house. For purposes of the project the City will continue to assume there will be a significant, unmitigated cumulative impact to SR-52 even with mitigation; however, updated information demonstrates that impacts to SR-52 will be fully mitigated.

The TDM plan is as follows and is included as a permit condition:

To avoid or reduce traffic impacts to State Route 52 during peak periods (7-9 a.m. and 4-7 p.m.), the applicant shall implement the following Transportation Demand Management Plan (TDMP) to the

satisfaction of the City Engineer. Prior to the first phase of the expansion (maximum of 1,250 tickets/3,040 average daily trips), the applicant shall monitor and report the landfill tickets. If peak-period tickets exceed 104 in the a.m. or 44 in the p.m. more than five percent of the time in a given month, the applicant shall take steps to reduce landfill peak-period traffic by implementing one or more of the following steps in subsequent months:

- Reduce deliveries by vendors during a.m. and/or p.m. peak periods.
- Revise employee hours to ensure commutes occur outside a.m. and/or p.m. peak periods.
- Implement a.m. and/or p.m. peak-period disposal pricing measures.
- Prohibit self-haul trash disposal during a.m. and/or p.m. peak periods.
- Adjust transfer vehicle deliveries during a.m. and/or p.m. peak periods.
- Convene a meeting of the TDMP Committee to consider other possible traffic management issues.

Prior to the first phase of the expansion, the project shall begin submitting reports that shall contain a summary of annual traffic information that must ensure that ticket counts, daily trips, trips per hour and tons per day are within the limits of operation; in addition, each quarter the report shall list peak-period tickets by hour and by day, and tickets per hour and inbound trips per hour for a representative day. It also shall describe the measures implemented to reduce trips and the effect of those measures on trips or tickets. If peak-period tickets exceed specified levels more than 5% of the time in a given month, the applicant shall implement one of several measures to attempt to reduce peak-hour traffic, and meet with a TDM Committee to consider other possible traffic management issues.

Noise

Noise-related impacts will be reduced to below a level of significance with implementation of Mitigation, which require the applicant to construct 15 to 20-foot-high noise barrier berms between the landfill operations area and the nearest MHPA and/or residentially zoned boundary whenever the working face is within 1,600 feet of the MHPA boundary and its elevation is above or less than 20 feet below existing topographic barriers. Noise impacts also will be further reduced with implementation of Mitigation which prohibit nighttime landfill operations within 200 feet of the nearest residential parcel boundary if the residential parcel(s) adjacent to the landfill has/have been developed. Potential indirect noise-related impacts to MHPA lands or coastal California gnatcatchers will be reduced to below a level of significance through mitigation.

Biological Resources/Open Space

The project's direct and indirect biological impacts would be reduced to below a level of

significance with implementation of mitigation.

A qualified biologist shall conduct annual surveys for coastal California gnatcatchers in MHPA habitat areas that are subject to construction noise levels exceeding 60 decibels [dBA] hourly average, and shall survey for Cooper's hawk's or other raptors' nests within 300 feet of the landfill or ancillary facilities or transmission line corridor to be constructed during the nesting season of February 1 to September 15.

The project would have a significant cumulative biological impact to approximately 4.72 acres of Native Grassland habitat, or mixed habitats containing Native Grassland species. The City requires no net loss of native grassland habitat to fully mitigate cumulative impacts to native grassland. The applicant proposes to preserve 6.71 acres of in-kind habitat from nearby MHPA parcels thereby meeting the mitigation ratios required by the Biology Guidelines and fully mitigating direct impacts to native grassland, although this does not fully mitigate cumulative impacts. In addition, the applicant proposes to plant approximately 300 acres of native grassland, but cannot commit that area as protected habitat because there will be a need to conduct maintenance in some areas in accordance with the Final Closure Plan for some time in the future.

It is expected that the majority of the replanted areas would remain undisturbed. Ultimately, at completion of Final Closure, the site would revert to open space and no further disturbance of these 300 acres would be expected. The preservation of 6.71 acres of in-kind habitat along with the revegetation of 300 acres of native grassland, most of which will be preserved and ultimately all of which will be preserved upon completion of final closure, will provide a substantially greater benefit than creation and preservation of 4.72 acres and preservation of an additional 1.99 acres of Native Grassland, which is what would otherwise be required to mitigate direct impacts and meet the no net loss standard to fully mitigate cumulative impacts.

Over the years, the applicant has conserved 564 acres of habitat, some of which came from contributions to the City's Habitat Acquisition Fund, some of which came from the applicant's contribution of \$2.8 million to the City that was combined with State Conservation Funds and used to purchase more than 285 acres of habitat in East Elliott to conserve as MHPA open space, and some of which was acreage conveyed from the applicant to the City. This figure includes the approximately 82 acres of upland habitat that will be provided as part of the Master Plan.

Air Quality

Project mitigation measures require engine maintenance, reduction of dust and methane emission monitoring, and shall reduce but not fully mitigate the project's potential criteria pollutant air quality impacts. Other mitigation measures require the use of low VOC paints and dust control, and shall reduce but not fully mitigate the project's potential air quality impacts from landfill ancillary facility construction. Additional mitigation measures require odor control, and shall reduce but not fully mitigate the project's potential odor impacts.

The project can result in a violation of the San Diego Air Pollution Control District (SDAPCD)

Rule 51 "Nuisance" (State Health and Safety Code Section 41700) because some green material or composting odors may occasionally be detectable at sensitive receptor locations in the future, with or without the landfill Master Plan development, although such odors are unlikely to be widespread or long-term. Odor will be reduced through a variety of mitigation measures including outreach aimed at eliminating public storage and transport of green material in plastic bags, minimizing storage of green materials, increasing aeration, monitoring and responding to odor complaints, and updating the Odor Management Plan as necessary. Although these measures will reduce odors, they cannot guarantee that no odor will be detected off-site. As such, then, these direct impacts are considered to be significant and not fully mitigated.

Odorous waste received at the landfill scales may result in odor impacts at sensitive receptor locations. Highly odorous loads of waste noted at the facility scales will be buried quickly, as required by landfill operating procedures and the California Integrated Waste Management Board regulations. In addition, the landfill will minimize the size of the municipal solid waste working face based on the number of municipal solid waste vehicles using the facility at any one time. The landfill has not received significant complaints concerning MSW odors (as opposed to green material odors) in the past and none are expected in the future due to the requirement that the landfill continue minimizing the working face size. However, since there is no defined industry standard to objectively measure the effectiveness of that action, it is not listed as a mitigation measure. Although operational odor will be reduced, it is impossible to guarantee that no odors will ever be detected off-site. Therefore this direct impact will be considered significant and not fully mitigated.

Greenhouse Gas (GHG) emissions from project-related waste haul vehicles, landfill vehicles, gases that escape from the landfill surface, and emissions from landfill flare and power generation equipment will occur. Emissions from the Sycamore Landfill will be minimal due to the landfill operational procedures of on-site conversion of landfill gas to energy, the flaring of any residual methane that cannot be converted to energy, carbon sequestration, regular evaluation of surface emissions, and maintenance of the landfill cover to avoid leaks and cracks. Moreover, the Master Plan will help to implement the City of San Diego ordinances and policies regarding construction and demolition waste and recycling of materials. At this time, given the lack of established significance thresholds for reducing GHG, the projected GHG emissions are considered cumulatively significant and not fully mitigated.

Project-Related Issues:

Easement and Public Right-of-Way Vacations

The proposed project would include the vacation of numerous easements and rights-of way. A discussion of these vacations and justification are included in Attachment 10.

Franchise Agreement

The City and the applicant entered into a Franchise Agreement in 1997 that limits the amount of tonnage that the landfill can accept on an annual basis, and sets forth the parties' understanding as to the amount of municipal solid waste that would be expected to be disposed of at the landfill upon the closure of Miramar Landfill. The EIR does not limit its analysis to just the tonnage allowed by the 1997 Franchise Agreement; rather, it takes a conservative position and assumes a worst-case based on the amount of daily tonnage and total tonnage that actually may be required for adequate disposal for the City and the region. This was done in order to ensure that the EIR adequately analyzed all reasonably foreseeable future impacts. It is highly unlikely and would be unprecedented for the landfill to receive the maximum allowable daily tonnage every day, seven days a week, as is assumed for purposes of the EIR. In fact, the landfill could not accept that amount of waste, due to the limitations in the Franchise Agreement. Rather than limiting the EIR assumptions to those set forth in the Franchise Agreement, the EIR anticipates the worst case, making aggressive projections to ensure that all impacts could be evaluated. In any event, the landfill is required to comply with the terms of the Franchise Agreement. The project also provides mitigation based on the worst-case assumptions in the EIR, as a way to ensure that the landfill will have the capacity required if the City's needs increase. The EIR does not, however, obligate the City to dispose of the maximum amount of tonnage, nor does it allow the maximum amount of trash to be disposed, until such time, if ever, as the terms of the Franchise Agreement are amended to allow such an increase.

Sycamore Landfill is obligated to provide available landfill capacity to the City from the year 2008 through the year 2035, which equates to approximately 75 million tons of total capacity. The Master Plan contemplated by this project provides adequate disposal capacity to meet this obligation.

Aggregate Processing

Aggregate processing at Sycamore Landfill was approved as part of the 2002 approvals of PDP/SDP 40-0750. Those operations shall continue under the Master Plan, with no change other than a slight increase in the area to be excavated. By productively processing the aggregate extracted as part of the excavation required for the landfilling operations, the project provides a regional benefit without the need to find a new location for aggregate processing elsewhere in the County, or additional imports. Its central location is also beneficial, as it means less transport of aggregate on roadways is required.

In the past, aggregate excavated as part of the landfilling process was put back into the landfill, and lost as a resource to the region. By providing a place for aggregate processing, the landfill is providing another form of recycling, which avoids wasting the aggregate resource in the landfill, and also productively uses the aggregate resources for base material and other local uses rather than using them to take up landfill capacity with no corresponding environmental benefit.

FAA/Airport Consistency Determination

The FAA has determined that the Sycamore Landfill Master Plan is not a hazard to aviation, either from the landfill itself or the transmission lines that will be relocated as part of the project. In addition, the San Diego Airport Authority has determined that the project is consistent with the applicable ALUCP.

Conclusion:

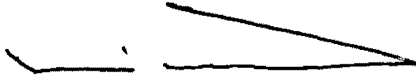
The proposed project will result in new long-term disturbance of less than 39 acres of additional sensitive habitat resulting from proposed development of the landfill. Staff has determined the proposed Sycamore Landfill Master Plan project, with the adoption of the East Elliott Community Plan Amendment, complies with the applicable sections of the Municipal Code and adopted City Council policies. Staff has determined the required findings can be made to support the decision to approve the proposed project. An Environmental Impact Report has been prepared for this project and all feasible mitigation has been required to reduce potentially significant impacts to a level below significance. For those impacts that cannot be reduced to a less-than-significant level, Findings and a Statement of Overriding Consideration must be made to certify the Environmental Impact Report. Staff recommends the Planning Commission recommend to the City Council approval of the resolutions amending the East Elliot Community Plan/General Plan No. 9917, and granting the Public Right-of-Way Vacations No. 534709 Easement Vacations No. 534708, Parcel Map No. 534711, Site Development Permit No. 9310 and Planned Development Permit No. 9309.

ALTERNATIVES:

1. Recommend that the City Council APPROVE amendments to the Progress Guide and General Plan, and the East Elliot Community Plan, No. 9917; ADOPT Rezone No. 534712; and APPROVE, Public Right of Way Vacations No. 534709 and Easement Vacations No. 534708 on Parcel Map No. 534711; and Right of Way Vacations No. 534709 on a Portion of Map No. 1703; Site Development Permit No. 9310 and Planned Development Permit No. 9309 to amend Prior Permit No. 40-0765, **with modifications.**
2. Recommend that the City Council DENY amendments to the Progress Guide and General Plan, and the East Elliot Community Plan, No. 9917; Rezone No. 534712; and, Public Right of Way Vacations No. 534709 and Easement Vacations No. 534708 on Parcel Map No. 534711; and Right of Way Vacation No. 534709 on a Portion of Map No. 1703; Site Development Permit No. 9310 and Planned Development Permit No. 9309, **if the**

findings required to approve the project cannot be affirmed.

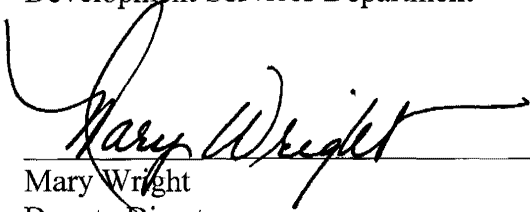
Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Jeanette Temple
Project Manager
Development Services Department




Mary Wright
Deputy Director
City Planning and Community Investment Department


WESTLAKE/WRIGHT/JCT

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plans
6. Draft Permit with Conditions
7. Draft Resolution with Findings
8. Draft Parcel Map with Easement Vacations, Vacation Resolution, Easement Relocation Exhibit and Federal Sales Notice
9. Access Road Vacation Resolution, "B" Sheet, and Proposed Quitclaim Deed
10. Easement and Access Road Discussion
11. Community Plan Amendment Initiation Resolution No. 3355-PC and Staff Responses to Initiation Issues
12. Draft Community Plan Amendment Resolution and Strikeout/Underline of Proposed Community Plan
13. Draft Rezone Ordinance and Rezone "B" Sheet
14. Copy of Recorded Prior Permits
15. Siting Element Resolutions and Document
16. Ownership Disclosure Statement
17. Project Chronology



 Approved Landfill Development Boundaries

 Proposed New Development under Master Plan

Aerial Photo

SYCAMORE LANDFILL – PROJECT NO. 5617

8514 MAST BOULEVARD



Legend

-  Designated Landfill Parcels
-  Proposed Landfill Expansion Parcels



1,100 feet to SR-52 3,100 feet to Mast Blvd

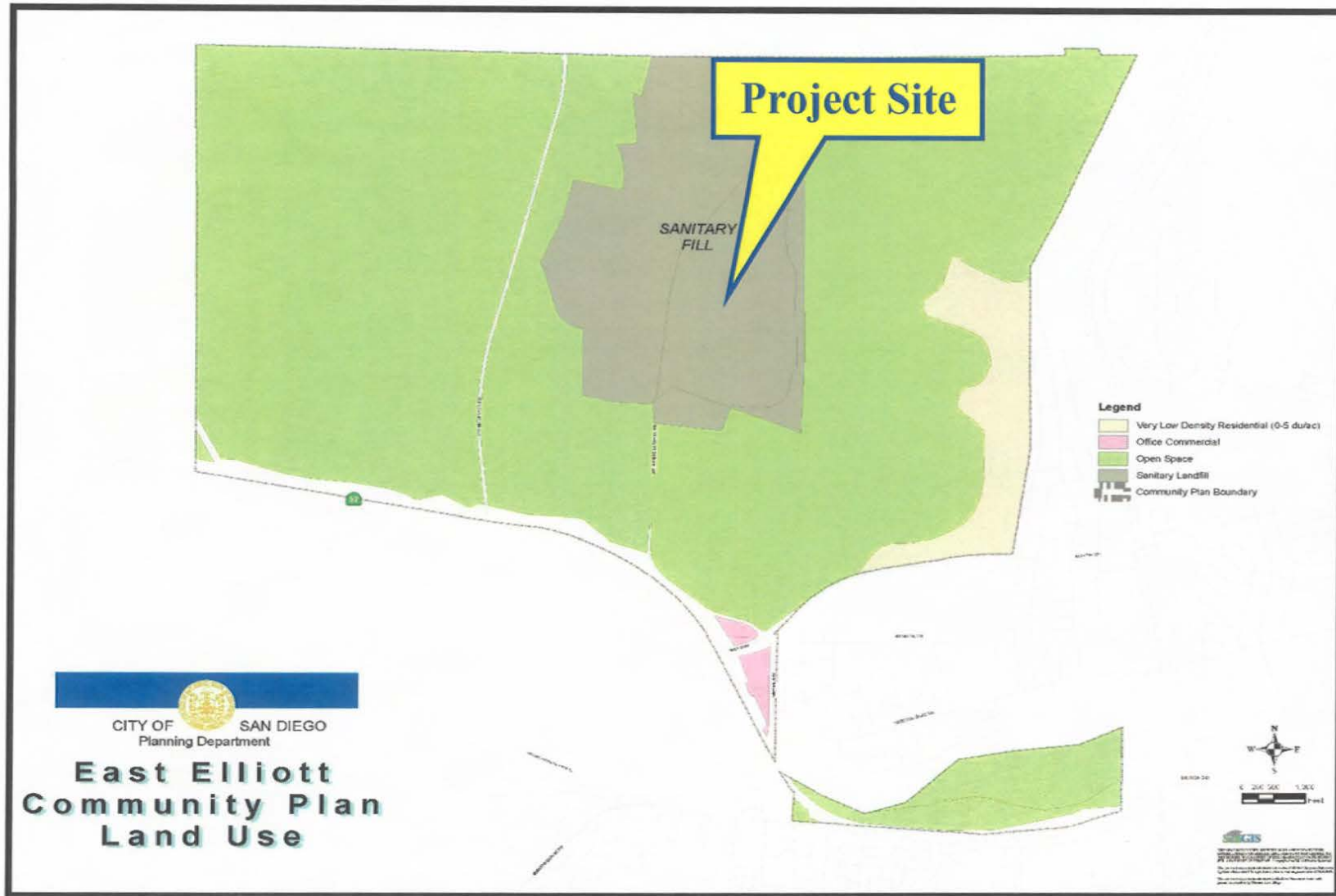


SOURCE: Rick Engineering, 2008; SanGIS, 2008; BRG Consulting, Inc., 2008

7/9/08

Sycamore Landfill Master Plan EIR
**Aerial Photograph of the
 Landfill Site, March 2008**

**Attachment
 1**



Land Use Map

SYCAMORE LANDFILL – PROJECT NO. 5617

8514 MAST BOULEVARD – EAST ELLIOTT

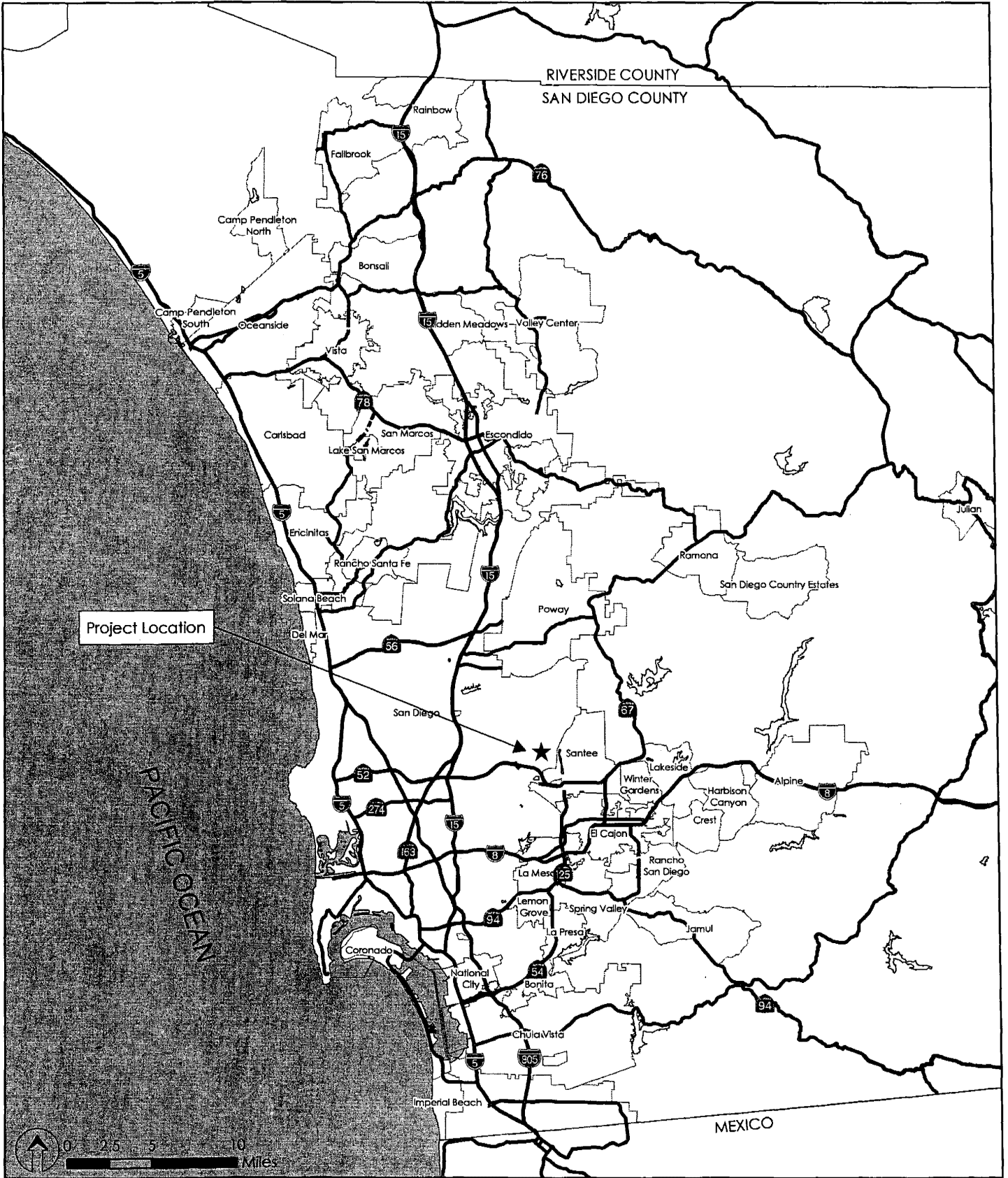




Project Location Map

SYCAMORE LANDFILL – PROJECT NO. 5617
8514 MAST BOULEVARD





SOURCE: SANDAG and BRG Consulting, Inc., 2005

5/10/05

Sycamore Landfill Master Plan EIR

Regional Location Map

Attachment
3

PROJECT DATA SHEET		
PROJECT NAME:	Sycamore Landfill Master Plan – Project 5617	
PROJECT DESCRIPTION:	Landfill capacity expansion	
COMMUNITY PLAN AREA:	East Elliot	
DISCRETIONARY ACTIONS:	Rezone, Community and General Plan Amendment, Parcel Map, Public Right-of-Way and Easement Vacations, Site Development Permit and Planned Development Permit.	
COMMUNITY PLAN LAND USE DESIGNATION:	Landfill	
ZONING INFORMATION:		
ZONE: IH-2-1		
HEIGHT LIMIT: None, (4 stories or 50 feet in Mission Trails Design District)		
LOT SIZE: 30,000 square feet		
FLOOR AREA RATIO: 2.0		
FRONT SETBACK: 20 feet minimum, 25 feet standard		
SIDE SETBACK: 15 feet		
STREETSIDE SETBACK: 20 feet minimum, 25 feet standard		
REAR SETBACK: 20 feet (30 feet when adjacent to residential development)		
PARKING: 45 parking spaces required (63 provided)		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Open Space & RS-1-8	Open Space
SOUTH:	Open Space & RS-1-8	State Route 52
EAST:	City of Santee	Mast Boulevard
WEST:	Open Space & RS-1-8	Open Space
DEVIATIONS OR VARIANCES REQUESTED:	<ol style="list-style-type: none"> 1) Deviation from LDC Section 131.0665 to provide a 450 square foot indoor eating area where a 2,000 square foot outdoor eating and/or recreation facility is required. 2) Deviation from LDC Section 143.0141 to impact 	

	<p>sensitive biological resources (wetlands).</p> <p>3) Deviation from LDC Section 143.0142 to exceed the allowable development area of the premises where steep hillsides are present.</p>
<p>COMMUNITY PLANNING GROUP RECOMMENDATION:</p>	<p>No recognized group.</p>

DRAWING INDEX:

DWG No.	REV No.	DATE	TITLE	GENERAL
G1	5	3/14/08	COVER SHEET	
G2	5	3/14/08	SITE PLAN	
G3	5	3/14/08	BASE GRADING PLAN	
G4	5	3/14/08	ENTRANCE FACILITIES	
G5	5	3/14/08	FINAL GRADING PLAN	
G6	5	3/14/08	SECTIONS	
G7	5	3/14/08	PERMIT BOUNDARIES	
G8	5	3/14/08	STEEP SLOPE DETERMINATION	
CIVIL				
C1	5	3/14/08	SITE PLAN OPERATIONS FACILITIES	
C2	5	3/14/08	SITE PLAN SCALE FACILITIES	
C3	5	3/14/08	SITE PLAN MAINTENANCE FACILITIES	
LANDSCAPE				
L1	7	3/18/08	LANDSCAPE DEVELOPMENT PLAN & BRUSH MANAGEMENT PLAN, PROPOSED OPERATIONS FACILITY	
L1A	3	3/18/08	LANDSCAPE DEVELOPMENT PLAN & BRUSH MANAGEMENT PLAN, PROPOSED OVERFLOW PARKING LOT	
L1B	7	3/18/08	LANDSCAPE DEVELOPMENT PLAN & BRUSH MANAGEMENT PLAN, PROPOSED OPERATIONS FACILITY DETAILS	
L2	7	3/18/08	LANDSCAPE DEVELOPMENT PLAN & BRUSH SYCMORE LANDFILL ACCESS ROADS	
L3	7	3/18/08	LANDSCAPE DEVELOPMENT PLAN & BRUSH SYCMORE LANDFILL ACCESS ROADS	
L4	5	3/18/08	LANDSCAPE DEVELOPMENT PLAN & BRUSH SYCMORE LANDFILL ACCESS ROADS	
L5	6	3/18/08	LANDSCAPE DEVELOPMENT PLAN & BRUSH MANAGEMENT PLAN, PROPOSED SCALE FACILITIES	
L5A	2	3/18/08	LANDSCAPE DEVELOPMENT PLAN & BRUSH MANAGEMENT PLAN, SLOPE REVEGETATION DETAILS	
L6	7	3/18/08	LANDSCAPE DEVELOPMENT PLAN & BRUSH MANAGEMENT PLAN, PROPOSED MAINTENANCE FACILITIES	
L7	6	3/18/08	LANDSCAPE DEVELOPMENT PLAN PROPOSED SEDIMENTATION BASINS	
L8	7	3/18/08	LANDSCAPE DEVELOPMENT PLAN SLOPE REVEGETATION PAN	
L8A	1	3/18/08	LANDSCAPE DEVELOPMENT PLAN PROPOSED MAINTENANCE TEMPORARY CONSTRUCTION DISTURBANCE TYPICAL DETAILS	
ARCHITECTURAL				
A10	5	3/14/08	OFFICE FLOOR PLAN	
A11	5	3/14/08	OFFICE ELEVATIONS	
A12	5	3/14/08	OFFICE BUILDING SECTION AND ROOF PLAN	
A20	5	3/14/08	SCALE HOUSE PLAN AND ELEVATIONS	
A30	5	3/14/08	MAINT BLDG FLOOR PLAN	
A31	5	3/14/08	MAINT BLDG ELEVATIONS	
A32	5	3/14/08	MAINT BLDG ROOF PLAN	
UTILITIES				
U1	5	3/14/08	EXISTING UTILITIES	

MASTER DEVELOPMENT PLANS SYCAMORE LANDFILL

PREPARED FOR:
**SAN DIEGO LANDFILL SYSTEMS
SAN DIEGO COUNTY, CALIFORNIA**

CLIENT

SAN DIEGO LANDFILL SYSTEMS
SYCAMORE LANDFILL
8514 Mast Blvd.
Santee, CA 92071
PHONE: 619-449-4053
FAX: 619-449-1050
CONTACT: Robert Ficarek, P.E.

DEVELOPMENT SUMMARY

PROJECT NARRATIVE:
THE PROJECT INCLUDES DEMOLITION OF EXISTING FACILITIES AND CONSTRUCTION OF THE FOLLOWING:

- LANDFILL DISPOSAL SITE
- OPERATIONS FACILITIES
- SCALE FACILITIES
- MAINTENANCE FACILITIES
- RELOCATION OF SELECT SDG&E POWER LINES

THE PROJECT REQUIRES NEW AND REVISED PERMITS TO OPERATE THE FACILITY, THESE PERMITS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- PLANNED DEVELOPMENT PERMIT (CITY OF SAN DIEGO)
- SITE DEVELOPMENT PERMIT (CITY OF SAN DIEGO)
- COMMUNITY PLAN AMENDMENT
- SOLID WASTE FACILITY PERMIT (CALIFORNIA INTEGRATED WASTE MANAGEMENT BOARD)
- WASTE DISCHARGE REQUIREMENTS (CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD)
- AUTHORITY TO CONSTRUCT/PERMIT TO OPERATE (SAN DIEGO AIR POLLUTION CONTROL DISTRICT)
- CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY (CALIFORNIA PUBLIC UTILITIES COMMISSION)
- STREAMBED ALTERATION AGREEMENT (CALIFORNIA DEPARTMENT OF FISH AND GAME)
- REZONING TO M-2-1

REQUIREMENTS:

	OPERATIONS FACILITIES	SCALE FACILITIES	MAINTENANCE FACILITIES
CONDITIONAL USE/NEIGHBORHOOD USE PERMIT	N/A	N/A	N/A
VARIANCE	N/A	N/A	N/A
PARKING CALCULATION	36	4	27
LEGAL DESCRIPTION/ASSESSOR PARCEL NUMBER:	SEE APPLICATION PACKAGE	SEE APPLICATION PACKAGE	SEE APPLICATION PACKAGE
TYPE OF CONSTRUCTION (CBC)	TYPE V-N (SPRINKLERED)	TYPE V-N	TYPE II-N (SPRINKLERED)
OCCUPANCY CLASSIFICATION (CBC)	GROUP B	GROUP B	S-3 & GROUP B MIXED
GROSS FLOOR AREA/FLOOR AREA RATIO	3,258 S.F./FAR N/A	350 S.F./FAR N/A	8,654 S.F./FAR N/A
GROSS SITE AREA (WITHIN AREA OF WORK)	140,912 S.F.	199,443 S.F.	64,579 S.F.
EXISTING/PROPOSED USES AND OCCUPANCIES	OFFICE	SCALE HOUSE	OFFICE - MAINTENANCE
YEAR OF CONSTRUCTION FOR EXISTING STRUCTURES (INCLUDING DEMOLITION)	MOBILE TRAILER	NEW N/A	NEW N/A

SITE VOLUME TABLE

ITEM	CUT (CY)	EARTHFILL (CY)	NET (CY)
LANDFILL BASE GRADING EARTHWORK (INCLUDING MAINTENANCE AREA)	36,250,290	1,379,599	34,870,691
SCALE FACILITY AND ROADWAY EARTHWORK	79,002	504	78,498
OPERATIONS AREA EARTHWORK	10,798	0	10,798
TOTAL	36,340,090	1,380,103	34,959,987
SPACE AVAILABLE FOR REFUSE DISPOSAL (BASE GRADES TO FINAL GRADES)	0	134,468,000	134,468,000

MAXIMUM DEPTH OF CUT = 290 FEET WITH 1.5:1 SLOPES

TOTAL AMOUNT OF SITE TO BE GRADED: AREA 18,299,570 SF, % OF TOTAL SITE 68 PERCENT

MAXIMUM DEPTH OF FILL = 115 FEET WITH 1.5:1 AND 2:1 SLOPES

RETAINING/CRIB WALLS: LENGTH 307 FEET; MAXIMUM HEIGHT 8 FEET

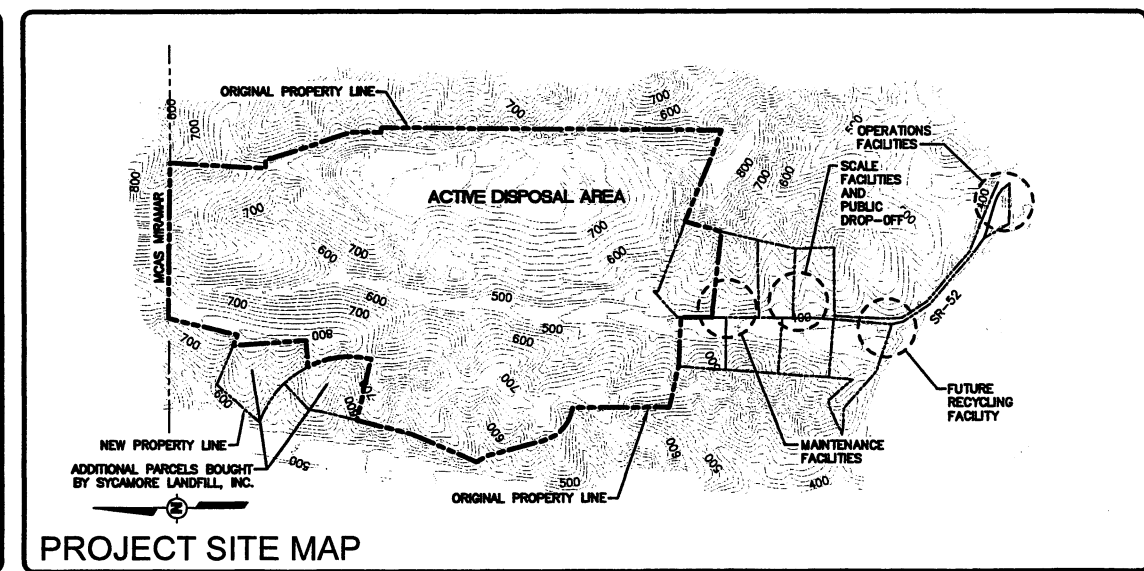
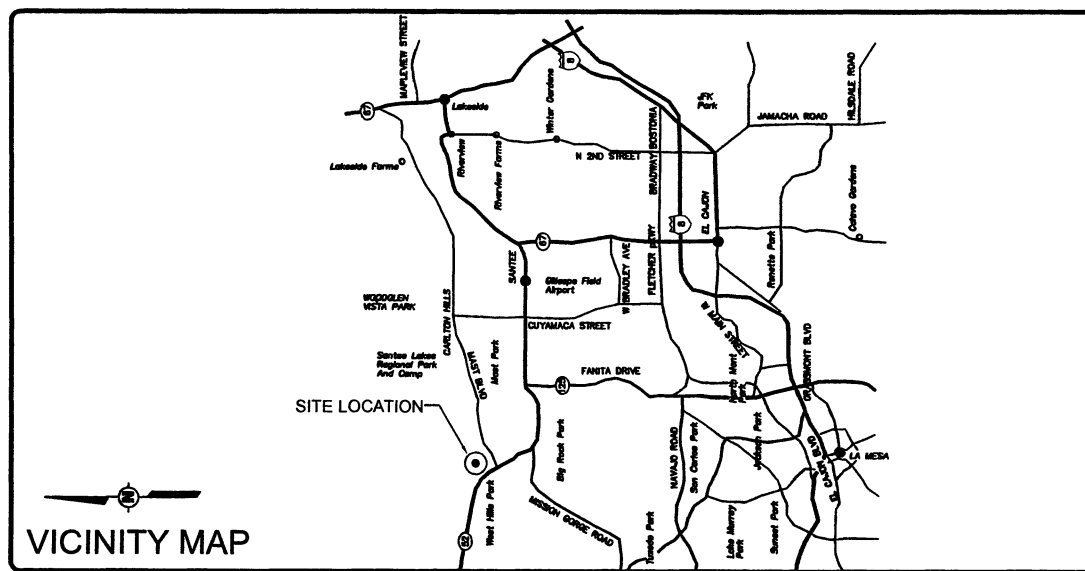
ZONING

AREA ADJACENT TO EXISTING LANDFILL ZONED RS-1-R PLANNED URBANIZING LANDFILL AND ANCILLARY FACILITIES TO BE LOCATED ON PARCEL NUMBERS 366-041-01, 366-031-14, 366-031-18, 366-070-12, 366-070-13, 366-071-12, 366-071-33, 366-080-25, 366-080-26, 366-080-16 AND 366-080-57. SEE DRAWING G2.

WATER SUPPLY

RECLAIMED WATER TO BE SUPPLIED BY THE PADRE DAM MUNICIPAL WATER DISTRICT

Environmental Requirements: "Sycamore Landfill Master Plan is subject to a Mitigation, Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in the Environmental Impact Report No. 5617/SCH 2003041057."



PRIMARY DESIGN CONSULTANT

LANDFILL DESIGN

Shaw Environmental, Inc.
1326 North Market Blvd.
Sacramento, CA 95834
Phone: 916-565-4320
Fax: 916-565-4356
Contact: Randall Woll, PE
Project Manager



PROJECT TEAM

OWNER:
SAN DIEGO LANDFILL SYSTEMS
Robert Ficarek, P.E.
Phone: 619-449-4053
8514 Mast Blvd.
Santee, CA 92071

DESIGN CONSULTANTS:

A-Mehr Inc.
Ail Mehr Azarin, P.E.
Phone: 949-206-0157
23016 Mill Creek Drive
Laguna Hills, CA 92653

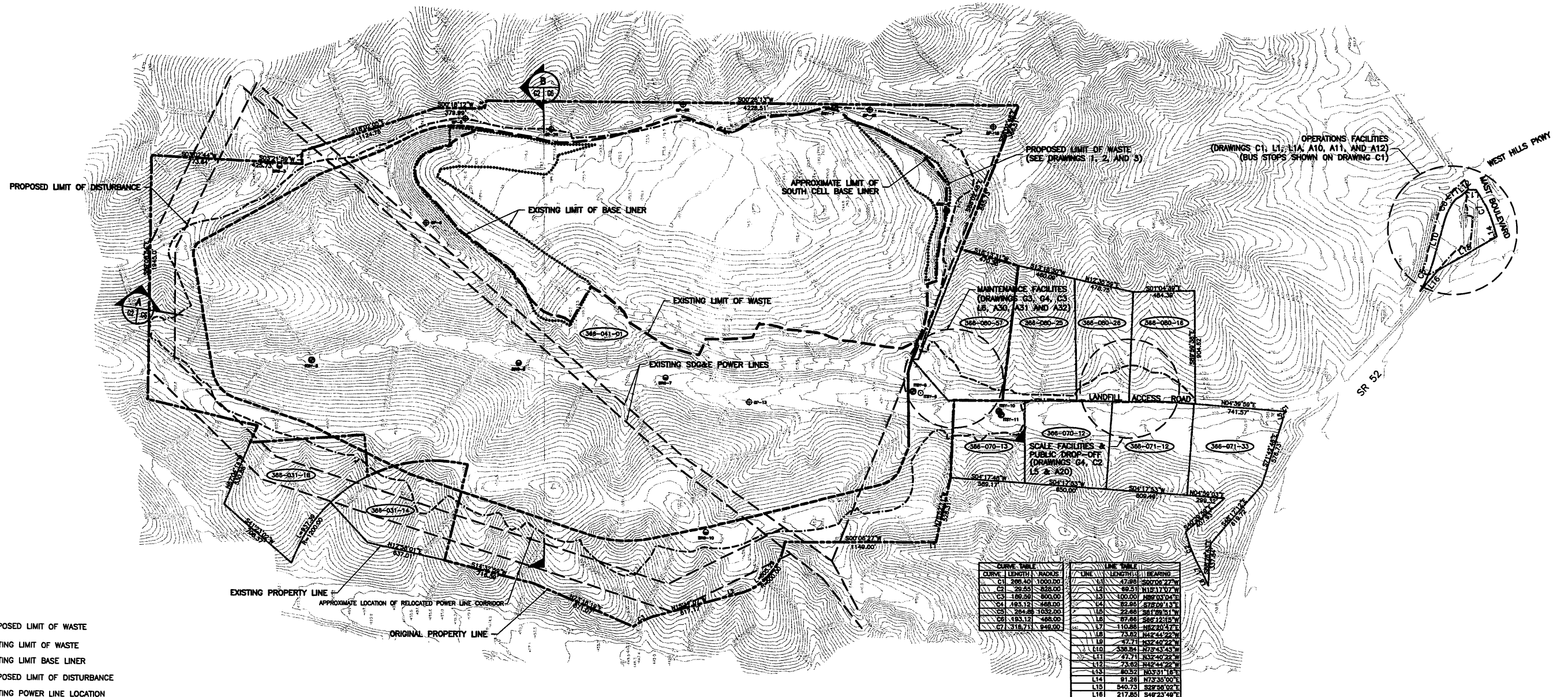
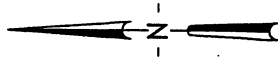
Linscott Law & Greenspan
Chris Mendiara
619-299-3090
1565 Hotel Circle South, Suite 310
San Diego, California 92108

ENVIRONMENTAL CONSULTANTS:

BRC Consulting Inc.
Erich R. Lathers, President
Phone: 619-298-7127
304 Ivy Street,
San Diego, CA 92101-2030

SAN DIEGO LANDFILL SYSTEMS
 SYCAMORE LANDFILL
 SAN DIEGO COUNTY, CALIFORNIA
 MASTER DEVELOPMENT PLANS
 COVER SHEET

DRAWING NO. **G1**
 1 OF 31
 PROJECT NO. 643108



- LEGEND:**
- PROPOSED LIMIT OF WASTE
 - EXISTING LIMIT OF WASTE
 - EXISTING LIMIT BASE LINER
 - PROPOSED LIMIT OF DISTURBANCE
 - EXISTING POWER LINE LOCATION
 - NEW APPROXIMATE POWER LINE CORRIDOR
 - ORIGINAL PROPERTY LINE
 - EXISTING PROPERTY LINE
 - ITSY-5 ⊕ MONITORING WELL
 - ITSY-6 ⊙ CORRECTIVE ACTION PUMPING WELL
 - BRG-10 ⊕ PIEZOMETER (NOT SURVEYED)
 - GP-9 ⊕ GAS MONITORING PROBE
 - 366-031-18 PARCEL NUMBER

- NOTES:**
1. OFF-STREET PARKING SHOWN ON DRAWINGS C1, C2, AND C3.
 2. PROPERTY LINE SETBACKS ARE NOT APPLICABLE.
 3. SEE DRAWING G1 FOR SITE VICINITY MAP.
 4. SEE DRAWING G7 FOR BIOLOGICAL HABITATS.
 5. SEE DRAWING G8 FOR STEEP SLOPE DESIGN CALCULATIONS.
 6. SITE UTILITY DRAWINGS ARE SHOWN ON PART B DRAWINGS.

DATE OF TOPOGRAPHY: 7/18/02
 TOPOGRAPHY PROVIDED BY: A-Mehr Inc., Orange, CA

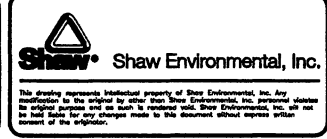
Environmental Requirements: "Sycamore Landfill Master Plan is subject to a Mitigation, Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in the Environmental Impact Report No. 5617/SCH 2003041057."

CURVE DATA			LINE DATA		
CURVE	LENGTH	RADIUS	LINE	LENGTH	BEARING
C1	206.40	1000.00	L1	47.86	S20°04'27"W
C2	29.55	528.00	L2	89.51	N12°17'07"W
C3	189.59	900.00	L3	100.00	N89°03'04"E
C4	183.12	868.00	L4	89.89	S72°29'11"E
C5	284.88	1032.00	L5	22.96	S61°28'51"W
C6	183.12	868.00	L6	87.86	S68°12'18"W
C7	318.71	948.00	L7	110.88	N62°20'47"E
			L8	73.82	N42°43'22"W
			L9	87.71	N72°40'22"W
			L10	338.84	N73°43'43"W
			L11	47.71	N32°40'22"W
			L12	73.82	N42°43'22"W
			L13	80.92	N43°11'16"E
			L14	81.28	N73°35'00"E
			L15	540.73	S28°58'02"E
			L16	217.85	S48°23'48"E



REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
5	3/14/08	REVISED PER CITY COMMENT	RWW	RWW	RWW	RWW
4	4/9/07	REVISED PER CITY COMMENT	RWW	RWW	RWW	RWW
3	8/24/06	REVISED PER CITY COMMENT	RB	RWW	FWC	RWW
2	11/27/04	REVISED PER CITY COMMENT	RWW	RWW	FWC	RWW
1	9/25/03	REVISED PER CITY COMMENT	RWW	RWW	FWC	RWW
0	1/13/02	APPLICATION SUBMITTAL	RWW	RWW	FWC	RWW

DATE OF ISSUE: JULY 08
 DWN BY: R. WALL
 DES BY: R. WALL
 CHK BY: E. COPE
 APP BY: R. WALL

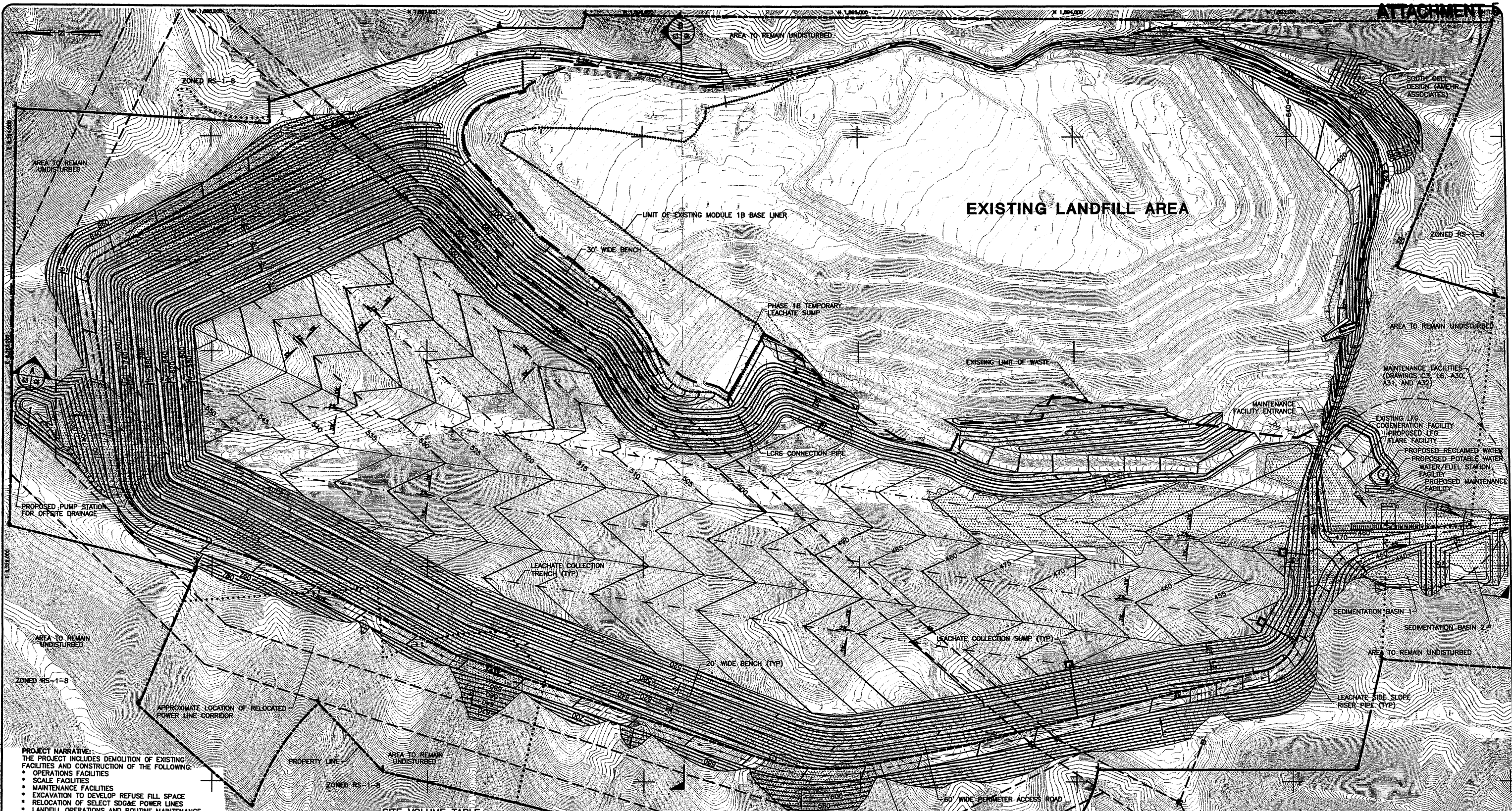


SAN DIEGO LANDFILL SYSTEMS
 SYCAMORE LANDFILL
 SAN DIEGO COUNTY, CALIFORNIA
MASTER DEVELOPMENT PLANS

SITE PLAN

DRAWING NO.
G2
 2 OF 31
 PROJECT NO.
 843108





PROJECT NARRATIVE:
 THE PROJECT INCLUDES DEMOLITION OF EXISTING FACILITIES AND CONSTRUCTION OF THE FOLLOWING:

- OPERATIONS FACILITIES
- SCALE FACILITIES
- MAINTENANCE FACILITIES
- EXCAVATION TO DEVELOP REFUSE FILL SPACE
- RELOCATION OF SELECT SD&E POWER LINES
- LANDFILL OPERATIONS AND ROUTINE MAINTENANCE
- CONSTRUCTION AND DEMOLITION DEBRIS PROCESSING
- GREENS/WOOD MATERIAL PROCESSING
- AGGREGATE PROCESSING
- PUBLIC REFUSE DROP-OFF AND RECYCLING
- LOAD CHECK WASTE STORAGE
- ACCESS ROAD WIDENING
- LANDFILL GAS PROCESSING/ENERGY PRODUCTION
- LEACHATE COLLECTION AND PROCESSING

NOTES:
 1. GRADES DEPICTED REPRESENT TOP OF BASE LINER SYSTEM.
 2. BASE LINER SYSTEM FOR SITE TO ADHERE TO CALIFORNIA CODE OF REGULATIONS TITLE 27 REQUIREMENTS.
 3. STEEP SLOPE REQUIREMENTS ARE PROVIDED ON DRAWING G8.
 4. SENSITIVE BIOLOGICAL RESOURCES ARE SHOWN ON DRAWING G1.
 5. UTILITIES ARE PRESENTED IN PART B DRAWINGS.
 DATE OF TOPOGRAPHY: 7/10/08
 TOPOGRAPHY PROVIDED BY: A-Mehr Inc., Orange, CA
 Environmental Requirements: "Sycamore Landfill Master Plan is subject to a Mitigation, Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in the Environmental Impact Report No. 5617/SCH 2003041057."

SITE VOLUME TABLE

ITEM	CUT (CY)	EARTHFILL (CY)	NET (CY)
LANDFILL BASE GRADING EARTHWORK (INCLUDING MAINTENANCE AREA)	36,250,290	1,379,599	34,870,691
SCALE FACILITY AND ROADWAY EARTHWORK	79,002	504	78,498
OPERATIONS AREA EARTHWORK	10,798	0	10,798
TOTAL	36,340,090	1,380,103	34,959,987
SPACE AVAILABLE FOR REFUSE DISPOSAL (BASE GRADES TO FINAL GRADES)	0	134,468,000	134,468,000
MAXIMUM DEPTH OF CUT = 288 FEET WITH 1.5:1 SLOPES			
MAXIMUM DEPTH OF FILL = 115 FEET WITH 1.5:1 AND 2:1 SLOPES			
TOTAL AMOUNT OF SITE TO BE GRADED: AREA 18,299,570 SQ. FT. OF TOTAL SITE 68 PERCENT			
SOIL TO BE EXCAVATED ON SITE WILL BE USED FOR CONSTRUCTION AND LANDFILL OPERATIONS			
RETAINING/CRIB WALLS: LENGTH 307 FEET; MAXIMUM HEIGHT 8 FEET (SEE DRAWING G4)			

LEGEND:
 - - - - - PROPOSED LIMIT OF WASTE
 - - - - - BOUNDARY OF MULTIPLE HABITAT PROTECTION AREA (MHPA)
 - - - - - EXISTING LIMIT OF WASTE
 - - - - - EXISTING LIMIT BASE LINER
 - - - - - DRAINAGE FLOW DIRECTION
 - - - - - EXISTING POWER LINE LOCATION
 - - - - - LEACHATE COLLECTION AND REMOVAL TRENCH
 - - - - - PROPERTY LINE
 - - - - - 10 FOOT BASE GRADING CONTOUR
 - - - - - SLOPE GRADIENT
 - - - - - 500
 - - - - - 2:1
 [Pattern] EARTHFILL

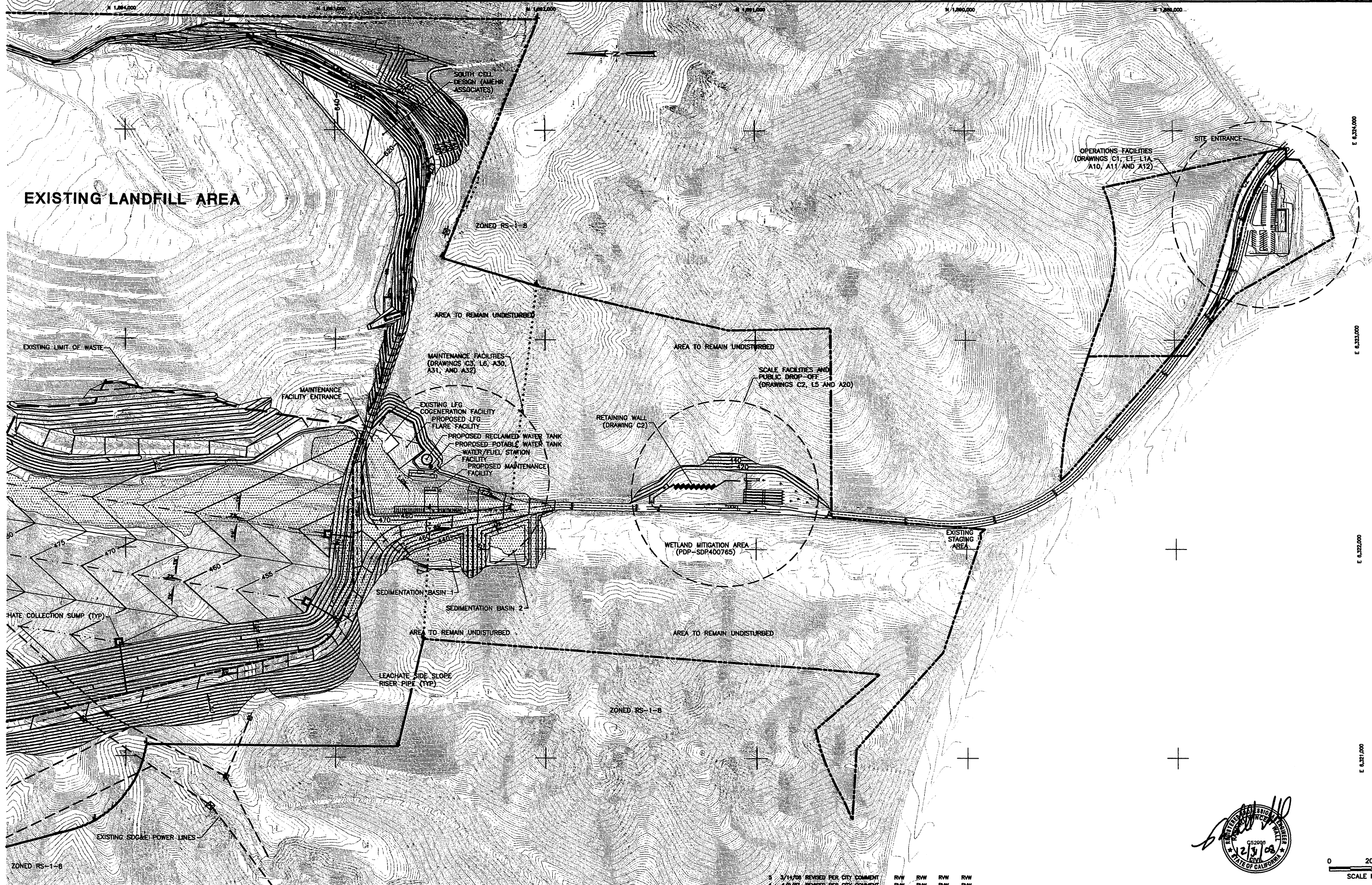
REV	DATE	DESCRIPTION	DNW BY	DES BY	CHK BY	APP BY
5	3/14/08	REVISED PER CITY COMMENT	RWW	RWW	RWW	RWW
4	4/9/07	REVISED PER CITY COMMENT	RWW	RWW	RWW	RWW
3	8/24/06	REVISED PER CITY COMMENT	RW	RWW	FWC	RWW
2	11/27/04	REVISED PER CITY COMMENT	RWW	RWW	FWC	RWW
1	9/25/03	REVISED PER CITY COMMENT	RWW	RWW	FWC	RWW
0	11/13/02	APPLICATION SUBMITTAL	RWW	RWW	FWC	RWW

DATE OF ISSUE: JULY 08
 DNW BY: R. WALL
 DES BY: R. WALL
 CHK BY: CODE
 APP BY: R. WALL

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SAN DIEGO LANDFILL SYSTEMS
 SYCAMORE LANDFILL
 SAN DIEGO COUNTY, CALIFORNIA
MASTER DEVELOPMENT PLANS
BASE GRADING PLAN

DRAWING NO. **G3**
 3 OF 31
 PROJECT NO. 843108



DATE OF TOPOGRAPHY: 7/16/02
 TOPOGRAPHY PROVIDED BY: A-Mehr Inc., Orange, CA
 Environmental Requirements: "Sycamore Landfill Master Plan is subject to a Mitigation, Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in the Environmental Impact Report No. 5617/SCH 2003041057."

LEGEND:

--- --	PROPOSED LIMIT OF WASTE	- - - - -	LEACHATE COLLECTION AND REMOVAL TRENCH
.....	BOUNDARY OF MULTIPLE HABITAT PROTECTION AREA (MHPA)	-----	PROPERTY LINE
-----	EXISTING LIMIT OF WASTE	-----	10 FOOT BASE GRADING CONTOUR
-----	DRAINAGE FLOW DIRECTION	-----	SLOPE GRADIENT
-----	EXISTING POWER LINE LOCATION	-----	EARTHFILL

REV	DATE	DESCRIPTION	OWN BY	DES BY	CHK BY	APP BY
3	3/14/08	REVISED PER CITY COMMENT	R. WALL	R. WALL	R. WALL	R. WALL
2	11/27/04	REVISED PER CITY COMMENT	R. WALL	R. WALL	R. WALL	R. WALL
1	9/25/03	REVISED PER CITY COMMENT	R. WALL	R. WALL	R. WALL	R. WALL
0	1/13/02	APPLICATION SUBMITTAL	R. WALL	R. WALL	R. WALL	R. WALL

DATE OF ISSUE: JULY 08
 OWN BY: R. WALL
 DES BY: R. WALL
 CHK BY: E. COPE
 APP BY: R. WALL



SAN DIEGO LANDFILL SYSTEMS
 SYCAMORE LANDFILL
 SAN DIEGO COUNTY, CALIFORNIA
MASTER DEVELOPMENT PLANS
BASE GRADING PLAN

DRAWING NO.
G4
 4 OF 31
 PROJECT NO.
 843108



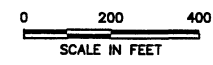


NOTES:

- GRADES REPRESENT TOP OF FINAL COVER.
- FINAL COVER SYSTEM TO ADHERE TO TITLE 27 OF THE CALIFORNIA CODE OF REGULATIONS.
- PEAK DRAINAGE DESIGN FLOWS ARE BASED ON RAINFALL DATA FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION ATLAS 2, VOLUME IX, THE HYDROLOGY MANUAL PUBLISHED BY THE COUNTY OF SAN DIEGO, DEPARTMENT OF PUBLIC WORKS, FLOOD CONTROL DIVISION, AND THE RATIONAL METHOD HYDROLOGY COMPUTER PACKAGE DEVELOPED BY ADVANCE ENGINEERING SOFTWARE PROCEDURES BASED ON SAN DIEGO COUNTY, FLOOD CONTROL DISTRICT HYDROLOGY MANUAL.
- STORMWATER STORAGE CAPACITY NEEDS WERE CALCULATED USING THE NATURAL RESOURCE CONSERVATION SERVICE METHOD TR55 COMPUTER PROGRAM.
- DRAINAGE CALCULATIONS PROVIDED AS A SEPARATE SUBMITTAL.

DATE OF TOPOGRAPHY: 7/16/02
 TOPOGRAPHY PROVIDED BY: A-Mahr Inc., Orange, CA
 Environmental Requirements: "Sycamore Landfill Master Plan is subject to a Mitigation, Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in the Environmental Impact Report No. 5617/SCH 2003041057."

- LEGEND:**
- PROPOSED LIMIT OF WASTE
 - DRAINAGE FLOW PATH DIRECTION
 - PROPOSED FINAL GRADING CONTOUR
 - SLOPE GRADIENT
 - OVER SIDE DRAINAGE PIPE AND DIAMETER
 - PROPERTY LINE
 - PROPOSED PARTIAL FINAL COVER AREA



REV	DATE	DESCRIPTION	CHK BY	DES BY	APP BY
5	3/14/08	REVISED PER CITY COMMENT	RWW	RWW	RWW
4	4/9/07	REVISED PER CITY COMMENT	RWW	RWW	RWW
3	8/24/06	REVISED PER CITY COMMENT	RB	RWW	FWC
2	11/27/04	REVISED PER CITY COMMENT	RWW	RWW	FWC
1	9/25/03	REVISED PER CITY COMMENT	RWW	RWW	FWC
0	1/13/02	APPLICATION SUBMITTAL	RWW	RWW	FWC

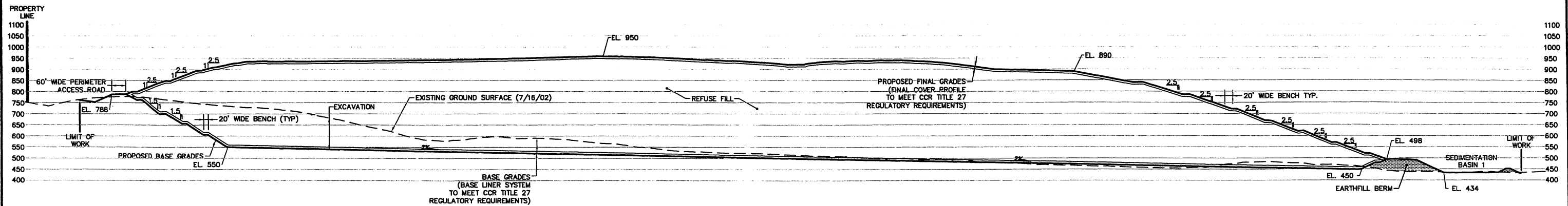
DATE OF ISSUE: NOV. 02
 DWN BY: R. WALL
 DES BY: R. WALL
 CHK BY: E. COPE
 APP BY: R. WALL

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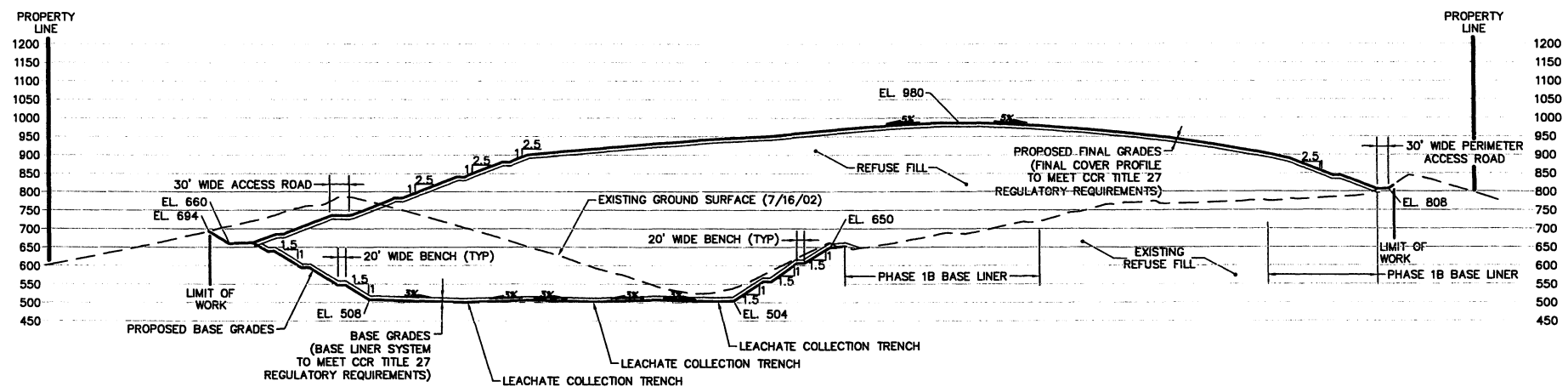
SAN DIEGO LANDFILL SYSTEMS
 SYCAMORE LANDFILL
 SAN DIEGO COUNTY, CALIFORNIA
MASTER DEVELOPMENT PLANS

FINAL GRADING PLAN

DRAWING NO.
G5
 5 OF 31
 PROJECT NO.
 843108



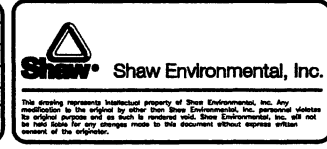
SECTION A-A
1"=200'



SECTION B-B
1"=200'

Environmental Requirements: "Sycamore Landfill Master Plan is subject to a Mitigation, Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in the Environmental Impact Report No. 5617/SCII 2003041057."

5	3/14/08	REVISED PER CITY COMMENT	RVW	RVW	RVW	RVW
4	4/9/07	REVISED PER CITY COMMENT	RVW	RVW	RVW	RVW
3	8/24/06	REVISED PER CITY COMMENT	RS	RVW	FWC	RVW
2	11/27/04	REVISED PER CITY COMMENT	RVW	RVW	FWC	RVW
1	9/25/03	REVISED PER CITY COMMENT	RVW	RVW	FWC	RVW
0	11/13/02	APPLICATION SUBMITTAL	RVW	RVW	FWC	RVW
REV	DATE	DESCRIPTION	DNW BY	DES BY	CHK BY	APP BY
	DATE OF ISSUE JULY 08		DNW BY R. WALL	DES BY R. WALL	CHK BY E. COPE	APP BY R. WALL



SAN DIEGO LANDFILL SYSTEMS
SYCAMORE LANDFILL
SAN DIEGO COUNTY, CALIFORNIA
MASTER DEVELOPMENT PLANS
SECTIONS

DRAWING NO.
G6
6 OF 31
PROJECT NO.
843108

The County of San Diego previously preserved by conservation/open space easement in 1995-96, 30.84 acres of Coastal sage scrub and chaparral habitat under HLP 95-008 and 96-005. The land conserved is in the former Hogey Property, APN 324-030-42, located immediately north of Sycamore Canyon Open Space Preserve, approximately five miles northeast of the landfill site, at Thomas Bros. map 1211, coordinates D5 and D6.

- LEGEND:**
- - - - - EXISTING PERMITTED LANDFILL STAGE LIMITS OF MSW DISPOSAL
 - - - - - BOUNDARY WITHIN WHICH DISTURBANCE IS ALLOWED, PER APPROVED 1994 STAGED DEVELOPMENT PLAN AND PDP/SDP 40-0765 (2002) INCLUDES BOTH LANDFILL AND ANCILLARY FACILITY AREAS.
 - - - - - AREA APPROVED FOR LANDFILLING IN 1974 CUP 6066 PC/AMENDMENT.
 - - - - - PROPOSED LIMIT OF DISTURBANCE, 2002 PERMIT APPLICATION
 - ▨ HABITAT LOSS PERMIT BOUNDARY (HLP 95-008)
 - ▧ LANDFILL AND OTHER PARCEL BOUNDARIES
 - ▩ MITIGATION PARCELS CONVEYED TO CITY OF SAN DIEGO
 - - - - - VEGETATION FENCING
 - - - - - BOUNDARY OF MULTIPLE HABITAT PROTECTION AREA (MHPA)
 - ▧ BOUNDARY OF VEGETATION ZONE WITH DOMINANT TYPE OF VEGETATION (EXCLUDING DUDLEYA AND BARREL CACTUS)
 - ▧ WETLAND CONSERVATION AREA (CONVEYED 2002)
 - ▧ BOUNDARY OF VEGETATION ZONE WHERE DUDLEYA (DUD) OR BARREL CACTUS (BC) IS DOMINANT TYPE; AVOIDED UNDER MND 40-0765
 - DUDLEYA TAKEN UNDER MND 40-0765
 - ▨ DUDLEYA TAKEN UNDER MND 40-0765
 - m UPLAND HABITAT OF SDP NOT YET MITIGATED (OR DISTURBED), OTHER THAN DUDLEYA TRANSLOCATIONS
 - M UPLAND HABITAT OF SDP MITIGATED IN SPECIAL GRADING PERMIT OF NOV. 27, 2002 (PER MND 40-0765)

- BC BARREL CACTUS
- CC CHAMISE CHAPARRAL
- CSS COASTAL SAGE SCRUB
- D DISTURBED
- DUD DUDLEYA
- NG NATIVE GRASSLAND
- NNG NON-NATIVE GRASSLAND
- SMC SOUTHERN-MIXED CHAPARRAL
- △ BARREL CACTUS
- DUDLEYA

MITIGATION PARCEL 366-030-34 APPROXIMATELY 1/4 MILE WEST OF SITE CONVEYED TO CITY OF SAN DIEGO IN 2002

M
366-030-34

0 300 600
SCALE IN FEET

5	3/14/08	REVISED PER CITY COMMENT	RVW	RVW	RVW	RVW
4	4/9/07	REVISED PER CITY COMMENT	RVW	RVW	RVW	RVW
3	8/24/06	REVISED PER CITY COMMENT	RB	RVW	FWC	RVW
2	11/27/04	REVISED PER CITY COMMENT	RVW	RVW	FWC	RVW
1	9/25/03	REVISED PER CITY COMMENT	RVW	RVW	FWC	RVW
0	11/13/02	APPLICATION SUBMITTAL	RVW	RVW	FWC	RVW
REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
	DATE OF ISSUE	DWN BY	DES BY	CHK BY	APP BY	
	JULY 08	R. WALL	R. WALL	E. COPE	R. WALL	



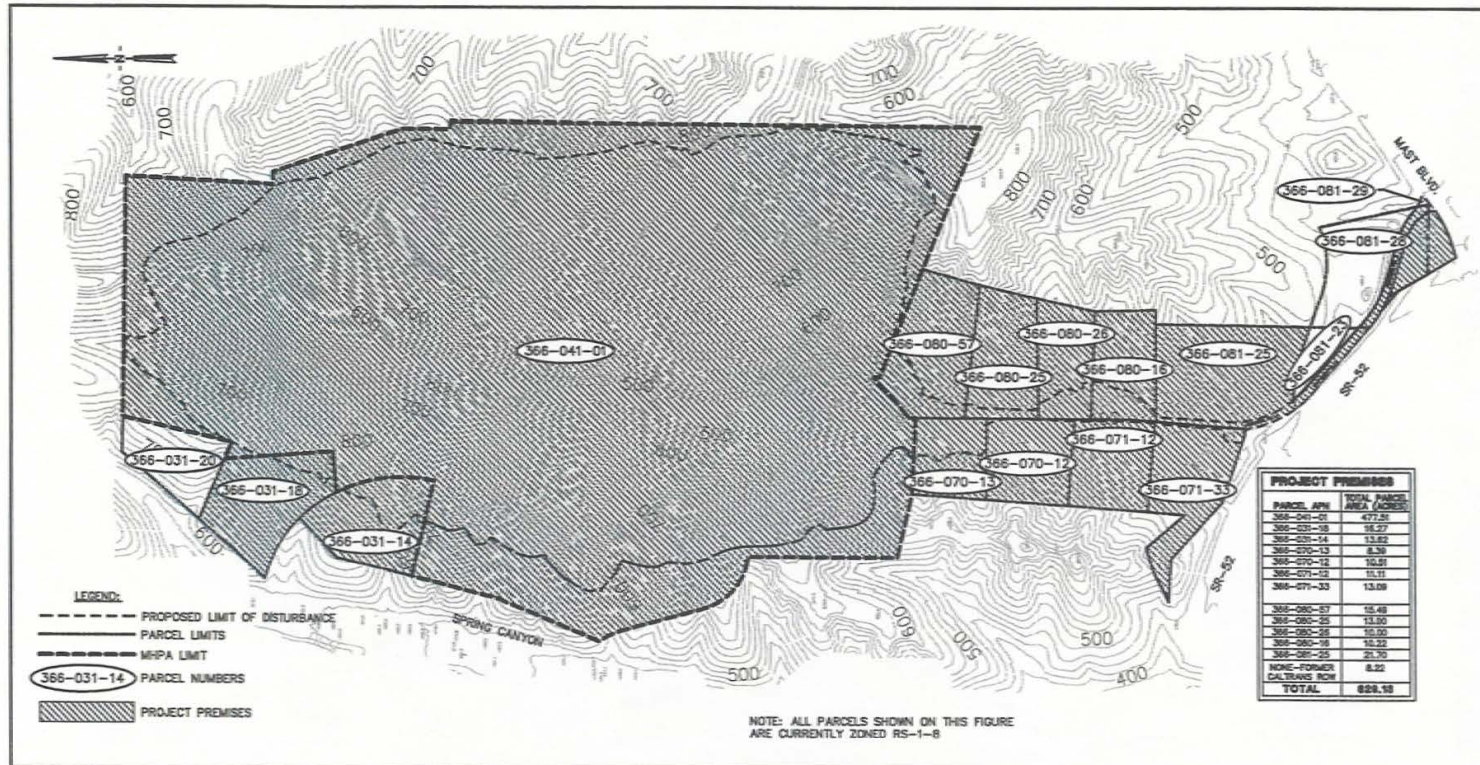
SAN DIEGO LANDFILL SYSTEMS
SYCAMORE LANDFILL
SAN DIEGO COUNTY, CALIFORNIA
MASTER DEVELOPMENT PLANS
PERMIT BOUNDARIES

DRAWING NO.
G7
7 OF 31
PROJECT NO.
843108

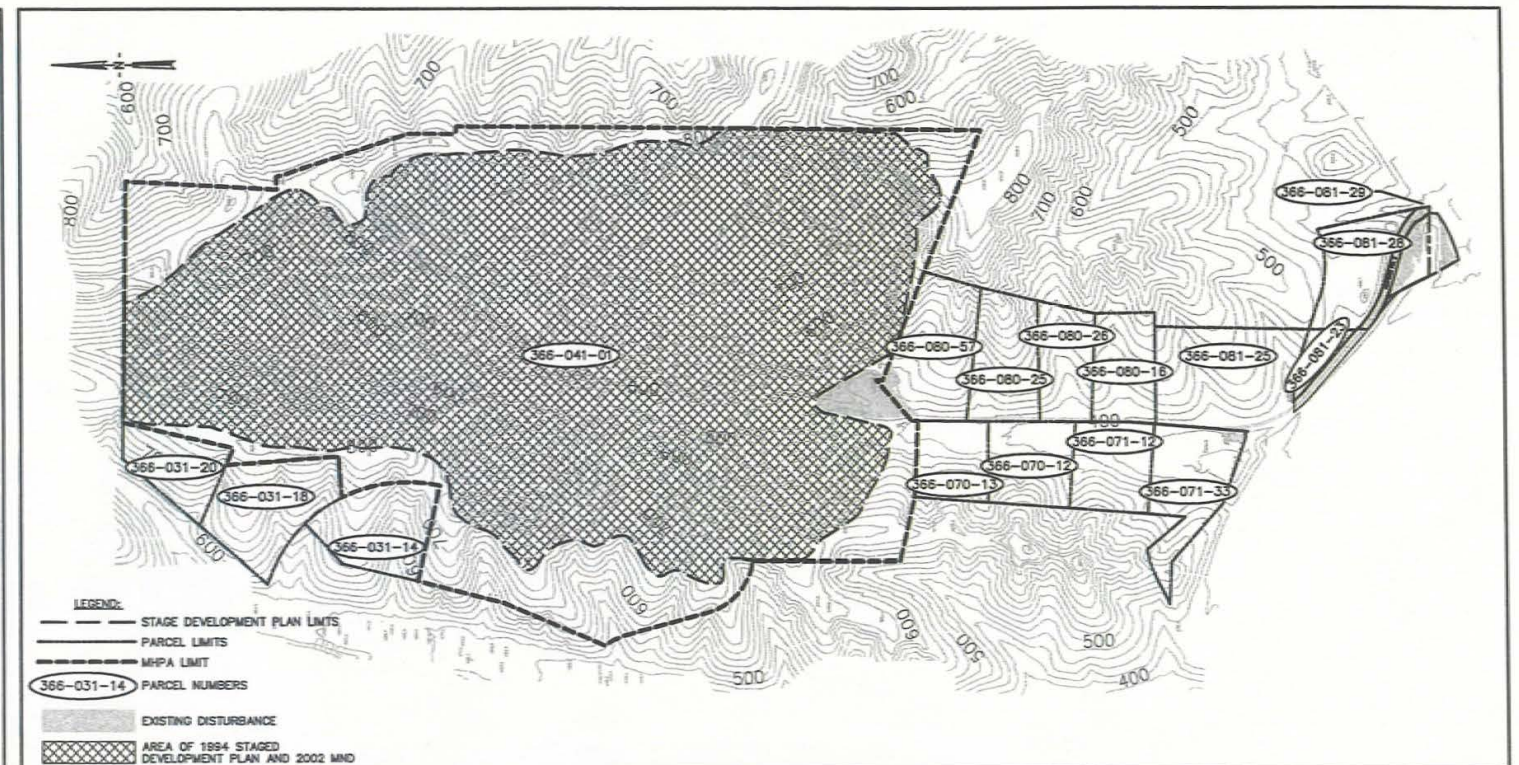
Environmental Requirements: "Sycamore Landfill Master Plan is subject to a Mitigation, Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in the Environmental Impact Report No. 5617/SCM 2003041057."

DATE OF TOPOGRAPHY: 7/16/02
TOPOGRAPHY PROVIDED BY: A-MEHR, INC.

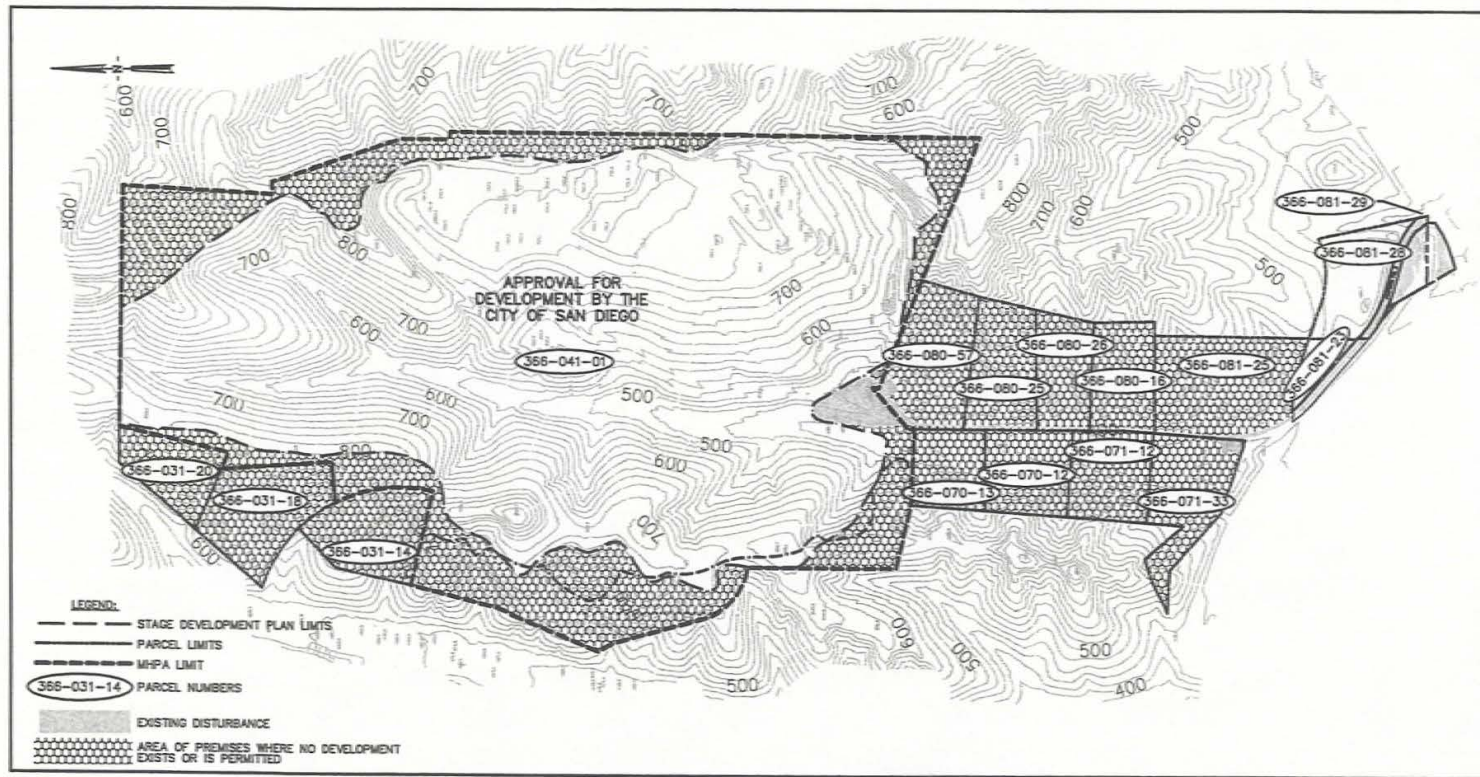




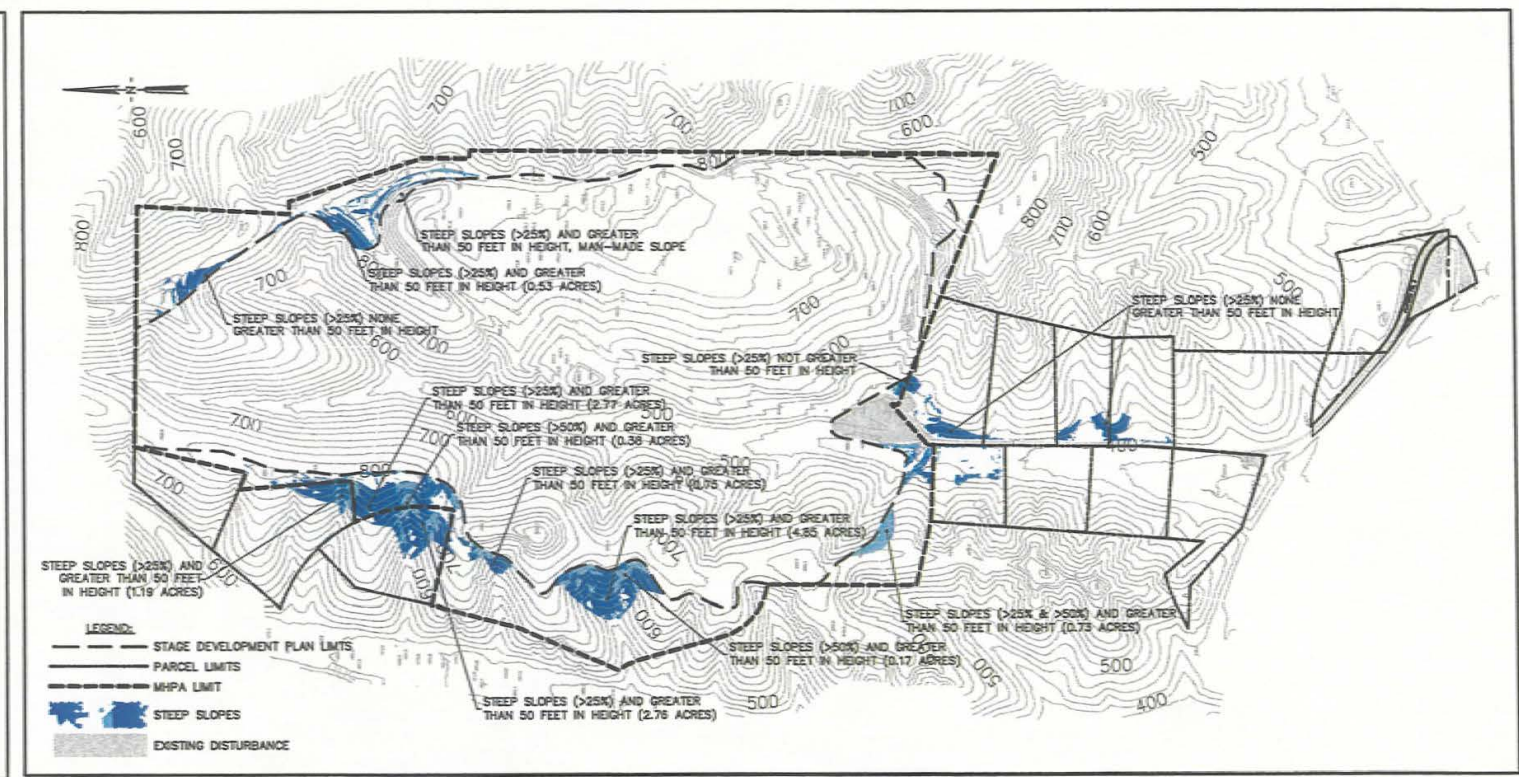
PROJECT PREMISES



EXISTING DEVELOPED AREAS AND AREAS PREVIOUSLY APPROVED BY THE CITY OF SAN DIEGO FOR LANDFILL DEVELOPMENT



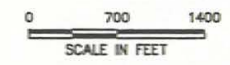
AREA OF UNDEVELOPED, UNPERMITTED 'PREMISE'



PROPOSED DEVELOPMENT AREAS AND AREAS WITHIN THEM CONTAINING STEEP NATURAL SLOPES

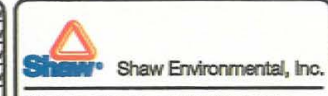
NOTES:
1. STEEP SLOPE CRITERIA BASED ON JULY 2002 SITE TOPOGRAPHY.

Environmental Requirements: "Sycamore Landfill Master Plan is subject to a Mitigation, Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in the Environmental Impact Report No. 5617/SCH 2003041057."



REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
6	3/14/06	REVISED PER CITY COMMENT	R/W	R/W	R/W	R/W
5	8/27/07	REVISED PER CITY COMMENT	R/W	R/W	R/W	R/W
4	4/8/07	REVISED PER CITY COMMENT	R/W	R/W	R/W	R/W
3	8/24/06	REVISED PER CITY COMMENT	RB	R/W	F/W	R/W
2	11/27/04	REVISED PER CITY COMMENT	R/W	R/W	F/W	R/W
1	8/25/03	REVISED PER CITY COMMENT	R/W	R/W	F/W	R/W
0	11/13/02	APPLICATION SUBMITTAL	R/W	R/W	F/W	R/W

DATE OF ISSUE: JULY 08
DWN BY: R. WALL
DES BY: R. WALL
CHK BY: F. COPE
APP BY: R. WALL



SAN DIEGO LANDFILL SYSTEMS
SYCAMORE LANDFILL
SAN DIEGO COUNTY, CALIFORNIA
MASTER DEVELOPMENT PLANS
STEEP SLOPE DETERMINATION

DRAWING NO.
G8
8 OF 31
PROJECT NO.
843108