

PARKING TABLE				
LOCATION	FLOOR AREA (SF)	REQUIRED AUTOMOBILE PARKING SPACES (1)		PARKING RATIO (STALLS PER 1,000 SF OF FLOOR AREA)
		MINIMUM REQUIRED	SPACES PROVIDED	
OPERATIONS FACILITIES (2)	3,258	11	28	
SCALE FACILITIES (3)	484	1	2	
MAINTENANCE FACILITIES	9,933	33	33	
TOTAL	13,655		63	4.6

NOTES:  
1. ASSUMES MINIMUM REQUIRED PARKING SPACES IS 3.3/1000 SF.  
2. AN ADDITIONAL 30 PARKING SPACES ARE AVAILABLE AT THE OPERATIONS FACILITY IF IT IS EXPANDED.  
3. SHORT TERM PARKING WILL BE PROVIDED AT THE SCALE HOUSE. OWNER WILL PROVIDE SHUTTLE SERVICE FROM THE MAINTENANCE FACILITY TO THE SCALE HOUSE FOR EMPLOYEES.

LEGEND and NOTES:

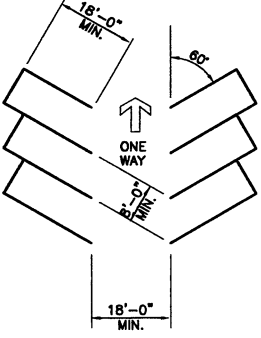
- APPROXIMATE LIMITS OF WORK. (139,870 SQ. FT.)
- DRAINAGE SWALE
- V- RECLAIMED WATER LINE (POTABLE WATER TO BE SUPPLIED BY A BOTTLED SOURCE)
- SS- SANITARY SEWER
- DRAINAGE FLOW
- - - - - EXISTING RIGHT OF WAY
- PROPERTY LINE

GENERAL

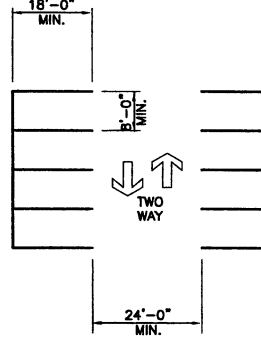
- 1 NEW OPERATIONS OFFICE COMPLEX. SEE SHEET A10.
- 2 NEW AC PAVING FOR EMPLOYEE PARKING
- 3 LANDSCAPING. SEE SHEET L1.
- 4 EXISTING LANDFILL SITE ENTRANCE.
- 5 EXISTING TRUCK SCALE AND SCALE HOUSE TO BE REMOVED.
- 6 EXISTING MODULAR OFFICE BUILDING TO BE REMOVED.
- 7 MISCELLANEOUS STRUCTURES TO BE REMOVED.
- 8 ENTRY GATES. GATES WILL OPEN AND CLOSE IN ACCORDANCE WITH THE SOLID WASTE FACILITY PERMIT.
- 9 POSSIBLE SANITARY SEWER LINE TO PUBLIC SEWER IF AVAILABLE IN FUTURE
- 10 WATER LINE TO PADRE DAM MUNICIPAL WATER DISTRICT WATER LINE.
- 11 SANITARY SEWER FROM BUILDING TO CONNECT TO 2,000 GALLON SEPTIC HOLDING TANK, EMPTY AS NEEDED (PERMIT THROUGH SAN DIEGO COUNTY DEPT. OF ENV. HEALTH)

FIRE DEPARTMENT REQUIREMENTS:

- 20 PROVIDE APPROVED BUILDING ADDRESS NUMBERS ABOVE BUILDING ENTRANCE PER FHPS POLICY P-00-6.
- 21 PROVIDE MONUMENT SIGN WITH BUILDING ADDRESS NUMBERS FOR ALL BUILDINGS WITHIN PROJECT SITE PER FHPS POLICY P-00-6.
- 22 EXISTING FIRE HYDRANT LOCATION.
- 23 PRELIMINARY FIRE HYDRANT LOCATION 30 FEET FROM BUILDING. FINAL FIRE HYDRANT LOCATION/INSTALLATION WILL BE DETERMINED WHEN RECLAIMED WATER PIPELINE IS INSTALLED.
- 24 ACCESS ROADWAY. MAINTAIN MINIMUM 20 FOOT UNOBSTRUCTED WIDTH AND MINIMUM VERTICAL CLEARANCE OF 15 FEET 6 INCHES. MAXIMUM GRADE SHALL NOT EXCEED 12%.
- 25 PROVIDE SIGNAGE AND MARKINGS PER FHPS POLICY A-00-1:  
  
PROVIDE APPROVED SIGN AT ACCESS ROADWAY ENTRANCE THAT READS "NO PARKING FIRE LANE". PLACE SIGNS EVERY 100 FEET FACING TRAFFIC.  
  
PAINT 8 INCH WIDE RED STRIPE ON EITHER SIDE OF PAVED ACCESS ROADWAY. STENCIL "NO PARKING - FIRE LANE" EVERY 30 FEET OVER RED STRIPE.
- 26 PROVIDE POST INDICATOR VALVE, FIRE DEPARTMENT CONNECTION, AND ALARM BELL.



A TYPICAL ANGLED PARKING LAYOUT  
C1/C1 1" = 1'-0"



B TYPICAL 90° PARKING LAYOUT  
C1/C1 1" = 1'-0"

REV	DATE	DESCRIPTION	CHK BY	APP BY
0	11/13/03	APPLICATION SUBMITTAL	DMV BY	CHK BY
1	9/25/03	REVISED PER CITY COMMENT	MCR	SB
2	11/27/04	REVISED PER CITY COMMENT	MCR	SB
3	10/24/06	REVISED PER CITY COMMENT	RE	RW
4	9/2/07	REVISED PER CITY COMMENT	RE	RW
5	3/14/08	REVISED PER CITY COMMENT	RE	RW

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SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
MASTER DEVELOPMENT PLANS  
SITE PLAN  
OPERATIONS FACILITIES

DRAWING NO. **C1**  
9 OF 31  
PROJECT NO. 843108

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

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 and NOTES:

- APPROXIMATE LIMITS OF WORK. (199,443 SQ. FT.)
- DRAINAGE SWALE
- STORM WATER SHEET FLOW DIRECTION
- CONCENTRATED STORM WATER FLOW DIRECTION

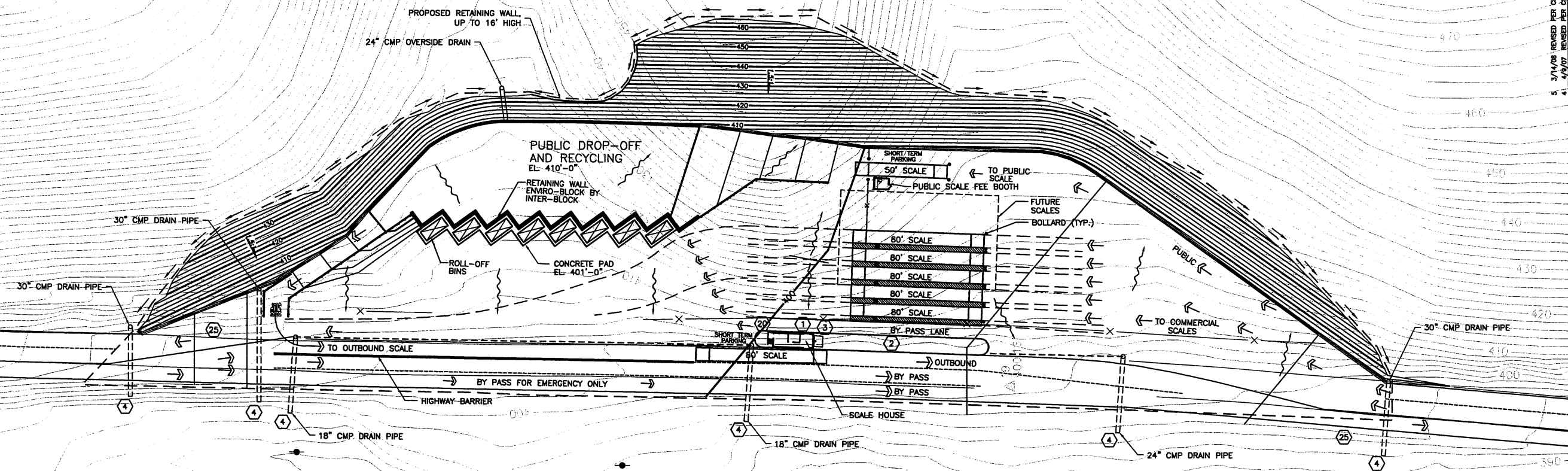
# GENERAL

- NEW SCALE HOUSE SEE SHEET A20.
- SHORT TERM PARKING WILL BE PROVIDED AT THE SCALE HOUSE. OWNER WILL PROVIDE SHUTTLE SERVICE FROM THE MAINTENANCE FACILITY TO THE SCALE HOUSE FOR EMPLOYEES.
- 1,500 GALLON SEPTIC HOLDING TANK
- INSTALL SEDIMENT/FILTER CONTROLS AT PIPE CULVERT INLETS TO REDUCE POTENTIAL STORMWATER CONTAMINANTS PRIOR TO DISCHARGE

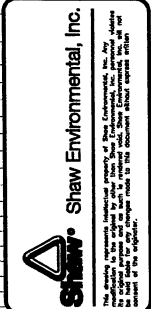
ALL WALLS AND FENCES MUST BE IN CONFORMANCE WITH SDMC 142.0310 and 142.0340.

# FIRE DEPARTMENT REQUIREMENTS:

- PROVIDE APPROVED BUILDING ADDRESS NUMBERS ABOVE BUILDING ENTRANCE PER FHPS POLICY P-00-6.
- PROVIDE SIGNAGE AND MARKINGS PER FHPS POLICY A-00-1:
- PAINT 8-INCH WIDE RED STRIPE ON EITHER SIDE OF PAVED ACCESS ROADWAY. STENCIL "NO PARKING - FIRE LANE" EVERY 30- FEET OVER RED STRIPE (UNLESS EXEMPTION OBTAINED).



REV	DATE	DESCRIPTION	OWN BY	DES BY	APP BY
5	3/14/02	REVISED PER CITY COMMENT	RW	RW	RW
4	4/9/02	REVISED PER CITY COMMENT	RW	RW	RW
3	8/24/02	REVISED PER CITY COMMENT	RW	RW	RW
2	11/27/02	REVISED PER CITY COMMENT	RW	RW	RW
1	9/25/03	REVISED PER CITY COMMENT	RW	RW	RW
0	1/13/04	APPLICATION SUBMITTAL	RW	RW	RW
REV	DATE	DESCRIPTION	OWN BY	DES BY	APP BY
	JULY 08		OWN BY: J. C. ROBINSON	DES BY: J. C. ROBINSON	APP BY: J. C. ROBINSON



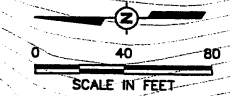
SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
MASTER DEVELOPMENT PLANS  
SCALE FACILITIES

DRAWING NO. C2  
10 OF 31  
PROJECT NO. 843108

DATE OF TOPOGRAPHY: 7/16/02  
TOPOGRAPHY PROVIDED BY: A-MEHR INC., ORANGE, CALIFORNIA  
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/SCI 2003041057."

0 40 80  
SCALE IN FEET





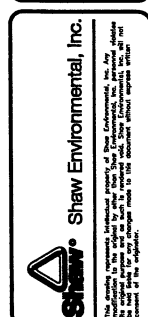
DATE OF TOPOGRAPHY: 7/16/02  
TOPOGRAPHY PROVIDED BY: A-MEHR, INC.  
Environmental Requirements: "Sycamore Landfill Master Plan is subject to a Mitigation, Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in the Environmental Impact Report No. 5627868, 20030195."

FIRE DEPARTMENT REQUIREMENTS:

- 10 PROVIDE APPROVED BUILDING ADDRESS NUMBERS ABOVE BUILDING ENTRANCE PER FHPS POLICY P-00-0.
- 24 ACCESS ROADWAY. MAINTAIN MINIMUM 26 FOOT UNOBSTRUCTED WIDTH AND MINIMUM VERTICAL CLEARANCE OF 15 FEET 6 INCHES. MAXIMUM GRADE SHALL NOT EXCEED 12%.
- 25 PROVIDE SIGNAGE AND MARKINGS PER FHPS POLICY A-00-1:
- PAINT 8 INCH WIDE RED STRIPE ON EITHER SIDE OF PAVED ACCESS ROADWAY. STENCIL "NO PARKING - FIRE LANE" EVERY 30 FEET OVER RED STRIPE.
- 26 FIRE HYDRANT WILL BE INSTALLED PER THE PROVISIONS PROVISIONS OF CITY OF SAN DIEGO POLICY FS-0210.
- 27 50'-0"± TURNING RADIUS IN COMPLIANCE WITH CITY OF SAN DIEGO FHPS POLICY A-00-1.

5	3/14/08	REVISED PER CITY COMMENT	RW	RW	RW	RW	RW
4	4/9/07	REVISED PER CITY COMMENT	RW	RW	RW	RW	RW
3	1/27/04	REVISED PER CITY COMMENT	RBI	RW	PWC	RW	RW
2	1/24/04	REVISED PER CITY COMMENT	MCR	SB	RT	RW	RW
1	9/25/03	REVISED PER CITY COMMENT	MCR	SB	RT	RW	RW
0	1/15/02	APPLICATION SUBMITAL	MCR	SB	RT	RW	RW
REV	DATE	DESCRIPTION	OWN BY	DES BY	CHK BY	APP BY	

OWN BY: K. M. Robinson  
 DATE OF ISSUE: 4/11/08  
 DATE OF: 4/11/08  
 SUBMITTED BY: S. Chakrabarti



**SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
MASTER DEVELOPMENT PLANS  
SITE PLAN  
MAINTENANCE FACILITIES**

DRAWING NO.  
**C3**  
11 OF 31  
PROJECT NO.  
843108



# PLANTING NOTES

- ALL PLANTS WILL BE MAINTAINED IN A HEALTHY, DISEASE-FREE, GROWING CONDITION AT ALL TIMES.
- ALL PRUNING WILL COMPLY WITH THE STANDARDS OF THE NATIONAL ARBORIST ASSOCIATION.
- ANY PLANT MATERIAL REQUIRED BY THE DIVISION 4 LANDSCAPE REGULATIONS THAT DIE WITHIN 3 YEARS OF INSTALLATION WILL BE REPLACED, WITHIN 30 DAYS OF DETERMINATION OF PLANT DEATH, WITH THE SAME SIZE AND APPROXIMATE SPECIES TYPE. PLANTS THAT DIE AFTER 3 YEARS OF INSTALLATION WILL BE REPLACED PER CHAPTER 14.142.0403(b)(8).
- ALL TREES WILL BE OF SUFFICIENT CHARACTER TO SUPPORT A MINIMUM OF ONE WELL DEFINED TRUNK AND WILL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15'. ALL SHRUBS WILL BE WOODY OR PERENNIAL PLANTS THAT ARE CHARACTERISTICALLY LOW BRANCHING.
- NATIVE PLANTS WILL BE LOCALLY INDIGENOUS.
- NATURALIZED PLANTS WILL BE ADAPTED TO SURVIVE WITHOUT IRRIGATION AFTER INITIAL ESTABLISHMENT SERVICES.
- NATIVE PLANT MATERIAL PLANTING SEASON IS FALL THROUGH SPRING, AVOID MID SUMMER PLANTING OF NATIVE PLANT MATERIAL.
- ALL LANDSCAPE & IRRIGATION WILL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS & THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS & ALL OTHER LANDSCAPE RELATED CITY & REGIONAL STANDARDS.
- ALL SLOPE REVEGETATION SHALL BE PLANTED IN ACCORDANCE TO THE STANDARDS REFERENCED WITHIN THE LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS.
- ALL REQUIRED REVEGETATION & EROSION CONTROL SHALL BE COMPLETED WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.
- CONDUCT REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE TO MINIMIZE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND EROSION.
- KEEP ALL NON-NATIVE PLANTS WELL WATERED. CLEAN RAIN GUTTERS AND DRAINAGE PIPES REGULARLY AND REMOVE ALL LEAVES FROM ROOFTOPS BEFORE THE FIRE SEASON BEGINS. PRUNE ALL TREES AND SHRUBS ON A REGULAR BASIS TO REDUCE COMBUSTIBLE MATERIAL AND PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURE.
- REMOVE DEAD WOODY PLANTS AND WEEDS. TO RETAIN SOIL WHEN REMOVING DEAD PLANTS OR WEEDS, TRIM TO A SHORT STUBBLE RATHER THAN EXCAVATING PLANT BY THE ROOTS. PRUNE NATIVE SHRUBS IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP.
- OWNER WILL MITIGATE FOR PROJECT IMPACTS TO EXISTING SCRUB OAKS WITH NEW SCRUB OAK MITIGATION PLANTINGS (PER MM 4.3.1) IN APN 366-080-29, AS PART OF THE DUDLEYA TRANSLOCATION PLAN, EIR APPENDIX CB.
- SEED AREAS BY THE REMOVAL AND RELOCATION OF THE RECYCLING CENTER ON EAST BOULEVARD WITH SPECIAL SEED MIX #1. SEE L1A.
- THE REQUIRED PLANTING POINTS FOR THE VEHICULAR USE AREA ALONG THE SYCAMORE LANDFILL ACCESS ROAD ARE BEING PROVIDED BY THE STREET TREES RANDOMLY PLANTED ALONG THE ACCESS ROAD AT AN AVERAGE OF 30 FT. O.C.

## IRRIGATION NOTES

- IRRIGATION SYSTEM WILL BE AN AUTOMATIC, ELECTRICALLY CONTROLLED SYSTEM DESIGNED TO PROVIDE WATER SUFFICIENT TO MAINTAIN ALL PLANTS IN A HEALTHY, VIGOROUS GROWING CONDITION.
- IRRIGATION RUNOFF OR OVERSPRAY WILL NOT CROSS PROPERTY BOUNDARIES.
- THE IRRIGATION SYSTEM WILL BE DESIGNED TO MINIMIZE SYSTEM MAINTENANCE REQUIREMENTS AFTER INSTALLATION. ALL ABOVE GROUND OR EXPOSED EQUIPMENT WILL BE HOUSED IN A VANDAL RESISTANT ENCLOSURE.
- AN APPROVED RAIN SENSOR SHUT-OFF DEVICE WILL BE UTILIZED ALONG WITH A MOISTURE DEVICE TO REGULATE THE SYSTEM FOR ALL LAWN AREAS.
- ZONE 1 PLANTING WILL BE IRRIGATED WITH A PERMANENT UNDERGROUND, LOW FLOW IRRIGATION SYSTEM. PLANTS IN THIS ZONE ARE EITHER NATIVE OR NON-INVASIVE ADAPTED ORNAMENTALS.
- ALL PERMANENT IRRIGATION SYSTEM COMPONENTS WILL COMPLY WITH THE LANDSCAPE STANDARDS OF THE SAN DIEGO MUNICIPAL CODE.
- A WATER MANAGEMENT PLAN WILL BE PREPARED AND INCLUDED IN THE CONTRACT DOCUMENTS. THE WATER MANAGEMENT PLAN WILL INCLUDE IRRIGATION WATER CYCLE/SOAK RECOMMENDATIONS, AS REQUIRED TO ESTABLISH HEALTHY VIGOROUS VEGETATION.

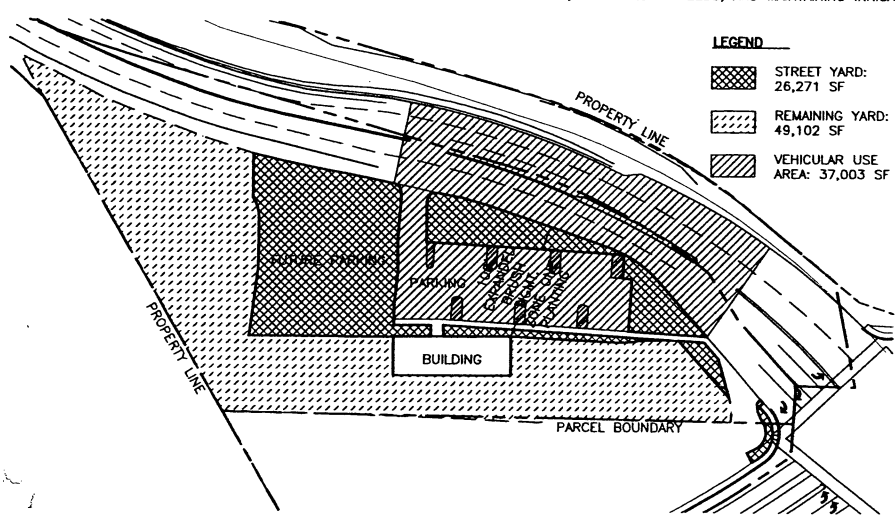
## BRUSH MANAGEMENT NOTES

(SAN DIEGO MUNICIPAL CODE, CH. 14, ART 2, DIV. 4, SUB-DIV. G.)

- THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION ZONE ONE, 50 PERCENT OF THE EXISTING VEGETATION OVER 18" IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 16" INCHES.
- ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES, AND NONHABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE CONSTRUCTION.
- PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTIONS OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.
- TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
  - WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW MORE THAN 24 INCHES IN HEIGHT, OR
  - WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.
- ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
- ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.

## LEGEND

- STREET YARD: 26,271 SF
- REMAINING YARD: 49,102 SF
- VEHICULAR USE AREA: 37,003 SF



## BRUSH MANAGEMENT ZONE ONE COMMUNITY TYPE

MIX OF NEW NATIVE TREES, SHRUBS AND GROUND COVER PLANTS AND PRESERVED / PROTECTED EXISTING NATIVE VEGETATION. SEE BRUSH MANAGEMENT NOTES SHEET L1A.

## SYCAMORE LANDFILL PLANTING CONCEPT STATEMENT

THE PROPOSED LANDSCAPE PLANTING DESIGN EMPHASIZES THE USE OF NON-INVASIVE PLANTS NATIVE TO SOUTHERN CALIFORNIA, OR NATURALIZED NON-INVASIVE NON-NATIVE PLANTS THAT ARE WELL SUITED TO THE SITE CONDITIONS. THE PLANTS ARE COMPATIBLE IN WATER DEMAND, EXPOSURE REQUIREMENTS, RESISTANCE TO FIRE, AND SLOPE (OR NON-SLOPE) CONDITIONS. FURTHERMORE, THE TREE LOCATIONS WERE CHOSEN TO MAXIMIZE SHADE AROUND THE BUILDING AND THE PARKING LOTS, BUT FAR FROM THE PERIMETER BUFFER ZONE TO MINIMIZE WILDFIRE POTENTIAL.

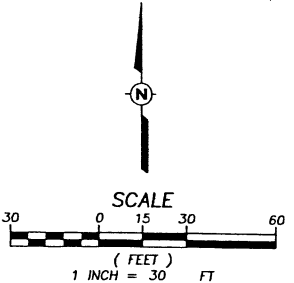
THE LANDSCAPE PLANTS WITHIN BRUSH MANAGEMENT ZONES ONE AND TWO, AROUND THE NEW OFFICE BUILDING, WILL BE FULLY IRRIGATED WITH A PERMANENT (OR TEMPORARY) AUTOMATIC UNDERGROUND IRRIGATION SYSTEM THAT IS OPERATED BY AN ELECTRIC CONTROLLER. THE CONTROLLER WILL BE LINKED ELECTRICALLY TO REMOTE CONTROL VALVES CONFIGURED TO EFFICIENTLY APPLY IRRIGATION WATER TO THE NEW PLANTS, DURING OPTIMAL WATERING HOURS.

ALL NEW PLANTS WATERED BY THE IRRIGATION SYSTEMS WILL BE MAINTAINED BY THE INSTALLING CONTRACTOR, FOR ONE FULL GROWING SEASON. FOLLOWING SATISFACTORY COMPLETION OF THE LANDSCAPE ESTABLISHMENT PERIOD, ALL NEW PLANTS WILL BE MAINTAINED IN A HEALTHY, VIGOROUS GROWING CONDITION BY THE PROPERTY OWNER, SAN DIEGO LANDFILL SYSTEMS.

## ATTACHMENT 5



9705 SW Barnes Road  
Suite 300  
Portland, Oregon 97225  
(503) 988-0468  
(503) 988-0776 Fax  
www.shaw-env.com



REV	DATE	DESCRIPTION	BY	CHK	APP
1	5/15/08	REVISED PER CITY COMMENT	LY	MS	RW
2	6/10/08	REVISED PER CITY COMMENT	LY	MS	RW
3	7/31/07	REVISED PER CITY COMMENT	LY	MS	RW
4	4/9/07	REVISED PER CITY COMMENT	LY	MS	RW
5	7/31/07	REVISED PER CITY COMMENT	LY	MS	RW
6	1/07/08	REVISED PER CITY COMMENT	LY	MS	RW
7	5/15/08	REVISED PER CITY COMMENT	LY	MS	RW
8	5/15/08	REVISED PER CITY COMMENT	LY	MS	RW
9	5/15/08	REVISED PER CITY COMMENT	LY	MS	RW


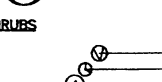
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SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
MASTER DEVELOPMENT PLANS  
LANDSCAPE DEVELOPMENT PLAN & BRUSH MANAGEMENT PLAN  
PROPOSED OPERATIONS FACILITY

DRAWING NO. L1  
12 OF 35  
PROJECT NO. 043108



SUGGESTED PLANT MATERIALS LIST

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	SIZE, LOCATION, FORM & FUNCTION
TREES				
	ACER NEGUNDO	BLACK MAPLE	36" BOX	DEC. 40' X 20' DROUGHT TOL. ONCE ESTABLISHED, OVOID TO GLOBULAR, SHADE.
	PINUS SABINIANA	FOOTHILL PINE	24" BOX	EVG. 60-80' H, CONIFER, ACCENT.
	PLATANUS RACEMOSA	WESTERN SYCAMORE	36" BOX	DEC. 30+ H X 40+ W, FULL SUN, NATIVE, IRREGULAR ROUND-TOP CROWN, SHADE.
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	EVG. 20-40' H X 35+ W, NATIVE, ROUNDED, STREET TREE.
SHRUBS				
	RHAMNUS CROCEA var. ILICIFOLIA	HOLLY-LEAF COFFEEBERRY	1 GAL	EVG. 5-15' H X 10' W, PART SHADE OK, NATIVE, DENSE ROUND EVERGREEN, SCREENING.
	RHUS INTERGIFOLIA	LEMONADE BERRY	1 GAL	SLOPES, EVG. 8-15' H X 10+ W, FULL SUN, NATIVE, DENSE ROUND EVERGREEN, ACCENT MASSING.
	RHUS LAURINA	LAUREL SUMAC	1 GAL	SLOPES, EVG. 5-15' H X 10+ W, FULL SUN, NATIVE, SPREADING EVERGREEN, ACCENT MASSING.
	RHUS OVATA	SUGARBUSH	1 GAL	EVG. 8-15' H X 10+ W, FULL SUN, NATIVE, DENSE MOUNDING, ACCENT MASSING AND SLOPE STABILIZATION.
	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	1 GAL	EVG. 3-4' H X 6' W, FULL SUN, NATIVE, CLUMPING EVERGREEN, ACCENT MASSING.
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	1 GAL	6-20' H X 15+ W, SLOPES, FULL SUN, NATIVE, MOUNDING DECIDUOUS, ACCENT MASSING AND SLOPE STABILIZATION.

GRASS SEED MIXES (HYDROSEEDING)

SEED MIX #1 - NATIVE EROSION CONTROL SEED MIXTURE AVAILABLE FROM: S & S SEEDS, INC. (805) 684-0436		
LBS/ACRE	SPECIES	MINIMUM % PURITY/GERMINATION
2.0	DEINANDRA FASCICULATA	10/25
2.0	ESCHSCHOLZIA CALIFORNICA	98/75
2.0	ERIOPHYLLUM CONFERTIFLORUM	30/60
6.0	LEYMUS CONDENSATUS	70/80
6.0	LUPINUS BICOLOR	98/80
3.0	MELICA IMPERFECTA	90/60
3.0	MIMULUS AURANTIACUS PUNICEUS	05/70
3.0	NASELLA LEPIDA	60/60
5.0	NASELLA PULCHRA	70/60

PLANTING NOTES

- ALL PLANTS WILL BE MAINTAINED IN A HEALTHY, DISEASE-FREE, GROWING CONDITION AT ALL TIMES.
- ALL PRUNING WILL COMPLY WITH THE STANDARDS OF THE NATIONAL ARBORIST ASSOCIATION.
- ANY PLANT MATERIAL REQUIRED BY THE DIVISION 4 LANDSCAPE REGULATIONS THAT DIE WITHIN 3 YEARS OF INSTALLATION WILL BE REPLACED, WITHIN 30 DAYS OF DETERMINATION OF PLANT DEATH, WITH THE SAME SIZE AND APPROVED SPECIES TYPE. PLANTS THAT DIE AFTER 3 YEARS OF INSTALLATION WILL BE REPLACED PER CHAPTER 14 142.0403(b)(8).
- ALL TREES WILL BE OF SUFFICIENT CHARACTER TO SUPPORT A MINIMUM OF ONE WELL DEFINED TRUNK AND WILL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15'. ALL SHRUBS WILL BE WOODY OR PERENNIAL PLANTS THAT ARE CHARACTERISTICALLY LOW BRANCHING.
- NATIVE PLANTS WILL BE LOCALLY INDIGENOUS.
- NATURALIZED PLANTS WILL BE ADAPTED TO SURVIVE WITHOUT IRRIGATION AFTER INITIAL ESTABLISHMENT SERVICES.
- NATIVE PLANT MATERIAL PLANTING SEASON IS FALL THROUGH SPRING, AVOID MID SUMMER PLANTING OF NATIVE PLANT MATERIAL.
- ALL LANDSCAPE & IRRIGATION WILL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS & THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS & ALL OTHER LANDSCAPE RELATED CITY & REGIONAL STANDARDS.
- ALL SLOPE REVEGETATION SHALL BE PLANTED IN ACCORDANCE TO THE STANDARDS REFERENCED WITHIN THE LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS.
- ALL REQUIRED REVEGETATION & EROSION CONTROL SHALL BE COMPLETED WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.
- CONDUCT REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE TO MINIMIZE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND EROSION.
- KEEP ALL NON-NATIVE PLANTS WELL WATERED. CLEAN RAIN GUTTERS AND DRAINAGE REGULARLY AND REMOVE ALL LEAVES FROM ROOFTOPS BEFORE THE FIRE SEASON BEGINS. PRUNE ALL TREES AND SHRUBS ON A REGULAR BASIS TO REDUCE COMBUSTIBLE MATERIAL AND PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURE.
- REMOVE DEAD WOODY PLANTS AND WEEDS. TO RETAIN SOIL WHEN REMOVING DEAD PLANTS OR WEEDS, TRIM TO A SHORT STUBBLE RATHER THAN EXCAVATING PLANT BY THE ROOTS. PRUNE NATIVE SHRUBS IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP.
- OWNER WILL MITIGATE FOR PROJECT IMPACTS TO EXISTING SCRUB OAKS WITH NEW SCRUB OAK MITIGATION PLANTINGS (PER MM 4.3.1) IN APN 366-080-29, AS PART OF THE DUDLEYA TRANSLOCATION PLAN, EIR APPENDIX CB.
- SEED AREAS BY THE REMOVAL AND RELOCATION OF THE RECYCLING CENTER ON MAST BOULEVARD WITH SPECIAL SEED MIX #1.

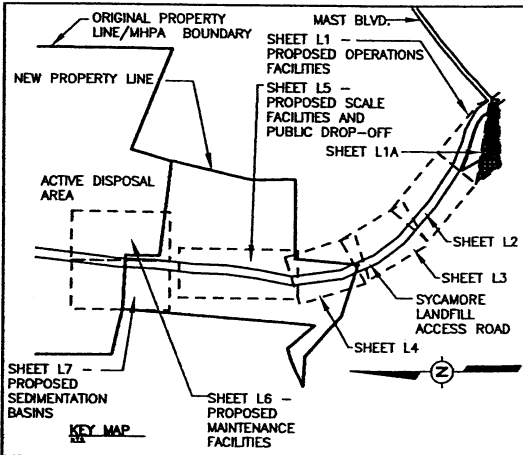
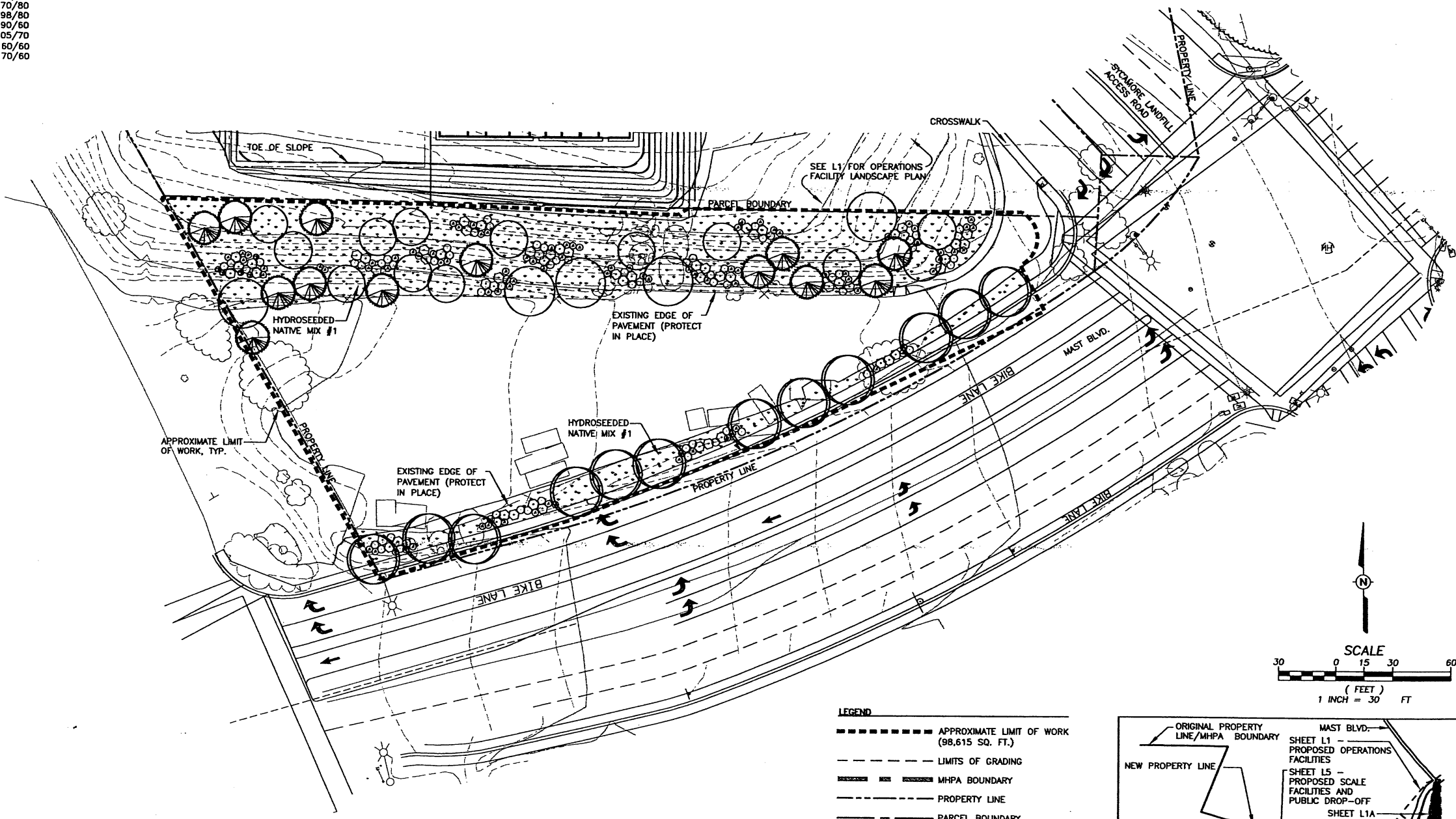
IRRIGATION NOTES

- IRRIGATION SYSTEM WILL BE AN AUTOMATIC, ELECTRICALLY CONTROLLED SYSTEM DESIGNED TO PROVIDE WATER SUFFICIENT TO MAINTAIN ALL PLANTS IN A HEALTHY, VIGOROUS GROWING CONDITION.
- IRRIGATION RUNOFF OR OVERSPRAY WILL NOT CROSS PROPERTY BOUNDARIES.
- THE IRRIGATION SYSTEM WILL BE DESIGNED TO MINIMIZE SYSTEM MAINTENANCE REQUIREMENTS AFTER INSTALLATION. ALL ABOVE GROUND OR EXPOSED EQUIPMENT WILL BE HOUSED IN A VANDAL RESISTANT ENCLOSURE.
- AN APPROVED RAIN SENSOR SHUT-OFF DEVICE WILL BE UTILIZED ALONG WITH A MOISTURE DEVICE TO REGULATE THE SYSTEM FOR ALL LAWN AREAS.
- ZONE 1 PLANTING WILL BE IRRIGATED WITH A PERMANENT UNDERGROUND, LOW FLOW IRRIGATION SYSTEM. PLANTS IN THIS ZONE ARE EITHER NATIVE OR NON-INVASIVE ADAPTED ORNAMENTALS.
- ZONE 2 PLANTING WILL BE IRRIGATED WITH A TEMPORARY ABOVEGROUND IRRIGATION SYSTEM. PLANTS IN THIS ZONE ARE NATIVE AND IT IS ANTICIPATED THAT THESE PLANTS WILL NOT REQUIRE SUMMER IRRIGATION BEYOND THE FIRST TWO YEARS OF ESTABLISHMENT.
- ALL PERMANENT IRRIGATION SYSTEM COMPONENTS WILL COMPLY WITH SECTION II OF THE LANDSCAPE STANDARDS OF THE SAN DIEGO MUNICIPAL CODE.
- A WATER MANAGEMENT PLAN WILL BE PREPARED AND INCLUDED IN THE CONTRACT DOCUMENTS. THE WATER MANAGEMENT PLAN WILL INCLUDE IRRIGATION WATER CYCLE/SOAK RECOMMENDATIONS, AS REQUIRED TO ESTABLISH HEALTHY VIGOROUS

SYCAMORE LANDFILL PLANTING CONCEPT STATEMENT

THE PROPOSED LANDSCAPE PLANTING DESIGN EMPHASIZES THE USE OF NON-INVASIVE PLANTS NATIVE TO SOUTHERN CALIFORNIA, OR NATURALIZED NON-INVASIVE NON-NATIVE PLANTS THAT ARE WELL SUITED TO THE SITE CONDITIONS. THE PLANTS ARE COMPATIBLE IN WATER DEMAND, EXPOSURE REQUIREMENTS, RESISTANCE TO FIRE, AND SLOPE (OR NON-SLOPE) CONDITIONS. FURTHERMORE, THE TREE LOCATIONS WERE CHOSEN TO MAXIMIZE SHADE AROUND THE BUILDING AND THE PARKING LOTS, BUT FAR FROM THE PERIMETER BUFFER ZONE TO MINIMIZE WILDFIRE POTENTIAL.

ALL NEW PLANTS WATERED BY THE IRRIGATION SYSTEMS WILL BE MAINTAINED BY THE INSTALLING CONTRACTOR, FOR ONE FULL GROWING SEASON. FOLLOWING SATISFACTORY COMPLETION OF THE LANDSCAPE ESTABLISHMENT PERIOD, ALL NEW PLANTS WILL BE MAINTAINED IN A HEALTHY, VIGOROUS GROWING CONDITION BY THE PROPERTY OWNER, SAN DIEGO LANDFILL SYSTEMS.



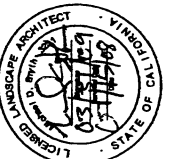
REV	DATE	DESCRIPTION	DES BY	CHK BY	APP BY
1	7/04/07	RECTIFYING CENTER LANDSCAPE	L.T.	L.T.	
2	3/06/08	REVISED PER CITY COMMENT	L.T.	MOS	
3	3/19/08	REVISED PER CITY COMMENT	L.T.	MOS	
4	5/28/08	REVISED PER CITY COMMENT	L.T.	MOS	

DATE OF ISSUE: JULY 02  
DWG BY: J. W. WALL  
CHK BY: J. W. WALL  
APP BY: J. W. WALL

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SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
MASTER DEVELOPMENT PLANS  
LANDSCAPE DEVELOPMENT PLAN & BRUSH MANAGEMENT PLAN  
PROPOSED OVERFLOW PARKING LOT

DRAWING NO. **L1A**  
13 OF 35  
PROJECT NO. 843108



**W&H**  
PACIFIC  
9725 SW Barnes Road  
Suite 300  
Portland, Oregon 97225  
(503) 888-0488  
(503) 888-0770 Fax  
wagard@wagard.com

## PLANT POINT SCHEDULE

**TREES:**

TOTAL 24" BOX TREES:	42	
TOTAL POINTS FOR NEW 24" BOX TREES:	42 X 20 (POINTS/PLANT) =	840 POINTS
TOTAL 36" BOX TREES:	62	
TOTAL POINTS FOR NEW 36" BOX TREES:	62 X 50 (POINTS/PLANT) =	3,100 POINTS

**SHRUBS:**

TOTAL 1 GALLON SHRUBS:	879	
TOTAL POINTS FOR NEW 1 GALLON SHRUBS:	879 X 1 (POINT/PLANT) =	879 POINTS

**EXISTING TREES - TO BE PROTECTED:**

TOTAL NON-NATIVE PLANTS WITH 2" CALIPER:	4	
TOTAL POINTS FOR PROTECTED TREES:	4 X 50 (POINTS/PLANT) =	200 POINTS

**EXISTING SHRUBS - TO BE PROTECTED:**

TOTAL PLANTS WITH 24" HEIGHT/SPREAD:	8	
TOTAL POINTS FOR PROTECTED SHRUBS:	8 X 15 (POINTS/PLANT) =	120 POINTS
		3,895 TOTAL

## BRUSH MANAGEMENT NOTES:

**ZONE ONE REQUIREMENTS**

THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.

ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS AND NONHABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NON COMBUSTIBLE CONSTRUCTION.

PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.

TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.

PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:

WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR

WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.

ZONE ONE IRRIGATION OVER SPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.

ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS AND MAINTAINING IRRIGATION SYSTEMS.

## BRUSH MANAGEMENT ZONE WIDTH REQUIREMENTS

SAN DIEGO MUNICIPAL CODE (6-2000)	CHAPTER 14: GENERAL REGULATIONS	
	TABLE 142-04H.	
	BRUSH MANAGEMENT ZONE WIDTH REQUIREMENTS	
Zone One Width (See Section 142.0412(g))	35 ft.	30 ft.

## SUGGESTED PLANT MATERIALS LIST FOR SHEET L1

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	SIZE, LOCATION, FORM & FUNCTION
<b>TREES</b>				
	ACER NEGUNDO	BLACK MAPLE	36" BOX	DEC. 40' X 20' DROUGHT TOL. ONCE ESTABLISHED, OVOID TO GLOBULAR, SHADE.
	CERSIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	DEC. 10'-16' H X 12' W, ROUNDED, ENTRY ACCENT TREE.
	CUPRESSUS GLABRA	SMOOTH ARIZONA CYPRESS	24" BOX	EVG. 40' H X 20' W, UPRIGHT, CONIFER, SCREENING.
	PINUS SABINIANA	FOOTHILL PINE	24" BOX	EVG. 60'-80' H, CONIFER, ACCENT.
	PLATANUS RACEMOSA	WESTERN SYCAMORE	36" BOX	DEC. 30+' H X 40+' W, FULL SUN, NATIVE, IRREGULAR ROUND-TOP CROWN, SHADE.
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	EVG. 20'-40' H X 35+' W, NATIVE, ROUNDED, STREET TREE.
<b>SHRUBS</b>				
	HETEROMELES ARBUTIFOLIA	TOYON	1 GAL	EVG. 8'-15' H X 8'-15' W, FULL SUN, NATIVE, DENSE EVERGREEN UPRIGHT OR ROUND, SCREENING.
	RHAMNUS CROCEA var. ILICIFOLIA	HOLLY-LEAF COFFEEBERRY	1 GAL	EVG. 5'-15' H X 10' W, PART SHADE OK, NATIVE, DENSE ROUND EVERGREEN, SCREENING.
	RHUS INTERGIFOLIA	LEMONADE BERRY	1 GAL	SLOPES, EVG. 8'-15' H X 10+' W, FULL SUN, NATIVE, DENSE ROUND EVERGREEN, ACCENT MASSING.
	RHUS LAURINA	LAUREL SUMAC	1 GAL	SLOPES, EVG. 5'-15' H X 10+' W, FULL SUN, NATIVE, SPREADING EVERGREEN, ACCENT MASSING.
	RHUS OVATA	SUGARBUSH	1 GAL	EVG. 8'-15' H X 10+' W, FULL SUN, NATIVE, DENSE MOUNDING, ACCENT MASSING AND SLOPE STABILIZATION.
	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	1 GAL	EVG. 3'-4' H X 6' W, FULL SUN, NATIVE, CLUMPING EVERGREEN, ACCENT MASSING.
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	1 GAL	6'-20' H X 15+' W, SLOPES, FULL SUN, NATIVE, MOUNDING DECIDUOUS, ACCENT MASSING AND SLOPE STABILIZATION.
<b>LOW SHRUBS MAX. HT. 24"</b>				
	CEANOTHUS CRASSIFOLIUS	HOARY-LEAF CEANOTHUS	1 GAL	EVG. 1' H X 3'-5' W, NATIVE, SLOPE STABILIZATION.
	ARTEMESIA CALIFORNICA	CALIFORNIA SAGEBRUSH	1 GAL	3'-4' H X 2'-3' W, NATIVE, SLOPE STABILIZATION.
<b>GROUND COVER</b>				
	ROSMARINUS OFFICINALIS	ROSEMARY	4" POT	(50% OF MIX) EVG. 3'-6" H X 3'-8" W, FULL SUN
	MYOPORUM PARVIFOLIUM	MYOPORUM	4" POT	(50% OF MIX) SLOPES, ROUNDED, 3' H X 4' W, FULL SUN, NATIVE
<b>GRASS SEED MIXES (HYDROSEEDED)</b>				
	SEED MIX #1 - NATIVE EROSION CONTROL SEED MIXTURE AVAILABLE FROM: S & S SEEDS, INC. (805) 684-0436			SEED MIX #2 - BASIC NON-IRRIGATED EROSION CONTROL SEED MIXTURE. AVAILABLE FROM: S & S SEEDS, INC. (805) 684-0436
LBS/ACRE	SPECIES	MINIMUM % PURITY/GERMINATION	LBS/ACRE	SPECIES
2.0	DEINANDRA FASCICULATA	10/25	3.0	ASTRAGALUS TRICHOPODUS
2.0	ESCHSCHOLZIA CALIFORNICA	98/75	2.0	ATRIPLEX CANESCENS
2.0	ERIOPHYLLUM CONFERTIFLORUM	30/80	1.0	ATRIPLEX LENTIFORMIS LENTIFORMIS
6.0	LEYMUS CONDENSATUS	70/80	2.0	BACCHARIS PILLARIS
6.0	LUPINUS BICOLOR	98/80	3.0	DEINANDRA FASCICULATA
3.0	MELICA IMPERFECTA	90/60	3.0	ENCELIA CALIFORNICA
3.0	MIMULUS AURANTIACUS PUNICEUS	05/70	5.0	EREMOCARPUS SETIGERUS
3.0	NASELLA LEPIDA	60/60	2.0	ERIOPHYLLUM CONFERTIFLORUM
5.0	NASELLA PULCHRA	70/60	3.0	GRINDELIA CAMPORUM
			1.0	HORDEUM DEPRESSUM
			1.0	HORDEUM INTERCEDENS
			2.0	LASTHENIA CALIFORNICA
			5.0	LEYMUS CONDENSATUS
			4.0	LOTUS SCOPARIUS
			2.0	MIMULUS AURANTIACUS PUNICEUS
			2.0	MELICA IMPERFECTA
			3.0	NASELLA LEPIDA
			5.0	NASELLA PULCHRA
			3.0	SALVIA APIANA

<b>BOULDERS</b>		
	NATIVE LANDSCAPE BOULDERS, AVERAGE 3' FACE SIZE, SPACE AS SHOWN BURY APPROX. 2/3 OF EACH BOULDER BELOW FINISHED GRADE.	

## STREET YARD/REMAINING YARD PLANTING REQUIREMENTS

**STREET YARD:****REQUIREMENTS:**

TOTAL STREET YARD AREA:	26,271 SQUARE FEET (SF)
PLANT POINTS (0.05 POINTS PER SF OF TOTAL STREET YARD):	
REQUIRED STREET YARD POINTS:	26,271 SF X 0.05 = 1,314 POINTS
PROPOSED STREET YARD POINTS:	2,014 POINTS

SUPPLEMENTAL INFORMATION:  
25% PLANT COVER (MIN.) OF TOTAL STREET YARD AREA:  
10% (MIN.) PLANTS MUST BE OUTSIDE VEHICLE USE AREA:  
ACHIEVE 50 % OF PLANT POINTS WITH TREES:

REQUIREMENT FULFILLED  
REQUIREMENT FULFILLED  
REQUIREMENT FULFILLED

**REMAINING YARD:****REQUIREMENTS:**

TOTAL REMAINING YARD AREA:	49,102 SQUARE FEET (SF)
PLANT POINTS (0.05 POINTS PER SF OF TOTAL REMAINING YARD AREA):	
REQUIRED REMAINING YARD POINTS:	49,102 SF X .05 = 2,455 POINTS
PROPOSED REMAINING YARD POINTS:	2,455 POINTS

SUPPLEMENTAL INFORMATION:  
ACHIEVE 50 % (MIN.) OF PLANT POINTS WITH TREES:

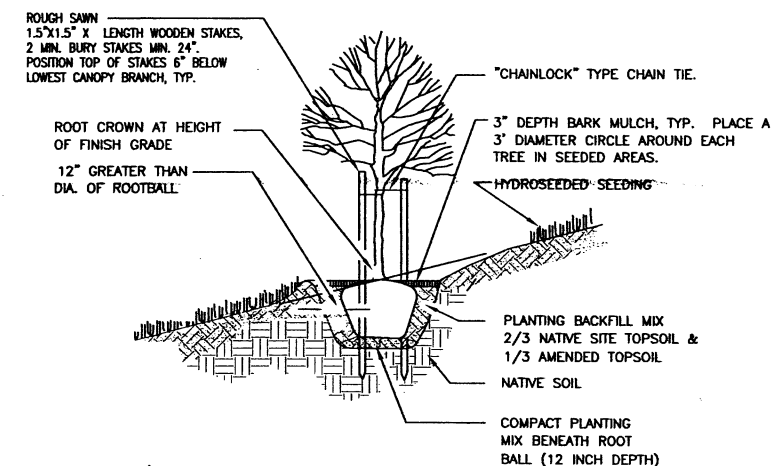
REQUIREMENT FULFILLED

**VEHICLE USE AREA: (≥6,000 SF.FT.)**

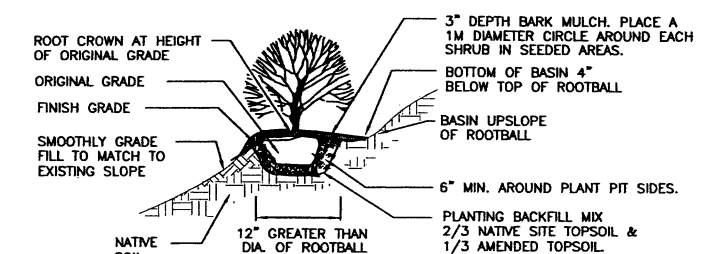
REQUIRED PLANTING AREA	PLANTING AREA PROVIDED	EXCESS AREA PROVIDED
VUA INSIDE STREET YARD 14,029 SQ.FT. X 0.05 = 701 SQ.FT.	1,211 SQ.FT.	510 SQ.FT.
VUA OUTSIDE STREET YARD 22,974 SQ.FT. X 0.03 = 689 POINTS	N/A	N/A
REQUIRED PLANTING POINTS	PLANTING POINTS PROVIDED	POINTS PROVIDED WITH TREES (AT LEAST HALF)
VUA INSIDE STREET YARD 14,029 SQ.FT. X 0.05 = 701 POINTS	N/A	N/A
VUA OUTSIDE STREET YARD 22,974 SQ.FT. X 0.03 = 689 POINTS	1,050	1,050

SUPPLEMENTAL INFORMATION:  
ACHIEVE 50 % (MIN.) OF PLANT POINTS WITH TREES:  
24" BOX TREES REQUIRED FOR ALL VEHICLE USE AREAS:  
5% (MIN.) OF VEHICLE USE AREA (INSIDE STREET YARD) MUST BE PLANTED:  
3% (MIN.) OF VEHICLE USE AREA (OUTSIDE STREET YARD) MUST BE PLANTED:  
ALL PLANTING AREAS IN OR ADJACENT TO VEHICLE USE AREAS MUST BE PROTECTED FROM VEHICLE DAMAGE WITH RAISED CURBS OR WHEEL STOPS:

REQUIREMENT FULFILLED  
REQUIREMENT FULFILLED  
REQUIREMENT FULFILLED  
REQUIREMENT FULFILLED



## TREE/STREET TREE PLANTING



## SHRUB PLANTING



9755 SW Barnes Road  
Suite 300  
Portland, Oregon 97225  
(503) 488-0465  
(503) 488-0776 Fax  
wspacific.com



REV	DATE	DESCRIPTION	DES BY	CHK BY	APP BY
8	5/28/08	REVISED PER CITY COMMENT	LY	MOS	RW
7	3/18/08	REVISED PER CITY COMMENT	LY	MOS	RW
6	1/07/08	REVISED PER CITY COMMENT	LY	MOS	RW
5	7/31/07	REVISED PER CITY COMMENT	LY	MOS	RW
4	4/9/07	REVISED PER CITY COMMENT	LY	MOS	RW
3	8/24/06	REVISED PER CITY COMMENT	RB	RW	FNC
2	8/24/06	REVISED PER CITY COMMENT	RB	RW	FNC
1	8/24/06	REVISED PER CITY COMMENT	RB	RW	FNC
0	8/24/06	REVISED PER CITY COMMENT	RB	RW	FNC

**Shaw Environmental, Inc.**

Shaw Environmental, Inc.  
10000 Shaw Lane  
San Diego, CA 92121  
(619) 584-1000  
www.shawenv.com

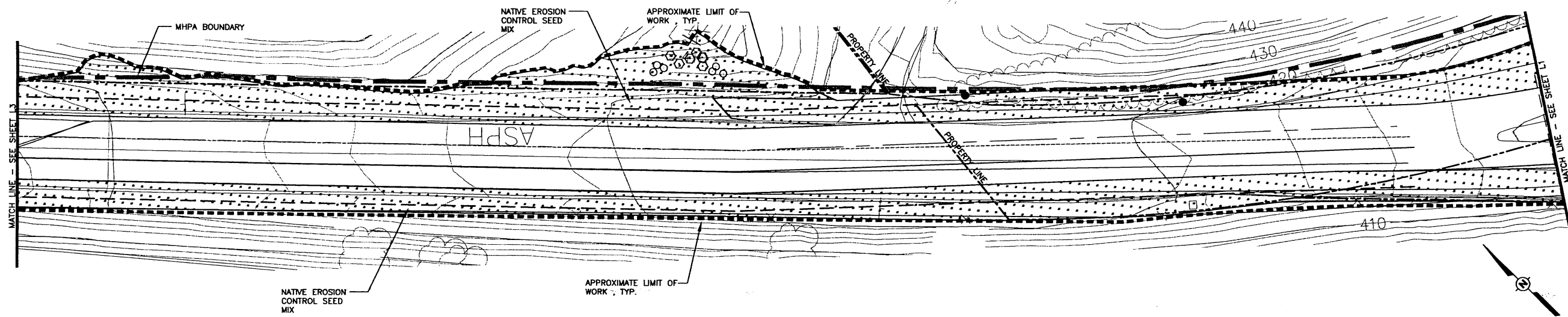
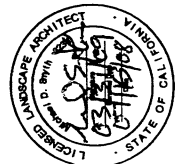
SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
MASTER DEVELOPMENT PLAN  
LANDSCAPE DEVELOPMENT PLAN & BRUSH MANAGEMENT PLAN  
PROPOSED OPERATIONS FACILITY DETAILS

DRAWING NO.  
**L1B**  
14 OF 35  
PROJECT NO.  
843108

## SYCAMORE LANDFILL PLANTING CONCEPT STATEMENT

THE PROPOSED LANDSCAPE PLANTING DESIGN EMPHASIZES THE USE OF NON-INVASIVE PLANTS NATIVE TO SOUTHERN CALIFORNIA, OR NATURALIZED NON-INVASIVE NON-NATIVE PLANTS THAT ARE WELL SUITED TO THE SITE CONDITIONS. THE PLANTS ARE COMPATIBLE IN WATER DEMAND, EXPOSURE REQUIREMENTS, RESISTANCE TO FIRE, AND SLOPE (OR NON-SLOPE) CONDITIONS. FURTHERMORE, THE TREE LOCATIONS WERE CHOSEN TO MAXIMIZE SHADE AROUND THE BUILDING AND THE PARKING LOTS, BUT FAR FROM THE PERIMETER BUFFER ZONE TO MINIMIZE WILDFIRE POTENTIAL.

ALL NEW PLANTS WATERED BY THE INSTALLING CONTRACTOR, FOR ONE FULL GROWING SEASON. FOLLOWING SATISFACTORY COMPLETION OF THE LANDSCAPE ESTABLISHMENT PERIOD, ALL NEW PLANTS WILL BE MAINTAINED IN A HEALTHY, VIGOROUS GROWING CONDITION BY THE PROPERTY OWNER, SAN DIEGO LANDFILL SYSTEMS.



## PLANTING NOTES

- ALL PLANTS WILL BE MAINTAINED IN A HEALTHY, DISEASE-FREE, GROWING CONDITION AT ALL TIMES.
- ALL PRUNING WILL COMPLY WITH THE STANDARDS OF THE NATIONAL ARBORIST ASSOCIATION.
- ANY PLANT MATERIAL REQUIRED BY THE DIVISION 4 LANDSCAPE REGULATIONS THAT DIE WITHIN 3 YEARS OF INSTALLATION WILL BE REPLACED, WITHIN 30 DAYS OF DETERMINATION OF PLANT DEATH, WITH THE SAME SIZE AND APPROVED SPECIES TYPE. PLANTS THAT DIE AFTER 3 YEARS OF INSTALLATION WILL BE REPLACED PER CHAPTER 14 142.0403(b)(8).
- ALL TREES WILL BE OF SUFFICIENT CHARACTER TO SUPPORT A MINIMUM OF ONE WELL DEFINED TRUNK AND WILL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15'. ALL SHRUBS WILL BE WOODY OR PERENNIAL PLANTS THAT ARE CHARACTERISTICALLY LOW BRANCHING.
- NATIVE PLANTS WILL BE LOCALLY INDIGENOUS.
- NATURALIZED PLANTS WILL BE ADAPTED TO SURVIVE WITHOUT IRRIGATION AFTER INITIAL ESTABLISHMENT SERVICES.
- NATIVE PLANT MATERIAL PLANTING SEASON IS FALL THROUGH SPRING, AVOID MID SUMMER PLANTING OF NATIVE PLANT MATERIAL.
- ALL LANDSCAPE & IRRIGATION WILL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS & THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS & ALL OTHER LANDSCAPE RELATED CITY & REGIONAL STANDARDS.
- ALL SLOPE REVEGETATION SHALL BE PLANTED IN ACCORDANCE TO THE STANDARDS REFERENCED WITHIN THE LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS.
- ALL REQUIRED REVEGETATION & EROSION CONTROL SHALL BE COMPLETED WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.
- CONDUCT REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE TO MINIMIZE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND EROSION.
- KEEP ALL NON-NATIVE PLANTS WELL WATERED. CLEAN RAIN GUTTERS AND DRAINAGE PIPES REGULARLY AND REMOVE ALL LEAVES FROM ROOFTOPS BEFORE THE FIRE SEASON BEGINS. PRUNE ALL TREES AND SHRUBS ON A REGULAR BASIS TO REDUCE COMBUSTIBLE MATERIAL AND PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURE.
- REMOVE DEAD WOODY PLANTS AND WEEDS. TO RETAIN SOIL WHEN REMOVING DEAD PLANTS OR WEEDS, TRIM TO A SHORT STUBBLE RATHER THAN EXCAVATING PLANT BY THE ROOTS. PRUNE NATIVE SHRUBS IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP.
- OWNER WILL MITIGATE FOR PROJECT IMPACTS TO EXISTING SCRUB OAKS WITH NEW SCRUB OAK MITIGATION PLANTINGS (PER MM 4.3.1) IN APN 366-080-29, AS PART OF THE DUDLEYA TRANSLOCATION PLAN, EIR APPENDIX C8.

## IRRIGATION NOTES

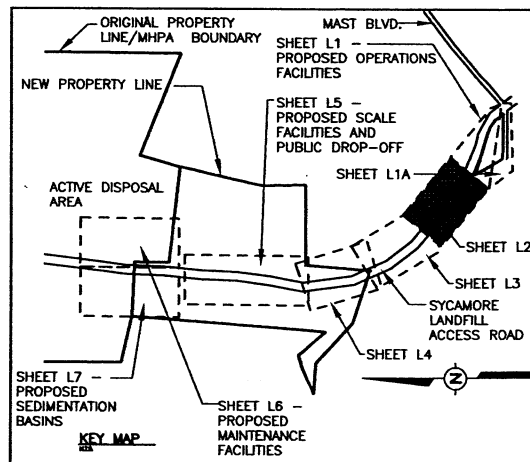
- ALL PROPOSED CONTAINER-SIZE SHRUBS WILL BE IRRIGATED BY 'IRRIGATION SUPPLEMENTS' DESCRIBED ON THIS SHEET. EACH ONE GALLON CONTAINER-SIZE PLANT SHALL RECEIVE 2 QUART TUBE AND GELPACK UNITS PER PLANT, UNLESS OTHERWISE SPECIFIED.
- EACH IRRIGATION SUPPLEMENT GELPACK WILL BE REPLACED A MINIMUM OF EVERY 60-90 DAYS, OR SOONER IF NECESSARY. EACH GELPACK WILL BE INSPECTED EVERY 30 DAYS TO VERIFY PROPER FUNCTION.
- THE USE OF IRRIGATION SUPPLEMENTS IS EXPERIMENTAL IN NATURE. THIS APPROACH DIFFERS FROM THE REQUIREMENTS DESCRIBED IN THE S.D. MUNICIPAL CODE. IF THE IRRIGATION SUPPLEMENTS DO NOT ACHIEVE SATISFACTORY PLANT ESTABLISHMENTS RESULTS, THE OWNER WILL PROVIDE A TEMPORARY, AUTOMATIC ABOVE GRADE IRRIGATION SYSTEM TO ALL NEWLY PLANTED/SEEDED SLOPES.

## SUGGESTED PLANT MATERIALS LIST

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	SIZE, LOCATION, FORM & FUNCTION
<b>SHRUBS</b>				
○	RHUS OVATA	SUGARBUSH	1 GAL	EVG. 8-15' H X 10+'' W, FULL SUN, NATIVE, CLUMPING EVERGREEN, SLOPE STABILIZATION.
○	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	1 GAL	6-20' H X 15+'' W, SLOPES, FULL SUN, NATIVE, MOUNDING DECIDUOUS, SLOPE STABILIZATION.
<b>GRASS SEED MIXES (HYDROSEEDING)</b>				
□	SEED MIX #1 - NATIVE EROSION CONTROL SEED MIXTURE AVAILABLE FROM: S & S SEEDS, INC. (805) 684-0436			
LBS/ACRE	SPECIES	MINIMUM % PURITY/GERMINATION		
2.0	DEINANDRA FASCICULATA	10/25		
2.0	ESCHSCHOLZIA CALIFORNICA	98/75		
2.0	ERIOPHYLLUM CONFERTIFLORUM	30/60		
6.0	LEYMUS CONDENSATUS	70/80		
6.0	LUPINUS BICOLOR	98/80		
3.0	MELICA IMPERFECTA	90/60		
3.0	MIMULUS AURANTIACUS PUNICEUS	05/70		
3.0	NASELLA LEPIDA	60/60		
5.0	NASELLA PULCHRA	70/60		

## LEGEND

- APPROXIMATE LIMIT OF WORK (98,615 SQ. FT.)
- LIMITS OF GRADING
- MHPA BOUNDARY
- PROPERTY LINE



0755 ST. Bernard Road  
Suite 300  
Portland, Oregon 97225  
(503) 466-0448  
(503) 466-0770 Fax  
w@wethinc.com

**WETH INC.**  
LANDSCAPE ARCHITECT

REV	DATE	DESCRIPTION	CHK BY	APP BY
6	1/07/08	REVISED PER CITY COMMENT	LIT	RW
5	1/07/08	REVISED PER CITY COMMENT	LIT	MDS
4	4/9/07	REVISED PER CITY COMMENT	LIT	MDS
3	8/22/06	REVISED PER CITY COMMENT	LIT	MDS
2	8/22/06	REVISED PER CITY COMMENT	LIT	MDS
1	8/22/06	REVISED PER CITY COMMENT	LIT	MDS
0	8/22/06	REVISED PER CITY COMMENT	LIT	MDS
DATE OF ISSUE	JULY 07	DATE OF ISSUE	DATE OF ISSUE	DATE OF ISSUE
CHK BY	J. Smith	CHK BY	J. Smith	CHK BY
APP BY	J. Smith	APP BY	J. Smith	APP BY

**Shaw Environmental, Inc.**  
The services, requirements, and conditions of this contract are subject to the terms and conditions of the Standard Contract Agreement for Environmental Services, which is incorporated by reference into this contract.

SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
MASTER DEVELOPMENT PLANS  
LANDSCAPE DEVELOPMENT PLAN  
SYCAMORE LANDFILL ACCESS ROAD

DRAWING NO.  
**L2**  
15 OF 35  
PROJECT NO.  
843108



THE PROPOSED LANDSCAPE PLANTING DESIGN EMPHASIZES THE USE OF NON-INVASIVE PLANTS NATIVE TO SOUTHERN CALIFORNIA, OR NATURALIZED NON-INVASIVE NON-NATIVE PLANTS THAT ARE WELL SUITED TO THE SITE CONDITIONS. THE PLANTS ARE COMPATIBLE IN WATER DEMAND, EXPOSURE REQUIREMENTS, RESISTANCE TO FIRE, AND SLOPE (OR NON-SLOPE) CONDITIONS. FURTHERMORE, THE TREE LOCATIONS WERE CHOSEN TO MAXIMIZE SHADE AROUND THE BUILDING AND THE PARKING LOTS, BUT FAR FROM THE PERIMETER BUFFER ZONE TO MINIMIZE WILDFIRE POTENTIAL.

**9755 SW Barnes Road  
Suite 300  
Portland, Oregon 97225**  
**(503) 686-0466**  
**(503) 686-0776 Fax**  
**whpacific.com**

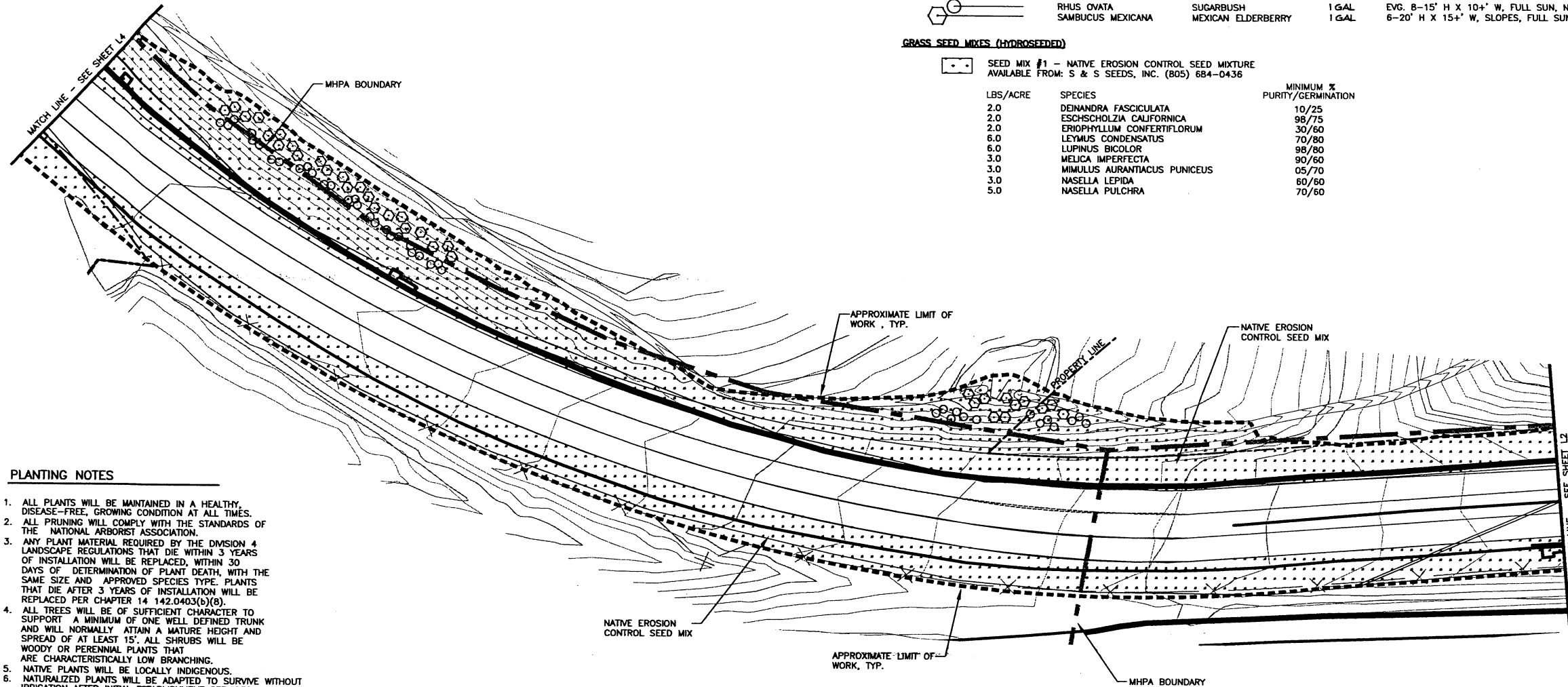
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	SIZE, LOCATION, FORM & FUNCTION
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RHUS OVATA	SUGARBUSH
SAMBUCUS MEXICANA	MEXICAN ELDERBERRY

1 GAL EVG. 8-15' H X 10+' W, FULL SUN, NATIVE, CLUMPING EVERGREEN, SLOPE STABILIZATION.  
1 GAL 6-20' H X 15+' W, SLOPES, FULL SUN, NATIVE, MOUNDING DECIDUOUS, SLOPE STABILIZATION.

SEED MIX #1 - NATIVE EROSION CONTROL SEED MIXTURE  
AVAILABLE FROM: S & S SEEDS, INC. (805) 684-0436

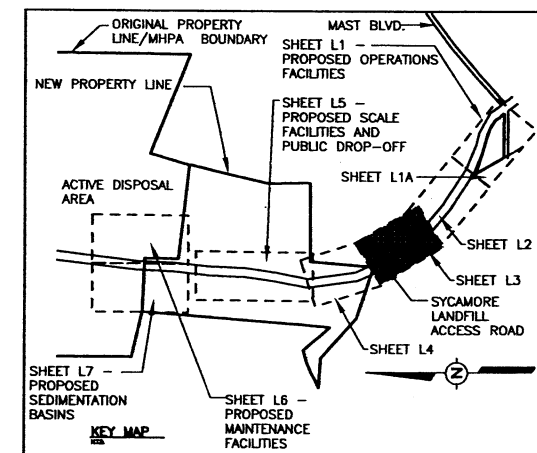
LBS/ACRE	SPECIES	MINIMUM % PURITY/GERMINATION
2.0	DEMANDARA FASCICULATA	10/25
2.0	ESCHSCHOLZIA CALIFORNICA	10/75
2.0	ERIOPHYLLUM CONFERTIFLORUM	30/60
6.0	LEYMUS CONDENSATUS	70/80
6.0	LUPINUS BICOLOR	98/80
3.0	MELICA IMPERFECTA	90/60
3.0	MIMULUS AURANTIACUS PUNICEUS	05/70
3.0	NASELLA LEPIDA	60/60
5.0	NASELLA PULCHRA	70/60



1. ALL PLANTS WILL BE MAINTAINED IN A HEALTHY, DISEASE-FREE, GROWING CONDITION AT ALL TIMES.
2. ALL PRUNING WILL COMPLY WITH THE STANDARDS OF THE NATIONAL ARBORIST ASSOCIATION.
3. ANY PLANT MATERIAL REQUIRED BY THE DMSION 4 LANDSCAPE REGULATIONS THAT DIE WITHIN 3 YEARS OF INSTALLATION WILL BE REPLACED, WITHIN 30 DAYS OF DETERMINATION OF PLANT DEATH, WITH THE SAME SIZE AND APPROVED SPECIES TYPE. PLANTS THAT DIE AFTER 3 YEARS OF INSTALLATION WILL BE REPLACED PER CHAPTER 14 142.0403(b)(8).
4. ALL TREES WILL BE OF SUFFICIENT CHARACTER TO SUPPORT A MINIMUM OF ONE WELL DEFINED TRUNK AND WILL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15'. ALL SHRUBS WILL BE WOODY OR PERENNIAL PLANTS THAT ARE CHARACTERISTICALLY LOW BRANCHING.
5. NATIVE PLANTS WILL BE LOCALLY INDIGENOUS.
6. NATURALIZED PLANTS WILL BE ADAPTED TO SURVIVE WITHOUT IRRIGATION AFTER INITIAL ESTABLISHMENT SERVICES.
7. NATIVE PLANT MATERIAL PLANTING SEASON IS FALL THROUGH SPRING, AVOID MID SUMMER PLANTING OF NATIVE PLANT MATERIAL.
8. ALL LANDSCAPE & IRRIGATION WILL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS & THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS & ALL OTHER LANDSCAPE RELATED CITY & REGIONAL STANDARDS.
9. ALL SLOPE REVEGETATION SHALL BE PLANTED IN ACCORDANCE TO THE STANDARDS REFERENCED WITHIN THE LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS.
10. ALL REQUIRED REVEGETATION & EROSION CONTROL SHALL BE COMPLETED WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.
11. CONDUCT REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE TO MINIMIZE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND EROSION.
12. KEEP ALL NON-NATIVE PLANTS WELL WATERED. CLEAN RAIN GUTTERS AND DRAINAGE PIPES REGULARLY AND REMOVE ALL LEAVES FROM ROOFTOPS BEFORE THE FIRE SEASON BEGINS. PRUNE ALL TREES AND SHRUBS ON A REGULAR BASIS TO REDUCE COMBUSTIBLE MATERIAL AND PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURE.
13. REMOVE DEAD WOODY PLANTS AND WEEDS. TO RETAIN SOIL WHEN REMOVING DEAD PLANTS OR WEEDS, TRIM TO A SHORT STUBBLE RATHER THAN EXCAVATING PLANT BY THE ROOTS. PRUNE NATIVE SHRUBS IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP.
14. OWNER WILL MITIGATE FOR PROJECT IMPACTS TO EXISTING SCRUB OAKS WITH NEW SCRUB OAK MITIGATION PLANTINGS (PER MM 4.3.1) IN APN 366-080-29, AS PART OF THE DUDLEYA TRANSLOCATION PLAN, IRF APPENDIX C8.

1. ALL PROPOSED CONTAINER-SIZE SHRUBS WILL BE IRRIGATED BY "IRRIGATION SUPPLEMENTS" DESCRIBED ON THIS SHEET. EACH ONE GALLON CONTAINER-SIZE PLANT SHALL RECEIVE 2 QUART TUBE AND GELPACK UNITS PER PLANT, UNLESS OTHERWISE SPECIFIED.
2. EACH IRRIGATION SUPPLEMENT GELPACK WILL BE REPLACED A MINIMUM OF EVERY 60-90 DAYS OF SOONER IF NECESSARY. EACH GELPACK WILL BE INSPECTED EVERY 30 DAYS TO VERIFY PROPER FUNCTION.
3. THE USE OF IRRIGATION SUPPLEMENTS IS EXPERIMENTAL IN NATURE. THIS APPROACH DIFFERS FROM THE REQUIREMENTS DESCRIBED IN THE D.C. MUNIC. CODE. IF THE IRRIGATION SUPPLEMENTS DO NOT ACHIEVE SATISFACTORY PLANT ESTABLISHMENT, THE CITY OWNER WILL PROVIDE A TEMPORARY, AUTOMATIC ABOVE GRADE IRRIGATION SYSTEM TO ALL NEWLY PLANTED/SEEDED SLOPES.

■■■■ APPROXIMATE LIMIT OF WORK  
 --- LIMITS OF GRADING  
 ■■■ MHPA BOUNDARY  
 - - - PROPERTY LINE



	LIT	MOS	RW
0 5/19/08 REVISED PER CITY COMMENT			
7 3/18/08 REVISED PER CITY COMMENT			
6 3/08/08 REVISED PER CITY COMMENT	LIT	MDS	RWW
5 1/07/08 REVISED PER CITY COMMENT	LIT	MDS	RWW
4 4/9/07 REVISED PER CITY COMMENT	LIT	MDS	MOS
3 8/24/06 REVISED PER CITY COMMENT	LIT	MDS	MOS
DNR DTG BY DESCRIPTION	DNR	DTG	BYP
CHECK BY :			
SIGNED BY : M. Burzell			
DATE OF ISSUE			
AUGUST 08			
ISSUED BY : M. Burzell			
APR 08			

**Shaw** Shaw Environmental, Inc.

**SAN DIEGO COUNTY, CALIFORNIA  
SYCAMORE LANDFILL  
MASTER DEVELOPMENT PLANS  
LANDSCAPE DEVELOPMENT PLAN  
SYCAMORE LANDFILL ACCESS ROAD**

**L3**  
16 OF 35  
PROJECT NO.  
843108

PLANTING NOTES

1. ALL PLANTS WILL BE MAINTAINED IN A HEALTHY, DISEASE-FREE, GROWING CONDITION AT ALL TIMES.
2. ALL PRUNING WILL COMPLY WITH THE STANDARDS OF THE NATIONAL ARBORIST ASSOCIATION.
3. ANY PLANT MATERIAL REQUIRED BY THE DIVISION 4 LANDSCAPE REGULATIONS THAT DIE WITHIN 3 YEARS OF INSTALLATION WILL BE REPLACED, WITHIN 30 DAYS OF DETERMINATION OF PLANT DEATH, WITH THE SAME SIZE AND APPROVED SPECIES TYPE. PLANTS THAT DIE AFTER 3 YEARS OF INSTALLATION WILL BE REPLACED PER CHAPTER 14.142.0403(b)(8).
4. ALL TREES WILL BE OF SUFFICIENT CHARACTER TO SUPPORT A MINIMUM OF ONE WELL DEFINED TRUNK AND WILL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15'. ALL SHRUBS WILL BE WOODY OR PERENNIAL PLANTS THAT ARE CHARACTERISTICALLY LOW BRANCHING.
5. NATIVE PLANTS WILL BE LOCALLY INDIGENOUS.
6. NATURALIZED PLANTS WILL BE ADAPTED TO SURVIVE WITHOUT IRRIGATION AFTER INITIAL ESTABLISHMENT SERVICES.
7. NATIVE PLANT MATERIAL PLANTING SEASON IS FALL THROUGH SPRING, AVOID MID SUMMER PLANTING OF NATIVE PLANT MATERIAL.
8. ALL LANDSCAPE & IRRIGATION WILL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS & THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS & ALL OTHER LANDSCAPE RELATED CITY & REGIONAL STANDARDS.
9. ALL SLOPE REVEGETATION SHALL BE PLANTED IN ACCORDANCE TO THE STANDARDS REFERENCED WITHIN THE LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS.
10. ALL REQUIRED REVEGETATION & EROSION CONTROL SHALL BE COMPLETED WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.
11. CONDUCT REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE TO MINIMIZE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND EROSION.
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13. REMOVE DEAD WOODY PLANTS AND WEEDS. TO RETAIN SOIL WHEN REMOVING DEAD PLANTS OR WEEDS, TRIM TO A SHORT STUBBLE RATHER THAN EXCAVATING PLANT BY THE ROOTS. PRUNE NATIVE SHRUBS IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP.
14. OWNER WILL MITIGATE FOR PROJECT IMPACTS TO EXISTING SCRUB OAKS WITH NEW SCRUB OAK MITIGATION PLANTINGS (PER MM 4.3.1) IN APN 366-080-29, AS PART OF THE DUDLEYA TRANSLOCATION PLAN, EIR APPENDIX C8.

IRRIGATION NOTES

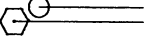

1. ALL PROPOSED CONTAINER-SIZE SHRUBS WILL BE IRRIGATED BY 'IRRIGATION SUPPLEMENTS' DESCRIBED ON THIS SHEET. EACH ONE GALLON CONTAINER-SIZE PLANT SHALL RECEIVE 2 QUART TUBE AND GELPACK UNITS PER PLANT, UNLESS OTHERWISE SPECIFIED.
2. EACH IRRIGATION SUPPLEMENT GELPACK WILL BE REPLACED A MINIMUM OF EVERY 60-90 DAYS, OR SOONER IF NECESSARY. EACH GELPACK WILL BE INSPECTED EVERY 30 DAYS TO VERIFY PROPER FUNCTION.
3. THE USE OF IRRIGATION SUPPLEMENTS IS EXPERIMENTAL IN NATURE. THIS APPROACH DIFFERS FROM THE REQUIREMENTS DESCRIBED IN THE S.D. MUNICIPAL CODE. IF THE IRRIGATION SUPPLEMENTS DO NOT ACHIEVE SATISFACTORY PLANT ESTABLISHMENTS RESULTS, THE OWNER WILL PROVIDE A TEMPORARY, AUTOMATIC ABOVE GRADE IRRIGATION SYSTEM TO ALL NEWLY PLANTED/SEEDED SLOPES.

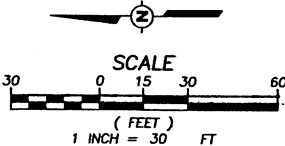
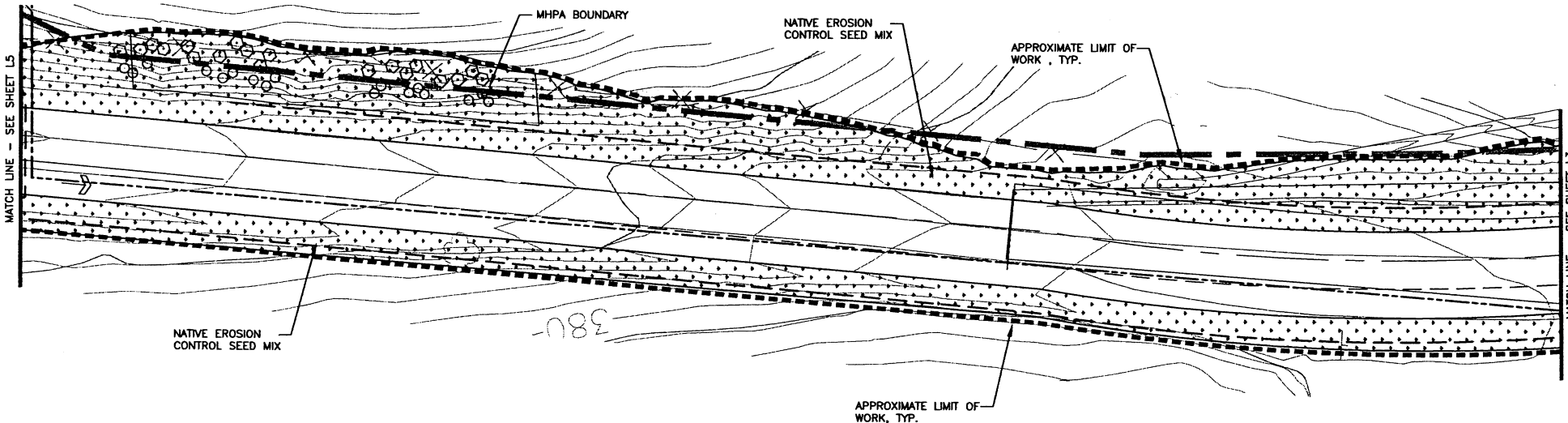
SYCAMORE LANDFILL PLANTING CONCEPT STATEMENT

THE PROPOSED LANDSCAPE PLANTING DESIGN EMPHASIZES THE USE OF NON-INVASIVE PLANTS NATIVE TO SOUTHERN CALIFORNIA, OR NATURALIZED NON-INVASIVE NON-NATIVE PLANTS THAT ARE WELL SUITED TO THE SITE CONDITIONS. THE PLANTS ARE COMPATIBLE IN WATER DEMAND, EXPOSURE REQUIREMENTS, RESISTANCE TO FIRE, AND SLOPE (OR NON-SLOPE) CONDITIONS. FURTHERMORE, THE TREE LOCATIONS WERE CHOSEN TO MAXIMIZE SHADE AROUND THE BUILDING AND THE PARKING LOTS, BUT FAR FROM THE PERIMETER BUFFER ZONE TO MINIMIZE WILDFIRE POTENTIAL.

ALL NEW PLANTS WATERED BY THE INSTALLING CONTRACTOR, FOR ONE FULL GROWING SEASON. FOLLOWING SATISFACTORY COMPLETION OF THE LANDSCAPE ESTABLISHMENT PERIOD, ALL NEW PLANTS WILL BE MAINTAINED IN A HEALTHY, VIGOROUS GROWING CONDITION BY THE PROPERTY OWNER, SAN DIEGO LANDFILL SYSTEMS.

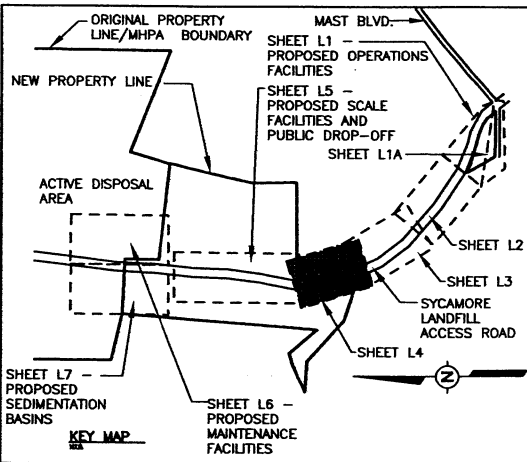
SUGGESTED PLANT MATERIALS LIST

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	SIZE, LOCATION, FORM & FUNCTION
<b>SHRUBS</b>				
	RHUS OVATA	SUGARBUSH	1 GAL	EVG. 8-15' H X 10+'' W, FULL SUN, NATIVE, CLUMPING EVERGREEN, SLOPE STABILIZATION.
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	1 GAL	6-20' H X 15+'' W, SLOPES, FULL SUN, NATIVE, MOUNDING DECIDUOUS, SLOPE STABILIZATION.
<b>GRASS SEED MIXES (HYDROSEEDING)</b>				
	SEED MIX #1 - NATIVE EROSION CONTROL SEED MIXTURE AVAILABLE FROM: S & S SEEDS, INC. (805) 684-0436			
LBS/ACRE	SPECIES	MINIMUM % PURITY/GERMINATION		
2.0	DEINANDRA FASCICULATA	10/25		
2.0	ESCHSCHOLZIA CALIFORNICA	98/75		
2.0	ERIOPHYLLUM CONFERTIFLORUM	30/60		
6.0	LEYMUS CONDENSATUS	70/80		
6.0	LUPINUS BICOLOR	98/80		
3.0	MELICA IMPERFECTA	90/60		
3.0	MIMULUS AURANTIACUS PUNICEUS	05/70		
3.0	NASELLA LEPIDA	60/60		
5.0	NASELLA PULCHRA	70/60		



LEGEND

- APPROXIMATE LIMIT OF WORK
- - - LIMITS OF GRADING
- MHPA BOUNDARY
- PROPERTY LINE



9765 SW Barnes Road  
Suite 300  
Portland, Oregon 97225  
(503) 468-0465  
(503) 468-0776 Fax  
w&hpacific.com



REV	DATE	DESCRIPTION	CHK BY	APP BY
1	5/19/06	REVISED PER CITY COMMENT	LJT	MDS
2	3/16/06	REVISED PER CITY COMMENT	LJT	MDS
3	4/9/07	REVISED PER CITY COMMENT	LJT	MDS
4	8/24/06	REVISED PER CITY COMMENT	LJT	MDS
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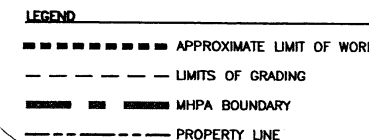
Shaw Environmental, Inc.  
The quality of the work is the responsibility of the engineer. The engineer is not responsible for the accuracy of the information provided by the client. The engineer is not responsible for the accuracy of the information provided by the client. The engineer is not responsible for the accuracy of the information provided by the client.

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

DRAWING NO. L4  
17 OF 35  
PROJECT NO. 943108

- THE PROPOSED LANDSCAPE PLANTING DESIGN EMPHASIZES THE USE OF NON-INVASIVE PLANTS NATIVE TO SOUTHERN CALIFORNIA, OR NATURALIZED NON-INVASIVE NON-NATIVE PLANTS THAT ARE WELL SUITED TO THE SITE CONDITIONS. THE PLANTS ARE COMPATIBLE IN WATER DEMAND, EXPOSURE REQUIREMENTS, RESISTANCE TO FIRE, AND SLOPE (OR NON-SLOPE) CONDITIONS. FURTHERMORE, THE TREE LOCATIONS WERE CHOSEN TO MAXIMIZE SHADE AROUND THE BUILDING AND THE PARKING LOTS, BUT FAR FROM THE PERIMETER BUFFER ZONE TO MINIMIZE WILDFIRE POTENTIAL.

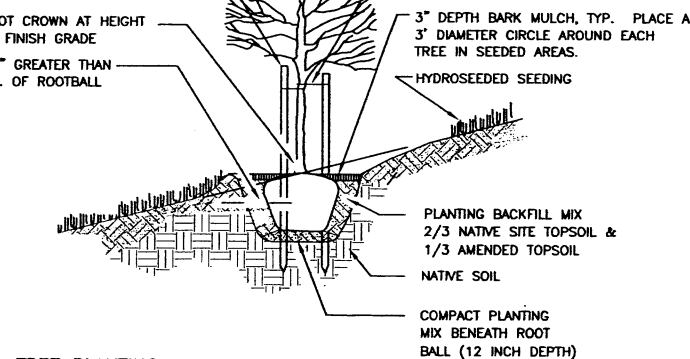
1. ALL PROPOSED CONTAINER-SIZE SHRUBS WILL BE IRRIGATED BY 'IRRIGATION SUPPLEMENTS' DESCRIBED ON THIS SHEET. EACH ONE GALLON CONTAINER-SIZE PLANT SHALL RECEIVE 2 QUART TUBE AND GELPACK UNITS PER PLANT, UNLESS OTHERWISE SPECIFIED.
2. EACH IRRIGATION SUPPLEMENT GELPACK WILL BE REPLACED A MINIMUM OF EVERY 60-90 DAYS, OR SOONER IF NECESSARY. EACH GELPACK WILL BE INSPECTED EVERY 30 DAYS TO VERIFY PROPER FUNCTION.
3. THE USE OF IRRIGATION SUPPLEMENTS IS EXPERIMENTAL IN NATURE. THIS APPROACH DIFFERS FROM THE REQUIREMENTS DESCRIBED IN THE S.D. MUNICIPAL CODE. IF THE IRRIGATION SUPPLEMENTS DO NOT PROVE SATISFACTORY, THE CITY OF SAN JOSE WILL REQUIRE THE OWNER WILL PROVIDE A TEMPORARY, AUTOMATIC ABOVE GRADE IRRIGATION SYSTEM TO ALL NEWLY PLANTED/SEEDED SLOPES.



ROUGH SAWN  
1.5"x1.5" X LENGTH WOODEN  
STAKES, 2 MIN. BURY STAKES  
MIN. 24". POSITION TOP OF  
STAKES 6" BELOW LOWEST  
CANOPY BRANCH, LOWEST


NOTE: MAPA BOUNDARY NOT  
WITHIN 500 FT. OF THIS AREA

"CHAINLOCK" TYPE CHAIN TIE.



## TREE PLANTING

8	5/10/00	REVISED PER CITY COMMENT	LUT	MODS	MODS	RW
6	3/10/00	REVISED PER CITY COMMENT	LUT	MODS	MODS	RW
5	7/31/07	REVISED PER CITY COMMENT	LUT	MODS	MODS	RW
4	4/9/07	REVISED PER CITY COMMENT	BMB	MODS	MODS	RW
3	4/9/07	REVISED PER CITY COMMENT	BMB	MODS	MODS	RW
KEY	DATE	DESCRIPTION	OWN BY	DES BY	CHK BY	APP BY
name per L. Juncella						DATE
CITY OF L. Juncella						DATE



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Only service represents authorized users of Shaw Environmental, Inc. Any modification to the system to allow their Shaw Environmental, Inc. personnel utilizes their original purpose and no such is intended void. Shaw Environmental, Inc. will not

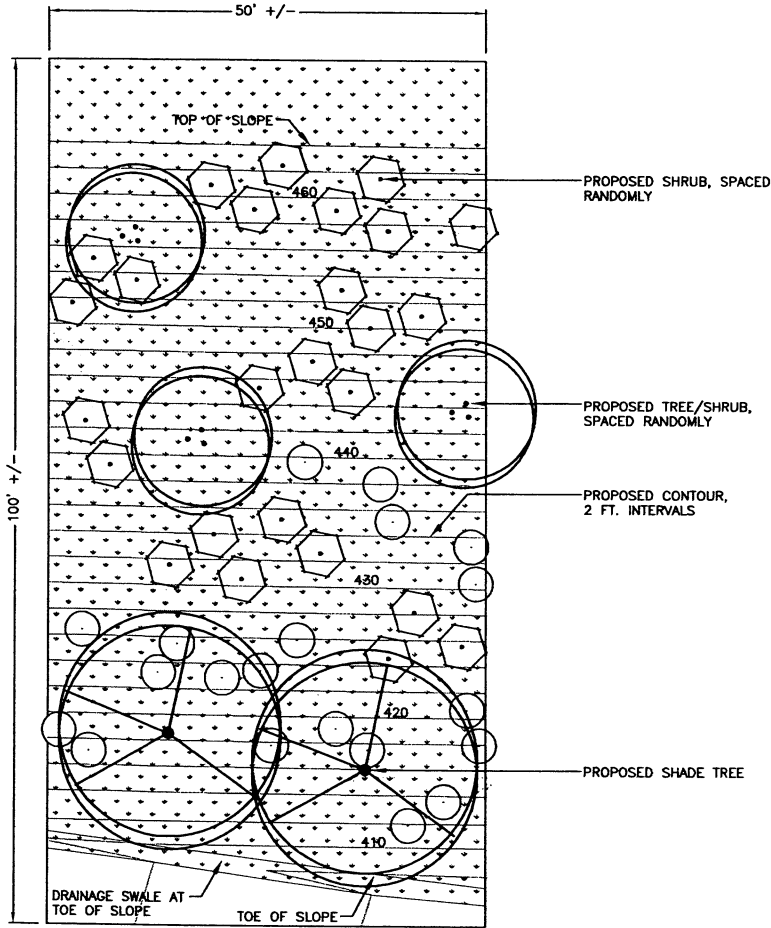
**SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
MASTER DEVELOPMENT PLANS  
LANDSCAPE DEVELOPMENT PLAN  
PROPOSED SCALE FACILITIES**

DRAWING NO. **L5**  
18 of 35  
PROJECT NO. 037408



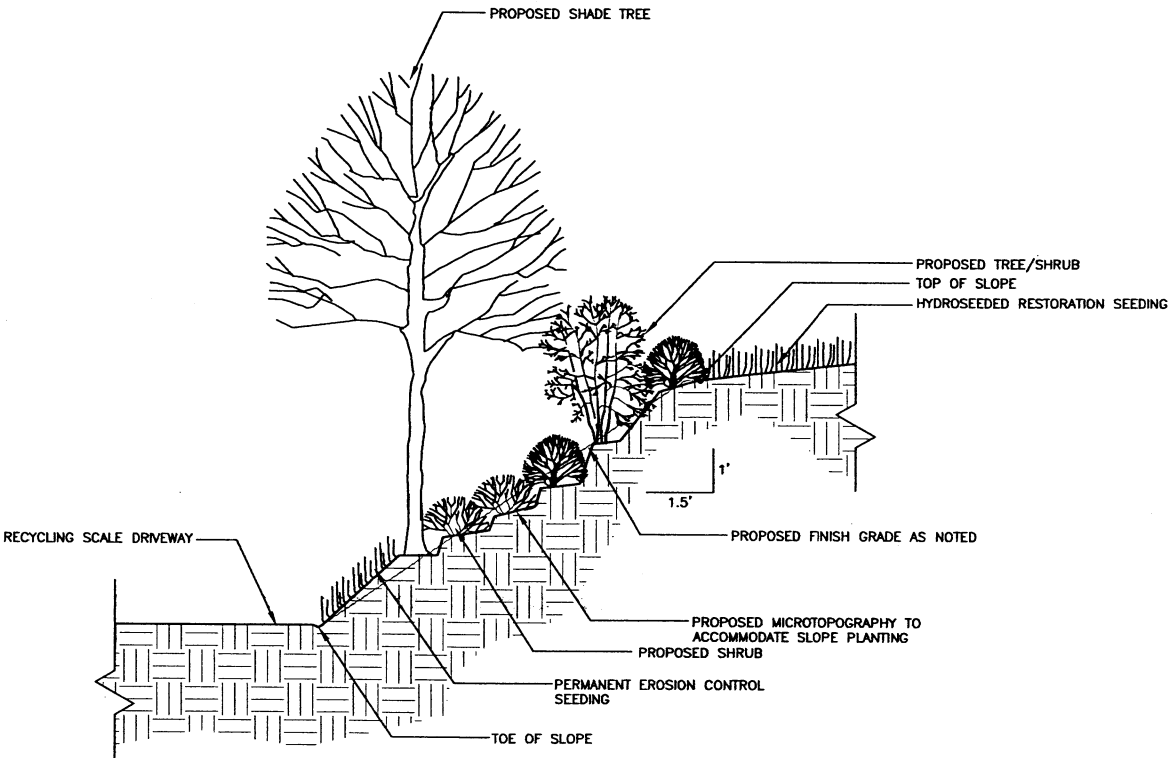
REVEGETATION NOTES

1. THE FERTILE GRASSES AND HERBACEOUS PLANTS WILL PRODUCE SEEDS THAT ARE TRANSMITTED BY A NUMBER OF VECTORS (WIND, RAIN, BEES, AND BIRDS). IT IS EXPECTED THAT THE REVEGETATION COMMUNITIES WILL EVENTUALLY AMALGAMATE WITH THE SURROUNDING GRASSES AND HERBACEOUS PLANTS. FURTHERMORE, THERE IS SOME LIKELIHOOD THAT THE NEW SEEDING FOR THE DEVELOPED AREAS WILL CROSS POLLINATE WITH THE EXISTING FERTILE VEGETATIVE COMMUNITY. FURTHER INTEGRATING THE TWO LANDSCAPES INTO ONE. THIS PROCESS OF SPECIES INTERMIXING IS NEITHER BAD NOR AVOIDABLE, WHICH SHOULD SERVE TO FURTHER INTEGRATE THE LANDFILL SITE INTO THE SURROUNDING LANDSCAPE COMMUNITIES.
2. DISTRIBUTION OF CONTAINER STOCK TO BE CLUSTERED ALONG "DRAINAGE" PATTERNS CREATED BY THE CONTOUR GRADING SO AS TO EMULATE SURROUNDING TOPOGRAPHY AND HABITAT.



1.5:1 SLOPE REVEGETATION ARRANGEMENT

NTS



1.5:1 SLOPE REVEGETATION SECTION

1" = 20'



9755 SW Barnes Road  
Suite 300  
Portland, Oregon 97225  
(503)488-0465  
(503)488-0776 Fax  
w&hpacific.com



REV	DATE	DESCRIPTION	CHK BY	APP BY
3	15/28/08	PER CITY COMMENT	LJT	MOS
2	13/19/08	PER CITY COMMENT	LJT	MOS
1	1/07/08	PER CITY COMMENT	LJT	MOS
0	7/31/07	PER CITY COMMENT	LJT	MOS
DATE OF ISSUE	JUL 31	DATE OF REVIEW	DEC 31	DATE OF REVIEW

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SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
**MASTER DEVELOPMENT PLANS**  
LANDSCAPE DEVELOPMENT PLAN  
SLOPE REVEGETATION DETAILS

DRAWING NO.  
**L5A**  
19 OF 35  
PROJECT NO.  
843108



9755 SW Barnes Road  
Suite 300  
Portland, Oregon 97225  
(503) 254-0445  
(503) 254-0776 Fax  
aspc@pacific.com



REV	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE
7	5/19/08	REVISED PER CITY COMMENT	LT	MDS	RW
6	1/27/08	REVISED PER CITY COMMENT	LT	MDS	RW
5	7/31/07	REVISED PER CITY COMMENT	LT	MDS	RW
4	4/9/07	REVISED PER CITY COMMENT	LT	MDS	RW
3	1/2/07	REVISED PER CITY COMMENT	LT	MDS	RW
2	1/2/07	REVISED PER CITY COMMENT	LT	MDS	RW
1	1/2/07	REVISED PER CITY COMMENT	LT	MDS	RW

Shaw Environmental, Inc.  
10000 E. 1st Ave., Suite 100  
Denver, CO 80231  
(303) 751-1000  
www.shawenv.com

SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
MASTER DEVELOPMENT PLANS  
LANDSCAPE DEVELOPMENT PLAN  
PROPOSED MAINTENANCE FACILITIES



DRAWING NO.  
**L6**  
20 OF 35  
PROJECT NO.  
943108

## SYCAMORE LANDFILL PLANTING CONCEPT STATEMENT

THE PROPOSED LANDSCAPE PLANTING DESIGN EMPHASIZES THE USE OF NON-INVASIVE PLANTS NATIVE TO SOUTHERN CALIFORNIA, OR NATURALIZED NON-INVASIVE NON-NATIVE PLANTS THAT ARE WELL SUITED TO THE SITE CONDITIONS. THE PLANTS ARE COMPATIBLE IN WATER DEMAND, EXPOSURE REQUIREMENTS, RESISTANCE TO FIRE, AND SLOPE (OR NON-SLOPE) CONDITIONS. FURTHERMORE, THE TREE LOCATIONS WERE CHOSEN TO MAXIMIZE SHADE AROUND THE BUILDING AND THE PARKING LOTS, BUT FAR FROM THE PERIMETER BUFFER ZONE TO MINIMIZE WILDFIRE POTENTIAL.

ALL NEW PLANTS WATERED BY THE INSTALLING CONTRACTOR, FOR ONE FULL GROWING SEASON. FOLLOWING SATISFACTORY COMPLETION OF THE LANDSCAPE ESTABLISHMENT PERIOD, ALL NEW PLANTS WILL BE MAINTAINED IN A HEALTHY, VIGOROUS GROWING CONDITION BY THE PROPERTY OWNER, SAN DIEGO LANDFILL SYSTEMS.

## SUGGESTED PLANT MATERIALS LIST

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	SIZE, LOCATION, FORM & FUNCTION
<b>TREES</b>				
	ACER NEGUNDO	BLACK MAPLE	15 GAL	DEC. 40' X 20' DROUGHT TOL. ONCE ESTABLISHED, OVOID TO GLOBULAR, SHADE.
	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	EVG. 15'-30' H X 15+'' DROUGHT TOL., ROUND, SLOPE STABILIZATION.
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	EVG. 25'-40' H X 25+'' W, ROUNDED, STREET TREE.
	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	EVG. 25'-40' H X 25+'' W, ROUNDED, STREET TREE.
<b>SHRUBS</b>				
	RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY	1 GAL	EVG. 5'-15' H X 10' W, PART SHADE OK, NATIVE, DENSE CLUMPING, ACCENT MASSING.
	RHUS LAURINA	LAUREL SUMAC	1 GAL	SLOPES, EVG. 8'-15' H X 10+'' W, FULL SUN, NATIVE, BROAD SPREADING EVERGREEN, ACCENT MASSING.
	RHUS OVATA	SUGARBUSH	1 GAL	EVG. 8'-15' H X 10+'' W, FULL SUN, NATIVE, CLUMPING EVERGREEN, SLOPE STABILIZATION.
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	1 GAL	6'-20' H X 15+'' W, SLOPES, FULL SUN, NATIVE, MOUNDING DECIDUOUS, SLOPE STABILIZATION.

## GRASS SEED MIXES (HYDROSEEDING)



SEED MIX #1 - NATIVE EROSION CONTROL SEED MIXTURE  
AVAILABLE FROM: S & S SEEDS, INC. (805) 684-0436

LBS/ACRE	SPECIES	MINIMUM % PURITY/GERMINATION
2.0	DEINANDRA FASCICULATA	10/25
2.0	ESCHSCHOLZIA CALIFORNICA	98/75
2.0	ERIOPHYLLUM CONFERTIFLORUM	30/60
6.0	LEYMUS CONDENSATUS	70/80
6.0	LUPINUS BICOLOR	98/80
3.0	MELICA IMPERFECTA	90/60
3.0	MIMULUS AURANTIACUS PUNICEUS	05/70
3.0	NASELLA LEPIDA	60/60
5.0	NASELLA PULCHRA	70/60

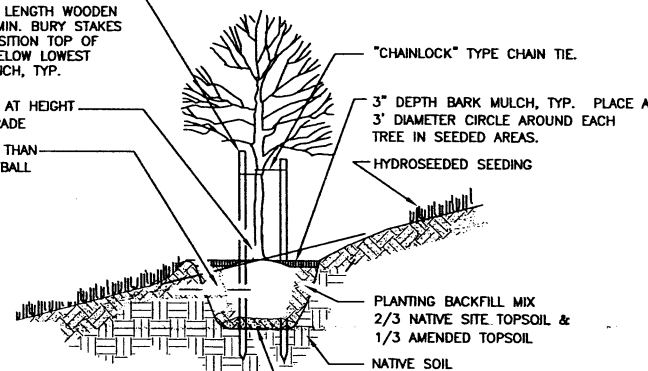
## PLANTING NOTES

- ALL PLANTS WILL BE MAINTAINED IN A HEALTHY, DISEASE-FREE, GROWING CONDITION AT ALL TIMES.
- ALL PRUNING WILL COMPLY WITH THE STANDARDS OF THE NATIONAL ARBORIST ASSOCIATION.
- ANY PLANT MATERIAL REQUIRED BY THE DIVISION 4 LANDSCAPE REGULATIONS THAT DIE WITHIN 3 YEARS OF INSTALLATION WILL BE REPLACED, WITHIN 30 DAYS OF DETERMINATION OF PLANT DEATH, WITH THE SAME SIZE AND APPROVED SPECIES TYPE. PLANTS THAT DIE AFTER 3 YEARS OF INSTALLATION WILL BE REPLACED PER CHAPTER 14 142.0403(b)(8).
- ALL TREES WILL BE OF SUFFICIENT CHARACTER TO SUPPORT A MINIMUM OF ONE WELL DEFINED TRUNK AND WILL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15'. ALL SHRUBS WILL BE WOODY OR PERENNIAL PLANTS THAT ARE CHARACTERISTICALLY LOW BRANCHING.
- NATIVE PLANTS WILL BE LOCALLY INDIGENOUS.
- NATURALIZED PLANTS WILL BE ADAPTED TO SURVIVE WITHOUT IRRIGATION AFTER INITIAL ESTABLISHMENT SERVICES.
- NATIVE PLANT MATERIAL PLANTING SEASON IS FALL THROUGH SPRING, AVOID MID SUMMER PLANTING OF NATIVE PLANT MATERIAL.
- ALL LANDSCAPE & IRRIGATION WILL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS & THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS & ALL OTHER LANDSCAPE RELATED CITY & REGIONAL STANDARDS.
- ALL SLOPE REVEGETATION SHALL BE PLANTED IN ACCORDANCE TO THE STANDARDS REFERENCED WITHIN THE LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS.
- ALL REQUIRED REVEGETATION & EROSION CONTROL SHALL BE COMPLETED WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.
- CONDUCT REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE TO MINIMIZE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND EROSION.
- KEEP ALL NON-NATIVE PLANTS WELL WATERED. CLEAN RAIN GUTTERS AND DRAINAGE PIPES REGULARLY AND REMOVE ALL LEAVES FROM ROOFTOPS BEFORE THE FIRE SEASON BEGINS. PRUNE ALL TREES AND SHRUBS ON A REGULAR BASIS TO REDUCE COMBUSTIBLE MATERIAL AND PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURE. REMOVE DEAD WOODY PLANTS AND WEEDS. TO RETAIN SOIL WHEN REMOVING DEAD PLANTS OR WEEDS, TRIM TO A SHORT STUBBLE RATHER THAN EXCAVATING PLANT BY THE ROOTS. PRUNE NATIVE SHRUBS IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP.

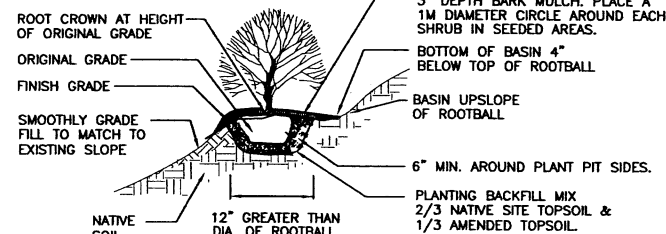
ROUGH SAWN 1.5"X1.5" X LENGTH WOODEN STAKES, 2 MIN. BURY STAKES MIN. 24". POSITION TOP OF STAKES 6" BELOW LOWEST CANOPY BRANCH, TYP.

ROOT CROWN AT HEIGHT OF FINISH GRADE

12" GREATER THAN DIA. OF ROOTBALL



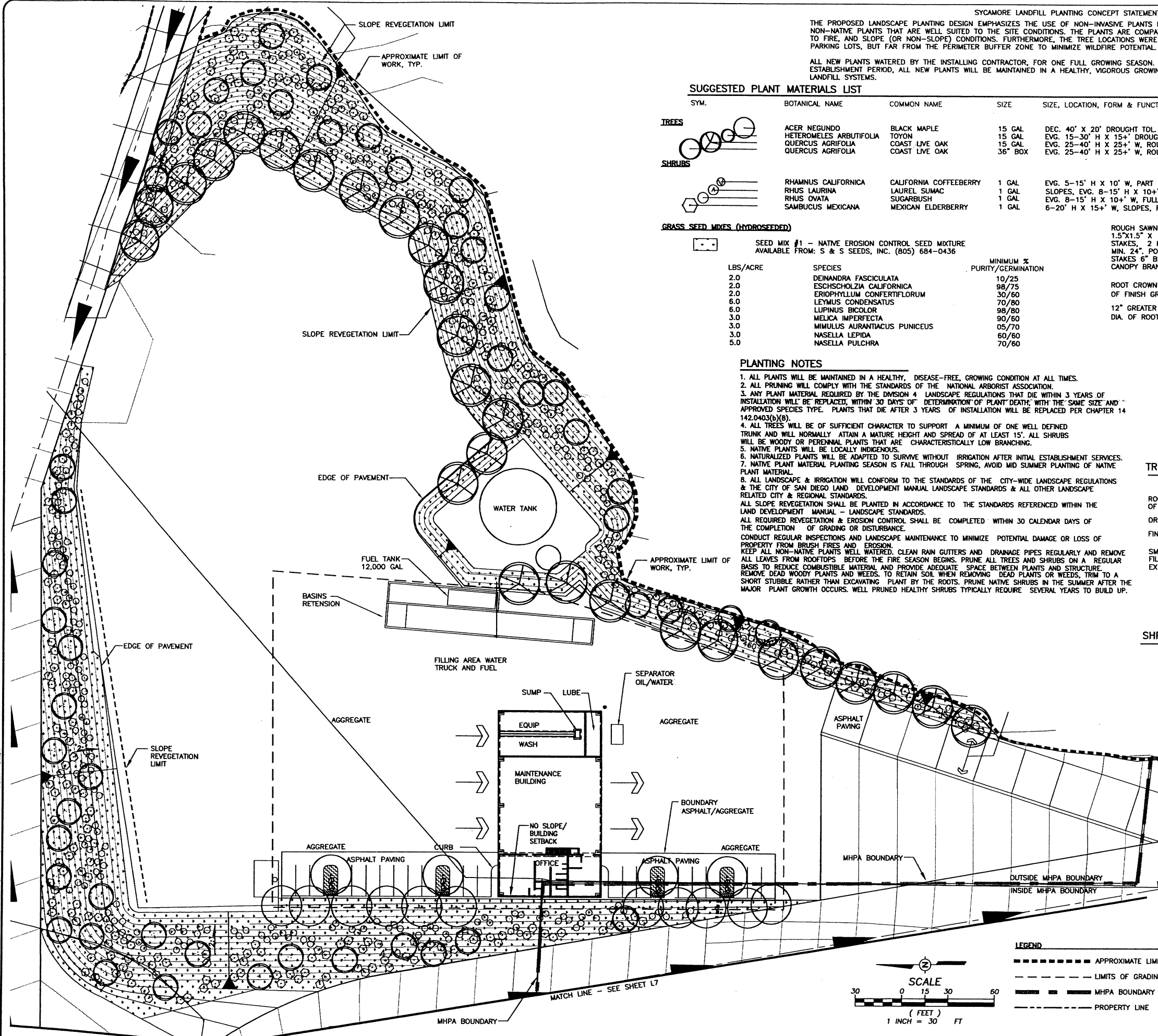
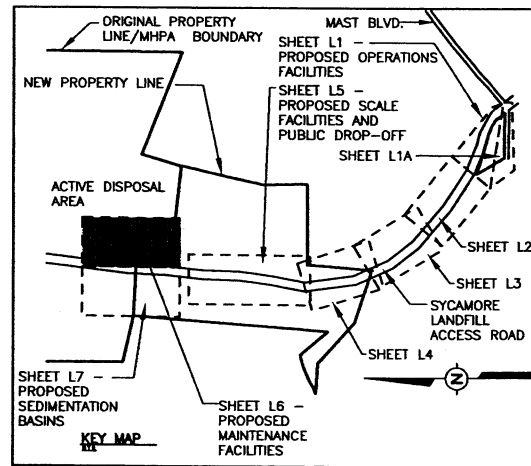
## TREE PLANTING



## SHRUB PLANTING

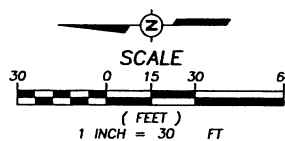
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## LEGEND

- APPROXIMATE LIMIT OF WORK
- LIMITS OF GRADING
- MHPA BOUNDARY
- PROPERTY LINE



## SUGGESTED PLANT MATERIALS LIST

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	SIZE, LOCATION, FORM & FUNCTION
TREES				
	HETEROMELES ARBUTIFOLIA	TOYON	1 GAL	EVG. 15-30' H X 15+\"
SHRUBS				
	RHUS OVATA	SUGARBUSH	1 GAL	EVG. 8-15' H X 10+\"
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	1 GAL	6-20' H X 15+\"

## GRASS SEED MIXES (HYDROSEEDING)

SEED MIX #1 - NATIVE EROSION CONTROL SEED MIXTURE  
AVAILABLE FROM: S & S SEEDS, INC. (805) 684-0436

LBS./ACRE	SPECIES	MINIMUM % PURITY/GERMINATION
2.0	DEINANDRA FASCICULATA	10/25
2.0	ESCHSCHOLZIA CALIFORNICA	98/75
2.0	ERIOPHYLLUM CONFERTIFLORUM	30/80
6.0	LEYMUS CONDENSATUS	70/80
6.0	LUPINUS BICOLOR	98/80
3.0	MELICA IMPERFECTA	90/60
3.0	MIMULUS AURANTIACUS PUNICEUS	05/70
3.0	NASELLA LEPIDA	60/60
5.0	NASELLA PULCHRA	70/60

## SYCAMORE LANDFILL PLANTING CONCEPT STATEMENT

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SEE SHEET L5  
(APPROX. 325  
LF TO THE  
SOUTH)

SECURITY GATE

APPROXIMATE LIMIT OF  
WORK, TYP.

SLOPE REVEGETATION

SEDIMENTATION BASIN  
②

SEDIMENTATION BASIN  
①

MHPA BOUNDARY

SLOPE REVEGETATION  
APPROXIMATE LIMIT OF  
WORK, TYP.

APPROXIMATE LIMIT OF  
WORK, TYP.

25' WIDE

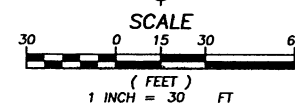
60' WIDE  
PERIMETER  
ACCESS ROAD

## PLANTING NOTES

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LEGEND
----- APPROXIMATE LIMIT OF WORK
----- LIMITS OF GRADING
----- MHPA BOUNDARY
----- PROPERTY LINE

ROOT CROWN AT HEIGHT  
OF ORIGINAL GRADE  
ORIGINAL GRADE  
FINISH GRADE  
SMOOTHLY GRADE  
FILL TO MATCH TO  
EXISTING SLOPE  
NATIVE  
SOIL

3" DEPTH BARK MULCH. PLACE A  
1M DIAMETER CIRCLE AROUND EACH  
SHRUB IN SEEDED AREAS.  
BOTTOM OF BASIN 4"  
BELOW TOP OF ROOTBALL  
BASIN UPSLOPE  
OF ROOTBALL  
6" MIN. AROUND PLANT PIT SIDES.  
PLANTING BACKFILL MIX  
2/3 NATIVE SITE TOPSOIL &  
1/3 AMENDED TOPSOIL  
12" GREATER THAN  
DIA. OF ROOTBALL

## SHRUB PLANTING

ROUGH SAWN  
1.5"x1.5" X LENGTH WOODEN  
STAKES. 2 MIN. BURY STAKES  
MIN. 24". POSITION TOP OF  
STAKES 6" BELOW LOWEST  
CANOPY BRANCH, TYP.

ROOT CROWN AT HEIGHT  
OF FINISH GRADE  
12" GREATER THAN  
DIA. OF ROOTBALL

"CHAINLOCK" TYPE CHAIN TIE.

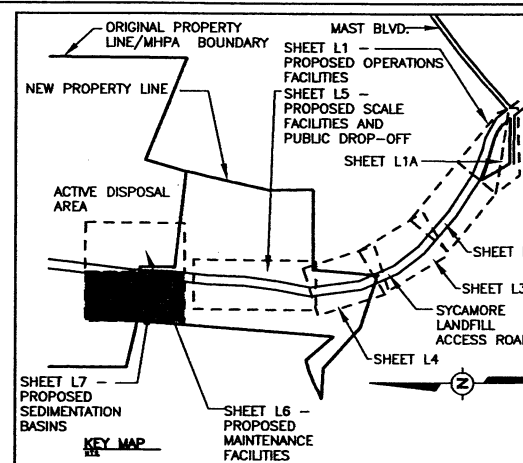
3" DEPTH BARK MULCH, TYP. PLACE A  
3' DIAMETER CIRCLE AROUND EACH  
TREE IN SEEDED AREAS.

HYDROSEEDING

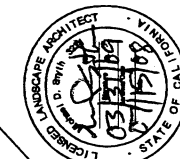
PLANTING BACKFILL MIX  
2/3 NATIVE SITE TOPSOIL &  
1/3 AMENDED TOPSOIL  
NATIVE SOIL

COMPACT PLANTING  
MIX BENEATH ROOT  
BALL (12 INCH DEPTH)

## TREE PLANTING



DATE OF TOPOGRAPHY: 7/9/02  
TOPOGRAPHY PROVIDED BY: A-MEHR, INC.



9705 ST. Barnes Road  
Suite 300  
Portland, Oregon 97225  
(503) 988-0408  
(503) 988-0776 Fax  
w@pacific.com



REV	DATE	DESCRIPTION	BY	CHK	APP
1	11/27/04	REVISED PER CITY COMMENT	LIT	MOS	RWW
2	11/27/04	REVISED PER CITY COMMENT	BMB	MOS	RWW
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4	11/27/04	REVISED PER CITY COMMENT	BMB	MOS	RWW
5	11/27/04	REVISED PER CITY COMMENT	LIT	MOS	RWW
6	11/27/04	REVISED PER CITY COMMENT	LIT	MOS	RWW
7	11/27/04	REVISED PER CITY COMMENT	LIT	MOS	RWW

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SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
MASTER DEVELOPMENT PLAN  
LANDSCAPE DEVELOPMENT PLAN  
PROPOSED SEDIMENTATION BASINS

DRAWING NO.  
**L7**  
21 OF 35  
PROJECT NO.  
84108







9765 SW Barrows Road  
Suite 300  
Portland, Oregon 97226  
(503)488-0466  
(503)488-0776 Fax  
wspacific.com



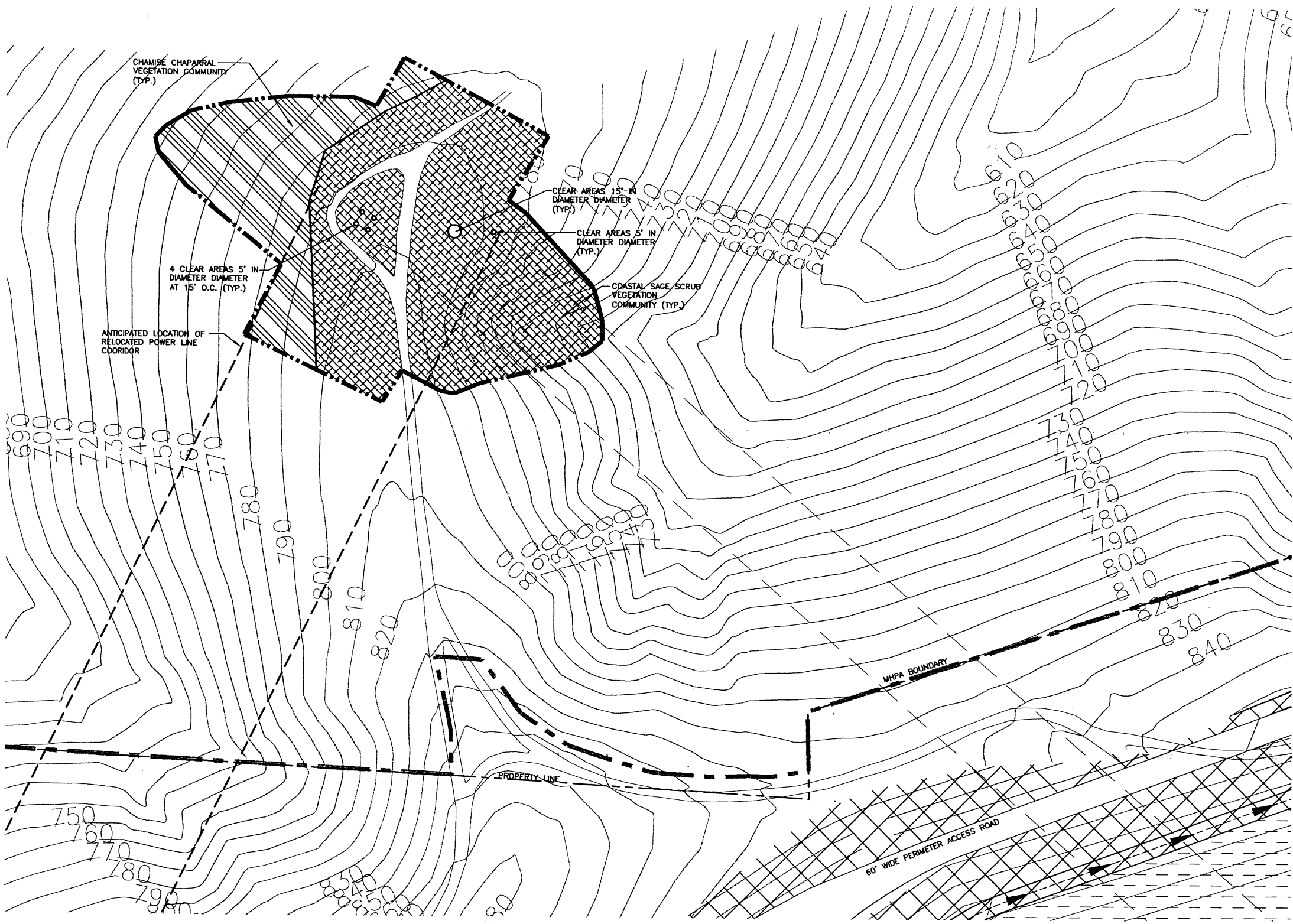
REV	DATE	DESCRIPTION	BY	CHK BY	APP BY
1	5/28/08	REVISED PER CITY COMMENT	BMB	MDS	LY
2	5/28/08	REVISED PER CITY COMMENT	BMB	MDS	RW
3	5/28/08	REVISED PER CITY COMMENT	BMB	MDS	RW
4	5/28/08	REVISED PER CITY COMMENT	BMB	MDS	RW
5	5/28/08	REVISED PER CITY COMMENT	BMB	MDS	RW
6	5/28/08	REVISED PER CITY COMMENT	BMB	MDS	RW
7	5/28/08	REVISED PER CITY COMMENT	BMB	MDS	RW
8	5/28/08	REVISED PER CITY COMMENT	BMB	MDS	RW
9	5/28/08	REVISED PER CITY COMMENT	BMB	MDS	RW
10	5/28/08	REVISED PER CITY COMMENT	BMB	MDS	RW

**Shaw Environmental, Inc.**

San Diego Landfill Systems  
Sycamore Landfill  
San Diego County, California  
Master Development Plans  
Restoration Plan for Areas of  
Temp. Const. Disturbance - TYP. DETAILS

**San Diego Landfill Systems**  
**Sycamore Landfill**  
**San Diego County, California**  
**Master Development Plans**  
**Restoration Plan for Areas of**  
**Temp. Const. Disturbance - TYP. DETAILS**

**DRAWING NO. L8A**  
**23 OF 35**  
**PROJECT NO. 84108**



LEGEND

- LONG TERM ACCESS ROADS
- MHPA BOUNDARY
- TEMPORARY ACCESS ROADS (PRIOR TO COMPLETION OF LANDFILL PERIMETER ROAD); TO BE RESEED AFTER COMPLETION OF THE LONG TERM ACCESS ROADS.
- ANTICIPATED AREAS OF TEMPORARY TRANSMISSION LINE CONSTRUCTION DISTURBANCE (LAYDOWN AND PULLING SITES). AREAS TO BE VEGETATED WITH GRASSLAND PLANT COMMUNITY WITHIN THREE WEEKS FOLLOWING THE COMPLETION OF TRANSMISSION LINE CONSTRUCTION AND ANY REQUIRED RECONTOURING.
- AREAS TO BE FENCED PRIOR TO TOWER LAYDOWN CONSTRUCTION TO AVOID SENSITIVE PLANT SPECIES.
- CHAMISE CHAPARRAL COMMUNITY
- COASTAL SAGE SCRUB COMMUNITY
- COASTAL SAGE SCRUB/NATIVE GRASSLAND COMMUNITY
- SOUTHERN MIXED CHAPARRAL
- CLEARED AREAS FOR TRANSMISSION LINE STRUCTURES; DO NOT REVEGETATE THESE AREAS (5' DIAMETER-69 KV, 15' DIAMETER-131 KV, 4 CLEAR AREAS 5' IN DIAMETER AT 15' O.C.)

NOTES

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FOR TEMPORARY CONSTRUCTION DISTURBANCE REVEGETATION, SEE HABITAT RESTORATION PLAN FOR AREAS OF TEMPORARY CONSTRUCTION IMPACTS WITH THE SYCAMORE LANDFILL EXPANSION, RECON, JAN. 4, 2008. FOR ADDITIONAL SITE PREP, CONSTRUCTION AND POST-CONSTRUCTION INFORMATION.

MONITORING SCHEDULE (APPROXIMATE)

TYPE/TASK	SCHEDULE	YEAR 1	YEAR 2	YEAR 3
QUALITATIVE				
VEGETATION MONITORING	MONTHLY	---	---	---
WILDLIFE MONITORING	MONTHLY	QUARTERLY	QUARTERLY	QUARTERLY
QUANTITATIVE				
SPRING VEGETATION SAMPLING	---	YEARLY	YEARLY	YEARLY

IRRIGATION NOTES

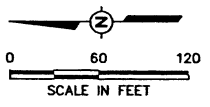
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CHAMISE CHAPARRAL SEED MIX

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
ADENOSTOMA FASCICULATUM	CHAMISE	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
ERIOGONUM FASCICULATUM var. FOLIOLOSUM	CALIFORNIA BUCKWHEAT	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
LOTUS SCOPARIUS var. SCOPARIUS	CALIFORNIA BROOM	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
SALVIA APIANA	WHITE SAGE	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
SALVIA MELIIFERA	BLACK SAGE	SEED	2 LBS/AC 90/80% PURITY/GERMINATION

COASTAL SAGE SCRUB SEED MIX

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
ERIOGONUM FASCICULATUM var. FOLIOLOSUM	CALIFORNIA BUCKWHEAT	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
LOTUS SCOPARIUS var. SCOPARIUS	CALIFORNIA BROOM	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
MALACOTHAMNUS FASCICULATUS	CHAPARRAL MALLOW	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
MALOSMA LAURINA	LAUREL SUMAC	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
SALVIA APIANA	WHITE SAGE	SEED	2 LBS/AC 90/80% PURITY/GERMINATION

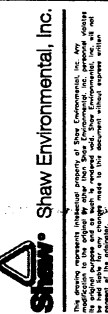




9755 ST. BARBARA Road  
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REV	DATE	DESCRIPTION	CHK BY	APP BY
1	5/28/08	REVISED PER CITY COMMENT	LIT	MDS
1	5/16/08	REVISED PER CITY COMMENT	LIT	MDS
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1	5/16/08	REVISED PER CITY COMMENT	LIT	MDS
1	5/16/08	REVISED PER CITY COMMENT	LIT	MDS
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1	5/16/08	REVISED PER CITY COMMENT	LIT	MDS



SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
MASTER DEVELOPMENT PLANS  
RESTORATION PLAN FOR AREAS OF  
TEMP. CONST. DISTURBANCE -- TYP. DETAILS

DRAWING NO.  
**L8B**  
24 OF 35  
PROJECT NO.  
943108

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## MONITORING SCHEDULE (APPROXIMATE)

TYPE/TASK	SCHEDULE		
	YEAR 1	YEAR 2	YEAR 3
QUALITATIVE			
VEGETATION MONITORING	MONTHLY	---	---
WILDLIFE MONITORING	MONTHLY	QUARTERLY	QUARTERLY
QUANTITATIVE			
SPRING VEGETATION SAMPLING	---	YEARLY	YEARLY

## LEGEND

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## COASTAL SAGE SCRUB SEED MIX

BOTANICAL NAME  
ARTEMISIA CALIFORNICA  
ERIOGONUM FASCICULATUM var. FOLIOLOSUM  
LOTUS SCOPARIUS var. SCOPARIUS  
MALACOTHAMNUS FASCICULATUS  
MALOSMA LAURINA  
SALVIA APIANA

COMMON NAME  
CALIFORNIA SAGEBRUSH  
CALIFORNIA BUCKWHEAT  
CALIFORNIA BROOM  
CHAPARRAL MALLOW  
LAUREL SUMAC  
WHITE SAGE  
SIZE  
SEED  
SEED  
SEED  
SEED  
SEED  
SEED  
COMMENTS  
2 LBS/AC 90/80% PURITY/GERMINATION  
1 LBS/AC 90/80% PURITY/GERMINATION  
2 LBS/AC 90/80% PURITY/GERMINATION  
1 LBS/AC 90/80% PURITY/GERMINATION  
1 LBS/AC 90/80% PURITY/GERMINATION  
2 LBS/AC 90/80% PURITY/GERMINATION

## CHAMISE CHAPARRAL SEED MIX

BOTANICAL NAME  
ADENOSTOMA FASCICULATUM  
ERIOGONUM FASCICULATUM var. FOLIOLOSUM  
LOTUS SCOPARIUS var. SCOPARIUS  
SALVIA APIANA  
SALVIA MELLIFERA

COMMON NAME  
CHAMISE  
CALIFORNIA BUCKWHEAT  
CALIFORNIA BROOM  
WHITE SAGE  
BLACK SAGE  
SIZE  
SEED  
SEED  
SEED  
SEED  
SEED  
COMMENTS  
2 LBS/AC 90/80% PURITY/GERMINATION  
1 LBS/AC 90/80% PURITY/GERMINATION  
2 LBS/AC 90/80% PURITY/GERMINATION  
2 LBS/AC 90/80% PURITY/GERMINATION  
2 LBS/AC 90/80% PURITY/GERMINATION

## COASTAL SAGE SCRUB/NATIVE GRASSLAND SEED MIX

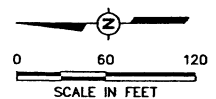
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MALACOTHAMNUS FASCICULATUS  
MALOSMA LAURINA  
SALVIA APIANA  
BLOOMERIA CROCEA  
CHLORAGALUM PARVIFLORUM  
CLARKIA PURPUREA  
NASELLA PULCHRA

COMMON NAME  
CALIFORNIA SAGEBRUSH  
CALIFORNIA BUCKWHEAT  
CALIFORNIA BROOM  
CHAPARRAL MALLOW  
LAUREL SUMAC  
WHITE SAGE  
COMMON GOLDENSTAR  
SOAP PLANT  
FOUR-SPOT  
PURPLE NEEDLEGRASS  
SIZE  
SEED  
SEED  
SEED  
SEED  
SEED  
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SEED  
SEED  
COMMENTS  
2 LBS/AC 90/80% PURITY/GERMINATION  
1 LBS/AC 90/80% PURITY/GERMINATION  
2 LBS/AC 90/80% PURITY/GERMINATION  
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1 LBS/AC 90/80% PURITY/GERMINATION  
1 LBS/AC 90/80% PURITY/GERMINATION  
1 LBS/AC 90/80% PURITY/GERMINATION  
2 LBS/AC 90/80% PURITY/GERMINATION

## SOUTHERN MIXED CHAPARRAL SEED MIX

BOTANICAL NAME  
ADENOSTOMA FASCICULATUM  
CASTILLEJA EXSERTA  
CERCOCARPUS MINUTIFLORUS  
CLEMATIS PAUCIFLORA  
DODECATHEON CLEVELANDII  
GNAPHALIUM CALIFORNICUM  
HETEROMELES ARBUTIFOLIA  
LUPINUS BICOLOR  
LUPINUS HIRSUTISSIMUS  
MALACOTHAMNUS FASCICULATUS  
MALOSMA LAURINA  
MIMULUS AURANTIACUS  
MIRABILIS CALIFORNICA  
PHACELIA PARRYI  
RHAMNUS CROCEA  
RHUS INTEGRIFOLIA  
RIBES INDECOEURUM  
RIBES SPECIOSUM  
SALVIA MELLIFERA  
SOLANUM DOUGLASII  
TRIFOLIUM MICROCEPHALUM  
VIOLA PEDUNCULATA  
XYLOCOCCUS BICOLOR

COMMON NAME  
CHAMISE  
PURPLE OWL'S CLOVER  
MOUNTAIN-MAHOGANY  
ROPEVINE  
SHOOTING STAR  
GREEN EVERLASTING  
TOYON, CHRISTMAS BERRY  
MINIATURE LUPINE  
STINGING LUPINE  
CHAPARRAL MALLOW  
LAUREL SUMAC  
BUSH MONKEYFLOWER  
WISHBONE BUSH  
PARRY PHACELIA  
SPINY REDBERRY  
LEMONADEBERRY  
WHITE FLOWERING CURRANT  
FUCHSIA-FLOWERING GOOSEBERRY  
BLACK SAGE  
DOUGLAS NIGHTSHADE  
SMALL-HEADED CLOVER  
JOHNNY-JUMP-UP  
MISSION MANZANITA  
SIZE  
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SEED  
COMMENTS  
2 LBS/AC 90/80% PURITY/GERMINATION  
0.25 LBS/AC 90/80% PURITY/GERMINATION  
1 LBS/AC 90/80% PURITY/GERMINATION  
0.25 LBS/AC 90/80% PURITY/GERMINATION  
0.25 LBS/AC 90/80% PURITY/GERMINATION  
0.25 LBS/AC 90/80% PURITY/GERMINATION  
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LEGEND

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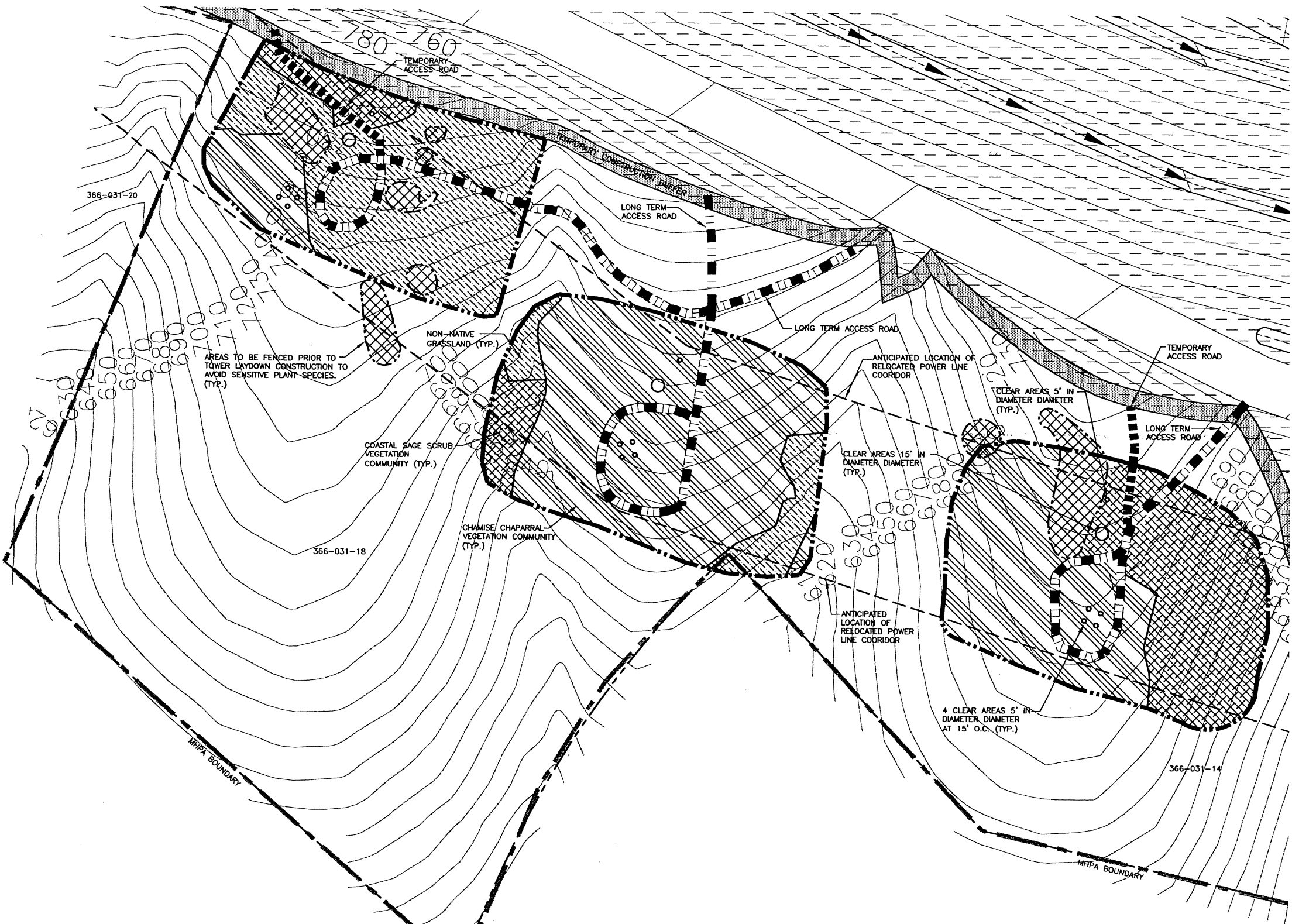
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MONITORING SCHEDULE (APPROXIMATE)

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COASTAL SAGE SCRUB SEED MIX

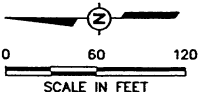
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BLOOMERIA CROCEA	COMMON GOLDENSTAR	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
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REV	DATE	DESCRIPTION	OWN BY	DES BY	CHK BY	APP BY
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2	1/18/09	REVISED PER CITY COMMENT	LT	MDS	MDS	RWN

Shaw Environmental, Inc.

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RESTORATION PLAN FOR AREAS OF  
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LEGEND

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- COASTAL SAGE SCRUB COMMUNITY
- COASTAL SAGE SCRUB/NATIVE GRASSLAND COMMUNITY
- SOUTHERN MIXED CHAPARRAL
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NOTES

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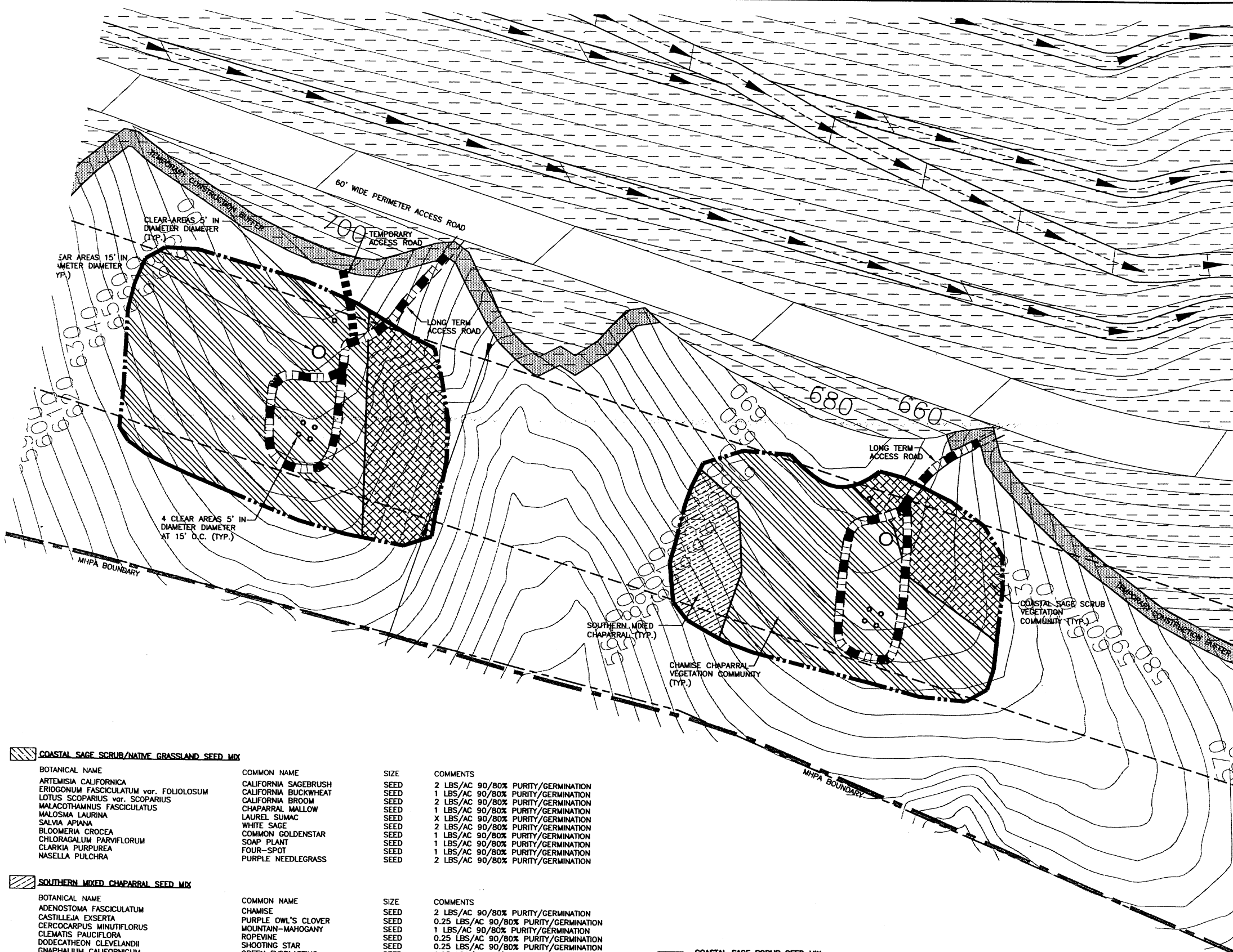
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MONITORING SCHEDULE (APPROXIMATE)

TYPE/TASK	SCHEDULE		
	YEAR 1	YEAR 2	YEAR 3
QUALITATIVE			
VEGETATION MONITORING	MONTHLY	---	---
WILDLIFE MONITORING	MONTHLY	QUARTERLY	QUARTERLY
QUANTITATIVE			
SPRING VEGETATION SAMPLING	---	YEARLY	YEARLY

IRRIGATION NOTES

- ALL PROPOSED CONTAINER-SIZE SHRUBS WILL BE IRRIGATED BY 'IRRIGATION SUPPLEMENTS' DESCRIBED ON THIS SHEET. EACH ONE GALLON CONTAINER-SIZE PLANT SHALL RECEIVE 2 QUART TUBE AND GELPACK UNITS PER PLANT, UNLESS OTHERWISE SPECIFIED.
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COASTAL SAGE SCRUB/NATIVE GRASSLAND SEED MIX

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
ERIOGONUM FASCICULATUM var. FOLIOLOSUM	CALIFORNIA BUCKWHEAT	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
LOTUS SCOPARIUS var. SCOPARIUS	CALIFORNIA BROOM	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
MALACOTHAMNUS FASCICULATUS	CHAPARRAL MALLOW	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
MALOSMA LAURINA	LAUREL SUMAC	SEED	X LBS/AC 90/80% PURITY/GERMINATION
SALVIA APIANA	WHITE SAGE	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
BLOOMERIA CROCEA	COMMON GOLDENSTAR	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
CHLORAGALUM PARVIFLORUM	SOAP PLANT	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
CLARKIA PURPUREA	FOUR-SPOT	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
NASELLA PULCHRA	PURPLE NEEDLEGRASS	SEED	2 LBS/AC 90/80% PURITY/GERMINATION

SOUTHERN MIXED CHAPARRAL SEED MIX

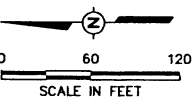
BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
ADENOSTOMA FASCICULATUM	CHAMISE	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
CASTILLEJA EXSERTA	PURPLE OWL'S CLOVER	SEED	0.25 LBS/AC 90/80% PURITY/GERMINATION
CERCOCARPUS MINUTIFLORUS	MOUNTAIN-MAHOGANY	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
CLEMATIS PAUCIFLORA	ROPEVINE	SEED	0.25 LBS/AC 90/80% PURITY/GERMINATION
DODECATHEON CLEVELANDII	SHOOTING STAR	SEED	0.25 LBS/AC 90/80% PURITY/GERMINATION
GNAPHALUM CALIFORNICUM	GREEN EVERLASTING	SEED	0.25 LBS/AC 90/80% PURITY/GERMINATION
HETEROMELES ARBUTIFOLIA	TOYON, CHRISTMAS BERRY	SEED	0.25 LBS/AC 90/80% PURITY/GERMINATION
LUPINUS BICOLOR	MINIATURE LUPINE	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
LUPINUS HIRSUTISSIMUS	STINGING LUPINE	SEED	0.25 LBS/AC 90/80% PURITY/GERMINATION
MALACOTHAMNUS FASCICULATUS	CHAPARRAL MALLOW	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
MALOSMA LAURINA	LAUREL SUMAC	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
MIMULUS AURANTACUS	BUSH MONKEYFLOWER	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
MIRABILIS CALIFORNICA	WISHBONE BUSH	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
PHACELIA PARRYI	PARRY PHACELIA	SEED	0.25 LBS/AC 90/80% PURITY/GERMINATION
RHAMNUS CROCEA	SPINY REDBERRY	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
RHUS INTEGRIFOLIA	LEMONADEBERRY	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
RIBES INDECORUM	WHITE FLOWERING CURRANT	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
RIBES SPECIOSUM	FUCHSIA-FLOWERED GOOSEBERRY	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
SALVIA MELLIFERA	BLACK SAGE	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
SOLANUM DOUGLASII	DOUGLAS NIGHTSHADE	SEED	0.25 LBS/AC 90/80% PURITY/GERMINATION
TRIFOLIUM MICROCEPHALUM	SMALL-HEADED CLOVER	SEED	0.25 LBS/AC 90/80% PURITY/GERMINATION
VIOLA PEDUNCULATA	JOHNNY-JUMP-UP	SEED	0.25 LBS/AC 90/80% PURITY/GERMINATION
XYLOCCOCUS BICOLOR	MISSION MANZANITA	SEED	1 LBS/AC 90/80% PURITY/GERMINATION

COASTAL SAGE SCRUB SEED MIX

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
ERIOGONUM FASCICULATUM var. FOLIOLOSUM	CALIFORNIA BUCKWHEAT	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
LOTUS SCOPARIUS var. SCOPARIUS	CALIFORNIA BROOM	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
MALACOTHAMNUS FASCICULATUS	CHAPARRAL MALLOW	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
MALOSMA LAURINA	LAUREL SUMAC	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
SALVIA APIANA	WHITE SAGE	SEED	2 LBS/AC 90/80% PURITY/GERMINATION

CHAMISE CHAPARRAL SEED MIX

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
ADENOSTOMA FASCICULATUM	CHAMISE	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
ERIOGONUM FASCICULATUM var. FOLIOLOSUM	CALIFORNIA BUCKWHEAT	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
LOTUS SCOPARIUS var. SCOPARIUS	CALIFORNIA BROOM	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
SALVIA APIANA	WHITE SAGE	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
SALVIA MELLIFERA	BLACK SAGE	SEED	2 LBS/AC 90/80% PURITY/GERMINATION



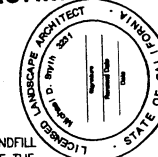
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3	12/18/08	REVISED PER CITY COMMENT	LT	MOS	OK BY
4	12/18/08	REVISED PER CITY COMMENT	LT	MOS	OK BY
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Shaw Environmental, Inc.

Shaw Environmental, Inc. is a leading provider of environmental consulting services. We have been providing environmental consulting services for over 30 years. Our services include environmental impact assessment, environmental monitoring, and environmental remediation. We are committed to providing high-quality services to our clients.

SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
MASTER DEVELOPMENT PLANS  
RESTORATION PLAN FOR AREAS OF  
TEMP. CONST. DISTURBANCE - TYP. DETAILS

DRAWING NO. L8D  
26 OF 35  
PROJECT NO. 843108



9755 SW Barnes Road  
Suite 300  
Portland, Oregon 97225  
(503)848-0455  
(503)848-0776 Fax  
w&hpacific.com



## LEGEND

- LONG TERM ACCESS ROADS
- MHPA BOUNDARY
- TEMPORARY ACCESS ROADS (PRIOR TO COMPLETION OF LANDFILL PERIMETER ROAD); TO BE RESEDED AFTER COMPLETION OF THE LONG TERM ACCESS ROADS.
- ANTICIPATED AREAS OF TEMPORARY TRANSMISSION LINE CONSTRUCTION DISTURBANCE (LAYDOWN AND PULLING SITES). AREAS TO BE VEGETATED WITH GRASSLAND PLANT COMMUNITY WITHIN THREE WEEKS FOLLOWING THE COMPLETION OF TRANSMISSION LINE CONSTRUCTION AND ANY REQUIRED RECONTOURING.
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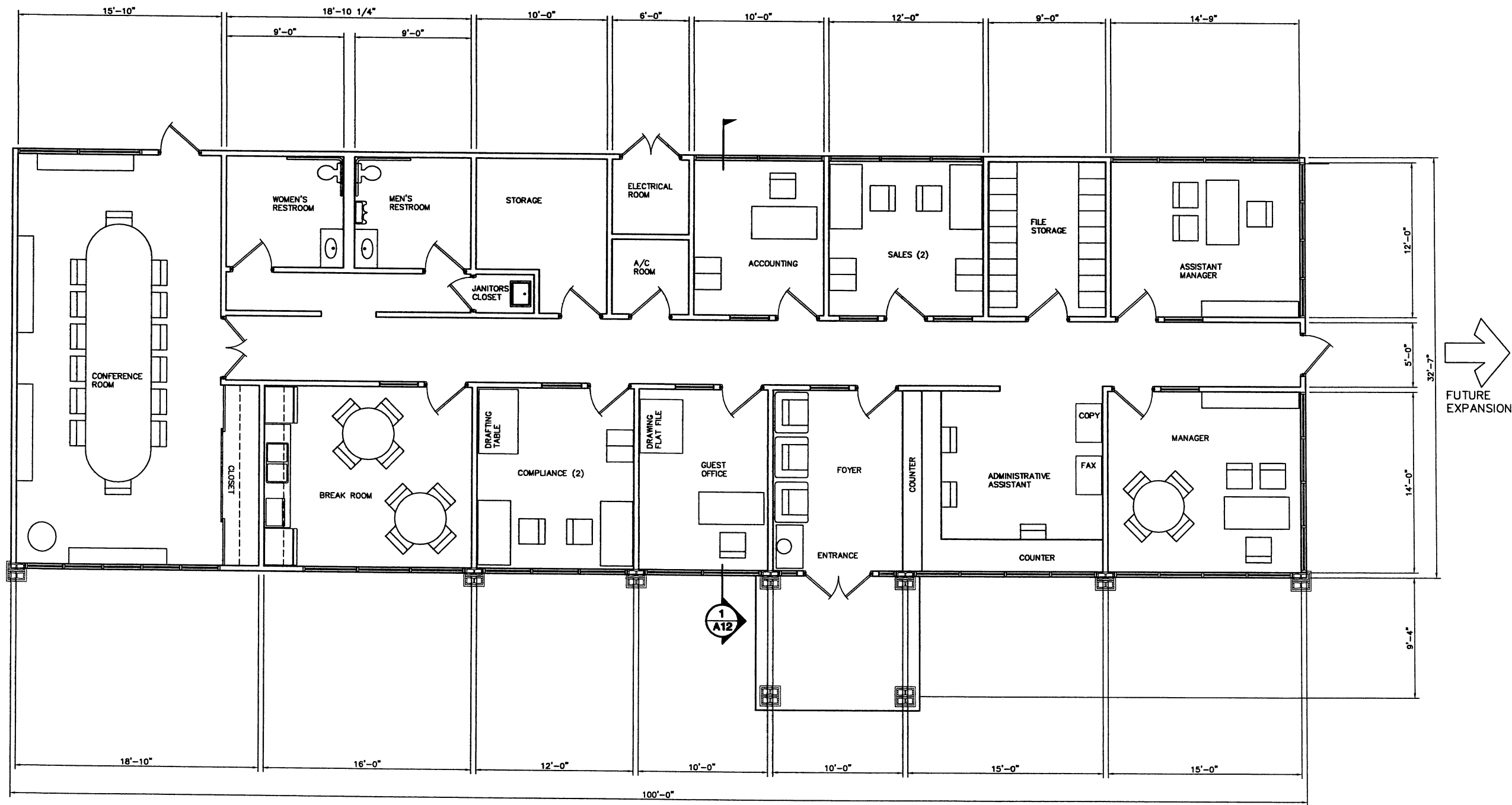
TYPE/TASK	SCHEDULE		
	YEAR 1	YEAR 2	YEAR 3
QUALITATIVE			
VEGETATION MONITORING	MONTHLY	---	---
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	COMMON NAME	SIZE	COMMENTS
	<b>COASTAL SAGE SCRUB SEED MIX</b>		
	BOTANICAL NAME		
	ARTEMISIA CALIFORNICA	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
	ERIOGONUM FASCICULATUM var. FOLIOLOSUM	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
	LOTUS SCOPARIUS var. SCOPARIUS	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
	MALACOTHAMNUS FASCICULATUS	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
	<b>CHAMISE CHAPARRAL SEED MIX</b>		
	BOTANICAL NAME		
	ADENOSTOMA FASCICULATUM	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
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	LOTUS SCOPARIUS var. SCOPARIUS	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
	SALVIA APIANA	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
	<b>COASTAL SAGE SCRUB/NATIVE GRASSLAND SEED MIX</b>		
	BOTANICAL NAME		
	ARTEMISIA CALIFORNICA	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
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	<b>COMMON NAME</b>	<b>SIZE</b>	<b>COMMENTS</b>
	CALIFORNIA SAGEBRUSH	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
	CALIFORNIA BUCKWHEAT	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
	CALIFORNIA BROOM	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
	CHAPARRAL MALLOW	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
	LAUREL SUMAC	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
	<b>COMMON NAME</b>	<b>SIZE</b>	<b>COMMENTS</b>
	CHAMISE	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
	CALIFORNIA BUCKWHEAT	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
	CALIFORNIA BROOM	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
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	BLACK SAGE	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
	<b>COMMON NAME</b>	<b>SIZE</b>	<b>COMMENTS</b>
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	CALIFORNIA BROOM	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
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	<b>COMMON NAME</b>	<b>SIZE</b>	<b>COMMENTS</b>
	CALIFORNIA SAGEBRUSH	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
	CALIFORNIA BUCKWHEAT	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
	CALIFORNIA BROOM	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
	CHAPARRAL MALLOW	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
	LAUREL SUMAC	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
	<b>COMMON NAME</b>	<b>SIZE</b>	<b>COMMENTS</b>
	CHAMISE	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
	CALIFORNIA BUCKWHEAT	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
	CALIFORNIA BROOM	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
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	<b>COMMON NAME</b>	<b>SIZE</b>	<b>COMMENTS</b>
	CHAMISE	SEED	2





TOTAL SQ. FT. = 3258 SQ. FT.

OFFICE FLOOR PLAN  
PLAN  
SCALE: 1/4"=1'-0"



REV	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE	APPROVED BY
0	11/13/02	APPLICATION SUBMITTAL	DESIGNED BY	CHECKED BY	DATE	APPROVED BY
1	8/29/03	REVISED PER CITY COMMENT	MCR	SS	RT	RW
2	11/27/04	REVISED PER CITY COMMENT	MCR	SS	RT	RW
3	08/24/06	REVISED PER CITY COMMENT	MCR	SS	RT	RW
4	4/9/07	REVISED PER CITY COMMENT	RB	RW	RW	RW
5	3/14/08	REVISED PER CITY COMMENT	RB	RW	RW	RW

**Shaw Environmental, Inc.**

San Diego Landfill Systems  
Sycamore Landfill  
San Diego County, California  
Master Development Plans  
Office Floor Plan

DRAWING NO. **A10**  
24 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/SCH 2003041057."



REV	DATE	DESCRIPTION	OWN BY	DES BY	CHK BY	APP BY
0	1/13/02	APPLICATION SUBMITAL	MCR	SB	RT	RW
1	9/25/03	REVISED PER CITY COMMENT	MCR	SB	RT	RW
2	1/27/04	REVISED PER CITY COMMENT	MCR	SB	RT	RW
3	8/24/06	REVISED PER CITY COMMENT	MCR	SB	RT	RW
4	4/9/07	REVISED PER CITY COMMENT	MCR	SB	RT	RW
5	3/14/08	REVISED PER CITY COMMENT	MCR	SB	RT	RW

OWN BY: M. Robinson

DES BY: J. Robinson

DATE OF ISSUE: JUN 11 08

OWN BY: J. Smith

DES BY: J. Smith

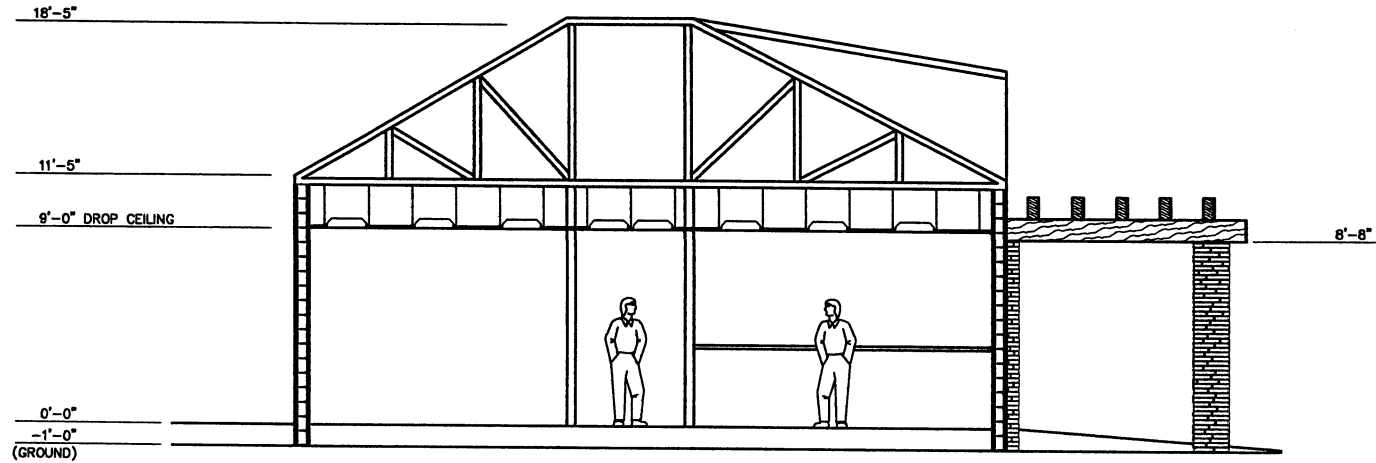
APP BY: J. Smith

**Shaw®** Shaw Environmental, Inc.

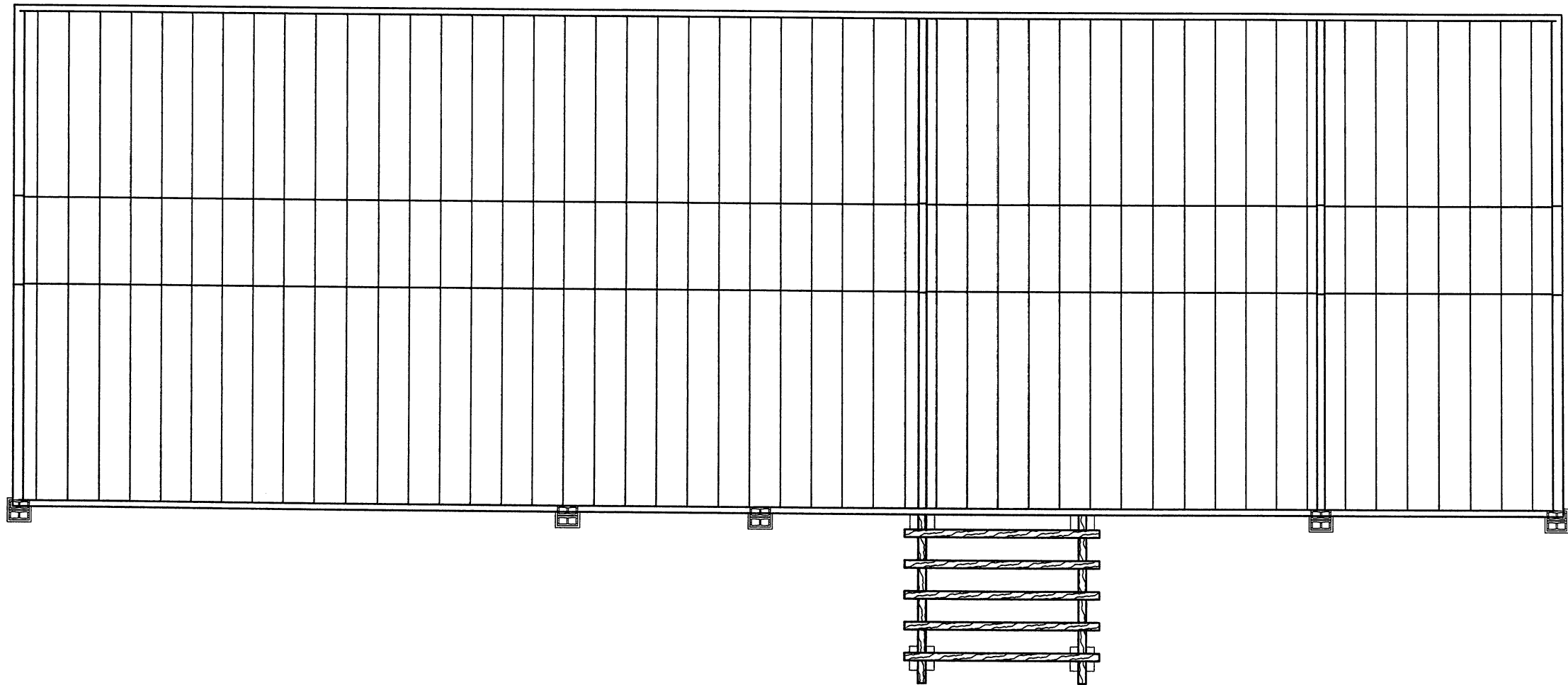
**OFFICE ELEVATIONS**  
**MASTER DEVELOPMENT PLANS**  
**SAN DIEGO COUNTY, CALIFORNIA**  
**SYCAMORE LANDFILL**  
**SAN DIEGO LANDFILL SYSTEMS**

**A11**  
25 OF 31  
PROJECT NO.  
843108





OFFICE BUILDING  
SECTION LOOKING WEST  
1  
SCALE: 1/4"=1'-0"



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	BY	CHK BY	APP BY
5	3/14/08	REVISED PER CITY COMMENT	RW	RW	RW
4	4/9/07	REVISED PER CITY COMMENT	RW	RW	RW
3	6/24/06	REVISED PER CITY COMMENT	RW	RW	RW
2	1/27/04	REVISED PER CITY COMMENT	RW	RW	RW
1	9/25/03	REVISED PER CITY COMMENT	RW	RW	RW
0	1/13/02	APPLICATION SUBMITTAL	RW	RW	RW
REV	DATE	DESCRIPTION	BY	CHK BY	APP BY
DATE OF ISSUE	JULY 08	DATE OF ISSUE	DATE OF ISSUE	DATE OF ISSUE	DATE OF ISSUE

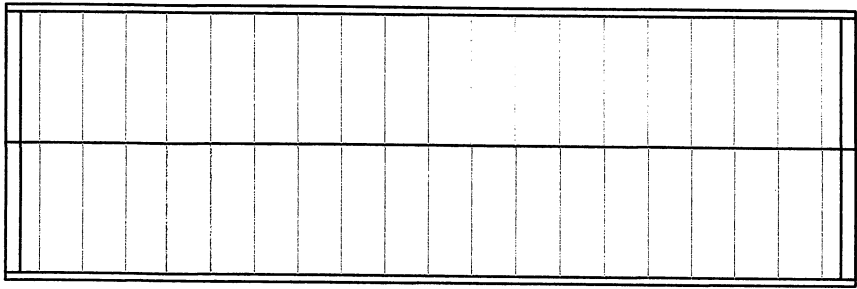


SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
MASTER DEVELOPMENT PLANS  
OFFICE BUILDING  
SECTION AND ROOF PLAN

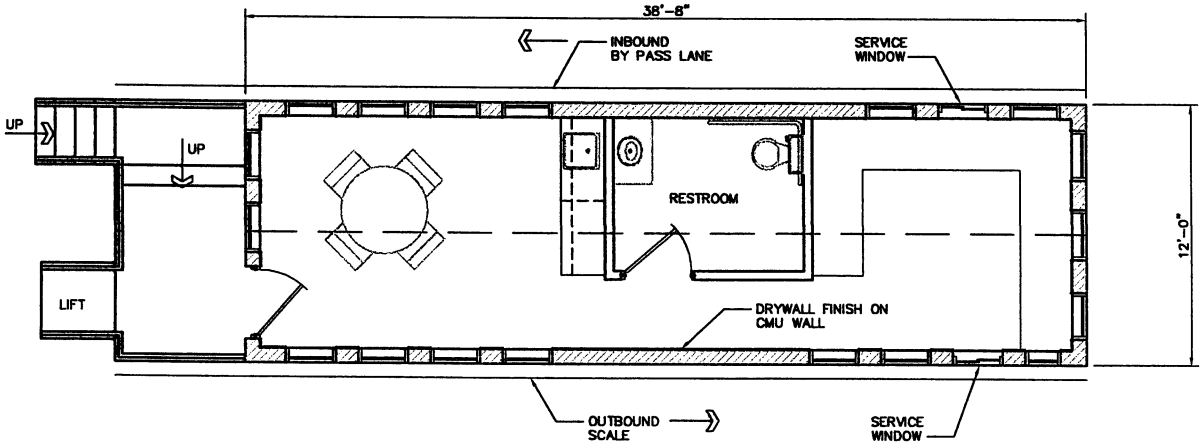
DRAWING NO.  
A12  
26 OF 31  
PROJECT NO.  
843108



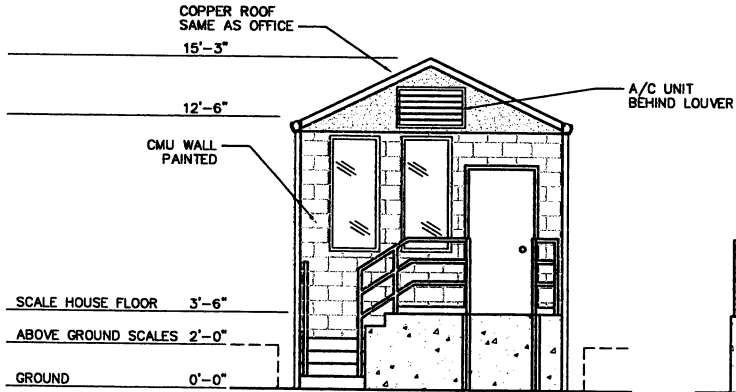




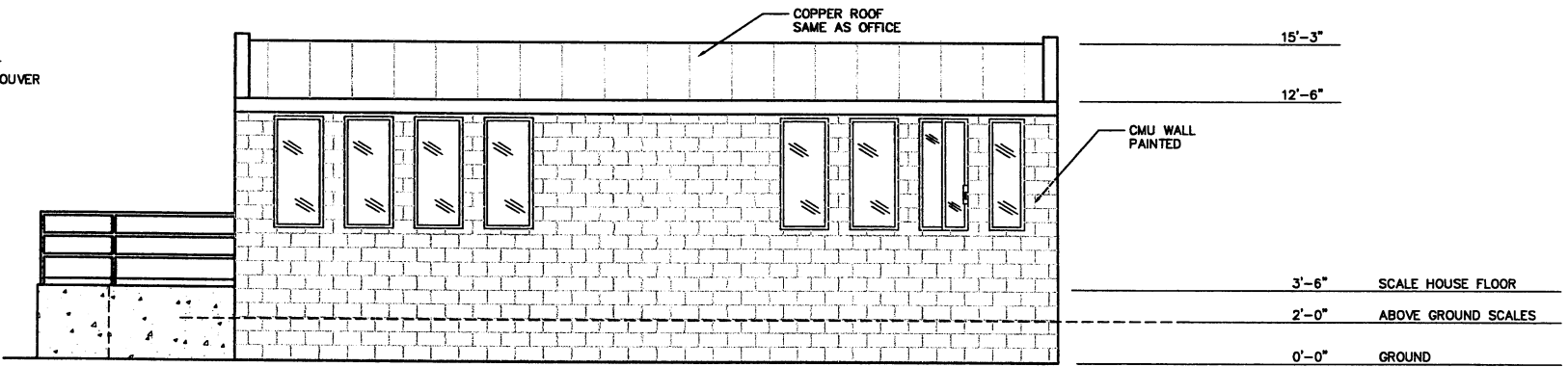
SCALE HOUSE ROOF PLAN  
**PLAN**  
SCALE: 1/4"=1'-0"



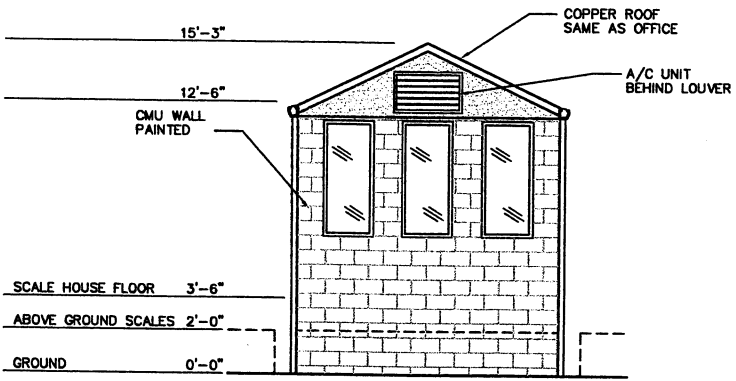
SCALE HOUSE FLOOR PLAN  
**PLAN**  
SCALE: 1/4"=1'-0"



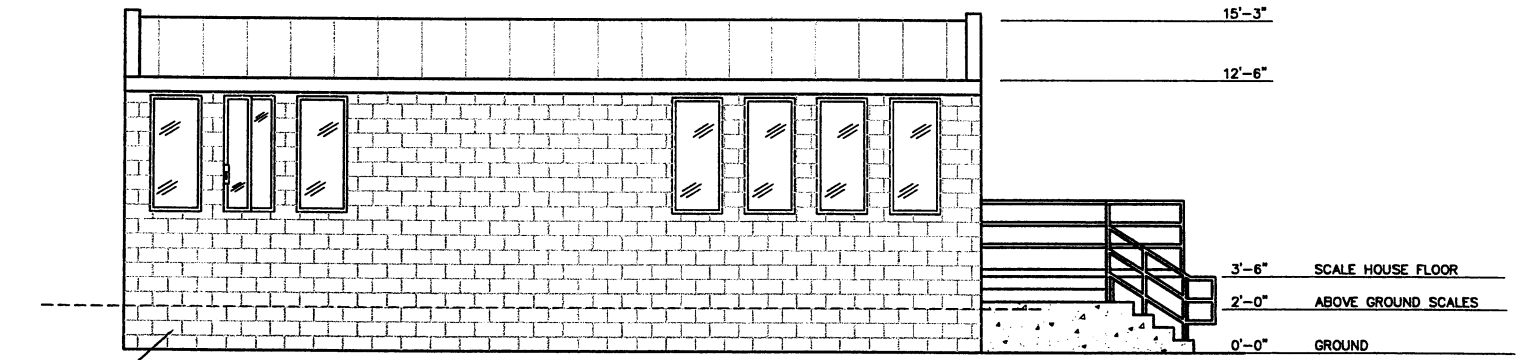
SCALE HOUSE  
**NORTH ELEVATION**  
SCALE: 1/4"=1'-0"



SCALE HOUSE  
**WEST ELEVATION**  
SCALE: 1/4"=1'-0"



SCALE HOUSE  
**SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



SCALE HOUSE  
**EAST ELEVATION**  
SCALE: 1/4"=1'-0"

REV	DATE	DESCRIPTION	DES BY	CHECK BY	APP BY
5	3/14/06	REVISED PER CITY COMMENT	RW	RW	RW
4	4/9/07	REVISED PER CITY COMMENT	RW	RW	RW
3	06/24/08	REVISED PER CITY COMMENT	RW	RW	RW
2	11/27/04	REVISED PER CITY COMMENT	RW	RW	RW
1	9/25/03	REVISED PER CITY COMMENT	RW	RW	RW
0	11/13/02	APPLICATION SUBMITTAL	RW	RW	RW
REV	DATE	DESCRIPTION	DES BY	CHECK BY	APP BY
DATE OF ISSUE	DATE OF REVISION	DATE OF REVISION	DATE OF REVISION	DATE OF REVISION	DATE OF REVISION

**Shaw Environmental, Inc.**

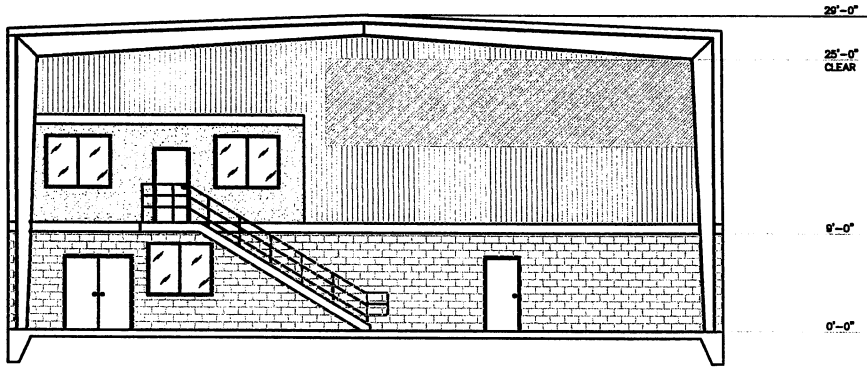
San Diego Landfill Systems  
Sycamore Landfill  
San Diego County, California  
Master Development Plans  
Scale House Plan  
and Elevations

DRAWING NO. **A20**  
27 OF 31  
PROJECT NO. 843108

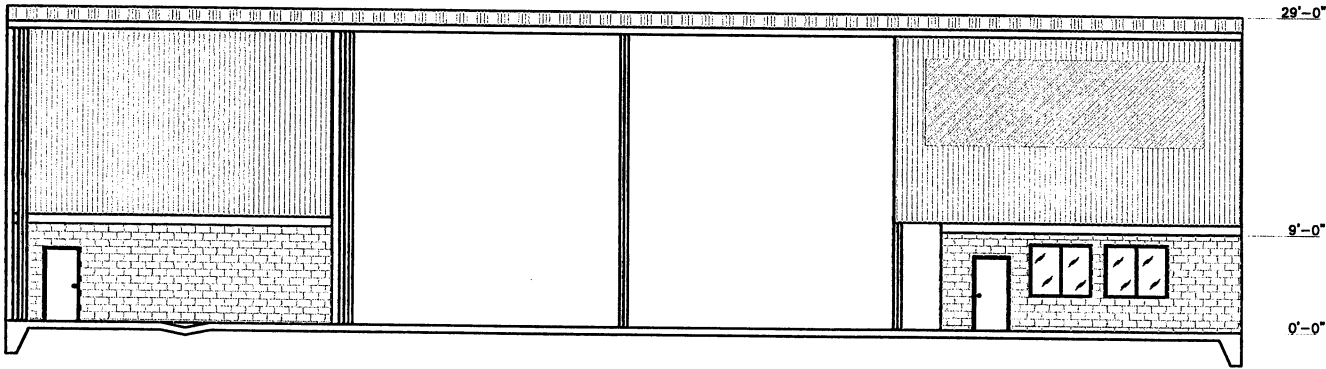


Environmental Requirements: "Sycamore Landfill Master Plan is subject to a Mitigation, Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in the Environmental Impact Report No. 5617/SCH 2003041057."

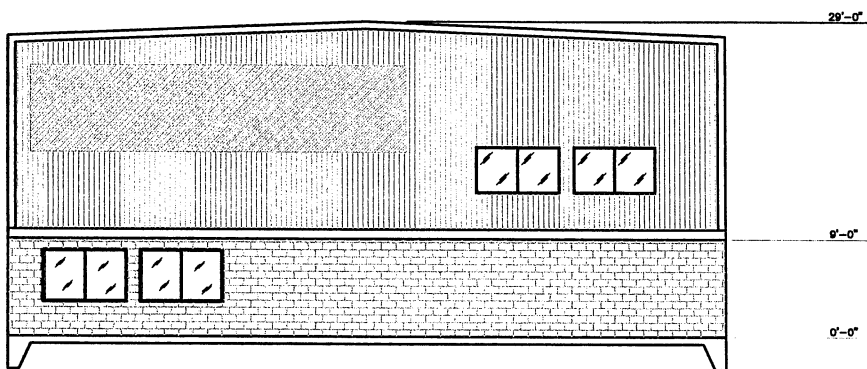




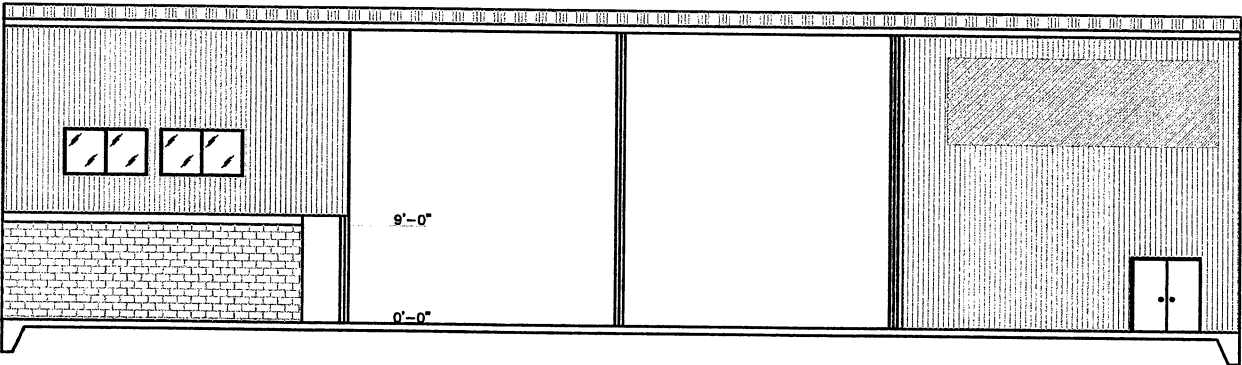
SECTION 1  
SCALE: 1/8"=1'-0"



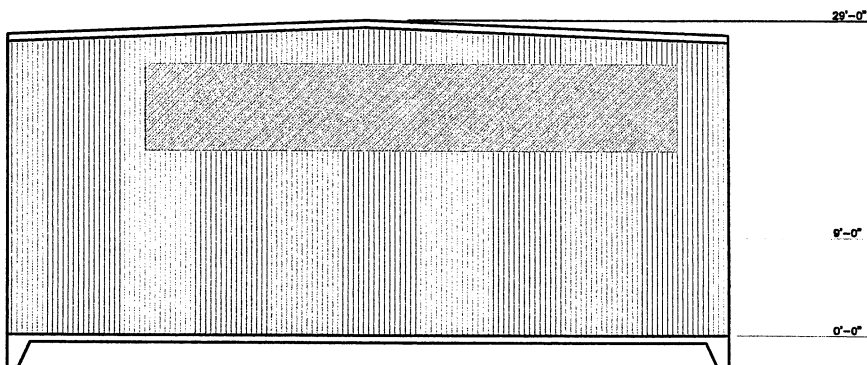
MAINTENANCE BUILDING  
NORTH ELEVATION 2  
SCALE: 1/8"=1'-0"



MAINTENANCE BUILDING  
WEST ELEVATION 3  
SCALE: 1/8"=1'-0"



MAINTENANCE BUILDING  
SOUTH ELEVATION 4  
SCALE: 1/8"=1'-0"



MAINTENANCE BUILDING  
EAST ELEVATION 5  
SCALE: 1/8"=1'-0"

REV	DATE	DESCRIPTION	DES BY	CHK 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	06/24/06	REVISED PER CITY COMMENT	RWW	RWW	RWW
2	11/27/04	REVISED PER CITY COMMENT	RWW	RWW	RWW
1	9/29/03	REVISED PER CITY COMMENT	RWW	RWW	RWW
0	11/13/02	APPLICATION SUBMITTAL	RWW	RWW	RWW
REV	DATE	DESCRIPTION	DES BY	CHK BY	APP BY
			RWW	DES BY: M.C. Robinson	APP BY: E. W. W. W.
				DES BY: S. Schumacher	
				DES BY: S. Schumacher	

**Shaw Environmental, Inc.**

Shaw Environmental, Inc. is a professional engineering firm. The firm is not responsible for the accuracy or completeness of the information provided in this document. The user of this document is responsible for the accuracy and completeness of the information provided in this document.

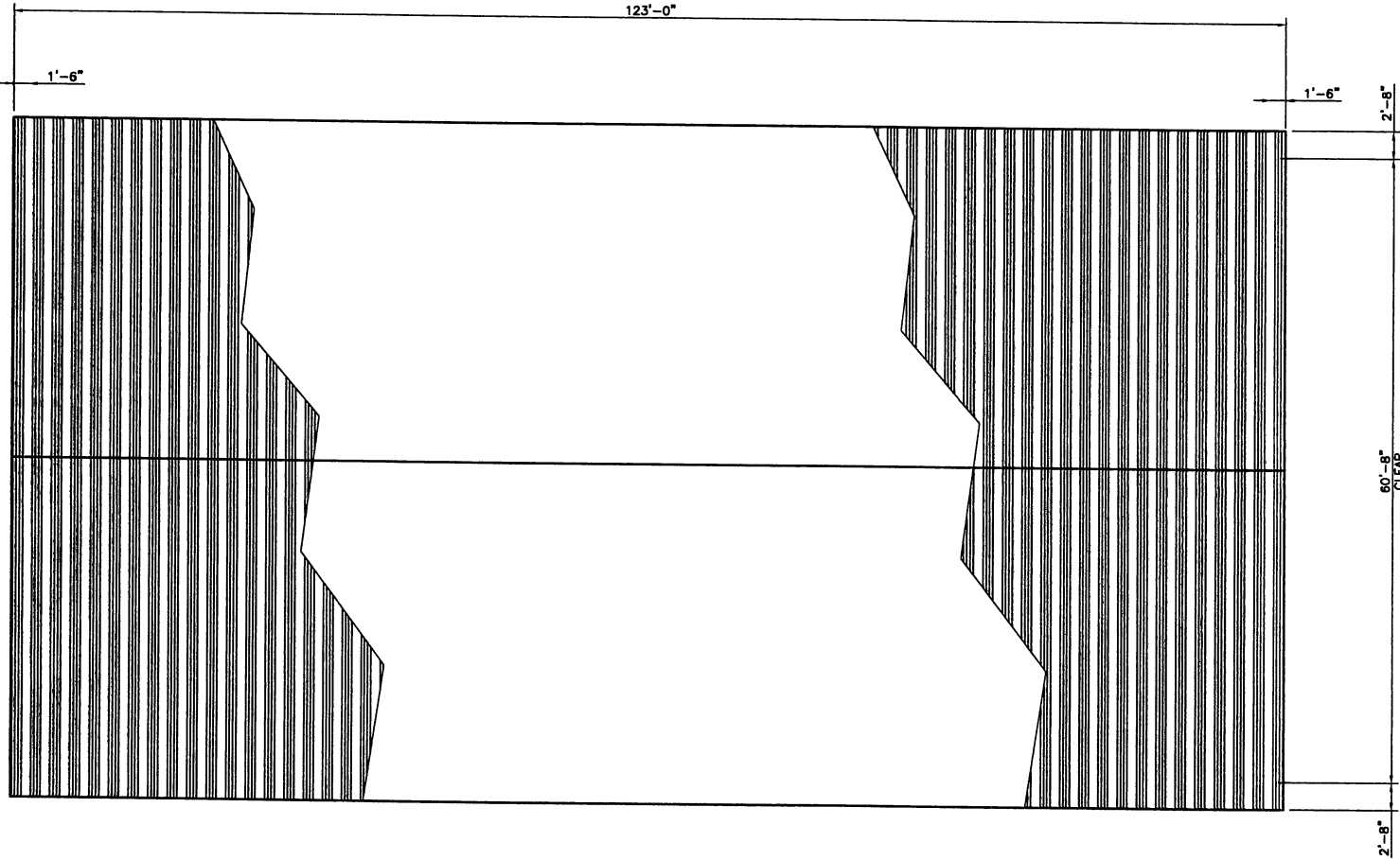
SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
MASTER DEVELOPMENT PLANS  
MAINTENANCE BUILDING  
ELEVATIONS

DRAWING NO.  
**A31**  
29 OF 31  
PROJECT NO.  
6A3108



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."

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Author: jwiley  
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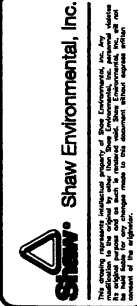


MAINTENANCE BUILDING  
ROOF PLAN

PLAN  
SCALE: 1/8"=1'-0"



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."



SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
MASTER DEVELOPMENT PLANS  
MAINTENANCE BUILDING  
ROOF PLAN

DRAWING NO.  
**A32**  
30 OF 31  
PROJECT NO.  
843108

REV	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	IN CHARGE	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	IN CHARGE
5	3/14/08	REVISED PER CITY COMMENT	RW	RW	RW			RW	RW	RW
4	4/9/07	REVISED PER CITY COMMENT	RW	RW	RW			RW	RW	RW
3	8/24/06	REVISED PER CITY COMMENT	RB	RW	RW			RW	RW	RW
2	11/27/04	REVISED PER CITY COMMENT	MCR	SB	RT			RW	RW	RW
1	9/29/03	REVISED PER CITY COMMENT	MCR	SB	RT			RW	RW	RW
0	1/13/02	APPLICATION SUBMITTAL	MCR	SB	RT			RW	RW	RW
DATE OF ISSUE	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	IN CHARGE	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	IN CHARGE
JULY 08			DESIGNED BY: M.C. ROBINSON	CHECKED BY: R. WALL	IN CHARGE: R. WALL					





- LEGEND:**
- PROPERTY LINE
  - EXISTING SEWER
  - EXISTING RECLAIMED WATER
  - EXISTING POTABLE WATER
  - EXISTING GAS
  - EXISTING DRY UTILITIES
  - EXISTING STORMWATER PIPE
  - EXISTING OVERHEAD POWER LINES
  - PROPOSED WATER LINE

- NOTES:**
1. ALL FUTURE PROPOSED UTILITIES TO BE PLACED WITHIN EXISTING RIGHTS OF WAY. ACTUAL LOCATION, SIZE AND MATERIAL TYPE TO BE DETERMINED AND WILL CONFORM TO ALL APPLICABLE CODE REQUIREMENTS.
  2. THE ONLY EXISTING UTILITIES LOCATED WITHIN THE MASTER PLAN AREA ARE THE SDG&E TRANSMISSION LINES SHOWN ON DRAWING G2.

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."



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  
**EXISTING UTILITIES**

DRAWING NO.  
**U1**  
31 OF 31  
PROJECT NO.  
843108

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION 501

**WHEN RECORDED MAIL TO**  
**CITY CLERK**  
**MAIL STATION 2A**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 421084

**DRAFT**  
**SITE DEVELOPMENT PERMIT NO. 9310**  
**PLANNED DEVELOPMENT PERMIT NO. 9309**  
**SYCAMORE LANDFILL MASTER PLAN - PROJECT NO. 5617 (MMRP)**  
**AMENDMENT TO DEVELOPMENT PERMIT NOS. 40-0765, 6066-PC, 6066-PC**  
**AMENDMENTS 1&2, AND 10-64-0**  
**CITY COUNCIL**

This Site Development Permit No. 9310 and Planned Development Permit No. 9309 to amend prior permits is granted by the City Council of the City of San Diego to Sycamore Landfill, Inc., a California Corporation,, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0504 and 126.0604. The 517 acre site is located at 8514 Mast Boulevard in the in the AR-1-2 and RS-1-8 Zones which are proposed to be rezoned to the IH-2-1 Zone; and the Mission Trails Design District Overlay zone. The project site is legally as Portions of Lots 3,4.9 and 10 of the resubdivision of part of Fanita Rancho, Map No. 1703, and a portion of Lot 73 of Rancho Mission, 330, and All that real property relinquished to the City of San Diego per document recorded March, 6, 2008 as Document No. 2008-0117850 of Official Documents Excepting Easement Parcels 26202-2, 26202-2, 26204-4, 26203-2, 26429-2, and 26429-3 all as shown on State Highway Map No. 307 dated March 7, 2001 as File/Page No. 2001-0129708 of Official Documents.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to continue to operate the existing Sycamore Landfill, with an increase in daily trips from the previous limit of 620 trucks per day increasing in phases over time to a maximum of 6,880 average daily trips through the landfill closure, the timing of which depends primarily on the amount of municipal solid waste generated in the region requiring disposal. In addition, permission is granted to Owner/Permittee to operate up to 24 hours a day, seven days a week. This permit also allows the Owner/Permittee to relocate the scale area and the administrative office, landscape the entrance, relocate the existing transmission line, add a citizen's convenience drop-off and relocated recycling center, and construct a maintenance facility and a perimeter access road. This permit allows the Owner/Permittee to continue to process green/wood

materials for alternative daily cover and/or beneficial reuse, and to continued aggregate processing operations within its boundaries. The permit also allows the Owner/Permittee to process construction and demolition (C&D) debris. In the future, composting also may be initiated at the landfill subject to subsequent environmental review at the time of compost project application. When implemented, the Master Plan development will extend the capacity of this resource for municipal solid waste management in the San Diego metropolitan area by 86 mcy, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated XXXX, on file in the Development Services Department.

The project shall include:

- a. A solid waste landfill site of approximately 517 acres, an increase over the existing landfill site of approximately 26 acres;
- b. Increase in permitted traffic to 6,880 ADT, subject to traffic mitigation requirements;
- c. Transmission line relocation;
- d. Continued Excavation of approximately 35-40 million cubic yards of native material, some of which shall be processed to produce commercial aggregate and exported as approved by PDP/SDP 40-0765;
- e. Construction of new permanent maintenance and operations/office facilities, relocated scales, public drop-off facilities for refuse and recyclables, expanded landfill gas management and power generation facilities, a new water storage tank for dust suppression and fire control, a new/relocated fueling facility and surface water management structures including utilities;
- f. Initiation of enhanced green/wood material processing operation to assist local governments in diverting additional organic material from the landfill waste stream;
- g. Initiation of construction and demolition (C&D) materials processing for recovery;
- h. Construction of a perimeter access road and landscaping of the entrance;
- i. Brushing and clearing of the portions of the site not yet cleared and where landfilling and construction of landfill ancillary facilities are anticipated by this permit;
- j. Continued operations of the existing aggregate processing facility. The hours of operation of the aggregate processing shall be the same as they are under the existing project; namely, 6:00 a.m. – 4:30 p.m. Monday through Friday, and 6:00 a.m. – 4:00 p.m. Saturday and Sunday;



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- k. Up to 24 four hours of landfill operations (receiving and processing waste), seven days a week;
- l. Deviations to development regulations as outlined in this permit;
- m. Landscaping (planting and landscape related improvements); and
- n. Accessory improvements determined by the City to be consistent with the land use and development standards in effect for this site per the adopted Community Plan, California Environmental Quality Act guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this permit, and any other applicable regulations of the SDMC in effect for this site.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.

2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.

4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. This Planned Development Permit/Site Development Permit amends PDP/SDP 40-0765 and supersedes CUP No. 6066-PC, CUP No. 6066-PC AM-1, and CUP No. 6066-PC AM-2; and CUP 10-640-0 ("Prior CUPs"). The permit governing the electrical power use of methane gas, CUP 83-0789, is not a part of this amended PDP/SDP.

## ATTACHMENT 6

7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the ESA and by the California Department of Fish and Game [CDFG] pursuant to Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.

9. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

10. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

11. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the

## ATTACHMENT 6

proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

12. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

13. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved exhibit "A."

### **ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

14. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project

15. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in Environmental Impact Report No. 5617, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

16. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Environmental Impact Report No. 5617, satisfactory to the Development Services Department and the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

- Land Use/Multiple Species Conservation Program
- Landform Alteration/Visual Quality
- Biological Resources
- Traffic/Circulation
- Paleontological Resources

Noise  
Air Quality

17. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

**LANDSCAPE REQUIREMENTS:**

18. Prior to issuance of construction permits for grading of the ancillary facilities or transmission line structures, the Permittee or Subsequent Owner shall submit landscape construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the Land Development Manual Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit; including Environmental conditions; Habitat Restoration Plans, and Relocation Plans, and Exhibit 'A,' on file in the Office of the Development Services Department.

19. Prior to issuance of construction permits for public right-of-way improvements, the Permittee or Subsequent Owner shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall take into account a 40 sq-ft area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

20. In the event that a foundation only permit is requested by the Permittee or Subsequent Owner, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'

21. Prior to issuance of any construction permits for buildings including shell, the Permittee or Subsequent Owner shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.

22. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or Subsequent Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

23. The Permittee or Subsequent Owner shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.



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24. The Permittee or Subsequent Owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by the Development Services Department.

25. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Permittee or Subsequent Owner is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to a Certificate of Occupancy or a Final Landscape Inspection.

26. Prior to issuance of construction permits for grading, the Permittee or Subsequent Owner shall ensure that all proposed landscaping, especially landscaping adjacent to native habitat and/or MHPA, shall not include exotic plant species that may be invasive to native habitats. Plant species found within the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory and the City of San Diego's Land Development Manual, Landscape Standards are prohibited.

27. Construction Documents for grading shall include the following note: "Installation of landscaping associated with these construction documents shall require a minimum short-term establishment period of 120 days for all native/naturalized slope restoration and a minimum long-term establishment/maintenance period of 25 months. Final approval of the required landscaping shall be to the satisfaction of the Mitigation Monitoring Coordination section of the Development Services Department.

28. Prior to issuance of any grading permit that includes slope restoration, the Permittee or subsequent Owner shall enter into a Landscape Establishment/Maintenance Agreement (LEMA) to assure long-term establishment and maintenance of the slope and restoration areas. The LEMA shall be approved by the Landscape Section of Development Services and the City Manager. The agreement shall commence prior to release of the performance bond with Permittee or subsequent Owner posting a new bond to cover the terms of the agreement.

29. During landfill operations, following approval of a revised Solid Waste Facilities Permit by the Local Enforcement Agency that permits the Master Plan, visible south and east facing graded areas not planned to be active for six months shall be planted within one month of grading using native, drought-tolerant plant material listed in the approved Landscape Development Plan in Exhibit A." Drainage and erosion control shall be in accordance with landfill design and operating standards and controls as required by Title 27, California Code of Regulations (27 CCR).

30. Noise and view-blocking barrier berms 15 to 20 feet high above the elevation of the landfill active working area shall be constructed between the active working area, and the adjacent MHPA lands, if the landfill working areas are within 1,600 feet of the MHPA boundary, and if they are at an elevation at or above the adjacent natural ridgeline (visual and noise). The berms

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shall be constructed of solid waste and/or soil, with an outer, interim cover of soil, and covered with mulch promptly following berm construction.

31. The landfill slopes expected to be inactive for six months or more shall be seeded and mulched. The berm on the eastern side of the landfill shall be constructed of soil and rock, and not of waste.

32. The disturbed areas shall be revegetated with native plant species once the specific areas are ready to be closed pursuant to the Closure Plan.

### **BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

33. The Permittee or Subsequent Owner shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit 'A', Brush Management Plan, on file in the Office of the Development Services Department.

34. Prior to issuance of any construction permits for grading, Landscape Construction Documents required for the construction permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit 'A.'

35. Prior to issuance of any construction permits, a complete set of Brush Management Construction Documents shall be submitted for approval to the Development Services Department and the Fire Marshall. The construction documents shall be in substantial conformance with Exhibit 'A' and shall comply with the Uniform Fire Code, M.C. 55.0101; the Land Development Manual, Landscape Standards; and the Land Development Code, Landscape Regulations Section 142.0412 (Ordinance 19413).

36. The Brush Management Program shall implement one modified Zone One consistent with the Brush Management Regulations of the Land Development Code Section 142.0412(i) as follows: The administrative building shall have an expanded Zone One of 100 feet.

### **PLANNING/DESIGN REQUIREMENTS:**

37. No fewer than forty-five (45) off-street parking spaces (sixty-three will be provided) shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the Development Services Department.

38. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

39. [OPTIONAL] Prior to submitting building plans to the City for review, the Owner/Permittee shall place a note on all building plans indicating that an avigation easement

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has been granted across the property to the airport operator. The note shall include the County Recorder's recording number for the avigation easement.

40. The following deviations to development regulations:

- 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 sensitive biological resources (wetlands).
- 3) Deviation from LDC Section 143.0142 to exceed the allowable development area of the premises where steep hillsides are present.

41. All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations.

42. This Planned Development Permit allows the current use and proposed use in accordance with SDMC section 143.0403(a)(1). Unlawful uses on any portion of the premises shall be terminated or removed as a requirement of the Planned Development Permit.

43. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

44. The maximum noise level created by the landfill disposal operations and aggregate processing shall not exceed 65 dB(A) CNEL at any time as measured at the property line. In addition, all feasible mitigation measures shall be implemented to preclude or, to the maximum extent practicable, limit, dust and/or odor nuisances from extending beyond the property line as a result of the operation of the landfill, including the aggregate processing facility.

45. The aggregate processing facility shall be limited to areas within the Master Plan boundary of the landfill at which disposal of municipal solid waste is allowed.

46. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located. In addition, lighting at the maintenance facility will be limited to security lighting, installed in compliance with City of San Diego lighting regulations (shielded, light not falling on MHPA areas). Outside lighting for the scales shall be shielded, directed downward and to the east, and shall be the minimum wattage needed to provide scales visibility. Landfill areas active at night shall be lighted with mobile lighting units, but direct view of these areas from areas of equal or lower elevation shall be screened by 15 feet – to – 20 feet high barrier berms. The lights shall be shielded and pointed toward the ground.

47. The existing citizen recycling area now near Mast Boulevard shall be removed. Portions of the former recycling area shall be regraded/revegetated.

48. The proposed transmission line relocation shall use non-specular (dulled finish) conductors.

49. Following construction of the electric transmission line relocation, temporary disturbance areas shall be revegetated.

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50. Solid waste truckloads between 7:00 p.m. and 7:00 a.m. shall be limited to 1,295 per day and no more than 259 per hour. Prior to the issuance of any construction permits, including but not limited to the first Grading Permit, Demolition Plans/Permits, and Building Plans/Permits, the ADD Environmental Designee of the City's LDR Division shall verify that the following statement is shown on the applicable grading and/or construction plans as a note under the heading *Environmental Requirements*: "Sycamore Landfill Master Plan Development is subject to the Mitigation, Monitoring, and Reporting Program and shall conform to the mitigation conditions as contained in the Environmental Impact Report No. 5617/SCH 2003041057.

51. Any material disposed on any portion of the site shall be restricted to municipal solid waste as approved by the California Integrated Waste Management Board and the Regional Water Quality Control Board.

52. Adequate provisions shall be made to prevent surface flooding of the site by water from outside the site.

53. Burning shall not be permitted on the site.

54. Water shall be provided for control of dust and hot materials.

55. A fence shall be so constructed as to be capable of preventing the dispersion of paper and other materials from littering the surrounding area, with a lockable gate provided.

56. Prior to use, access road and plant operating area roads shall be oiled, paved, or otherwise dust-proofed and maintained as required by the Air Pollution Control Officer of San Diego County for dust control.

57. Dust control methods shall be applied to any dust-producing condition which may develop and result in a nuisance from this operation, as determined by the Air Pollution Control Officer of San Diego County.

58. Prior to final approval of a building permit, the property shall be provided with facilities approved by the San Diego Department of Public Health, as follows:

- a. A potable water supply;
- b. Proper sanitary facilities, including toilet and hand-washing facilities for employees working on the premises. These facilities shall be installed in conformance with the laws applicable thereto.

59. Any ponds or surface waters shall be maintained in such a manner as to prevent the development of a pest nuisance.

60. The construction and operation of the proposed use shall comply at all times with the regulations and requirements of this and other governmental agencies.



**TRANSPORTATION REQUIREMENTS**

61. The existing landfill scales shall be relocated to an area approximately 3,200 feet from the landfill entrance at Mast Boulevard.

62. Prior to the first phase of the expansion (maximum of 1,250 tickets/3,040 average daily trips (ADT), the applicant shall provide a mitigation monitoring program with an annual traffic information summary to ensure the ticket counts, numbers of trucks, daily trips, trips per hour and tons per day are within the limits of operation to the satisfaction of the City Engineer. Copies of the annual report shall be provided to Caltrans, the City of Santee and City of San Diego DSD Traffic.

On a quarterly basis, the applicant shall report to the City Engineer peak-period a.m. and p.m. tickets by hour and by day, and provide tickets per hour and inbound trips per hour for a representative day during each of the reporting months. If measures to reduce trips or tickets under condition 3 were implemented during the month, the monthly report shall describe what measures were implemented, and what effect, if any, they had on the trips or tickets being monitored, to the satisfaction of the City Engineer.

63. The applicant shall not exceed the following hourly operations to the satisfaction of the City Engineer

- a.m. Peak (7:00 a.m. to 9:00 a.m.) – 104 tickets per hour; 132 inbound trips per hour;
- p.m. Peak (4:00 p.m. to 7:00 p.m.) – 44 tickets per hour; 56 inbound trips per hour.

64. Prior to the first phase of expansion (maximum of 1,250 tickets/3,040 average daily trips not assuming a conversion for Passenger Car Equivalence (PCE) of 2, the applicant shall provide the following transportation mitigation measures to the satisfaction of the City Engineer: widen the intersection of Mast Boulevard and the Project's access point/West Hills Parkway to include dual eastbound left turn lanes.

65. Prior to increasing landfill tickets above the 620 tickets per day now allowed, the applicant shall provide a fair share contribution to Caltrans to widen SR-52 west of Mast Blvd. (Managed Lanes Project), working with the City of San Diego and Caltrans to implement the appropriate payment, to the satisfaction of the City Engineer.

66. Prior to the second phase of the expansion (maximum of 1,900 tickets /5,270 ADT not assuming a conversion for PCE of 2), the applicant shall provide the following transportation mitigation measures to the satisfaction of the City Engineer: widen Mast Boulevard to six lanes from the SR-52 interchange to east of the project's access point/West Hills Parkway to the satisfaction of the City Engineer.

67. Prior to the second phase expansion to 1,900 tickets 5,270 ADT (not assuming conversion for PCE of 2), the applicant shall widen the intersection to include a westbound right turn lane, a northbound through lane, a southbound left turn lane, southbound dual right turn lanes, a westbound through lane, and an eastbound through lane to the satisfaction of the City Engineer.

68. Prior to the applicant's expansion to 2,150 tickets/ 5,942 ADT (not assuming conversion for PCE of 2), the applicant shall document that the Caltrans Managed Lanes Project on SR-52 (six lanes, plus two high-occupancy lanes) is assured between I-15 and SR-125, to the satisfaction of the City Engineer.

69. To reduce traffic impacts to State Route 52 during peak periods SLI shall implement the following Transportation Demand Management Plan (TDMP). Prior to the first phase of the expansion (maximum of 1,250 tickets/3,040 average daily trips (ADT), SLI shall monitor and report the tickets as required by MM 4.4.5b. If peak-period tickets exceed the levels set forth in MM 4.4.5c more than five percent of the time in a given month, SLI shall take action 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 allow commutes 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.

**WASTEWATER REQUIREMENTS:**

70. The property owner shall sign and record an agreement against their property to connect to sewer within thirty (30) days after such public sewer system becomes available.

71. All on site sewer facilities shall be private.

72. The developer shall design and construct all proposed public sewer facilities in accordance with established criteria in the most current edition of the City of San Diego sewer design guide. Proposed facilities that do not meet the current standards shall be redesigned or private.

73. Prior to the issuance of any building permits, the developer shall assure, by permit and bond, the design and construction of all public sewer facilities necessary to serve this development.

74. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check. In addition, the developer shall submit calculations, satisfactory to the Metropolitan Wastewater Department Director, for sizing of the proposed sewer lateral from the property line to its connection with the public sewer main.

**WATER REQUIREMENTS:**

75. Prior to the issuance of any engineering permit, including grading, the Owner/Permittee shall provide evidence to the Development Project Manager indicating that approval has been obtained from the Padre Dam Municipal Water District for water service to the site.
76. Prior to the final inspection of any engineering or building permit, the Owner/Permittee shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer.

**INFORMATION ONLY:**

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego on [date and resolution number] .

ATTACHMENT 6

Permit Type/PTS Approval No.: SDP 9310/PDP 9309  
Date of Approval:

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Mike Westlake  
TITLE: Program Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1189 et seq.**

\_\_\_\_\_  
**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of  
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**SYCAMORE LANDFILL, INC., a California Corporation**  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**



ATTACHMENT 7

**Resolution for Approving/Denying Permits**

(R-XXXX)

RESOLUTION NUMBER R-XXXX

ADOPTED ON XXXX

WHEREAS, SYCAMORE LANDFILL, INC., Owner/Permittee, filed an application with the City of San Diego for a Site Development Permit (SDP) No. 9310 and Planned Development Permit (PDP) No. 9309 to expand the capacity, footprint and height of the existing Sycamore Landfill; add or modify ancillary facilities including sedimentation basins, an equipment maintenance facility, perimeter access road, scales and recycling area, and administrative offices; relocate an SDG&E transmission line; continue processing green/wood materials for alternative daily cover and/or beneficial reuse; process construction and demolition (C&D) debris; continue excavation and processing of aggregate materials and change the landfill hours of operation known as the Sycamore Landfill Master Plan project, located at 8514 Mast Boulevard, and legally described as Portions of Lots 3,4,9 and 10 of the resubdivision of part of Fanita Rancho, Map No. 1703, and a portion of Lot 73 of Rancho Mission, 330, and All that real property relinquished to the City of San Diego per document recorded March, 6, 2008 as Document No. 2008-0117850 of Official Documents Excepting Easement Parcels 26202-2, 26202-2, 26204-4, 26203-2, 26429-2, and 26429-3 all as shown on State Highway Map No. 307 dated March 7, 2001 as File/Page No. 2001-0129708 of Official Documents, in the East Elliot Community Plan area, in the AR-1-2 and RS-1-8 Zones which are proposed to be rezoned to the IH-2-1 Zone; and the Mission Trails Design District Overlay zone; and

## ATTACHMENT 7

WHEREAS, on XXXXX, the Planning Commission of the City of San Diego considered SDP No. 9310 and PDP No. 9309, and pursuant to Resolution No. XXXX-PC voted to recommend City Council approval of the permit; and

WHEREAS, the matter was set for public hearing on XXXX, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to SDP No. 9310 and PDP No. 9309:

### **Findings for Site Development Permit Approval - Municipal Code Section 126.0504**

#### **1. Findings for all Site Development Permits:**

##### **a. The proposed development will not adversely affect the applicable land use plan.**

The project would not adversely affect the applicable land use plan. The City first permitted the Sycamore Landfill under Conditional Use Permit No. 6066 (CUP) in 1963. The 1971 Elliott Community Plan (now the East Elliott Community Plan or herein referenced as the "Community Plan") recognized the landfill use and designated the site for solid waste disposal. In 1977, the City Council amended the Community Plan and the CUP to increase the landfill site designation to 491 acres. As part of the project, another approximately 26 acres outside the boundaries of the existing approved Sycamore Landfill parcels is proposed to be redesignated as landfill. These new areas are adjacent to the existing landfill parcels or to the existing landfill access road. Once the proposed amendment to the Community Plan and the General Plan is approved, the land uses at the landfill site would be consistent with the Community Plan and the General Plan. Moreover, the proposed project is consistent with all applicable Community Plan as well as the General Plan goals, objectives or recommendations.

The proposed project also is consistent with the Multiple Species Conservation Program/City of San Diego MSCP Subarea Plan. The approved landfill parcels are not within the MHPA, but adjacent to it. As part of the Master Plan, approximately 14.6 acres of sensitive habitat within the MHPA would be permanently disturbed by landfill Master Plan development for either landfill activities, ancillary facilities or transmission line relocation. However, all of these impacts would be mitigated in accord with the City's Biological Guidelines. The proposed Master Plan complies with the MSCP Subarea Plan, including its Adjacency Guidelines. The proposed project would fully mitigate its impacts to the habitats, wildlife movements, preserve conservation and management of the MHPA. Thus, the proposed project is consistent with the applicable land use plans.

**b. The proposed development will not be detrimental to the public health, safety, and welfare.**

The proposed development, as currently designed, would not be detrimental to the public health, safety or welfare. The proposed project is a Master Plan to allow an area already approved for use as a solid waste disposal facility to be developed in a way that efficiently provides solid waste capacity for the City of San Diego as envisioned by a 1999 Franchise Agreement. The Master Plan expands the already approved landfill site by only 26.04 acres. The project would extend the life of this centrally located facility with minimal additional expansion of the already existing footprint. The Master Plan would provide for an increase in daily tonnage of municipal solid waste from the current limit of 3,965 tons per day to up to 13,000 tons per day in 2025, subject to limits in the Franchise Agreement as it may be amended from time to time. The proposed expansion would also involve relocating approximately one mile of electric power transmission line corridor that crosses the existing site, and approval of increased operating hours to up to 24-hour a day operations. Moreover, the project would clarify the public property records by means of a consolidation map which clarifies which of certain easements were Abandoned by Public Act in 1974, and offers to dedicate alternate easements. The proposed project, including the associated development of roadways, drainage infrastructure, open space preservation, etc., has been designed to conform to the City of San Diego's codes, policies, and regulations, the primary focus of which is the protection of the public's health, safety, and welfare. The project has been reviewed by City staff, and after approval of the amendment to the Community Plan and General Plan is consistent with the Community Plan and General Plan; the California Environmental Quality Act and the City's environmental regulations; the Multiple Species Conservation Program (MSCP) and Multi-Habitat Planning Area (MHPA); landscaping and brush management policies, the Fire Department's fire protection policies, and all other applicable public health, safety and welfare rules and regulations, as well as all permit conditions imposed by the San Diego Air Pollution Control District, the California Integrated Waste Management Board, the Local Enforcement Agency, the Regional Water Quality Control Board, and other oversight boards and commissions. These permit conditions also help ensure that the project would not be detrimental to the public health, safety or welfare.

No sensitive human receptors are located close to the existing landfill disposal area - the nearest school (West Hills High School) is situated 3,000 feet southeast of the landfill boundary. The closest residential development is approximately 3,500 feet east and south of the site. Other residential developments have been proposed 2,200 feet east of the landfill boundary (Castlerock), and 7,900 feet west of the boundary (Military Family Housing Site 8, MCAS/Miramar). Sycamore Landfill operates under existing Permit No. 971111 issued by the County of San Diego Air Pollution Control District (APCD). The current operational permit allows no releases of odors or dust from any part of the landfill, associated landfill operations or on-site equipment that exceed the applicable visible emission or public nuisance standards specified in the APCD rules and regulations. The project health risk assessment found that all public health risks for all potential health risk pathways at all sensitive receptors would be less than applicable adopted public health risk thresholds. The project incorporates a liner system to protect groundwater, and monitoring wells to confirm the effectiveness of the liner system.

No area of the project site is within a 100-year floodplain, so flood hazards are not present on the site. The project would not result in undue risks from geological hazards, erosional forces or fire hazards. The landfill is regulated by the State Water Resources Control Board's *Water Quality Control Plan Report for the San Diego Basin*. The Basin Plan designates beneficial uses, water quality objectives, and prohibitions applicable to the discharges regulated under Order No. 99-74, Waste Discharge Requirements for Sycamore Landfill, adopted October 13, 1999. These regulations and conditions, or subsequent modifications by the Board, would continue to be applicable to Sycamore Landfill, and with compliance as required, no significant impact to water quality would occur. The landfill implements run-on/runoff controls and other surface water best management practices (BMPs) such as desilting basins to reduce off-site erosion/siltation effects to below a level of significance. The Sycamore Landfill has a National Pollution Discharge Elimination System (NPDES) permit which addresses storm water management complete with a storm water pollution prevention plan. In addition, the project health risk assessment for air emissions that was completed for the Master Plan concluded that all public health risks for any potential health risk pathways at all sensitive receptors would be less than the applicable adopted public health risk thresholds, therefore there is no public health risk as a result of the approval of the Master Plan.

None of the proposed changes to the landfill design or operation would require the need for new or altered governmental services. With implementation of the air quality mitigation measures listed in the Environmental Impact Report (EIR), none of the activities proposed as part of the project would create a health hazard or potential health hazard.

In summary, the proposed project would not be detrimental to public health, safety or welfare; in fact, it would have a net beneficial effect to the public health, safety and welfare because it would provide a modern municipal solid waste disposal facility in which to dispose of the waste generated by the City and its residents and businesses.

**c. The proposed development will comply with the applicable regulations of the Land Development Code.**

The proposed project has been designed to comply with all development regulations of the San Diego Municipal Code and the City's Land Development Code, including the requirements for a site development permit to protect, preserve and, where damaged, restore environmentally sensitive lands, as further discussed below. Implementation of the proposed project would comply with the Municipal Code and the findings for deviations are more fully described in the Supplemental Findings below.

**2. Supplemental Findings—Environmentally Sensitive Lands – Municipal Code Section 126.0504(b)**

These supplemental findings under San Diego Municipal Code Section 126.0504(b) are necessary because the Master Plan would result in impacts to environmentally sensitive lands. Specifically, the project would result in long-term or permanent impacts to approximately 38.66 acres of native upland habitat and 0.09 acres of ESL wetlands. Of that



amount, approximately 11.97 acres of sensitive upland habitat land within the MHPA are proposed for development for landfill, ancillary facility or transmission line purposes.

**a. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

For the reasons set forth below, the Sycamore Landfill Master Plan site is physically suitable for the design and siting of the proposed development, and the project would result in minimal disturbance to environmentally sensitive lands. The Sycamore Landfill Master Plan has been designed to work with the natural environment, and take advantage of the location of the already existing landfill to minimize impacts to the environment.

The site is physically suitable for the design and siting of the proposed development, as evidenced that this location has been the site of a municipal solid waste landfill for more than 44 years. Sycamore Landfill initially was approved in this location by the City of San Diego in 1963 (CUP 6066 PC). The present site was approved for expansion for landfill purposes by the City of San Diego in 1974 (CUP 6066 PC - Amendment 1). Later, CUP 6066 PC-Amendment 1 approved a conceptual landfill plan filling all of Little Sycamore Canyon within the current landfill parcels (Exhibit A, CUP 6066 PC-Am). The current Staged Development Plan for the entire site was approved by the California Integrated Waste Management Board, the LEA and the RWQCB in 1994.

The development would result in minimum disturbance to environmentally sensitive lands as it has been in continuous use as the site for a municipal solid waste (MSW) landfill since the 1960s. There are no 100-year floodplains, coastal beaches, or coastal bluffs located on the project site. Continued landfill development, landfill ancillary facilities, and transmission line relocation at the site would permanently remove the minimum amount of biological habitat necessary to implement the proposed landfill design in a way designed to efficiently achieve municipal solid waste disposal capacity for the City's current and future needs. The biological impacts would be mitigated in accordance with the mitigation ratios in the City's Biological Guidelines and the MSCP. The area of steep slopes at the landfill site that would be excavated and which subsequently would be covered with municipal solid waste would be kept to the minimum necessary to safely implement the proposed landfill design.

Relocation of the transmission line that currently bisects the landfill site would result in minimum disturbance of environmentally sensitive lands, as required for transmission structure foundation areas, adjacent clear areas, and spur access roads. The biological impacts to these habitats would be mitigated in accordance with the mitigation ratios in the City's Biological Guidelines. The temporary impacts would be mitigated by reseeding the areas disturbed by construction activities with native plant species appropriate to the habitat disturbed. The project would not preclude the use of any identified major wildlife corridors within the area.

Impacts to wetlands as defined by the Municipal Code would be limited and would be fully mitigated per City regulations]. Impacts to wetlands as defined by the State of California

would be limited to the minimum necessary and would be fully mitigated per California Department of Fish and Game regulations.

**b. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The project footprint has been located to minimize alterations to natural land forms and to ensure that the project would not result in undue risk from geologic and erosional forces, flood or fire hazards. The location of the Master Plan within an already approved landfill site minimizes the land form alteration that any municipal solid waste landfill would require. Moreover, the design for the Sycamore Landfill was first approved by the City by CUP 6066 PC/Am, and that approval allowed the filling of much of Little Sycamore Canyon. The proposed project substantially increases the capacity for municipal solid waste disposal over the existing landfill but only minimally increases the land form alteration required.

The approval for the landfill preceded the City's regulation of steep hillsides, and the existing landfill already has already graded or is approved to grade more than 25% of the steep slopes that originally existed on the property. As a result, even though the additional grading is minimal, strict compliance with steep hillside provisions of LDC sections 143.0150(b) and 126.0504 is not possible given the already approved landfill design. Accordingly, the project would require approval under the Alternative Compliance provisions of Section 143.0151 of the Municipal Code. The proposed 38.66 acres of new development plus 4.69 acres of temporary construction disturbance would comprise approximately 18.7% of the remaining undeveloped premises, and development of steep slopes would occur in 12.85 acres, or 5.5%, of those premises. The proposed development areas are located immediately adjacent to existing areas approved for landfill development, or to the existing landfill access road. Moreover, all feasible mitigation measures with respect to land form alteration and site design, including sensitive grading techniques, landscaping, and site planning, have been incorporated into the project.

The proposed project would not result in undue risk from geologic or erosional forces, flood or fire hazards. No moderate to large earthquakes have occurred within the greater San Diego area during historic times. The largest estimated ground acceleration at the site that would result from a Maximum Probable Earthquake (MPE) at the nearest active fault zones was calculated at 0.2 g. This would result from a magnitude 6.0 earthquake on the La Nacion fault, located approximately 7.25 miles southwest of Sycamore Landfill. There would be little or no likelihood of liquefaction, induced flooding, induced land subsidence, or major induced landslides from a major regional earthquake at the Sycamore Landfill site.

The site is not subject to any erosional forces that might preclude its use for landfill purposes. RWQCB Order No. 99-74 lists current Waste Discharge Requirements for Sycamore Landfill, and among other topics, addresses erosion control requirements. As part of the project permitting process, the Regional Water Quality Control Board (RWQCB) would issue a new order addressing specific water quality and erosion issues associated with the proposed Master Plan design and operation. One item of Order No. 99-74 requires that "annually, by October 31, the discharger shall implement adequate erosion control measures, maintenance

and repair of the landfill cover, drainage control facilities and use soil stabilization practices on all disturbed areas of the landfill to prevent erosion or flooding of the facility and to prevent surface drainage from contacting or percolating through wastes." Similar requirements would be part of the new order from RWQCB.

Other required erosion control measures are listed in Order No. 99-74. Similar control measures would be part of the new order from RWQCB. In addition, the Sycamore Landfill has approval to operate under the California General Storm Water Permit for Industrial Discharges, which addresses storm water management complete with a Storm Water Pollution Prevention Plan. The landfill implements run-on/runoff controls and other surface water best management practices (BMPs) such as desilting basins to reduce off-site erosion/siltation effects to below a level of significance. Coverage of the facility under the new Master Plan would continue.

There is no undue risk of a flood hazard as a result of the project, since the site is not located in a flood hazard zone, according to FEMA Flood Insurance Rate Map 06073C1632F.

In general, the landfill site is not at undue risk from brush fires. The working areas of the landfill consist mostly areas of bare soil, with only a small working face where municipal solid waste is deposited for the day. That area is covered each day, and a new landfill cell is begun on the following day. Also, landfill employees are trained in operational procedures to be followed when dealing with hot loads and fires detected in operational areas. In the event that a waste load is received that is smoking or on fire, landfill personnel direct it to be unloaded in an unvegetated area away from the working face. Appropriate fire fighting activities are implemented immediately thereafter. A stockpile of soil to be used for fire fighting purposes is maintained near the working face.

Proposed new landfill ancillary facilities such as the administrative offices, scales/recycling area, and maintenance facilities area comply with City of San Diego brush management zone requirements. Water supplies to fight fires that may occur would be provided in accordance with City of San Diego fire regulations. Landfill vehicles, scale house, and maintenance area are equipped with suitable fire extinguishers for minor fire suppression. Evidence of landfill's resistance to brush fires was provided by the Cedar fire of October 2003. Although several hundred thousand acres of native habitat outside and inside the landfill site were burned as a result of that fire, the landfill, its ancillary facilities and equipment incurred little damage.

**c. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**

The proposed project has been sited and designed to minimize its adverse impacts to adjacent environmentally sensitive lands, such as the MHPA, including controls on drainage, lighting, and nuisance species. The project would not conflict with habitat function, configuration or long-term viability of adjacent environmentally sensitive lands, nor would it cause significant edge effects. The proposed Master Plan would prevent or minimize potential adverse impacts to those adjacent environmentally sensitive lands by minimizing or avoiding impacts to sensitive plants within the MHPA lands to be disturbed; keeping new proposed areas of

landfill development immediately adjacent to the approved areas of landfill development, thus avoiding potential habitat fragmentation and minimizing “edge effects”; keeping new proposed areas of landfill ancillary facilities adjacent to the existing landfill access road, thus avoiding potential habitat fragmentation and minimizing “edge effects”; complying with all City of San Diego MSCP Adjacency Guidelines; and avoiding potential operational noise and lighting impacts by conducting landfill operations behind 15 to 20-foot high berms located between operations and nearby MHPA boundaries where noted in the applicable mitigation measure. In addition, all manufactured slopes adjacent to undisturbed non-MHPA open space would be revegetated with native species upon landfill closure.

**d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.**

The proposed development would be fully consistent with the MSCP Subarea Plan and would mitigate for impacts to sensitive biological resources in accordance with the MSCP as well as with the City's Biological Guidelines.

**e. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.**

The project would not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. The Sycamore Landfill is located several miles from the public beaches and the local shorelines; therefore, it is highly unlikely based on distance alone that on-site development on the already existing landfill would contribute to erosion of public beaches or adversely impact local shoreline sand supplies. In addition, the project includes detention/desiltation basins on-site to reduce surface water runoff velocities to ensure that water runoff would not increase downstream siltation, contribute to the erosion of public beaches or adversely affect local shoreline sand supply.

**f. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

The nature and extent of mitigation required as a condition of the PDP/SDP is reasonably related to and calculated to alleviate negative impacts created by the proposed Master Plan. The EIR included a site specific impact analysis for the proposed development and its impacts and associated mitigation measures. All mitigation measures identified in the EIR that are associated with this proposed development have been found to be feasible and calculated to minimize and if possible avoid negative impacts that otherwise would be created by the proposed development.

**3. Supplemental Findings--Environmentally Sensitive Lands Deviations (Section 126.0504(c).)**

The supplemental findings are necessary because the Sycamore Landfill Master Plan project does not fully comply with the development regulations prescribed by the City of San Diego Environmentally Sensitive Lands regulations. Specifically, the Master Plan cannot avoid

impacts to 0.09 acres of City of San Diego ESL-definition wetlands as required by Section 143.0141(b) of the Municipal Code or impacts to 0.49 acres of wetlands meeting California Dept. of Fish & Game definitions; impacts to land within the MHPA (see Section 131.0250(b)(2) of the Municipal Code); or impacts to steep slope lands in excess of provisions of Section 143.0142 of the Municipal Code.

Impacts to all environmentally sensitive lands would be mitigated in accordance with all applicable regulations and mitigation ratios.

**a. There are no feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands.**

There are no feasible measures that can further minimize potential adverse effects on identified environmentally sensitive lands.

The sedimentation basins required as part of the project would impact 0.09 acres of ESL-definition wetlands (mulefat scrub) located in the southern part of APN 366-041-01 (the existing landfill parcel located outside the MHPA), and in the eastern portion of APN 366-070-13, an MHPA parcel located immediately south of the landfill. In addition, the project would disturb 11.97 acres of MHPA upland habitats on a long-term, permanent basis (coastal sage scrub (6.41 acres), CSS/native grassland/non-native grassland (0.78 acres), CSS/native grassland (0.78 acres), Valley needlegrass grassland (0.42 acres), chamise chaparral (3.35 acres), non-native grassland (0.22 acres)). Finally, the project would have some unavoidable impact to steep slopes. The project has been designed to have the minimum impact on environmentally sensitive lands feasible, but due to regulatory, site and design constraints, the project cannot completely avoid certain impacts to environmentally sensitive lands, as further discussed below. All impacts to environmentally sensitive lands would be fully mitigated.

The proposed Master Plan includes sedimentation basins required to capture soil particles washed from them by rainfall, and to minimize potential downstream sediment deposition. Such sedimentation basins, in order to utilize gravity flow, must be lower in elevation than the lowest area of landfill. The only area available that meets that definition is the area immediately south of the landfill area, within the Little Sycamore Creek ephemeral drainage. Thus, the only feasible location for the required sedimentation basins is that shown on the Master Plan.

The five scales associated with the proposed increase in waste disposal and the proposed recycling drop-off area also would impact 0.04 acre of unvegetated stream channel. There is no feasible alternative to the location of the scales that would avoid all impacts to wetlands and other environmentally sensitive lands. The scales must be located (i) between the landfill entrance and the landfill itself, (ii) in an area readily accessible to and from the landfill access road, and (iii) on at least four acres.

There is no other location on the site other than that proposed which meets the above requirements and would result in fewer impacts to environmentally sensitive lands. The proposed scales area has been carefully designed and placed to minimize impacts to such



lands, to minimize the intrusion into steep slopes and to minimize the required cuts. The proposed scales facilities are located immediately adjacent to the existing landfill access road; any other location would result in habitat fragmentation and increased “edge effects,” and thus would result in greater impacts to environmentally sensitive lands than are caused by the proposed project.

There also would be long-term disturbance associated with the proposed transmission line relocation, which would result in the loss of 0.20 acres of sensitive habitat within the MHPA. Such disturbance would occur where the new structures are placed, and where access roads to the structure clusters are located. Of this area, 0.13 acres, or 65 percent, is chamise chaparral, a Tier IIIA habitat. The remaining impacts would be to coastal sage scrub (0.06 acres, 30%) and to CSS/native grassland (0.01 acres, 5%). Transmission line relocation would not impact any sensitive plant species, however, due to fencing and subsequent monitoring during construction.

Reduction in proposed capacity would require that a new landfill site for the region be identified, permitted, and developed sooner than would be required under the proposed Master Plan. Any such new landfill would likely have the same or more severe impacts to environmentally sensitive lands than those posed by the proposed Master Plan. The only alternative landfill sites identified within the City of San Diego, within ten miles of Sycamore Landfill, and not developed or surrounded by development are in Oak Canyon, located 1.5 miles west of the Sycamore Landfill site, and Upper Sycamore Canyon, located in San Diego near the City of Poway. These sites were identified in a 1990 study jointly conducted by the City and the County of San Diego (Dames & Moore, 1990). Potential landfills at these sites would have a waste capacity of 30-44 million cubic yards (mcy), much smaller than the additional 86 mcy proposed in the Sycamore Landfill Master Plan. Oak Canyon is known to contain wetlands and other environmentally sensitive lands, and Upper Sycamore Canyon contains ephemeral drainages and environmentally sensitive lands, although wetlands-specific evaluations have not been conducted. As a result, development of either of these two sites as a landfill would not reduce impacts to environmentally sensitive lands over that of the proposed project.

Any alternative design that would totally avoid impacts to the wetlands and other environmentally sensitive lands altogether would place the required sedimentation basins 600 feet or more farther north, within the area already approved by the City for landfilling at the existing Sycamore Landfill in PDP/SDP 40-0765 (2002). That would be inconsistent with the already approved landfilling operations, and would reduce the landfill waste capacity by at least 9.5 million cubic yards (mcy) (to fully avoid wetland impacts) or 24 mcy of landfill capacity, and the equivalent of 32 percent of the entire County’s 2004 estimate of landfill capacity (Siting Element, CIWMP, May 2004) (to completely avoid the MHPA). A landfill design that avoids the 6.73 acres of MHPA to the northwest is shown in the EIR as the Reduced Footprint Alternative. While it would avoid those MHPA lands, it would result in a loss of approximately 24 mcy of landfill capacity, the equivalent of 32 percent of the entire County’s 2004 estimate of landfill capacity (Siting Element, CIWMP, May 2004). Avoiding MHPA lands where the sedimentation basins and the scales/recycling areas are proposed in the Master Plan would result in the loss of an additional 19 mcy [Emcon/OWT, BRG, 2005].

The avoidance of these impacts, then, would leave the County without adequate landfill capacity.

The applicant proposes to mitigate all impacts to wetlands in accordance with all applicable local, state and federal regulations. Mitigation amounts will comply with City of San Diego requirements, as listed in Mitigation Measure 4.2.12 of the EIR. That is, at least 0.58 acres of wetland mitigation will be provided for the disturbance of 0.49 acres of CDFG ephemeral drainages and Mule Fat scrub, as described in EIR Appendix C11. The mitigation would result in "no-net-loss" of wetlands. In addition, with the project, the impacts to the MHPA would be fully mitigated in accordance with the MSCP. Similarly, the project would mitigate all impacts to MHPA lands in accordance with all applicable City regulations. In essence, SLI will convey conservation easements on approximately 36.37 acres of MHPA lands to the City of San Diego, in exchange for the ability to develop approximately 38.66 acres. In addition, the applicant would convey 46.3 acres of gnatcatcher habitat in the MHPA for noise impacts along 29.36 acres of landfill access road. The total mitigation ratio would be greater than 2:1. There are no feasible additional mitigation measures that would further reduce the impacts.

The only apparent means of avoiding impacts to steep slopes would be to redesign the landfill to exclude steep slope areas located on the western side of the proposed project. A project alternative that would do so has been addressed in the Draft EIR (Reduced Footprint Alternative). While implementation of that alternative would avoid steep hillside lands, it would result in a loss of approximately 24 mcy of landfill capacity, approximately 20 years of service life for the landfill at current disposal volumes, or four years of service life for the landfill at ultimate disposal volumes, and the equivalent of 32 percent of the entire County's 2004 estimate of landfill capacity (Siting Element, CIWMP, May 2004). The capacity lost by avoiding the steep slopes would have to be provided elsewhere for the City's waste disposal, and any alternative location most likely would also have impacts to steep slopes. The only other alternative would be to haul the waste out of the region, at additional costs to the environment, as well as fiscal costs associated with reliance on an out-of-region facility.

**b. The proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land, not of the applicant's making.**

Sycamore Landfill has operated for more than 40 years in this location, and the proposed design is the most efficient and least impactful means of providing the region with the required capacity for the County's anticipated municipal solid waste needs. Sycamore Landfill is an essential public facility, and to move to a new location would likely produce more impacts. Its proposed location is the location in which landfilling has been occurring since the 1960s, and the proposed project would better utilize the property with minimal increase in footprint. The deviation is due to the region's need for solid waste disposal capacity, and is not of the applicant's making. The 2004 San Diego County Integrated Waste Management Plan (CIWMP) Siting Element, prepared with the cooperation and approval of the City of San Diego, addressed the capacity of existing permitted landfills within the County of San Diego. State regulations (CCR 18755.3) require that each County or Regional Agency must identify disposal facilities that provide at least 15-years of remaining landfill capacity for that region. The 2004 San Diego CIWMP incorporated proposed Sycamore Landfill additional capacity projections of 162 million cubic yards or 116 million tons of

waste into projections for County-wide waste disposal facilities. While the additional 86 mecy capacity of the currently-proposed expansion is substantially less than that of the original proposal, it still represents, if approved, approximately 42 percent of all in-County disposal capacity. If landfilling according to the proposed plan is not allowed because the deviation is not approved, the result would be loss of planned County-wide solid waste disposal capacity, potential non-compliance with state solid waste regulations, and the need to site, permit, and develop one or more additional regional landfills years earlier than anticipated.

**Findings for Planned Development Permit Approval - Municipal Code Section 126.0604**

**1. The proposed development will not adversely affect the applicable land use plan.**

The project would not adversely affect the applicable land use plan. The City first permitted the Sycamore Landfill under Conditional Use Permit (CUP) No. 6066 in 1963. The 1971 Elliott Community Plan (now the East Elliott Community Plan, or herein referenced as the "Community Plan") recognized the landfill use and designated the site for solid waste disposal. In 1977, the City Council amended the Community Plan and the CUP to increase the landfill site designation to 491 acres. As part of the project, another approximately 26 acres outside the boundaries of the existing approved Sycamore Landfill parcels is proposed to be redesignated as landfill. These new areas are adjacent to the existing landfill parcels or to the existing landfill access road. Once the proposed amendment to the Community Plan and the General Plan is approved, the land uses at the landfill site would be consistent with the Community Plan and the General Plan. Moreover, the proposed project is consistent with all applicable Community Plan as well as the General Plan goals, objectives or recommendations.

The proposed project also is consistent with the Multiple Species Conservation Program/City of San Diego MSCP Subarea Plan. The currently approved landfill parcels are not within the MHPA, but adjacent to it. As part of the Master Plan, approximately 11.97 acres of sensitive habitat within the MHPA would be permanently disturbed by landfill Master Plan development for either landfill activities, ancillary facilities or transmission line relocation. However, all of these impacts would be mitigated in accord with the City's Biological Guidelines. The proposed Master Plan complies with the MSCP Subarea Plan, including its Adjacency Guidelines. The proposed project would fully mitigate its impacts to the habitats, wildlife movements, preserve conservation and management of the MHPA. Thus, the proposed project is consistent with the applicable land use plans, and therefore it would not adversely affect those plans.

**2. The proposed development will not be detrimental to the public health, safety, and welfare.**

The proposed development, as currently designed, would not be detrimental to the public health, safety or welfare. The proposed project is a Master Plan to allow an area already approved for use as a solid waste disposal facility to be developed in a way that efficiently provides solid waste capacity for the City of San Diego as envisioned by a 1999 Franchise Agreement. The Master Plan expands the already approved landfill site by only 26.04 acres.

The project would extend the life of this centrally located facility with minimal additional expansion of the already existing footprint. The Master Plan would provide for an increase in daily tonnage of municipal solid waste from the current limit of 3,965 tons per day to up to 13,000 tons per day in 2025, subject to limits in the Franchise Agreement as it may be amended from time to time. The proposed expansion would also involve relocating approximately one mile of electric power transmission line corridor that crosses the existing site, and approval of increased operating hours to up to 24-hour a day operations. Moreover, the project would clarify the public property records by means of a consolidation map which clarifies which of certain easements were Abandoned by Public Act in 1974, and offers to dedicate alternate easements. The proposed project, including the associated development of roadways, drainage infrastructure, open space preservation, etc., has been designed to conform to the City of San Diego's codes, policies, and regulations, the primary focus of which is the protection of the public's health, safety, and welfare. The project has been reviewed by City staff, and after approval of the amendment to the Community Plan and General Plan is consistent with the Community Plan and General Plan; the California Environmental Quality Act and the City's environmental regulations; the Multiple Species Conservation Program (MSCP) and Multi-Habitat Planning Area (MHPA); landscaping and brush management policies, the Fire Department's fire protection policies, and all other applicable public health, safety and welfare rules and regulations, as well as all permit conditions imposed by the San Diego Air Pollution Control District, the California Integrated Waste Management Board, the Local Enforcement Agency, the Regional Water Quality Control Board, and other oversight boards and commissions. These permit conditions also help ensure that the project would not be detrimental to the public health, safety or welfare.

No sensitive human receptors are located close to the existing landfill disposal area - the nearest school (West Hills High School) is situated 3,000 feet southeast of the landfill boundary. The closest residential development is approximately 3,500 feet east and south of the site. Other residential developments have been proposed 2,200 feet east of the landfill boundary (Castlerock), and 7,900 feet west of the boundary (Military Family Housing Site 8, MCAS/Miramar). Sycamore Landfill operates under existing Permit No. 971111 issued by the County of San Diego Air Pollution Control District (APCD). The current operational permit allows no releases of odors or dust from any part of the landfill, associated landfill operations or on-site equipment that exceed the applicable visible emission or public nuisance standards specified in the APCD rules and regulations. The project health risk assessment found that all public health risks for all potential health risk pathways at all sensitive receptors would be less than applicable adopted public health risk thresholds. The project incorporates a liner system to protect groundwater, and monitoring wells to confirm the effectiveness of the liner system.

No area of the project site is within a 100-year floodplain, so flood hazards are not present on the site. The project would not result in undue risks from geological hazards, erosional forces or fire hazards. The landfill is regulated by the State Water Resources Control Board's *Water Quality Control Plan Report for the San Diego Basin*. The Basin Plan designates beneficial uses, water quality objectives, and prohibitions applicable to the discharges regulated under Order No. 99-74, Waste Discharge Requirements for Sycamore Landfill, adopted October 13, 1999. These regulations and conditions, or subsequent modifications by the Board, would continue to be applicable to Sycamore Landfill, and with compliance as required, no

significant impact to water quality would occur. The landfill implements run-on/runoff controls and other surface water best management practices (BMPs) such as desilting basins to reduce off-site erosion/siltation effects to below a level of significance. The Sycamore Landfill has a National Pollution Discharge Elimination System (NPDES) permit which addresses storm water management complete with a storm water pollution prevention plan. In addition, the project health risk assessment for air emissions that was completed for the Master Plan concluded that all public health risks for any potential health risk pathways at all sensitive receptors would be less than the applicable adopted public health risk thresholds, therefore there is no public health risk as a result of the approval of the Master Plan.

None of the proposed changes to the landfill design or operation would require the need for new or altered governmental services. With implementation of the air quality mitigation measures listed in the Environmental Impact Report (EIR), none of the activities proposed as part of the project would create a health hazard or potential health hazard.

In summary, the proposed project would not be detrimental to public health, safety or welfare; in fact, it would have a net beneficial effect to the public health, safety and welfare because it would provide a modern municipal solid waste disposal facility in which to dispose of the waste generated by the City and its residents and businesses.

**3. The proposed development will comply with the regulations of the Land Development Code.**

The proposed project has been designed to comply with the development regulations of the San Diego Municipal Code and the City's Land Development Code, including the requirements for a site development permit to protect, preserve and, where damaged, restore environmentally sensitive lands, as further discussed below. Implementation of the proposed project would require deviations from the Municipal Code, and the findings for those deviations are more fully described in the Supplemental Findings below.

**4. The proposed development, when considered as a whole, will be beneficial to the community.**

Sycamore Landfill provides municipal solid waste capacity for a large portion of the City of San Diego and the San Diego County region. According to the most recent Countywide Integrated Waste Management Plan (CIWMP, May 2004), Sycamore's existing capacity under its approved plan represents approximately 30% of San Diego County's existing disposal capacity. Recent capacity calculation methods required by the state indicate that Sycamore Landfill actually provides closer to 57% of the County's municipal solid waste disposal capacity. The proposed Master Plan would allow future waste disposal at an existing landfill site, helping to accommodate more of the region's needs for an additional 20-30 years. Continued availability of centrally located disposal facilities benefits the community as a whole. In addition, the facility would assist the cities in the County achieve their Source Reduction and Recycling Element (SRRE's) goals under state law and to generate additional electrical power from renewable sources of fuel.



**5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.**

According to SDMC Sec. 131.0601, “The purpose of the industrial zones is to accommodate a range of industrial and manufacturing activities in designated areas to promote a balanced land use and economy and to encourage employment growth. The industrial zones are intended to provide flexibility in the design of new and redeveloped industrial projects while assuring high quality *development* and to protect land for industrial uses and limit non-industrial uses.”

SDMC Sec. 131.0655 is designed to provide outdoor amenities to workers in factories and similar industrial developments who otherwise would not have access to the outdoors. The proposed project is not a typical industrial use, as it involves work that is almost exclusively outdoors, rather than the indoor work typically associated with industrial uses. Thus, while requiring an outdoor amenity is appropriate for industrial workers who otherwise would be kept indoors all day, the purpose behind the requirement, allowing workers an opportunity to spend some time outdoors, does not apply to the proposed project, in which the work already is almost exclusively outdoors. Rather, the project provides a 450-square foot indoor eating/break area in the proposed maintenance facility, to allow its workers, who spend most of the day outside, to have a place indoors to have shelter from the weather. There is a picnic bench located behind one of the offices in the existing landfill entrance area, for any workers who wish to eat outdoors, and an additional table would be added as part of the project, so that there would be two tables placed in a sheltered portion of the landscaped areas near the new office building.

In addition, the project is across the street from West Hills Park, and is within a quarter-mile of Mission Trails Regional Park. The Applicant purchased and donated a picnic table that is located in the equestrian area of the Park, and that is available for use by landfill workers.

There are no comparable situations in the surrounding neighborhood. No other industrial uses are permitted within miles of the site, and there are few developments of any kind near the landfill disposal area. West Miramar Landfill, the nearest similar landfill in the region, provides two picnic benches in an area near its administrative offices, similar to what would be provided at Sycamore. The proposed deviation would be beneficial to the neighborhood because of unique circumstances at the subject site, in that the workers at the site, who spend most of their day outside, would have an indoor eating area. Moreover, it benefits the neighborhood and the workers to have an indoor eating area rather than eating outdoors at the operating landfill. The landfill has existed at the present location for more than forty years, and no outdoor amenity beyond the picnic bench cited above has ever been provided.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

ATTACHMENT 7

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and SDP No. 9310 and PDP No. 9309 are granted to Sycamore Landfill, Inc. Owner/Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: MICHAEL AGUIRRE, City Attorney

By \_\_\_\_\_  
Rachel Lipsky  
Deputy City Attorney

ATTY/SEC. INITIALS  
DATE  
Or.Dept:Clerk  
R-XXXX  
Reviewed by Jeannette Temple

PARCEL MAP NO.

SHEET 1 OF 5 SHEETS

WE ARE THE OWNERS OF OR ARE INTERESTED IN THE PROPERTY COVERED BY THIS MAP HEREBY APPROVE SAID MAP AND THE FILING THEREOF.

WE HEREBY DEDICATE TO PUBLIC USE THOSE PORTIONS OF PARCELS 1 AND 3 MARKED "IRREVOCABLE OFFER TO DEDICATE PUBLIC STREET" AND APPURTENANCES THERETO, ALL AS SHOWN ON THIS MAP.

IT IS OUR INTENT TO SUBDIVIDE AND LATER CONVEY OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITHIN THE ADJOINING PUBLIC RIGHT-OF-WAY. IT IS NOT OUR INTENT TO ALTER OR SEVER THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

SYCAMORE LANDFILL INC., A CALIFORNIA CORPORATION

BY: NAME: TITLE: BY: NAME: TITLE:

STATE OF CALIFORNIA  
COUNTY OF

ON BEFORE ME  
PERSONALLY APPEARED

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE

PRINT NAME  
NOTARY PUBLIC IN AND FOR SAID AND STATE

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF

MY COMMISSION EXPIRES

COMMISSION NO. OF NOTARY

THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) (3) (A) (i) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

CITY OF SAN DIEGO, HOLDER OF EASEMENTS DESCRIBED IN DOCUMENTS:

1. RECORDED JUNE 07, 1965 AS INSTRUMENT NO. 101360 OF OFFICIAL RECORDS.
2. RECORDED MAY 23, 1967 AS INSTRUMENT NO. 73196 OF OFFICIAL RECORDS.
3. RECORDED OCTOBER 14, 2002 AS INSTRUMENT 2002-0890219 OF OFFICIAL RECORDS.

COUNTY OF SAN DIEGO, HOLDER OF EASEMENTS DESCRIBED IN DOCUMENTS:

1. RECORDED OCTOBER 08, 1896 IN BOOK 257, PAGE 188 OF DEEDS.
2. RECORDED JUNE 21, 1891 AS INSTRUMENT 91-0301107 OF OFFICIAL RECORDS.
2. RECORDED JUNE 21, 1891 AS INSTRUMENT 91-0301108 OF OFFICIAL RECORDS.
2. RECORDED JUNE 21, 1891 AS INSTRUMENT 91-0301110 OF OFFICIAL RECORDS.

SAN DIEGO GAS AND ELECTRIC, HOLDER OF EASEMENTS DESCRIBED IN DOCUMENTS:

1. RECORDED FEBRUARY 11, 1935 IN BOOK 9530, PAGE 2 OF OFFICIAL RECORDS.
2. RECORDED JUNE 21, 1977 AS INSTRUMENT 77-246471 OF OFFICIAL RECORDS.
3. RECORDED MAY 07, 1990 AS INSTRUMENT 90-247130 OF OFFICIAL RECORDS.
4. RECORDED JUNE 04, 1990 AS INSTRUMENT 90-301656 OF OFFICIAL RECORDS.
5. RECORDED DECEMBER 18, 1991 AS INSTRUMENT 1991-0659850 OF OFFICIAL RECORDS.
6. RECORDED DECEMBER 07, 2000 AS INSTRUMENT 2000-0668576 OF OFFICIAL RECORDS.
7. RECORDED APRIL 18, 2003 AS INSTRUMENT 2003-0448690 OF OFFICIAL RECORDS.
8. RECORDED NOVEMBER 12, 2004 AS INSTRUMENT 2004-1074831 OF OFFICIAL RECORDS.

PACIFIC BELL, HOLDER OF EASEMENTS DESCRIBED IN DOCUMENTS:

1. RECORDED MAY 07, 1990 AS INSTRUMENT 90-247129 OF OFFICIAL RECORDS.
2. RECORDED JUNE 04, 1990 AS INSTRUMENT 90-301656 OF OFFICIAL RECORDS.

CLERK CERTIFICATE

I, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT, BY RESOLUTION NO., THE COUNCIL OF SAID CITY HAS APPROVED THIS MAP,

INCLUDING THE VACATION OF UNNAMED STREETS AND THE ABANDONMENT OF THE SEWER EASEMENTS AS INDICATED HEREON PURSUANT TO THE PROVISIONS OF SECTION 66445.0 OF THE STATE SUBDIVISION MAP ACT,

IN WITNESS WHEREOF, SAID COUNCIL HAS CAUSED THESE PRESENTS TO BE EXECUTED BY THE CITY CLERK AND ATTESTED BY ITS SEAL THIS DAY OF 2008.

ELIZABETH MALAND, CITY CLERK

CLERK OF THE BOARD CERTIFICATE

I, THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE REGARDING (A) DEPOSITS FOR TAXES AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS J. PASTUSZKA BY: CLERK OF THE BOARD OF SUPERVISORS DEPUTY

DATE:

PARCEL MAP

BEING A LOT CONSOLIDATION OF PORTIONS OF LOTS 3, 4, 9 AND 10 OF THE RE-SUBDIVISION OF PART OF FANITA RANCHO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1703, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1916, AND A PORTION OF LOT 13 OF RANCHO MISSION OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 330, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 14, 1886, TOGETHER WITH THOSE ROAD EASEMENTS AS DEDICATED TO PUBLIC USE.

PORTIONS OF THE UNNAMED PUBLIC ROAD EASEMENTS RECORDED 6-01-1965 AS F/P 101360 AND RECORDED 5-23-1967 AS F/P 73196 AND SEWER EASEMENTS RECORDED 7-06-1965 AS F/P 120647 AND RECORDED 5-23-1967 AS F/P 73196 GRANTED TO THE CITY OF SAN DIEGO ARE NOT SHOWN WITHIN THIS MAP BECAUSE THEY HAVE BEEN VACATED AND ABANDONED PURSUANT TO SECTION 66445.0 OF THE SUBDIVISION MAP ACT.

TOTAL ACRES: 566.457

TOTAL NUMBER OF PARCELS: 3

TITLE REPORT PREPARED BY: FIRST AMERICAN TITLE COMPANY  
ORDER NO. NHRV-2911068 (29)

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SYCAMORE LANDFILL INC., SEPTEMBER 4, 2007, AND I CERTIFY THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

PATRICK A. MCMICHAEL, L.S. 6187  
LICENSE EXPIRES 3-31-2010



CITY ENGINEER STATEMENT

I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF THAT COMPLIES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

BY THE AUTHORITY GRANTED TO ME BY CITY ORDINANCE, I REJECT ON BEHALF OF THE CITY COUNCIL, THOSE PORTIONS OF PARCELS 1 AND 3 MARKED "IRREVOCABLE OFFER TO DEDICATE PUBLIC STREET", SAID OFFER WILL REMAIN OPEN AND SUBJECT TO FUTURE ACCEPTANCE BY THE CITY. ALSO, I ACCEPT THOSE ITEMS LISTED IN THE CERTIFICATE SIGNED BY THE OWNERS UNDER THE CONDITIONS EXPRESSED THEREIN.

I ALSO CERTIFY THAT THERE ARE NO UNPAID BONDS ISSUED UNDER THE STREET IMPROVEMENTS ACTS OF THE STATE OF CALIFORNIA AGAINST THIS SUBDIVISION.

AFSHIN OSKOLU, CITY ENGINEER

BY: GREGORY P. HOPKINS, DEPUTY  
P.L.S. 7730

DATED:

RECORDER'S CERTIFICATE

FILE NO.

FILED THIS DAY OF 2008  
AT O'CLOCK M. IN BOOK OF PARCEL MAPS AT  
PAGE AT THE REQUEST OF PATRICK A. MCMICHAEL.

GREGORY J. SMITH BY: COUNTY RECORDER DEPUTY

FEE: \$ 16.00

P.T.S. NO. 5617 CITY J.O. NO. 421084  
T.M. NO. NONE L.C. 252-1759 CCS 83C 1892-6319

PRELIMINARY

**PARCEL MAP NO.**

**SHEET 2 OF 5 SHEETS**

### **PROCEDURE OF SURVEY**

INFORMATION ON THIS MAP IS BASED ON  
RECORD DATA PER RECORD OF SURVEY MAP  
NO. 10608, NOT A FIELD SURVEY

**EASEMENT NOTES**

1. AN EXISTING ROAD EASEMENT TO THE COUNTY OF SAN DIEGO REC. 10-08-1896 IN BOOK 257, PAGE 188 OF DEEDS HAS NO SPECIFIC LOCATION SET FORTH IN THE DEED AND CANNOT BE PLOTTED ON MAP.
2. AN EXISTING UTILITY EASEMENT TO SAN DIEGO GAS AND ELECTRIC CO. REC. 4-18-2003 AS DOCUMENT 2003-0448690 HAS NO SPECIFIC LOCATION SET FORTH IN THE DEED AND CANNOT BE PLOTTED ON MAP.

### **BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA  
MAGNETIC SYSTEM. BEARINGS DISTANCES AND  
CORRECTIONS TO SLUG HOLE, IN THE CASE OF SAND SYSTEM  
AS ADJUSTED IN THE MASS. MAPS IN TERMS OF SAND SYSTEM  
DISTANCES MAP OR MAY NOT BE IN TERMS OF SAND SYSTEM.  
BEARINGS BASED LOCALLY UPON MAGNETIC SITES  
COMES & SATEER PER RECORD OF SURVEY MAP NO. 10000,  
LE 100-022E

### LEGEND

- INDICATES 2" IRON PIPE WITH S.D. CO. ENGR. BRASS  
TAG PER ROS 10608, UNLESS OTHERWISE NOTED
- INDICATES PARCEL MAP BOUNDARY
- (R) INDICATES RADIAL BEARING
- (dd1) INDICATES DEED TO: SYCAMORE LANDFILL, INC.,  
REC. 10-31-1997 AS F/P 1997-0547811, O.R.
- (dd2) INDICATES DEED TO: SYCAMORE LANDFILL, INC.,  
REC. 01-17-2002 AS DOC. NO. 2002-0045705, O.R.
- (dd3) INDICATES DEED TO: SYCAMORE LANDFILL, INC.,  
REC. 09-02-1998 AS DOC. NO. 1998-0553993, O.R.
- (dd4) INDICATES DEED TO: PARDEE HOMES  
REC. 02-04-2003 AS DOC. NO. 2003-0126268, O.R.
- (dd5) INDICATES DEED TO: PARDEE HOMES  
REC. 01-12-2005 AS DOC. NO. 2005-0031213, O.R.
- (dd6) INDICATES DEED TO: SYCAMORE LANDFILL, INC.,  
REC. 01-09-2002 AS DOC. NO. 2002-0020557, O.R.
- (dd7) INDICATES DEED TO: SYCAMORE LANDFILL, INC.,  
REC. 09-11-2003 AS DOC. NO. 2003-1118653, O.R.
- (dd8) INDICATES DEED TO: SYCAMORE LANDFILL, INC.,  
REC. 08-26-2003 AS DOC. NO. 2003-1191462, O.R.
- (dd9) INDICATES DEED TO: SYCAMORE LANDFILL, INC.,  
REC. 09-13-2002 AS DOC. NO. 2002-0178786, O.R.
- (dd10) INDICATES DEED TO: SYCAMORE LANDFILL, INC.,  
REC. 01-26-2001 AS DOC. NO. 2001-0045111, O.R.
- [ ] INDICATES RECORD DATA PER ROS 10608
- ( ) INDICATES RECORD DATA PER DEED AS SHOWN

## NOTES

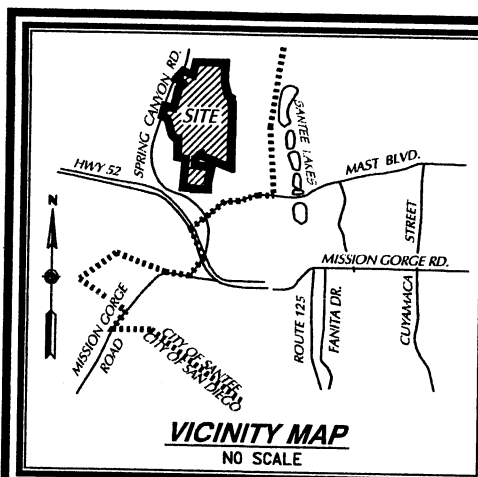
- 1. ALL DISTANCES AND OR STREET WIDTHS SHOWN WITHOUT DECIMALS REPRESENT THAT DISTANCE TO ZERO HUNDREDTHS**

**VACATED/ABANDONED EASEMENT NOTES**

- △ ALL OF SEWER EASEMENT NO. 9 REC. 7-6-65  
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- △ ALL OF SEWER EASEMENT NO. 10 REC. 7-6-65  
AS F/P 120547 TO BE ABANDONED
- △ ALL OF SEWER EASEMENT NO. 12 REC. 5-23-67  
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AS F/P 73196 TO BE ABANDONED
- △ ALL OF SEWER EASEMENT NO. 15 REC. 5-23-67  
AS F/P 73196 TO BE ABANDONED
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AS F/P 73196 TO BE ABANDONED
- △ ALL OF SEWER EASEMENT NO. 17 REC. 5-23-67  
AS F/P 73196 TO BE ABANDONED
- △ ALL OF SEWER EASEMENT NO. 14 REC. 5-23-67  
AS F/P 73196 TO BE ABANDONED
- ⑨ PORTION OF ROADWAY EASEMENT NO. 1 REC. 6-7-65  
AS F/P 101350 TO BE VACATED
- ⑩ PORTION OF ROADWAY EASEMENT NO. 7 REC. 6-7-65  
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- ⑪ ALL OF ROADWAY EASEMENT NO. 10 REC. 6-7-65  
AS F/P 101350 TO BE VACATED
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- ⑭ ALL OF ROADWAY EASEMENT NO. 14 REC. 6-7-65  
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- ⑯ PORTION OF ROADWAY EASEMENT NO. 18 REC. 5-23-67  
AS F/P 73196 TO BE VACATED
- ⑰ PORTION OF ROADWAY EASEMENT NO. 19 REC. 5-23-67  
AS F/P 73196 TO BE VACATED

P.T.S. NO.	5617	CITY J.O. NO.	421084
T.M. NO.	NONE	L.C.	252-1759
		CCS	83C 1892-6319

# PRELIMINARY

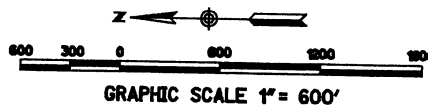


**MIRAMAR NAVAL RESERVATION  
SEC. 11, T16S, R1W, S8M**

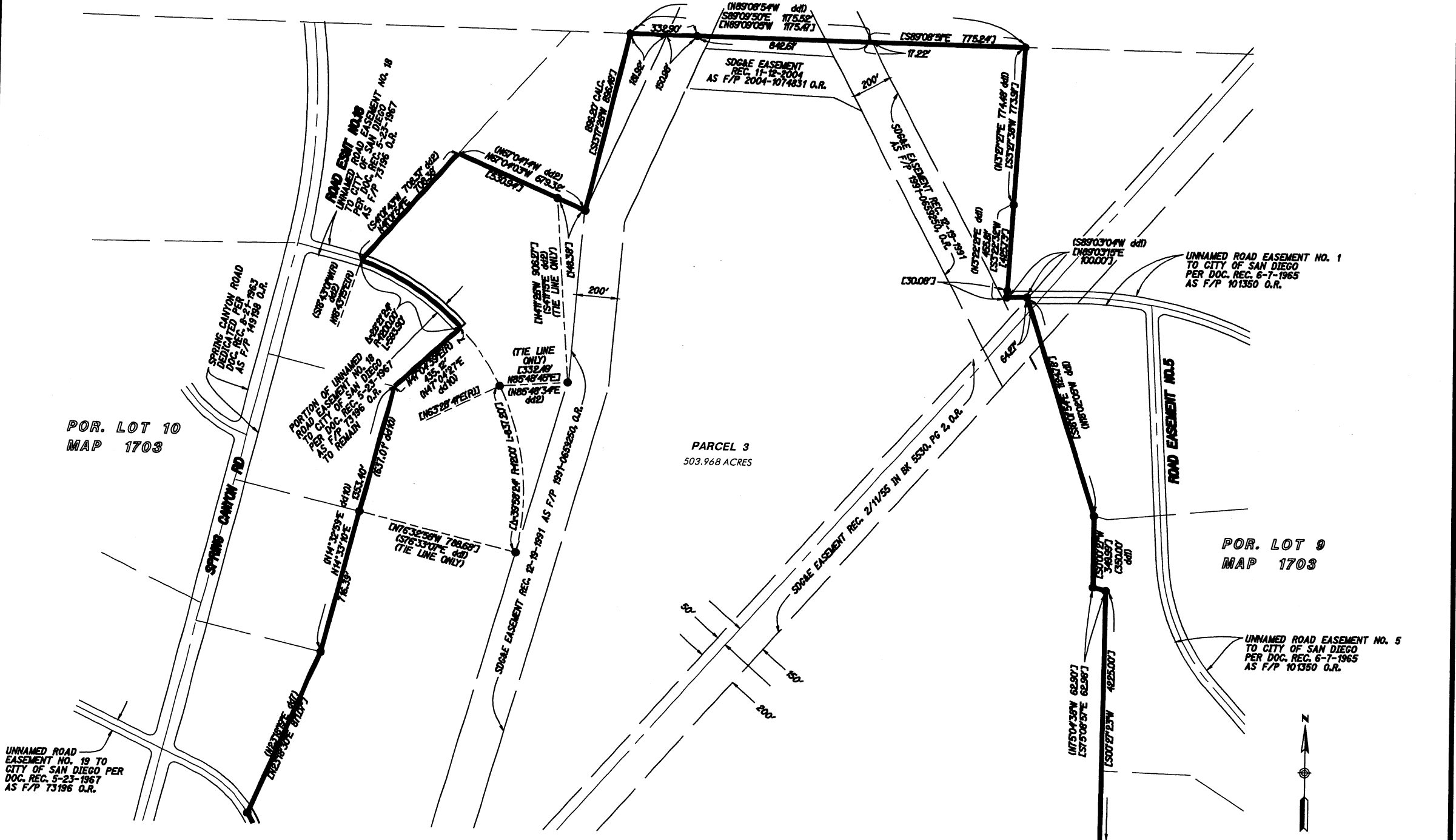
**RICK**  
ENGINEERING COMPANY

5620 FRIARS ROAD  
SAN DIEGO, CA 92110  
619.291.0707  
(FAX) 619.291.4165

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 rickengineering.com



PARCEL MAP NO. \_\_\_\_\_  
SHEET 3 OF 5 SHEETS



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**RICK**  
ENGINEERING COMPANY  
5620 FRIARS ROAD  
SAN DIEGO, CA 92110  
619.291.0707  
(FAX) 619.291.4165

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(SEE SHEET 4)

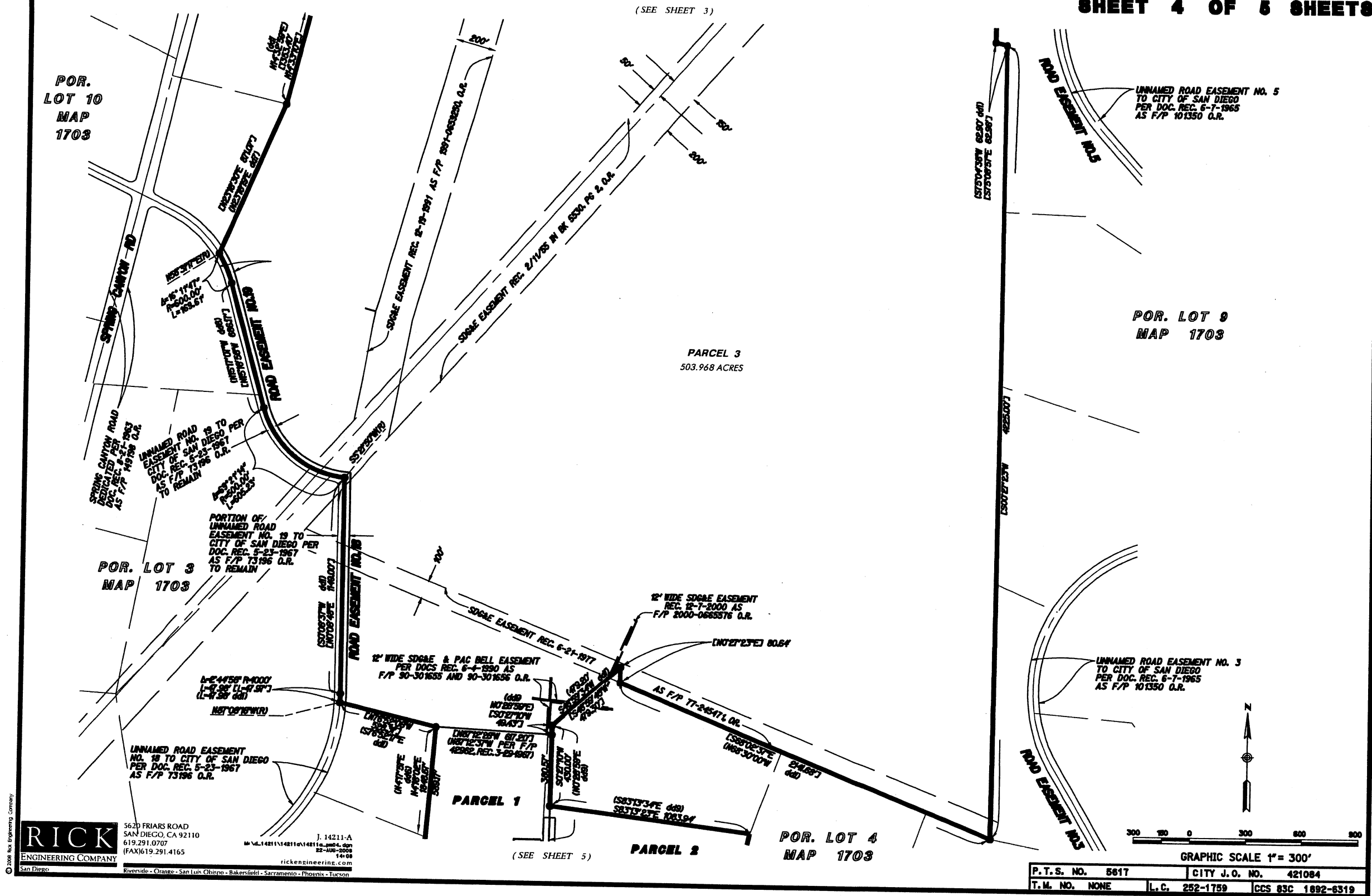
P.T.S. NO. 5617	CITY J.O. NO. 421084
T.M. NO. NONE	L.C. 252-1759 CCS 83C 1892-6319

PRELIMINARY



**PARCEL MAP NO.**

**SHEET 4 OF 5 SHEETS**

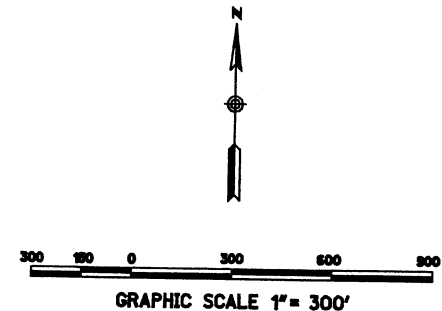
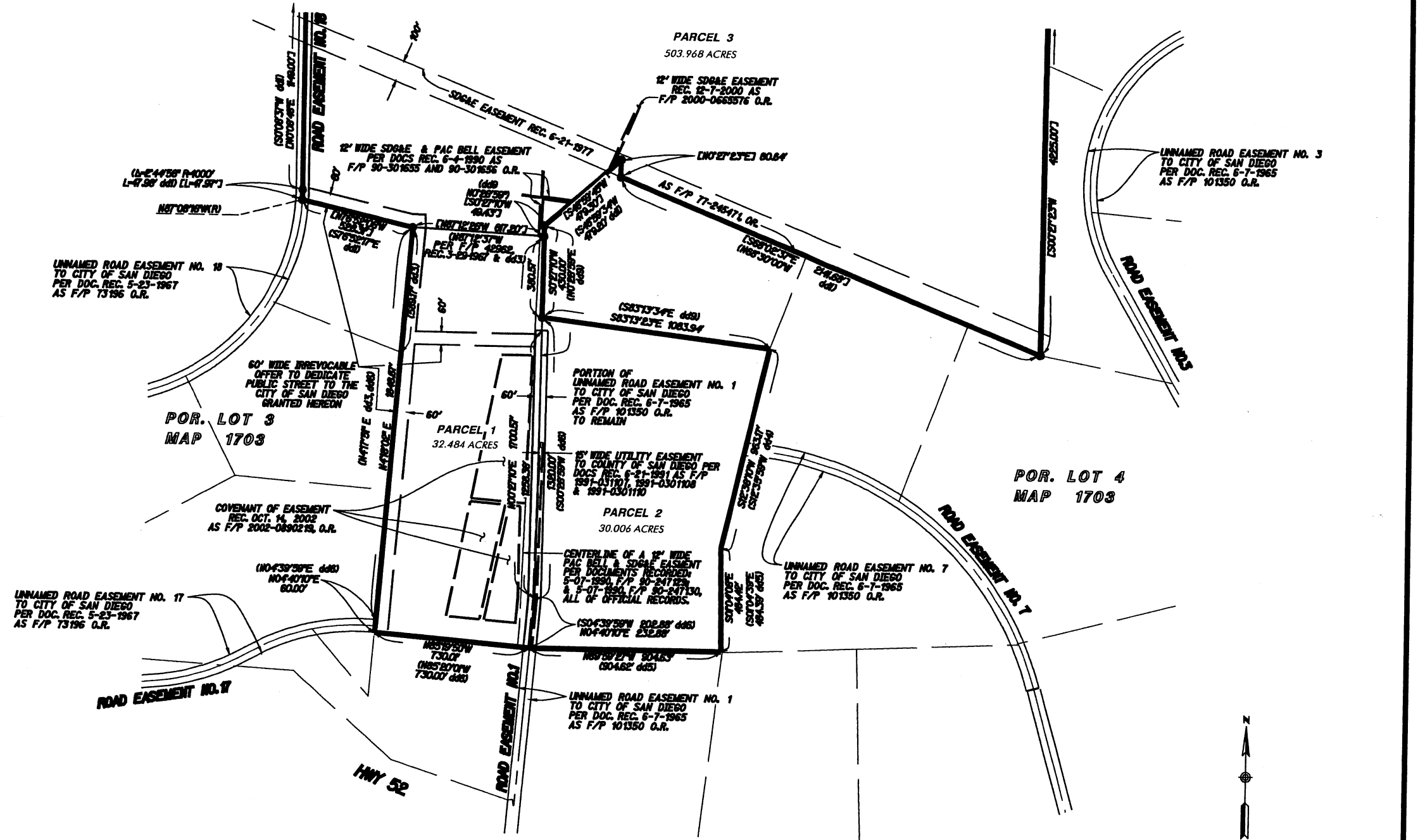


# PRELIMINARY

# PARCEL MAP NO.

SHEET 5 OF 5 SHEETS

(SEE SHEET 4)



**RICK**  
ENGINEERING COMPANY

5620 FRIARS ROAD  
SAN DIEGO, CA 92110  
619.291.0707  
(FAX) 619.291.4165

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22-JUN-2008  
14:08  
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P.T.S. NO. 5617	CITY J.O. NO. 421084
T.M. NO. NONE	L.C. 252-1759 CCS 83C 1892-6319

**PRELIMINARY**

RESOLUTION NUMBER R-\_\_\_\_\_

ADOPTED ON \_\_\_\_\_

WHEREAS, Section 66445(j) of the Subdivision Map Act provides a procedure for the vacation/abandonment of road and sewer easements through consolidated parcel maps where the easements are no longer required; and

WHEREAS, the affected property owner has requested the vacation/abandonment of the easements to unencumber this property and facilitate development of the site; and

WHEREAS, pursuant to San Diego Municipal Code section 125.0941, the City Council finds that:

(a) there is no present or prospective use for the public right-of-way, either for the facility for which it was originally acquired, or for any other public use of a like nature that can be anticipated in that the easements are not needed for public street purposes; and

(b) the public will benefit from the vacation through improved use of land made available by the vacation; and

(c) the vacation does not adversely affect any applicable land use plan; and

(d) the public facility for which the right-of-way was originally acquired will not be detrimentally affected by this vacation;

WHEREAS, pursuant to San Diego Municipal Code section 125.1040, the City Council finds that:

(a) there is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be

ATTACHMENT 8

anticipated in that the easements are not needed for public sewer purposes; and

(b) the public will benefit from the action through improved utilization of the land made available by the abandonment; and

(c) the abandonment is consistent with any applicable land use plan; and

(d) the public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the abandonment or the purpose for which the easement was acquired no longer exists; NOW, THEREFORE,

BE IT RESOLVED, by the Council of San Diego, that the Council finds that certain map surveyed by Patrick A. McMichael, Licensed Land Surveyor, titled PARCEL MAP, Project Tracking System No. 5617 [MAP], being a consolidation of Portions of Lots 3,4,9 and 10 of the re-subdivision of part of Fanita Rancho in the City of San Diego, County of San Diego, State of California, according to Map No. 1703, and a portion of Lot 73 of Rancho Mission, Map No. 330.

BE IT FURTHER RESOLVED, All of Sewer Easement Parcel Numbers 9 and 10, granted to the City of San Diego per deed recorded July 6, 1965 as F/P 120547 of Official records; and All of Sewer Easement Parcel Numbers 12, 13, 14, 15, 16, and 17, granted to the City of San Diego per deed recorded May 23, 1967 as F/P 73196 of Official records,

Together with:

All of Roadway Easement Parcel Numbers 10, 12, 13 and 14, and portions of Roadway Easement Parcel Numbers 1 and 7 granted to the City of San Diego per deed recorded June 7, 1965 as F/P 101350 of Official records, and portions of Roadway Easement Parcel Numbers 17, 18 and 19 granted to the City of San Diego per deed recorded May 23, 1967 as F/P 73196 of Official Records,

ATTACHMENT 8

will not be shown on said MAP because they are vacated/abandoned pursuant to section 66445(j) of the State Subdivision Map Act.

BE IT FURTHER RESOLVED; that the City Clerk is authorized and directed to endorse upon the MAP, as and for the act of the Council, and that the Council has approved the MAP on behalf of the public as stated in this resolution.

BE IT FURTHER RESOLVED, that the City Clerk is directed to transmit the MAP to the County Recorder of the County of San Diego, California, for recordation.

APPROVED: MICHAEL AGUIRRE, City Attorney

By \_\_\_\_\_



(R-\_\_\_\_\_)

RESOLUTION NUMBER R-\_\_\_\_\_  
ADOPTED ON \_\_\_\_\_

WHEREAS, California Streets and Highways Code section 8330 et seq. provides a procedure for the summary vacation of public street easements by City Council resolution where the easement is no longer required; and

WHEREAS, the affected property owner has requested the vacation of all that real property relinquished to the City of San Diego, in the City of San Diego, County of San Diego, State of California per document recorded March 6, 2008 as Document No. 2008-0117850 of Official Records.

EXCEPTING THEREFROM:

Easement Parcels 26202-2, 26202-3, 26204-2, 26204-3, 26204-4, 26203-2, 26203-4, 26429-2, and 26429-3 all as shown on State Highway Map No. 307 filed in the Office of the County Recorder of San Diego County on March 7, 2001 as File/Page No. 2001-0129708 of Official Records

WHEREAS the street vacation is necessary to unencumber this property and facilitate development of the site as conditioned in Site Development Permit No. 9310 and Planned Development Permit No. 9309; and

WHEREAS, the vacated easement shall be used for access to adjacent parcels and the Sycamore Landfill; and

WHEREAS, pursuant to San Diego Municipal Code section 125.0941, the City Council finds that:

- (a) there is no present or prospective use for the purpose for public right-of-way, either for the facility for which it was originally acquired, or for any other public use of a

like nature that can be anticipated in that the easements are not needed for public street purposes; and

(b) the public will benefit from the action through improved use of the land made available by the vacation; and

(c) the vacation does not adversely affect any applicable land use plan; and

(d) the public facility for which the right-of-way was originally acquired will not be detrimentally affected by the vacation; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, as follows:

The unnamed street, as more particularly described in the legal description marked Exhibit "A," and as more particularly shown on Drawing No. 20899-B, labeled Exhibit "B," on file in the office of the City Clerk as Document No. RR-\_\_\_\_\_, which is by this reference incorporated herein and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED that said street vacation is conditioned upon approval and issuance of Site Development Permit No. 9310 and planned Development Permit No. 9309.

The City Clerk shall cause a certified copy of the resolution, with attached exhibits, attested by her under seal, to be recorded in the office of the County Recorder.

APPROVED: MICHAEL AGUIRRE, City Attorney

By

(NAME)

Deputy City Attorney

ATTY/SEC. INITIALS

DATE

Or.Dept:Clerk

R-\_\_\_\_\_

EXHIBIT "A"

STREET VACATION  
UNNAMED STREET

All that real property relinquished to the City of San Diego, in the City of San Diego, County of San Diego, State of California per document recorded March 6, 2008 as Document No. 2008-0117850 of Official Records.

EXCEPTING THEREFROM:

Easement Parcels 26202-2, 26202-3, 26204-2, 26204-3, 26204-4, 26203-2, 26203-4, 26429-2, and 26429-3 all as shown on State Highway Map No. 307 filed in the Office of the County Recorder of San Diego County on March 7, 2001 as File/Page No. 2001-0129708 of Official Records.

Vacated.

Contains 3.974 acres, more or less.

Attached hereto is a Drawing No. 20899-B labeled Exhibit "B" and by this reference made a part hereof is made.

---

Patrick A. McMichael, L.S. 6187                      Date

J.O. 421084  
P.T.S. 5617  
Dwg. 20899-B

EXHIBIT "A"

STREET VACATION  
UNNAMED STREET

All that real property relinquished to the City of San Diego, in the City of San Diego, County of San Diego, State of California per document recorded March 6, 2008 as Document No. 2008-0117850 of Official Records.


EXCEPTING THEREFROM:

Easement Parcels 26202-2, 26202-3, 26204-2, 26204-3, 26204-4, 26203-2, 26203-4, 26429-2, and 26429-3 all as shown on State Highway Map No. 307 filed in the Office of the County Recorder of San Diego County on March 7, 2001 as File/Page No. 2001-0129708 of Official Records.

Vacated.

Contains 3.974 acres, more or less.

Attached hereto is a Drawing No. 20899-B labeled Exhibit "B" and by this reference made a part hereof is made.

 9-9-08  
Patrick A. McMichael, L.S. 6187 Date

J.O. 421084  
P.T.S. 5617  
Dwg. 20899-B



## EXHIBIT "B"

## LEGEND



UNNAMED STREET  
RELINQUISHED TO  
CITY OF SAN DIEGO  
PER DOC. REC.  
3-6-2008 AS F/P  
2008-017850 O.R.  
VACATED HEREON.  
(AREA= 3.974 ACRES)



SLOPE EASEMENT  
RELINQUISHED TO  
CITY OF SAN DIEGO  
PER DOC. REC.  
3-6-2008 AS F/P  
2008-017850 O.R.



DRAINAGE EASEMENT  
RELINQUISHED TO  
CITY OF SAN DIEGO  
PER DOC. REC.  
3-6-2008 AS F/P  
2008-017850 O.R.



INDICATES ACCESS RIGHTS  
RELINQUISHED PER DOC.  
REC. 4-21-1992  
F/P 1992-0232834 O.R.

[ ] INDICATES PARCEL NUMBER  
PER RIGHT OF WAY MAP  
NO. 47533 AND NO. 47534  
AND STATE HIGHWAY  
MAP NO. 307

## REFERENCE DRAWING

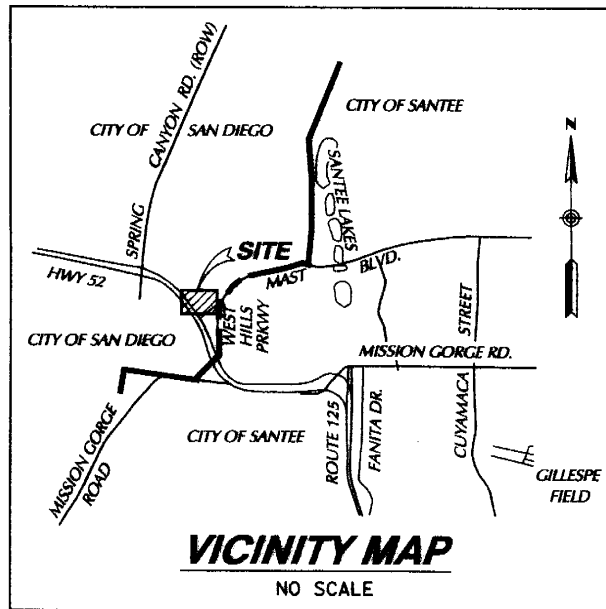
CITY DWG NO. 11844-D

STATE HWY MAP NO. 307.

STATE RIGHT OF WAY MAP  
NO. 47533.

STATE RIGHT OF WAY MAP  
NO. 47534.

MAP NO. 1703.



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**RICK** 5620 FRIARS ROAD J. 14211C  
ENGINEERING COMPANY SAN DIEGO, CA 92110  
619.291.0707 05-SEP-2008  
(FAX) 619.291.4165 09:44

*Patrick A. McMichael* 7-5-2008  
PATRICK A. McMICAL, LS 6187 DATE

**STREET VACATION - UNNAMED STREET  
IN A PORTION OF MAP NO. 1703**

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS: 5617 JO: 421084
ORIGINAL		<i>AM</i>	9/11		SHEET 1 OF 2 SHEETS	
					<i>Gregory A. Hines</i> 9/10/08 FOR CITY ENGINEER DATE	1886 - 6321 CCS NAD 83 COORDINATES
						246 - 1761 LAMBERT COORDINATES
STATUS						<b>20899-1-B</b>





RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL DOCUMENT  
AND TAX STATEMENT TO:

Sycamore Landfill, Inc.  
Attention: Neil Mohr  
8514 Mast Boulevard  
Santee, CA 92071

THIS SPACE ABOVE FOR RECORDER'S USE

**QUITCLAIM DEED**  
**FOR SYCAMORE LANDFILL ACCESS ROAD**

The undersigned grantor declares the Documentary Transfer Tax is \$ 0  
[Value of interest conveyed does not exceed \$100, R&T 11911]

X Computed on full value of property conveyed, or  
\_\_\_ Computed on full value less value of liens or encumbrances remaining at time of sale,  
and

CITY OF SAN DIEGO, a municipal corporation ("City" or "Grantor"), hereby REMISE, RELEASE, AND FOREVER GRANTS AND QUITCLAIMS to SYCAMORE LANDFILL, INC. ("SLI" or "Grantee") all of its right, title, and interest in and to the real property located in City of San Diego, County of San Diego, California, known as Road M-6 and more particularly described in the legal description attached hereto as Exhibit A and depicted in the plat attached hereto as Exhibit B.

Grantee and Grantor specifically agree that this conveyance is made in accordance with Section IV of the Settlement Agreement and Release entered into on February 24, 1993, by and between the State of California Department of Transportation, the County of San Diego in its capacity as owner and operator of the Sycamore Landfill, and the City for the exclusive use of the landfill owner and operator subject to the following conditions:

1. The Sycamore Landfill Access Road also serves as the frontage road for the landowners of APNs 366-071-22, 366-081-23, 366-081-24, 366-081-25, 366-081-26, 366-081-27, 366-081-28, and 366-081-29 abutting said road. Said abutting landowners shall retain their access rights to the Sycamore Landfill Access Road for ingress and egress to Mast Boulevard and the owner and operator of the Sycamore Landfill shall make a good faith effort to work with the City and abutting landowners to assure that the Sycamore Landfill Access Road will not preclude access for the abutting landowners; and
2. The owner and operator of the Sycamore Landfill shall use its best efforts to prevent trucks from lining up onto Mast Boulevard so as not to obstruct traffic on Mast Boulevard; and

3. The City shall take no action with respect to the Sycamore Landfill Access Road that would prevent the owner and operator of the Sycamore Landfill from assuring adequate and safe access to the landfill sufficient to conduct state-permitted landfilling operations for the life of the landfill.

IN WITNESS WHEREOF, the Grantor and Grantee have executed this Quitclaim Deed as of the date of the last signature below.

SYCAMORE LANDFILL, INC.

CITY OF SAN DIEGO

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

APPROVED AS TO FORM

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: Deputy City Attorney

Date: \_\_\_\_\_

STATE OF CALIFORNIA        )  
                                          )  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public,  
personally appeared \_\_\_\_\_, personally known to me (or proved to  
me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to  
the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that  
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

STATE OF CALIFORNIA        )  
                                          )  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public,  
personally appeared \_\_\_\_\_, personally known to me (or proved to  
me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to  
the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that  
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

## Easement and Public Right-of-Way Vacations

### Numbered Easements

During the period between 1962 and 1970, the federal government sold most of its surplus Camp Elliott property, including lands in Tierrasanta, and the area south and east of current MCAS/Miramar parcels, now called "East Elliott." During this same general time period, the federal government provided easements for access roads, slopes and utilities to these surplus properties to the City of San Diego and assigned each of them a number (see Figure 4.1-3 of the Final EIR). These easements appear in general to have been drawn without regard to topography or practical engineering design, but only to establish legal access and utility service to the parcels prior to their sale.

In order to avoid the administrative burden of obtaining the consent of all the landowners in East Elliott before a single private easement can be vacated or relocated, these private easements were made temporary, to be terminated upon the City's acceptance of the road, slope and utility easements. Once they became public easements, the City has the legal authority to vacate and relocate the easements in a manner that took into account the area's topography, sound engineering standards, and development needs. In its sales notice, the federal government was careful to advertise to buyers of the surplus parcels the temporary nature of the private easements by stating "Easements for road purposes as shown on the attached map are in the process of being conveyed to the City of San Diego together with slope rights....Sewer easements are also being conveyed to the City of San Diego.... Should any of these easement not be accepted by the City by the time of awards hereunder, non-exclusive road and sewer easements will be granted to the successful purchaser. Such easements will be respectively subject to termination upon acceptance by the City of any road or sewer easements of similar scope." (Attachment 8). The City accepted these road, slope and utility easements through a series of resolutions in 1962, 1965, and 1967. In 1962, the City passed Resolution 172399 declaring the federal government's Camp Elliott property to be surplus property, stating the City's need to acquire portions of this property for a public thoroughfare, and authorizing the City Manager to secure the transfer of portions of this surplus property for major street and highway purposes. In 1965, the City Council passed Resolutions 183930 and 184230 accepting Road Easements (with slope rights) 1 -16 and Sewer Easements 1-11. In 1967, the City Council passed Resolution 190443 accepting Road Easements (with slope rights) 17-20 and Sewer Easements 12-26. At the time of City acceptance, the private easements terminated.

These easements have never been realigned. Portions of the easements were vacated via the common law doctrine of abandonment by public act upon approval of CUP 6066, which approved proposed landfill expansion in 1974. To avoid confusion, however, and/or to the extent the City has not already abandoned the easements through the official public act of granting permits to operate a landfill over them, Sycamore Landfill is requesting the vacation of portions of public Road Easements (with slope rights) 1, 7, 10, 12, 13, 14, 17, 18, and 19, and Sewer Easements 9, 10, 17 and 18 in order to implement the landfill. Sewer easement No. 14 will remain in its present position, at the boundary

between parcels 366-070-12 and 366-070-13, to allow potential future sewer line connections if there are any future residential developments to the west. After the requested easements are vacated, all parcels that currently have established easement access will maintain adequate access after the implementation of the landfill through easement relocation and the existing road easements that service the East Elliott parcels (Attachment 8). For some parcels, access will be improved since the road easements requested to be vacated are impractical to construct in their current location due to topography, cost and environmental concerns. Utility service remains unaffected because no utility service was constructed within these easements and potential utility service in the future is preserved through the easement relocation plan. The low-density development permitted within the MSCP surrounding the landfill can be adequately serviced by the existing road system. The privately owned area west of Sycamore Landfill comprises approximately 1,163 acres, but less than 25% (291 acres) will be developable under the regulations applicable to the MHPA.

Under the zoning allowed in the MHPA, no more than 291 dwellings can be developed. Based on City of San Diego trip generation factors, such a development will result in 2,910 trips per day (ADT), and a maximum 233/291 trips per peak hour (AM or PM respectively). Such traffic generation is well within the capacity of a two-lane road such as the existing right-of-way following Spring Canyon. Therefore, no access-related or utility service impacts associated with the vacation of the above listed easements will occur.

The City will accept the Irrevocable Offer of Dedication for the proposed new easements if, and at such time as, development requiring such additional access is approved. However, it must be clarified that no development of roads or installation of utilities is proposed within the remaining or relocated easements as a result of this landfill project.

#### Non-Numbered Easements

Separate from the numbered easements described above, the federal government granted two temporary private road easements through portions of East Elliott for the joint use of the federal government and the landowners whose properties are adjacent to the road easements. The first was filed December 14, 1964 as File/Page No. 226678 of the Official Records, County of San Diego and runs southeast-northwest through Lot B-11-31 ("SE-NW Easement"). The second was filed January 4, 1965 as File/Page No. 584 of the Official Records, County of San Diego and runs north-south through the landfill ending at the border of MCAS/Miramar to the north ("North-South Easement"). The term for each temporary private easement expires upon dedication of a public road to the property. As such, the SE-NW Easement expired when the City of San Diego accepted the dedication of certain numbered easements that service the lots contiguous to the SE-NW Easement, including Road Easement Nos. 1, 5, 6, 9, and 10. Therefore, the landfill expansion does not impact access to lots formerly serviced by the SE-NW Easement. Likewise, the North-South Easement expired when the City of San Diego accepted the dedication of certain numbered easements that service the lots contiguous to the North-South Easement, including, but not limited to Road Easements Nos. 1, 12, and 14. A

consolidated parcel map for the landfill parcels will result in legal lots with continued legal access despite the termination of all or portions of the SE-NW Easement and the North-South Easement.

### *Vacation of Easements*

The road, slope and sewer easements (Easements) proposed to be vacated as part of the Sycamore Landfill Master Plan Expansion are justified because they are part of an easement relocation plan that facilitates the anticipated landfill expansion while continuing to maintain adequate access and service to neighboring parcels within the East Elliott Community Planning Area. The easement relocation plan is depicted in Figure 4.1-3 of Environmental Impact Report No. 5617, SCH No. 2003041057, prepared for the Sycamore Landfill Master Plan (EIR) and on Parcel Map No. 5347711, which is on file in the City Clerk's Office. The new location and dedication of the Easements will either continue to provide or improve reasonable access and service to the public facility and purpose for which the Easements were originally acquired, to the extent the purpose of the Easements still exist. Providing public access to privately owned lots will continue and, in some cases, be improved under the easement relocation plan. Legal access serving the landfill also will be preserved.

Portions of Road Easements Nos. 1, 10, 12, 13, 14, 18 and 19 (Main Landfill Road Easements) were abandoned by the City in 1974 when the City expanded the area of the Sycamore Landfill to its current size. This approval of landfilling on the property extinguished access at that location for parcels served by these Main Landfill Road Easements, but not other access points available to those parcels in 1974.

These findings reconfirm the termination of public rights to the Easements that first occurred in 1974, to the extent such termination has been disputed, caused confusion to the public, and/or clouded title to properties in the East Elliott Community Planning Area. The easement relocation plan will in some cases improve access to parcels upon the City's acceptance of the irrevocable offer to dedicate the road easements, by relocating portions of the abandoned Main Landfill Road Easements around the southwest end of the landfill and providing those parcels with access to the portion of Road Easement No. 1 that contains a constructed road.

Few if any of the surrounding road easements in the East Elliott Community Planning Area have been developed by the City, due in part to the rugged terrain and lack of development on the vacant parcels served by the easements. When the United States Government originally created the easements in the 1960s, they were drawn for the convenience of establishing legal access to legal lots that only existed on paper. Known as "paper easements," they were drawn without regard to the physical terrain, sound engineering practices, or biological habitat impacts. Some easements enter the sides of steep slopes, sensitive habitats, or canyons where no civil engineer would have placed them if the purpose were to provide affordable, safe and convenient access to developable lots. In contrast, the proposed road relocation plan requires the landfill operator to dedicate a road easement around the southwest end of the landfill. The plan shows the



road avoiding areas set aside as mitigation for impacts to sensitive habitat areas. For some parcels, access would be improved, since the road easements requested to be vacated are impractical to construct in their current location due to the aforementioned topography, cost and environmental concerns. Upon the City's acceptance of the irrevocable offer to dedicate the road easement, some parcels would gain access to portions of Road Easement No. 1 south of the landfill that contain a constructed road.

Portions of Road Easements Nos. 7 and 17 (Ancillary Landfill Road Easements) are "paper easements" that serve parcels owned by the landfill and that are part of this proposed project as mitigation lands, scale facilities or other ancillary landfill facilities. These parcels will continue to be served by Road Easement No. 1. The portions of Road Easements Nos. 7 and 17 within lands not owned by the landfill are not subject to vacation and will continue to provide adequate access to those parcels. In addition, non-landfill parcels partially serviced with easterly access by the vacated portion of Road Easement No. 17 will maintain easterly access to Road Easement No. 1 upon the City's acceptance of the irrevocable offer to dedicate easements within the easement relocation plan. Non-landfill parcels partially serviced with westerly access by the vacated portion of Road Easement No. 7 maintain westerly access to Road Easement No. 1 and southerly access to Mast Boulevard via Road Easement No. 8 and the unvacated portion of Road Easement No. 7.

Finally, none of the sewer easements were actually constructed within the areas proposed for vacation, so their level of service to the affected parcels remains the same upon relocation. Potential utility service in the future is preserved through the easement relocation plan.

As demonstrated above, there is no present or prospective use for the Easements, either for the facility for which they were originally acquired or for any other public use or a like nature that can be anticipated that requires it to remain at its current location.

The action of vacating the Easements and in some cases reconfirming their abandonment will benefit the public, because the land made available by the vacation will be improved to provide additional landfill capacity needed by the public. The California Integrated Waste Management Act of 1989 requires each city and county in the state to adopt a Countywide Integrated Waste Management Plan and Siting Element demonstrating that 15 years of solid waste disposal capacity is or will be available through existing or planned facilities. (Pub. Res. Code Sections 41700-41721.5 and 41750-41770). The City Council unanimously approved the Countywide Integrated Waste Management Plan Summary and Countywide Updated Siting Element on April 5, 2005 via Resolutions R-300295 and R-300296 following SANDAG and the County of San Diego's review and approval of the plan. 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 could demonstrate adequate capacity for at least 15 years through the Master Plan for expansion of Sycamore Landfill and by development of Gregory Canyon Landfill. According to the report, of these two capacity enhancing projects, Sycamore Landfill would provide over three-quarters of the new supply.

Citizens and businesses of the City of San Diego and other communities in San Diego County would benefit from the extended capacity of this centrally located facility. If new landfill capacity is not provided, the number of incidents of illegal dumping of waste on vacant lots without any regard for the environment, public health or private property rights may increase. Therefore, the public will benefit from the use of the vacated easement area to provide new capacity and avoid unwanted health and environmental impacts.

The existing landfill development is located within the East Elliott Community Planning Area. The 1971 Elliott Community Plan (Community Plan) recognized the landfill use and designated the site for solid waste disposal. In 1977, the City Council amended the Community Plan to increase the landfill site designation to 493 acres, including the area of the abandoned Main Landfill Road Easements and sewer and slope easements that are the subject of this vacation. Therefore, as it related to the Main Landfill Road Easements and sewer and slope easements within the property previously designated for landfill, this vacation does not conflict with any of the Community Plan's goals, objectives or recommendations and, as such, does not adversely affect any applicable land use plan.

With regards to the Ancillary Landfill Road Easements and the slope and sewer easements outside the area previously designated for landfill, the project proposes to amend the Community Plan to expand the area designated landfill in order to make the project's proposed landfill ancillary facilities' uses consistent with the Community Plan. Therefore, the vacation does not conflict with the amended Community Plan's goals, objectives or recommendations, and, as such does not adversely affect any applicable land use plan.

Other portions of the Ancillary Landfill Road Easements and the slope and sewer easements proposed for vacation are adjacent to mitigation lands or within lands proposed for mitigation in the City's Multi-Species Habitat Planning Area (MHPA) to offset biological impacts from the Sycamore Landfill Master Plan Expansion. Such mitigation policies and protection of lands from further development are consistent with the MHPA, and, as such the proposed vacations do not adversely affect any applicable land use plan.

The Easements proposed to be vacated as part of the Sycamore Landfill Master Plan Expansion are part of an easement relocation plan that facilitates the anticipated landfill expansion, while maintaining adequate access and service to neighboring parcels within the East Elliott Community Planning Area. The public facilities for which the public easements were acquired will not be detrimentally affected by the vacation of the easements, because the new location and dedication of the Easements will either continue to provide or improve reasonable access and service to the public facility and purpose for which the Easements were originally acquired, to the extent the purpose of the Easements still exist. Providing public access to privately owned lots will continue and in some cases be improved under the easement relocation plan. Legal access serving the landfill will also be preserved through providing access to the new consolidated landfill parcels.

Portions of Road Easements Nos. 1, 10, 12, 13, 14, 18 and 19 (Main Landfill Road Easements) were abandoned by the City in 1974 when the City expanded the area of the Sycamore Landfill to 493 acres. This action extinguished access at that location for parcels served by these Road Easements, but does not impact other access points available to those parcels in 1974.

These findings reconfirm the termination of public rights to the Easements in 1974 to the extent such rights were in dispute, caused confusion to the public, and/or clouded title to properties in the East Elliott Community Plan Area. The easement relocation plan will in some cases improve access to parcels upon the City's acceptance of the irrevocable offer to dedicate the road easements, by relocating portions of the abandoned Main Landfill Road Easements around the southwest end of the landfill and thereby giving them access to the portion of Road Easement No. 1 that contains a constructed road.

Few if any of the surrounding road easements in the East Elliott Community Planning Area have been developed by the City, due in part to the rugged terrain and lack of development on the vacant parcels served by the easements. When the United States Government originally created the easements in the 1960s, they were drawn for the convenience of establishing legal access to legal lots that only existed on paper. Known as "paper easements," they were drawn without regard to the physical terrain, sound engineering practices, or biological habitat impacts. Some easements enter the sides of steep slopes, sensitive habitats, or canyons where no civil engineer would have placed them if the purpose were to provide affordable, safe and convenient access to developable lots. In contrast, the proposed road relocation plan requires the landfill operator to dedicate a road easement around the southwest end of the landfill. The plan shows the road avoiding areas set aside as mitigation for impacts to sensitive habitat areas. For some parcels, access would be improved, since the road easements requested to be vacated are impractical to construct in their current location due to the aforementioned topography, cost and environmental concerns. Upon the City's acceptance of the irrevocable offer to dedicate the road easement, some parcels would gain access to portions of Road Easement No. 1 south of the landfill that contain a constructed road.

Portions of Road Easements Nos. 7 and 17 (Ancillary Landfill Road Easements) are "paper easements" that serve parcels owned by the landfill and that are part of this proposed project as mitigation lands, scale facilities or other ancillary landfill facilities. These parcels will continue to be served by Road Easement No. 1. The portions of Road Easements Nos. 7 and 17 within lands not owned by the landfill are not subject to vacation and will continue to provide adequate access to those parcels. In addition, non-landfill parcels partially serviced with easterly access by the vacated portion of Road Easement No. 17 will maintain easterly access to Road Easement No. 1 upon the City's acceptance of the irrevocable offer to dedicate easements within the easement relocation plan. Non-landfill parcels partially serviced with westerly access by the vacated portion of Road Easement No. 7 maintain westerly access to Road Easement No. 1 and southerly access to Mast Boulevard via Road Easement No. 8 and the unvacated portion of Road Easement No. 7.

Finally, none of the sewer easements were actually constructed within the areas proposed for vacation, so their level of service to the affected parcels remains the same upon relocation. Potential utility service in the future is preserved through the easement relocation plan.

Therefore, the public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation.

#### Access Road

At the time SR-52 was developed south of the landfill, Caltrans' planned right of way interfered with the existing access road for Sycamore Landfill, resulting in the road's realignment to its current location, which is also known as Road M-6, Sycamore Landfill Road, or Segment 3 of State Highway Map No. 307. Caltrans condemned a fee simple interest in the property for both SR-52 and Road M-6. Pursuant to a Settlement Agreement and Release executed in 1993 among the City of San Diego, the County of San Diego, and Caltrans, Caltrans was required to relinquish all its rights, title and interest in the access road and its appurtenant facilities to the City after the City provided the County with an updated development permit for the landfill. In 2002, the City issued the updated development permit (PDP/SDP No. 40-0765) to the County's successor-in-interest to the landfill, San Diego Landfill, Inc. On February 13, 2008, Caltrans relinquished its rights, title and interest in the access road to the City.

Under the terms of the Settlement Agreement and Release, the access road is to be used for the exclusive use of the landfill owner and operator subject to the following conditions: (1) the landfill owner and operator must make a good faith effort to work with the City and landowners adjacent to Road M-6 not to preclude east-west access; and (2) the landfill owner and operator shall use its best efforts to prevent trucks from lining up onto Mast Boulevard so as to obstruct traffic on Mast Boulevard; and (3) the City shall take no action with respect to Road M-6 that will prevent the owner and operator of the landfill from assuring adequate and safe access to the landfill sufficient to conduct state-permitted landfiling operations for the life of the landfill.

Consistent with the City's obligation in the Settlement Agreement and Release's obligation to take no action with respect to Road M-6 that will prevent the owner and operator of the landfill from assuring adequate and safe access to the landfill sufficient to conduct state-permitted landfiling operations for the life of the landfill, a companion item to be considered by the City Council will transfer all the City's rights, title and interest in the access road to Sycamore Landfill, Inc. along with the three conditions outlined above. Therefore, although the road will cease to be a public road within the general system of streets via the proposed vacation and conveyance, landowners adjacent to the access road will retain rights to use the road to access Mast Boulevard and landfill customers can continue to access the landfill facilities. The landfill is required to use best efforts not to hamper east-west access of the adjacent landowners, and the adjacent landowners retain use of the frontage road to access the freeway at a point allowed by a

public agency.

The project's relocation of the truck scales closer to the landfill represents the best efforts to prevent trucks from lining up onto Mast Boulevard. The current location of the truck scales is near Mast Boulevard. The City will retain slope and drainage easement rights associated with the access road and is anticipated to grant Sycamore Landfill a license to enter and use the slope and drainage easements as required for operations of the landfill.

*Vacation and Conveyance of Access Road*

Vacation of the road easement on the road parcel known as Road M-6, Sycamore Landfill Road, or Segment 3 of State Highway Map No. 307, as part of the Sycamore Landfill Master Plan Expansion is justified because such vacation is consistent with and fulfills the requirements of the Settlement Agreement between the City of San Diego (City), the California Department of Transportation (Caltrans), and the County of San Diego (County), owner and operator of the landfill, and its successor in interest, Sycamore Landfill, Inc. Under the terms of the Settlement Agreement, the access road is to be used for the exclusive use of the landfill owners and operator subject to the following conditions: (1) the landfill owner and operator must make a good faith effort to work with the City and landowners adjacent to Road M-6 not to preclude east-west access; (2) the landfill owner and operator shall use its best efforts to prevent trucks from lining up onto Mast Boulevard so as to obstruct traffic on Mast Boulevard; and (3) the City shall take no action with respect to Road M-6 that will prevent the owner and operator of the landfill from assuring adequate and safe access to the landfill sufficient to conduct state-permitted landfilling operations for the life of the landfill.

Consistent with the City's obligation in the Settlement Agreement to take no action with respect to Road M-6 that will prevent the owner and operator of the landfill from assuring adequate and safe access to the landfill sufficient to conduct state permitted landfilling operations for the life of the landfill, the City finds it necessary to vacate the public rights to Road M-6 in order to transfer the road parcel to the landfill operator, thereby allowing the landfill operator to perform maintenance of the road and also enhance the landfill's overall security and operational safety.

Although the City is vacating the road easement and transferring the road parcel to the landfill operator as a private road, the Settlement Agreement conditions stated above remain. Therefore, although the road will cease to be a public road within the general system of streets, landowners adjacent to the access road will retain any existing rights to use the road to access Mast Boulevard already in place, and landfill customers can continue to access the landfill facilities. Furthermore, by this action the City is not vacating or transferring the slope and drainage easements adjacent to Road M-6.

There is no present or prospective use for the road easement on the road parcel, either for the facility for which it was originally acquired or for any other public use or a like nature that can be anticipated, that requires it to remain under public control.

The action of vacating the road easement will benefit the public because the land made available by the vacation will facilitate adequate, safe and secure access to additional landfill capacity needed by the public. The California Integrated Waste Management Act of 1989 requires each city and county in the state to adopt a Countywide Integrated Waste Management Plan and Siting Element demonstrating that 15 years of solid waste disposal capacity is or will be available through existing or planned facilities. (Pub. Res. Code Sections 41700-41721.5 and 41750-41770). The City Council unanimously approved the Countywide Integrated Waste Management Plan Summary and Countywide Updated Siting Element on April 5, 2005 via Resolutions R-300295 and R-300296 following SANDAG and the County of San Diego's review and approval of the plan. 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 could demonstrate adequate capacity for at least 15 years through the planned Master Plan expansion of Sycamore Landfill and development of Gregory Canyon Landfill. According to the report, of these two capacity enhancing projects, Sycamore Landfill would provide over three-quarters of the new supply.

Citizens and businesses of the City of San Diego and other communities in San Diego County would benefit from the extended capacity of this centrally located facility. If new landfill capacity is not provided, the number of incidents of illegal dumping of waste on vacant lots without any regard for the environment, public health or private property rights may increase. Therefore, the public will benefit from the use of the vacated easement area to facilitate adequate, safe and secure access to new landfill capacity and avoid these unwanted health and environmental impacts.

The existing landfill development is located within the East Elliott Community Planning Area. The 1971 Elliott Community Plan (Community Plan) recognized the landfill use and designated the site for solid waste disposal. In 1977, the City Council amended the Community Plan to increase the landfill site designation to 491 acres. Therefore, in facilitating adequate, safe, and secure access to the landfill, this vacation does not conflict with any of the Community Plan's goals, objectives or recommendations, and, as such, does not adversely affect any applicable land use plan.

Furthermore, the Sycamore Landfill Master Plan expansion associated with this easement vacation proposes to amend the Community Plan to expand the area designated landfill in order to make the project's proposed landfill ancillary facilities' uses, including the road parcel, consistent with the Community Plan. Therefore, the vacation does not conflict with the amended Community Plan's goals, objectives or recommendations, and, as such does not adversely affect any applicable land use plan.

The road easement on the road parcel proposed to be vacated as part of the Sycamore Landfill Master Plan Expansion is justified because it is consistent with the terms of a Settlement Agreement between the City of San Diego (City), California Department of Transportation (Caltrans), and the County of San Diego (County), then the owner and operator of the landfill, as well as the County's successor in interest, Sycamore Landfill, Inc. Under the terms of the Settlement Agreement, the access road is to be used for the

exclusive use of the landfill owners and operator subject to the following conditions: (1) the landfill owner and operator must make a good faith effort to work with the City and landowners adjacent to Road M-6 not to preclude east-west access; (2) the landfill owner and operator shall use its best efforts to prevent trucks from lining up onto Mast Boulevard so as to obstruct traffic on Mast Boulevard; and (3) the City shall take no action with respect to Road M-6 that will prevent the owner and operator of the landfill from assuring adequate and safe access to the landfill sufficient to conduct state-permitted landfilling operations for the life of the landfill.

Consistent with the City's obligation in the Settlement Agreement to take no action with respect to Road M-6 that will prevent the owner and operator of the landfill from assuring adequate and safe access to the landfill sufficient to conduct state permitted landfilling operations for the life of the landfill, the City finds it necessary to vacate the public rights to Road M-6 in order to transfer the road parcel to the landfill operator. This allows the landfill operator to perform maintenance of the road and also to enhance the landfill's overall security and operational safety.

Although the City is vacating the road easement and transferring the road parcel to the landfill operator as a private road, the Settlement Agreement conditions stated above remain. Therefore, although the road will cease to be a public road within the general system of streets, landowners adjacent to the access road will retain rights to use the road to access Mast Boulevard and landfill customers can continue to access the landfill facilities. Therefore, the public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation.



**PLANNING COMMISSION RESOLUTION NO. 3355-PC****INITIATING THE SYCAMORE MASTER PLAN AMENDMENT TO THE ELLIOTT COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN**

**WHEREAS**, on February 20, 2003, the Planning Commission of the City of San Diego held a public hearing to consider initiation of an amendment to the Elliott Community Plan and the Progress Guide and General Plan; and

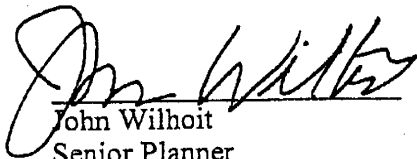
**WHEREAS**, the amendment request is to redesignate approximately 114 acres from Open Space and Office Commercial to Landfill to accommodate the Sycamore Landfill Master Plan; and

**WHEREAS**, the Planning Commission of the City of San Diego considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; **NOW, THEREFORE**,

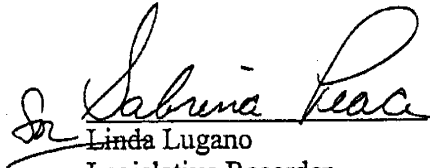
**BE IT RESOLVED**, by the Planning Commission of the City of San Diego that it hereby initiates the Parkside amendment to the Elliott Community Plan and Progress Guide and General Plan, to include analysis of the following issues:

- Potential noise, dust, lighting, and odor impacts on the surrounding Multiple 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.
- The appropriate boundaries of the landfill designation.
- 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 Caltrans right-of-way to landfill use.

- The extent to which the grading blends with the existing topography.
- The possibility of removing from the plan map and text the "Potential Landfill" west of the existing landfill.



John Wilhoit  
Senior Planner  
Long Range Planning



Linda Lugano  
Legislative Recorder  
to the Planning Commission

Approved: February 20, 2003  
By a vote of: 5-0-0

## **Response to Planning Commission Issues**

### **Sycamore Master Plan Community Plan Amendment Initiation**

On February 20, 2003, the Planning Commission of the City of San Diego held a public hearing and initiated the Sycamore Landfill Master Plan amendment to the Elliott Community Plan and the City of San Diego General Plan (Attachment 10, Planning Commission Resolution No. 3355-PC). The Planning Commission directed staff to analyze a number of issues in conjunction with the amendment process.

The City of San Diego Land Development Review Division has prepared a draft Environmental Impact Report (EIR) for the Sycamore Landfill Master Plan. Items listed in **bold** are issues identified by the Planning Commission. Staff's response, based on the information provided by a draft EIR, follows each entry.

#### **Potential noise, dust, lighting, and odor impacts on the surrounding Multiple Habitat Planning Area (MHPA), on existing residential development east and south of the landfill, and on potential development surrounding the landfill.**

Noise – Landfill operations, construction and demolition material processing, and greens processing near the landfill property line would result in sound levels exceeding the limits allowed under the City of San Diego Noise Ordinance, unless mitigated with provision of noise barrier berms. Construction of noise barrier berms would comply with the applicable 75 dBA Leq limit, and resulting temporary noise impacts would be less than significant. Noise impacts due to landfill operation behind these berms would be less than significant, except for potential nighttime operation within 200 feet of the landfill boundary. And, although sound levels at a residentially-zoned parcel adjacent to the proposed administrative office facilities site may exceed the criterion, no actual noise impact would occur since no residents are expected to be present during the proposed construction period.

Dust – Activities creating dust include exhaust from vehicles hauling waste; exhaust from equipment used to move, grade, compact waste, and cover soil at the working face; cell excavation/module construction; gas collection and control systems; construction and demolition debris operations; green material processing and composting operations; and final cover construction-related emission occurring during operations. Sycamore Landfill is required to have a dust control plan. The dust control measures to be implemented include watering of disturbed surfaces, paving access roads if they are to be used for extended periods of time, use of soil stabilizers and low-dust surface compounds, minimization of idling time for diesel engines, and use of electrical equipment where feasible. These measures ensure that visible dust would not cross the property lines, resulting in less than significant impacts for dust under the stated criterion.

Lighting – All project lighting would be consistent with City of San Diego lighting regulations. Specifically, no landfill lighting would be directed at lands other than landfill areas requiring illumination. Furthermore, within 1,600 feet of the MHPA, active

landfilling would be done behind 15- to 20-foot high noise/visual barrier berms, which would substantially reduce project-related light levels in the adjacent MHPA to below a level of significance.

Odor – Two sources of odors are typically associated with normal landfilling operations: aerobic (in air) decomposition of organic refuse materials prior to being covered with soil and anaerobic (without air) decomposition of the buried refuse. The odors from the aerobic decomposition of refuse are controlled through the sanitary method of disposal; the refuse is delivered to the landfill, compacted, and then covered with clean soil. The process of covering the refuse reduces odors. The anaerobic digestion of buried waste results in the creation of carbon dioxide and methane, both of which are odorless gases. However, anaerobic digestion can also generate trace amounts of foul-smelling gases, including sulfides, mercaptans, and thiophenes. To control the release of odorous gases at the landfill, a gas collection and control system has been installed. The collected gases are transported to a cogeneration power plant where the landfill gas is used as fuel for gas turbines that generate electricity. The remainder of the collected landfill gas is burned in an enclosed flare facility.

#### **Impacts to the MHPA open space system.**

The proposed project avoids impacts to narrow endemic species that are located within the MHPA. Impacts to any narrow endemic species outside the MHPA boundaries would be mitigated in accordance with City requirements. No more than 25 percent of the project premises inside the MHPA may be developed. The City's Biology Guidelines also allow development of an additional five percent in the MHPA to accommodate essential public facilities, for a maximum development of 30 percent. The six MHPA parcels in which development is proposed total 70.64 acres, while proposed new disturbance in the MHPA totals approximately 13.69 acres. This value, divided by 70.64 acres within the six parcels, is 19.4 percent, and is less than the maximum 30 percent allowed, and, therefore, the project would be consistent with this regulation.

#### **Potential truck traffic impacts on surrounding streets and land uses.**

Traffic impacts were evaluated cumulatively, including trucks. In the near-term, with the proposed landfill expansion, all signalized intersections except one in the project area are calculated to operate at Level of Service (LOS) D or better. In the long-term, all street segments are calculated to continue to operate at LOS D or better. Physical improvements to the local network would be implemented in conjunction with the local jurisdiction.

Westbound State Route (SR) 52 west of Mast Boulevard is calculated to continue to operate at LOS F or worse in the a.m. peak, and near-term project contribution is calculated to exceed the allowable volume/capacity increase of 0.01, thus creating a significant direct project impact. However, physical improvements required to mitigate direct project impacts to State (Caltrans) controlled facilities such as ramp meter locations, freeway ramps and freeway segments are often financially difficult to

implement, and are not within the City's jurisdiction to control. Prior to completion of the TransNet work on SR-52, Traffic Demand Management (TDM) measures are the only potential means of mitigating project impacts.

**The appropriate boundaries of the landfill designation; and the potential need for any further plan amendments to accommodate landfill needs.**

The primary objective of the proposed Master Plan is to provide additional landfill disposal capacity at an existing, approved site. Under the proposal, the total landfill capacity would increase from 70 million cubic yards (mcy) to 157 mcy.

Sycamore Landfill provides a major percentage of the solid waste disposal capacity of the City of San Diego, and of the rest of San Diego County. Remaining capacity at the Sycamore site under the revised 2006 Solid Waste Facility Permit is approximately 48 mcy, approximately 42 percent of the total existing non-military landfill capacity within the County. Other existing landfills, and their remaining capacity include: West Miramar (21.6 mcy), Otay (42.3 mcy), Ramona, (0.6 mcy), and Borrego Springs (0.4 mcy).

The San Diego County Integrated Waste Management Plan (CIWMP) indicates that the potential closure of the West Miramar could occur by 2012, although the City is proposing an increase in height to extend its service life. A new landfill in North County, Gregory Canyon, was proposed in 1990, but all the necessary permits to authorize that facility have not yet been issued.

California laws and regulations require that each region maintain 15 years of solid waste disposal capacity. Approval of both the proposed Sycamore Landfill Master Plan expansion, and approval of the Gregory Canyon Landfill, would have approximately 20 years of solid waste disposal capacity. According to the CIWMP, if only the Sycamore Master Plan expansion were approved, the in-County capacity would decrease to 16 years, and if neither were approved, some solid waste would need to be shipped out of the County.

Therefore, the proposed boundaries for the expansion of an existing approved landfill are appropriate for the required regional disposal capacity. Potential need for any further plan amendments to accommodate landfill needs is difficult to gauge without knowing the status of the Gregory Canyon facility.

**Potential visual impacts, particularly from Mission Trails Regional Park south of State Route (SR) 52.**

On a clear day, visitors at the north side of the Mission Trails Regional Park Visitor Center, located 3 to 4 miles south-southwest of the landfill site, near Mission Gorge Road, may be able to see some of the northern and western portions of the landfill site through the gap formed by the San Diego River gorge (Mission Gorge). However, most of the site is blocked from view by the mountains adjacent to the Gorge, and the part of

the landfill site topography that is visible is much paler and bluer than those mountains, as a result of the distance and the mechanism of atmospheric perspective.

**Impacts that may remain after the landfill is closed, including aesthetic impacts; and the extent to which the grading blends with the existing topography.**

The project would substantially alter the natural landform of the Little Sycamore Canyon by excavating the canyon and filling it to create a large land mass resulting in the loss of approximately 13 acres of steep natural slopes. Therefore, a significant impact to steep natural slopes would occur. The landfill would also create new manufactured slopes several hundred feet in height. Therefore, significant direct landform impacts would occur. Although a number of project design measures have been taken to reduce the visual contrast of the project, due to the nature of landfills and the extensive change to natural topography and other ground surface relief features of the proposed project area, no additional feasible mitigation is available to reduce the impacts to natural landforms to below a level of significance. Therefore, impact to natural landforms would remain significant and not fully mitigated.

Landfill expansion is anticipated to take 20-25 years or more to reach the maximum capacity and for the final revegetation plan to be implemented. Impacts to scenic resources and vistas and visual character would be most affected in the outskirts of the urbanized area where natural vacant land would be lost to anticipated urban development. Therefore, short-term cumulative visual impacts would occur. In addition, significant long-term cumulative visual impacts are expected to occur from implementation of the landfill expansion and nearby residential development projects.

No feasible mitigation is known that would reduce these cumulative visual impacts to less than significant. Therefore, they remain significant and not fully mitigated.

**Potential ground water and runoff impacts.**

With the installation of liners, leachate collection and gas collection systems, as well as the implementation of cover, run-on/run-off controls, monitoring, and landfill closure, the potential for groundwater contamination due to operations in new areas of Sycamore Landfill is remote. These features provide overlapping protection such that if one aspect fails, the other aspects continue to provide adequate levels of protection. This system of overlapping protections has been mandated by state and federal regulations to ensure the protection of groundwater, and conformance with the state and federal antidegradation policies and drinking water standards.

**The loss of potential office use by converting the Office-Commercial designated Caltrans right-of-way to landfill use.**

A total of 12 acres of "Office Commercial" are shown in the East Elliott Community Plan, which include approximately four acres of the existing landfill entrance facility. The project application requests that the plan designation be changed to "landfill" in

order to most flexibly manage the operation. Only office-related activities are proposed for the area now designated “office commercial”.

**The possibility of removing from the plan map and text the “Potential Landfill” west of the existing landfill.**

Although it may be possible to remove “Potential Landfill” from the East Elliott plan map and text for the area west of the existing landfill, the City may want to retain the designation and language in order to meet future regional needs should the proposed Gregory Canyon and expanded West Miramar sites not be brought on-line in the near future.



(R-2008-XXXX)

RESOLUTION NUMBER R-\_\_\_\_\_

ADOPTED ON \_\_\_\_\_

WHEREAS, on \_\_\_\_\_, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the General Plan and the East Elliot Community Plan; and

WHEREAS, Sycamore Landfill, Inc., requested an amendment to the General Plan and the East Elliot Community Plan to expand the capacity, footprint and height of the existing Sycamore Landfill; add or modify ancillary facilities including sedimentation basins, an equipment maintenance facility, perimeter access road, scales and recycling area, and administrative offices; relocate an SDG&E transmission line; continue processing green/wood materials for alternative daily cover and/or beneficial reuse; process construction and demolition (C&D) debris; continue excavation and processing of aggregate materials and change the landfill hours of operation located 8514 Mast Boulevard, from portions including Open Space and Commercial to Landfill, the site is legally described as Portions of Lots 3,4.9 and 10 of the re-subdivision of part of Fanita Rancho, Map No. 1703, and a portion of Lot 73 of Rancho Mission, 330, and All that real property relinquished to the City of San Diego per document recorded March, 6, 2008 as Document No. 2008-0117850 of Official Documents Excepting Easement Parcels 26202-2, 26202-2, 26204-4, 26203-2, 26429-2, and 26429-3 all as shown on State Highway Map No. 307 dated March 7, 2001 as File/Page No. 2001-0129708 of Official Documents, City of San Diego, County of San Diego, State of California; and

WHEREAS, City Council Policy 600-7 provides that public hearings to consider revisions to the General Plan for the City of San Diego may be scheduled concurrently with public hearings on proposed community plans in order to retain consistency between said plans and the Planning Commission has held such concurrent public hearings; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it adopts the amendments to the East Elliot Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR-\_\_\_\_\_.

BE IT FURTHER RESOLVED, that the Council adopts an amendment to the General Plan for the City of San Diego to incorporate the above amended plan.

APPROVED: MICHAEL AGUIRRE, City Attorney

By \_\_\_\_\_  
Rachel Lipsky  
Deputy City Attorney

MJL:pev  
(date)  
Or.Dept:DSD  
R-2008-XXXX