



THE CITY OF SAN DIEGO  
**REPORT TO THE PLANNING COMMISSION**

**DATE ISSUED:** August 16, 2012 **REPORT NO.** PC-12-065

**ATTENTION:** Planning Commission, Agenda of August 23, 2012

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

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

**OWNER/  
APPLICANT:** Sycamore Landfill, Inc., Allied Waste North America, Inc. (Attachment 16)

**SUMMARY**

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

**Staff Recommendation:**

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

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

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

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

**Environmental Review:** An Environmental Impact Report has been prepared for this project and a Mitigation, Monitoring and Reporting Program will be implemented to reduce the effects of the project to below a level of significance with the exception of significant, unmitigated impacts related to Land Use (direct), Transportation/Circulation (direct and cumulative), Noise (direct), Visual Effects/Neighborhood Character (direct), Biological Resources (cumulative), and Air Quality (direct).

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

**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** The project site is designated as Open Space and Office Commercial Land Uses. The East Elliott Plan anticipates a maximum housing yield of 500 dwelling units; however, the anticipated residential development will occur in an area located to the east of the proposed landfill expansion. Therefore the proposed action will not add or subtract housing units from the San Diego housing market.

## **BACKGROUND**

The Sycamore Landfill site currently consists of approximately 491 acres in the East Elliott Community Plan area and is located approximately one mile north of Highway 52 and approximately one mile west of the City of Santee, in Little Sycamore Canyon (Attachment 1 and 2). The East Elliott Community Plan, first adopted by the City in 1962, proposed a landfill at the Little Sycamore site (Attachment 3). Based on this land use designation in the Community Plan, a Conditional Use Permit (CUP) No. 6066 was issued by the City Planning Commission to the County of San Diego in November 1963 to construct and operate a sanitary landfill of 113 acres. In an amendment to the CUP in 1974, the Planning Commission approved an increase in the size of the landfill site to 493 acres, based on a grading plan showing the intent to eventually fill the entire canyon with solid waste. Additional amendments to the CUP were made in 1976, 1981, 1984, and 1999. The City granted a Planned Development Permit/Site Development Permit (PDP/SDP) for the landfill in 2002, which permitted ancillary uses at the landfill site but did not change the landfill site boundaries. Also, in May 1986, the County of San Diego, at that time the owner and operator of the landfill, confirmed the City of San Diego Planning Department's evaluation that no amendment to the local land use permits was required for an

increase in capacity allowed by proposed relocation of the existing transmission lines. The transmission lines were not, however, relocated at that time. These CUP amendments and PDP/SDP are included with this report as Attachment 14.

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

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

The landfill site contains environmentally sensitive lands, including sensitive biological resources, and steep slopes. The existing landfill operates in accordance with a Staged Development Plan, Planned Development Permit/Site Development Permit No. 40-0765 and Conditional Use Permit No. 6066, as amended, as well as a Solid Waste Facilities Permit from the City of San Diego's Local Enforcement Agency (LEA), with concurrence from the California Integrated Waste Management Board (now known as the Department of Resources Recycling and Recovery (CalRecycle)), and numerous related permits. The most recent Solid Waste



Facility Permit (SWFP) revision, in 2006, allowed an increase of daily tonnage to 3,965 tons per day (MSW) and adjusted the remaining disposal capacity under the permitted plan to 48 million cubic yards. The capacity adjustment was a result of CalRecycle revisions in the methodology used to calculate capacity as well as more efficient compaction practices by the landfill operator.

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

The amount of acreage to be redesignated has been significantly reduced since the time of the Community Plan Amendment Initiation, from approximately 114 to approximately 26 acres. Of this 26-acre change, approximately twenty-one acres currently designated as Open Space would be devoted to waste disposal, a sedimentation basin in the central portion of the site, south of the waste disposal area, and the new scale facilities and recycling area. In addition, the land use designation on approximately five acres of land at the entrance to the landfill would be changed from an Office-Commercial land use designation in the EECP to a Landfill. Thus, the proposed land use designation changes would add a total of 26 acres to the existing Industrial and/or Sanitary Fill designation. All of the land to be redesignated is adjacent to the existing landfill.

A corresponding amendment of the General Plan is also required to keep the General Plan consistent with the East Elliot Community Plan. Similar to the Community Plan Amendment, land designated as "Park, Open Space and Recreation" and "Commercial Employment, Retail and Services" would be changed to an "Industrial Employment" designation. All of the land to be redesignated is adjacent to the existing landfill.

### **History of Litigation**

In 2008 the City Council certified the EIR for the Master Plan Expansion of Sycamore Landfill that analyzed a 1,050-foot elevation landfill at the proposed project as well as a range of alternatives, including a higher-capacity landfill that was 1,145 feet in elevation. The City rejected the proposed project and instead adopted the higher alternative. The City of Santee and



the East Elliot Land Company filed CEQA challenges to the EIR. The trial court held that the 1,145-foot elevation alternative adopted as the Project was not a valid alternative under CEQA because it did not reduce any of the significant impacts that had been identified in the EIR. As a result, the court held that the EIR must be revised to eliminate the 1,145-foot alternative, and the previous approvals rescinded pending certification of the updated EIR. Pursuant to the court order, the City has revised the EIR to eliminate the higher alternative and to update the EIR's analysis where necessary due to the passage of time or change in circumstances. In addition, the various permits and other approvals required to implement the project have been updated as necessary to be consistent with the updated proposed project. These updated permits and approvals will need to be approved once the 2008 approvals are rescinded. The proposed project remains essentially the same as it was in 2008, with the minor revisions further described below and in the accompanying documentation.

### **Changes Since 2008**

The project proposed in 2008 would have phased-in increases in daily tonnage of municipal solid waste (tons per day, or tpd) allowed up to a maximum of 13,000 tpd at full buildout. Due to increased recycling, the economic downturn of recent years, and other factors, the project now is requesting a phased increase in tons per day that has as its maximum 11,450 tpd at buildout. In addition, while two sedimentation basins previously were proposed, the updated project proposes to combine the two basins into one. After more detailed construction-level review of the transmission line realignment, SDG&E has slightly shifted its transmission line alignment, although it remains along the western boundary of the landfill. In addition, to address concerns from the City of Santee and property owners to the east of the landfill, the applicant has agreed to shield landfill construction and operations from viewers to the east by building eight- to ten-foot high berms of soil on the east-facing perimeter of landfill that are otherwise visible to the neighborhoods east of the landfill. The applicant also has agreed to keep areas for receipt and processing of green waste in the western half of the property, at the lowest practicable elevation, below the easternmost berm, and to contour graded slopes to avoid unnatural, straight-line caps.

### **DISCUSSION**

#### **Project Description:**

The proposed project is referred to as the Sycamore Landfill Master Plan. It requires an amendment to the East Elliot Community Plan and General Plan to redesignate approximately 26 acres from Open Space (21 acres) and Office Commercial (5 acres) to Sanitary Fill (or Industrial). The project also will rezone the landfill site from RS-1-8 (residential single-family) to IH-2-1 (heavy industrial); vacate both numbered and unnumbered easements; vacate public road right-of-way acquired from Caltrans for the entrance road; and amend the landfill's existing Planned Development Permit/Site Development Permit to address the Master Plan (Attachments 6-13).

The purpose of the proposed Sycamore Landfill Master Plan is to allow the property, which is already approved for use as a solid waste disposal facility, to be developed in a way that more efficiently provides solid waste capacity. The project will extend the capacity of this necessary public facility, to the benefit of citizens and businesses of the City of San Diego and other communities in San Diego County. It will continue to utilize modern landfill design methods incorporating excavation to provide suitable base grades for liner construction. Planned excavation, combined with a proposed increased maximum height and area/extent of the landfill, will result in an estimated total capacity of approximately 157 million cubic yards (mcy) within a waste footprint of 352.6 acres.

The Master Plan requests that the area designated as “landfill” in the East Elliott Community Plan be increased by approximately 26 acres, bringing the total area of that plan designation to approximately 517 acres. The proposed maximum height of the proposed landfill is 1,050 feet above mean sea level (AMSL). The project also provides for an increase in daily tonnage from the current limit of 3,965 tpd to 5,000 (MSW) tpd through approximately 2015, increasing gradually until it reaches 11,450 tpd (MSW) in approximately 2030 and through estimated landfill closure, in 2042 or later. The timing of the daily tonnage increases depends primarily on the amount of municipal solid waste generated in the region requiring landfill disposal. If the region’s generation of municipal solid waste increases slowly, the tonnage limits at the landfill will not occur until later than anticipated, and the life of the landfill will be longer. The requested increases in tonnage are proposed in order to accommodate anticipated regional growth. The proposed project also will accommodate the disposal needs resulting from closure of the City’s Miramar Landfill, but will be necessary to serve regional waste disposal needs even if Miramar Landfill’s life is extended. The project's increased daily waste acceptance will need to be subsequently approved in a new Solid Waste Facility Permit by the Local Enforcement Agency (LEA), with concurrence from CalRecycle.

To accommodate increased volumes of solid waste, and to reduce traffic congestion, operation up to 24 hours per day, seven days a week, is proposed. Other proposed project improvements include: 1) scale area relocation, 2) entrance landscaping, 3) administrative office relocation, 4) power line relocation, 5) a new public drop-off center and a relocated recycling center, 6) maintenance facility, and 7) perimeter access road (Attachment 5). In addition, Sycamore Landfill will continue to 8) process green/wood materials for alternative daily cover and/or beneficial reuse (which helps the region meet its waste diversion goals), and 9) allow continued aggregate processing operations within its boundaries. The Master Plan also will allow Sycamore Landfill to 10) process construction and demolition (C&D) debris. In the future, 11) composting also may be initiated at the landfill, but composting is only analyzed on a programmatic level in the EIR, and will require additional environmental review at the time of project application. When implemented, the Master Plan development will extend the capacity of this resource for municipal solid waste management in the San Diego region by 82 mcy.

This project follows through on the City’s approval of the Countywide Integrated Waste Management Plan Summary and Countywide Updated Siting Element (Siting Element) on May 14, 2010 (Attachment 16). The City Council approved the Siting Element following SANDAG

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

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

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

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



new administrative office building. All of the new areas proposed for development will be adjacent to the approved landfill footprint, or to the existing landfill access road.

The landfill is currently permitted to receive 3,965 tons per day of non-hazardous municipal solid waste. The landfill would utilize environmental control systems ancillary uses including a composite liner system, extensive groundwater, gas monitoring and gas collection and cogeneration systems, and a leachate collection and disposal system and drainage control systems, in compliance with environmental regulations. Operational control procedures related to waste handling and disposal, odor control, noise control and visual control would be implemented as well.

### **General/Community Plan Analysis:**

The proposed project includes an amendment to the City of San Diego General Plan and the East Elliott Community Plan to redesignate approximately 26 acres of property from Office Commercial (5 acres) and Open Space (21 acres) to Sanitary Fill. The proposed amendment was initiated by Planning Commission on February 20, 2003, by Planning Commission Resolution Number 3355-PC. As part of the initiation, Planning Commission directed staff to analyze several issues in conjunction with the plan amendment process. Those issues and analysis of those issues are provided in Attachment 11. The following is an analysis of the project's consistency with General Plan and East Elliot Community Plan goals and objectives.

The Public Facilities, Services and Safety Element of the City of San Diego General Plan includes the goal of efficient, economical, environmentally sound waste collection, management, and disposal. The policies of the element include providing environmentally sound waste disposal facilities and alternatives, and planning for sufficient waste handling and disposal capacity to meet existing and future needs. The proposed project will efficiently and economically extend the ability of the Sycamore Landfill to meet future waste management needs by continued processing and removing aggregate materials for both on- and off-site use, enhanced processing of greens and wood materials (mulching), and processing of construction and demolition materials.

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

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

buffers within and between communities; or provide outdoor recreational opportunities.

The project proposes to redesignate approximately 21 acres from Open Space to Sanitary Fill. Presently, the lands designated as Open Space do not provide outdoor recreational opportunities, provide views/vistas, or serve as a core biological area and wildlife linkage. Although the areas to be redesignated from Open Space to Landfill do not provide public views or vistas, they will be visible from surrounding areas. As mentioned above, the applicant has agreed to shield landfill construction and operations from viewers to the east by building eight- to ten-foot high berms of soil on the east-facing perimeter of landfill lifts that are otherwise visible to the neighborhoods east of the landfill. The applicant also has agreed to keep areas for receipt and processing of green waste in the western half of the property, at the lowest practicable elevation, below the easternmost berm, and to contour graded slopes to avoid unnatural, straight-line caps. The lands proposed for redesignation do not provide a buffer within or between communities. However, the project would cause a loss of natural landforms, which is discouraged by policy language in the Urban Design Element of the General Plan policy UD-A.1 and thus the expansion of the footprint of the landfill would represent a substantial conflict with the goal of this Element to preserve natural landforms and features. Also, the project's loss of open space would conflict with the goals to preserve open space contained in the General Plan Conservation Element policy CE-B.1. Therefore, redesignating the properties as Sanitary Fill will result in an inconsistency with two elements of the General Plan, although the project is generally consistent with the overall General Plan and, ultimately, the landfill upon closure will convert entirely to Open Space and at that point the entire site will be able to be used as Open Space.

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

The project proposes to redesignate about 5 acres of former Caltrans right-of-way from Office Commercial to Landfill. The Office Commercial designated site is an irregularly shaped parcel located between SR-52, Mast Blvd., and an on-ramp from Mast Blvd. to westbound SR-52. It is envisioned under the terms of the 1993 Settlement Agreement and Release among the City of San Diego, the County of San Diego, and Caltrans to be used as landfill-serving commercial, and that is the use proposed by the project. Because most of the East Elliott Planning Area is designated as Open Space, there are few residents to support office commercial uses. Therefore, redesignating the site to Landfill will not have a detrimental impact on the City of San Diego General Plan, and will implement the plan's goals and policies.

The East Elliot Community Plan designated approximately 491 acres in Little Sycamore Canyon

for landfill use. The majority of the remaining acreage within the planning area has been designated Open Space. The community plan's Open Space Management guidelines provide guidelines which are designed to foster preservation and enhancement of the natural open space areas which cover the majority of the planning area. However, the community plan also anticipated the potential expansion of the Sycamore Landfill to the west in areas designated for open space beyond Sycamore Canyon upon careful consideration of environmental factors. The proposed expansion with this project would not extend beyond Sycamore Canyon and would occur adjacent to the existing landfill. Environmental mitigation required for the redesignation of approximately 26 acres of Open Space to Sanitary Fill would provide the enhancement and preservation of natural open space areas that the community plan's Open Space Management Guidelines call for.

### **Environmental Analysis:**

#### **Land Use (Direct)**

Significant land use policy impacts are associated with this project, and those impacts would remain unchanged. The landfill expansion would be generally consistent with the applicable goals, policies, objectives and recommendations of the City General Plan, East Elliot Community Plan, Mission Trails Regional Park Design District, Santee General Plan, MCAS Miramar Airport Land Use Compatibility Plan (ALUCP), RWQCB Basin Plan and State Implementation Plan (SIP)/ Regional Air Quality Strategy (RAQS). However, redesignation of a net 21 acres of Open Space to Industrial (or Sanitary Landfill) use would conflict with the goals to preserve open space contained in the Conservation and Urban Design Elements of the General Plan and the open space management guidelines of the Community Plan. That inconsistency would result in a secondary environmental impact (loss of open space). Although the project site would ultimately be converted to open space as part of the closure plans, there are no measures available in the interim to compensate for the loss of naturally occurring open space and significant land use policy impacts would remain unmitigated.

#### **Transportation/Circulation (Direct and Cumulative)**

Significant direct impacts to intersections, street segments, and freeway mainlines would occur during the Existing Baseline Plus Project and near-term (Project Approval and Year 2015) traffic scenarios. Cumulatively significant impacts to intersections, street segments, and freeway mainlines would occur under the Buildout (2030) scenario.

Physical improvements to the local network would be implemented at the Mast Boulevard/ West Hills Parkway/Project Driveway and along the segment of Mast Boulevard between the landfill entrance and westbound on-ramp to SR-52 to mitigate direct impacts to local facilities. For near-term, direct impacts to regional facilities such as freeway mainlines, the standard of practice is for the applicant to coordinate with California Department of Transportation (Caltrans) regarding appropriate mitigation, understanding that no single applicant can typically fund 100 percent of the major infrastructure improvements required to mitigate mainline freeway impacts. The



project applicant met with Caltrans several times during the preparation of the EIR regarding various improvements to the SR-52/Mast Boulevard interchange that would be desirable from an operational standpoint. Caltrans and the applicant have agreed that prior to amending the Solid Waste Facilities Permit to allow for an increase in disposal activity equal to or greater than 1,250 daily tickets, the applicant shall enter into a Highway Improvement Agreement with Caltrans to fund, at an amount not to exceed \$1.5 million, a design study and the construction of improvements to the SR-52/Mast Boulevard interchange. Preliminary cost estimates conducted by Caltrans indicate that the project from planning to completion would cost approximately \$1.5 million or less. Direct and cumulative impacts to the SR-52 freeway mainlines would remain significant and less than fully mitigated despite these improvements.

#### **Noise (Direct)**

Mitigation measures would require the project applicant to implement feasible mitigation measures that would reduce the noise levels from haul trucks using the landfill access road to future adjacent residential zoned undeveloped properties to less than significant. Due to topography and other factors, it may not be feasible to implement an effective noise barrier which would reduce truck noise exposure to below a level of significance. If there are no feasible means to implement a noise mitigation measure, this impact would be considered significant and unmitigable.

#### **Visual Effects/Neighborhood Character (Direct)**

Implementation of the project would result in significant and unmitigable impacts to Visual Effects/Neighborhood Character due to the severe contrast between the unvegetated, graded fill slopes of the landfill and the undeveloped neighborhood character and natural landform of the surrounding area that is highly visible. While the horizontal expansion would constitute a less than nine percent change in the amount of land area dedicated to disposal activities, the vertical expansion would be the most visible part of the project. Despite the use of visual berms to shield the working face from viewers to the south and east, expansion of the landfill would result in a long-term (i.e., for the period of landfill operations) contrast with surrounding landforms and visual character, which would become more visible as landfilling activities exceed the existing ridgelines in the area. Significant impacts would result due to the landfill operation's inability to shield the disturbed nature of the outer slope from viewers. Moreover, although the proposed interim landscape plan would reduce the overall impact to visual quality, there would be periods of time when some manufactured slopes would be devoid of vegetation and the plan would not reduce those impacts to below a level of significance.

#### **Biological Resources (Cumulative)**

Direct/indirect effects to biological resources would be avoided or reduced to below a level of significance through identified mitigation measures and/or coverage under the MSCP, except for the loss of 3.6 acres of native grassland (valley needlegrass grassland) located both within and outside of the Multi-Habitat Planning Area (MHPA; refer to EIR Tables 5.5-9 through 5.5-11).

Mitigation to below a level of significance for impacts to native grassland habitat would require the creation of native grassland habitat at a ratio of 1:1 or greater. The project proposes mitigation for direct impacts to native grassland by preservation of Tier 1 habitats; however, the project's contribution to native grassland impacts in concert with other potential impacts to native grassland habitat in the region would represent a significant cumulative impact. The project contribution to this impact would be cumulatively considerable and, as noted above, would remain significant after implementation of identified mitigation measures.

### **Air Quality (Direct)**

Operational emissions would result in a significant long-term impact on regional air quality. Despite the implementation of best available control technology (BACT), various project design features and mitigation measures for stationary sources, emissions of certain pollutants during normal operations would still exceed City thresholds since further mitigation of these sources is not feasible. Also, the project would expose sensitive receptors to ambient one-hour NO<sub>2</sub> concentrations from all sources in excess of the one-hour NO<sub>2</sub> NAAQS and there are no feasible measures to further mitigate this impact. As such, project impacts to air quality would be significant on a project level and would remain unavoidable during project implementation.

### **Project-Related Issues:**

#### **Easement and Public Right-of-Way Vacations**

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

#### **Franchise Agreement**

The City and the applicant entered into a Franchise Agreement in 1999 that limits the amount of tonnage that the landfill can accept on an annual basis, and sets forth the parties' understanding as to the amount of municipal solid waste that would be expected to be disposed of at the landfill upon the closure of Miramar Landfill. The EIR does not limit its analysis to just the tonnage allowed by the 1999 Franchise Agreement; rather, it takes a conservative position and assumes a worst-case based on the amount of daily tonnage and total tonnage that actually may be required for adequate disposal for the City and the region. This was done in order to ensure that the EIR adequately analyzed all reasonably foreseeable future impacts. It is highly unlikely and would be unprecedented for the landfill to receive the maximum allowable daily tonnage every day, seven days a week, as is assumed for purposes of the EIR. In fact, the landfill could not accept that amount of waste, due to the limitations in the Franchise Agreement. Rather than limiting the EIR assumptions to those set forth in the Franchise Agreement, the EIR anticipates the worst case, making aggressive projections to ensure that all impacts could be evaluated. In any event, the landfill is required to comply with the terms of the Franchise Agreement. The project also provides mitigation based on the worst-case assumptions in the EIR, as a way to ensure that the landfill will have the capacity required if the City's needs increase. The EIR does not, however,

obligate the City to dispose of the maximum amount of tonnage, nor does it allow the maximum amount of trash to be disposed, until such time, if ever, as the terms of the Franchise Agreement are amended to allow such an increase.

Sycamore Landfill is obligated to provide available landfill capacity to the City from the year 2012 through landfill closure, which equates to approximately 82 million tons of total capacity. The Master Plan contemplated by this project provides adequate disposal capacity to meet this obligation.

### **Aggregate Processing**

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

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

### **FAA/Airport Consistency Determination**

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

### **Conclusion:**

The proposed project will result in approximately 83.8 acres of additional disturbance with approximately 28.6 additional acres which will be approved for waste disposal. Staff has determined the proposed Sycamore Landfill Master Plan project, with the adoption of the East Elliott Community Plan Amendment and General Plan Amendment, complies with the applicable sections of the Municipal Code and adopted City Council policies. Staff has determined the required findings can be made to support the decision to approve the proposed project. An Environmental Impact Report has been prepared for this project and all feasible mitigation has been required to reduce potentially significant impacts to a level below significance. For those impacts that cannot be reduced to a less-than-significant level, Findings and a Statement of Overriding Consideration must be made to certify the Environmental Impact



Report. Staff recommends the Planning Commission recommend to the City Council approval of the resolutions amending the East Elliot Community Plan/General Plan No. 9917, and granting Rezone No. 534712, the Public Right-of-Way Vacations No. 534709 Easement Vacations No. 534708, Parcel Map No. 534711, Site Development Permit No. 9310 and Planned Development Permit No. 9309.

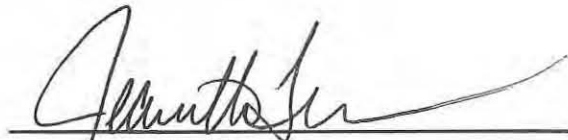
**ALTERNATIVES:**

1. Recommend that the City Council APPROVE amendments to the General Plan, and the East Elliot Community Plan, No. 9917; ADOPT Rezone No. 534712; and APPROVE, Public Right of Way Vacations No. 534709 and Easement Vacations No. 534708 on Parcel Map No. 534711; and Right of Way Vacations No. 534709 on a Portion of Map No. 1703; Site Development Permit No. 9310 and Planned Development Permit No. 9309 to amend Prior Permit No. 40-0765, **with modifications.**
2. Recommend that the City Council DENY amendments to the General Plan, and the East Elliot Community Plan, No. 9917; Rezone No. 534712; and, Public Right of Way Vacations No. 534709 and Easement Vacations No. 534708 on Parcel Map No. 534711; and Right of Way Vacation No. 534709 on a Portion of Map No. 1703; Site Development Permit No. 9310 and Planned Development Permit No. 9309, **if the findings required to approve the project cannot be affirmed.**

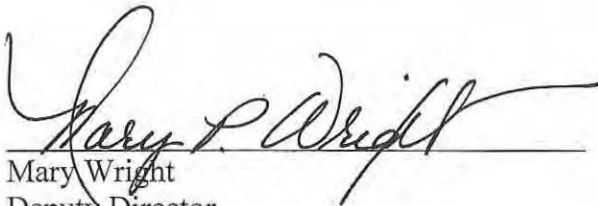
Respectfully submitted,



Mike Westlake  
Program Manager  
Development Services Department



Jeannette Temple  
Project Manager  
Development Services Department



Mary Wright  
Deputy Director  
Development Services Department

WESTLAKE/WRIGHT/JCT

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map

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





## Aerial Photograph

SYCAMORE LANDFILL

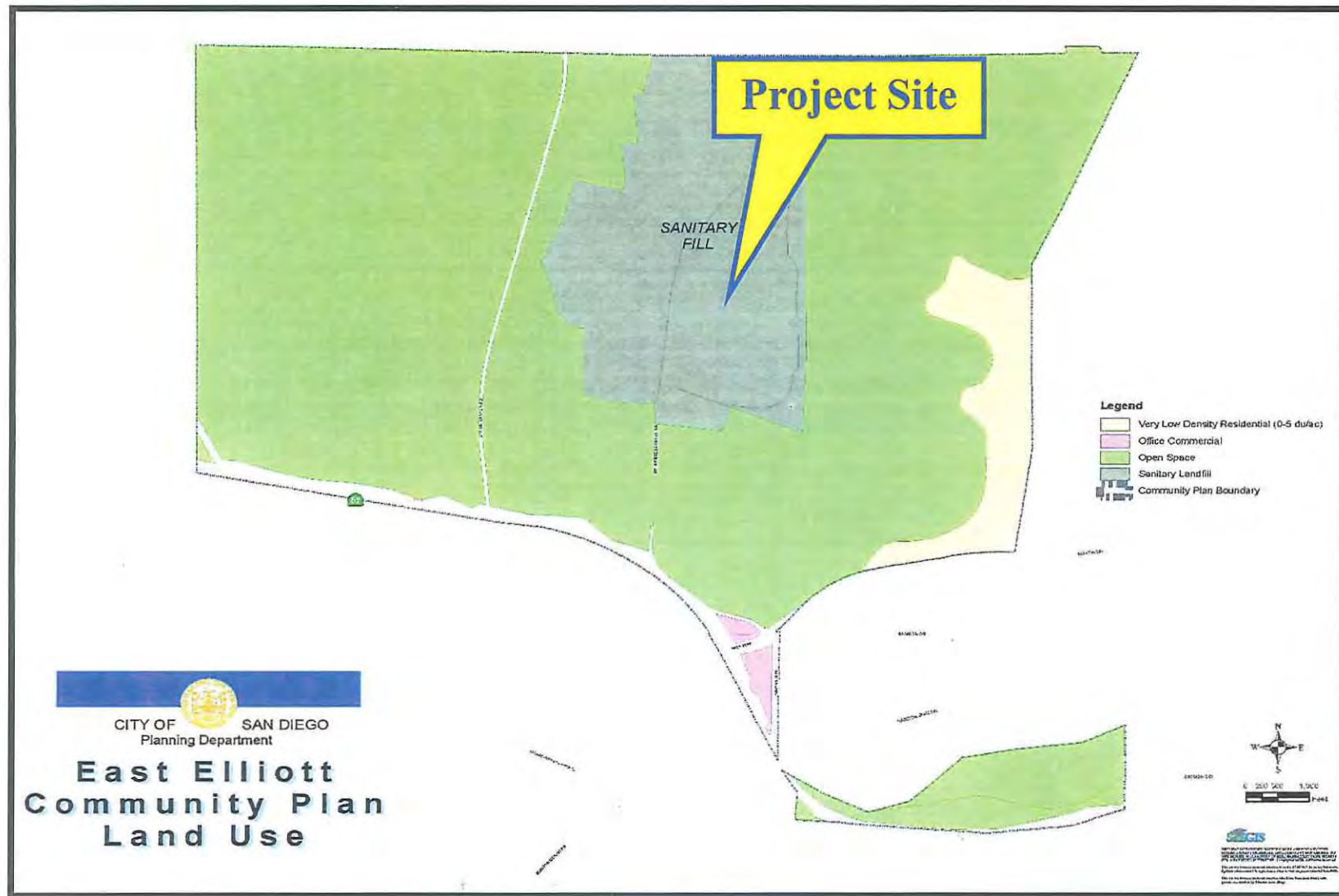




**Aerial Photograph of the Existing Landfill Site (January 2009)**

SYCAMORE LANDFILL





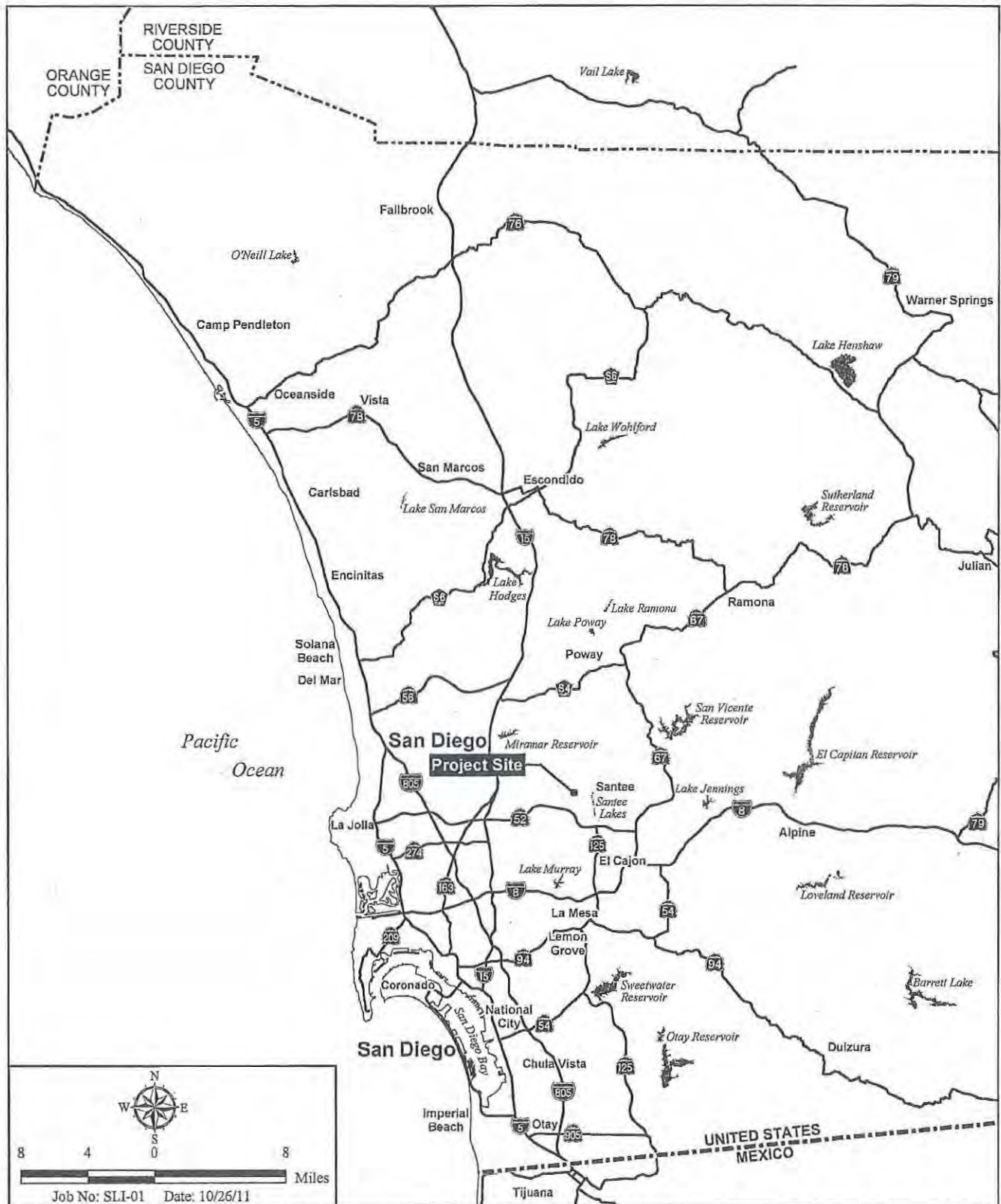


## Project Location Map

SYCAMORE LANDFILL – PROJECT NO. 5617  
8514 MAST BOULEVARD







## Regional Location Map

SYCAMORE LANDFILL MASTER DEVELOPMENT PLAN EIR

Figure 2-1

**F I L E D**

Stark of the Superior Court

MAY 26 2011

By: LEE RYAN, Deputy

**VIA FAX**

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO, CENTRAL DIVISION

11	EAST ELLIOT LAND COMPANY, LLC; and	)	Case No.: 37-2008-00097944-CU-TT-CTL
12	CITIZENS AGAINST LANDFILL EXPANSION,	)	(Related Case: 37-2008-00097666-CU-
		)	WM-CTL)
13	Petitioners and Plaintiffs,	)	
		)	<del>(PROPOSED)</del>
14	v.	)	PEREMPTORY WRIT OF MANDATE
		)	
15	CITY OF SAN DIEGO; and	)	(CEQA Matter Under Pub.Res.Code,
16	CITY COUNCIL FOR THE CITY OF SAN	)	§§21000, <i>et seq.</i> )
	DIEGO,	)	
		)	
17	Respondents and Defendants,	)	
		)	
18		)	
		)	
19		)	
		)	
20	v.	)	Judge: Hon. Ronald S. Prager
		)	
21	ALLIED WASTE INDUSTRIES;	)	
22	SYCAMORE LANDFILL INCORPORATED;	)	
	and DOES 1 THROUGH 100	)	Complaint Filed: December 12, 2008
		)	
23	Real Parties in Interest.	)	

Judgment having been entered in this proceeding, ordering that a peremptory writ of mandate be issued from this Court,

IT IS ORDERED that, immediately on service of this writ, respondent, City of San Diego:

1. Set aside its resolution and/or decision certifying the final environmental impact report (FEIR) for the Sycamore Landfill Master Plan (State Clearinghouse No. 2003041057). This resolution/decision is remanded to respondent for reconsideration.

2. Set aside its resolution/decision making findings in connection with its approval of Sycamore Landfill Master Plan FEIR under the California Environmental Quality Act (CEQA). This resolution/decision is remanded to respondent for reconsideration.

3. Set aside its resolutions/decisions approving Sycamore Landfill Master Plan, Project No. 5617 (the "Project") and all related approvals and/or entitlements. These resolutions/decisions are remanded to respondent for reconsideration.

Respondent is further ordered to suspend any and all Project-related activities that could result in any change or alteration to the physical environment until respondent has reconsidered its resolution/decision and complied with the requirements of CEQA. The Court finds that the actions set forth above are necessary under Public Resources Code § 21168.9(b) to comply with the provisions of CEQA.

Under Public Resources Code §21168.9(b), this Court will retain jurisdiction over respondent's proceedings by way of a return to this peremptory writ of mandate until the Court has determined that respondent has complied with the provisions of CEQA.

Respondent must file a return to this writ no later than 12/6/11, 20  .

Dated: MAY 26 2011

RONALD S. PRAGER  
Honorable Ronald S. Prager  
Judge of the Superior Court



David P. Hubbard (Bar No. 148660)  
 Gatzke Dillon & Ballance LLP  
 1525 Faraday Avenue, Suite 150  
 Carlsbad, California 92008  
 Telephone: (760) 431-9501  
 Facsimile: (760) 431-9512

Attorneys for Petitioners and Plaintiffs,  
 East Elliot Land Company, LLC, and Citizens  
 Against Landfill Expansion

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA  
 COUNTY OF SAN DIEGO, CENTRAL DIVISION

EAST ELLIOT LAND COMPANY, LLC; and ) Case No.: 37-2008-00097944-CU-TT-CTL  
 CITIZENS AGAINST LANDFILL EXPANSION, ) (Related Case: 37-2008-00097666-CU-  
 ) WM-CTL)

Petitioners and Plaintiffs, )

v. )

**PROOF OF SERVICE**

CITY OF SAN DIEGO; and )  
 CITY COUNCIL FOR THE CITY OF SAN )  
 DIEGO, )

(CEQA Matter Under Pub.Res.Code,  
 §§21000, *et seq.*)

Respondents and Defendants, )

v. )

ALLIED WASTE INDUSTRIES; )  
 SYCAMORE LANDFILL INCORPORATED; )  
 and DOES 1 THROUGH 100 )

Judge: Hon. Ronald S. Prager

Complaint Filed: December 12, 2008

Real Parties in Interest. )

PROOF OF SERVICE

I declare that I am employed with the law firm of Gatzke Dillon & Ballance LLP, whose address is 1525 Faraday Avenue, Suite 150, Carlsbad, California 92008. I am not a party to the within cause, and I am over the age of eighteen years.

I further declare that on May 31, 2011, I served a copy of the following document(s):

1. PEREMPTORY WRIT OF MANDATE.

☒ BY U.S. MAIL [Code Civ. Proc sec. 1013(a)] by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, addressed as follows, for collection and mailing at Gatzke Dillon & Ballance LLP, 1525 Faraday Avenue, Suite 150, Carlsbad, CA 92008 in accordance with Gatzke Dillon & Ballance LLP's ordinary business practices.

I am readily familiar with Gatzke Dillon & Ballance LLP's practice for collection and processing of correspondence for mailing with the United States Postal Service, and know that in the ordinary course of Gatzke Dillon & Ballance LLP's business practice the document(s) described above will be deposited with the United States Postal Service for collection and mailing on the same date that it (they) is (are) placed at Gatzke Dillon & Ballance LLP with postage thereon fully pre-paid.

Donald R. Worley, Deputy City Atty.  
Heather L. Stroud, Deputy City Atty.  
Office of the City Attorney  
1200 Third Avenue, Suite 1100  
San Diego, CA 92101  
Attorneys for: City of San Diego and City  
Council for the City of San Diego  
Fax (619) 533-5856

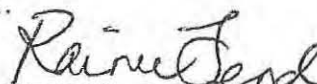
Donna Jones  
Mike Hansen  
Sheppard Mullin Richter & Hampton  
501 West Broadway, 19th Floor  
San Diego, CA 92101  
Attorney for: Allied Waste Industries and  
Sycamore Landfill  
Fax (619) 515-4141

Thomas Bruen  
Law Office of Thomas M. Bruen  
1990 N. California Blvd., Ste. 620  
Walnut Creek, California 94596  
Attorney for: Allied Waste Industries and  
Sycamore Landfill  
Fax (925) 295-3132

Michelle Ouellette  
Shawn Hagerty  
Best Best & Krieger  
655 West Broadway, 15th Floor  
San Diego, CA 92101  
Attorney for: City of Santee  
Fax (619) 233-6118

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed at Carlsbad, California on May 31, 2011.

  
Rainee Fend

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO  
CENTRAL DIVISION

CITY OF SANTEE,

Petitioner and Plaintiff,

v.

CITY OF SAN DIEGO, a municipal  
corporation; CITY COUNCIL OF THE  
CITY OF SAN DIEGO; and DOES 1-10,  
inclusive,

Respondents and  
Defendants.

SYCAMORE LANDFILL, INC., a  
California corporation; ALLIED WASTE  
INDUSTRIES, a Delaware corporation;  
and DOES 11-20, inclusive,

Real Parties In Interest.

Case No. 37-2008-00097666-CU-WM-CTL  
(Coordinated Case: 37-2008-00097944-CU-TT-  
CTL)

Judge: Hon. Ronald S. Prager  
Dept.: D-71

**[PROPOSED] PEREMPTORY WRIT OF  
MANDATE**

**(CEQA)**

Hearing Date: July 8, 2011  
Time: 10:00 a.m.  
Dept.: 71

Complaint Filed: December 9, 2008



Judgment having been entered in this proceeding, ordering that a peremptory writ of mandate be issued from this Court,

IT IS ORDERED that, immediately on service of this writ, Respondent, City of San Diego:

1. Set aside its resolution and/or decision certifying the final environmental impact report (FEIR) for the Sycamore Landfill Master Plan (State Clearinghouse No. 2003041057). This resolution/decision is remanded to Respondent for reconsideration.

2. Set aside its resolution/decision making findings in connection with its approval of Sycamore Landfill Master Plan FEIR under the California Environmental Quality Act (CEQA). This resolution/decision is remanded to Respondent for reconsideration.

3. Set aside its resolutions/decisions approving Sycamore Landfill Master Plan, Project No. 5617 ("Project") and all related approvals and/or entitlements. These resolutions/decisions are remanded to Respondent for reconsideration.

Respondent is further ordered to suspend any and all Project-related activities that could result in any change or alteration to the physical environment until Respondent has reconsidered its resolution/decision and complied with the requirements of CEQA. The Court finds that the actions set forth above are necessary under Public Resources Code section 21168.9, subdivision (b) to comply with the provisions of CEQA.

Under Public Resources Code section 21168.9, subdivision (b), this Court will retain jurisdiction over Respondent's proceedings by way of a return to this peremptory writ of mandate until the Court has determined that Respondent has complied with the provisions of CEQA.

Respondent must file a return to this writ no later than December, 2011.

DATED: \_\_\_\_\_

\_\_\_\_\_  
JUDGE OF THE SUPERIOR COURT

## DRAWING INDEX:

DWG No.	REV No.	DATE	TITLE	GENERAL
G1	8	3/30/12	COVER SHEET	
G2	7	2/13/12	SITE PLAN	
G3	7	2/13/12	BASE GRADING PLAN	
G4	7	2/13/12	BASE GRADING PLAN	
G5	7	2/13/12	FINAL GRADING PLAN	
G6	6	8/22/11	SECTIONS	
G7	6	8/22/11	PERMIT BOUNDARIES	
G8	6	8/22/11	ENVIRONMENTALLY SENSITIVE LANDS	
C1	6	8/22/11	SITE PLAN	CIVIL
C2	7	3/26/12	OPERATIONS FACILITIES	
C3	7	11/30/11	SCALE FACILITIES	
C3	7	11/30/11	MAINTENANCE FACILITIES	
L1	FINAL	3/22/12	OPERATIONS FACILITY LANDSCAPE PLAN, CALCULATIONS & BRUSH MANAGEMENT DIAGRAM	LANDSCAPE
L2	FINAL	3/22/12	OVERFLOW PARKING LOT LANDSCAPE PLAN, PLANTING & IRRIGATION NOTES	
L3	FINAL	3/22/12	OPERATIONS FACILITY LANDSCAPE CALCULATIONS & BRUSH MANAGEMENT NOTES	
L4	FINAL	3/22/12	SCALE FACILITIES LANDSCAPE PLAN, PLANTING LEGEND & IRRIGATION NOTES	
L5	FINAL	3/22/12	SCALE FACILITIES LANDSCAPE PLAN, PLANTING LEGEND & IRRIGATION NOTES	
L6	FINAL	3/22/12	MAINTENANCE FACILITY LANDSCAPE PLAN, PLANTING LEGEND & IRRIGATION NOTES	
L7	FINAL	3/22/12	SEDIMENT BASIN LANDSCAPE PLAN, PLANTING LEGEND & IRRIGATION NOTES	
L8	FINAL	3/22/12	LANDFILL LANDSCAPE PLAN, PLANTING LEGEND & IRRIGATION NOTES	
L9	FINAL	3/22/12	RESTORATION PLAN FOR AREAS OF INTERIM CONSTRUCTION DISTURBANCE AT TOWER GROUP 6	
L10	FINAL	3/22/12	RESTORATION PLAN FOR AREAS OF INTERIM CONSTRUCTION DISTURBANCE AT TOWER GROUPS 4 & 5	
L11	FINAL	3/22/12	RESTORATION PLAN FOR AREAS OF INTERIM CONSTRUCTION DISTURBANCE AT TOWER GROUPS 1, 2 & 3	
L12	FINAL	3/22/12	RESTORATION PLAN FOR AREAS OF FINAL CONSTRUCTION DISTURBANCE AT TOWER GROUP 6	
L13	FINAL	3/22/12	RESTORATION PLAN FOR AREAS OF FINAL CONSTRUCTION DISTURBANCE AT TOWER GROUPS 4 & 5	
L14	FINAL	3/22/12	RESTORATION PLAN FOR AREAS OF INTERIM CONSTRUCTION DISTURBANCE AT TOWER GROUP 3	
L15	FINAL	3/22/12	LANDSCAPE PLANTING DETAILS	
A10	6	8/22/08	OFFICE FLOOR PLAN	ARCHITECTURAL
A11	6	8/22/08	OFFICE ELEVATIONS	
A12	6	8/22/08	OFFICE BUILDING SECTION AND ROOF PLAN	
A20	6	8/22/08	SCALE HOUSE PLAN AND ELEVATIONS	
A30	6	8/22/08	MAINT BLDG FLOOR PLAN	
A31	6	8/22/08	MAINT BLDG ELEVATIONS	
A32	6	8/22/08	MAINT BLDG ROOF PLAN	
U1	6	8/22/08	EXISTING UTILITIES	UTILITIES

# MASTER DEVELOPMENT PLANS SYCAMORE LANDFILL PREPARED FOR: SAN DIEGO LANDFILL SYSTEMS SAN DIEGO COUNTY, CALIFORNIA AUGUST 2011

## DEVELOPMENT SUMMARY

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

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

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

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

### REQUIREMENTS:

	OPERATIONS FACILITIES	SCALE FACILITIES	MAINTENANCE FACILITIES
CONDITIONAL USE/NEIGHBORHOOD USE PERMIT	N/A	N/A	N/A
VARIANCE	N/A	N/A	N/A
PARKING CALCULATION	31	11	11
LEGAL DESCRIPTION/ASSESSOR PARCEL NUMBER:	SEE APPLICATION PACKAGE	SEE APPLICATION PACKAGE	SEE APPLICATION PACKAGE
TYPE OF CONSTRUCTION (CBC)	TYPE V-N (SPRINKLERED)	TYPE V-N	TYPE II-N (SPRINKLERED)
OCCUPANCY CLASSIFICATION (CBC)	GROUP B	GROUP B	S-3 & GROUP B MIXED
GROSS FLOOR AREA/FLOOR AREA RATIO	3,258 S.F./FAR N/A	1,392 S.F./FAR N/A (TOTAL AREA OF 3 SCALE HOUSES)	6,654 S.F./FAR N/A
GROSS SITE AREA (WITHIN AREA OF WORK)	358,381 S.F.	1,414,829 S.F.	674,744 S.F.
NET SITE AREA (WITHIN AREA OF WORK)	236,273 S.F.	426,300 S.F.	54,579 S.F.
EXISTING/PROPOSED USES AND OCCUPANCIES	OFFICE	3 SCALE HOUSES	OFFICE - MAINTENANCE
YEAR OF CONSTRUCTION FOR EXISTING STRUCTURES (INCLUDING DEMOLITION)	MOBILE TRAILER	NEW N/A	NEW N/A

### SITE VOLUME TABLE

ITEM	CUT (CY)	EARTH/FILL (CY)	NET (CY)
LANDFILL BASE GRADING EARTHWORK (INCLUDING MAINTENANCE AREA)	34,966,000	1,316,000	33,650,000
SCALE FACILITY AND ROADWAY EARTHWORK (SEE DRAWING G4)	231,000	0	231,000
OPERATIONS AREA EARTHWORK (SEE DRAWING G1)	15,100	300	14,800
TRANSMISSION TOWERS PADS PRIOR TO PERIMETER ROAD CONSTRUCTION	38,950	48,750	9,800
TRANSMISSION TOWERS PADS AFTER PERIMETER ROAD CONSTRUCTION	16,900	15	16,885
TOTAL	35,267,950	1,365,065	33,922,485

REMAINING SPACE AVAILABLE FOR REFUSE DISPOSAL (BASE GRADES ON DRAWING G3 TO FINAL GRADES ON DRAWING G5) 124,174,000 (CY)

MAXIMUM DEPTH OF CUT = 298 FEET WITH 1.5:1 SLOPES  
TOTAL AMOUNT OF SITE TO BE GRADED: 18,490,952 SF (INCLUDES EXISTING GRADED AREAS) = 70.4 PERCENT OF TOTAL SITE  
MAXIMUM DEPTH OF FILL = 110 FEET WITH 1.5:1 AND 2:1 SLOPES  
RETAINING/CRIB WALLS: LENGTH 1150 FEET; MAXIMUM HEIGHT 8 FEET

### ZONING

AREA ADJACENT TO EXISTING LANDFILL ZONED RS-1-B, PLANNED URBANIZING  
LANDFILL AND ANCILLARY FACILITIES TO BE LOCATED ON PARCEL NUMBERS 366-031-25, 366-041-01, 366-070-66  
366-071-33, 366-080-57, 366-080-58, 380-081-32, 380-081-43, 380-081-45, 380-081-47 AND 380-081-49. SEE DRAWING G2.

### WATER SUPPLY

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

## CLIENT

SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
8514 Mast Blvd.  
Santee, CA 92071  
Phone: 619.449.9156  
FAX: 619.449.1050  
CONTACT: Tom Gardner

## ATTACHMENT 5 -

## PRIMARY DESIGN CONSULTANT

### LANDFILL DESIGN



Shaw Environmental, Inc.  
CONTACT: Len Yamamoto, P.E.

1230 Columbia Street, Suite 1200  
San Diego, CA 92101-8517  
Phone: (619) 239-1690  
Fax: (619) 239-1238



## PROJECT TEAM

### OWNER:

SAN DIEGO LANDFILL SYSTEMS  
Tom Gardner  
Phone: 619.449.9156  
8514 Mast Blvd.  
Santee, CA 92071

### DESIGN CONSULTANTS:

A-Mehr Inc.  
Ali Mehr Azarin, P.E.  
Phone: 949.206.0157  
23016 Mill Creek Drive  
Laguna Hills, CA 92653

LinScott Law & Greenspan  
Chris Mendiana  
Phone: 619.299.3090  
1565 Hotel Circle South, Suite 310  
San Diego, CA 92108

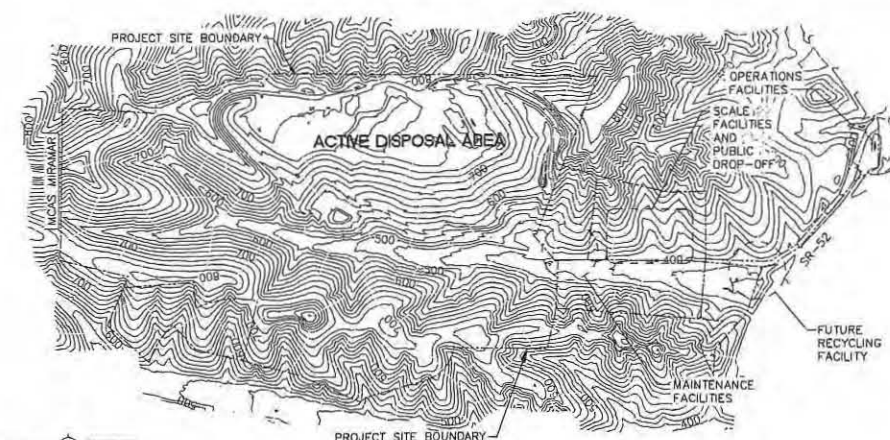
### ENVIRONMENTAL CONSULTANTS:

HELIX Environmental Planning, Inc.  
Kim Baronek  
Phone: 619.462.1515  
7578 El Cajon Boulevard  
Suite 200  
La Mesa, CA 91942

Rick Engineering Co.  
Dann Melles  
Phone: 619.291.0707  
5620 Friars Road  
San Diego, CA 92110



VICINITY MAP



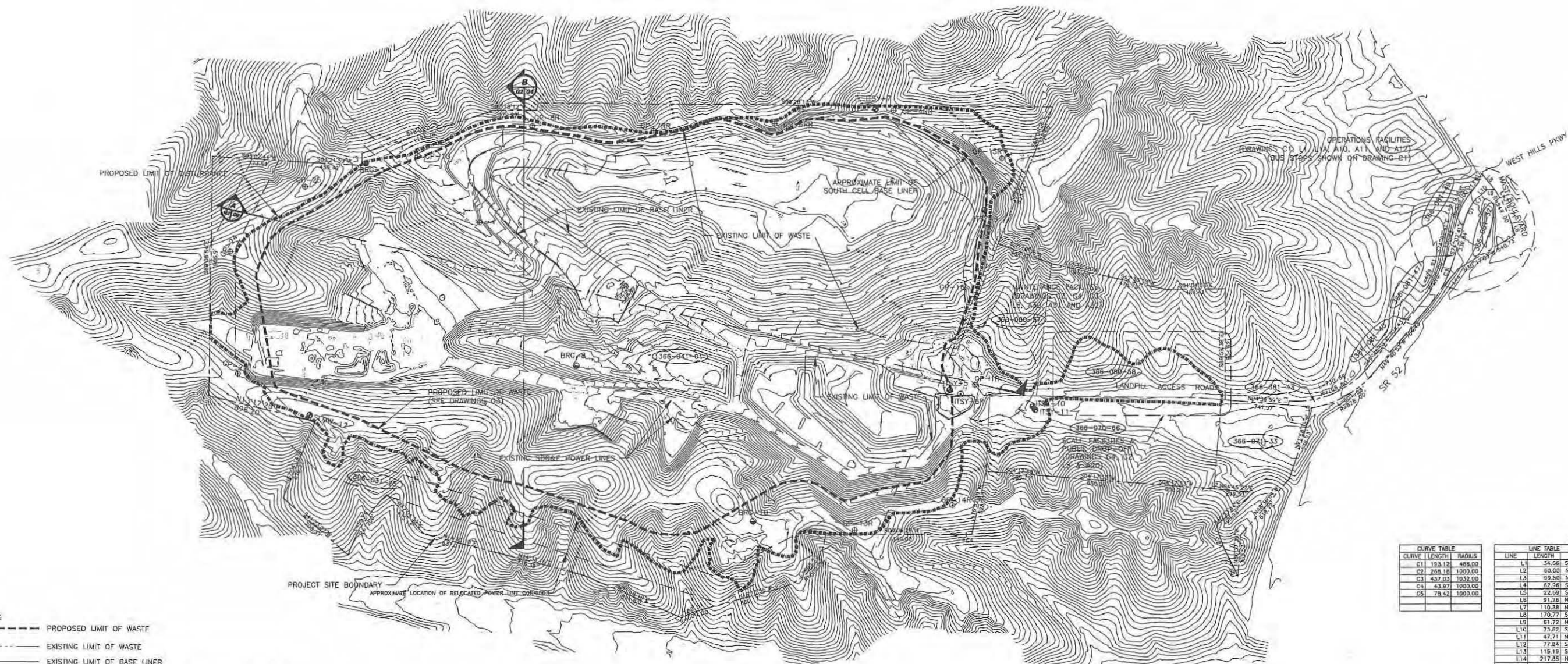
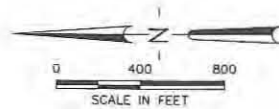
PROJECT SITE MAP

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

COVER SHEET

DRAWING NO.  
G1  
1 OF 34  
PROJECT NO.  
14451





## LEGEND:

- - - - - PROPOSED LIMIT OF WASTE  
 - - - - - EXISTING LIMIT OF WASTE  
 - - - - - EXISTING LIMIT OF BASE LINER  
 - - - - - PROPOSED LIMIT OF DISTURBANCE (INCLUDES 20' WIDE BUFFER)  
 - - - - - EXISTING POWER LINE LOCATION  
 - - - - - NEW APPROXIMATE POWER LINE CORRIDOR  
 - - - - - PROJECT SITE BOUNDARY  
  
 ITSY-5 MONITORING WELL  
 ITSY-6 CORRECTIVE ACTION PUMPING WELL  
 BRG-10 PIEZOMETER (NOT SURVEYED)  
 GP-9 GAS MONITORING PROBE  
 366-041-01 PARCEL NUMBER

## NOTES:

1. OFF-STREET PARKING SHOWN ON DRAWINGS C1, C2, AND C3.
2. PROPERTY LINE SETBACKS ARE NOT APPLICABLE.
3. SEE DRAWING G1 FOR SITE VICINITY MAP.
4. SEE DRAWING G8 FOR SENSITIVE ECOLOGICAL RESOURCES.
5. SEE DRAWING G8 FOR STEEP SLOPE DETERMINATION.
6. SITE UTILITY DRAWINGS ARE SHOWN ON PART B DRAWINGS.

DATE OF TOPOGRAPHY: 7/16/02 AND 3/19/11  
TOPOGRAPHY PROVIDED BY OTHERS

CURVE TABLE			LINE TABLE		
CURVE	LENGTH	RADIUS	LINE	LENGTH	BEARING
C1	193.12	488.00	L1	34.66	S85°16'18"E
C2	288.18	1000.00	L2	60.03	N04°40'10"E
C3	437.03	1032.00	L3	89.50	N89°03'04"E
C4	43.87	1000.00	L4	82.98	S75°08'57"E
C5	78.42	1000.00	L5	22.69	S81°39'50"W
			L6	91.26	N73°15'59"W
			L7	110.88	N62°20'58"W
			L8	170.77	S50°30'50"W
			L9	61.72	N30°12'15"E
			L10	73.62	S43°03'23"E
			L11	47.71	N32°59'23"W
			L12	77.84	S72°06'57"E
			L13	116.19	S51°09'18"E
			L14	217.85	N49°42'46"W



3	8/24/06	REVISED PER CITY COMMENT	RB	RW	FWC	RW
2	11/27/04	REVISED PER CITY COMMENT	RW	RW	FWC	RW
1	9/25/03	REVISED PER CITY COMMENT	RW	RW	FWC	RW
0	11/13/00	APPLICATION SUBMITTAL	RW	RW	FWC	RW
REV	DATE	DESCRIPTION	OWN BY	DES BY	CHK BY	APP BY
	DATE OF ISSUE		OWN BY	DES BY	CHK BY	APP BY
	AUG. 2011		W. F.	W. F.	L. Y.	L. Y.



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

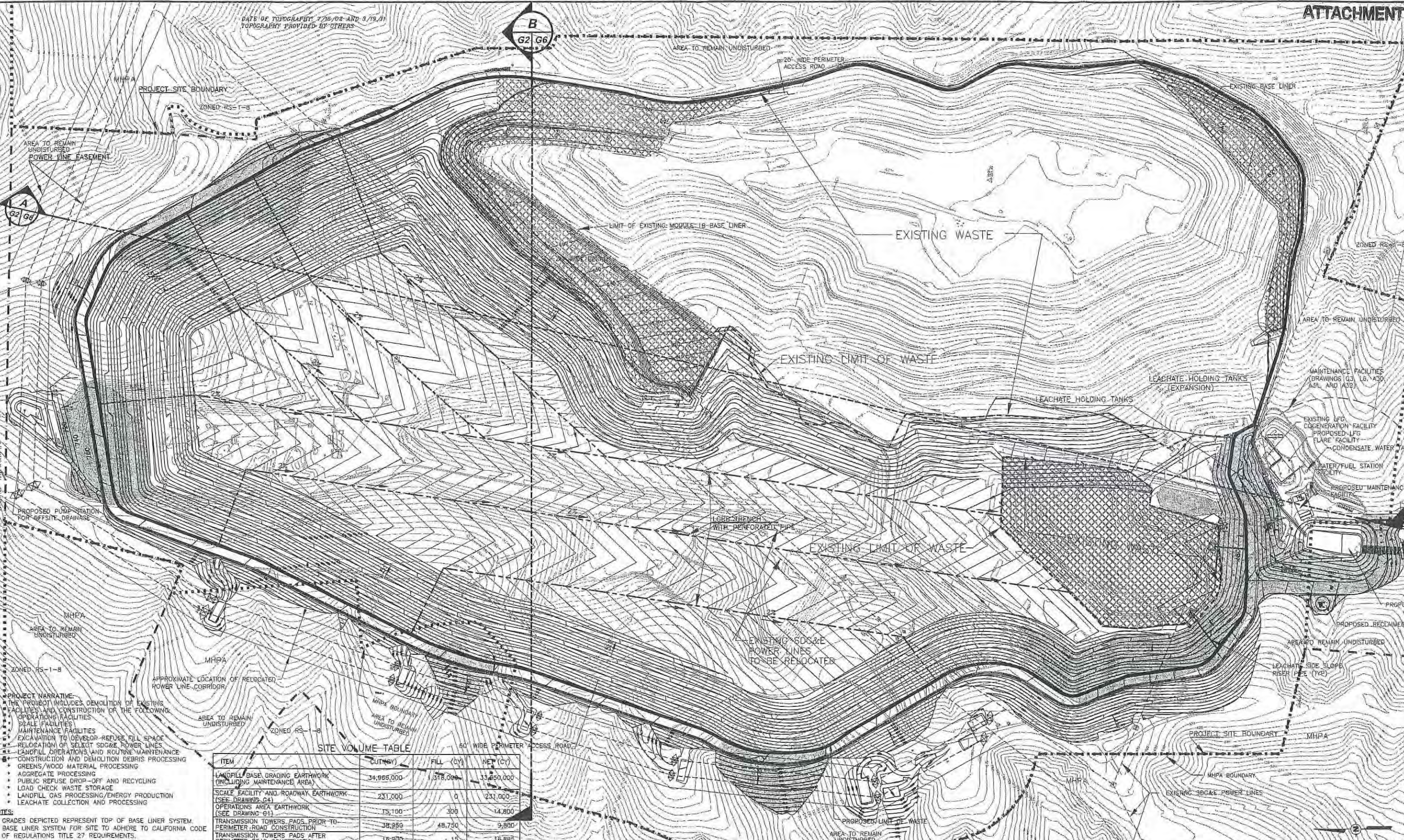
SITE PLAN

DRAWING NO.  
**G2**  
2 OF 31  
PROJECT NO.  
141451



DATE OF TOPOGRAPHY: 7/16/03 AND 3/19/04  
TOPOGRAPHY PROVIDED BY OTHERS

B  
G2 G6



- PROJECT NARRATIVE:**  
THE PROJECT INCLUDES DEMOLITION OF EXISTING FACILITIES AND CONSTRUCTION OF THE FOLLOWING OPERATIONS FACILITIES:  
\* MAINTENANCE FACILITIES  
\* EXCAVATION TO DEVELOP REFUSE FILL SPACE  
\* RELOCATION OF SELECT SDG&E POWER LINES  
\* LANDFILL OPERATIONS AND ROUTINE MAINTENANCE  
\* CONSTRUCTION AND DEMOLITION DEBRIS PROCESSING  
\* GREENS/WOOD MATERIAL PROCESSING  
\* AGGREGATE PROCESSING  
\* PUBLIC REFUSE DROP-OFF AND RECYCLING  
\* LOAD CHECK WASTE STORAGE  
\* LANDFILL GAS PROCESSING/ENERGY PRODUCTION  
\* LEACHATE COLLECTION AND PROCESSING

- NOTES:**  
1. GRADES DEPICTED REPRESENT TOP OF BASE LINER SYSTEM.  
2. BASE LINER SYSTEM FOR SITE TO ADHERE TO CALIFORNIA CODE OF REGULATIONS TITLE 27 REQUIREMENTS.  
3. STEEP SLOPE DETERMINATIONS ARE PROVIDED ON DRAWING G8.  
4. SENSITIVE BIOLOGICAL RESOURCES ARE SHOWN ON DRAWING G8.  
5. UTILITIES ARE PRESENTED IN PART B DRAWINGS.

SITE VOLUME TABLE			
ITEM	CUT (CY)	FILL (CY)	NET (CY)
LANDFILL BASE GRADING EARTHWORK (INCLUDING MAINTENANCE AREA)	34,965,000	1,318,000	33,647,000
SCALE FACILITY AND ROADWAY EARTHWORK (SEE DRAWING G4)	231,000	0	231,000
OPERATIONS AREA EARTHWORK (SEE DRAWING G1)	13,100	300	12,800
TRANSMISSION TOWERS PADS PRIOR TO PERIMETER ROAD CONSTRUCTION	38,950	48,750	9,800
TRANSMISSION TOWERS PADS AFTER PERIMETER ROAD CONSTRUCTION	16,900	15	16,885
TOTAL	35,267,950	1,365,065	33,902,885
REMAINING SPACE AVAILABLE FOR REFUSE DISPOSAL (BASE GRADES ON DRAWING G3 TO FINAL GRADES ON DRAWING G5)			124,174,000 (CY)
MAXIMUM DEPTH OF CUT = 298 FEET WITH 1.5:1 SLOPES			
MAXIMUM DEPTH OF FILL = 110 FEET WITH 1.5:1 AND 2:1 SLOPES			
TOTAL AMOUNT OF SITE TO BE GRADED: 8,490,952 SF (INCLUDES EXISTING GRADED AREAS) = 70.4% OF TOTAL SITE			
SOIL TO BE EXCAVATED ON SITE WILL BE USED FOR CONSTRUCTION AND LANDFILL OPERATIONS			
RETAINING/CRIB WALLS: LENGTH 1150 FEET; MAXIMUM HEIGHT 8 FEET (SEE DRAWING G4)			

- LEGEND:**  
--- PROJECT SITE BOUNDARY  
--- PROPOSED LIMIT OF WASTE (INCLUDES EXISTING)  
--- BOUNDARY OF MULTIPLE HABITAT PROTECTION AREA (MHFA)  
--- EXISTING LIMIT OF WASTE  
--- EXISTING LIMIT OF BASE LINER  
--- DRAINAGE FLOW DIRECTION  
--- LEACHATE COLLECTION AND REMOVAL TRENCH  
--- 500'  
--- 10 FOOT BASE GRADING CONTOUR  
--- EARTHFILL

REV	DATE	DESCRIPTION	DWG BY	DES BY	CHK BY	APP BY
3	8/24/08	REVISED PER CITY COMMENT	RE	RWW	PWC	RWW
2	11/27/04	REVISED PER CITY COMMENT	RWW	RWW	PWC	RWW
1	9/25/03	REVISED PER CITY COMMENT	RWW	RWW	PWC	RWW
0	1/13/02	APPLICATION SUBMITTAL	RWW	RWW	PWC	RWW
REV	DATE	DESCRIPTION	DWG BY	DES BY	CHK BY	APP BY
0	AUG. 2011	OWN BY: W.F. DES BY: W.F. CHK BY: L.Y. APP BY: L.Y.				

**Shaw** Shaw Environmental, Inc.  
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FAX: (619) 235-1200

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

DRAWING NO.  
**G3**  
3 OF 34  
PROJECT NO.  
141451





DATE OF TOPOGRAPHY: 7/16/02 AND 3/19/11  
TOPOGRAPHY PROVIDED BY OTHERS

1	8/22/11	FULL RE-SUBMITTAL	WF	WF	LY	LY
2	3/14/08	REVISED PER CITY COMMENT	RVW	RVW	RVW	RVW
3	4/9/07	REVISED PER CITY COMMENT	RVW	RVW	RVW	RVW
4	8/24/06	REVISED PER CITY COMMENT	RVW	RVW	RVW	RVW
5	11/27/04	REVISED PER CITY COMMENT	RVW	RVW	FWC	RVW
6	9/25/03	REVISED PER CITY COMMENT	RVW	RVW	FWC	RVW
7	11/13/02	APPLICATION SUBMITTAL	RVW	RVW	FWC	RVW
REV	DATE	DESCRIPTION	OWN BY	DES BY	CHK BY	APP BY
DATE OF ISSUE	DES BY	W. F.	CHK BY	L. Y.		
AUG. 2011	DES BY	W. F.	APP BY	L. Y.		

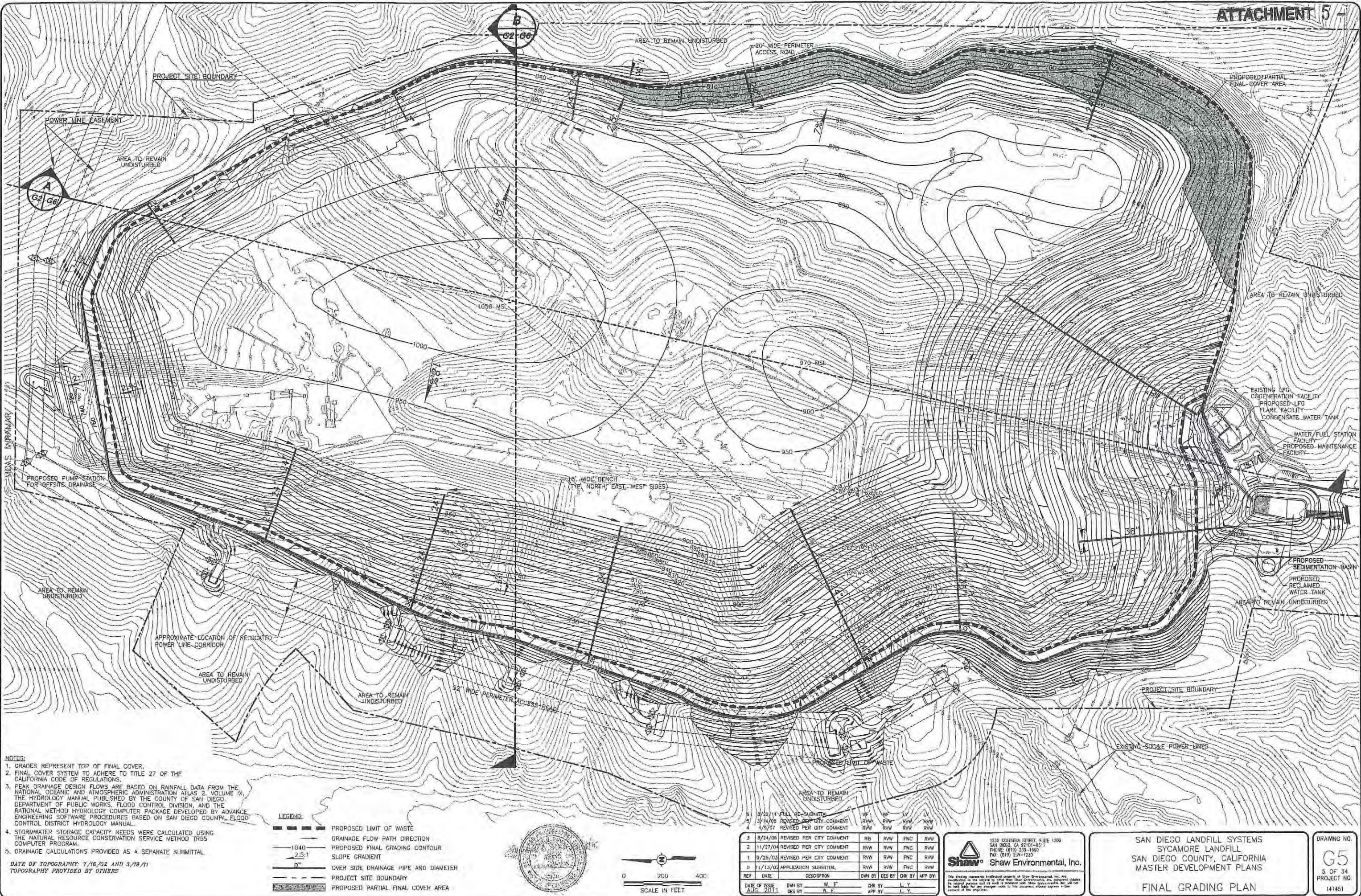
**Shaw** Shaw Environmental, Inc.  
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SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
MASTER DEVELOPMENT PLANS  
BASE GRADING PLAN

DRAWING NO.  
G4  
4 OF 34  
PROJECT NO.  
141451







NOTES:

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

DATE OF TOPOGRAPHY: 7/16/02 AND 3/19/11  
TOPOGRAPHY PROVIDED BY OTHERS

LEGEND:

- PROPOSED LIMIT OF WASTE
- DRAINAGE FLOW PATH DIRECTION
- 1040 PROPOSED FINAL GRADING CONTOUR
- 2.5:1 SLOPE GRADIENT
- 12" OVER SIDE DRAINAGE PIPE AND DIAMETER
- PROJECT SITE BOUNDARY
- PROPOSED PARTIAL FINAL COVER AREA



0 200 400  
SCALE IN FEET

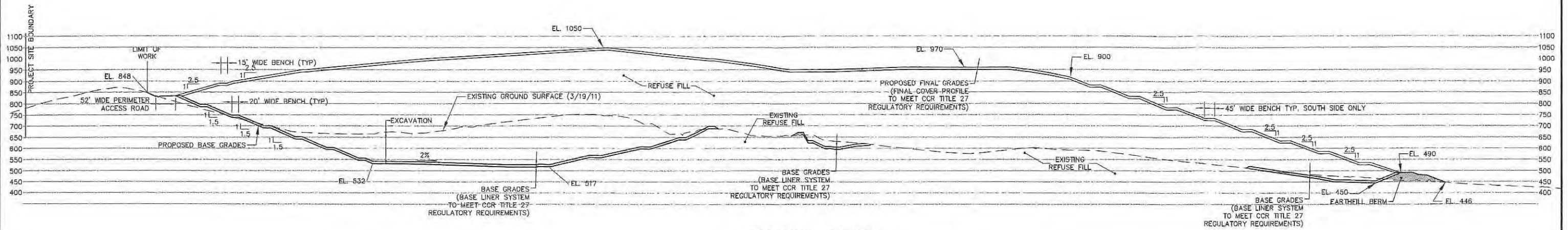
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2	11/27/04	REVISED PER CITY COMMENT	RVW	RVW	FWC	RVW
1	9/25/03	REVISED PER CITY COMMENT	RVW	RVW	FWC	RVW
0	11/13/02	APPLICATION SUBMITTAL	RVW	RVW	FWC	RVW
5	3/14/09	REVISED PER CITY COMMENT	RVW	RVW	RVW	RVW
4	1/8/07	REVISED PER CITY COMMENT	RVW	RVW	RVW	RVW
3	8/24/06	REVISED PER CITY COMMENT	RVW	RVW	RVW	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

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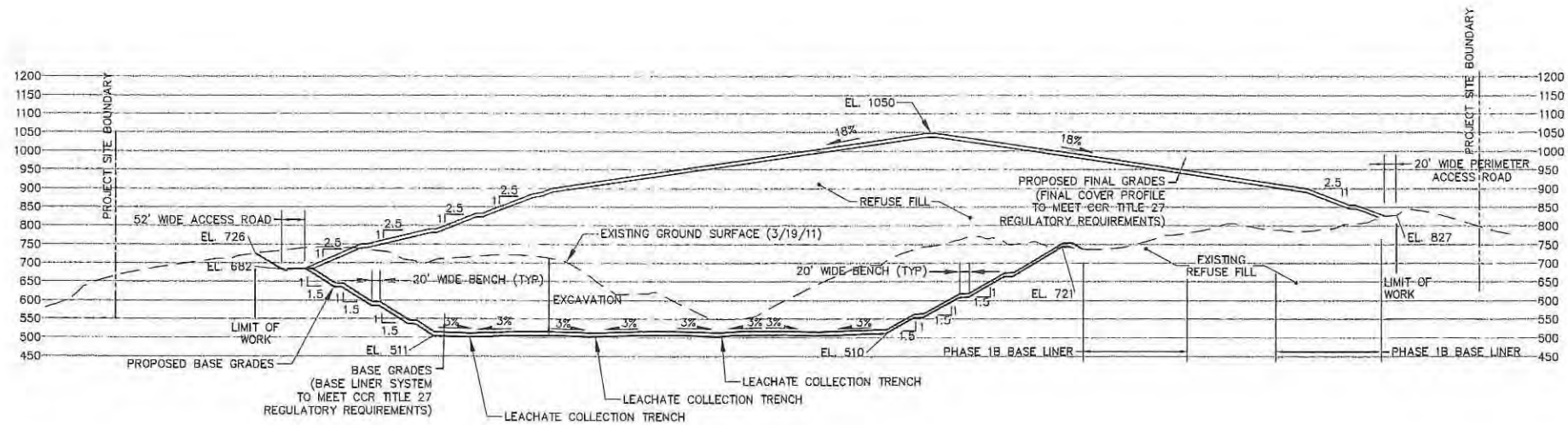
SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
MASTER DEVELOPMENT PLANS  
FINAL GRADING PLAN

DRAWING NO.  
G5  
5 OF 34  
PROJECT NO.  
141451





SECTION A-A  
1"=200'



SECTION B-B  
1"=200'



DATE OF TOPOGRAPHY: 7/16/02 AND 3/19/11  
TOPOGRAPHY PROVIDED BY OTHERS

6	8/22/11	FULL RE-SUBMITTAL	WF	WF	LY	LY
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 AUG. 2011		DWN BY W. F.	DES BY W. F.	CHK BY I. Y.	APP BY I. Y.

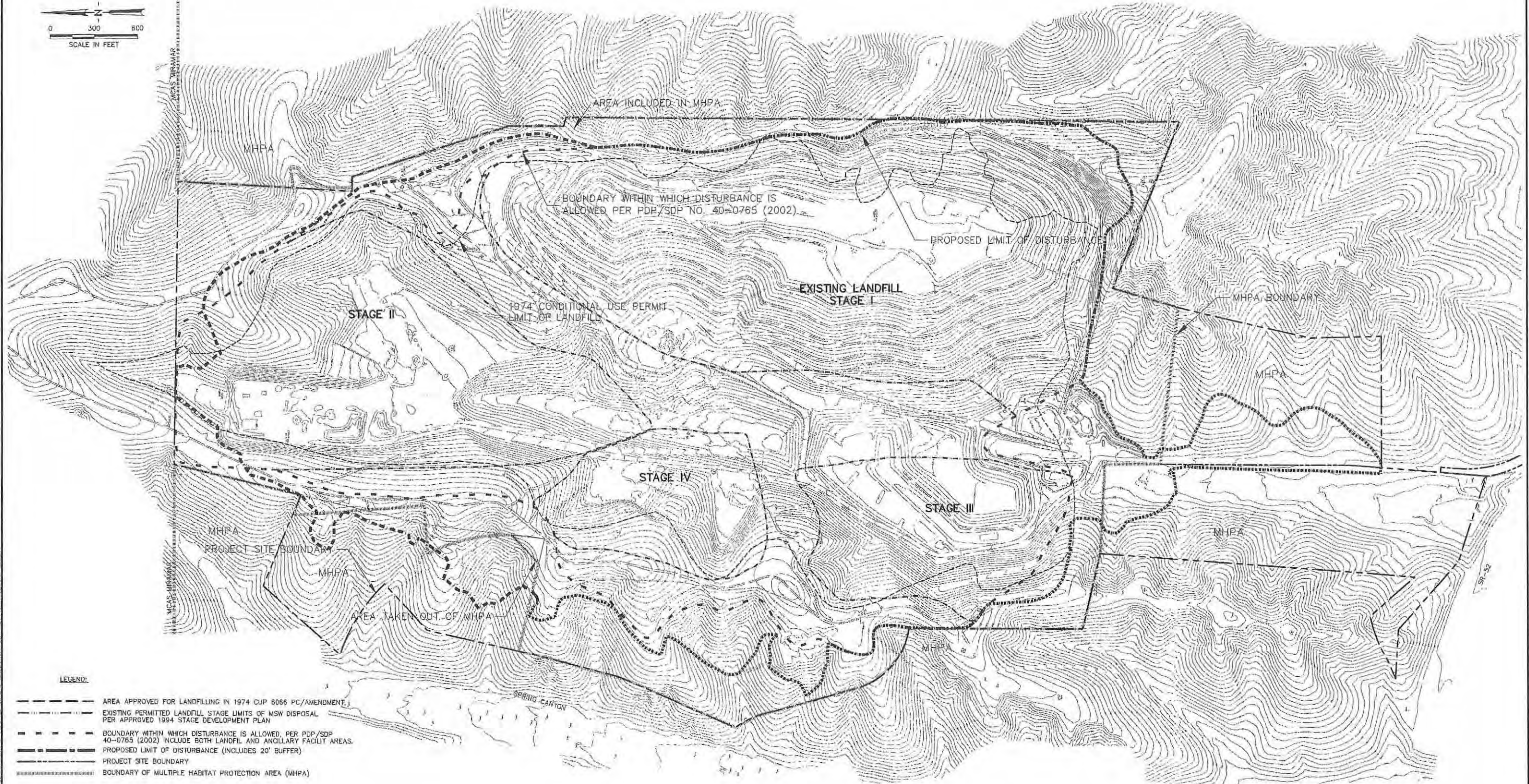
**Shaw**  
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Shaw Environmental, Inc.

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

SECTIONS

DRAWING NO.  
**G6**  
6 OF 34  
PROJECT NO.  
141451





AREA APPROVED FOR LANDFILLING IN 1974 CUP 6066 PC/AMENDMENT.1  
EXISTING PERMITTED LANDFILL STAGE LIMITS OF MSW DISPOSAL  
PER APPROVED 1994 STATE DEVELOPMENT PLAN  
BOUNDARY WITHIN WHICH DISTURBANCE IS ALLOWED, PER PDP/SDP  
40-0765 (2002) INCLUDE BOTH LANDFILL AND ANCILLARY FACILITY AREAS.  
PROPOSED LIMIT OF DISTURBANCE (INCLUDES 20' BUFFER)  
PROJECT SITE BOUNDARY  
BOUNDARY OF MULTIPLE HABITAT PROTECTION AREA (MHPA)



6	8/22/11	FULL RE-SUBMITTAL	WF	WF	LY	LY
5	3/14/08	REVISED PER CITY COMMENT	R/W	R/W	R/W	R/W
4	4/19/07	REVISED PER CITY COMMENT	R/W	R/W	R/W	R/W
3	8/24/06	REVISED PER CITY COMMENT	R/W	R/W	PWC	R/W
2	11/27/04	REVISED PER CITY COMMENT	R/W	R/W	PWC	R/W
1	9/25/03	REVISED PER CITY COMMENT	R/W	R/W	PWC	R/W
0	11/13/02	APPLICATION SUBMITTAL	R/W	R/W	PWC	R/W
REV	DATE	DESCRIPTION	DMM BY	DES BY	CHK BY	APP BY
DATE OF ISSUE	DMM BY	W. F.	CHK BY	L. Y.		
AUG. 2011	DES BY	W. F.	APP BY	L. Y.		



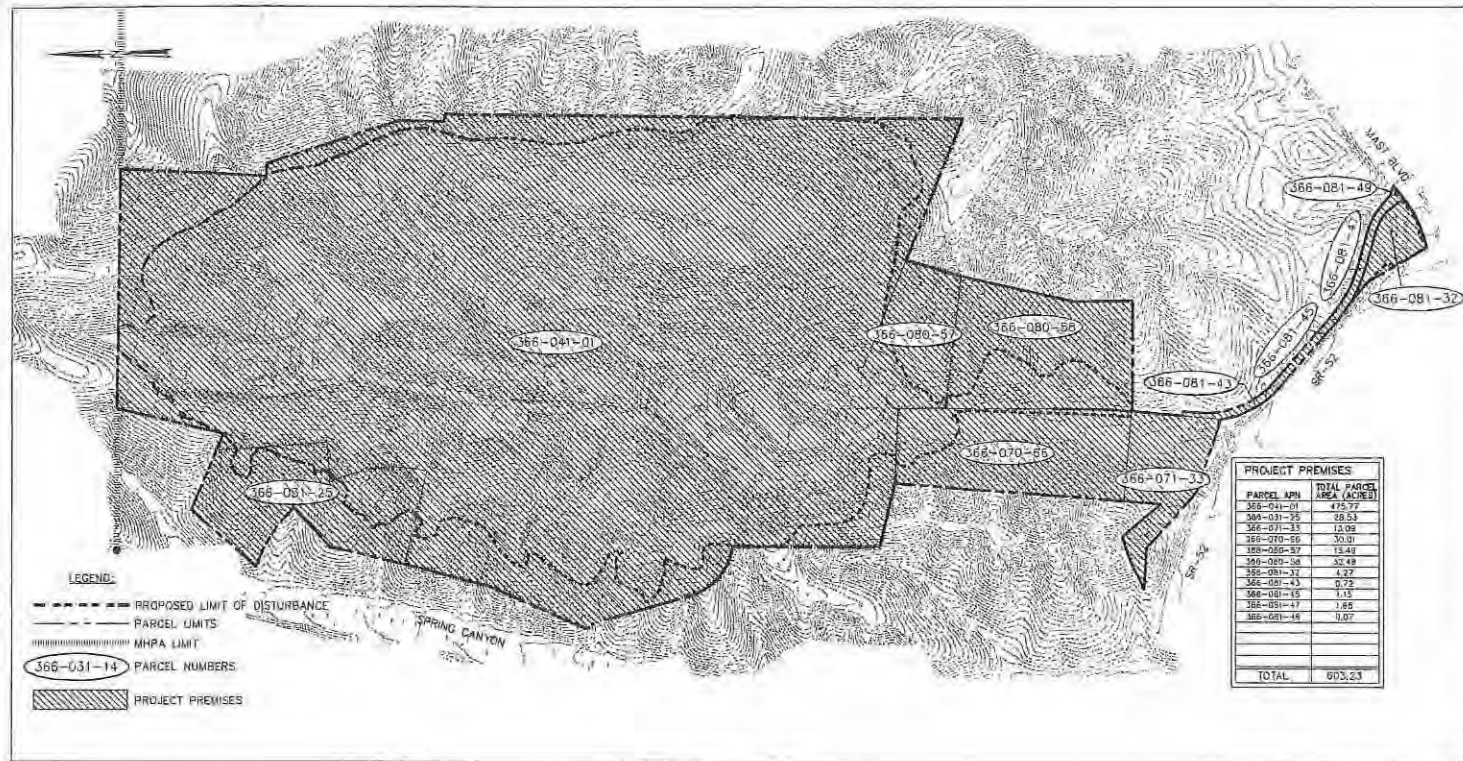
SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
MASTER DEVELOPMENT PLANS

PERMIT BOUNDARIES

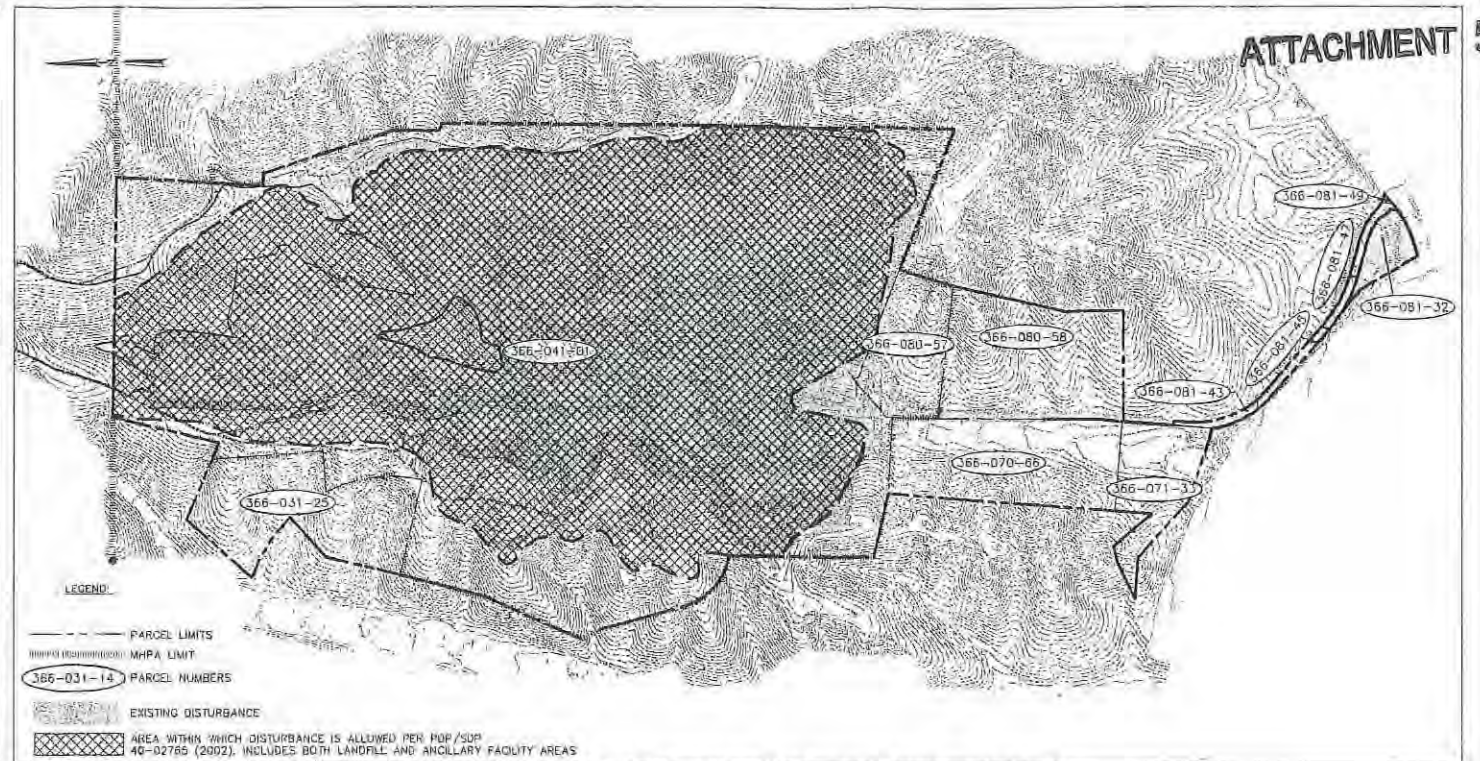
DRAWING NO.  
G7  
7 OF 34  
PROJECT NO.  
141451



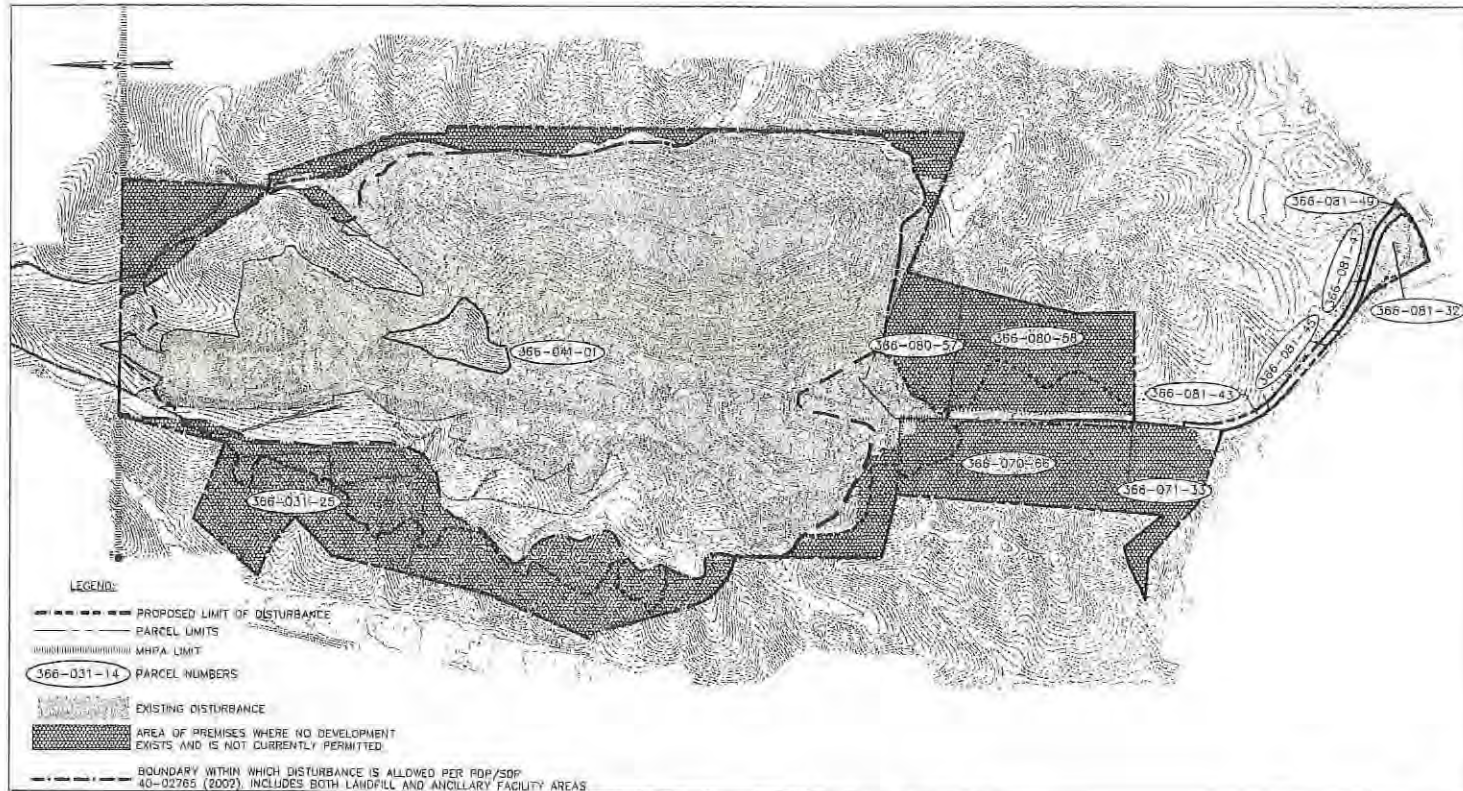
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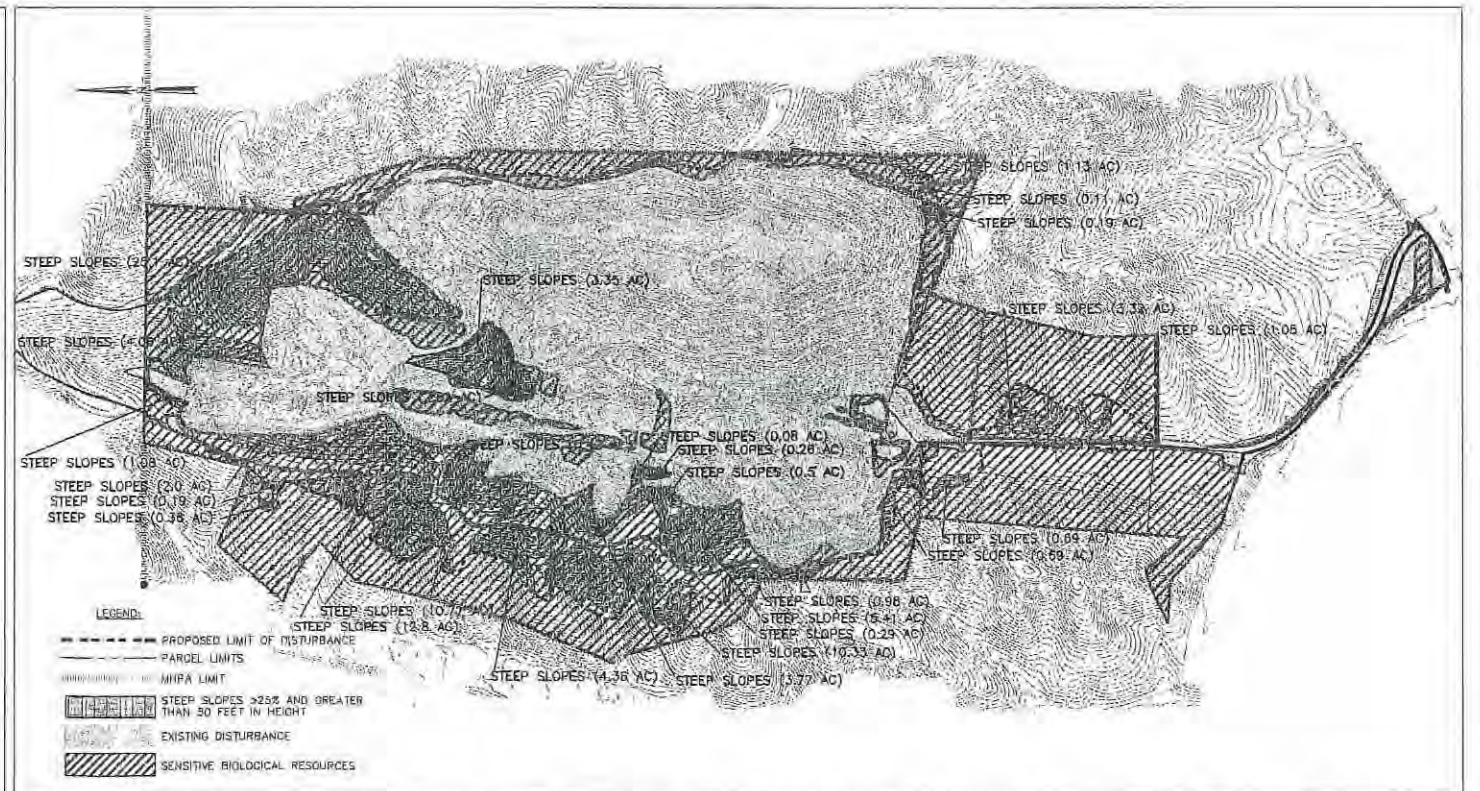
PROJECT PREMISES



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



AREA OF UNDEVELOPED, UNPERMITTED "PREMISE"



PROPOSED DEVELOPMENT AREAS AND AREAS WITHIN THEM CONTAINING STEEP NATURAL SLOPES AND SENSITIVE BIOLOGICAL RESOURCES

DATE OF TOPOGRAPHY: 7/16/02 AND 3/19/11  
TOPOGRAPHY PROVIDED BY OTHERS

- NOTES:
1. STEEP SLOPE CRITERIA BASED ON MARCH 2011 SITE TOPOGRAPHY.
  2. SENSITIVE BIOLOGICAL RESOURCES ARE DEFINED IN DETAIL IN THE SYCAMORE LANDFILL BIOLOGICAL TECHNICAL REPORT (RECON, 2011)



0 700 1400  
SCALE IN FEET

1	8/23/11	FULL RE-SUBMITTAL	WF	WF	LY	LY
2	3/14/08	REVISED PER CITY COMMENT	RWW	RWW	RWW	RWW
3	8/27/07	REVISED PER CITY COMMENT	RWW	RWW	RWW	RWW
4	4/9/07	REVISED PER CITY COMMENT	RWW	RWW	RWW	SVW
5	2/28/06	REVISED PER LFC AREA	RWW	RWW	FWC	RWW
6	1/27/04	REVISED PER CITY COMMENT	RWW	RWW	FWC	RWW
7	9/25/03	REVISED PER CITY COMMENT	RWW	FWC	RWW	RWW
8	11/13/02	APPLICATION SUBMITTAL	RWW	FWC	RWW	RWW
REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
DATE OF ISSUE	8/19/2011	W.F.	W.F.	LY	LY	
AUG. 2011		W.F.	W.F.	LY	LY	



SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
MASTER DEVELOPMENT PLANS  
ENVIRONMENTALLY SENSITIVE LANDS








DRAWING NO.  
G8  
8 OF 34  
PROJECT NO.  
141451





NOTES:

1. NOT USED
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.

	APPROXIMATE LIMITS OF WORK. (236,273 SQ. FT.)
	DRAINAGE SWALE
	RECLAIMED WATER LINE (POTABLE WATER TO BE SUPPLIED BY A BOTTLED SOURCE)
	SANITARY SEWER
	DRAINAGE FLOW
	EXISTING RIGHT OF WAY
	PROJECT SITE BOUNDARY

- 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)

20) PROVIDE APPROVED BUILDING ADDRESS NUMBERS ABOVE BUILDING ENTRANCE PER FHP'S POLICY P-00-6.

21) PROVIDE MONUMENT SIGN WITH BUILDING ADDRESS NUMBERS FOR ALL BUILDINGS WITHIN PROJECT SITE PER FHP'S 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.

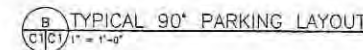
24) ACCESS ROADWAY. MAINTAIN MINIMUM 20 FOOT UNOBSTRUCTED WIDTH AND MINIMUM VERTICAL CLEARANCE OF 15 FEET 6 INCHES.  
MAXIMUM GRADE SHALL NOT EXCEED 12%.

25) PROVIDE SIGNAGE AND MARKINGS PER FHP'S 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.





LEGEND AND NOTES:

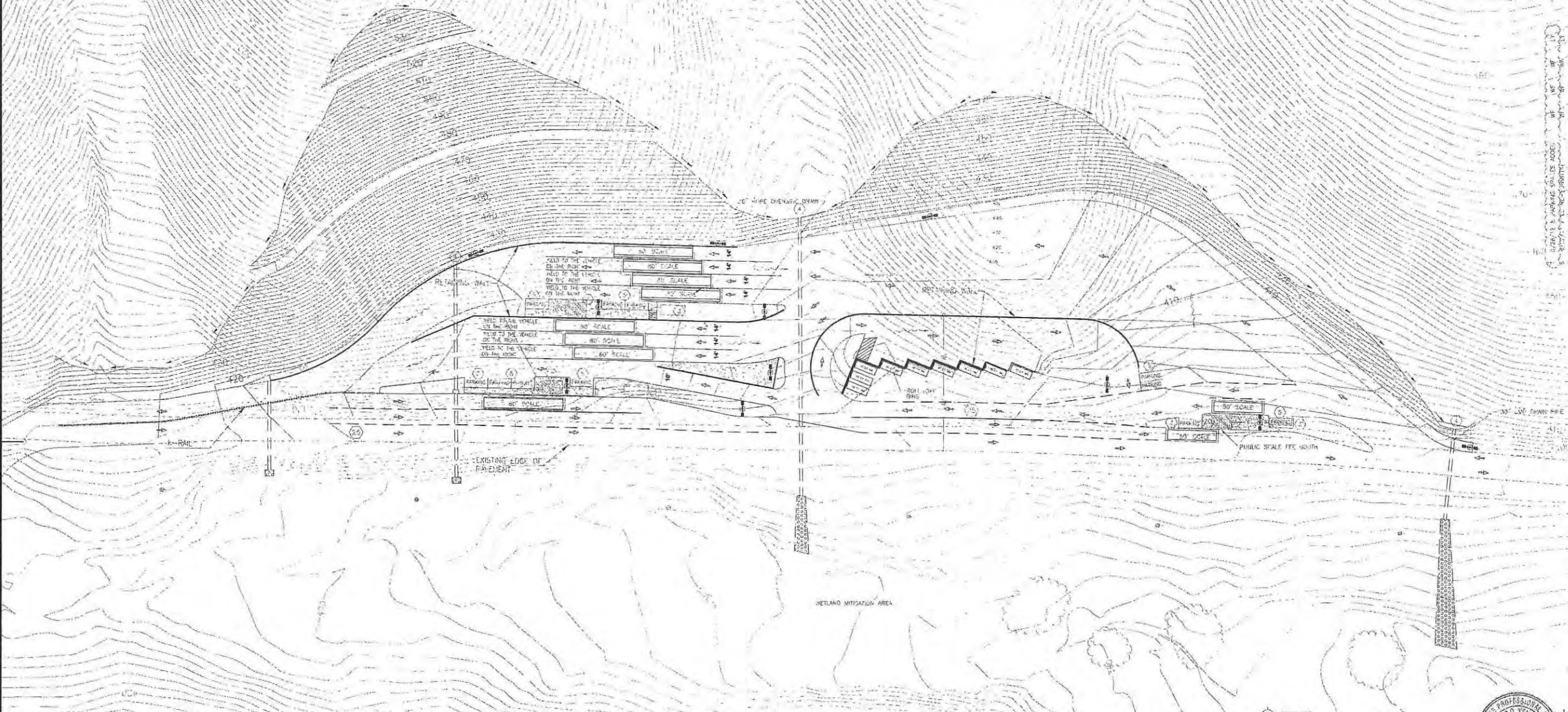
- STORM WATER SHEET FLOW DIRECTION
- CONCENTRATED STORM WATER FLOW DIRECTION
- LIGHT
- SHRIMPING SOLID LINE
- SHRIMPING
- TRAFFIC DIRECTION

GENERAL

1. NEW SCALE HOUSE, SEE SHEET A20
2. SHORT TERM PARKING WILL BE PROVIDED AT THE SCALE HOUSE (8 SPACES)
3. 1,000 GALLON SEPTIC HOLDING TANK
4. INSTALL SICKLENT FILTER CONTROLS AT PIPE ALBERT INLETS TO REDUCE POTENTIAL STORMWATER CONTAMINANTS FROM THE WASTEWATER
5. EMPLOYEE PARKING WILL BE PROVIDED AT THE SCALE HOUSE (8 SPACES)

FIRE DEPARTMENT REQUIREMENTS:

1. PROVIDE APPROVED BUILDING ADDRESS NUMBERS ABOVE BUILDING ENTRANCE PER FHP'S POLICY A-00-5
2. PROVIDE SIGNAGE AND MARKINGS PER FHP'S POLICY A-00-1
3. 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



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



Shaw Environmental, Inc.

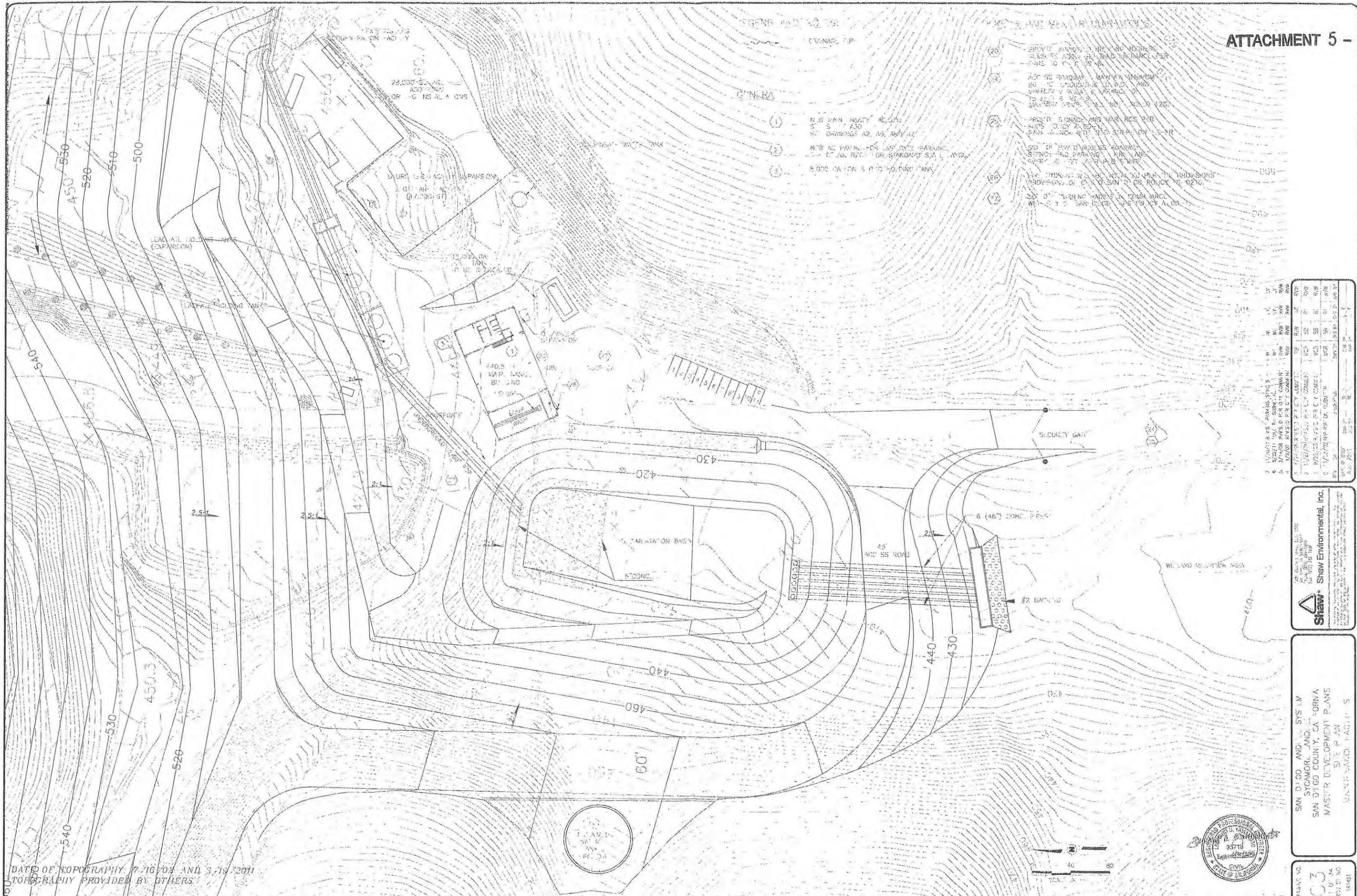
12400 San Juan Ave. Suite 200  
San Juan Capistrano, CA 92675  
Tel: 949.261.1234  
Fax: 949.261.1235

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


DRAWING NO. C2  
10 OF 34  
PROJECT NO. 1441451

NO.	DESCRIPTION	DATE	BY	CHKD BY	APP'D BY
1	DESIGNED PER CITY ENGINEER	7/16/02	MEH	MEH	MEH
2	DESIGNED PER CITY ENGINEER	7/16/02	MEH	MEH	MEH
3	DESIGNED PER CITY ENGINEER	7/16/02	MEH	MEH	MEH
4	DESIGNED PER CITY ENGINEER	7/16/02	MEH	MEH	MEH
5	DESIGNED PER CITY ENGINEER	7/16/02	MEH	MEH	MEH
6	DESIGNED PER CITY ENGINEER	7/16/02	MEH	MEH	MEH
7	DESIGNED PER CITY ENGINEER	7/16/02	MEH	MEH	MEH
8	DESIGNED PER CITY ENGINEER	7/16/02	MEH	MEH	MEH
9	DESIGNED PER CITY ENGINEER	7/16/02	MEH	MEH	MEH
10	DESIGNED PER CITY ENGINEER	7/16/02	MEH	MEH	MEH





1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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03  
11/07/84  
PROJ OF NO

STANFORD, ANDERSON SYS LIT  
SYCAMORE JAND, LI  
SAN DIEGO COUNTY, CA FORNA  
MASTER DEVELOPMENT PLANS  
SITE PLAN  
MASTER LAND ACQUISITION

STANFORD, ANDERSON SYS LIT  
SYCAMORE JAND, LI  
SAN DIEGO COUNTY, CA FORNA  
MASTER DEVELOPMENT PLANS  
SITE PLAN  
MASTER LAND ACQUISITION



# IRRIGATION NOTES

1. IRRIGATION SYSTEM WILL BE AN AUTOMATIC, ELECTRICALLY CONTROLLED SYSTEM DESIGNED TO PROVIDE WATER SUFFICIENT TO MAINTAIN ALL PLANTS IN A HEALTHY, VIGOROUS GROWING CONDITION.
2. IRRIGATION RUNOFF OR OVERSPRAY WILL NOT CROSS PROPERTY BOUNDARIES.
3. 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.
4. AN APPROVED RAIN SENSOR SHUT-OFF DEVICE WILL BE UTILIZED ALONG WITH A MOISTURE DEVICE TO REGULATE THE SYSTEM FOR ALL LAWN AREAS.
5. 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.
6. ALL PERMANENT IRRIGATION SYSTEM COMPONENTS WILL COMPLY WITH SECTION II OF THE LANDSCAPE STANDARDS OF THE SAN DIEGO MUNICIPAL CODE.
7. 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.

## 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.

### LEGEND

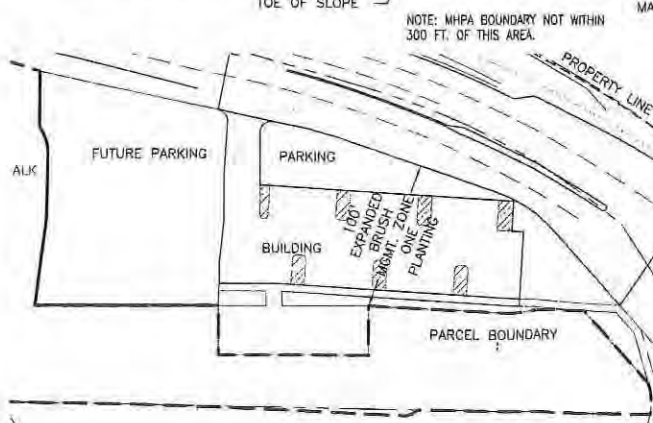
- ATTACHMENT 5**  
(98,615 SQ. FT.)
- LIMITS OF GRADING
  - MHPA BOUNDARY
  - PROJECT SITE BOUNDARY
  - PARCEL BOUNDARY

### 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)(6).
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. OMIT
15. SEED AREAS BY THE REMOVAL AND RELOCATION OF THE RECYCLING CENTER ON MAST BOULEVARD WITH SPECIAL SEED MIX #1. SEE L2.
16. 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.

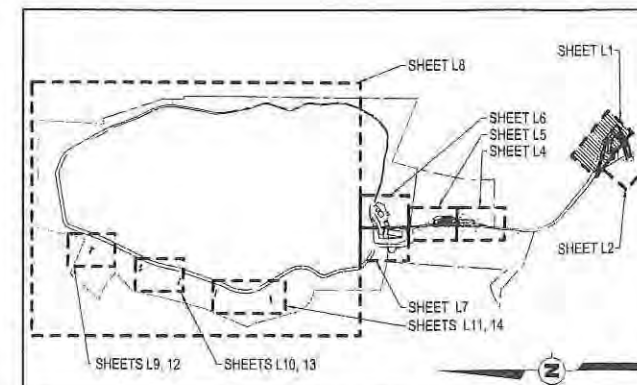
### LEGEND

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

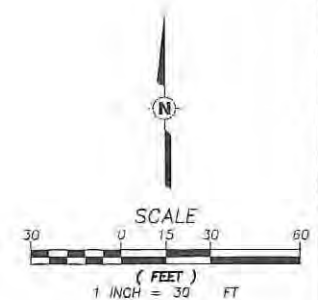


MIX OF NEW NATIVE TREES, SHRUBS AND GROUNDCOVER PLANTS AND PRESERVED / PROTECTED EXISTING NATIVE VEGETATION. SEE BRUSH MANAGEMENT NOTES THIS SHT.

BRUSH MANAGEMENT ZONE ONE COMMUNITY TYPE



KEY MAP



SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
SAN DIEGO COUNTY, CALIFORNIA  
OPER. FAC. LANDSCAPE PLAN, CALCS. & BRUSH MGMT. DIAGRAM  
PROPOSED OPERATIONS FACILITY

DRAWING NO. **L1**  
12 OF 34  
PROJECT NO. 843108

REV.	DATE	DESCRIPTION	CHK BY	APP BY
FINAL	02/20/12	FULL RE-SUBMITTAL	RW	TP
REV.	02/20/11	FULL RE-SUBMITTAL	RW	TP
REV.	02/20/11	DATE OF ISSUE	DOWN BY	DES BY
REV.	02/20/11	DATE OF ISSUE	DOWN BY	DES BY



**RICK**  
ENGINEERING COMPANY  
SAN DIEGO

3620 MISSION ROAD  
SAN DIEGO, CA 92110  
PHONE: 619.591.4155  
FAX: 619.591.4155





# SUGGESTED PLANT MATERIALS LIST

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.
○	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>				
○	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	8-20' 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

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- 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.
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- OMIT
- SEED AREAS BY THE REMOVAL AND RELOCATION OF THE RECYCLING CENTER ON MAST BOULEVARD WITH SPECIAL SEED MIX #1 THIS SHT.

## IRRIGATION NOTES

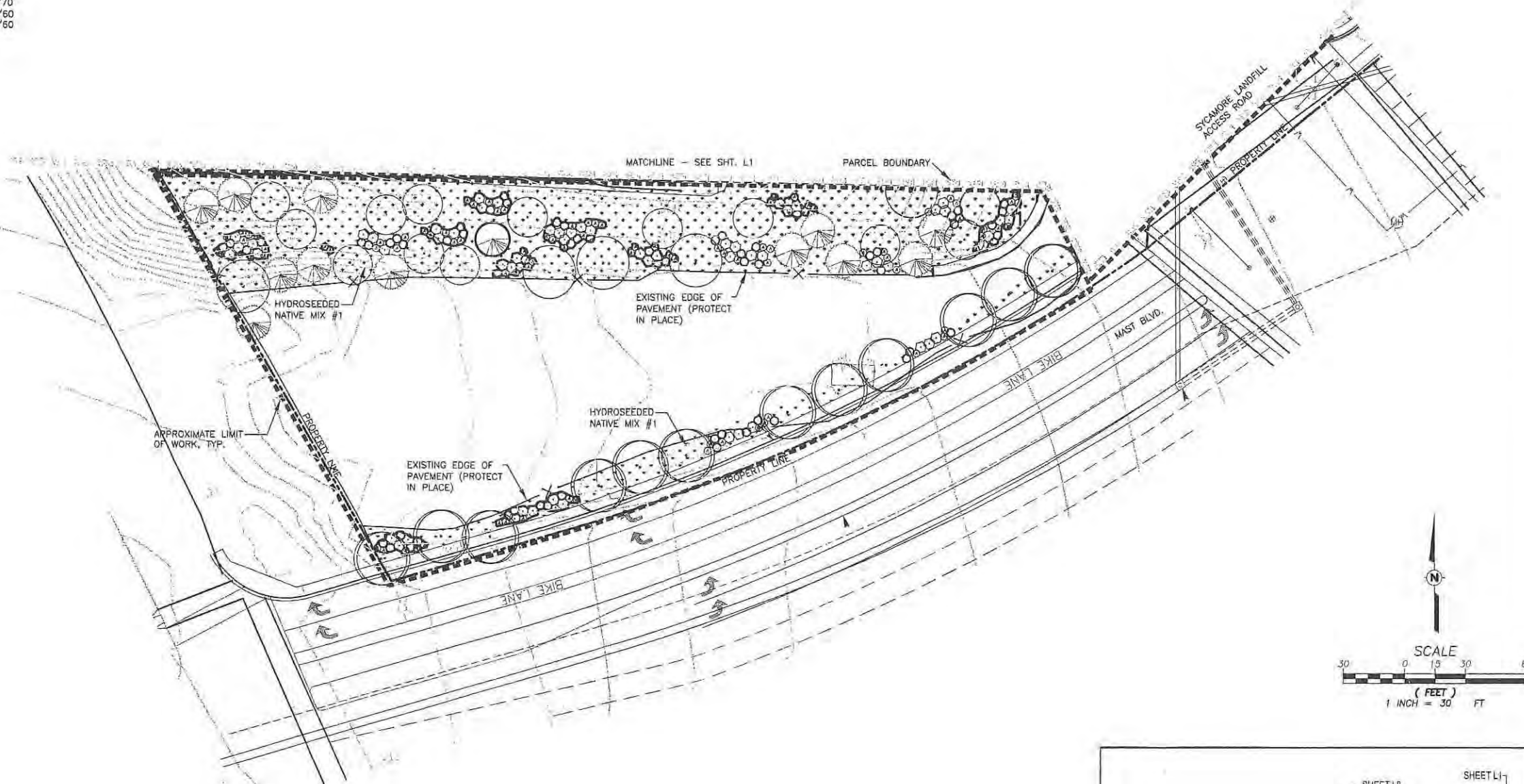
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- IRRIGATION RUNOFF OR OVERSPRAY WILL NOT CROSS PROPERTY BOUNDARIES.
- THE IRRIGATION SYSTEM WILL BE DESIGNED TO MINIMIZE SYSTEM MAINTENANCE REQUIREMENTS AFTER INSTALLATION. ALL ABOVE GROUND OR EXPOSED EQUIPMENT WILL BE HOUSED IN A VANDAL RESISTANT 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

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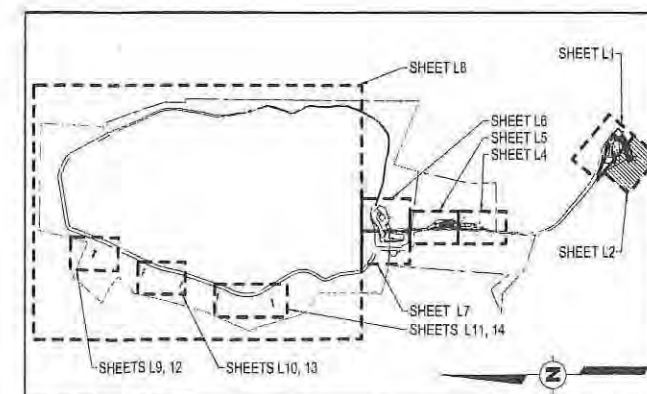
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ATTACHMENT 5 -



## LEGEND

- APPROXIMATE LIMIT OF WORK (98,615 SQ. FT.)
- LIMITS OF GRADING
- MHPA BOUNDARY
- PROJECT SITE BOUNDARY
- PARCEL BOUNDARY



KEY MAP

NTS



3600 BRIMS ROAD  
SAN DIEGO, CA 92110  
(619) 594-1100  
FAX (619) 594-1105

**RICK**  
ENGINEERING COMPANY  
San Diego

NO.	DATE	DESCRIPTION	BY	CHK BY	APP BY
1	02/20/11	FINAL	JK	TP	JK
2	02/20/11	FINAL	TP	TP	TP
3	02/20/11	FINAL	TP	TP	TP
4	02/20/11	FINAL	TP	TP	TP
5	02/20/11	FINAL	TP	TP	TP
6	02/20/11	FINAL	TP	TP	TP
7	02/20/11	FINAL	TP	TP	TP
8	02/20/11	FINAL	TP	TP	TP
9	02/20/11	FINAL	TP	TP	TP
10	02/20/11	FINAL	TP	TP	TP



SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
SAN DIEGO COUNTY, CALIFORNIA  
OVERFLOE PARKING LOT LANDS. PLAN, PLTG. & IRR. NOTES  
PROPOSED OPERATIONS FACILITY

DRAWING NO.  
**L2**  
13 OF 34  
PROJECT NO.  
843108



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

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:	1,673 POINTS

SUPPLEMENTAL INFORMATION:

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

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

SUGGESTED PLANT MATERIALS LIST FOR SHEET L1

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.	
	CERIS 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+1' H X 40+1' W, FULL SUN, NATIVE, IRREGULAR ROUND-TOP CROWN, SHADE.	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	36"/24" BOX	EVG. 20-40' H X 35+1' W, NATIVE, ROUNDED, STREET TREE.	
SHRUBS					
	HETEROMELES ARBUTIFOLIA	TOYON	1 GAL	EVG. 8-15' H X 8-15' W, FULL SUN, NATIVE, DENSE EVERGREEN UPRIGHT OR ROUND, SCREENING.	
	RHAMNUS GROCEA var. ILICIFOLIA	HOLLY-LEAF COFFEEBERRY	1 GAL	EVG. 5-15' H X 10' W, PART SHADE OK, NATIVE, DENSE ROUND EVERGREEN, SCREENING.	
	RHUS INTERFOLIA	LEMONADE BERRY	1 GAL	SLOPES, EVG. 8-15' H X 10+1' W, FULL SUN, NATIVE, DENSE ROUND EVERGREEN, ACCENT MASSING.	
	RHUS LAURINA	LAUREL SUMAC	1 GAL	SLOPES, EVG. 8-15' H X 10+1' W, FULL SUN, NATIVE, SPREADING EVERGREEN, ACCENT MASSING.	
	RHUS OVATA	SUGARBUSH	1 GAL	EVG. 8-15' H X 10+1' 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+1' W, SLOPES, FULL SUN, NATIVE, MOUNDING DECIDUOUS, ACCENT MASSING AND SLOPE STABILIZATION.	
LOW SHRUBS, MAX. HT. 24"					
	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.	
GROUND COVER					
	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	
GRASS SEED MIXES (HYDROSEEDING)					
	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	PURITY/GERMINATION
2.0	DEINANDRA FASCIOLATA	10/25	3.0	ASTRAGALUS TRICHOPODUS	90/65
2.0	ESCHSCHOLZIA CALIFORNICA	98/75	2.0	ATRIPLEX CANESCENS	90/40
2.0	ERIOPHYLLUM CONFERTIFLORUM	30/60	1.0	ATRIPLEX LENTIFORMIS LENTIFORMIS	90/50
6.0	LEYMUS CONDENSATUS	70/80	2.0	BACCHARIS PILULARIS	02/40
6.0	LUPINUS BICOLOR	98/80	3.0	DEINANDRA FASCIOLATA	10/25
3.0	MELICA IMPERFECTA	90/60	3.0	ENCELIA CALIFORNICA	40/60
3.0	MIMULUS AURANTIACUS PUNICEUS	05/70	5.0	EREMOCARPUS SETIGERUS	90/40
3.0	NASELLA LEPIDA	60/60	2.0	ERIOPHYLLUM CONFERTIFLORUM	30/60
5.0	NASELLA PULCHRA	70/60	3.0	GRINDELIA CAMPORUM	20/60
			1.0	HORDEUM DEPRESSUM	90/80
			1.0	HORDEUM INTERCEDENS	90/80
			2.0	LASTHENIA CALIFORNICA	90/85
			5.0	LEYMUS CONDENSATUS	70/80
			4.0	LOTUS SCOPARIUS	90/60
			2.0	MIMULUS AURANTIACUS PUNICEUS	05/70
			2.0	MELICA IMPERFECTA	90/60
			3.0	NASELLA LEPIDA	60/60
			5.0	NASELLA PULCHRA	70/60
			3.0	SALVIA APIANA	70/50
BOULDERS					
	NATIVE LANDSCAPE BOULDERS, AVERAGE 3' FACE SIZE, SPACE AS SHOWN BURY APPROX. 2/3 OF EACH BOULDER BELOW FINISHED GRADE.				

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.	

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 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 18 INCHES.
- 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, 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:  
(A) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW MORE THAN 24 INCHES IN HEIGHT, OR  
(B) 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.



ATTACHMENT 5

3630 IRVINE ROAD  
IRVINE, CA 92614  
(949) 261-1111  
(949) 261-1112  
(949) 261-1113

**RICK**  
ENGINEERING, INC.  
San Diego

REV.	DATE	DESCRIPTION	CHK BY	APP BY
FINAL	10/22/2012	FULL RE-SUBMITTAL	JL	JL
REV.	10/22/2011	FULL RE-SUBMITTAL	JL	JL
REV.	10/22/2011	DATE OF ISSUE	JL	JL
REV.	10/22/2011	DATE OF ISSUE	JL	JL



SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
SAN DIEGO COUNTY, CALIFORNIA  
OPTNS. FAC. LANDS. CALCS. & BRUSH MAN. NOTES  
PROPOSED OPERATIONS FACILITY

DRAWING NO.  
**L3**  
14 OF 34  
PROJECT NO.  
843108



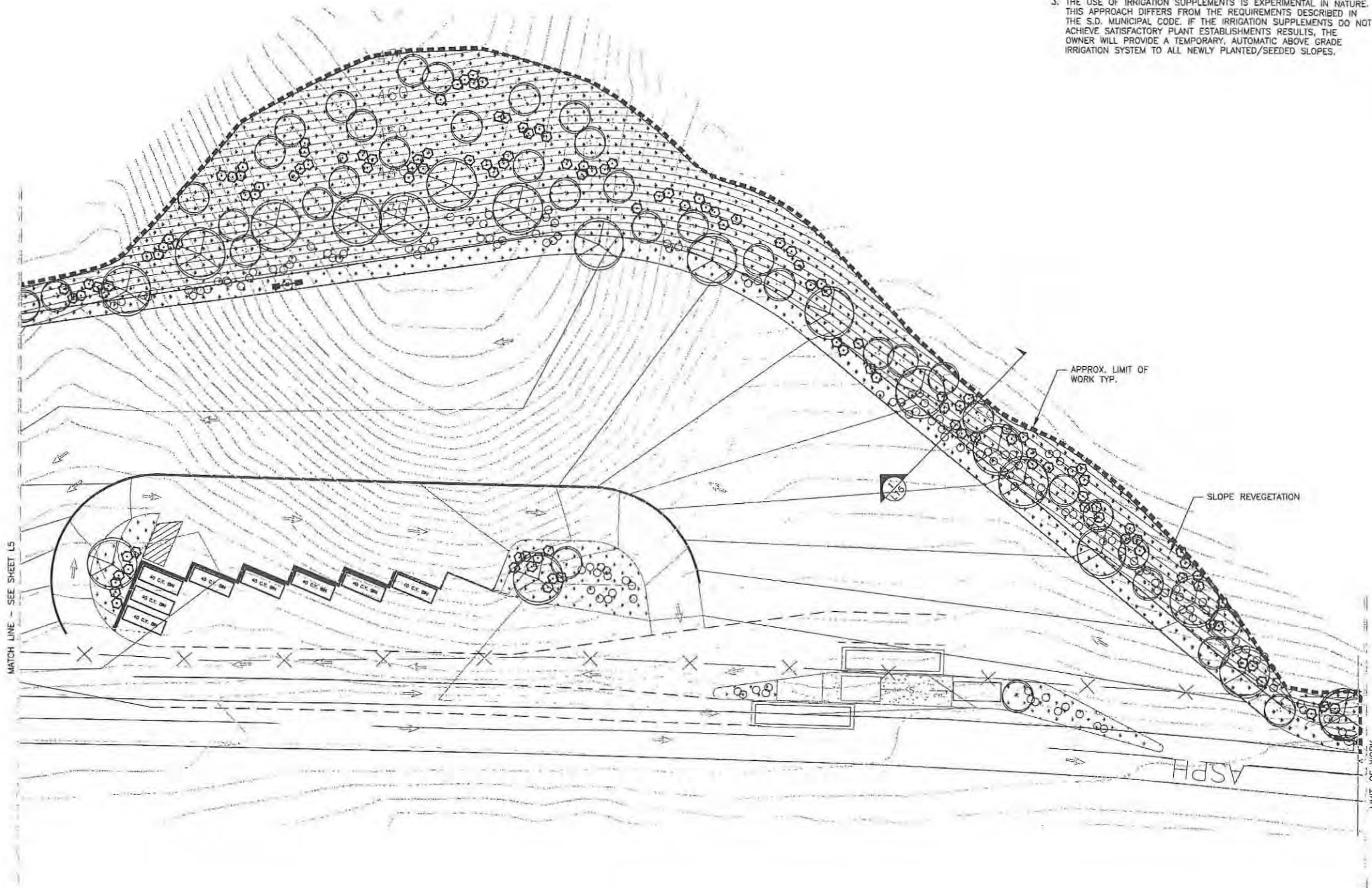
# IRRIGATION NOTES

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.

# PLANTING NOTES

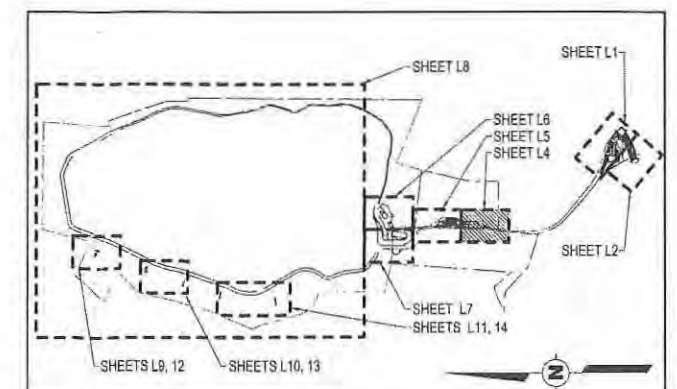
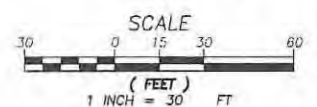
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3. ANY PLANT MATERIAL REQUIRED BY THE DIVISION 4 LANDSCAPE REGULATIONS THAT DIE WITHIN 3 YEARS OF INSTALLATION WILL BE REPLACED, WITHIN 30 DAYS OF DETERMINATION OF PLANT DEATH, WITH THE SAME SIZE AND APPROVED SPECIES TYPE. PLANTS THAT DIE AFTER 3 YEARS OF INSTALLATION WILL BE REPLACED PER CHAPTER 14 142.0403(b)(3).
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. OMIT.

ATTACHMENT 5



## LEGEND

- APPROXIMATE LIMIT OF WORK
- LIMITS OF GRADING
- MHPA BOUNDARY
- PROJECT SITE BOUNDARY



KEY MAP

REV.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	APP. BY
FINAL	3/22/2012	FULL RE-SUBMITTAL	RW	TP	JK
REV.	8/22/2011	FULL RE-SUBMITTAL	RW	TP	JK
REV.	8/22/2011	DATE OF ISSUE	DESIGNED BY	CHECKED BY	APP. BY
			DESIGNED BY	CHECKED BY	APP. BY
			DESIGNED BY	CHECKED BY	APP. BY



SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
SAN DIEGO COUNTY, CALIFORNIA  
SCALE FAC. LANDS. PLAN. PLTG. LEG. & IRR. NOTES  
PROPOSED OPERATIONS FACILITY

DRAWING NO.  
L4  
15 OF 34  
PROJECT NO.  
B43108



PLANTING NOTES

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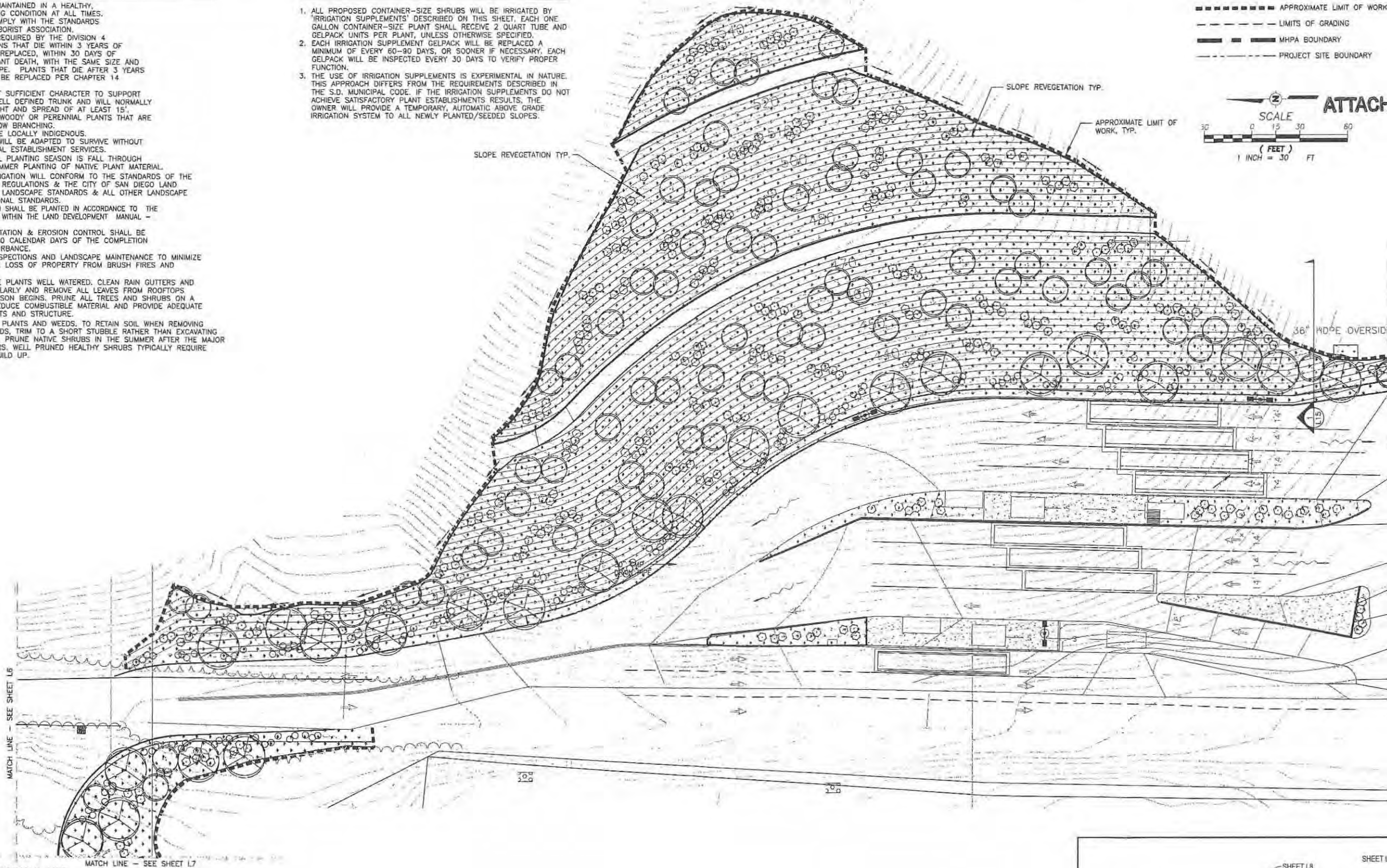
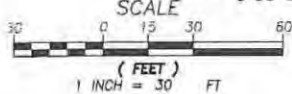
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LEGEND

- APPROXIMATE LIMIT OF WORK
- LIMITS OF GRADING
- MHPA BOUNDARY
- PROJECT SITE BOUNDARY

ATTACHMENT 5 -



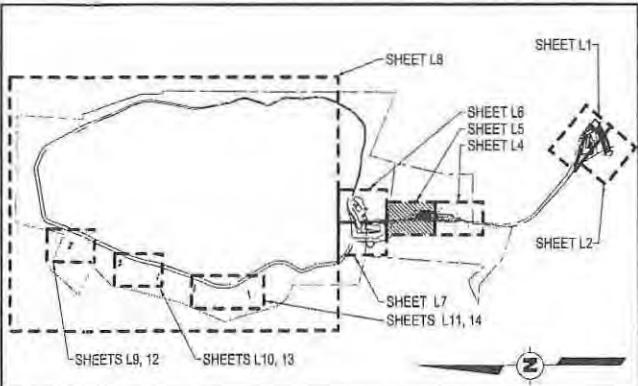
SUGGESTED PLANT MATERIALS LIST

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	SIZE, LOCATION, FORM & FUNCTION
TREES	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	EVG. 15-30' H X 15+\" W, 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	24\" BOX	EVG. 25-40\" H X 25+\" W, ROUNDED, STREET TREE.
SHRUBS	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.
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	15 GAL	6-20\" H X 15+\" W, SLOPES, FULL SUN, NATIVE, MOUNDING DECIDUOUS, SLOPE STABILIZATION.
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	15 GAL	6-20\" H X 15+\" W, SLOPES, FULL SUN, NATIVE, MOUNDING DECIDUOUS, SLOPE STABILIZATION.
GROUND COVER	ROSMARINUS OFFICINALIS	ROSEMARY	4\" POT	(50% OF MIX) EVG. 3-6\" H X 3-8\" W, FULL SUN
	SALVIA CLEVELANDII	CLEVELAND SAGE	4\" POT	(50% OF MIX) SLOPES, ROUNDED, 3\" H X 4\" W, FULL SUN, NATIVE
LOW SHRUBS, MAX. HT. 24\"	CEANOTHUS HEARTSTIURUM	HEART'S CEANOTHUS	1 GAL.	EVG. 1\" H X 3-5\" W, NATIVE, 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	30/80
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



KEY MAP

NTS

SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
SAN DIEGO COUNTY, CALIFORNIA  
SCALE FAC. LANDS. PLAN, PLTG. LEG. & IRR. NOTES  
PROPOSED OPERATIONS FACILITY

DRAWING NO.

L5

16 OF 34

PROJECT NO.

843108











REV.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	IN CHARGE
FINAL	02/22/2011	FULL RE-SUBMITTAL	DES BY: J. BRUSSE	CHK BY: J. BRUSSE	APP BY: J. BRUSSE
REV.	02/22/2011	FULL RE-SUBMITTAL	DES BY: J. BRUSSE	CHK BY: J. BRUSSE	APP BY: J. BRUSSE
REV.	02/22/2011	FULL RE-SUBMITTAL	DES BY: J. BRUSSE	CHK BY: J. BRUSSE	APP BY: J. BRUSSE

**RICK**  
ENGINEERING COMPANY  
3620 FRANK ROAD  
SAN DIEGO, CA 92110  
619.291.0707  
FAX: 619.291.4143  
www.rickengineering.com





SUGGESTED PLANT MATERIALS LIST

SYM.	BOTANICAL NAME	COMMON NAME
<b>TREES</b>		
	ACER NEGUNDO	BLACK MAPLE
	HETEROMELES ARBUTIFOLIA	TOYON
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS AGRIFOLIA	COAST LIVE OAK
<b>SHRUBS</b>		
	RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY
	RHUS LAURINA	LAUREL SUMAC
	RHUS OVATA	SUGARBUSH
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY

GRASS SEED MIXES (HYDROSEEDING)

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

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

**PLANTING NOTES**

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2. ALL PRUNING WILL COMPLY WITH THE STANDARDS OF THE NATIONAL ARBORIST ASSOCIATION.
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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.
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ALL SLOPE REVEGETATION SHALL BE PLANTED IN ACCORDANCE TO THE STANDARDS REFERENCED WITHIN THE LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS.

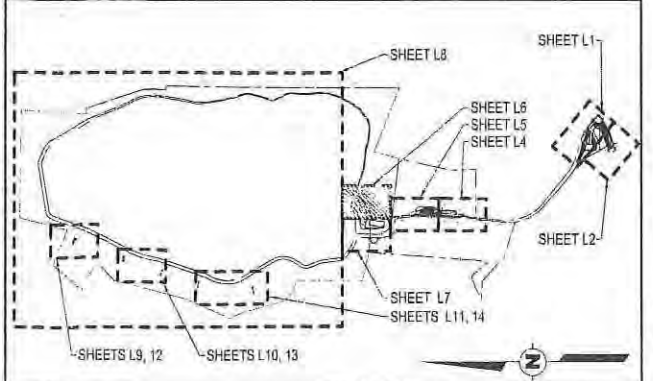
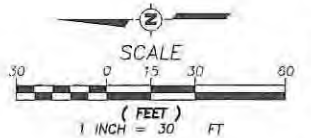
ALL REQUIRED REVEGETATION & EROSION CONTROL SHALL BE COMPLETED WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.

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.

**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.



**LEGEND**

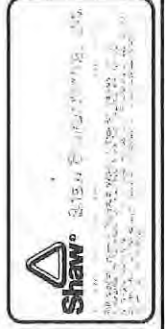
- APPROXIMATE LIMIT OF WORK
- LIMITS OF GRADING
- MHPA BOUNDARY
- PROJECT SITE BOUNDARY

ATTACHMENT 5



**RICK**  
ENGINEERING CONSULTANTS  
SAN DIEGO, CALIFORNIA  
949.441.1111  
WWW.RICKENGINEERING.COM

REV	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	APPROVED BY
FINAL	8/22/2011	FULL RE-SUBMITTAL	J. K. KEN	J. K. KEN	J. K. KEN
REV	8/22/2011	FULL RE-SUBMITTAL	J. K. KEN	J. K. KEN	J. K. KEN
REV	8/22/2011	FULL RE-SUBMITTAL	J. K. KEN	J. K. KEN	J. K. KEN
REV	8/22/2011	FULL RE-SUBMITTAL	J. K. KEN	J. K. KEN	J. K. KEN



SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
SAN DIEGO COUNTY, CALIFORNIA  
MAINT. FAC. LANDS. PLAN, PLTG. LEG. & IRR. NOTES  
PROPOSED OPERATIONS FACILITY

DRAWING NO. **L6**  
17 OF 34  
PROJECT NO. 843108



# 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)

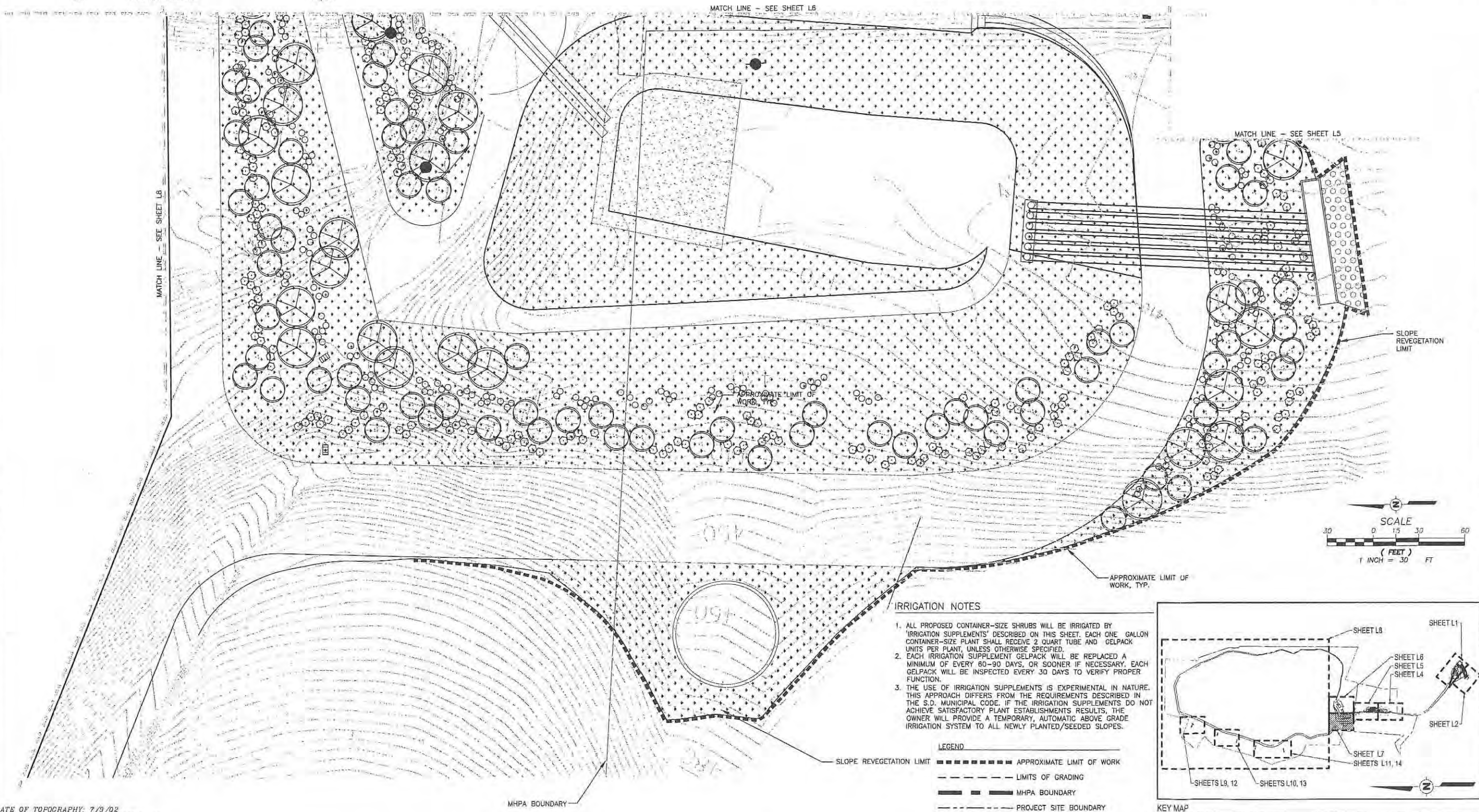
SEED MIX #1 - NATIVE EROSION CONTROL SEED MIXTURE  
AVAILABLE FROM: S & S SEEDS, INC. (805) 684-0436

LBS/ACRE	SPECIES	MINIMUM % PURITY/GERMINATION
2.0	DEINANDRA FASCICULATA	10/25
2.0	ESCHSCHOLZIA CALIFORNICA	98/75
2.0	ERIOPHYLLUM CONFERTIFLORUM	30/60
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.

ATTACHMENT 5 -

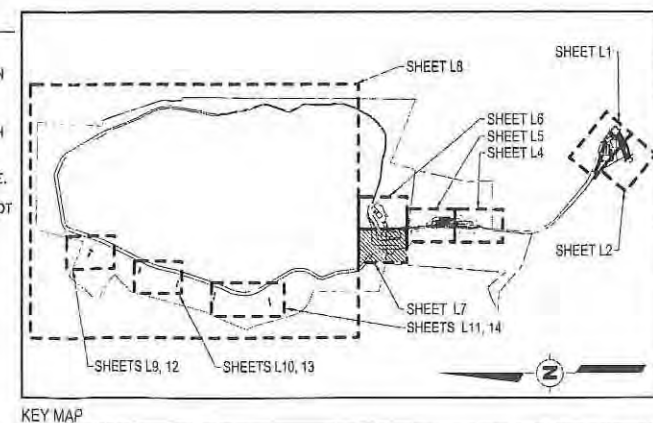
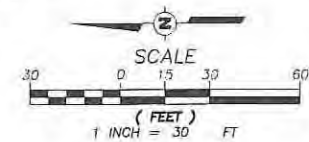


## IRRIGATION NOTES

- 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.

## LEGEND

- SLOPE REVEGETATION LIMIT
- APPROXIMATE LIMIT OF WORK
- LIMITS OF GRADING
- MHPA BOUNDARY
- PROJECT SITE BOUNDARY



**RICK L. SHAW**  
ENGINEERING COMPANY  
San Diego

REV.	DATE	DESCRIPTION	APP. BY	CHK. BY
1	08/22/2011	FINAL	J. SHAW	J. SHAW
2	08/22/2011	REVISED	J. SHAW	J. SHAW

SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
SAN DIEGO COUNTY, CALIFORNIA  
SED. BASIN LANDS. PLAN, PLTG. LEG. & IRR. NOTES  
PROPOSED OPERATIONS FACILITY

DRAWING NO. **L7**  
18 OF 34  
PROJECT NO. 843108



1. ALL NEW CONTAINER-SIZE PLANTS WILL BE MAINTAINED IN A HEALTHY, DISEASE-FREE, GROWING CONDITION AT ALL TIMES.
2. SHRUB PRUNING WORK WILL COMPLY WITH THE STANDARDS OF THE NATIONAL ARBORIST ASSOCIATION.
3. NEW CONTAINER-SIZE PLANT MATERIAL PLANTED FOR SLOPE REVEGETATION THAT DIE WITHIN 3 YEARS OF INSTALLATION WILL BE REPLACED WITHIN 30 DAYS OF DETERMINATION OF PLANT DEATH, WITH THE SAME SIZE MATERIAL AND SPECIES TYPE. PLANTS THAT DIE AFTER 3 YEARS OF INSTALLATION WILL BE REPLACED PER S.D. MUNICIPAL CODE CHAPTER 14 142.0403(b)(8).
4. SPECIFIED PLANTS AND SEED TO BE MATERIALS GROWN OR COLLECTED FROM LOCAL (S.D. COUNTY) SUPPLIERS.
5. SPECIFIED PLANTS ARE ADAPTED TO SURVIVE WITHOUT IRRIGATION AFTER INITIAL ESTABLISHMENT SERVICES.
6. PLANT AND SEED THROUGH NOV. 30 AND MAR. 1.
7. SLOPE REVEGETATION SEEDING AND PLANTING SHALL BE IN ACCORDANCE WITH THE STANDARDS REFERENCED IN THE LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS.
8. ALL REVEGETATION & EROSION CONTROL SHALL BE COMPLETED WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE OF THE SITE AREAS.

9. REMOVE DEAD CONTAINER PLANTS AND WEEDS WHILE PERFORMING REGULAR MAINTENANCE. TO RETAIN SOIL WHEN REMOVING DEAD PLANTS OR WEEDS, TRIM TO A SHORT STUBBLE RATHER THAN EXCAVATING PLANTS BY THE ROOTS. PRUNE SHRUBS IN THE LATE SUMMER, AFTER THE PLANT GROWTH SUBSIDES.
10. TOPSOIL DEPTH ON PERMANENT SLOPES AND THE LANDFILL COVER AREA TO BE A MINIMUM OF 24", EXCEPT WHERE SHRUBS ARE PLANTED OVER THE LANDFILL. PLANTING DEPTH SHALL BE 12" MINIMUM.
11. PLANT ESTABLISHMENT MONITORING WORK WILL CEASE ONCE THE CITY OF SAN DIEGO AND THE LANDSCAPE ARCHITECT DEEM THE NEW SLOPE PLANT COMMUNITIES TO BE ESTABLISHED (MIN. 25 MONTHS AFTER PLANTING COMPLETION).
12. AREAS DISTURBED BY THE RELOCATION OF THE SDG&E POWER TRANSMISSION AND DISTRIBUTION LINES MUST COMPLY WITH SDG&E EROSION CONTROL PROJECT REGISTRATION WORK WILL INCLUDE RESTORING ALL GRADES TO THEIR "NATURAL" APPEARANCE. PLACING AND FINISH GRADING ANY STOCKPILED NATIVE TOPSOIL, REMOVING ANY REMNANT DEBRIS AND EROSION CONTROL MATERIALS, AND SEEDING ALL DISTURBED AREAS WITH SEED MIX NO. 1 (NATIVE EROSION CONTROL SEED MIXTURE). SEEDING WORK TO BE PERFORMED PRIOR TO START OF FALL RAINY SEASON (NOV. 15 - FEB. 28). COMPLY WITH CITY OF SAN DIEGO LDC LANDSCAPE REGULATIONS FOR EROSION CONTROL 142.0411.
13. AREAS WITHIN THE LAYDOWN AREA THAT SHALL BE FENCED TO AVOID IMPACT TO SENSITIVE BIOLOGICAL SPECIES ARE NOT SHOWN ON THIS PLAN.

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 HAVE A SATISFACTORY PLANT ESTABLISHMENT RATE, THE CITY OWNER WILL PROVIDE TEMPORARY AUTOMATIC ABOVE-GRADE IRRIGATION SYSTEM TO ALL NEWLY PLANTED/SEDED SLOPES.

ANTICIPATED AREAS OF TEMPORARY TRANSMISSION LINE CONSTRUCTION DISTURBANCE (LAYDOWN AND PULLING SITES), AREAS TO BE SEEDED WITH SEED MIX NO. 1, L3 (NATIVE EROSION CONTROL SEED MIXTURE) WITHIN 30-90 DAYS FOLLOWING THE COMPLETION OF TRANSMISSION LINE CONSTRUCTION AND ANY REQUIRED RECONTOURING. SEE SHTS. L9, 10 & 11.

- - - - - APPROXIMATE LIMIT OF WORK  
 - - - - - LIMITS OF GRADING  
 - - - - - MHPA BOUNDARY  
 - - - - - PROJECT SITE BOUNDARY

WORK TASK

[illegible]

- 1 REPLACED AS NOTED, OR WITHIN 30 DAYS OF DISCOVERY IF DIRECTED BY CITY PERSONAL
- 2 APPLY WHEN RECOMMENDED BY THE MANUFACTURER(S), OR AS RECOMMENDED BY THE LOCAL COUNTY EXTENSION SERVICE.
- 3 FREQUENCY OF INSECT CONTROL WILL DEPEND UPON THE TYPE AND DEGREE OF INFESTATION AND MANUFACTURER'S RECOMMENDATIONS
- 4 FREQUENCY OF SITE INSPECTIONS MAY VARY DEPENDING ON THE HEALTH AND VIGOR OF THE NEW PLANTS AND SEEDLING

520 FRIARS ROAD  
SAN DIEGO, CA 92110  
192910707  
AXLE192914165

RICK

# RAIN BIRD. TECH SPECS

## Rain Bird® Irrigation Supplement IS Specs

For the Rain Bird Irrigation Supplement to be used for the full range of applications, it is recommended that the system be designed by a Rain Bird Professional Designer. For more information, contact your local Rain Bird distributor.

### Product

The Rain Bird Irrigation Supplement is designed for use in conjunction with Rain Bird's Rain Bird® Irrigation Supplement. It is a 100% polypropylene, high-density plastic, 100% recyclable material.

### Features

The Rain Bird Irrigation Supplement is designed for use in conjunction with Rain Bird's Rain Bird® Irrigation Supplement. It is a 100% polypropylene, high-density plastic, 100% recyclable material.

### Applications

The Rain Bird Irrigation Supplement is designed for use in conjunction with Rain Bird's Rain Bird® Irrigation Supplement. It is a 100% polypropylene, high-density plastic, 100% recyclable material.

### Options

The Rain Bird Irrigation Supplement is designed for use in conjunction with Rain Bird's Rain Bird® Irrigation Supplement. It is a 100% polypropylene, high-density plastic, 100% recyclable material.

### Availability

The Rain Bird Irrigation Supplement is designed for use in conjunction with Rain Bird's Rain Bird® Irrigation Supplement. It is a 100% polypropylene, high-density plastic, 100% recyclable material.

### Technical Specifications

#### Material

100% Polypropylene, High-Density Plastic

100% Recyclable

100% Polypropylene, High-Density Plastic

100% Recyclable

100% Polypropylene, High-Density Plastic

100% Recyclable

100% Polypropylene, High-Density Plastic

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100% Polypropylene, High-Density Plastic

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100% Polypropylene, High-Density Plastic

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100% Polypropylene, High-Density Plastic

100% Recyclable

100% Polypropylene, High-Density Plastic

100% Recyclable

100% Polypropylene, High-Density Plastic

100% Recyclable

100% Polypropylene, High-Density Plastic

100% Recyclable

### Dimensions

100% Polypropylene, High-Density Plastic

100% Recyclable

100% Polypropylene, High-Density Plastic

100% Recyclable

100% Polypropylene, High-Density Plastic

100% Recyclable

100% Polypropylene, High-Density Plastic

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100% Polypropylene, High-Density Plastic

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100% Recyclable

100% Polypropylene, High-Density Plastic

100% Recyclable

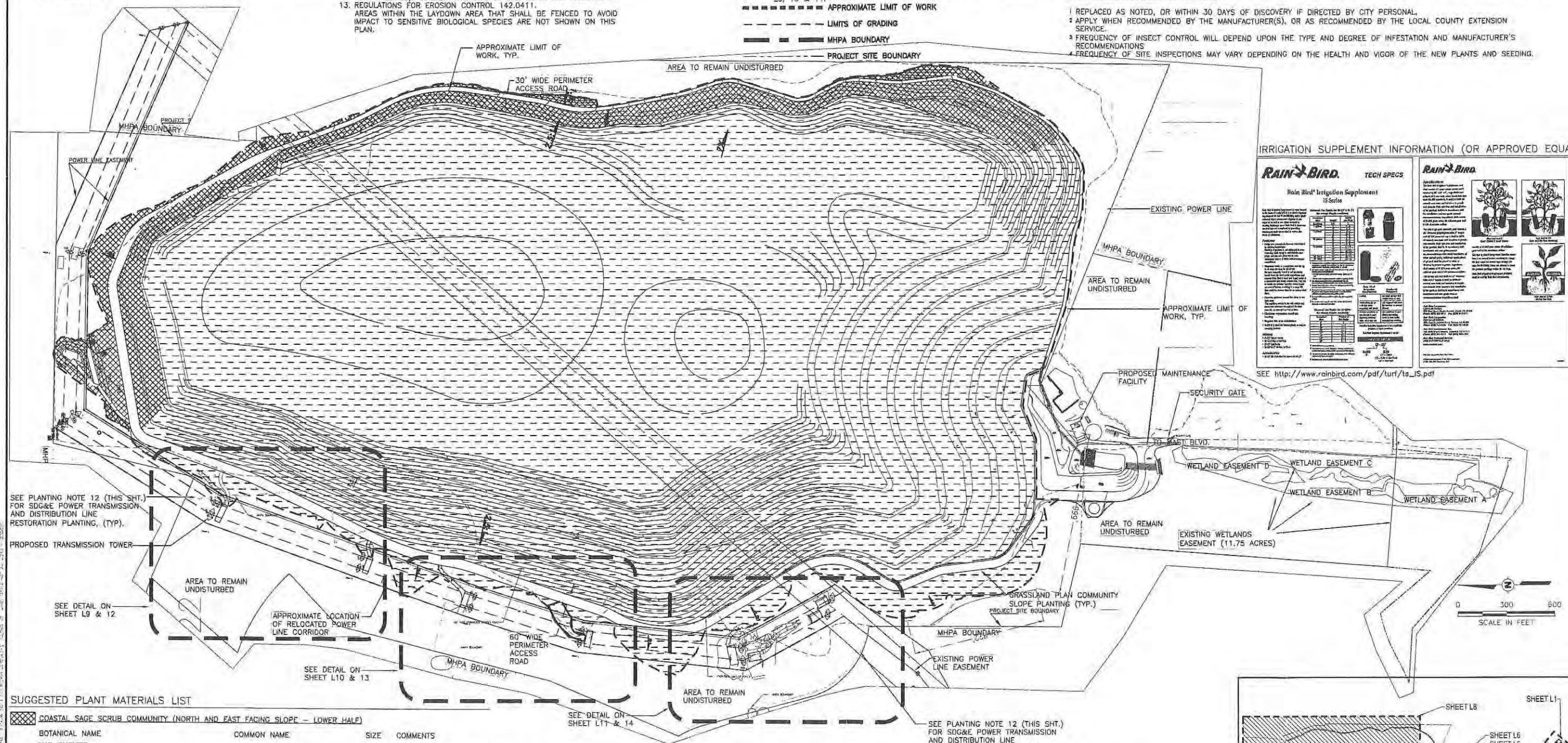
100% Polypropylene, High-Density Plastic

100% Recyclable

100% Polypropylene, High-Density Plastic

100% Recyclable

SEE [http://www.rainbird.com/pdf/turf/ts\\_IS.pdf](http://www.rainbird.com/pdf/turf/ts_IS.pdf)

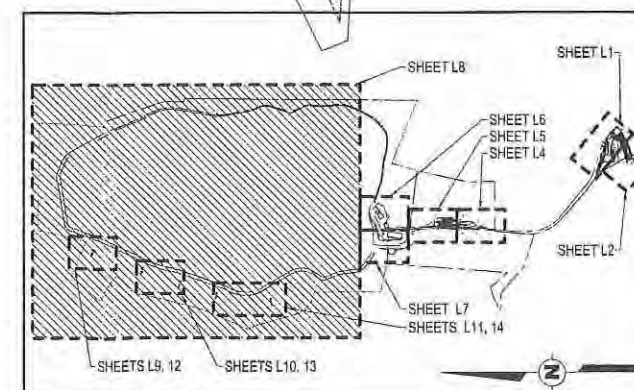


☒ COASTAL SAGE SCRUB COMMUNITY (NORTH AND EAST FACING SLOPE - LOWER HALF)

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
<u>SUB-SHRUBS</u>			
ACHILLEA MILLEFOLIUM	WHITE YARROW	SEED	1 LB/AC 98/70% PURITY/GERMINATION
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	1 GAL	
ERIOGONUM FASCICULATUM	COMMON BUCKWHEAT	1 GAL	PLANT ONE SHRUB FROM THIS LIST
LOTUS SCOPARIUS	DEERWEED	1 GAL	PER 100 SQ.FT.
MIMULUS AURANTIACUS	MONKEY FLOWER	1 GAL	
PENSTEMON SPECTABILIS	SHOWY PENSTEMON	1 GAL	
SALVIA MELLIFERA	BLACK SAGE	1 GAL	
<u>GRASSES (HYDROSEEDED)</u>			
BROMUS CARINATUS	CALIFORNIA BROME	SEED	6 LBS/AC 90/80% PURITY/GERMINATION
ELYMUS GLAUCUS "ANDERSON"	WILDRYE	SEED	6 LBS/AC 90/80% PURITY/GERMINATION
HORDEUM BRACHYANTHERUM SPP. CALIFORNICUM	CALIFORNIA BARLEY	SEED	6 LBS/AC 90/80% PURITY/GERMINATION
LASTHENIA GLABRATA	GOLDFIELDS	SEED	2 LBS/AC 90/85% PURITY/GERMINATION
LEYMUS TRITICOIDES	CREeping WILD RYE	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
NASSELLA CERNUA	NODDING NEEDLE GRASS	SEED	4 LBS/AC 90/70% PURITY/GERMINATION
NASSELLA PULCHRA	PURPLE NEEDLE GRASS	SEED	4 LBS/AC 90/80% PURITY/GERMINATION
VULPIA MICROSTACHYS	SMALL FESCUE	SEED	6 LBS/AC 90/80% PURITY/GERMINATION
VULPIA OCTOFLORA	SIX WEEKS FESCUE	SEED	4 LBS/AC 70/80% PURITY/GERMINATION

GRASSLAND PLANT COMMUNITY (SOUTH AND WEST FACING SLOPES ENTIRE HEIGHT AND NORTH; AND EAST FACING SLOPE - UPPER HALF)

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
<u>SUB-SHRUBS</u>			
ACHILLEA MILLEFOLIUM	WHITE YARROW	SEED	1 LB./AC 95/70% PURITY/GERMINATION
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	1 GAL	PLANT ONE SHRUB PER 100 SQ.FT.
<u>GRASSES (HYDROSEEDED)</u>			
BROMUS CARINATUS	CALIFORNIA BROME	SEED	6 LBS./AC 90/80% PURITY/GERMINATION
ELYMUS GLAUCUS "ANDERSON"	WILDRYE	SEED	6 LBS./AC 90/80% PURITY/GERMINATION
HORDEUM BRACHYANTHERUM SPP. CALIFICNICUM	CALIFORNIA BARLEY	SEED	6 LBS./AC 90/80% PURITY/GERMINATION
LASTHENIA GLABRATA	GOLDFIELDS	SEED	2 LBS./AC 90/85% PURITY/GERMINATION
LEYMUS TRUTICOIDES	CREeping WILD RYE	SEED	2 LBS./AC 90/80% PURITY/GERMINATION
NASSELLA CERNUA	NODDING NEEDLE GRASS	SEED	4 LBS./AC 90/70% PURITY/GERMINATION
NASSELLA PULCHRA	PURPLE NEEDLE GRASS	SEED	4 LBS./AC 90/80% PURITY/GERMINATION
VULPIA MICROSTACHYS	SMALL FESCUE	SEED	6 LBS./AC 90/80% PURITY/GERMINATION
VULPIA OCTOFLORA	SIX WEEKS FESCUE	SEED	4 LBS./AC 70/60% PURITY/GERMINATION



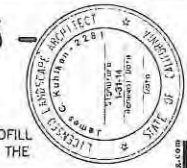
KEY MAP

MTN

SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
SAN DIEGO COUNTY, CALIFORNIA  
LANDFILL LANDS. PLAN, PLTG. LEG. & IRRI. NOTES  
PROPOSED OPERATIONS FACILITY

DRAWING NO.  
**L8**  
19 OF 34  
PROJECT NO.  
843108





6550 BLAKE ROAD  
SAN DIEGO, CA 92110  
(619) 291-0707  
(619) 291-4151  
RICK B. PRUSS  
ENGINEERING COMPANY  
San Diego

LEGEND

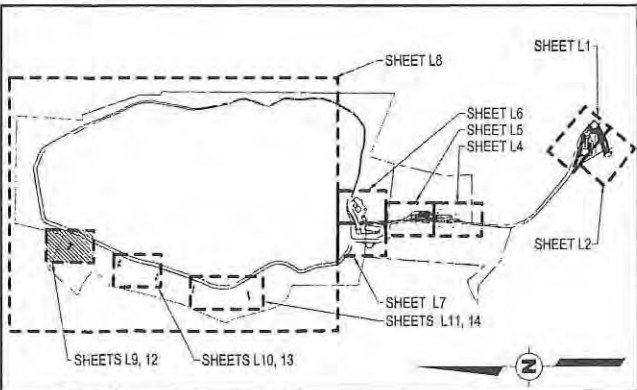
- TEMPORARY ACCESS ROADS (PRIOR TO COMPLETION OF LANDFILL PERIMETER ROAD); TO BE RESEDED AFTER COMPLETION OF THE LONG TERM ACCESS ROADS.
- ANTICIPATED AREAS OF TEMPORARY TRANSMISSION LINE CONSTRUCTION DISTURBANCE (LAYDOWN AND PULLING SITES). AREAS TO BE VEGETATED WITH GRASSLAND PLANT COMMUNITY WITHIN THREE WEEKS FOLLOWING THE COMPLETION OF TRANSMISSION LINE CONSTRUCTION AND ANY REQUIRED RECONTOURING.
- CHAMISE CHAPARRAL COMMUNITY
- COASTAL SAGE SCRUB COMMUNITY
- COASTAL SAGE SCRUB/NATIVE GRASSLAND COMMUNITY
- SOUTHERN MIXED CHAPARRAL
- NATIVE GRASS SEED MIX #1 (SEE SHT. L3) AT TEMP. ROADS AND LAYDOWN PADS TYP.
- GRASSLAND PLANT COMMUNITY - SEE SHT. L8.

NOTES

AREAS OF TEMPORARY CONSTRUCTION DISTURBANCE FOR THE SDG&E TRANSMISSION LINE WORK WILL BE REVEGETATED IN A MANNER THAT IS COMPLIANT WITH THE CITY OF SAN DIEGO LDC LANDSCAPE REGULATIONS FOR EROSION CONTROL, SECTION 142.0411, AND CONSISTENT WITH THE CITY OF SAN DIEGO BIOLOGY GUIDELINES.

IRRIGATION NOTES




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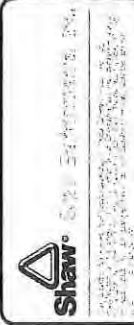
KEY MAP

NTS

HYDROSEED MIX LEGEND

<div> COASTAL SAGE SCRUB SEED MIX</div>				
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
<div> CHAMISE CHAPARRAL SEED MIX</div>				
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
<div> COASTAL SAGE SCRUB/NATIVE GRASSLAND SEED MIX</div>				
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

REV.	DATE	DESCRIPTION	CHK BY	APP BY
FINAL	10/22/2012	FULL RESUBMITTAL	RW	TP
FINAL	02/22/2011	FULL RESUBMITTAL	RW	TP
REV.	DATE	DESCRIPTION	CHK BY	APP BY
DATE OF ISSUE	08/22/2011	OWN BY J. WONG	CHK BY J. PRUSS	APP BY J. PRUSS



SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
SAN DIEGO COUNTY, CALIFORNIA  
REST. PLAN FOR AREAS OF INTERIM CONST. DIST. AT T-6  
PROPOSED OPERATIONS FACILITY

DRAWING NO.  
L9  
20 OF 34  
PROJECT NO.  
843708





rickengineering.com

3420 RIVAS ROAD  
SAN DIEGO, CA 92110  
TEL: 619.594.1100  
FAX: 619.594.1105RICK  
ENGINEERING COMPANY  
San Diego

## LEGEND

■■■■■■■■■■

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.



CHAMISE CHAPARRAL COMMUNITY



COASTAL SAGE SCRUB COMMUNITY



COASTAL SAGE SCRUB/NATIVE GRASSLAND COMMUNITY



SOUTHERN MIXED CHAPARRAL



NATIVE GRASS SEED MIX #1 (SEE SHT. L3) AT TEMP. ROADS AND LAYDOWN AREAS TYP.



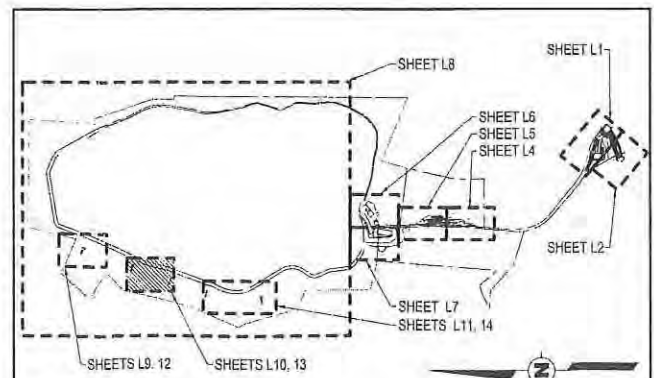
GRASSLAND PLANT COMMUNITY - SEE SHT. L8.

## NOTES

AREAS OF TEMPORARY CONSTRUCTION DISTURBANCE FOR THE SD&E TRANSMISSION LINE WORK WILL BE REVEGETATED IN A MANNER THAT IS COMPLIANT WITH THE CITY OF SAN DIEGO LDC LANDSCAPE REGULATIONS FOR EROSION CONTROL, SECTION 142.0411, AND CONSISTENT WITH THE CITY OF SAN DIEGO BIOLOGY GUIDELINES.

## 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.



KEY MAP

NTS

## HYDROSEED MIX LEGEND

## 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	0.25 LBS/AC 90/80% PURITY/GERMINATION
MALOSMA LAURINA	LAUREL SUMAC	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
MIMULUS AURANTIACUS	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 MELIFERA	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
XYLOCCOCCUS 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

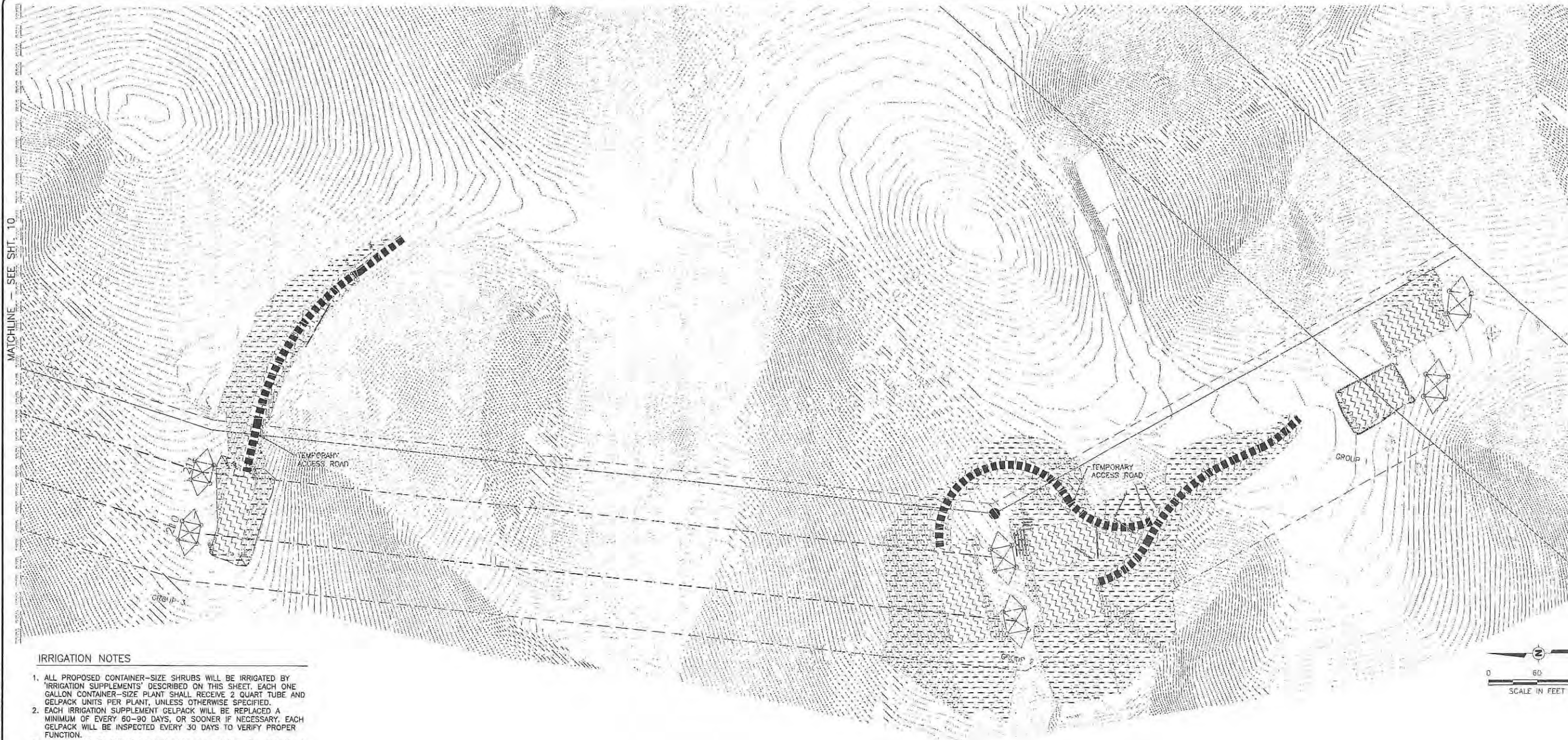
BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
ADENOSTOMA FASCICULATUM	CHAMISE	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
ERIOGONUM FASCICULATUM var. FOLIOLOSUM	CALIFORNIA BUCKWHEAT	SEED	1 LBS/AC 90/80% PURITY/GERMINATION
LOTUS SCOPARIUS var. SCOPARIUS	CALIFORNIA BROOM	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
SALVIA APIANA	WHITE SAGE	SEED	2 LBS/AC 90/80% PURITY/GERMINATION
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SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
SAN DIEGO COUNTY, CALIFORNIA  
REST. PLAN FOR AREAS OF INT. CONST. DIST. AT TOWER 4/5  
PROPOSED OPERATIONS FACILITY

DRAWING NO.  
**L10**  
21 OF 34  
PROJECT NO.  
843108



MATCHLINE - SEE SHT. 10



#### 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.
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#### HYDROSEED MIX LEGEND

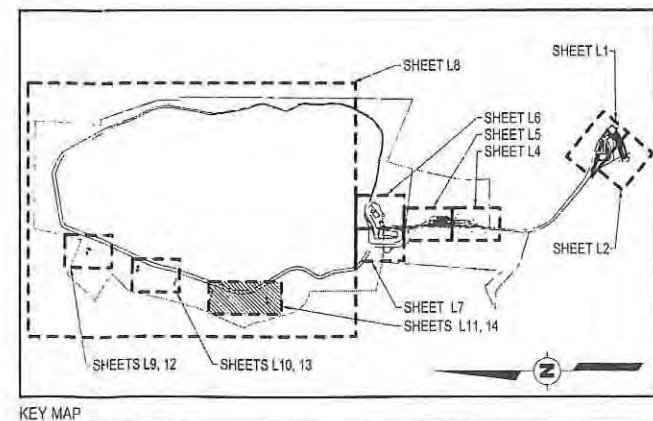
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COASTAL SAGE SCRUB/NATIVE GRASSLAND SEED MIX				
BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	
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#### LEGEND

	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.
	CHAMISE CHAPARRAL COMMUNITY
	COASTAL SAGE SCRUB COMMUNITY
	COASTAL SAGE SCRUB/NATIVE GRASSLAND COMMUNITY
	SOUTHERN MIXED CHAPARRAL
	NATIVE GRASS SEED MIX #1 (SEE SHT. L3) ANTICIPATED AREAS OF TEMPORARY TRANSMISSION LINE CONST. DISTURBANCE (LAYDOWN AND PULLING SITES). AREAS TO BE SEEDED WITH SEED MIX NO. 1 (NATIVE EROSION CONTROL SEED MIX MIXTURE), WITHIN 30-90 DAYS FOLLOWING THE COMPLETION OF TRANSMISSION LINE CONSTRUCTION AND ANY REQUIRED RE-CONTOURING.
	GRASSLAND PLANT COMMUNITY - SEE SHT. L8.

#### IRRIGATION NOTES

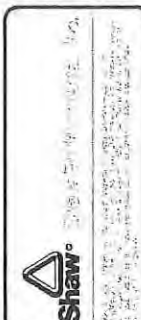
AREAS OF TEMPORARY CONSTRUCTION DISTURBANCE FOR THE SD&E TRANSMISSION LINE WORK WILL BE REVEGETATED IN A MANNER THAT IS COMPLIANT WITH THE CITY OF SAN DIEGO LDC LANDSCAPE REGULATIONS FOR EROSION CONTROL, SECTION 142.0411, AND CONSISTENT WITH THE CITY OF SAN DIEGO BIOLOGY GUIDELINES.



NTS

DRAWING NO.  
**L11**  
22 OF 34  
PROJECT NO.  
843108

SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
SAN DIEGO COUNTY, CALIFORNIA  
REST. PLAN FOR AREAS OF INT. CONST. DIST. AT TOWER 1, 2 & 3  
PROPOSED OPERATIONS FACILITY



REV.	DATE	DESCRIPTION	CHK BY	APP BY
FINAL	02/20/12	FULL RE-SUBMITTAL	RW	TP
FINAL	02/20/12	FULL RE-SUBMITTAL	RW	TP
DATE OF ISSUE	02/20/12	DATE OF ISSUE	CHK BY: J. PRUSS	APP BY: J. KUHLEN
DATE OF ISSUE	02/20/12	DATE OF ISSUE	CHK BY: J. PRUSS	APP BY: J. KUHLEN







## LEGEND

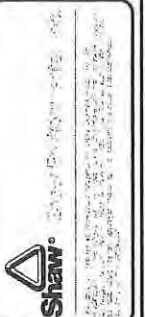
- LONG TERM ACCESS ROADS  
APPROX. LIMIT-OF-WORK  
SEE SHT. L8 FOR PLANTING LEGEND

## IRRIGATION NOTES

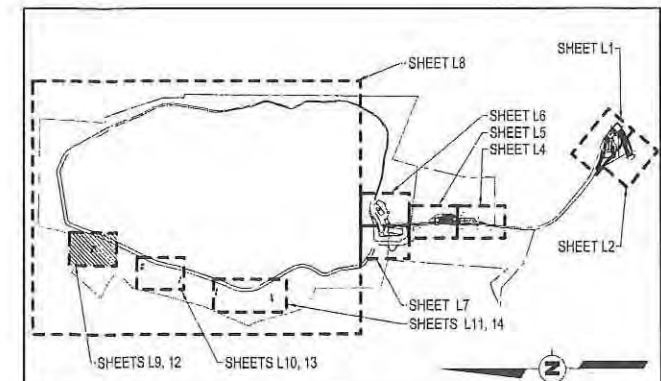
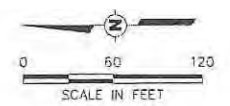
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9530 FRANK ROAD  
SAN DIEGO, CA 92110  
(619) 591-8207  
RICK ENGINEERING, INC.  
ENGINEERING COMPANY  
San Diego, CA 92108

FINAL	1/22/2012	FULL RESUBMITTAL	RW	TP	TP	JK
FINAL	5/22/2011	FULL RESUBMITTAL	RW	TP	TP	JK
REV.	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
		DATE OF ISSUE	DWN BY	DES BY	CHK BY	APP BY
		AUG. 22, 2011	J. PRUSS	J. PRUSS	J. PRUSS	J. KULLEN



SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
SAN DIEGO COUNTY, CALIFORNIA  
REST. PLAN FOR AREAS OF FINAL CONST. DIST. AT TOWER 6  
PROPOSED OPERATIONS FACILITY



KEY MAP

NTS

DRAWING NO.  
**L12**  
23 OF 34  
PROJECT NO.  
843106

MATCHLINE - SEE SHT. L13

MHPA  
APPROXIMATE LOCATION OF RELOCATED  
POWER LINE CORRIDOR

AREA TO REMAIN  
UNDISTURBED

GROUP 5

MHPA BOUNDARY

LONG TERM ACCESS ROAD

60' WIDE PERIMETER ACCESS ROAD

366-031-20

366-031-18

STATION  
AINAGE



5620 FRIARS ROAD  
SAN DIEGO, CA 92110  
619.291.0707

**RICK**  
ENGINEERING COMPANY

FINAL	3/22/2012	FULL RE-SUBMITTAL	RW	TP	TP	JK
FINAL	8/22/2011	FULL RE-SUBMITTAL	RW	TP	TP	JK
REV.	DATE	DESCRIPTION	DWN BY	DEES BY	CHK BY	APP BY
	DATE OF ISSUE	DWN BY	R. HONG			
	AUG. 22, 2011	DEES BY	T. PRUSS			
		APP BY	J. KUHLEN			

 Shaw®

SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
SAN DIEGO COUNTY, CALIFORNIA  
LANDSCAPE DEVELOPMENT PLAN  
PROPOSED OPERATIONS FACILITY

DRAWING NO.  
**L13**  
24 OF 34  
PROJECT NO.  
843108

LONG TERM ACCESS ROADS  
APPROX. LIMIT-OF-WORK  
SEE SHT. L8 FOR PLANTING LEGEND TYP.

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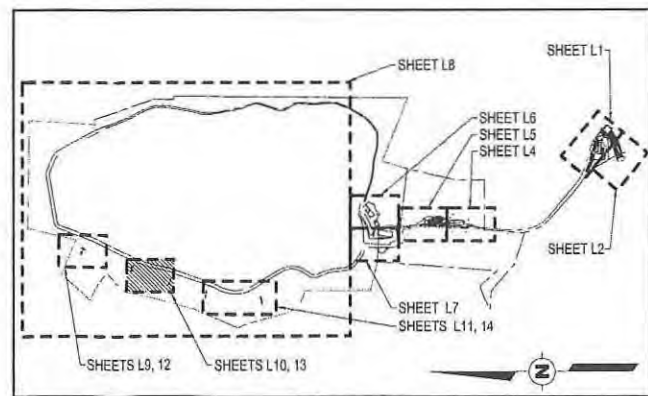
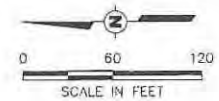
MATCHLINE - SEE SHT. L12

**MATCHLINE - SEE SHT. L14**

AREA TO REMAIN  
UNDISTURBED

60' WIDE PERIMETER ACCESS ROAD

MHPA BOUNDARY



## KEY MAP

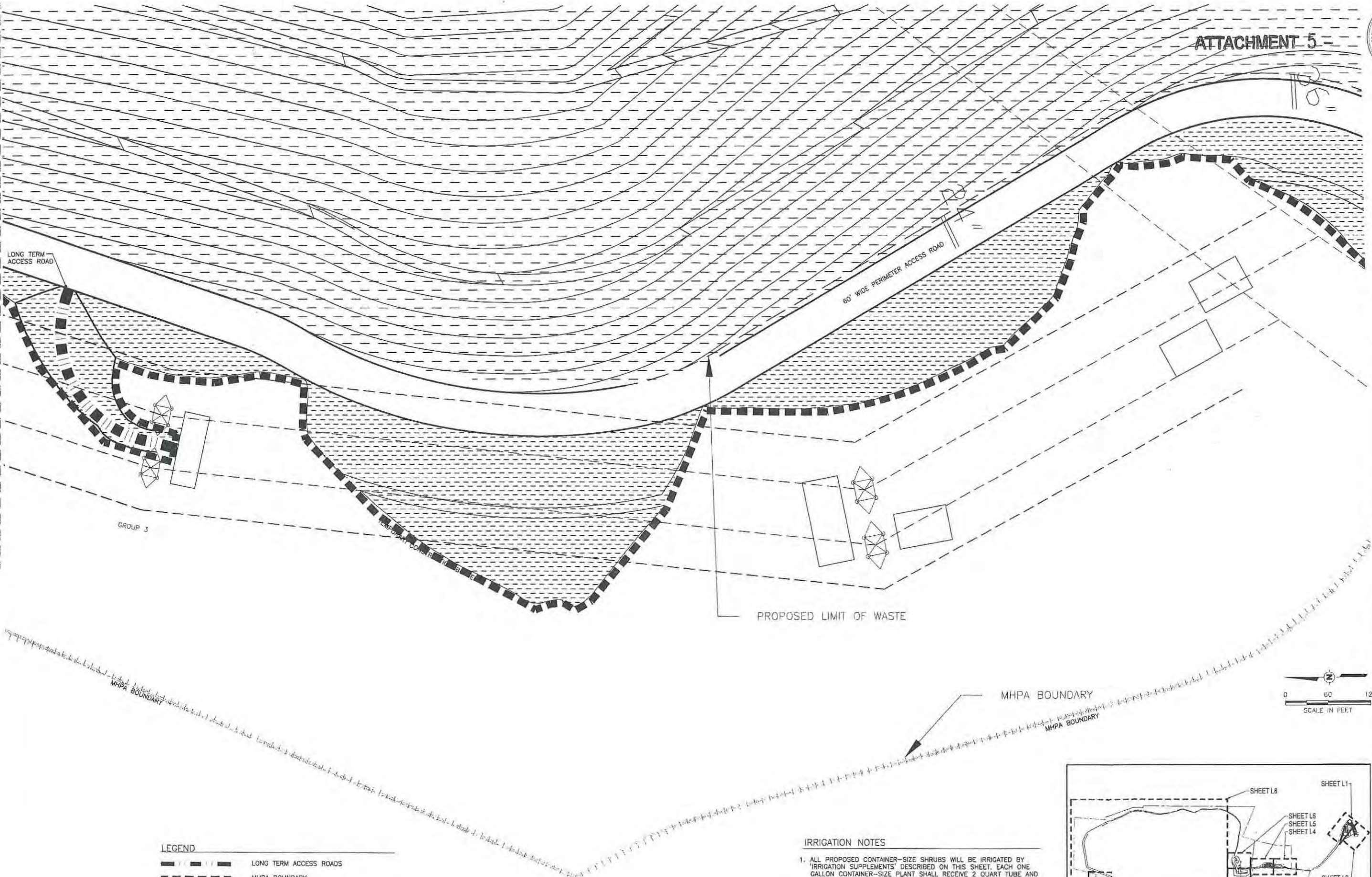
NTS





5000 PINE DR. S. SAN DIEGO, CA 92108  
619.291.1202 FAX 619.291.4165  
RICK  
REGISTERED CONSULTANT

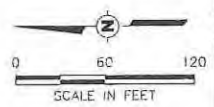
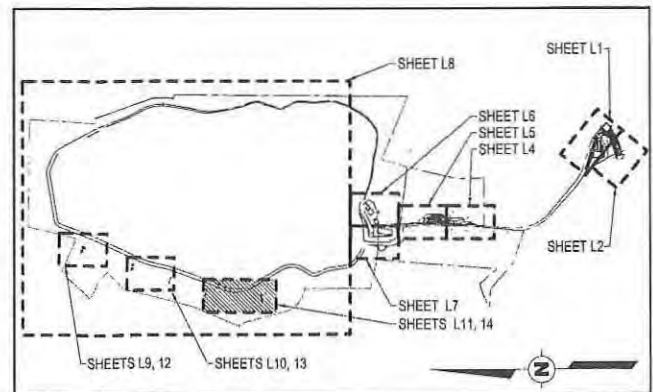
MATCHLINE - SEE SHT. 13



LEGEND

	LONG TERM ACCESS ROADS
	MHPA BOUNDARY
	SEE SHT. L8 FOR PLANTING LEGEND TYP.

- 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.



FINAL	3/22/2011	FULL RE-SUBMITTAL	RW	TP	JK
FINAL	8/22/2011	FULL RE-SUBMITTAL	RW	TP	JK
REV.	DATE	DESCRIPTION	OWN BY	DES BY	CHK BY
		OWN BY	R. WONG	DES BY	T. PRINCE
		DATE OF ISSUE	AUG. 22, 2011	DES BY	T. PRINCE
		APP BY	J. KUIHLEN	APP BY	J. KUIHLEN



SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDELL  
SAN DIEGO COUNTY, CALIFORNIA  
REST. PLAN FOR AREAS OF FINAL CONST. DIST. AT TOWER 3  
PROPOSED OPERATIONS FACILITY

DRAWING NO. **L14**  
25 OF 34  
PROJECT NO. B43108





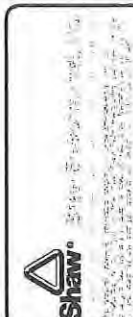
REVEGETATION NOTES

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 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.

FOR OFFICE USE ONLY  
DATE: 08/22/2011  
PROJECT NO.: 843108  
ISSUED: 08/22/2011

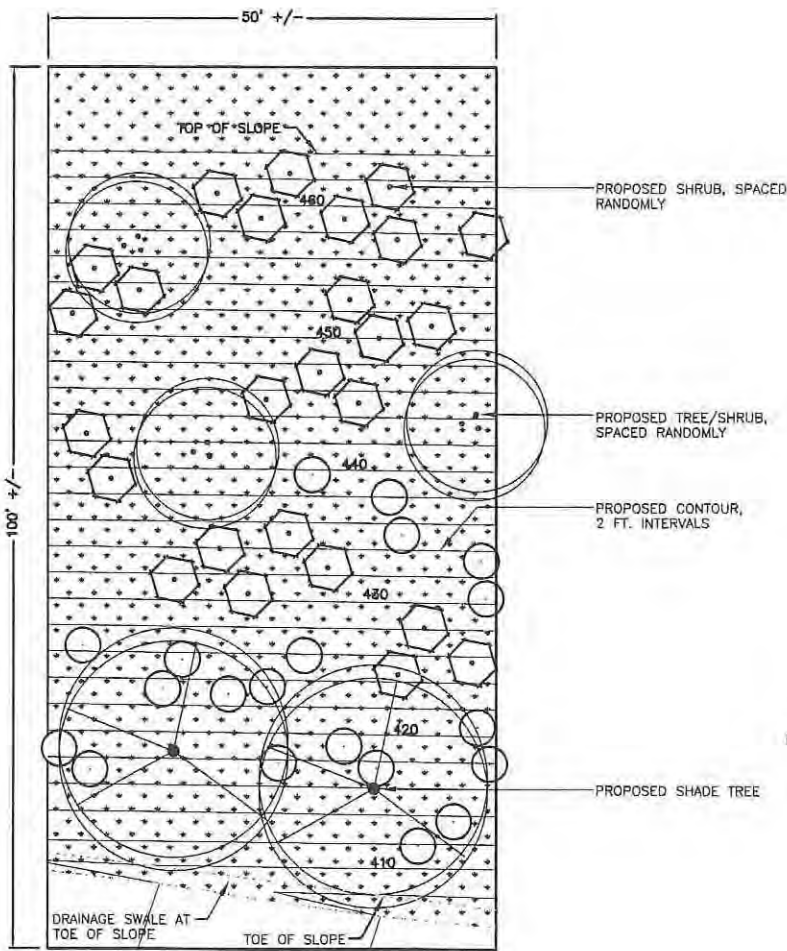
**RICK K. KOHN**  
REGISTERED PROFESSIONAL ENGINEER  
CALIFORNIA LICENSE NO. 4281  
MECHANICAL

REV.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	APPROVED BY
1	08/22/2011	FINAL	J. KRUEGER	J. KRUEGER	J. KRUEGER
2	08/22/2011	REVISED	J. KRUEGER	J. KRUEGER	J. KRUEGER
3	08/22/2011	REVISED	J. KRUEGER	J. KRUEGER	J. KRUEGER
4	08/22/2011	REVISED	J. KRUEGER	J. KRUEGER	J. KRUEGER
5	08/22/2011	REVISED	J. KRUEGER	J. KRUEGER	J. KRUEGER
6	08/22/2011	REVISED	J. KRUEGER	J. KRUEGER	J. KRUEGER
7	08/22/2011	REVISED	J. KRUEGER	J. KRUEGER	J. KRUEGER
8	08/22/2011	REVISED	J. KRUEGER	J. KRUEGER	J. KRUEGER
9	08/22/2011	REVISED	J. KRUEGER	J. KRUEGER	J. KRUEGER
10	08/22/2011	REVISED	J. KRUEGER	J. KRUEGER	J. KRUEGER



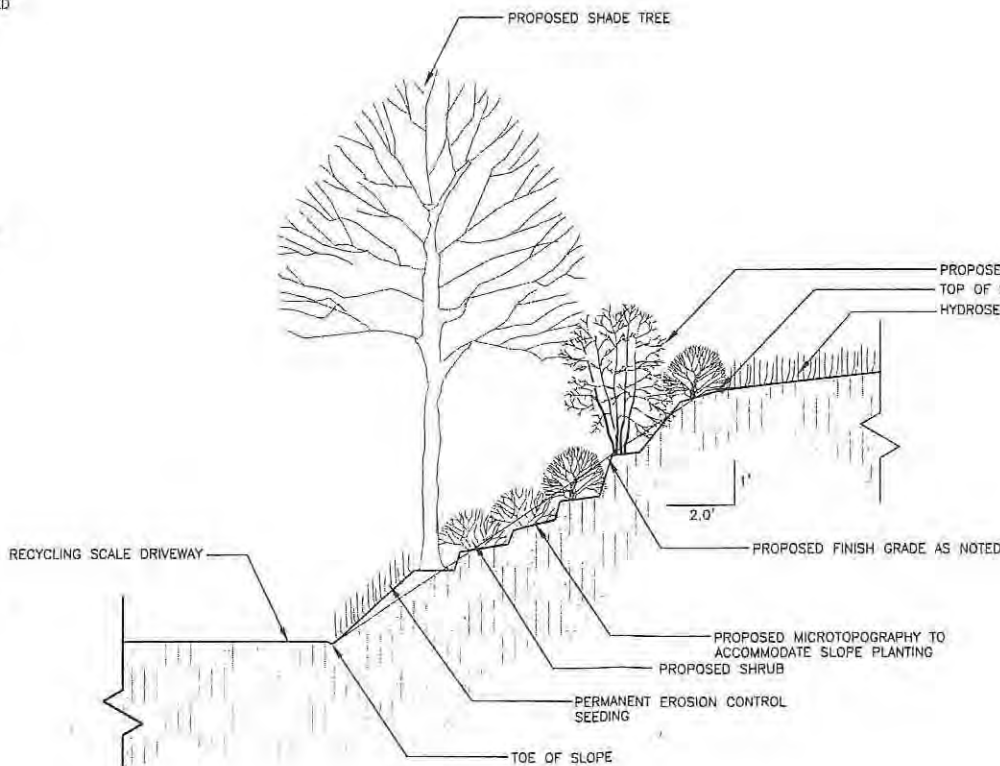
SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
SAN DIEGO COUNTY, CALIFORNIA  
LANDSCAPE PLANTING DETAILS  
PROPOSED OPERATIONS FACILITY

DRAWING NO. **L15**  
28 OF 34  
PROJECT NO. 843108



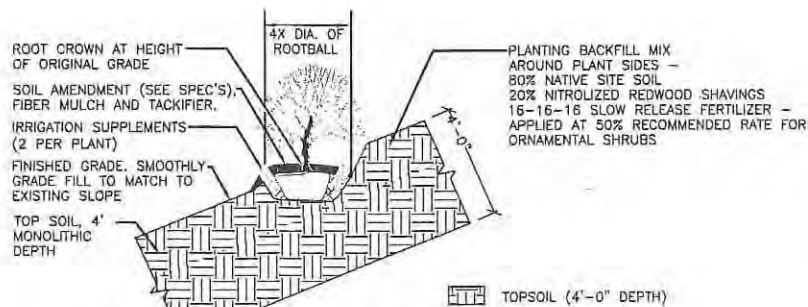
2:1 SLOPE REVEGETATION ARRANGEMENT

NTS

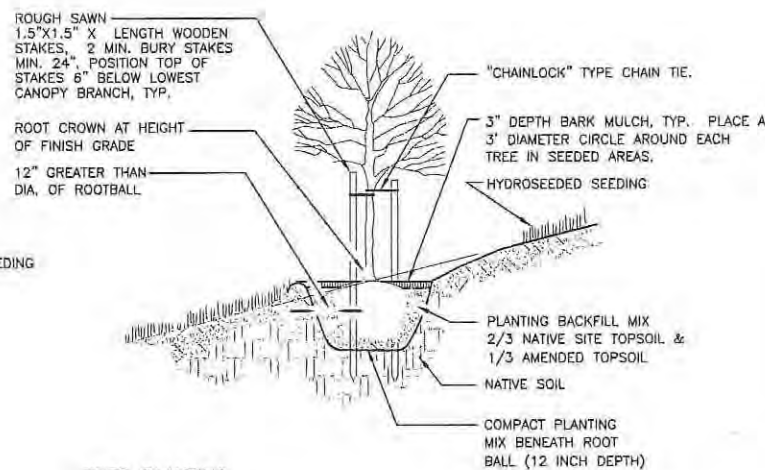


2:1 SLOPE REVEGETATION SECTION

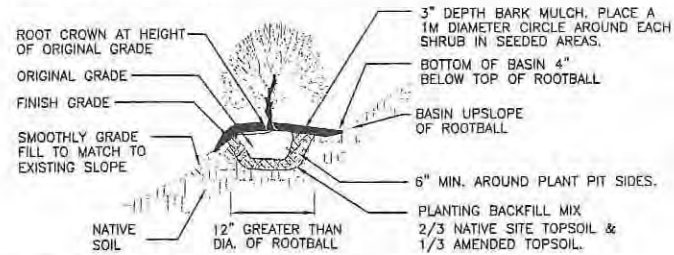
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SHRUB PLANTING AT LANDFILL TYP.

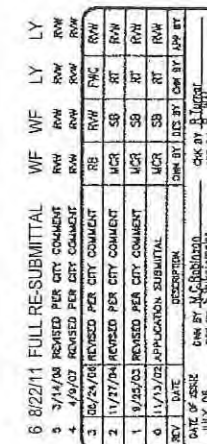


TREE PLANTING



SHRUB PLANTING





**Shaw** Shaw Environmental, Inc.

The Shaw Group is a leading provider of environmental services and products. We are a leader in the design, construction, and operation of waste-to-energy plants, incinerators, and other industrial facilities. We are also a leader in the design and construction of water treatment plants, sewage treatment plants, and other water infrastructure. Shaw Environmental, Inc. is a leading provider of environmental services and products. We are a leader in the design, construction, and operation of waste-to-energy plants, incinerators, and other industrial facilities. We are also a leader in the design and construction of water treatment plants, sewage treatment plants, and other water infrastructure.

SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
MASTER DEVELOPMENT PLANS  
OFFICE FLOOR PLAN

DRAWING NO.  
**A10**  
27 OF 34  
PROJECT NO.  
141451

PT3+5617  
Exhibit "A"  
Approved: 11/10/08  
PDP-9309 (dubo)  
Permit No. SDP-9310

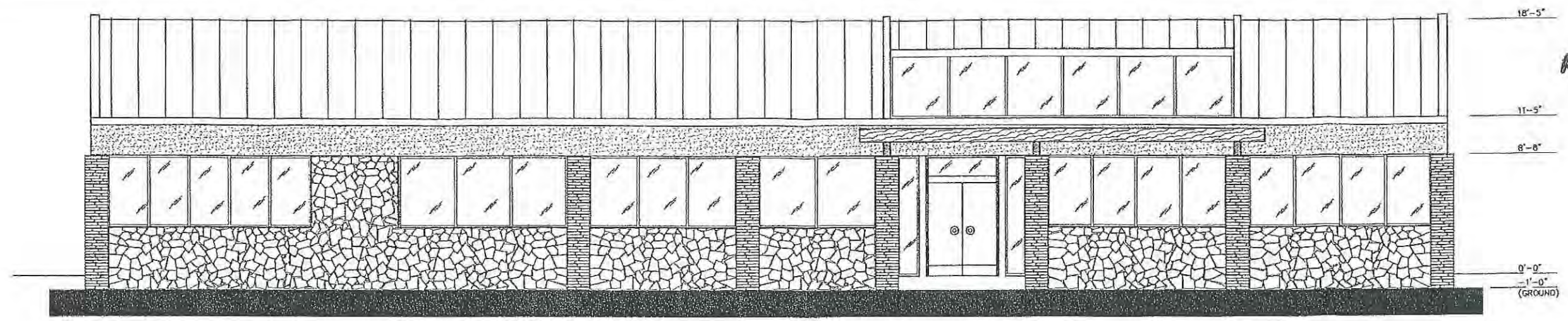
OFFICE FLOOR PLAN  
PLAN  
SCALE: 1/4"=1'-0"

TOTAL SQ. FT. = 3258 SQ. FT.

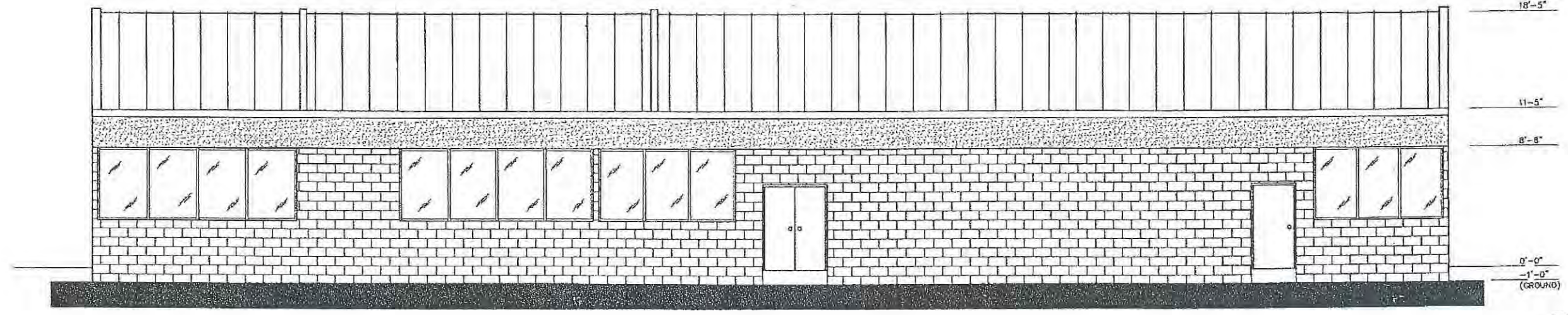
NO REVISIONS  
THIS SHEET

TOTAL SQ. FT. = 3258 SQ. FT.

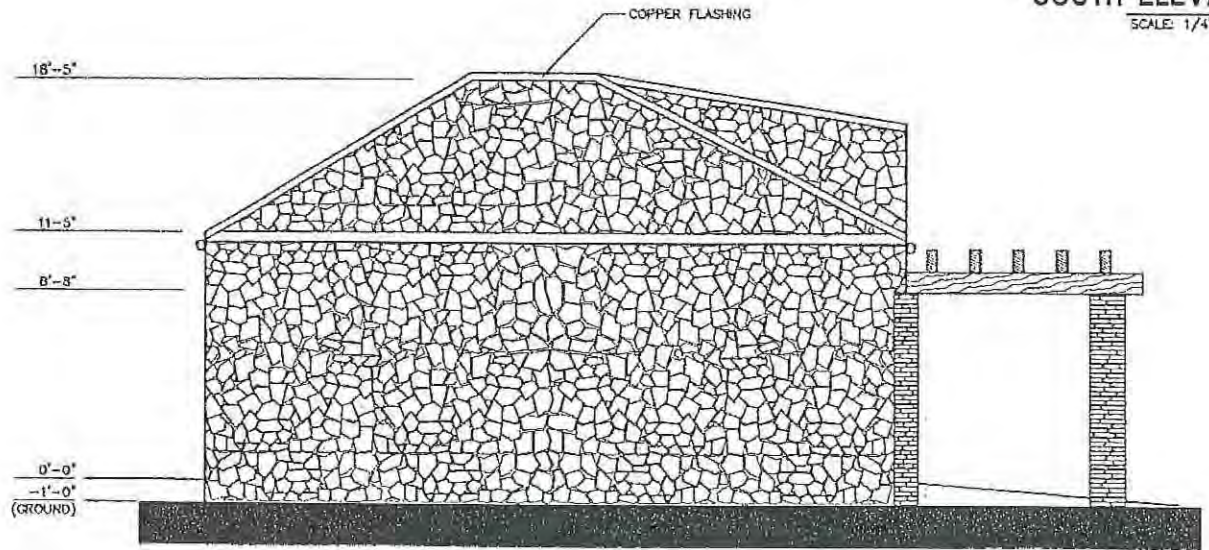




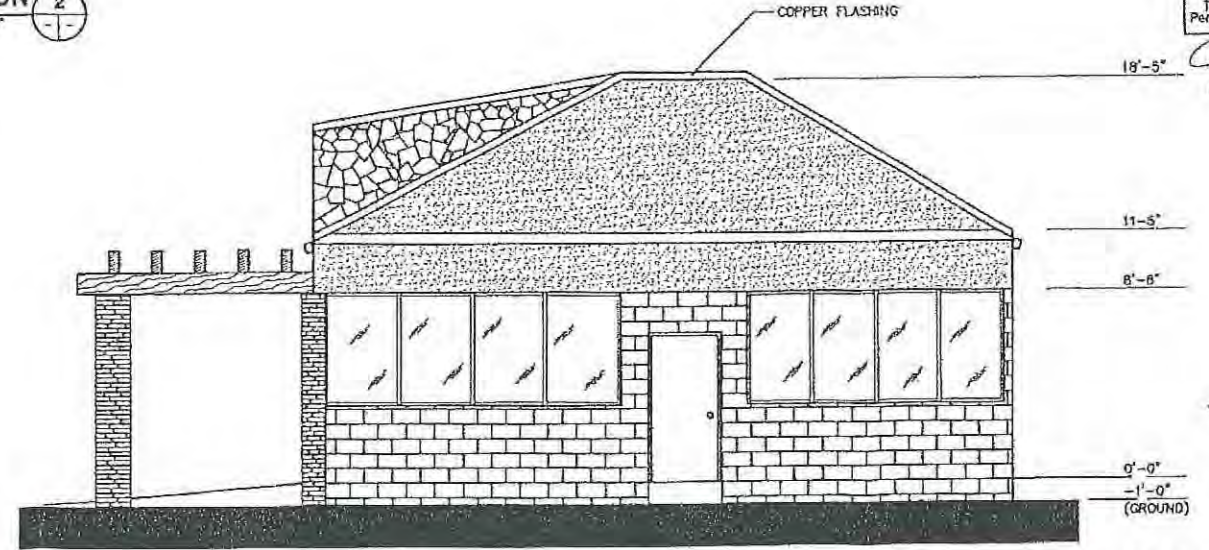
OFFICE BUILDING  
NORTH ELEVATION 1  
SCALE: 1/4"=1'-0"



OFFICE BUILDING  
SOUTH ELEVATION 2  
SCALE: 1/4"=1'-0"



OFFICE BUILDING  
EAST ELEVATION 3  
SCALE: 1/4"=1'-0"



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

NO REVISIONS  
THIS SHEET

REV	DATE	DESCRIPTION	OWN BY	CHK BY	APP BY
6	8/22/11	FULL RE-SUBMITTAL	WF	LY	LY
5	3/14/08	REVISED PER CITY COMMENT	WF	LY	LY
4	4/9/07	REVISED PER CITY COMMENT	WF	LY	LY
3	12/24/04	REVISED PER CITY COMMENT	WF	LY	LY
2	11/27/04	REVISED PER CITY COMMENT	WF	LY	LY
1	10/25/03	REVISED PER CITY COMMENT	WF	LY	LY
0	11/13/02	APPLICATION SUBMITTAL	WF	LY	LY

PTIS#5017  
Exhibit "A"  
Approved 11/10/09 (date)  
DDP-9309  
Permit No. SDP-9310



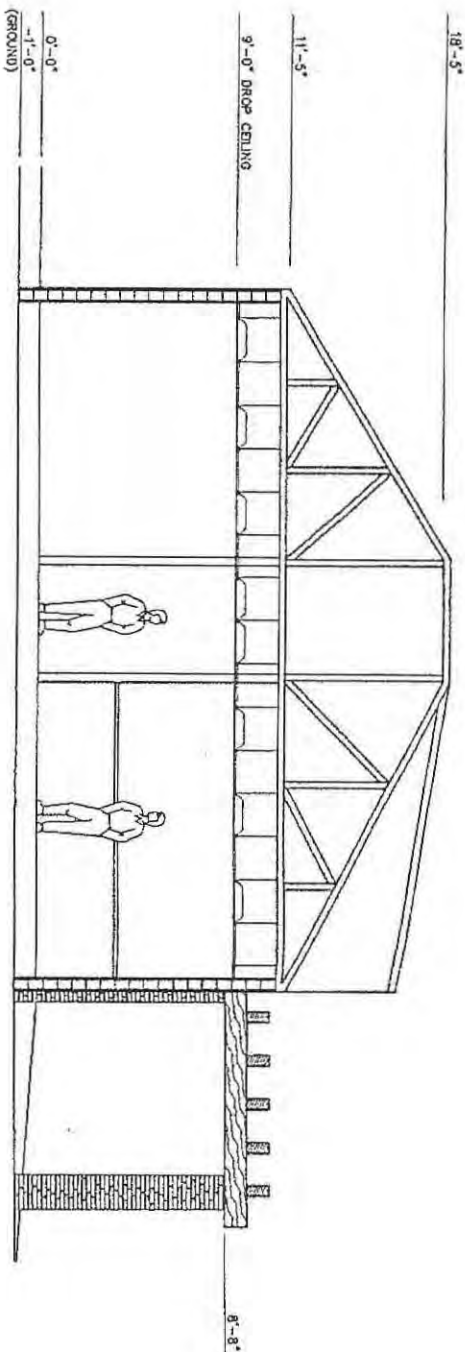
Shaw Environmental, Inc.  
Shaw

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

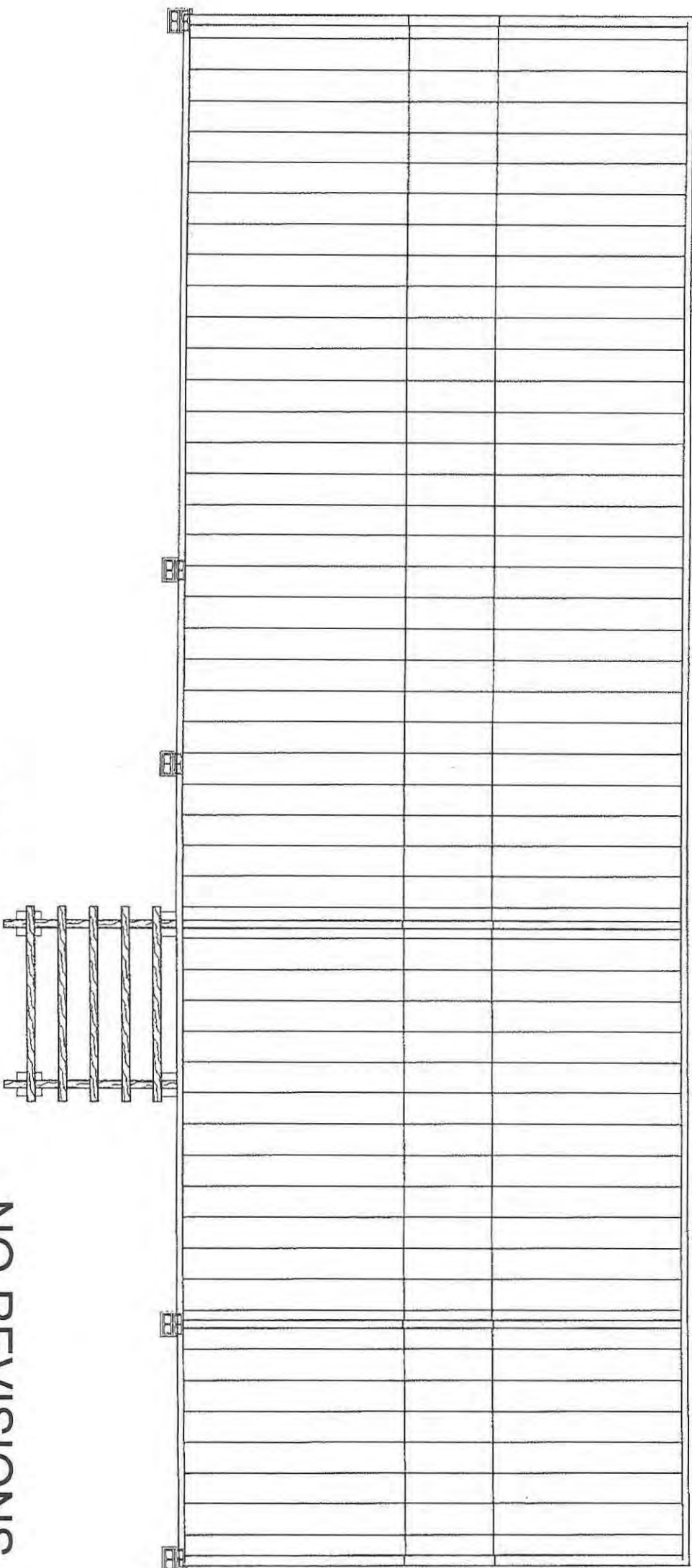
DRAWING NO. A11  
28 OF 34  
PROJECT NO. 141451

DATE PLOTTED: 11/10/09  
PLOTTER: HP DesignJet 1000C  
PLOTTER DRIVER: HPGL-ET  
PLOTTER SETTINGS: 11x17, 1/4"=1'-0", 1:1000





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



OFFICE BUILDING  
ROOF PLAN  
**PLAN**  
SCALE: 1/4"=1'-0"  
2

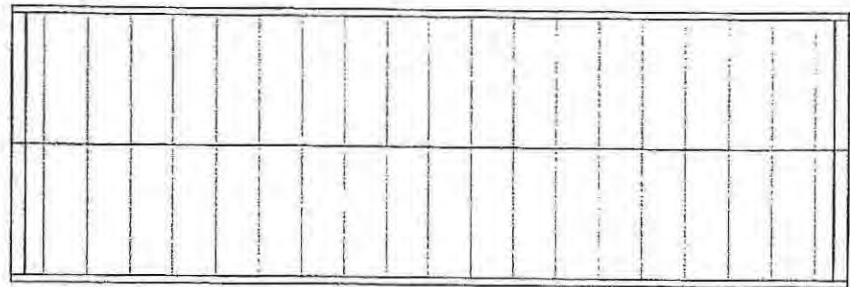
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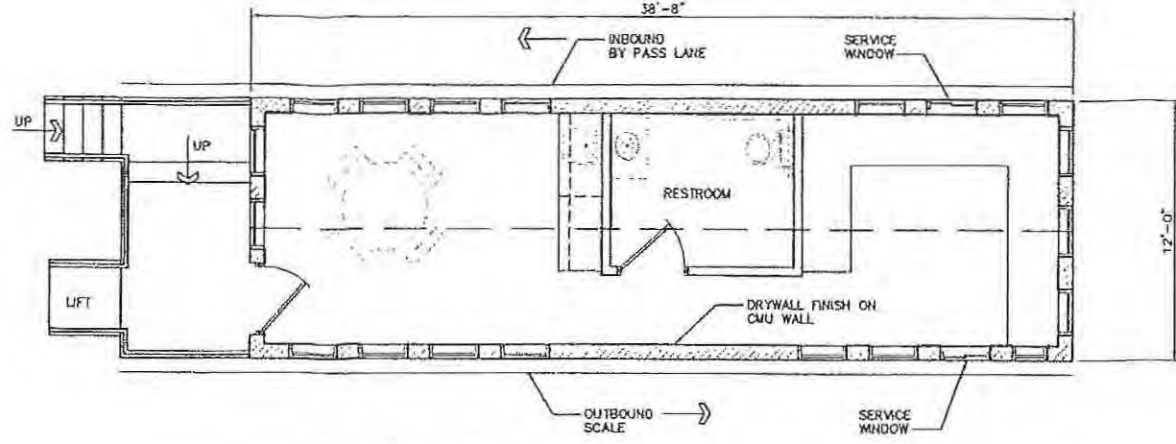
P13-5617  
 Exhibit "A"  
 Approved 11/01/08  
 PDP-9309 (date)  
 Permit No. 508-9312  
 [Signature]

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4	4/8/07	REVISED PER CITY COMMENT	R/W	R/W	R/W	R/W
3	6/24/06	REVISED PER CITY COMMENT	RS	R/W	FWC	R/W
2	11/27/04	REVISED PER CITY COMMENT	MCR	SB	RT	R/W
1	9/25/03	REVISED PER CITY COMMENT	MCR	SB	RT	R/W
0	11/13/02	APPLICATION SUBMITTAL	MCR	SE	RT	R/W
REV	DATE	DESCRIPTION	OWN	DT	DES	CHK BY
DATE OF ISSUE	OWN BY	CHK BY				
JULY 08	M.C. Robinson	R. Turner				
	Robinson	APPLY & WALL				

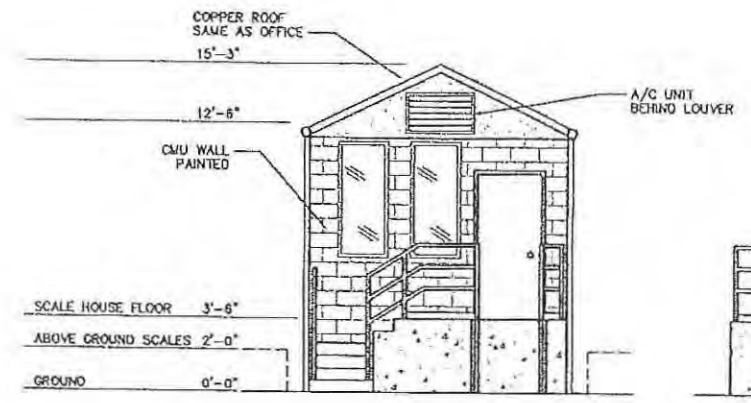




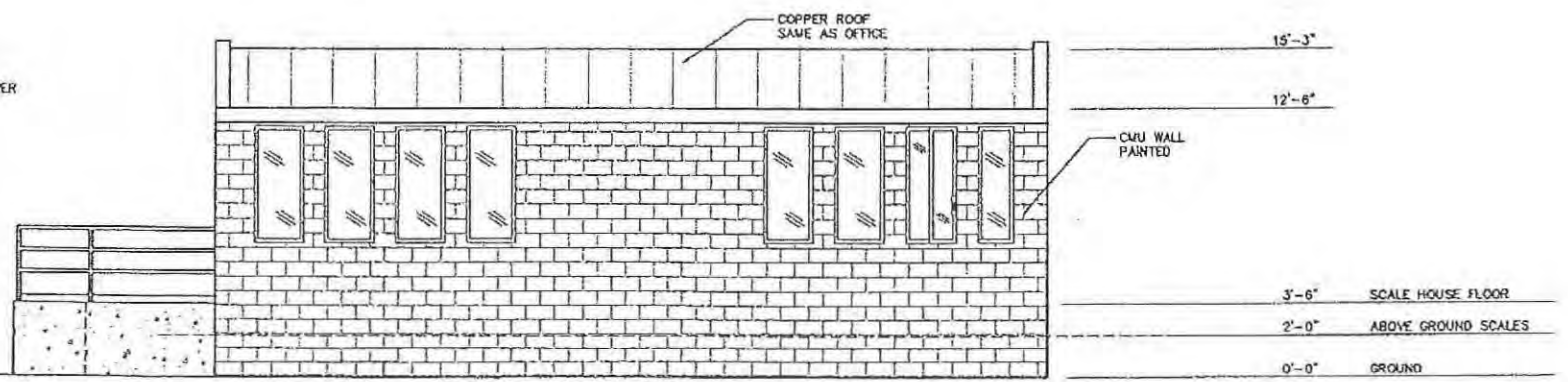
SCALE HOUSE ROOF PLAN  
PLAN  
SCALE: 1/4"=1'-0"



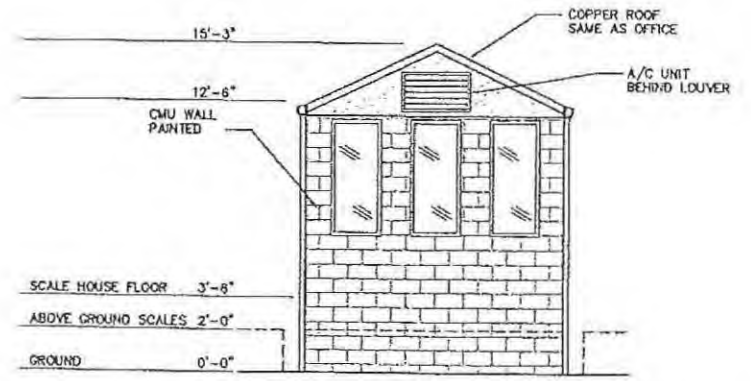
SCALE HOUSE FLOOR PLAN  
PLAN  
SCALE: 1/4"=1'-0"



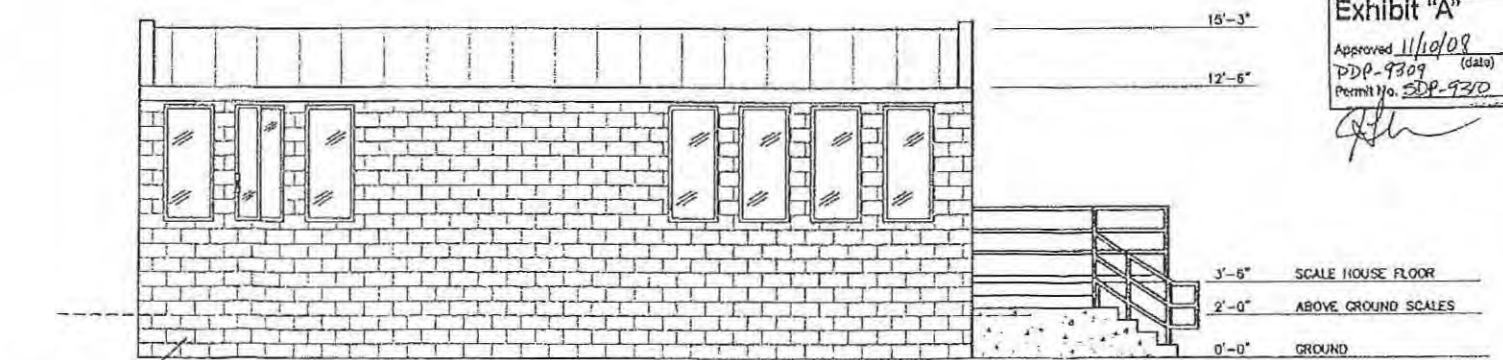
SCALE HOUSE  
NORTH ELEVATION  
SCALE: 1/4"=1'-0"



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"

NO REVISIONS  
THIS SHEET

REV	DATE	DESCRIPTION	CHK BY	APP BY
6	8/22/11	FULL RESUBMITTAL	WF	LY
5	3/14/08	REVISED PER CITY COMMENT	RW	RW
4	4/24/07	REVISED PER CITY COMMENT	RW	RW
3	10/24/06	REVISED PER CITY COMMENT	NS	RW
2	11/27/04	REVISED PER CITY COMMENT	MCR	RT
1	11/29/03	REVISED PER CITY COMMENT	MCR	SB
0	11/13/02	APPLICATION SUBMITTAL	MCR	SB
DATE OF ISSUE			DATE OF ISSUE	
JULY 08			JULY 08	



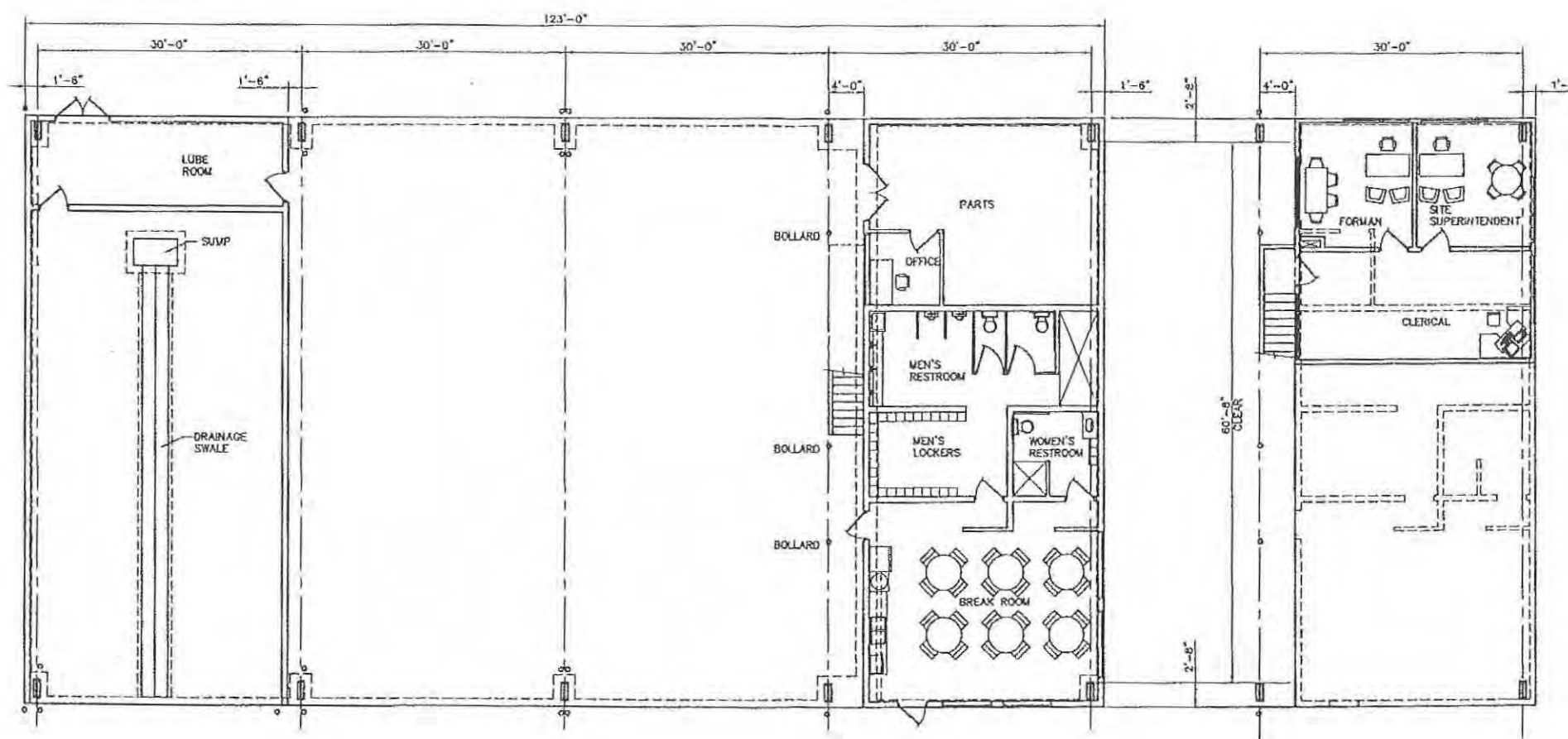
PTB#5617  
Exhibit "A"  
Approved 11/10/08  
DDP-9309  
Permit No. SDP-930

SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
MASTER DEVELOPMENT PLANS  
SCALE HOUSE PLAN  
AND ELEVATIONS



DRAWING NO.  
A20  
30 OF 34  
PROJECT NO.  
141451






MAINTENANCE BUILDING  
GROUND FLOOR PLAN

PLAN

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



MAINTENANCE BUILDING  
MEZZANINE PLAN

PLAN

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

PTB# 5617  
Exhibit "A"  
Approved 11/10/08 (date)  
PDP-9309  
Portrait No. SDP-9310

CONCRETE BLOCK - PAINTED  
WITH EXPOSED ELECTRICAL PIPE  
DRYWALL CEILING w/SURFACE  
MOUNTED LIGHTS.

CEILING OF 2x12 @ 16"  
1 HOUR RATED

A/C IN BREAK ROOM & OFFICE ONLY  
DOOR VENTS IN BATHROOM WILL  
PROVIDE COOL AIR TO AREA.

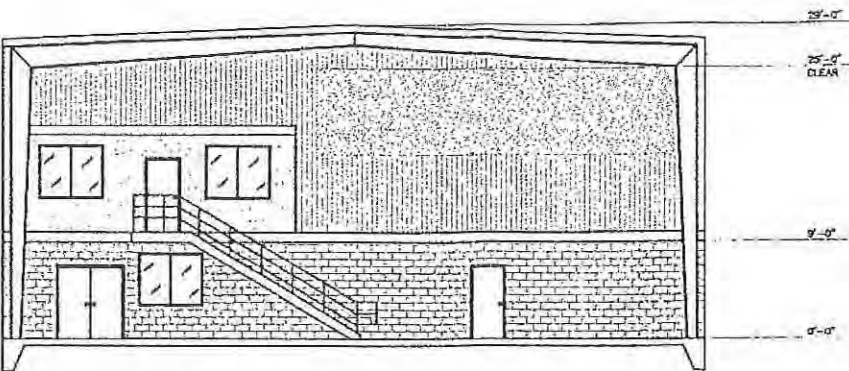
NO REVISIONS  
THIS SHEET

[illegible] Shaw Environmental, Inc.

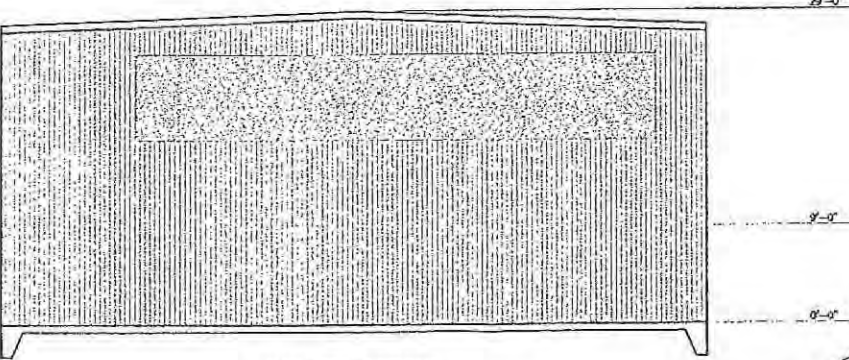
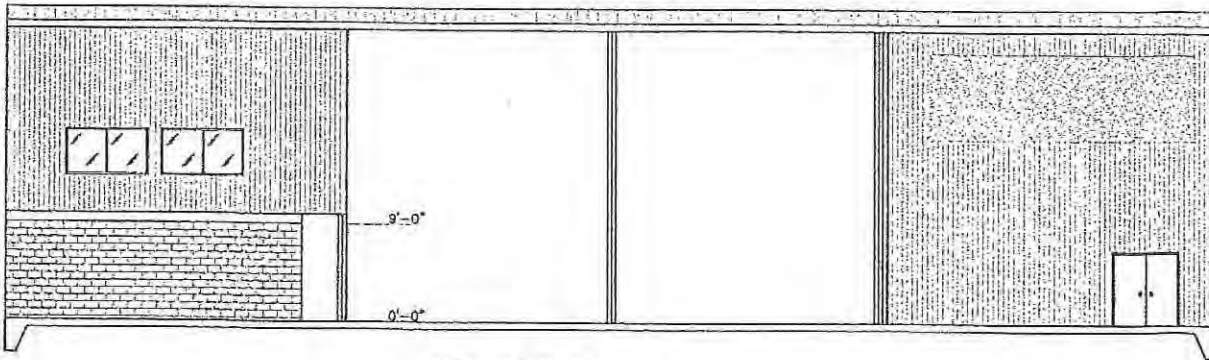
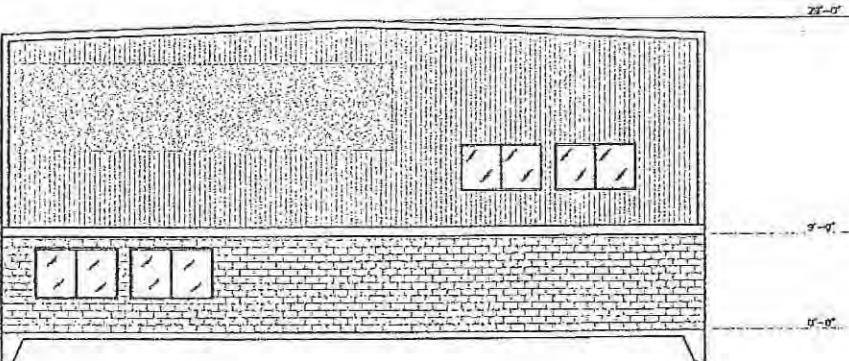
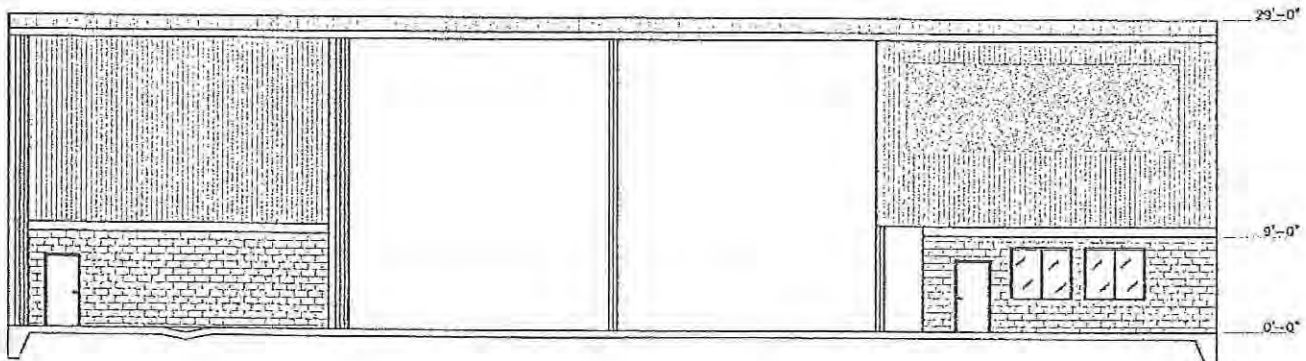
**SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
MASTER DEVELOPMENT PLANS  
MAINTENANCE BUILDING**

DRAWING NO. **A30**  
31 OF 34  
PROJECT NO.





NO REVISIONS  
THIS SHEET



DATE	BY	CHK BY	APP BY
8/22/11	Full Re-submittal		
3/14/08	Revised Per City Comment	WF	LY
4/1/07	Revised Per City Comment	WF	LY
10/24/04	Revised Per City Comment	WF	LY
11/27/04	Revised Per City Comment	WF	LY
8/20/03	Revised Per City Comment	WF	LY
11/13/02	Application Submittal	WF	LY
DATE OF ISSUE	DATE OF REVISION	DATE OF REVISION	DATE OF REVISION
JULY 08			

Shaw Environmental, Inc.  
SAN DIEGO LANDFILL SYSTEMS  
SYCAMORE LANDFILL  
SAN DIEGO COUNTY, CALIFORNIA  
MASTER DEVELOPMENT PLANS  
MAINTENANCE BUILDING  
ELEVATIONS

PT3#5117  
Exhibit "A"  
Approved 11/10/08  
PDP-9300 (date)  
Permit No. SDP-9310  
Clem



DRAWING NO. A31  
32 OF 34  
PROJECT NO. 141451





NO REVISIONS  
THIS SHEET



P73#5617  
Exhibit "A"  
Approved 11/10/08  
PDP-9304/0009  
SIP 9310  
Permit No.

DRAWING NO.  
**A32**  
33 OF 34  
PROJECT NO.  
141451

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



**Shaw** Shaw Environmental, Inc.

This Agency possesses historical property of Stone Laboratories, Inc. Any identification is the subject of other than Stone Laboratories, Inc. personnel involved in the original collection and is such as contained under Stone Laboratories, Inc. as not be used solely for the analysis found in the documents of the original person or firm involved in the original.

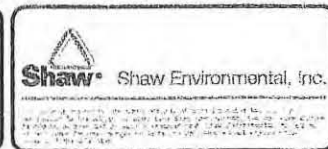
8	8/22/11	FULL RE-SUBMITTAL	WF	WF	LY	LY
5	3/14/05	REVISED PER CITY COMMENT	R/VW	R/VW	R/VW	R/VW
4	4/9/07	REVISED PER CITY COMMENT	R/VW	R/VW	R/VW	R/VW
3	10/24/04	REVISED PER CITY COMMENT	RS	RS	FWG	R/VW
2	11/27/04	REVISED PER CITY COMMENT	MCR	SB	RT	R/VW
1	9/23/03	REVISED PER CITY COMMENT	MCR	SB	RT	R/VW
0	11/13/03	APPLICATION SUBMITTAL	MCR	SB	RT	R/VW
REV	DATE	DESCRIPTION	OWN BY	DES BY	CHK BY	APP BY
DATE OF ISSUE			OWN BY M.C. Robinson		CHK BY R. Turner	
DATE OF DECISION			DES BY S. Buschmanny		APP BY M. Wall	





NO. 15:  
1. ALL FUTURE PROPOSED UTILITIES TO BE PLACED WITHIN EXISTING RIGHTS OF WAY.  
ACTUAL LOCATION, SIZE AND MATERIAL TYPE TO BE DETERMINED AND IN ACCORDANCE TO  
ALL APPROPRIATE CODE REQUIREMENTS.  
2. THE ONLY EXISTING UTILITIES LOCATED WITHIN THE MASTER PLAN AREA ARE THE SDG&P  
TRANSMISSION LINES SHOWN ON DRAWING 62.

5	8/22/08	RVS-D	P R CITY COMMENT	W	W	Y	Y
5	3/14/08	RVS-D	P R CITY COMMENT	RW	RW	RW	RW
4	4/29/07	RVS-D	P R CITY COMMENT	RW	RW	RW	RW
3	8/24/06	RVS-D	P R CITY COMMENT	RD	RW	WC	RW
2	11/27/04	RVS-D	P R CITY COMMENT	RW	RW	WC	RW
1	8/25/04	RVS-D	P R CITY COMMENT	RW	RW	WC	RW
0	11/13/02	APP	TAIEN SUBMITAL	RW	RW	WC	RW
REV	DATE	BY	DESCRIPTION	REV	DATE	BY	DESCRIPTION
001	8/22/08	W	W	001	8/22/08	Y	Y
002	3/14/08	RW	RW	002	3/14/08	RW	RW
003	4/29/07	RW	RW	003	4/29/07	RW	RW
004	8/24/06	RD	RW	004	8/24/06	WC	RW
005	11/27/04	RW	RW	005	11/27/04	WC	RW
006	8/25/04	RW	RW	006	8/25/04	WC	RW
007	11/13/02	RW	RW	007	11/13/02	WC	RW



SAN DIEGO LAND-USE SYSTEMS  
SYCAMORE LAND  
SAN DIEGO COUNTY, CALIFORNIA  
MASTER DEVELOPMENT PLANS  
EXISTING UTILITIES

DRAWING NO.  
U1  
34 C-44  
REV. 07-08  
147451



**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 (equating to 4,140 average daily trips (ADT) with passenger car equivalence (PCE) factor) increasing in phases over time to a maximum of 1,913 trucks per day of municipal solid waste (MSW) (equating to 9,713 ADT with PCE) 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 82 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 1,913 daily MSW trucks (or 9.712 average daily trips (ADT) with passenger car equivalent (PCE) factor, compared to the existing landfill's 4,140 ADT with PCE), 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, sedimentation basin, 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;

- 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.

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 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.

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

13. 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

14. 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.

15. 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:

- Biological Resources
- Traffic/Circulation
- Paleontological Resources
- Noise
- Historical Resources



16. 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:**

17. 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.

18. 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 provide 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.

19. 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.'

20. 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.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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.

26. 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.

27. 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.

28. 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).

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



30. 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.

31. 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:**

32. 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.

33. 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.'

34. 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).

35. 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:**

36. No fewer than forty-five (45) off-street parking spaces 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.

37. 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.

38. The following deviations to development regulations are allowed with this permit :

- 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.

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

40. 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.

41. 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.

42. 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.

43. 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.

44. 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.

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

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

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

48. 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.



49. Any material disposed on any portion of the site shall be restricted to municipal solid waste as approved by the Department of Resources Recycling and Recovery (CalRecycle) and the Regional Water Quality Control Board.

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

51. Burning shall not be permitted on the site.

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

53. 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.

54. 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.

55. 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.

56. 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.

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

58. 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**

59. The existing landfill scales shall be relocated to an area approximately 2,800 feet from the landfill entrance at Mast Boulevard.

60. Prior to the issuance of the first construction permit, the project applicant shall widen and improve the westbound Mast Boulevard approach to provide a dedicated through lane and dual right-turn lanes from West Hills Parkway/Project Driveway to Westbound SR-52 ramps, to the satisfaction of the City Engineer and Caltrans.



61. Prior to the issuance of the first construction permit, the project applicant shall widen and improve the intersection of Mast Boulevard and West Hills Parkway/Project Driveway to provide, to the satisfaction of the City Engineer:

Eastbound: two left lanes, two through lanes and a shared through/right lane

Westbound: two left lanes, three through lanes and a right lane

Northbound: two left lanes, one through lane and one right lane

Southbound: one left lane, one through lane and one right lane

62. Prior to the issuance of the first construction permit, the project applicant shall widen and improve Mast Boulevard to six lanes with a raised median from SR-52 Westbound Ramps to east of West Hills Parkway/Project Driveway to accommodate the increased through lanes at the intersection, to the satisfaction of the City Engineer.

63. Prior to amending the Solid Waste Facilities Permit to allow an increase in disposal activity equal to or greater than 1,250 daily tickets, SLI shall enter into a Highway Improvement Agreement with Caltrans to fund, at an amount not to exceed \$1.5 million, both design study and the construction of improvements to the SR-52 Westbound Ramps/Mast Boulevard intersection and on-ramp, satisfactory to Caltrans and the City Engineer.

64. To reduce traffic impact to State Route 52 during peak periods SLI shall make a good faith effort to restrict the arrival of vehicles to the landfill thru *direct control*, *contractual control* (adding provisions into waste haulers' contracts regarding hours deliveries should be made), and *peak hour disposal pricing* (charging more for disposals that occur during peak hours).

#### **WASTEWATER REQUIREMENTS:**

65. 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.

66. All on site sewer facilities shall be private.

67. 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.

68. 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.

69. 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:**

70. 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.

71. 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.
- Owner/Permittee may be required to pay applicable Development Impact Fees (DIF) at the time of building permit issuance. The DIF shall be calculated based upon the City Council adopted East Elliott Public Facilities Financing Plan (PFFP) in effect at the time of building permit issuance.
- A draft East Elliott Public Facilities Financing Plan is being prepared. Land use categories and Development Impact Fee rates will be developed based upon the nexus determinations demonstrated in the PFFP.
- Applicant may request formation of a Cost Reimbursement District for Transportation infrastructure improvements.
- A Housing Trust Fund Fee (HTF) will apply to this project and is due at the time of building permit issuance. The HTF is calculated for each non-residential structure permitted on the site.

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



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

Date of Approval:

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

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Jeannette Temple

TITLE: Development Project Manager

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

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**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 \_\_\_\_\_

Neil Mohr

Allied Waste

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



**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 Development 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 RS-1-8 Zone, which is proposed to be rezoned to the IH-2-1 Zone; and the Mission Trails Design District Overlay zone; and



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**

**a. Findings for all Site Development Permits:**

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

The proposed 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 1974, the City Council amended the Community Plan and the CUP to increase the landfill site designation to approximately 491 acres. As part of this proposed project, another approximately 26 acres outside the boundaries of the existing approved Sycamore Landfill parcels is proposed to be redesignated from Planned Open Space and Office Commercial to Sanitary Landfill in the Community Plan and from Parks, Recreation and Open Space and Commercial Employment in the General Plan to Industrial Employment. 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 goals, policies, objectives and recommendations of the City General Plan and Community Plan except that the redesignation of 21 acres from open space designations to industrial conflicts with the goals to preserve open space found in the Conservation and Urban Design Element of the General Plan and the open space management guidelines of the Community Plan, resulting in a significant unmitigable land use policy impact for the life of the landfill. However, upon closure of the landfill those 21 acres, along with the hundreds of acres already occupied by the existing landfill, will return to open space.

Avoiding the redesignation of the 21 acres of open space associated with the proposed project would have its own, potentially more severe, inconsistencies with applicable land use



plans. 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 Spring Canyon (approximately 0.1 mile west of Sycamore Landfill, in MHPA); 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) and/or identified in a 1996 County of San Diego *Integrated Waste Management Plan Countywide Siting Element* (County 1996). While a landfill at the Spring Canyon site could yield up to 134 million cubic yards (mcy) of capacity, it currently is undeveloped open space within the preserve area of the MHPA and therefore its conversion to landfill would also be inconsistent with General Plan policies about preserving open space and would constitute a much larger inconsistency than occurs with the proposed project. Potential landfills at the other two sites would have a waste capacity of 30-44 million cubic yards (mcy), much smaller than the additional 82 million cubic yards (mcy) proposed in the Sycamore Landfill Master Development 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 also be inconsistent with the General Plan and Community Plan's open space preservation policies and would likely entail additional inconsistencies given they would be creating a new landfill on undeveloped land rather than more efficiently using an existing landfill site.

The proposed project is consistent with the Multiple Species Conservation Program/City of San Diego MSCP Subarea Plan. The parcels currently approved for landfill use are not within the MHPA, but adjacent to it. As part of the Master Development Plan, approximately 22.12 acres of sensitive habitat within the MHPA would be permanently disturbed by Master Development Plan landfill activities, ancillary facilities and transmission line relocation. However, all of these impacts would be mitigated in accord with the City's Biological Guidelines. The proposed Master Development Plan complies with the MSCP Subarea Plan, including its Adjacency Guidelines. The proposed project would fully mitigate its impacts to the habitats, wildlife movement, preserve conservation and management of the MHPA. Thus, the proposed project is consistent with the applicable land use plans except for the redesignation of what currently is designated as open space; however, as noted above, that land also will return to open space upon landfill closure and any alternative landfill site would be expected to generate greater land use plan inconsistencies than that caused by the proposed project.

## **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 Development 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 Facilities Franchise Agreement. The Master Development Plan expands the already approved waste disposal area by only 28.6 acres. The proposed project would extend the life of this centrally located facility with minimal additional expansion of the already existing



footprint. The Master Development 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 a total of 11,450 tons per day at full build-out, estimated to occur in approximately 2030, depending on the rate of waste disposal in the future and subject to the annual waste acceptance limits in the Franchise Agreement. 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 proposed project would clarify the public property records by means of a lot consolidation parcel 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 proposed 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 Department of Resources Recycling and Recovery (CalRecycle), the Local Enforcement Agency, the Regional Water Quality Control Board, and other oversight boards and commissions. These permit conditions also help ensure that the proposed 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 3,500 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 1,800 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 proposed project incorporates a liner system to protect groundwater, and monitoring wells to confirm the effectiveness of the liner system.

No area of the proposed project site is within a 100-year floodplain, so flood hazards are not present on the site. The proposed 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 proposed project health risk assessment for air emissions that was completed for the Master Development 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 Development 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 proposed 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 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.

#### **b. 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 Development Plan would result in impacts to environmentally sensitive lands. Specifically, the proposed project would result in long-term or permanent impacts to approximately 50.4 acres of native upland habitat and 0.62 acres of ESL wetlands. As discussed above, of that amount, approximately 22.12 acres of sensitive habitat land within the MHPA would be permanently disturbed for development for landfill, ancillary facility or transmission line purposes.



**1. 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 Development Plan site is physically suitable for the design and siting of the proposed development, and the proposed project would result in minimal disturbance to environmentally sensitive lands. The Sycamore Landfill Master Development Plan has been designed to work with the natural environment, and to 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 by the fact that this location has been the site of a municipal solid waste landfill for almost 50 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, now known as the Department of Resources Recycling and Recovery (CalRecycle), 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 proposed 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 proposed project would not preclude the use of any identified major wildlife corridors within the area.

The new scales and sedimentation basin associated with the landfill expansion would directly impact 0.62 acre of City of San Diego jurisdictional habitat, including 0.35 acre of riparian areas and 0.27 acre of natural flood channel. The wetlands impacts are primarily related to