

EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

California Regional Water Quality Control Board, San Diego Region

October 16, 2014

Certified Mail – Return Receipt Requested

Article Number: 7011 0470 0002 8952 6819

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

In reply/refer to:
259854:lhonma

**Subject: Clean Water Act Section 401 Water Quality Certification No. 09C-076
for the Sycamore Landfill Master Plan Project**

Mr. Mohr:

Enclosed find Clean Water Act Section 401 Water Quality Certification No. 09C-076 (Certification) issued by the California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) in response to the application submitted by Sycamore Landfill, Inc. for the Sycamore Landfill Master Plan Project (Project). A description of the Project and Project location can be found in the Certification and site maps which are included as attachments to the Certification.

Sycamore Landfill, Inc. is enrolled under State Water Resources Control Board Order No. 2003-017-DWQ as a condition of the Certification and is required to implement and comply with all terms and conditions of the Certification in order to ensure that water quality standards are met for the protection of wetlands and other aquatic resources. Failure to comply with this Certification may subject Sycamore Landfill, Inc. to enforcement actions by the San Diego Water Board including administrative enforcement orders requiring Sycamore Landfill, Inc. to cease and desist from violations or to clean up waste and abate existing or threatened conditions of pollution or nuisance; administrative civil liability in amounts of up to \$10,000 per day per violation; referral to the State Attorney General for injunctive relief; and, referral to the District Attorney for criminal prosecution.

In the subject line of any response, please include reference number 259854:lhonma. For questions or comments, please contact Lisa Honma by telephone at (619) 521-3367 or by email at Lisa.Honma@waterboards.ca.gov.

Respectfully,

DAVID W. GIBSON
Executive Officer

Enclosure:
Clean Water Act Section 401 Water Quality Certification No. 09C-076 for the Sycamore
Landfill Master Plan Project

DWG:jgs:kd:lbh

cc: via email

U.S. Army Corps of Engineers, Regulatory Branch
San Diego Field Office
Richard J. Van Sant
Email Address

California Department of Fish and Game
South Coast Region
Habitat Conservation Planning – South
Kelly Fisher
Kelly.Fisher@wildlife.ca.gov

Lindsay D. Puckett
Best Best & Krieger, LLP
Lindsay.Puckett@bbklaw.com

U.S. EPA, OWOW, Region 9
R9-WTR8-Mailbox@epa.gov

State Water Resources Control Board, Division of Water Quality
401 Water Quality Certification and Wetlands Unit
Stateboard401@waterboards.ca.gov

Tech Staff Info & Use	
Certification No.	09C-076
Party ID	42748
WDID	9 000001974
Regulatory ID	371627
Place ID	259854
Person ID	78062

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN DIEGO REGION**

2375 Northside Drive, Suite.100, San Diego, CA 92108
Phone (619) 516-1990 • Fax (619) 516-1994
<http://www.waterboards.ca.gov/sandiego/>

Clean Water Act Section 401 Water Quality Certification
and Waste Discharge Requirements
for Discharge of Dredged and/or Fill Materials

**PROJECT: Sycamore Landfill Master Plan
Certification Number 09C-076
WDID: 9 000001974**

Reg. Meas. ID: 371627 Place ID: 259854 Party ID: 42748 Person ID: 78062
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**APPLICANT: Sycamore Landfill, Inc.
8514 Mast Boulevard
Santee, CA 92071**

ACTION:

<input type="checkbox"/> Order for Low Impact Certification	<input type="checkbox"/> Order for Denial of Certification
<input checked="" type="checkbox"/> Order for Technically-conditioned Certification	<input type="checkbox"/> Waiver of Waste Discharge Requirements
<input checked="" type="checkbox"/> Enrollment in SWRCB GWDR Order No. 2003-017-DWQ	<input checked="" type="checkbox"/> Enrollment in Isolated Waters Order No. 2004-004-DWQ

PROJECT DESCRIPTION

An application dated April 23, 2012 was submitted by Sycamore Landfill, Inc. (hereinafter Applicant), for Water Quality Certification pursuant to section 401 of the Clean Water Act (33 U.S.C. § 1341) for the proposed Sycamore Landfill Master Plan (Project). The California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) deemed the application to be complete on August 26, 2009 and denied without prejudice on October 19, 2009. The Applicant proposes to discharge dredged or fill material to waters of the United States and/or State associated with construction activity at the Project site. The Applicant has also applied for a Clean Water Act section 404 permit from the United States Army Corps of Engineers (USACE) for the Project (USACE File No. SPL-2009-00697-RJV).

The Project is located within the City of San Diego, San Diego County, California at 8514 Mast Boulevard, Santee. The Project center reading is located at latitude 32.862 and longitude -117.0266. The Applicant has paid all required fees for this Certification in the amount of \$40,000.00. On August 25, 2009, the San Diego Water Board provided public notice of the Project application pursuant to California Code of Regulations, title 23, section 3858 by posting information describing the Project on the San Diego Water Board's web site and providing a period of twenty-one days for public review and comment. Comments received regarding this Project were considered during the preparation of this Certification.

The Applicant proposes to expand and continue to operate the Sycamore Landfill (Landfill) in accordance with the Sycamore Landfill Master Plan Project. The existing 491-acre landfill is a Class III solid waste facility and is located within 603 acres of land owned by the Applicant.

Approximately 150 acres of the landfill's 380 acres currently approved for disturbance under existing permits have been disturbed by on-going landfill operations and excavation. The Landfill is currently operated under permits from the City of San Diego, Local Enforcement Agency (LEA) Solid Waste Facilities Permit (SWFP) and Site Development Permit/Planned Development Permit (SDP/PDP), and San Diego Water Board Waste Discharge Requirements Order No. 99-74 and Addenda. The original SWFP for the Landfill was issued in 1979, with subsequent revisions issued in 1993, 1997, 2004, and 2006. The current (2006) SWFP authorizes a total area of 491 acres with a disposal area of 324 acres, a maximum depth of 434 feet, and an estimated closure date of 2031.

As a result of this Project, the disposal footprint permitted by the SWFP and SDP/PDP would horizontally and vertically increase the landfill's permitted capacity from 71 million cubic yards (mcy) to approximately 153 mcy. The increase in disposal capacity would be achieved through excavation and fill between the currently approved footprint and the proposed footprint. This increase would entail a 167-foot vertical expansion that would increase the maximum height from 883 feet above mean sea level (AMSL) to 1,050 feet AMSL and an increase in landfill footprint by approximately 28.6 acres. The active landfill area would be increased by approximately 112 acres, from 491 acres to 603 acres, through the addition of portions of vacant adjacent parcels. Approximately 28.6 acres would be used for disposal area, 16.5 acres for support facilities (operations, customer recycling, scales, and maintenance facilities), and approximately 66.9 acres for open space and access roads.

The Project proposes a number of site improvements to accommodate the expanded landfill capacity including: administrative office upgrades, drop off/recycling center relocation, scale area relocation, maintenance yard/area upgrades, perimeter access road construction, project landscaping installation, entrance and intersection improvements, drainage improvements, and relocation of existing SDG&E electrical transmission lines, towers, and easement that currently bisect the landfill property to a new location west of the horizontal expansion.

The Project purpose is to provide adequate disposal capacity for municipal solid waste from residents and businesses within the City of San Diego and the greater San Diego region through more efficient use of an existing, centrally located landfill by increasing the overall disposal capacity and allowable daily tonnage.

The Project will convert approximately 6.9 acres of pervious ground cover to impervious surfaces. Runoff leaving the developed Project area will be significantly greater in volume, velocity, peak flow rate, and duration than pre-development runoff from the same area without mitigation. Post-construction best management practices (BMPs) to manage and control the effects of these runoff increases will consist of: a sedimentation basin; energy dissipation structures; and bioretention structures. These BMPs will be designed, constructed, and maintained to meet the City of San Diego's Low Impact Development (LID) Design Practices and Hydromodification Management Requirements.

The Project application includes a description of the design objective, operation, and degree of treatment expected to be attained from equipment, facilities, or activities (including construction and post-construction BMPs) to treat waste and reduce runoff or other effluents which may be discharged. Compliance with the Certification conditions will help ensure that construction and post-construction discharges from the Project will not cause on-site or off-site

downstream erosion, damage to downstream properties, or otherwise damage stream habitats in violation of water quality standards in the *Water Quality Control Plan for the San Diego Basin (9)* (Basin Plan).

Project construction will permanently impact 1.07 acres (5,905 linear feet) of wetland and non-wetland waters of the United States and/or State. The Applicant reports that the Project purpose cannot be practically accomplished in a manner which would avoid or result in less adverse impacts to aquatic resources considering all potential practicable alternatives, such as the potential for alternate available locations, designs, reductions in size, configuration or density.

The Applicant reports that compensatory mitigation for the permanent loss of 1.07 acres of jurisdictional waters will be achieved through the on-site and off-site establishment and enhancement of 2.33 acres (6,052 linear feet) of waters of the United States and/or State. Although not anticipated during the Project, all waters of the United States and/or State receiving temporary discharges of fill material will be restored upon removal of the fill. On-site establishment mitigation for discharges of fill material to waters of the United States and/or State has been completed by the Applicant in the Little Sycamore Canyon Creek located in Santee hydrologic sub-area (HAS 907.12) at a minimum compensation ratio of 3:1 for streambed impacts (area mitigated:area impacted). Off-site establishment mitigation will be completed by the Applicant at Mast Park Restoration Site located in the Santee hydrologic sub-area (HSA 907.12) at a minimum compensation ratio of 1.1:1, and through the purchase of establishment and enhancement credits from the Rancho Jamul Mitigation Bank located in Otay hydrologic sub-area (HAS 910.30) at a minimum compensation ratio of 0.3:1 and 0.4:1, respectively (Attachment 4).

Detailed written specifications and work descriptions for the compensatory mitigation project including, but not limited to, the geographic boundaries of the project, timing, sequence, monitoring, maintenance, ecological success performance standards and provisions for long-term management and protection of the mitigation areas are described in the *Sycamore Canyon Landfill Wetland Habitat Restoration Plan*, dated September 24, 2014, and the *Mast Park Wetland Habitat Restoration Plan* (Mitigation Plans), dated December 18, 2013. San Diego Water Board acceptance of the Mitigation Plans applies only to the Project described in this Certification and must not be construed as approval for other current or future projects that are planning to use additional acreage at the site for mitigation. The Mitigation Plans are incorporated in this Certification by reference as if set forth herein. The Mitigation Plans provide for implementation of compensatory mitigation which offsets adverse water quality impacts attributed to the Project in a manner that protects and restores the abundance, types and conditions of aquatic resources and supports their beneficial uses. Implementation of the Mitigation Plans will reduce significant environmental impacts to resources within the San Diego Water Board's purview to a less than significant level. Based on all of these considerations, the Mitigation Plans will adequately compensate for the loss of beneficial uses and habitat within waters of the United States and/or State attributable to the Project.

Additional Project details are provided in the Attachments of this Certification.

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Attachments:

- 1. Definitions**
- 2. Project Location Maps**
- 3. Project Site Plans**
- 4. Mitigation Figures**
- 5. CEQA Mitigation Monitoring and Reporting Program**

I. STANDARD CONDITIONS

Pursuant to section 3860 of title 23 of the California Code of Regulations, the following three standard conditions apply to all water quality certification actions:

- A. This Certification action is subject to modification or revocation upon administrative or judicial review, including review and amendment pursuant to section 13330 of the Water Code and chapter 28, article 6 (commencing with title 23, section 3867), of the California Code of Regulations.
- B. This Certification action is not intended and shall not be construed to apply to any discharge from any activity involving a hydroelectric facility and requiring a Federal Energy Regulatory Commission (FERC) license or an amendment to a FERC license unless the pertinent Certification application was filed pursuant to California Code of Regulations title 23, section 3855 subdivision (b), and that application specifically identified that a FERC license or amendment to a FERC license for a hydroelectric facility was being sought.
- C. This Certification action is conditioned upon total payment of any fee required under title 23, chapter 28 (commencing with section 3830) of California Code of Regulations and owed by the applicant.

II. GENERAL CONDITIONS

- A. **Term of Certification.** Water Quality Certification No. 09C-076 (Certification) shall expire upon a) the expiration or retraction of the Clean Water Act section 404 (33 U.S.C. §1344) permit issued by the U.S. Army Corps of Engineers for this Project, or b) five (5) years from the date of issuance of this Certification, whichever occurs first.
- B. **Duty to Comply.** The Applicant must comply with all conditions and requirements of this Certification. Any Certification noncompliance constitutes a violation of the Water Code and is grounds for enforcement action or Certification termination, revocation and reissuance, or modification.
- C. **General Waste Discharge Requirements.** The Applicant is hereby enrolled in Water Quality Order No. 2004-0004-DWQ, *Statewide General Waste Discharge Requirements for Dredge or Fill Discharges to Waters Deemed by the U.S Army Corps of Engineers to be Outside Federal Jurisdiction* and must comply with all conditions therein. The requirements of this Certification are enforceable through Water Quality Order No. 2003-0017-DWQ, *Statewide General Waste Discharge Requirements for Discharges of Dredged or Fill Material that have Received State Water Quality Certification (Water Quality Order No. 2003-0017-DWQ)*. This provision shall apply irrespective of whether a) the federal permit for which the Certification was obtained is subsequently retracted or is expired, or b) the Certification is expired. Water Quality Order No. 2003-0017-DWQ is accessible at:

http://www.waterboards.ca.gov/water_issues/programs/cwa401/docs/generalorders/gowdr401regulated_projects.pdf.

- D. Project Conformance with Application.** All water quality protection measures and BMPs described in the application and supplemental information for water quality certification are incorporated by reference into this Certification as if fully stated herein. Notwithstanding any more specific conditions in this Certification, the Applicant shall construct, implement and comply with all water quality protection measures and BMPs described in the application and supplemental information. The conditions within this Certification shall supersede conflicting provisions within the application and supplemental information submitted as part of this Certification action.
- E. Project Conformance with Water Quality Control Plans or Policies.** Notwithstanding any more specific conditions in this Certification, the Project shall be constructed in a manner consistent with the Basin Plan and any other applicable water quality control plans or policies adopted or approved pursuant to the Porter Cologne Water Quality Act (Division 7, commencing with Water Code Section 13000) or section 303 of the Clean Water Act (33 U.S.C §1313.)
- F. Project Modification.** The Applicant must submit any changes to the Project, including Project operation, which would have a significant or material effect on the findings, conclusions, or conditions of this Certification, to the San Diego Water for prior review and written approval. If the San Diego Water Board is not notified of a significant change to the Project, it will be considered a violation of this Certification.
- G. Certification Distribution Posting.** During Project construction, the Applicant must maintain a copy of this Certification at the Project site. This Certification must be available at all times to site personnel and agencies. A copy of this Certification shall also be provided to any contractor or subcontractor performing construction work, and the copy shall remain in their possession at the Project site.
- H. Inspection and Entry.** The Applicant must allow the San Diego Water Board or the State Water Resources Control Board (State Water Board), and/or their authorized representative(s) (including an authorized contractor acting as their representative), upon the presentation of credentials and other documents as may be required under law, to:
1. Enter upon the Project or Compensatory Mitigation site(s) premises where a regulated facility or activity is located or conducted, or where records must be kept under the conditions of this Certification;
 2. Have access to and copy, at reasonable times, any records that must be kept under the conditions of this Certification;
 3. Inspect, at reasonable times, any facilities, equipment (including monitoring and control equipment), practices, or operations regulated or required under this Certification; and

4. Sample or monitor, at reasonable times, for the purposes of assuring Certification compliance, or as otherwise authorized by the Clean Water Act or Water Code, any substances or parameters at any location.

I. **Enforcement Notification.** In the event of any violation or threatened violation of the conditions of this Certification, the violation or threatened violation shall be subject to any remedies, penalties, process or sanctions as provided for under State law. For purposes of section 401(d) of the Clean Water Act, the applicability of any State law authorizing remedies, penalties, process or sanctions for the violation or threatened violation constitutes a limitation necessary to assure compliance with the water quality standards and other pertinent requirements incorporated into this Certification.

J. **Certification Actions.** This Certification may be modified, revoked and reissued, or terminated for cause including but not limited to the following:

1. Violation of any term or condition of this Certification;
2. Monitoring results indicate that continued Project activities could violate water quality objectives or impair the beneficial uses of the Little Sycamore Canyon Creek or its tributaries;
3. Obtaining this Certification by misrepresentation or failure to disclose fully all relevant facts;
4. A change in any condition that requires either a temporary or permanent reduction or elimination of the authorized discharge; and
5. Incorporation of any new or revised water quality standards and implementation plans adopted or approved pursuant to the Porter-Cologne Water Quality Control Act or section 303 of the Clean Water Act.

The filing of a request by the Applicant for modification, revocation and reissuance, or termination, or a notification of planned changes or anticipated noncompliance does not stay any Certification condition.

K. **Duty to Provide Information.** The Applicant shall furnish to the San Diego Water Board, within a reasonable time, any information which the San Diego Water Board may request to determine whether cause exists for modifying, revoking and reissuing, or terminating this Certification or to determine compliance with this Certification.

L. **Property Rights.** This Certification does not convey any property rights of any sort, or any exclusive privilege.

M. **Petitions.** Any person aggrieved by this action of the San Diego Water Board may petition the State Water Board to review the action in accordance with the California Code of Regulations, title 23, sections 3867 and following. The State Water Board must receive the petition by 5:00 p.m., 30 days after the date of this Certification. Copies of the law and regulations applicable to filing petitions may be found on the Internet at:

http://www.waterboards.ca.gov/public_notices/petitions/water_quality or will be provided upon request.

III. CONSTRUCTION BEST MANAGEMENT PRACTICES

- A. **Approvals to Commence Construction.** The Applicant shall not commence Project construction until all necessary federal, state, and local approvals are obtained.
- B. **Personnel Education.** Prior to the start of the Project, and annually thereafter, the Applicant must educate all personnel on the requirements in this Certification, pollution prevention measures, spill response measures, and BMP implementation and maintenance measures.
- C. **Spill Containment Materials.** The Applicant must, at all times, maintain appropriate types and sufficient quantities of materials on-site to contain any spill or inadvertent release of materials that may cause a condition of pollution or nuisance if the materials reach waters of the United States and/or State.
- D. **General Construction Storm Water Permit.** Prior to start of Project construction of any new landfill expansion (lateral or vertical), the Applicant must, as applicable, obtain coverage under, and comply with, the requirements of State Water Board Water Quality Order No. 2009-0009-DWQ, the *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activity*, (General Construction Storm Water Permit) and any reissuance. When construction of new expansion is complete, the Applicant must submit a Notice of Termination (NOT) to the State Water Board.
- E. **Waste Management.** The Applicant must properly manage, store, treat, and dispose of wastes in accordance with applicable federal, state, and local laws and regulations. Waste management shall be implemented to avoid or minimize exposure of wastes to precipitation or storm water runoff. The storage, handling, treatment, or disposal of waste shall not create conditions of pollution, contamination or nuisance as defined in Water Code section 13050. Upon Project completion, all Project generated debris, building materials, excess material, waste, and trash shall be removed from the Project site(s) for disposal at an authorized landfill or other disposal site in compliance with federal, state and local laws and regulations.
- F. **Waste Management.** Except for a discharge permitted under this Certification, the dumping, deposition, or discharge of trash, rubbish, unset cement or asphalt, concrete, grout, damaged concrete or asphalt, concrete or asphalt spoils, wash water, organic or earthen material, steel, sawdust or other construction debris waste from Project activities directly into waters of the United States and or State, or adjacent to such waters in any manner which may permit its being transported into the waters, is prohibited.
- G. **Downstream Erosion.** Discharges of concentrated flow during construction or after Project completion must not cause downstream erosion or damage to properties or stream habitat.

- H. **Construction Equipment.** All equipment must be washed prior to transport to the Project site and must be free of sediment, debris, and foreign matter. All equipment used in direct contact with surface water shall be steam cleaned prior to use. All equipment using gas, oil, hydraulic fluid, or other petroleum products shall be inspected for leaks prior to use and shall be monitored for leakage. Stationary equipment (e.g., motors, pumps, generator, etc.) shall be positioned over drip pans or other types of containment.
- I. **Process Water.** Water containing mud, silt, or other pollutants from equipment washing or other activities, must not be discharged to waters of the United States and/or State or placed in locations that may be subjected to storm water runoff flows. Pollutants discharged to areas within a stream diversion must be removed at the end of each work day or sooner if rain is predicted.
- J. **Surface Water Diversion.** All surface waters, including ponded waters, must be diverted away from areas of active grading, construction, excavation, vegetation removal, and/or any other activity which may result in a discharge to the receiving water. Diversion activities must not result in the degradation of beneficial uses or exceedance of the receiving water quality objectives. Any temporary dam or other artificial obstruction constructed must only be built from materials such as clean gravel which will cause little or no siltation. Normal flows must be restored to the affected stream immediately upon completion of work at that location.
- K. **Re-vegetation and Stabilization.** All areas that have 14 or more days of inactivity must be stabilized within 14 days of the last activity. The Applicant shall implement and maintain BMPs to prevent erosion of the rough graded areas. After completion of grading, all areas must be re-vegetated with native species appropriate for the area. The re-vegetation palette must not contain any plants listed on the California Invasive Plant Council Invasive Plant Inventory, which can be accessed at <http://www.cal-ipc.org/ip/inventory/weedlist.php>.
- L. **Hazardous Materials.** Except as authorized by this Certification, substances hazardous to aquatic life including, but not limited to, petroleum products, unused cement/concrete, asphalt, and coating materials, must be prevented from contaminating the soil and/or entering waters of the United States and/or State. BMPs must be implemented to prevent such discharges during each Project activity involving hazardous materials.
- M. **Vegetation Removal.** Removal of vegetation must occur by hand, mechanically, or through application of United States Environmental Protection Agency (USEPA) approved herbicides deployed using applicable BMPs to minimize adverse effects to beneficial uses of waters of the United States and/or State. Discharges related to the application of aquatic pesticides within waters of the United States must be done in compliance with State Water Board Water Quality Order No. 2004-0009-DWQ, the *Statewide General National Pollution Discharge Elimination System Permit for the Discharge of Aquatic Weed Control in Waters of the United States*, and any subsequent reissuance as applicable.

- N. **Limits of Disturbance.** The Applicant shall clearly define the limits of Project disturbance to waters of the United States and/or State using highly visible markers such as flag markers, construction fencing, or silt barriers prior to commencement of Project construction activities within those areas.
- O. **Beneficial Use Protection.** The Applicant must take all necessary measures to protect the beneficial uses of waters of the Little Sycamore Canyon Creek, a direct tributary to San Diego River. This Certification requires compliance with all applicable requirements of the Basin Plan. If at any time, an unauthorized discharge to surface waters (including rivers or streams) occurs or monitoring indicates that the Project is violating, or threatens to violate, water quality objectives, the associated Project activities shall cease immediately and the San Diego Water Board shall be notified in accordance with Notification Requirement VII.A of this Certification. Associated Project activities may not resume without approval from the San Diego Water Board.

IV. POST-CONSTRUCTION BEST MANAGEMENT PRACTICES

- A. **Post-Construction Discharges.** The Applicant shall not allow post-construction discharges from the Project site to cause or contribute to onsite or off-site erosion or damage to properties or stream habitats.
- B. **Storm Drain Inlets.** All storm drain inlet structures within the Project boundaries must be stamped or stenciled (or equivalent) with appropriate language prohibiting non-storm water discharges.
- C. **Post-Construction BMP Design.** The Project must be designed to comply with: the most current Standard Storm Water Mitigation and Hydromodification Plans for the City of San Diego; all applicable requirements of California Code of Regulations Title 27, Code of Federal Regulations Title 40 part 257 and 258; and State Water Board Water Quality Order No. 97-03-DWQ, *Waste Discharge Requirements for Discharges of Storm Water Associated with Industrial Activities Excluding Construction Activities*. Post-construction BMPs for the scale house expansion are described in the *Treatment BMPs for Sycamore Canyon Landfill Scale House Expansion* (Conceptual SWMP).
- D. **Post-Construction BMP Implementation.** All post-construction BMPs must be constructed, functional, and implemented prior to completion of Project construction, occupancy, and/or planned use, and maintained in perpetuity. The post-construction BMPs must include those described in the Conceptual SWMP, dated July 8, 2014, prepared on behalf of the Applicant by Helix Environmental Planning; or any subsequent version of the Conceptual SWMP approved by the City of San Diego Storm Water and Transportation Department. The Applicant must provide a copy of the final SWMP to the San Diego Water Board within 60 days of approval by the City of San Diego.

E. Post-Construction BMP Maintenance. The post construction BMPs must be designed, constructed, and maintained in accordance with the most recent California Storm Water Quality Association (CASQA)¹ guidance. The Applicant shall:

1. No less than two times per year, assess the performance of the BMPs to ensure protection of the receiving waters and identify any necessary corrective measures;
2. Perform inspections of BMPs, at the beginning of the wet season no later than October 1 and the end of the wet season no later than April 1, for standing water, slope stability, sediment accumulation, trash and debris, and presence of burrows;
3. Regularly perform preventative maintenance of BMPs, including removal of accumulated trash and debris, as needed to ensure proper functioning of the BMPs;
4. Identify and promptly repair damage to BMPs; and
5. Maintain a log documenting all BMP inspections and maintenance activities. The log shall be made available to the San Diego Water Board upon request.

F. Industrial General Storm Water Permit. Prior to the planned use of the Project, the Applicant must, as applicable, obtain coverage under and comply with the requirements of the State Water Board Water Quality Order No. 97-03-DWQ, *Waste Discharge Requirements for Discharges of Storm Water Associated with Industrial Activities Excluding Construction Activities* (Industrial General Storm Water Permit), and any reissuance.

V. PROJECT IMPACTS AND COMPENSATORY MITIGATION

A. Project Impact Avoidance and Minimization. The Project must avoid and minimize adverse impacts to waters of the United States and/or State to the maximum extent practicable.

B. Project Impacts and Compensatory Mitigation. Unavoidable Project impacts to the Little Sycamore Canyon Creek and its unnamed tributaries within the San Diego River Watershed must not exceed the type and magnitude of impacts described in the table below. At a minimum, compensatory mitigation required to offset unavoidable permanent Project impacts to waters of the United States and/or State must be achieved as described in the table below:

¹ California Storm Water Quality Association (*California Storm Water BMP Handbook, New Development and Redevelopment 2003*), available on-line at: <http://www.cabmphandbooks.org/> [Accessed on January 15, 2012]

	Impacts (acres)	Impacts (linear ft.)	Mitigation for Impacts (acres)	Mitigation Ratio (area mitigated :area impacted)	Mitigation for Impacts (linear ft.)	Overall Mitigation Ratio (linear feet mitigated :linear feet impacted)
Permanent Impacts						
Streambed	0.33 ¹	5,905 ¹	0.94 acre Establishment ²	3:1	3,748 Establishment ²	0.9:1 Establishment
Wetland (Sedimentation Basin) ³	0.74 ⁴	-	1.07 Establishment ⁵	1.4:1	1,616 Establishment ⁵	0.1:1 Enhancement
			0.316 Enhancement ⁶	0.4:1	688 Enhancement ⁶	

1. Impacts consist of 0.09 acre (113 linear feet) intermittent drainage, 0.22 acre (5,133 linear feet) ephemeral drainage of waters of the U.S., and 0.02 acre (659 linear feet) ephemeral drainage of waters of the State within Little Sycamore Canyon Creek and Spring Canyon Creek watersheds.
2. A portion of this mitigation (0.23 acre) was surplus establishment mitigation that was unassigned at the time of the earlier Sycamore Landfill Staged Development Plan Project and was previously required by the California Department of Fish and Wildlife (CDFW) in Streambed Alteration Agreement No. R5-2002-0174. The remaining portion of this mitigation (0.71 acre) is located in areas that were encumbered by easements at the time of mitigation construction but have since been vacated. On October 16, 2008, CDFW determined that the on-site compensatory mitigation located in Little Sycamore Canyon Creek had met the success criteria established in the Streambed Alteration Agreement.
3. Wetland (sedimentation basin) impacts are non-linear polygons and therefore are not measured in linear length.
4. The wetland habitat impacts consist of 0.06 acres (0.042 acres southern willow scrub and 0.013 acres freshwater marsh) within one of the existing landfill sedimentation basins and 0.68 acres within the second sedimentation basin. USACE took jurisdiction over these sedimentation basins and determined they were waters of the U.S. These two sedimentation basins will be replaced with a single larger basin as part of the expansion.
5. Establishment of 0.82 acre (1,065 linear feet) wetland habitat at Mast Park. This mitigation includes the Sycamore Landfill Restoration Site (0.43 acre) and a portion of the Mast Park Project Restoration Site (0.39 acre). Additionally, 0.253 acre (551 linear feet) of wetland/riparian habitat establishment credit has been purchased from the Rancho Jamul Mitigation Bank.
6. Purchase of 0.316 acre (688 linear feet) of wetland enhancement of mitigation credit from the Rancho Jamul Mitigation Bank.

C. Compensatory Mitigation Plan Implementation. The Applicant must fully and completely implement the Mitigation Plans; any deviations from, or revisions to, the Mitigation Plans must be pre-approved by the San Diego Water Board.

D. Performance Standards. Compensatory mitigation required under this Certification shall be considered as achieved once it has met the ecological success performance standards contained in Section IX of the *Sycamore Canyon Landfill Wetland Habitat Restoration Plan* to the satisfaction of the San Diego Water Board. The Applicant must propose a reference site transect location, for compensatory mitigation success determination, that is acceptable to the San Diego Water Board. The proposed reference site transect must be independent of the mitigation site.

- E. Compensatory Mitigation Site Design.** The compensatory mitigation site(s) shall be designed, to the maximum extent practicable, to be self-sustaining once performance standards have been achieved. This includes minimization of active engineering features (e.g., pumps) and appropriate siting to ensure that natural hydrology and landscape context support long-term sustainability in conformance with the following conditions:
1. Most of the channels through the mitigation sites shall be characterized by equilibrium conditions, with no evidence of severe aggradation or degradation;
 2. As viewed along cross-sections, the channel and buffer area(s) shall have a variety of slopes, or elevations, that are characterized by different moisture gradients. Each sub-slope shall contain physical patch types or features that contribute to irregularity in height, edges, or surface and to complex topography overall; and
 3. The mitigation sites shall have a well-developed plant community characterized by a high degree of horizontal and vertical interspersion among plant zones and layers.
- F. Temporary Project Impact Areas.** The Applicant must restore all areas of temporary impacts and all other areas of temporary disturbance which could result in a discharge or a threatened discharge of pollutants to waters of the United States and/or State. Restoration must include grading of disturbed areas to pre-project contours and re-vegetation with native species. The Applicant must implement all necessary BMPs to control erosion and runoff from areas associated with the Project.
- G. Long-Term Management and Maintenance.** The compensatory mitigation site(s), must be managed, protected, and maintained, in perpetuity, in conformance with the long-term management plan and the final ecological success performance standards identified in the Mitigation Plans. The aquatic habitats, riparian areas, buffers and uplands that comprise the mitigation site(s) must be protected in perpetuity from land-use and maintenance activities that may threaten water quality or beneficial uses within the mitigation area(s) in a manner consistent with the following requirements:
1. Any maintenance activities on the mitigation site(s) that do not contribute to the success of the mitigation site(s) and enhancement of beneficial uses and ecological functions and services are prohibited;
 2. Maintenance activities must be limited to the removal of trash and debris, removal of exotic plant species, replacement of dead native plant species, and remedial measures deemed necessary for the success of the compensatory mitigation project;
 3. The Mitigation site(s) must be maintained, in perpetuity, free of perennial exotic plant species including, but not limited to, pampas grass, giant reed, tamarisk, sweet fennel, tree tobacco, castor bean, and pepper tree. Annual exotic plant species must not occupy more than 5 percent of the mitigation site(s); and

4. If at any time a catastrophic natural event (e.g., fire, flood) causes damage(s) to the mitigation site(s) or other deficiencies in the compensatory mitigation project, the Applicant must take prompt and appropriate action to repair the damage(s) including replanting the affected area(s) and address any other deficiencies. The San Diego Water Board may require additional monitoring by the Applicant to assess how the compensatory mitigation site(s) or project is responding to a catastrophic natural event.

H. **Timing of Mitigation Site Construction.** The construction of proposed mitigation must be concurrent with project grading and completed no later than 9 months following the start of Project construction. Delays in implementing mitigation must be compensated for by an increased mitigation implementation of 10% of the cumulative compensatory mitigation for each month of delay.

I. **Mitigation Site(s) Preservation Mechanism.** **Within 60 days from the start of Project construction**, the Applicant must provide the San Diego Water Board a draft preservation mechanism (e.g. deed restriction, conservation easement, etc.) that will protect the on-site Little Sycamore Canyon Creek and the off-site Mast Park Restoration Site mitigation areas and their buffers in perpetuity. **Within 365 days of the issuance of this Certification**, the Applicant must submit proof of a completed final preservation mechanism that will protect all mitigation areas and their buffers in perpetuity. The conservation easement, deed restriction, or other legal limitation on the mitigation properties must be adequate to demonstrate that the sites will be maintained without future development or encroachment on the sites which could otherwise reduce the functions and values of the sites for the variety of beneficial uses of waters of the of the United States and/ or State that it supports. The legal limitation must prohibit, without exception, all residential, commercial, industrial, institutional, and transportation development, and any other infrastructure development that would not maintain or enhance the wetland and streambed functions and values of the sites. The preservation mechanism must clearly prohibit activities that would result in soil disturbance or vegetation removal, other than the removal of non-native vegetation. Other infrastructure development to be prohibited includes, but is not limited to, additional utility lines, maintenance roads, and areas of maintained landscaping for recreation.

VI. MONITORING AND REPORTING REQUIREMENTS

- A. **Representative Monitoring.** Samples and measurements taken for the purpose of monitoring under this Certification shall be representative of the monitored activity.
- B. **Monitoring Reports.** Monitoring results shall be reported to the San Diego Water Board at the intervals specified in section VI of this Certification.
- C. **Monitoring and Reporting Revisions.** The San Diego Water Board may make revisions to the monitoring program at any time during the term of this Certification and may reduce or increase the number of parameters to be monitored, locations monitored, the frequency of monitoring, or the number and size of samples collected.

D. Records of Monitoring Information. Records of monitoring information shall include:

1. The date, exact place, and time of sampling or measurements;
2. The individual(s) who performed the sampling or measurements;
3. The date(s) analyses were performed;
4. The individual(s) who performed the analyses;
5. The analytical techniques or methods used; and
6. The results of such analyses.

E. California Rapid Assessment Method. California Rapid Assessment Method (CRAM)² monitoring must be performed to assess the current and potential ecological conditions (ecological integrity) of the proposed compensatory mitigation site at Mast Park. These conditions reflect the overall level of ecological function of an aquatic resource. Prior to initiating Project construction, the Applicant shall develop a monitoring plan to implement California Rapid Assessment Method (CRAM) monitoring. The Applicant must conduct a quantitative function-based assessment of the health of streambed habitat to establish pre-project baseline conditions, set CRAM success criteria, and assess the mitigation site(s) progress towards meeting the success criteria. CRAM monitoring must be conducted prior to the start of Project construction authorized under this Certification and annually beginning in Year 3 following mitigation site construction completion and continuing until ecological performance criteria are achieved, but no less than a 3 years. The Applicant must propose a CRAM reference site location acceptable to the San Diego Water Board, including the rationale used to select the site, **prior to construction of the mitigation site(s)**. The CRAM monitoring results shall be submitted with the Annual Progress Report. An evaluation, interpretation, and tabulation of all CRAM assessment data shall be submitted with the final Project Annual Project Monitoring Report.

F. Benthic Macroinvertebrate Community Analysis. The Applicant shall conduct bioassessment monitoring, as described in this section, to assess the success of mitigation areas, using benthic macroinvertebrate community data. Bioassessment shall include: 1) the collection and reporting of benthic macroinvertebrate data; and 2) the collection and reporting of physical habitat data. Bioassessment using benthic macroinvertebrates shall be conducted in perennial wadeable streams during the index period. Perennial streams shall be defined as streams with surface water flow present during the appropriate index period³. Wadeable streams shall be defined as streams that can be safely waded in order to be sampled for benthic invertebrates during the

² The most recent versions of the California Rapid Assessment Method (CRAM) for Wetlands and additional information regarding CRAM can be accessed at <http://www.cramwetlands.org/>

³ The appropriate index period can be found electronically at the following location:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/constpermits/cgp_biomap.pdf

appropriate index period. If the appropriate sampling period lies outside the index period, please contact San Diego Water Board staff.

Field Methods: Bioassessment monitoring must be performed using the SWAMP field methods specified in *Standard Operating Procedures for Collecting Benthic Macroinvertebrate Samples and Associated Physical and Chemical Data for Ambient Bioassessments in California*⁴ (SOP, Ode 2007) or any updates of these methods. The discharger shall conduct, concurrently with all required benthic macroinvertebrate collections, the “Full” suite of physical habitat characterization measurements as specified in Table 1 of the SOP.

Laboratory Methods: Benthic macroinvertebrates shall be identified using the SWAMP laboratory methods specified in *Standard Operating Procedures for Laboratory Processing and Identification of Benthic Macroinvertebrates in California*⁵ (Laboratory SOP, Woodard et al. 2012) or any updates of these methods. Standard Taxonomic Effort (STE) Level II of the Southwestern Association of Freshwater Invertebrate Taxonomists (SAFIT) is required. Quality control samples are required for 10% of the samples each year and Quality Assurance samples must be analyzed by the Aquatic Bioassessment Laboratory of the CDFW.

Data Analysis: Analysis of benthic macroinvertebrate data shall be conducted using scoring tools including but not limited to the *Southern California Index of Biotic Integrity*⁶ (Ode et. al. 2005) and the *California Stream Condition Index*⁷ (CSCI, Mazor et. al., currently in review) when the CSCI scoring tool is finalized.

Data Storage: Benthic macroinvertebrate data and physical habitat data shall be submitted to the California Environmental Data Exchange Network⁸ (CEDEN).

Monitoring Sites: All monitoring sites shall be approved by staff at the San Diego Water Board before sampling is initiated and must meet the following conditions:

Mitigation Sites: At a minimum, bioassessment monitoring for mitigation areas must be performed at three sites (assessment stations) in San Diego River before Project initiation, and then in years three and five following start of Project construction, during the established “index period” for the San Diego River watershed. The first assessment station is the reference station, which must be located upstream of the mitigation site(s) in a reference area; the second assessment station must be located within the

⁴ The SOP can be found electronically at the following location:
http://www.waterboards.ca.gov/water_issues/programs/swamp/docs/phab_sopr6.pdf

⁵ The Laboratory SOP can be found electronically at the following location:
http://www.waterboards.ca.gov/water_issues/programs/swamp/docs/bmi_lab_sop_final.pdf

⁶ The *Southern California Index of Biotic Integrity* can be found electronically at the following location:
http://www.waterboards.ca.gov/water_issues/programs/swamp/docs/reports/coastalstreams.pdf

⁷ The *California Stream Condition Index* can be found electronically at the following location:
http://www.waterboards.ca.gov/plans_policies/docs/biological_objective/2_scoring%20tool.pdf

⁸ The California Environmental Data Exchange Network can be found electronically at the following location:
<http://www.ceden.org/>

mitigation site(s); and the third assessment station must be located downstream of the mitigation site(s). The reference station upstream of the mitigation site(s) must be located and sampled concurrently with the second and third assessment stations. Reference stations shall be defined as stations that show minimally disturbed conditions.

Monitoring Sites Before/After Construction: At a minimum, bioassessment monitoring for impacts during construction must be performed during the established index period for the San Diego River watershed, at two sites (assessment stations) in San Diego River before Project initiation and then 6 months after construction has ended. The first assessment must be located upstream of the construction site, and the second assessment station must be located downstream the construction site.

Monitoring Reports: An evaluation, interpretation and tabulation of the benthic macroinvertebrate community analysis must be submitted prior to **March 1** with the respective Annual Project Monitoring Report.

- G. Post-Construction BMP Effectiveness Monitoring Plan.** The Applicant shall prepare and submit a BMP Effectiveness Monitoring Plan (BMP Monitoring Plan) to assess the ability of selected storm water structural treatment BMPs to reduce pollutant concentrations and loadings, and prevent exceedances of receiving water quality standards. A BMP Monitoring Plan, in conformance with the following criteria, shall be submitted **prior to completion of Project construction** of the Scale House Expansion.
- 1. Quality Assurance Project Plan.** The BMP Monitoring Plan shall include a Quality Assurance Project Plan (QAPP) describing the monitoring objectives and organization, functional activities, and quality assurance/quality control protocols. The QAPP shall identify appropriate reporting limits for each monitored constituent and provide that analyses will be performed in a laboratory certified to perform such analyses by the State Water Board, Division of Water Quality, Environmental Laboratory Accreditation Program or a laboratory approved by the San Diego Water Board.
 - 2. Sample Stations.** The BMP Monitoring Plan shall provide for water quality and flow monitoring at inflow and outflow stations of the three storm water structural treatment BMPs proposed to determine concentration and mass-based pollutant removal efficiencies for each monitored constituent. The Plan shall also provide for upstream and downstream sample stations in the receiving water that are spatially representative of water quality conditions to evaluate the receiving water quality effects of each sampled BMP effluent which may be discharged.
 - 3. Sample Collection.** The BMP Monitoring Plan shall provide for BMP and receiving water monitoring to be performed in the wet season during the "seasonal first-flush" (first storm event of the wet season) and one other subsequent storm event. The wet season is from October 1 through April 30. A qualifying storm event is considered rainfall precipitation of 0.1 inches and greater. If the first storm of the wet season cannot reasonably be monitored due to safety or mobilization impracticality considerations, then the next subsequent qualifying storm event shall be sampled.

BMP inflow and outflow samples and receiving water samples shall be collected during the same qualifying storm event.

4. **Sample Type.** The BMP Monitoring Plan shall provide that storm events will be sampled using flow-weighted composite sampling techniques unless otherwise specified below. For storm events lasting less than 24 hours, samples shall be collected for at least 75 percent of the storm event hydrograph. For storm events lasting longer than 24 hours, samples shall be collected for at least 75 percent of the hydrograph of the first 24 hours of the storm. Ongoing continuous flow monitoring is required for each of the sampled storm events as necessary to properly conduct the flow-weighted composite sampling. Precipitation data shall be collected from the nearest rain gauge reporting at least hourly rainfall amounts.
5. **Test Procedures.** The BMP Monitoring Plan shall provide that monitoring is conducted according to USEPA test procedures approved at 40 CFR Part 136, *Guidelines Establishing Test Procedures for the Analysis of Pollutants Under the Clean Water Act* as amended, unless other test procedures are specified by the San Diego Water Board.
6. **Monitoring Duration.** The BMP Monitoring Plan shall provide for wet season BMP effectiveness monitoring for a minimum of three years following completion of Project construction of the Scale House Expansion. The Applicant may discontinue this monitoring after the initial three years of monitoring, unless directed in writing by the San Diego Water Board to continue monitoring.
7. **Monitoring Parameters.** The BMP Monitoring Plan shall identify the constituents to be monitored and the corresponding sample type. All BMP inflow, BMP outflow, and receiving water samples shall at a minimum be tested for the pollutants listed in the table below:

Pollutant	Group	Reporting Units ¹	Sample Type	Sample Frequency
Total Suspended Solids	Conventional	mg/L	Composite	Twice per wet season ²
Settleable Solids	Conventional	ml/L	Grab	Twice per wet season ²
Turbidity	Conventional	NTU	Grab	Twice per wet season ²
pH	Conventional	Units	Grab	Twice per wet season ²
Phosphorus	Conventional	mg/L	Composite	Twice per wet season ²
Nitrogen	Conventional	mg/L	Composite	Twice per wet season ²
Arsenic	Metals (Total and Dissolved)	µg/L	Composite	Twice per wet season ²
Cadmium	Metals (Total and Dissolved)	µg/L	Composite	Twice per wet season ²
Chromium	Metals (Total and Dissolved)	µg/L	Composite	Twice per wet season ²
Copper	Metals (Total and Dissolved)	µg/L	Composite	Twice per wet season ²
Iron	Metals (Total and Dissolved)	µg/L	Composite	Twice per wet season ²
Lead	Metals (Total and Dissolved)	µg/L	Composite	Twice per wet season ²
Mercury	Metals (Total and Dissolved)	µg/L	Composite	Twice per wet season ²
Nickel	Metals (Total and Dissolved)	µg/L	Composite	Twice per wet season ²
Selenium	Metals (Total and Dissolved)	µg/L	Composite	Twice per wet season ²
Thallium	Metals (Total and Dissolved)	µg/L	Composite	Twice per wet season ²
Zinc	Metals (Total and Dissolved)	µg/L	Composite	Twice per wet season ²

Table Notes: 1. mg/L = milligrams per liter, ml/L = milliliter per liter, µg/L = micrograms per liter, NTU = nephelometric turbidity units; 2. The wet season is from October 1 through April 30.

8. Annual Reports. The BMP Monitoring Plan shall include a schedule for completion and submittal of Annual Post-Construction BMP Effectiveness Monitoring Reports that meets the requirements described in section VI.L of this Certification.

H. BMP Monitoring Plan Implementation. The Applicant shall implement the BMP Monitoring Plan commencing with the first wet season after the completion of the Scale House Expansion Project construction, unless otherwise directed in writing by the San Diego Water Board. The Applicant shall modify the BMP Monitoring Plan as requested by the San Diego Water Board.

I. Annual Project Monitoring Reports. The Applicant must submit annual Project progress reports describing status of BMP implementation and compliance with all requirements of this Certification to the San Diego Water Board prior to **March 1** of each year following the issuance of this Certification, until the Project has reached

completion. The report must include the following information:

1. The names, qualifications, and affiliations of the persons contributing to the report;
2. The status, progress, and anticipated schedule for completion of Project construction activities including the installation and operational status of best management practices project features for erosion and storm water quality treatment;
3. A description of Project construction delays encountered or anticipated that may affect the schedule for construction completion; and
4. A description of each incident of noncompliance during the annual monitoring period and its cause, the period of the noncompliance including exact dates and times, and if the noncompliance has not been corrected, the anticipated time it is expected to continue; and the steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance.

J. **Final Project Completion Report.** The Applicant must submit a Final Project Completion Report to the San Diego Water Board **within 30 days of completion of Project construction within waters of the State.** The final report must include the following information:

1. Date of construction initiation;
2. Date of construction completion;
3. BMP installation and operational status for the Project;
4. As-built drawings of the Project, no bigger than 11"X17";
5. Photo documentation of implemented post-construction BMPs. Photo documentation must be conducted in accordance with guidelines posted at:

http://www.waterboards.ca.gov/sandiego/water_issues/programs/401_certification/docs/StreamPhotoDocSOP.pdf

In addition, photo documentation must include Global Positioning System (GPS) coordinates for each of the photo points referenced; and

6. An evaluation, interpretation, and tabulation of all California Rapid Assessment Method (CRAM) and benthic macroinvertebrate community assessment data collected throughout the term of Project construction in accordance with section VI.E and VI.F of this Certification.

K. **Annual Compensatory Mitigation Monitoring Report.** The Applicant must submit compensatory mitigation monitoring reports, annually, by **March 1** of each year containing sufficient information to demonstrate how the compensatory mitigation project is progressing towards accomplishing its objectives and meeting its performance

standards. The monitoring period for each Annual Compensatory Mitigation Monitoring Report shall be January 1st through December 31st of each year. Mitigation monitoring reports must be submitted annually for a period of not less than five years, sufficient to demonstrate that the compensatory mitigation project has accomplished its objectives and met ecological success performance standards contained in the Mitigation Plans.

Following Project implementation the San Diego Water Board may reduce or waive compensatory mitigation monitoring requirements upon a determination that performance standards have been achieved. Conversely, the San Diego Water Board may extend the monitoring period beyond five years upon a determination that the performance standards have not been met or the compensatory mitigation project is not on track to meet them.

The monitoring reports must include, but not be limited to, the following information:

1. Names, qualifications, and affiliations of the persons contributing to the report;
2. An evaluation, interpretation, and tabulation of the parameters being monitored, including the results of the Mitigation Plans monitoring program, and all quantitative and qualitative data collected in the field;
3. A description of the following mitigation site(s) characteristics:
 - a. Detritus cover;
 - b. General topographic complexity;
 - c. General upstream and downstream habitat and hydrologic connectivity; and
 - d. Source of hydrology.
4. Monitoring data interpretations and conclusions as to how the compensatory mitigation project(s) is progressing towards meeting performance standards and whether the performance standards have been met;
5. A description of the progress toward implementing a plan to manage the compensatory mitigation project after performance standards have been achieved to ensure the long-term sustainability of the resource in perpetuity, including a discussion of long-term financing mechanisms, the party responsible for long-term management, and a timetable for future steps;
6. Qualitative and quantitative comparisons of current mitigation conditions with pre-construction conditions and previous mitigation monitoring results;
7. Stream photo documentation, including all areas of permanent and temporary impact, prior to and after mitigation site construction. Photo documentation must be conducted in accordance with guidelines posted at http://www.waterboards.ca.gov/sandiego/water_issues/programs/401_certification/docs/StreamPhotoDocSOP.pdf. In addition, photo documentation must include Geographic Positioning System (GPS) coordinates for each of the photo points referenced;
8. A qualitative comparison to adjacent preserved streambed areas;

9. The results of the California Rapid Assessment Method (CRAM) monitoring required under section VI.E of this Certification;
 10. The results of the Benthic Macroinvertebrate Community Analysis monitoring required under section VI.F of this Certification;
 11. As-built drawings of the compensatory mitigation project site(s), no bigger than 11"X17"; and
 12. A survey report documenting boundaries of the compensatory mitigation site(s).
- L. **Annual Post-Construction BMP Effectiveness Monitoring Reports.** The Applicant shall prepare and submit BMP monitoring results, required under section VI.G of this Certification, in an Annual Post-Construction BMP Effectiveness Monitoring Report (BMP Effectiveness Report) by **July 1** of each year. The BMP Effectiveness Report shall contain all BMP monitoring data collected during the preceding wet season period (October 1 -April 30). The submittal of annual BMP Effectiveness Reports shall continue for five years following Project construction completion. The Applicant may discontinue the submittal of annual BMP Effectiveness Reports after the initial three years of monitoring unless directed by the San Diego Water Board to continue the monitoring and submittal of annual reports. The BMP Effectiveness Report shall contain the following information:
1. **Monitoring Data Information.** Each Report shall contain the information described in section VI.D of this Certification. The Report shall describe how the data collected compared with data quality objectives described in the QAPP and any corrective actions taken. The locations, type, and number of samples shall be identified and shown on a site map. For any monitoring period in which no discharge occurred, the monitoring report must still be submitted and include a statement certifying that no discharge occurred during the monitoring period.
 2. **Monitored Drainage Area.** Each Report shall include a brief summary of each monitored drainage area, including any changes to the drainage area or changes to the monitoring station(s) that could affect hydrology or pollutant loading.
 3. **Storm Event Description.** Each Report shall include general information about the sampled storm event including but not limited to:
 - a. Date of the storm event;
 - b. Duration of the storm event;
 - c. Precipitation data including rainfall distribution throughout the event;
 - d. Flow and hydrograph data including sampled and total runoff time periods and volumes; and
 - e. Any logistical problems associated with sample collection.

4. **Pollutant Loads and BMP Pollutant Removal Efficiency.** The estimated pollutant loads for each monitored constituent in the inflow and outflow of each monitored BMP shall be calculated and reported in terms of pounds per day. The concentration and mass based BMP pollutant removal efficiency for each monitored constituent shall be calculated and reported.
 5. **Data Analysis and Interpretation.** Each Report shall provide an evaluation, interpretation and tabulation of the monitoring data including interpretations and conclusions regarding the effectiveness of the storm water BMPs monitored and conclusions as to whether applicable water quality standards were attained at each sample station in the receiving waters.
 - a. The Report shall also provide a description of storm water management activities currently taking place or planned within the monitoring stations drainage area that may have affected the monitoring results or potentially affect future monitoring results;
 - b. After three years of data collection the Report shall contain a trend analysis and a description of any storm water management activities or BMPs the Applicant has identified that can be adjusted to respond to the monitoring data; and
 - c. The Report shall contain a statement certifying that the receiving water monitoring data and results have been uploaded into the California Environmental Data Exchange Network (CEDEN).
- M. **Reporting Authority.** The submittal of information required under this Certification, or in response to a suspected violation of any condition of this Certification, is required pursuant to Water Code section 13267 and 13383. Civil liability may be administratively imposed by the San Diego Water Board for failure to submit information pursuant to Water Code sections 13268 or 13385.
- N. **Electronic Document Submittal.** The Applicant must submit all reports and information required under this Certification in electronic format via e-mail to SanDiego@waterboards.ca.gov. Documents over 50 megabytes will not be accepted via e-mail and must be placed on a disc and delivered to:

California Regional Water Quality Control Board
San Diego Region
Attn: 401 Certification No. 09C-076:PIN 259854
2375 Northside Drive, Suite 100
San Diego, California 92108

Each electronic document must be submitted as a single file, in Portable Document Format (PDF) format, and converted to text searchable format using Optical Character Recognition (OCR). All electronic documents must include scanned copies of all signature pages; electronic signatures will not be accepted. Electronic documents submitted to the San Diego Water Board must include the following identification numbers in the header or subject line: Certification No. 09C-076:PIN 259854.

O. Document Signatory Requirements. All applications, reports, or information submitted to the San Diego Water Board must be signed as follows:

1. For a corporation, by a responsible corporate officer of at least the level of vice president.
2. For a partnership or sole proprietorship, by a general partner or proprietor, respectively.
3. For a municipality, or a state, federal, or other public agency, by either a principal executive officer or ranking elected official.
4. A duly authorized representative may sign applications, reports, or information if:
 - a. The authorization is made in writing by a person described above.
 - b. The authorization specifies either an individual or position having responsibility for the overall operation of the regulated activity.
 - c. The written authorization is submitted to the San Diego Water Board Executive Officer.

If such authorization is no longer accurate because a different individual or position has responsibility for the overall operation of the Project, a new authorization satisfying the above requirements must be submitted to the San Diego Water Board prior to or together with any reports, information, or applications, to be signed by an authorized representative.

P. Document Certification Requirements. All applications, reports, or information submitted to the San Diego Water Board must be certified as follows:

"I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment."

VII. NOTIFICATION REQUIREMENTS

- A. **Twenty Four Hour Non-Compliance Reporting.** The Applicant shall report any noncompliance which may endanger health or the environment. Any such information shall be provided orally to the San Diego Water Board within **24 hours** from the time the Applicant becomes aware of the circumstances. A written submission shall also be provided within five days of the time the Applicant becomes aware of the circumstances. The written submission shall contain a description of the noncompliance and its cause; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected; the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. The San Diego Water Board, or an authorized representative, may waive the written report on a case-by-case basis if the oral report has been received within 24 hours.
- B. **Hazardous Substance Discharge.** Except for a discharge which is in compliance with this Certification, any person who, without regard to intent or negligence, causes or permits any hazardous substance or sewage to be discharged in or on any waters of the State, shall as soon as (a) that person has knowledge of the discharge, (b) notification is possible, and (c) notification can be provided without substantially impeding cleanup or other emergency measures, immediately notify the County of San Diego, in accordance with California Health and Safety Code section 5411.5 and the California Office of Emergency Services of the discharge in accordance with the spill reporting provision of the State toxic disaster contingency plan adopted pursuant to Government Code Title 2, Division 1, Chapter 7, Article 3.7 (commencing with section 8574.17), and immediately notify the State Water Board or the San Diego Water Board of the discharge. This provision does not require reporting of any discharge of less than a reportable quantity as provided for under subdivisions (f) and (g) of section 13271 of the Water Code unless the Applicant is in violation of a Basin Plan prohibition.
- C. **Oil or Petroleum Product Discharge.** Except for a discharge which is in compliance with this Certification, any person who without regard to intent or negligence, causes or permits any oil or petroleum product to be discharged in or on any waters of the State, or discharged or deposited where it is, or probably will be, discharged in or on any waters of the State, shall, as soon as (a) such person has knowledge of the discharge, (b) notification is possible, and (c) notification can be provided without substantially impeding cleanup or other emergency measures, immediately notify the California Office of Emergency Services of the discharge in accordance with the spill reporting provision of the State oil spill contingency plan adopted pursuant to Government Code Title 2, Division 1, Chapter 7, Article 3.7 (commencing with section 8574.1). This requirement does not require reporting of any discharge of less than 42 gallons unless the discharge is also required to be reported pursuant to Clean Water Act section 311, or the discharge is in violation of a Basin Plan prohibition.
- D. **Anticipated Noncompliance.** The Applicant shall give advance notice to the San Diego Water Board of any planned changes in the Project or the Compensatory Mitigation project which may result in noncompliance with Certification conditions or requirements.

E. **Transfers.** This Certification is not transferable in its entirety or in part to any person or organization except after notice to the San Diego Water Board in accordance with the following terms:

1. **Transfer of Property Ownership:** The Applicant must notify the San Diego Water Board of any change in ownership of the Project area. Notification of change in ownership must include, but not be limited to, a statement that the Applicant has provided the purchaser with a copy of the Section 401 Water Quality Certification and that the purchaser understands and accepts the certification requirements and the obligation to implement them or be subject to liability for failure to do so; the seller and purchaser must sign and date the notification and provide such notification to the San Diego Water Board **within 10 days of the transfer of ownership.**
2. **Transfer of Mitigation Responsibility:** Any notification of transfer of responsibilities to satisfy the mitigation requirements set forth in this Certification must include a signed statement from an authorized representative of the new party (transferee) demonstrating acceptance and understanding of the responsibility to comply with and fully satisfy the mitigation conditions and agreement that failure to comply with the mitigation conditions and associated requirements may subject the transferee to enforcement by the San Diego Water Board under Water Code section 13385, subdivision (a). Notification of transfer of responsibilities meeting the above conditions must be provided to the San Diego Water Board **within 10 days of the transfer date.**
3. **Transfer of Post-Construction BMP Maintenance Responsibility:** The Applicant assumes responsibility for the inspection and maintenance of all post-construction structural BMPs until such responsibility is legally transferred to another entity. At the time maintenance responsibility for post-construction BMPs is legally transferred the Applicant must submit to the San Diego Water Board a copy of such documentation and must provide the transferee with a copy of a long-term BMP maintenance plan that complies with manufacturer specifications. The Applicant must provide such notification to the San Diego Water Board within **10 days** of the transfer of BMP maintenance responsibility.

Upon properly noticed transfers of responsibility, the transferee assumes responsibility for compliance with this Certification and references in this Certification to the Applicant will be interpreted to refer to the transferee as appropriate. Transfer of responsibility does not necessarily relieve the Applicant of this Certification in the event that a transferee fails to comply.

F. **Discharge Commencement.** The Applicant must notify the San Diego Water Board in writing **at least 5 days prior to** the start of Project construction.

VIII. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

- A. The City of San Diego is the Lead Agency under the California Environmental Quality Act (CEQA) (Public Resources Code section 21000, et seq.) section 21067, and CEQA Guidelines (California Code of Regulations, title 14, section 15000 et seq.) section 15367, and has filed a Notice of Determination dated September 20, 2014 for the Final Environmental Impact Report (FEIR) titled Sycamore Canyon Landfill Master Development Plan (State Clearing House Number 2003041057). The Lead Agency has determined the Project will have a significant effect on the environment and mitigation measures were made a condition of the Project.
- B. The San Diego Water Board is a Responsible Agency under CEQA (Public Resources Code section 21069; CEQA Guidelines section 15381). The San Diego Water Board has considered the Lead Agency's FEIR and finds that the Project as proposed will have a significant effect on resources within the San Diego Water Board's purview.
- C. The San Diego Water Board has required mitigation measures as a condition of this Certification to avoid or reduce the environmental effects of the Project to resources within the Board's purview to a less than significant level.
- D. The Lead Agency has adopted a mitigation monitoring and reporting program pursuant to Public Resources Code section 21081.6 and CEQA Guidelines section 15097 to ensure that mitigation measures and revisions to the Project identified in the FEIR are implemented. The Mitigation Monitoring and Reporting Program (MMRP) is included and incorporated by reference in Attachment 4 to this Certification. The Applicant shall implement the Lead Agency's MMRP described in the FEIR, as it pertains to resources within the San Diego Water Board's purview. The San Diego Water Board has imposed additional MMRP requirements as specified in section VI of this Certification.
- E. As a Responsible Agency under CEQA, the San Diego Water Board will file a Notice of Determination in accordance with CEQA Guidelines section 15096 subdivision (i).

IX. SAN DIEGO WATER BOARD CONTACT PERSON

Lisa Honma, Environmental Scientist
Telephone: 619-521-3367
Email: Lisa.Honma@waterboards.ca.gov

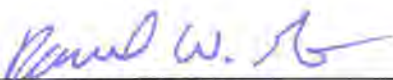
X. WATER QUALITY CERTIFICATION

I hereby certify that the proposed discharge from the **Sycamore Landfill Master Plan** (Certification No. 09C-076) will comply with the applicable provisions of sections 301 ("Effluent Limitations"), 302 ("Water Quality Related Effluent Limitations"), 303 ("Water Quality Standards and Implementation Plans"), 306 ("National Standards of Performance"), and 307 ("Toxic and Pretreatment Effluent Standards") of the Clean Water Act. This discharge is also regulated under State Water Board Order No. 2003-0017-DWQ, "*Statewide General Waste Discharge Requirements for Dredged or Fill Discharges that have Received State Water Quality Certification (General WDRs)*," which requires compliance with all conditions of this Water Quality Certification. Please note that

enrollment under Order No. 2003-017-DWQ is conditional and, should new information come to our attention that indicates a water quality problem, the San Diego Water Board may issue individual waste discharge requirements at that time.

Except insofar as may be modified by any preceding conditions, all Certification actions are contingent on (a) the discharge being limited to, and all proposed mitigation being completed in strict compliance with, the applicants' Project description and/or the description in this Certification, and (b) compliance with all applicable requirements of the Basin Plan.

I, David W. Gibson, Executive Officer, do hereby certify the forgoing is a full, true, and correct copy of Certification No. 09C-076 issued on October 16, 2014.



DAVID W. GIBSON
Executive Officer
San Diego Water Board

16 Oct. 2014

Date

ATTACHMENT 1

DEFINITIONS

Activity - when used in reference to a permit means any action, undertaking, or project including, but not limited to, construction, operation, maintenance, repair, modification, and restoration which may result in any discharge to waters of the state.

Buffer - means an upland, wetland, and/or riparian area that protects and/or enhances aquatic resource functions associated with wetlands, rivers, streams, lakes, marine, and estuarine systems from disturbances associated with adjacent land uses.

California Rapid Assessment Method (CRAM) - is a wetland assessment method intended to provide a rapid, scientifically-defensible and repeatable assessment methodology to monitor status and trends in the conditions of wetlands for applications throughout the state. It can also be used to assess the performance of compensatory mitigation projects and restoration projects. CRAM provides an assessment of overall ecological condition in terms of four attributes: landscape context and buffer, hydrology, physical structure and biotic structure. CRAM also includes an assessment of key stressors that may be affecting wetland condition and a "field to PC" data management tool (eCRAM) to ensure consistency and quality of data produced with the method.

Compensatory Mitigation Project - means compensatory mitigation implemented by the Applicant as a requirement of this Certification (i.e., applicant -responsible mitigation), or by a mitigation bank or an in-lieu fee program.

Discharge of dredged material – means any addition of dredged material into, including redeposit of dredged material other than incidental fallback within, the waters of the United States and/or State.

Discharge of fill material – means the addition of fill material into waters of the United States and/or State.

Dredged material – means material that is excavated or dredged from waters of the United States and/or State.

Ecological Success Performance Standards – means observable or measurable physical (including hydrological), chemical, and/or biological attributes that are used to determine if a compensatory mitigation project meets its objectives.

Enhancement – means the manipulation of the physical, chemical, or biological characteristics of an aquatic resource to improve a specific aquatic resource function(s). Enhancement results in the gain of selected aquatic resource function(s), but may also lead to a decline in other aquatic resource function(s). Enhancement does not result in a gain in aquatic resource area.

Establishment – means the manipulation of the physical, chemical, or biological characteristics present to develop an aquatic resource that did not previously exist. Creation results in a gain in aquatic resource area.

Fill material – means any material used for the primary purpose of replacing an aquatic area with dry land or of changing the bottom elevation of a water body.

Isolated wetland – means a wetland with no surface water connection to other aquatic resources.

Mitigation Bank – means a site, or suite of sites, where resources (e.g., wetlands, streams, riparian areas) are restored, established, enhanced, and/or preserved for the purpose of providing mitigation for impacts authorized by this Certification.

Preservation - means the removal of a threat to, or preventing the decline of, aquatic resources by an action in or near those aquatic resources. This term includes activities commonly associated with the protection and maintenance of aquatic resources through the implementation of appropriate legal and physical mechanisms. Preservation does not result in a gain of aquatic resource area or functions.

Re-establishment - means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural/ historic functions to a former aquatic resource. Re-establishment results in rebuilding a former aquatic resource and results in a gain in aquatic resource area and functions.

Rehabilitation - means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural/ historic functions to a degraded aquatic resource. Rehabilitation results in a gain in aquatic resource function, but does not result in a gain in aquatic resource area.

Restoration - means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural/historic functions to a former or degraded aquatic resource. For the purpose of tracking net gains in aquatic resource area, restoration is divided into two categories: re-establishment and rehabilitation.

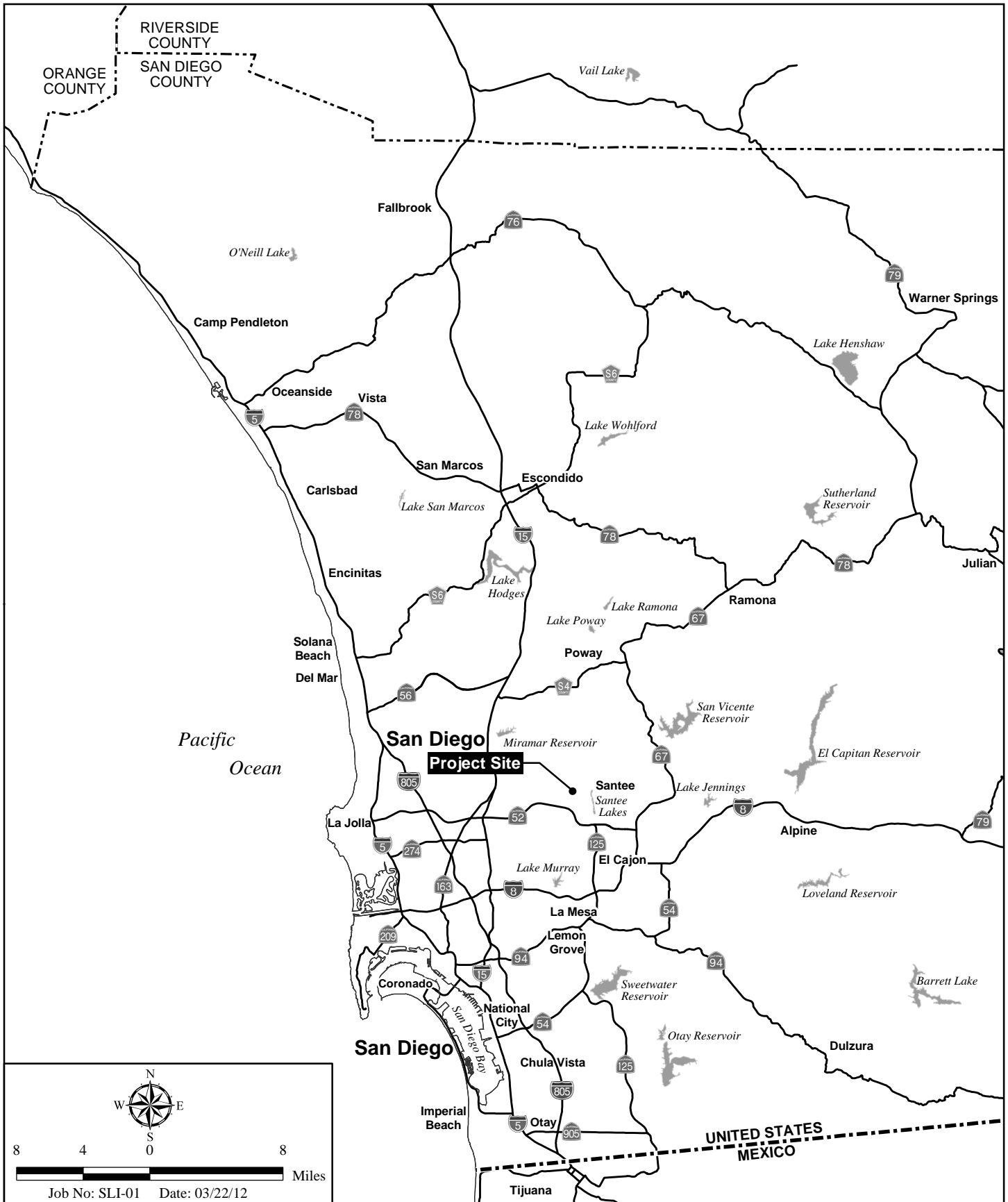
Start of Project Construction - For the purpose of this Certification, "start of Project construction" means to engage in a program of on-site construction, including site clearing, grading, dredging, landfilling, changing equipment, substituting equipment, or even moving the location of equipment specifically designed for a stationary source in preparation for the fabrication, erection or installation of the building components of the stationary source within waters of the United States and/or State.

Uplands - means non-wetland areas that lack any field-based indicators of wetlands or other aquatic conditions. Uplands are generally well-drained and occur above (i.e., up-slope) from nearby aquatic areas. Wetlands can, however, be entirely surrounded by uplands. For example, some natural seeps and constructed stock ponds lack aboveground hydrological connection to other aquatic areas. In the watershed context, uplands comprise the landscape matrix in which aquatic areas form. They are the primary sources of sediment, surface runoff, and associated chemicals that are deposited in aquatic areas or transported through them.

Water quality objectives and other appropriate requirements of state law – means the water quality objectives and beneficial uses as specified in the appropriate water quality control plan(s); the applicable provisions of sections 301, 302, 303, 306, and 307 of the Clean Water Act; and any other appropriate requirement of state law.

Sycamore Landfill, Inc.
Sycamore Landfill Master Plan Project
Certification No. 09C-076

ATTACHMENT 2
PROJECT LOCATION MAPS



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Regional Location Map

SYCAMORE CANYON LANDFILL PROJECT



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Project Vicinity Map

SYCAMORE CANYON LANDFILL PROJECT

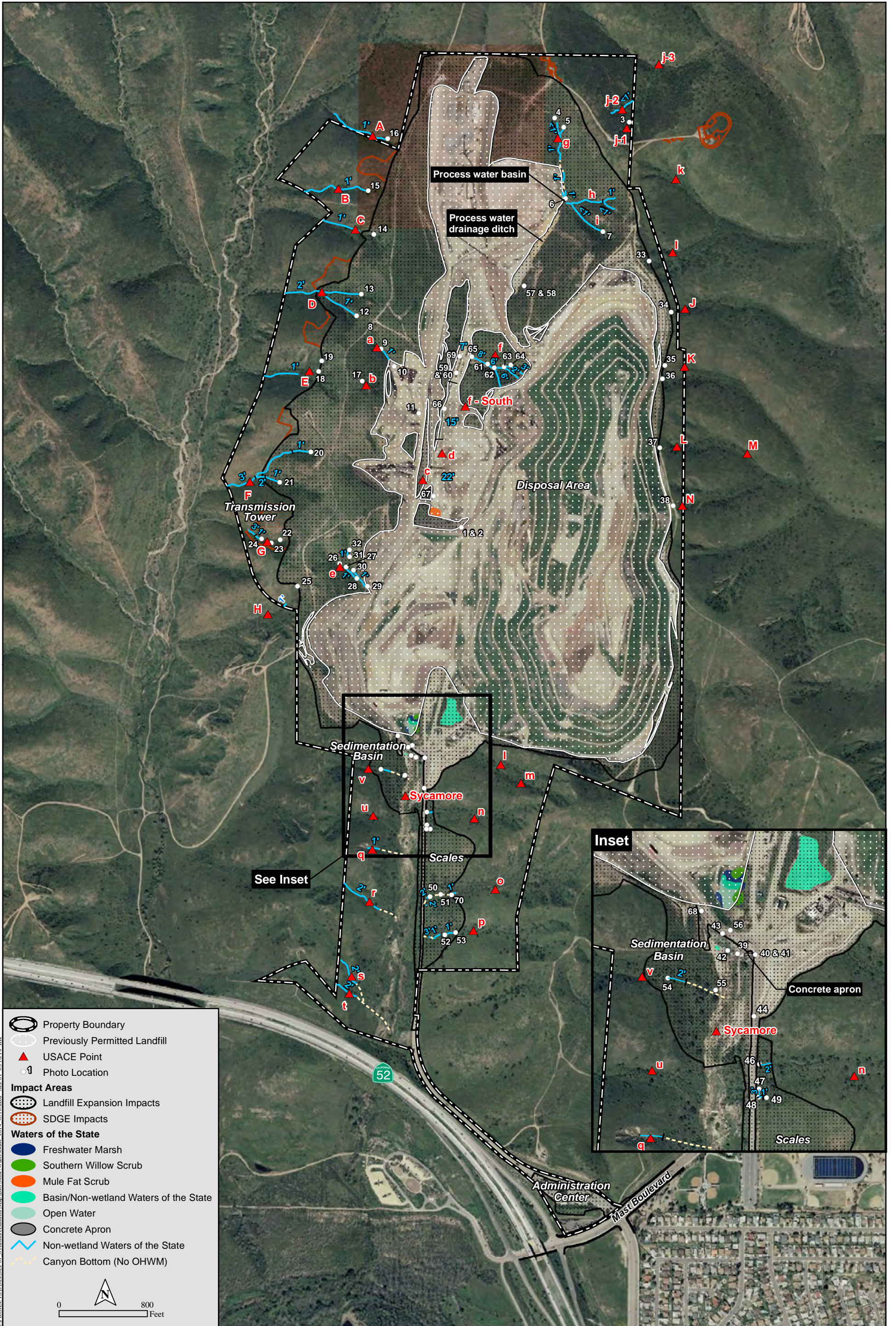
Sycamore Landfill, Inc.
Sycamore Landfill Master Plan Project
Certification No. 09C-076

**ATTACHMENT 3
PROJECT SITE PLANS**

Sycamore Landfill Master Development Plan - Waters of the State Figure

Master Development Plans – Figures G-1-5 and C-2-3

Typical Filterra Boxes – Plan View, Precast Curb Inlet, and Flowline Outlet Pipe Figures



Waters of the State

SYCAMORE LANDFILL MASTER DEVELOPEMENT PLAN

DRAWING INDEX:

DWG No.	REV No.	DATE	TITLE	GENERAL
G1	9	1/23/14	COVER SHEET	
G2	8	1/23/14	SITE PLAN	
G3	8	1/23/14	BASE GRADING PLAN	
G4	8	1/23/14	FINAL GRADING PLAN	
G5	8	1/23/14	FINAL GRADING PLAN	
G6	7	1/23/14	SECTIONS	
G7	6	8/22/11	PERMIT BOUNDARIES ENVIRONMENTALLY SENSITIVE LANDS	
G8	6	8/22/11		
C1	6	8/22/11	SITE PLAN	CIVIL
C2	7	3/26/12	OPERATIONS FACILITIES SITE PLAN	
C3	8	1/23/14	SCALE FACILITIES MAINTENANCE FACILITIES	
L1	FINAL	3/22/12	OPERATIONS FACILITY LANDSCAPE PLAN	LANDSCAPE
L2	FINAL	3/22/12	OPERATIONS FACILITY CALCULATIONS & BRUSH MANAGEMENT DIAGRAM	
L3	FINAL	3/22/12	OVERFLOW PARKING LOT LANDSCAPE PLAN, PLANTING & IRRIGATION NOTES	
L4	FINAL	3/22/12	OPERATIONS FACILITY LANDSCAPE CALCULATIONS & BRUSH MANAGEMENT NOTES	
L5	FINAL	3/22/12	SCALE FACILITIES LANDSCAPE PLAN, PLANTING LEGEND & IRRIGATION NOTES	
L6	FINAL	3/22/12	SCALE FACILITIES LANDSCAPE PLAN, PLANTING LEGEND & IRRIGATION NOTES	
L7	FINAL	3/22/12	MAINTENANCE FACILITY LANDSCAPE PLAN, PLANTING LEGEND & IRRIGATION NOTES	
L8	FINAL	3/22/12	SEDMENT BASIN LANDSCAPE PLAN, PLANTING LEGEND & IRRIGATION NOTES	
L9	FINAL	3/22/12	LANDFILL LANDSCAPE PLAN, PLANTING LEGEND & IRRIGATION NOTES	
L10	FINAL	3/22/12	RESTORATION PLAN FOR AREAS OF INTERIM CONSTRUCTION DISTURBANCE AT TOWER GROUP 6	
L11	FINAL	3/22/12	RESTORATION PLAN FOR AREAS OF INTERIM CONSTRUCTION DISTURBANCE AT TOWER GROUPS 4 & 5	
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 ARCHITECTURAL	
A10	6	8/22/08	OFFICE FLOOR PLAN	
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
- MAINTENANCE FACILITIES
- RELOCATION OF SELECT SCALE 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 REGIONAL WATER QUALITY CONTROL BOARD)
- WASTE DISCHARGE REQUIREMENTS (CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD)
- CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY (CALIFORNIA PUBLIC UTILITIES COMMISSION)
- STREAMBED ALTERATION AGREEMENT (CALIFORNIA DEPARTMENT OF FISH AND GAME)
- REZONING TO IH-2-1

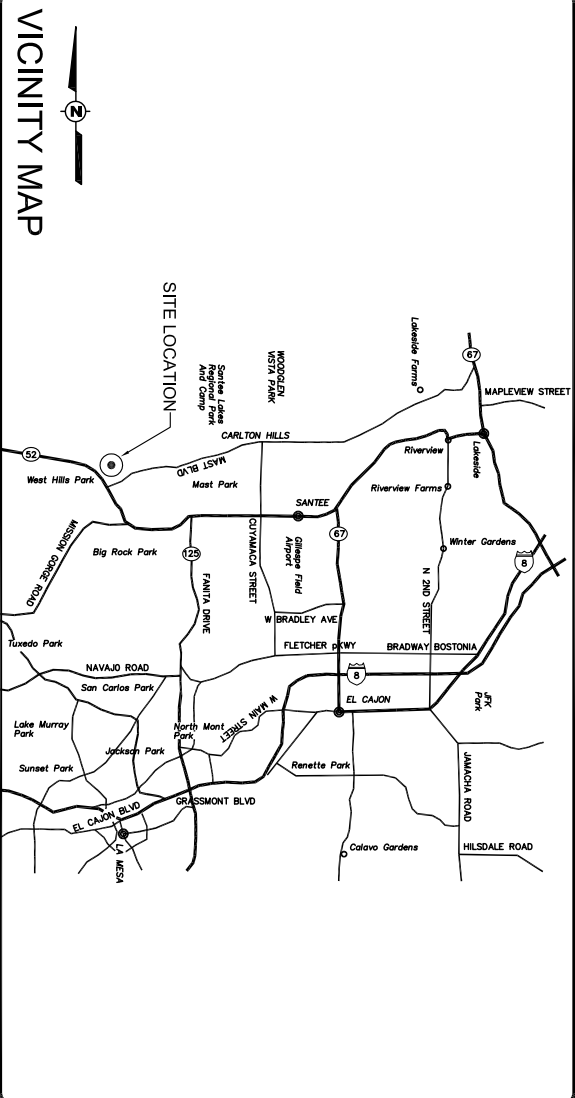
REQUIREMENTS:	OPERATIONS FACILITIES	SCALE FACILITIES	MAINTENANCE FACILITIES
CONDITIONAL USE/NEIGHBORHOOD USE PERMIT	N/A	N/A	N/A
VARIANCE	N/A	N/A	N/A
PARKING CALCULATION	31	11	11
LEGAL DESCRIPTION/ASSESSOR PARCEL NUMBER:	SEE APPLICATION PACKAGE	SEE APPLICATION PACKAGE	SEE APPLICATION PACKAGE
TYPE OF CONSTRUCTION (CBO)	TYPE V-N (SPRINKLERED)	TYPE V-N	TYPE II-N (SPRINKLERED)
OCCUPANCY CLASSIFICATION (CBO)	GROUP B	GROUP B	S-3 & GROUP B MIXED
GROSS FLOOR AREA/FLOOR AREA RATIO	3,288 S.F./FAR N/A	1,392 S.F./FAR N/A	8,654 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

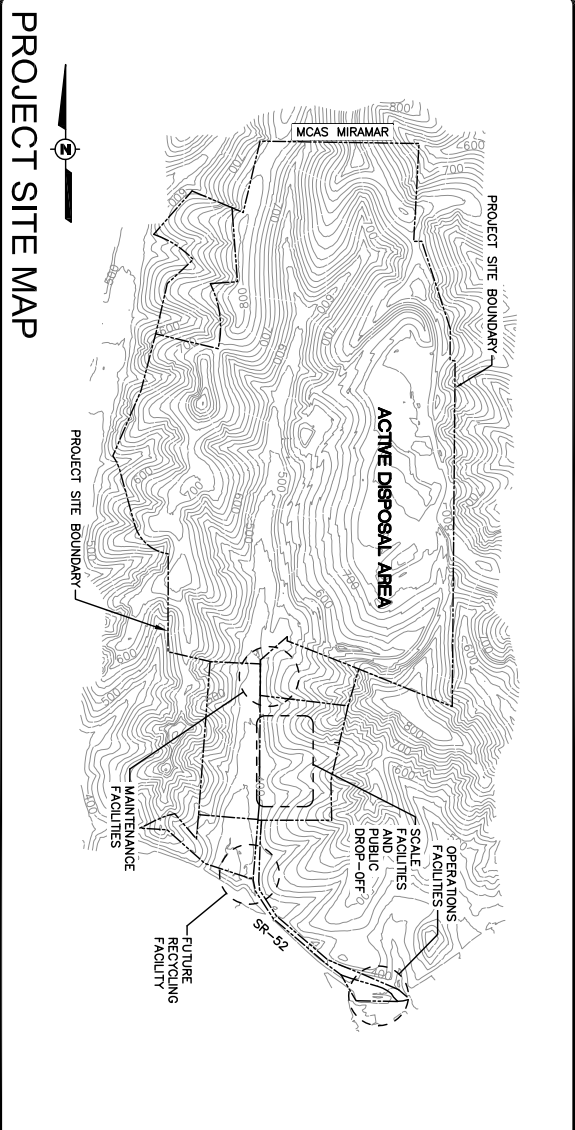
ITEM	EARTH CUT (CY)	EARTH FILL (CY)	EARTH NET (CY)
LANDFILL BASE GRADING EARTHWORK (INCLUDING MAINTENANCE AREA)	33,486,000	1,316,000	32,150,000
SCALE FACILITY AND ROADWAY EARTHWORK (SEE DRAWING G4)	231,000	0	231,000
OPERATIONS AREA EARTHWORK (SEE DRAWING C1)	15,100	300	14,800
TRANSMISSION TOWERS PADS PRIOR TO PERIMETER ROAD CONSTRUCTION	38,950	48,750	9,800
TRANSMISSION TOWERS PADS AFTER PERIMETER ROAD CONSTRUCTION	16,900	15	16,885
TOTAL	33,767,950	1,365,065	32,422,485
REMAINING SPACE AVAILABLE FOR REFUSE DISPOSAL (BASE GRADES ON DRAWING G3 TO FINAL GRADES ON DRAWING G5)			117,674,000 (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

AREA ADJACENT TO EXISTING LANDFILL ZONED RS-1-8. 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, 380-081-49, 380-081-49, 380-081-49. SEE DRAWING G2. WATER SUPPLY
RECLAIMED WATER TO BE SUPPLIED BY THE PADRE DAM MUNICIPAL WATER DISTRICT

VICINITY MAP



PROJECT SITE MAP



CLIENT

SAN DIEGO LANDFILL SYSTEMS
SYCAMORE LANDFILL
8514 Mast Blvd.
Santee, CA 92071
Phone: 619.449.9156
FAX: 614.449.1050
CONTACT: Tom Gardner

PRIMARY DESIGN CONSULTANT

LANDFILL DESIGN

1230 Columbia Street, Suite 121
San Diego, CA 92101-8517
Phone: (619) 239-1690
Fax: (619) 239-1238



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

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 Azari, P.E.
Phone: 949.206.0157
23016 Mill Creek Drive
Laguna Hills, CA 92653
Linscott Law & Greenspan
Chris Mendirata
Phone: 619.299.3090
1565 Hotel Circle South, Suite 310
San Diego, CA 92108

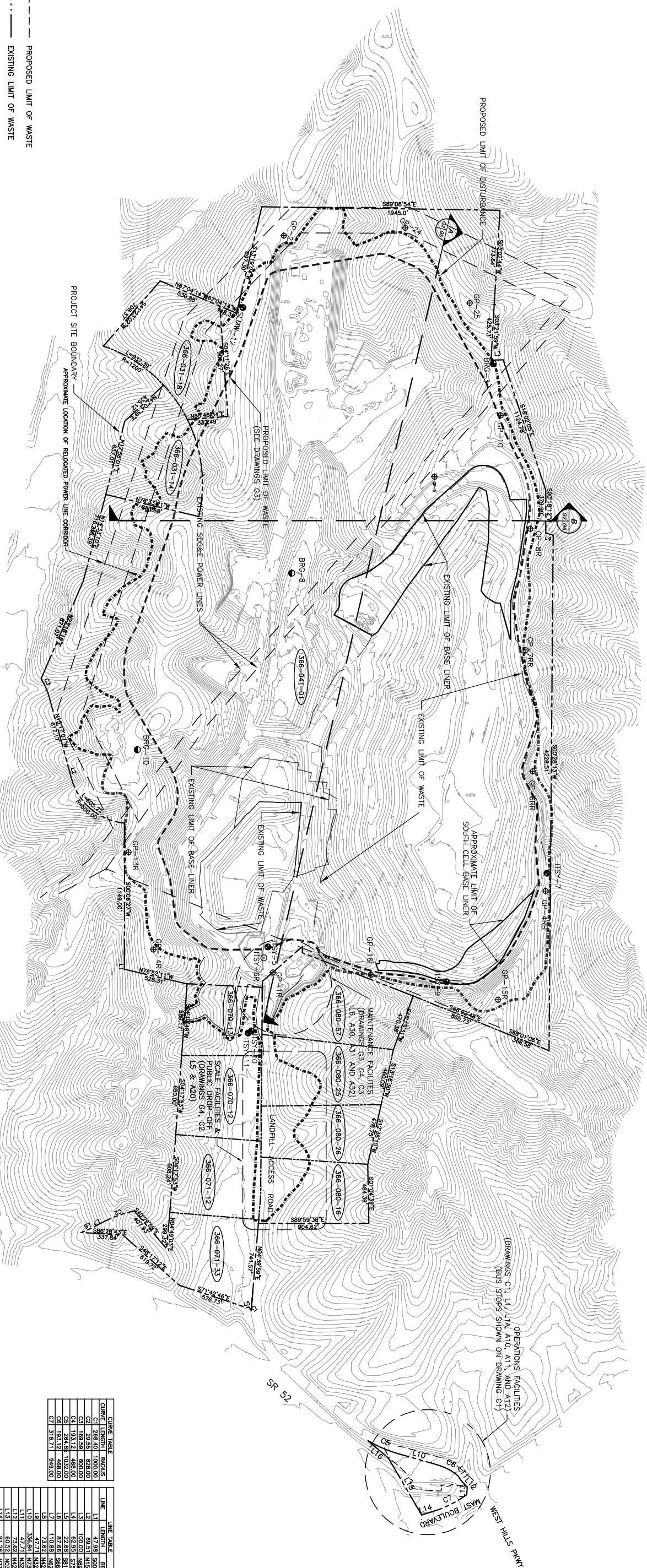
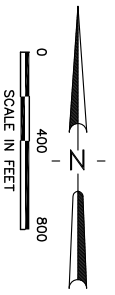
ENVIRONMENTAL CONSULTANTS:

HELIX Environmental Planning, Inc.
Kim Beranek
Phone: 619.462.1515
7578 El Cajon Boulevard
Suite 200
La Mesa, CA 91942
Rick Engineering Co.
Dann Walter 291.0707
5620 Friars Road
San Diego, CA 92110

DRAWING NO.
G1
1 OF 34
PROJECT NO.
141451

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

COVER SHEET



LINE	LINE TABLE	BEARING
L1	47.98	S00°06'27"W
L2	68.51	N15°17'09"W
L3	100.00	N89°03'04"E
L4	62.95	S75°09'15"E
L5	42.48	N11°12'11"E
L6	67.66	S86°21'15"W
L7	110.88	N62°40'47"E
L8	73.62	N42°44'22"W
L9	33.64	N52°07'24"W
L10	47.71	N32°40'22"W
L11	73.62	N33°31'06"E
L12	60.52	N33°31'06"E
L13	54.07	S29°30'02"E
L14	54.07	S29°30'02"E
L15	217.25	S89°23'49"E

LINE	LINE TABLE	BEARING
C1	268.40	S00°00'00"W
C2	29.25	S28°00'00"W
C3	169.29	S00°00'00"W
C4	193.12	S00°00'00"W
C5	193.12	S00°00'00"W
C6	193.12	S00°00'00"W
C7	316.21	S45°00'00"W

- 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
- MONITORING WELL
 - CORRECTIVE ACTION PUMPING WELL
 - PIEZOMETER (NOT SURVEYED)
 - ⊕ GAS MONITORING PROBE
- 366-041-01 PARCEL NUMBER

- NOTES:
1. OFF-STREET PARKING SHOWN ON DRAWINGS C1, C2, AND C3.
 2. PROPERTY LINE STRIBACKS ARE NOT APPLICABLE.
 3. SEE DRAWING G1 FOR SENSITIVE ECOLOGICAL RESOURCES.
 4. SEE DRAWING G2 FOR SENSITIVE ECOLOGICAL RESOURCES.
 5. SEE DRAWING G3 FOR STEEP SLOPE DETERMINATION.
 6. SITE UTILITY DRAWINGS ARE SHOWN ON PART B DRAWINGS.
- DATE OF REVISIONS: 7/16/02 AND 3/19/11
 1070044-0171 58011200 87 071828



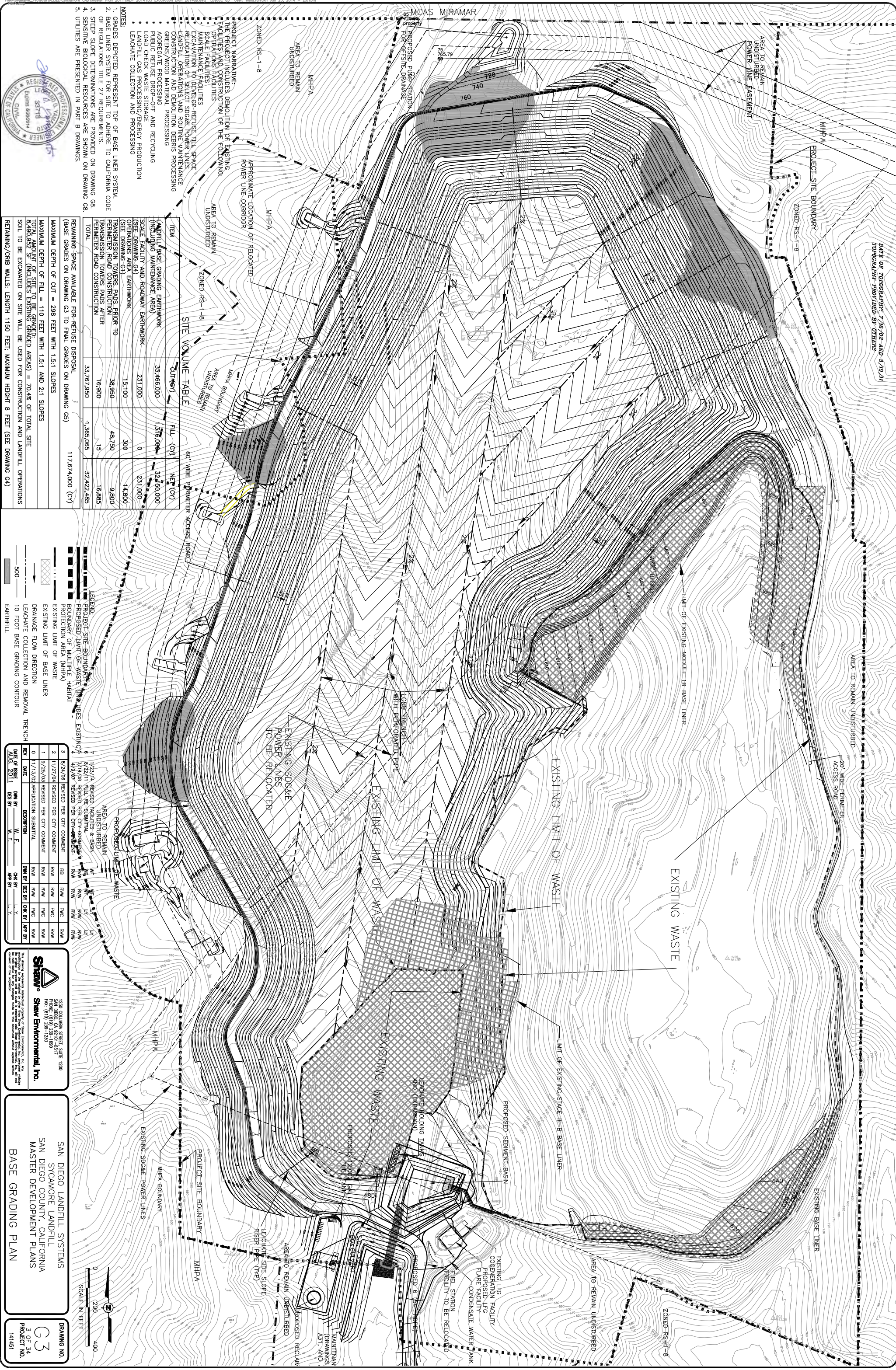
REV	DATE	DESCRIPTION	DMN BY	DES BY	CHK BY	APP BY
9	1/23/14	REVISED FACILITIES & BASIN	WF	WF	LY	LY
7	2/13/12	PROJECT SITE BOUNDARY DATA	WF	WF	LY	LY
6	11/20/11	PROJECT SITE BOUNDARY DATA	WF	WF	LY	LY
5	8/12/11	FULL RE-SUBMITTAL	WF	WF	LY	LY
4	4/9/07	REVISED PER CITY COMMENT	WF	WF	LY	LY
3	8/24/06	REVISED PER CITY COMMENT	WF	WF	LY	LY
2	11/27/04	REVISED PER CITY COMMENT	WF	WF	LY	LY
1	9/25/03	REVISED PER CITY COMMENT	WF	WF	LY	LY
0	11/13/02	APPLICATION SUBMITTAL	WF	WF	LY	LY

Shaw Environmental, Inc.
 1230 COLUMBIA STREET, SUITE 1200
 SAN DIEGO, CALIFORNIA 92108
 PHONE: (619) 239-1890
 FAX: (619) 239-1280

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 REVISIONS: 7/16/03 AND 9/19/11
 REVISIONS PROVIDED BY OTHERS



NOTES:

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

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

SITE VOLUME TABLE

ITEM	CUT (CY)	FILL (CY)	NET (CY)
LANDFILL BASE GRADING EARTHWORK (INCLUDING MAINTENANCE AREA) (SEE DRAWING G4)	33,466,000	1,376,000	32,090,000
SCALE FACILITY AND ROADWAY EARTHWORK (OPERATIONS AREA EARTHWORK (SEE DRAWING G1))	15,100	0	231,000
TRANSMISSION TOWERS PADS PRIOR TO PERMETER ROAD CONSTRUCTION	38,950	48,750	9,800
TRANSMISSION TOWERS PADS AFTER PERMETER ROAD CONSTRUCTION	16,900	15	16,885
TOTAL	33,767,950	1,365,065	32,422,885

REMAINING SPACE AVAILABLE FOR REFUSE DISPOSAL (BASE GRADES ON DRAWING G3 TO FINAL GRADES ON DRAWING G5) 117,674,000 (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/CMB WALLS: LENGTH 1150 FEET; MAXIMUM HEIGHT 8 FEET (SEE DRAWING G4)

LEGEND:

- PROJECT SITE BOUNDARY
- PROPOSED LIMIT OF WASTE (INDICES EXISTING)
- BOUNDARY OF MULTIPLE HABITAT
- PROTECTING AREA (MHPA)
- EXISTING LIMIT OF WASTE
- EXISTING LIMIT OF BASE LINER
- DRAINAGE FLOW DIRECTION
- LEACHATE COLLECTION AND REMOVAL TRENCH
- 10 FOOT BASE GRADING CONTOUR
- 500' EARTHFILL

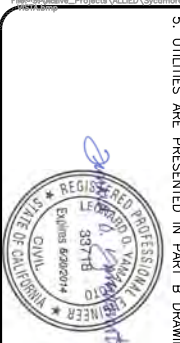
REVISIONS

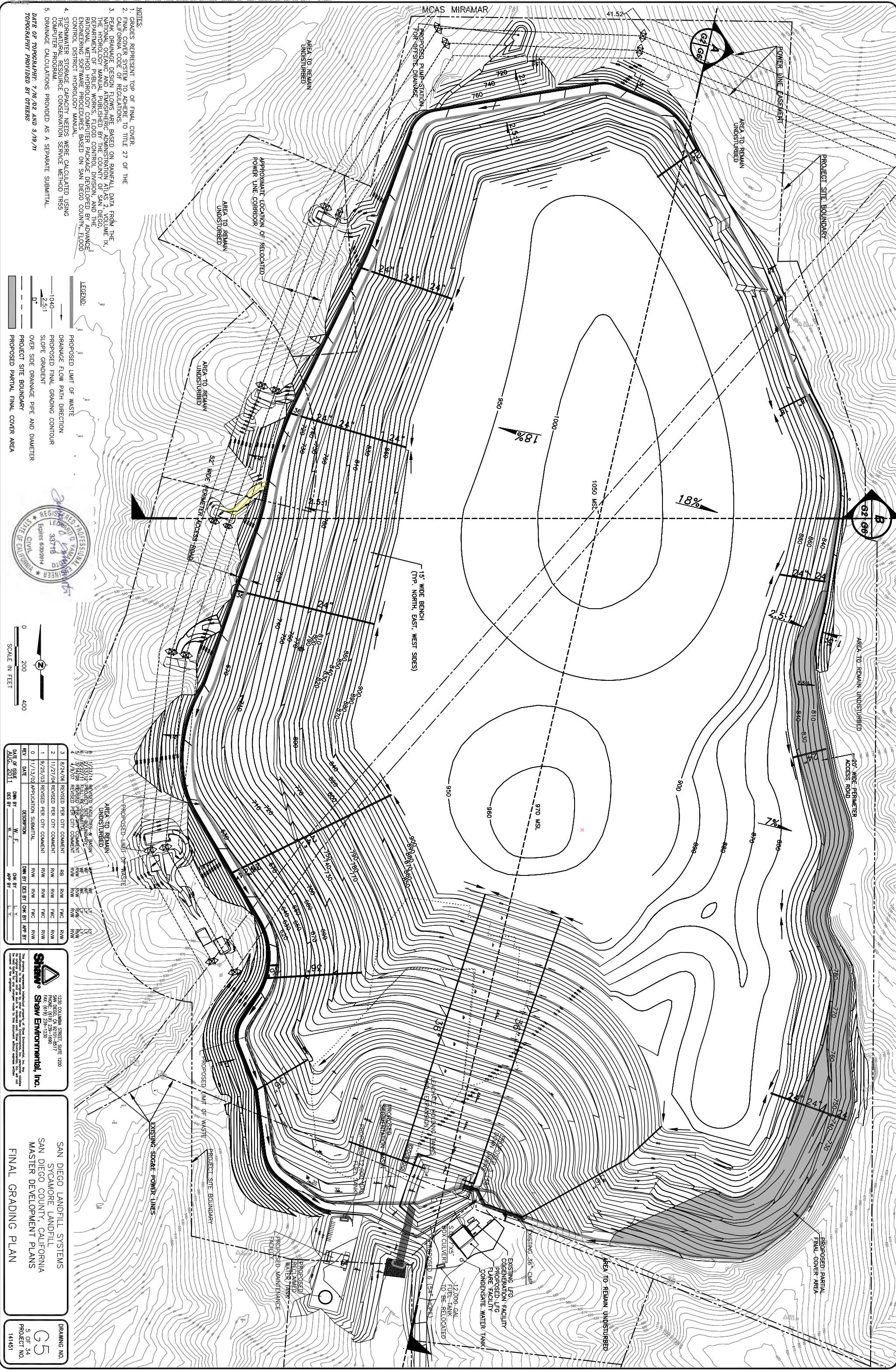
NO.	DATE	BY	DESCRIPTION	CHK BY
1	1/13/03	W. E.	APPROXIMATE LOCATION OF RELOCATED POWER LINES	W. E.
2	1/13/03	W. E.	APPROXIMATE LOCATION OF RELOCATED POWER LINES	W. E.
3	8/24/06	W. E.	REVISED PER CITY COMMENT	W. E.
4	11/27/06	W. E.	REVISED PER CITY COMMENT	W. E.
5	9/25/03	W. E.	REVISED PER CITY COMMENT	W. E.
6	1/13/03	W. E.	APPROXIMATE LOCATION OF RELOCATED POWER LINES	W. E.
7	1/23/14	W. E.	REVISED FACILITIES & BASIN	W. E.
8	8/22/11	W. E.	FULL RE-SUBMITAL	W. E.
9	5/14/09	W. E.	REVISED PER CITY COMMENT	W. E.
10	4/9/07	W. E.	REVISED PER CITY COMMENT	W. E.

Shaw Environmental, Inc.
 1231 COLLETA STREET, SUITE 1200
 SAN DIEGO, CA 92101-5817
 PHONE: (619) 525-1890
 FAX: (619) 525-1255

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

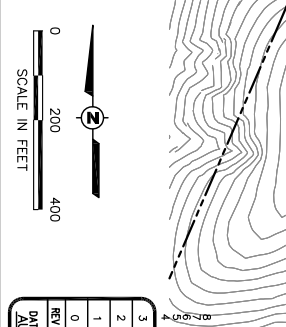
DRAWING NO. **G3**
 3 OF 34
 PROJECT NO. 141451





- NOTES:
1. GRADES REPRESENT TOP OF FINAL COVER.
 2. FINAL COVER SYSTEM SHALL ADHERE TO TITLE 27 OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1130, PEAK DRAINAGE DESIGN FLOWS ARE BASED ON RAINFALL DATA FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION ATLAS 2, VOLUME IX, THE HYDROLOGY MANUAL, PUBLISHED BY THE COUNTY OF SAN DIEGO, DEPARTMENT OF PUBLIC WORKS, FLOOD CONTROL DIVISION, AND THE RATIONAL METHOD HYDROLOGY COMPUTER PACKAGE DEVELOPED BY ADVANCED ENGINEERING SOFTWARE TECHNOLOGIES BASED ON SAN DIEGO COUNTY FLOOD CONTROL DISTRICT HYDROLOGIST MANUAL.
 3. STORMWATER STORAGE CAPACITY NEEDS WERE CALCULATED USING SIMULATED SERVICE CONSERVATION SERVICE METHOD TRS3 COMPUTER PROGRAM.
 4. DRAINAGE CALCULATIONS PROVIDED AS A SEPARATE SUBMITTAL.
 5. DATE OF TOPOGRAPHY: 7/16/02 AND 3/19/11

- LEGEND:
- 10:00 — DRAINAGE FLOW PATH DIRECTION
 - 2:31 — PROPOSED FINAL GRADING CONTOUR
 - 0° — SLOPE GRADIENT
 - — — — — OVER SIDE DRAINAGE PIPE AND DIAMETER
 - — — — — PROJECT SITE BOUNDARY
 - — — — — PROPOSED PARTIAL FINAL COVER AREA

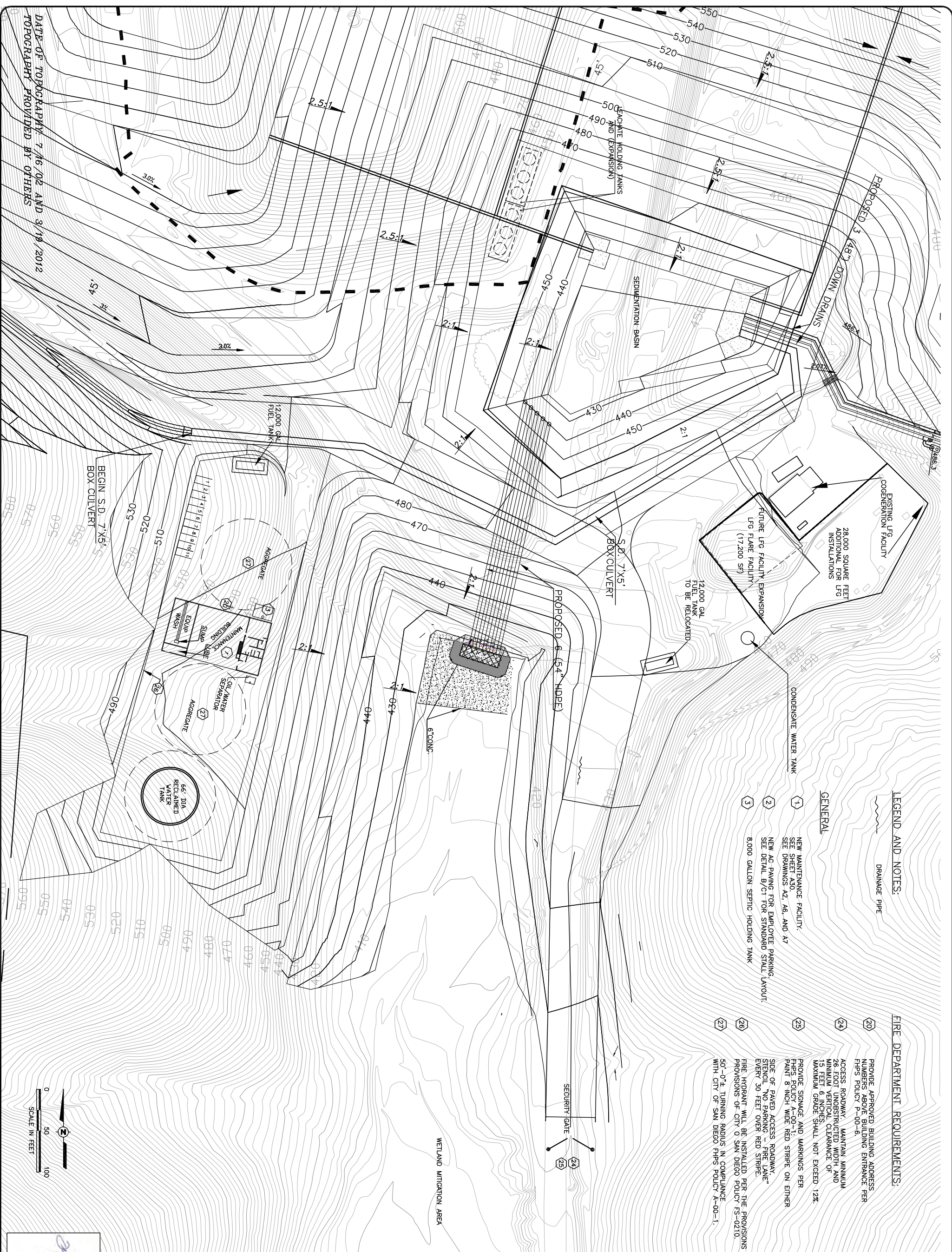


REV	DATE	DESCRIPTION	DMN BY	CHK BY	APP BY
3	8/24/08	REVISED PER CITY COMMENT	RB	RB	FNC
2	11/27/09	REVISED PER CITY COMMENT	RB	RB	FNC
1	9/25/03	REVISED PER CITY COMMENT	RB	RB	FNC
0	11/13/04	APPLICATION SUBMITTAL	RB	RB	FNC

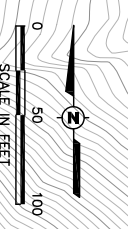
1230 COLUMBIA STREET, SUITE 1300
 SAN DIEGO, CA 92101-6617
 PHONE: (619) 238-1890
 FAX: (619) 238-1920
Shaw Environmental, Inc.
 SAN DIEGO LANDFILL SYSTEMS
 SYCAMORE LANDFILL
 SAN DIEGO COUNTY, CALIFORNIA
 MASTER DEVELOPMENT PLANS
 FINAL GRADING PLAN

DRAWING NO. **65**
 5 OF 34
 PROJECT NO. 141451

DATE OF TOPOGRAPHY 7/16/02 AND 3/19/2012
 TOPOGRAPHY PROVIDED BY OTHERS



- LEGEND AND NOTES:**
- 1 NEW MAINTENANCE FACILITY. SEE SHEET A30.
 - 2 NEW AG PAVING FOR EMPLOYEE PARKING. SEE DRAWINGS A2, A6, AND A7.
 - 3 8,000 GALLON SEPTIC HOLDING TANK.
 - 20 PROVIDE APPROVED BUILDING ADDRESS NUMBERS ABOVE BUILDING ENTRANCE PER FHPS POLICY P-00-6.
 - 24 ACCESS ROADWAY. MAINTAIN MINIMUM 26 FOOT UNOBSTRUCTED WIDTH AND MINIMUM VERTICAL CLEARANCE OF 15 FEET 6 INCHES.
 - 25 MAXIMUM GRADE SHALL NOT EXCEED 12%.
 - 26 PROVIDE SIGNAGE AND MARKINGS PER FHPS POLICY A-00-1.
 - 27 SIDE OF PAVED ACCESS ROADWAY. STENCIL "NO PARKING FIRE LANE" EVERY 30 FEET OVER RED STRIPE.
 - 28 FIRE HYDRANT WILL BE INSTALLED PER THE PROVISIONS OF CITY OF SAN DIEGO POLICY FS-0210.
 - 29 50'-0"± TURNING RADIUS IN COMPLIANCE WITH CITY OF SAN DIEGO FHPS POLICY A-00-1.
- FIRE DEPARTMENT REQUIREMENTS:**



DRAWING NO. **C3**
 11 OF 34
 PROJECT NO. 141451

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

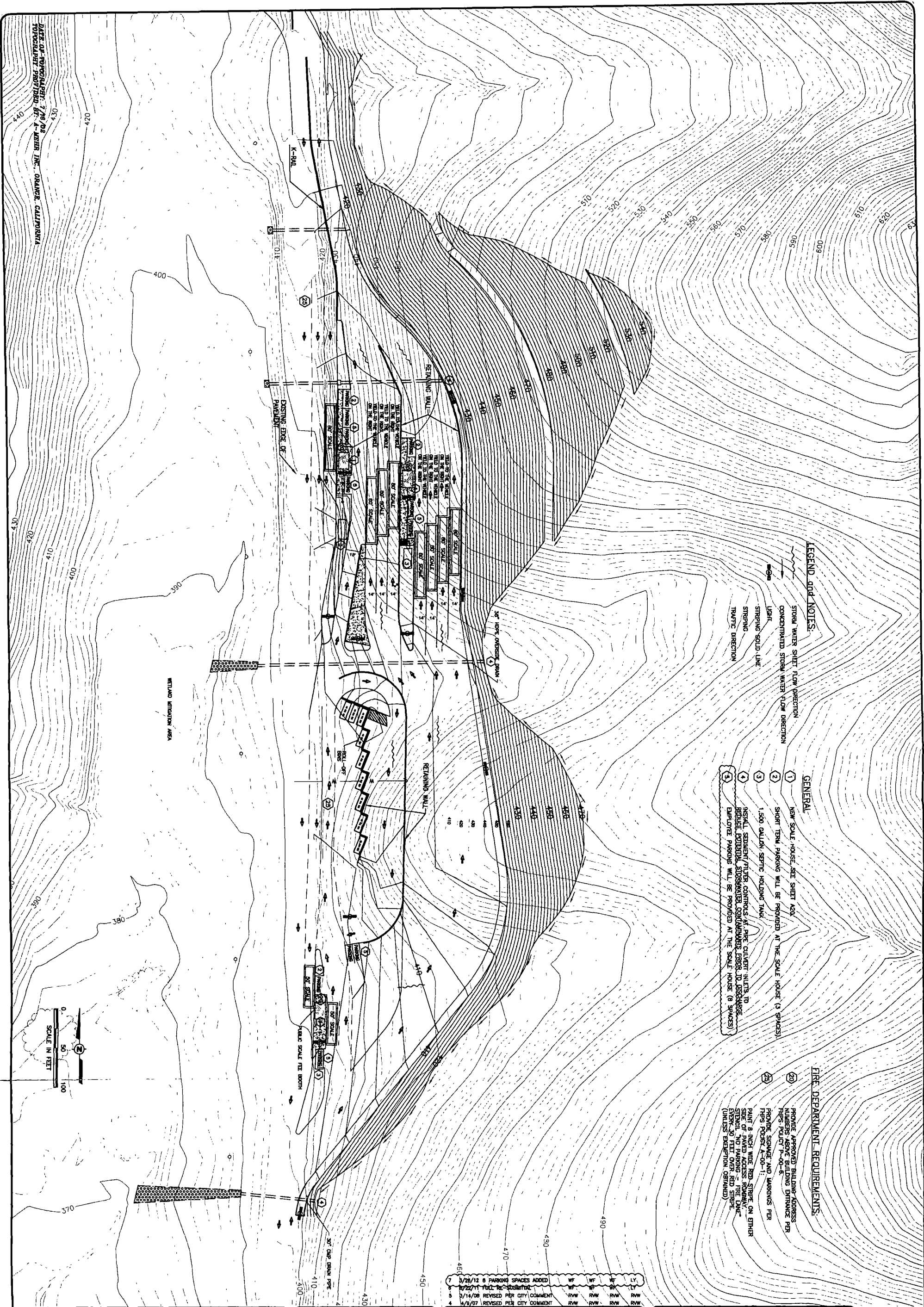
1230 Columbia Street, Suite 1200
 San Diego, CA 92101-8517
 Phone: (619) 238-1690
 Fax: (619) 238-1238

Shaw Shaw Environmental, Inc.

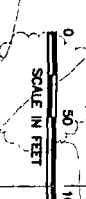
This drawing represents intellectual property of Shaw Environmental, Inc. Any modification to the original by other than Shaw Environmental, Inc. personnel violates the original purpose and as such is not valid. Shaw Environmental, Inc. will not be held liable for any changes made to this document without express written consent of the originator.

8	1/23/14	REVISE FACILITIES & BASIN	WF	WF	LY	LY
7	11/30/11	REVISE PARKING SPACES	WF	WF	LY	LY
6	8/22/11	FULL RE-SUBMITTAL	WF	WF	LY	LY
5	3/14/08	REVISED PER CITY COMMENT	RW	RW	RW	RW
4	4/9/07	REVISED PER CITY COMMENT	RW	RW	RW	RW
3	8/24/06	REVISED PER CITY COMMENT	RB	RW	FWC	RW
2	11/27/04	REVISED PER CITY COMMENT	MCR	SB	RT	RW
1	9/25/03	REVISED PER CITY COMMENT	MCR	SB	RT	RW
0	11/13/02	APPLICATION SUBMITTAL	MCR	SB	RT	RW

REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
DATE OF ISSUE	AUG. 2011	DWN BY	W. F.	CHK BY	L. Y.	
		DES BY	W. F.	APP BY	L. Y.	



- LEGEND AND NOTES:**
- STORM WATER SHEET FLOW DIRECTION
 - CONCENTRATED STORM WATER FLOW DIRECTION
 - LIGHT
 - STRIPING SOLID LINE
 - STRIPING
 - TRAFFIC DIRECTION
- GENERAL**
- NEW SCALE HOUSE, SEE SHEET A201
 - SHORT TERM PARKING WILL BE PROVIDED AT THE SCALE HOUSE (3 SPACES)
 - 1,500 GALLON, SETPIC HOLDING TANK
 - INSTALL SEDIMENT FILTER CONTROLS AT PARK CURB/INLET TO REDUCE EXCESSIVE SEDIMENTATION. EXCESS TO DISCHARGE. EMPLOYEE PARKING WILL BE PROVIDED AT THE SCALE HOUSE (8 SPACES)
- FIRE DEPARTMENT REQUIREMENTS:**
- PROVIDE APPROVED BUILDING ACCESS FROM FIRE POLICE P-20-6. PROVIDE SIGNAGE AND MARGINS PER FIRE POLICE P-20-11. PAINT 8 INCH WIDE RED STRIPE ON EITHER SIDE OF PAVED ACCESS ROADWAY. STRIPE AND PARKING 5' FIRE LINE (UNLESS SPECIFICATION OTHERWISE)



DRAWING NO.
C2
10 OF 34
PROJECT NO.
141451

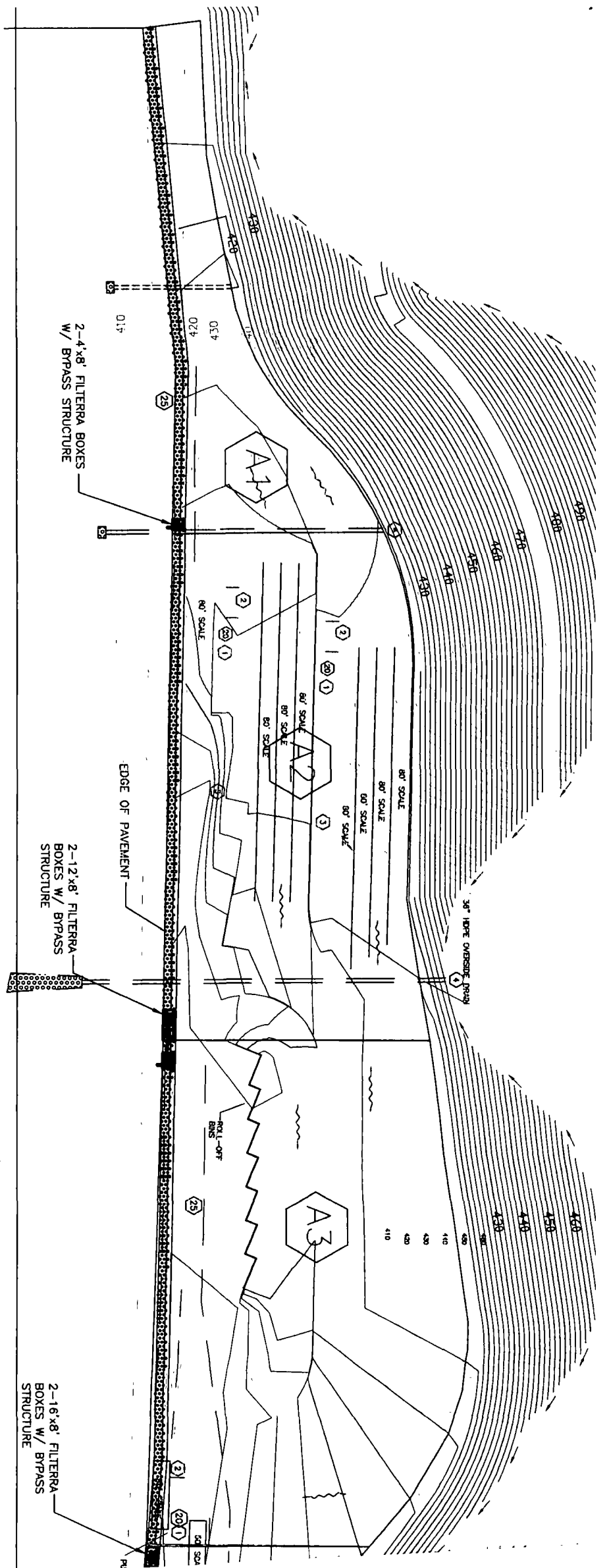
SAN DIEGO LANDFILL SYSTEMS
SYCAMORE LANDFILL
SAN DIEGO COUNTY, CALIFORNIA
MASTER DEVELOPMENT PLANS
SITE PLAN
SCALE FACILITIES

1230 Columbia Street, Suite 1200
San Diego, CA 92101-4517
Phone: (619) 238-1000
Fax: (619) 238-1238

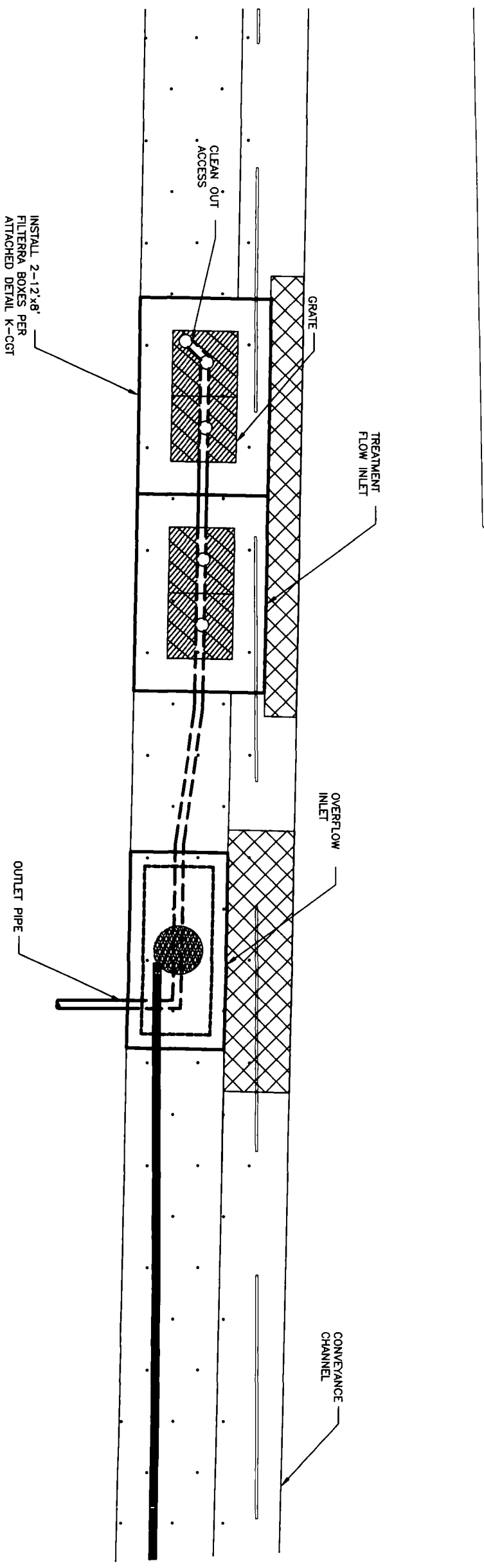
Shaw Environmental, Inc.

REV	DATE	DESCRIPTION	CHK BY	DES BY	APP BY
7	3/28/12	8 PARKING SPACES ADDED	WF	WF	WF
6	10/22/11	FULL RE-SUBMITTAL	WF	WF	WF
5	3/14/08	REVISED PER CITY COMMENT	RWW	RWW	RWW
4	1/9/07	REVISED PER CITY COMMENT	RWW	RWW	RWW
3	8/24/06	REVISED PER CITY COMMENT	RB	RWW	FNC
2	11/27/04	REVISED PER CITY COMMENT	MCR	SB	RT
1	9/25/03	REVISED PER CITY COMMENT	MCR	SB	RT
0	1/13/02	APPLICATION SUBMITTAL	MCR	SB	RT

DATE OF ISSUE: AUG. 2011
DWN BY: W.F.
DES BY: W.F.
CHK BY: W.F.
APP BY: W.F.



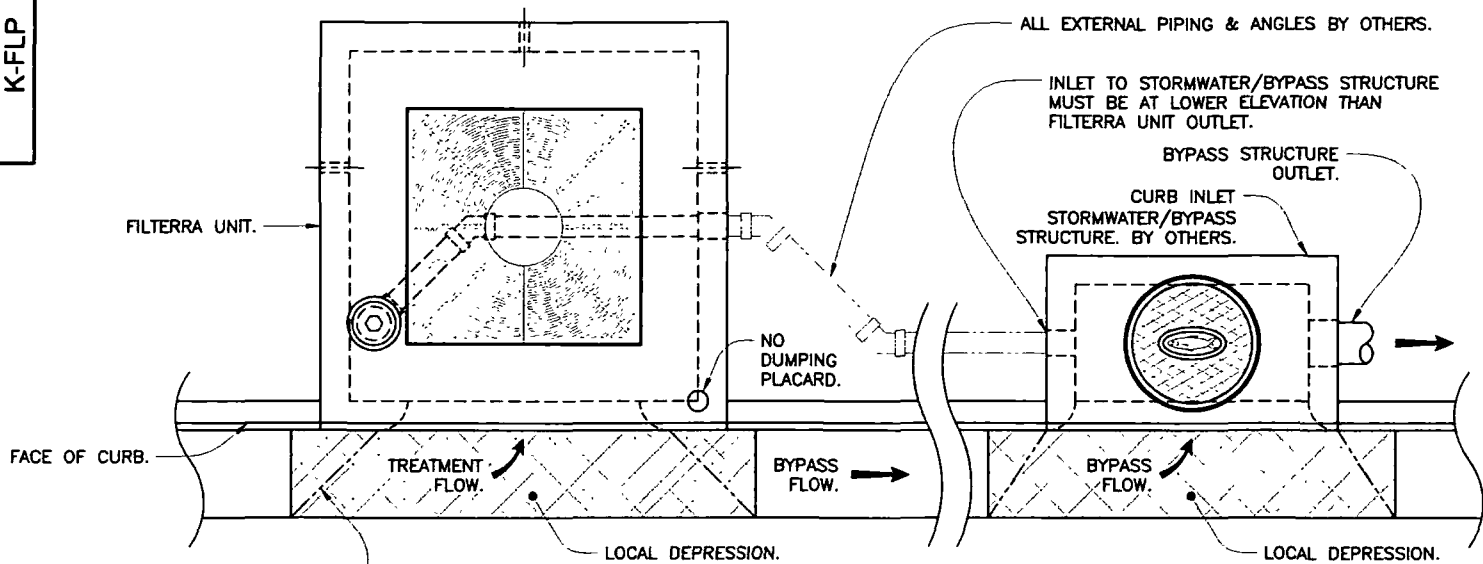
PLAN VIEW - LOCATION OF FILTERRA BOXES W/ BYPASS STRUCTURE



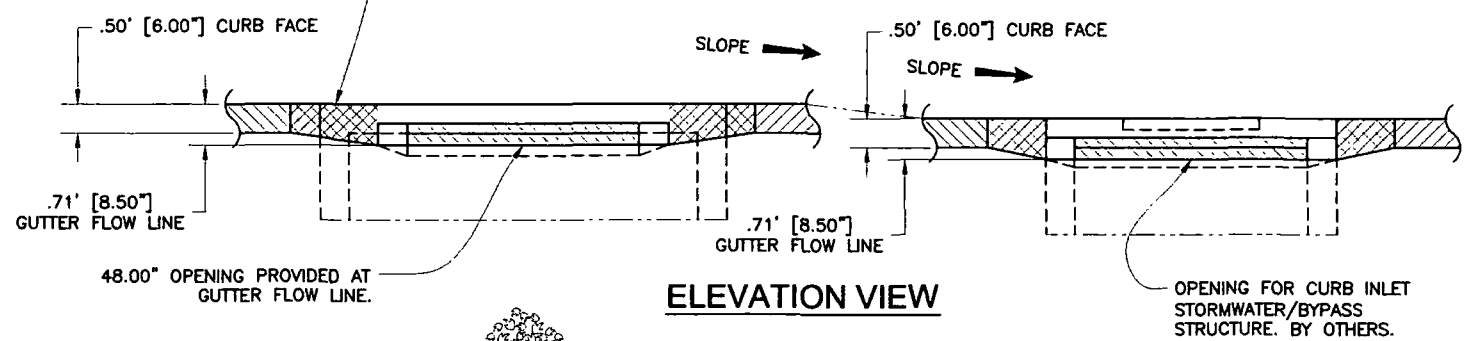
TYPICAL FILTERRA BOXES W/ BYPASS STRUCTURE
PLAN VIEW - FLOWLINE AND OUTLET PIPE

Figure 1

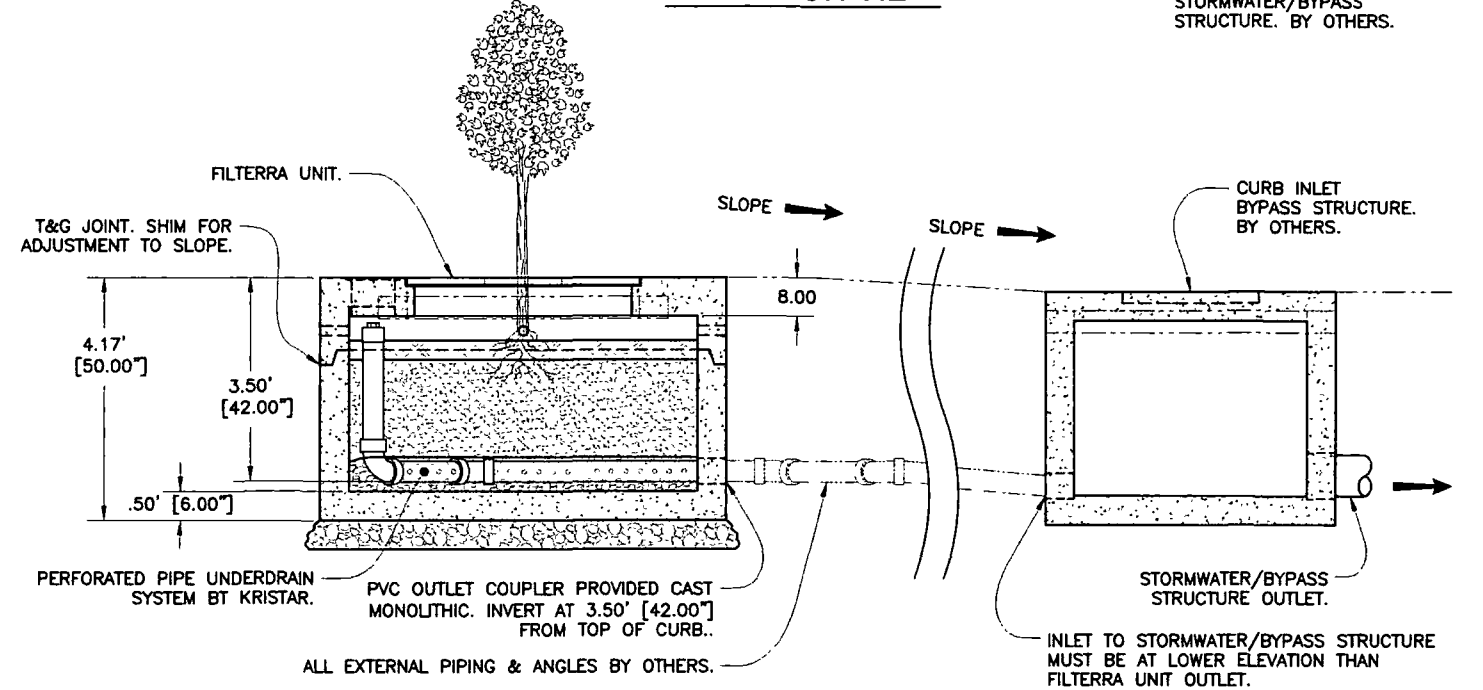
K-FLP



PLAN VIEW



ELEVATION VIEW

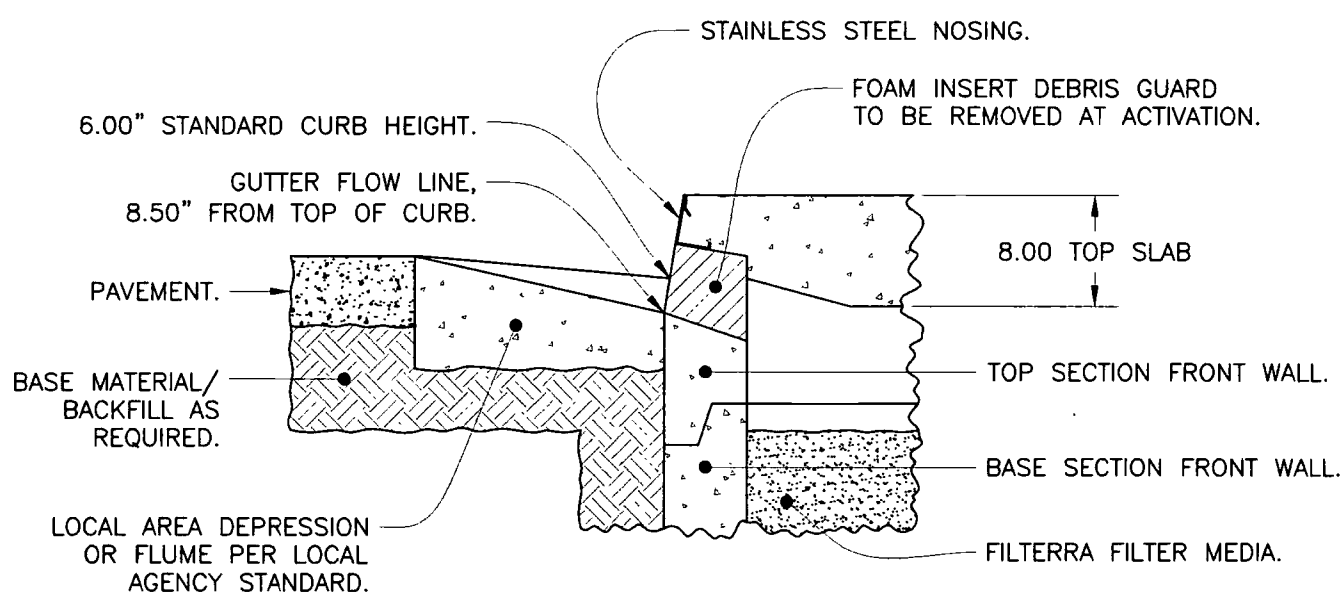
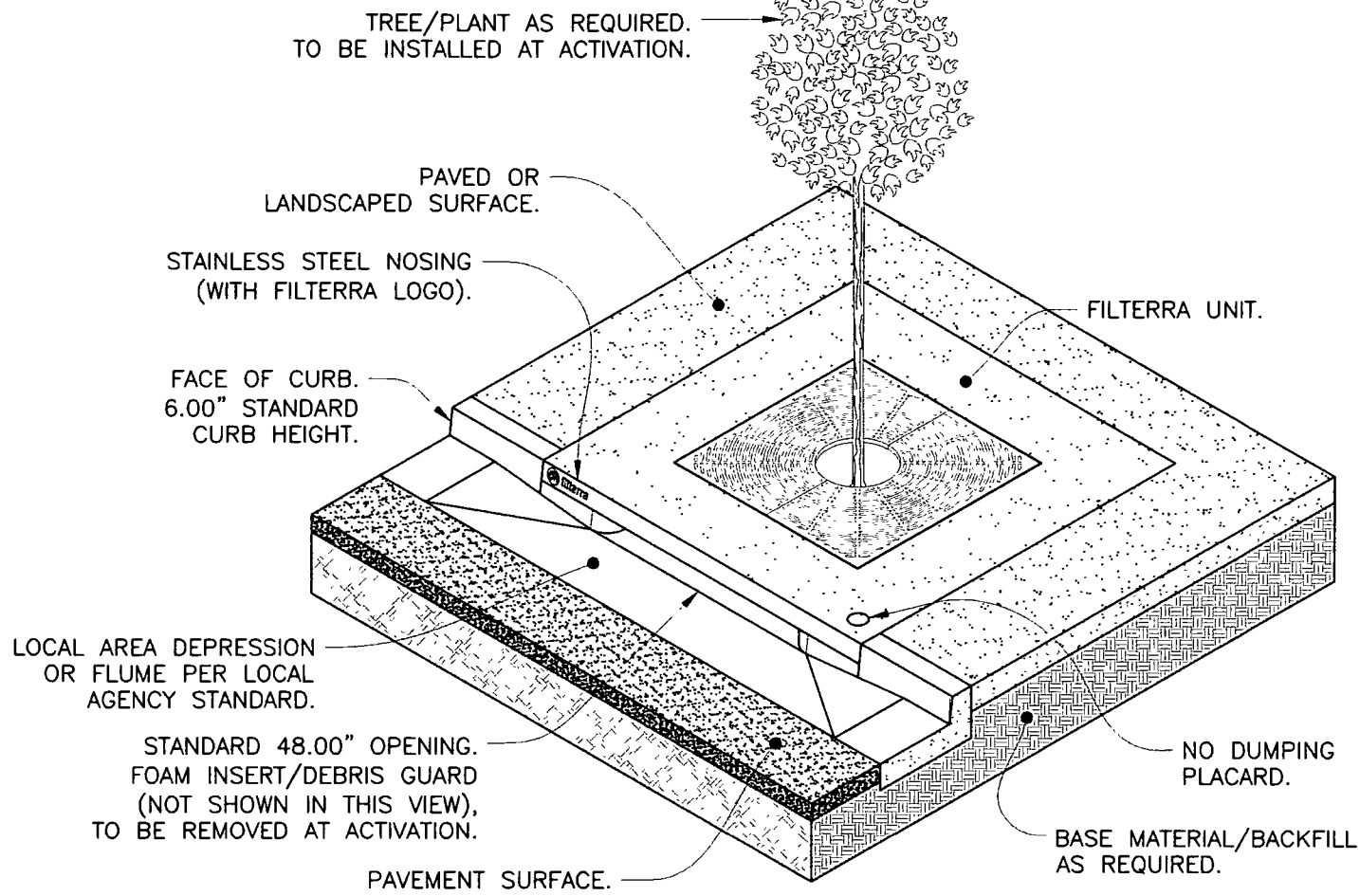


CROSS SECTION

<p>TITLE</p> <p>Filterra®</p> <p>Typical Flowline and Outlet Pipe Relationship</p>	<p>KriStar Enterprises, Inc.</p> <p>360 Sutton Place, Santa Rosa, CA 95407 Ph: 800.579.8819, Fax: 707.524.8186, www.kristar.com</p>	<p>US PAT 6,277,274 AND 6,569,321</p>	
			<p>DRAWING NO</p> <p>K-FLP</p>

Figure 2

K-CGT





CROSS SECTION

MODIFICATION OF DRAWINGS IS PERMITTED ONLY BY WRITTEN AUTHORIZATION FROM KRISTAR ENTERPRISES, INC.

TITLE

Filterra®
**Precast Curb Inlet Opening
 and Gutter / Flume Detail**

	KriStar Enterprises, Inc. 360 Sutton Place, Santa Rosa, CA 95407 Ph: 800.579 8819, Fax: 707.524.8186, www.kristar.com		 US PAT 6,277,274 AND 6,569,321
	DRAWING NO K-CGT	REV 03	

Sycamore Landfill, Inc.
Sycamore Landfill Master Plan Project
Certification No. 09C-076

ATTACHMENT 4 MITIGATION FIGURES

On-Site Mitigation of Little Sycamore Canyon Creek

Figure 2: Project Location on USGS Map

Figure 3: Wetland Creation Site, Summary of Sycamore Landfill Mitigation Acreages

Off-Site Mitigation at Mast Park

Sycamore Landfill Restoration Site

Figure 1: Regional Location Map

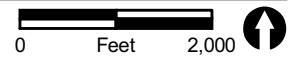
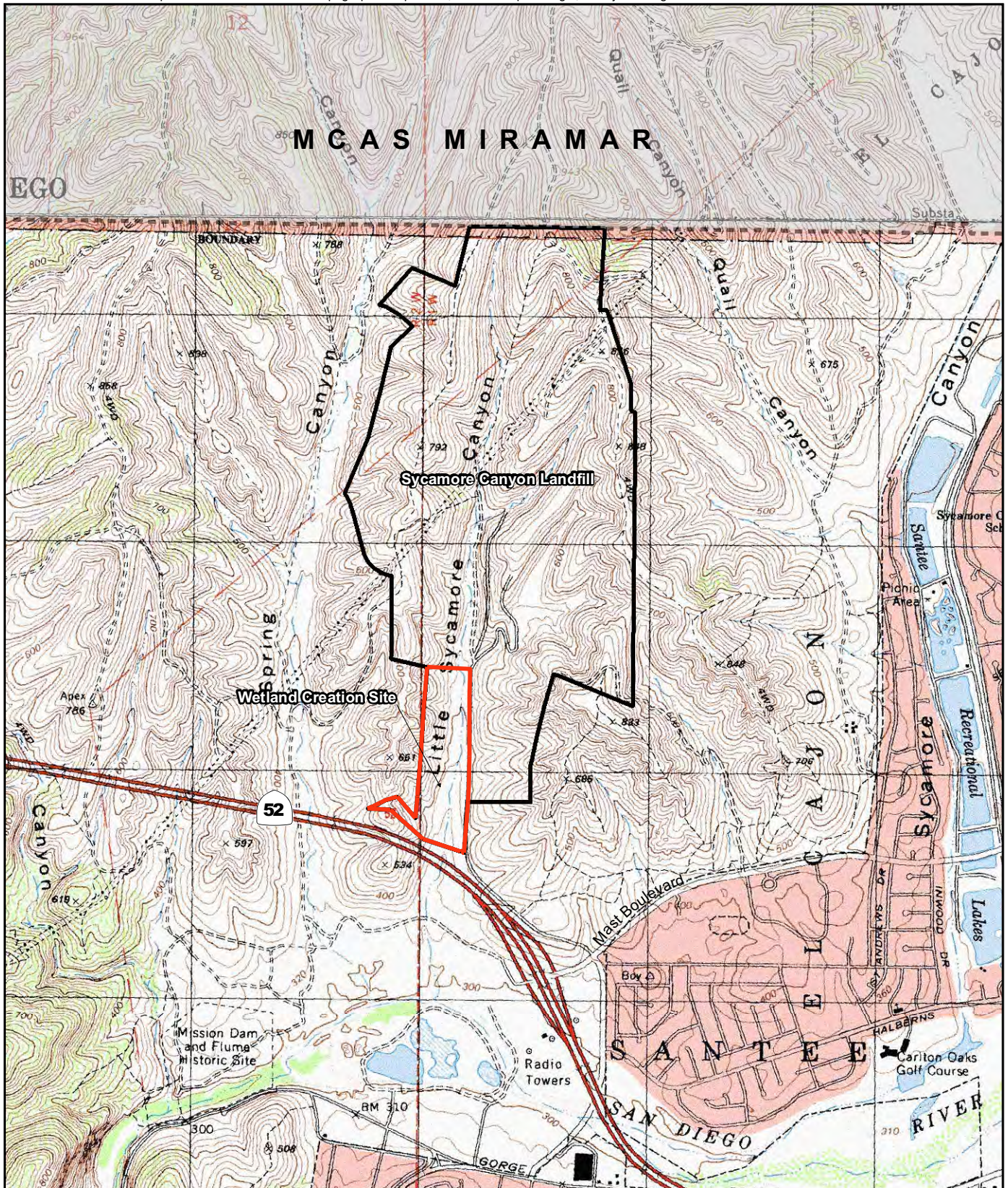
Figure 2: Project Vicinity Map (USGS Topography)

Figure 3: Restoration Plan – Sycamore Canyon Landfill Wetland Habitat Restoration Plan

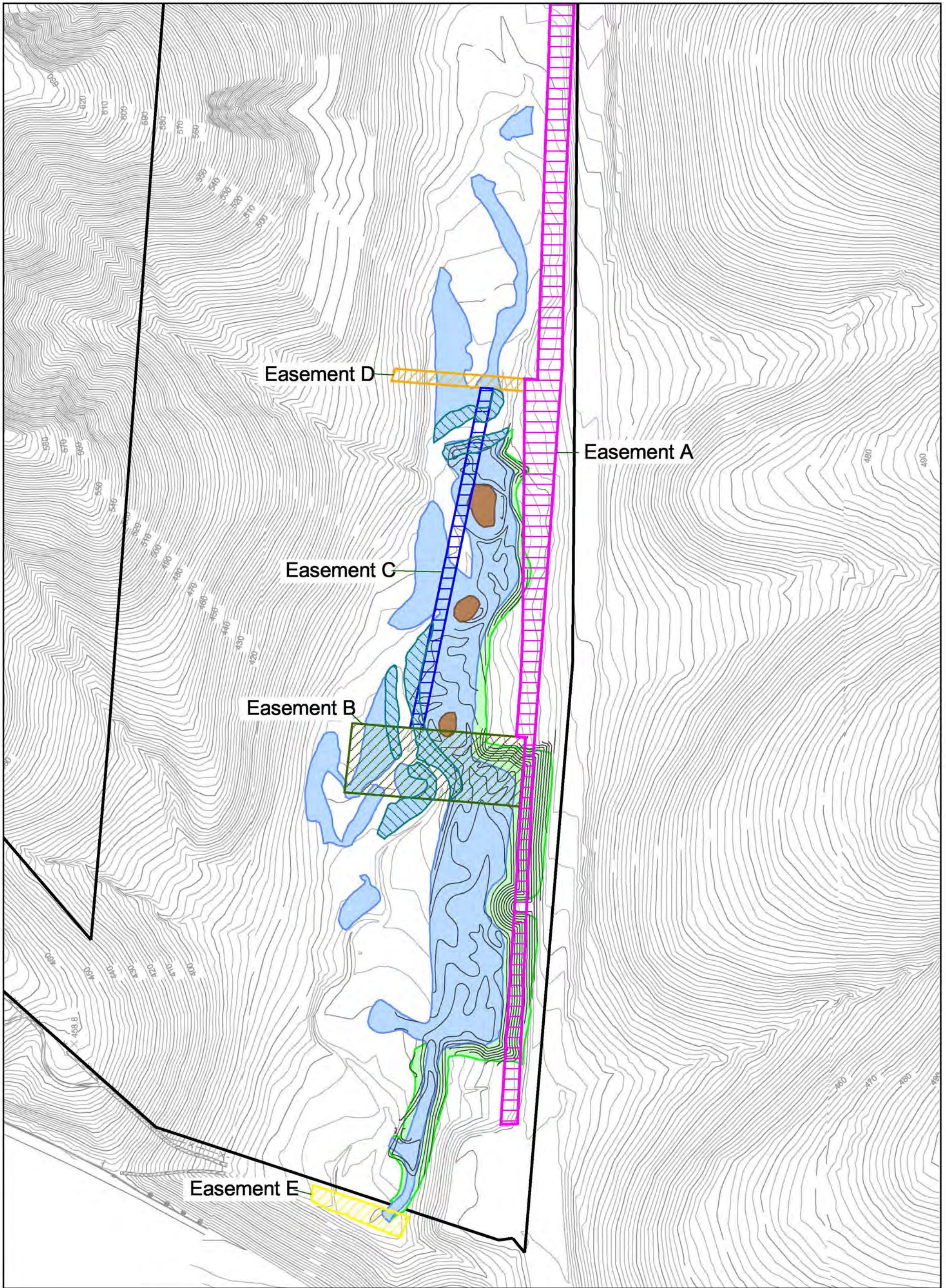
Mast Park 2013 Restoration Site

Figure 6: Restoration Plan – Mast Park Wetland Habitat Restoration Plan

Rancho Jamul Mitigation Bank, Agreement of Sale of Mitigation Credits





 Site Boundary

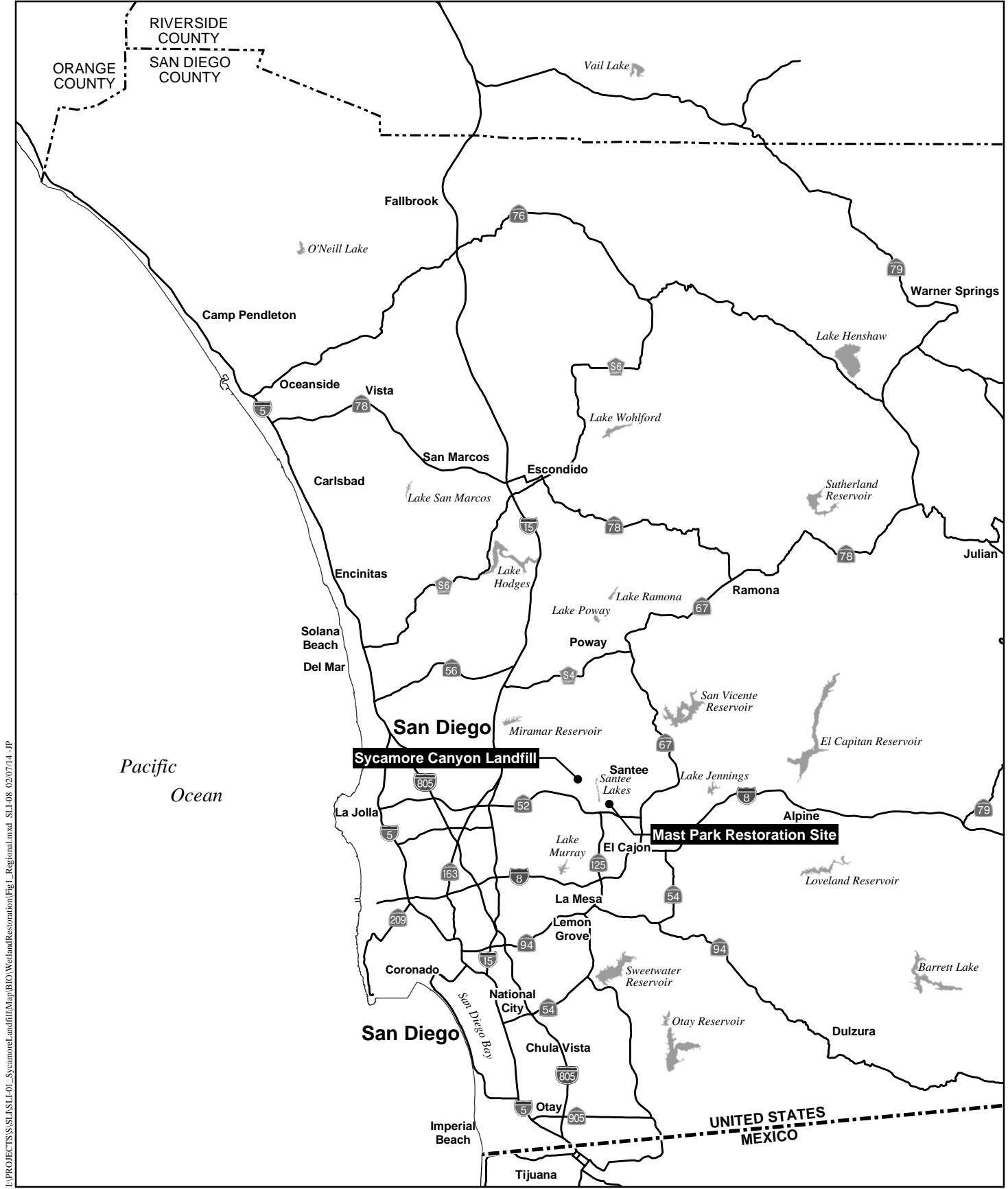


Summary of Sycamore Landfill Mitigation Acreages

Habitat Type	Acreage within Easement					Acreage within Open Space
	A	B	C	D	E	
Mule fat scrub	--	0.12	0.04	--	--	0.26
Wetland	--	0.33	0.17	0.04	0.01	2.78
Upland	0.22	0.09	--	--	--	0.75

 Preserved existing sycamore trees
 Project boundary

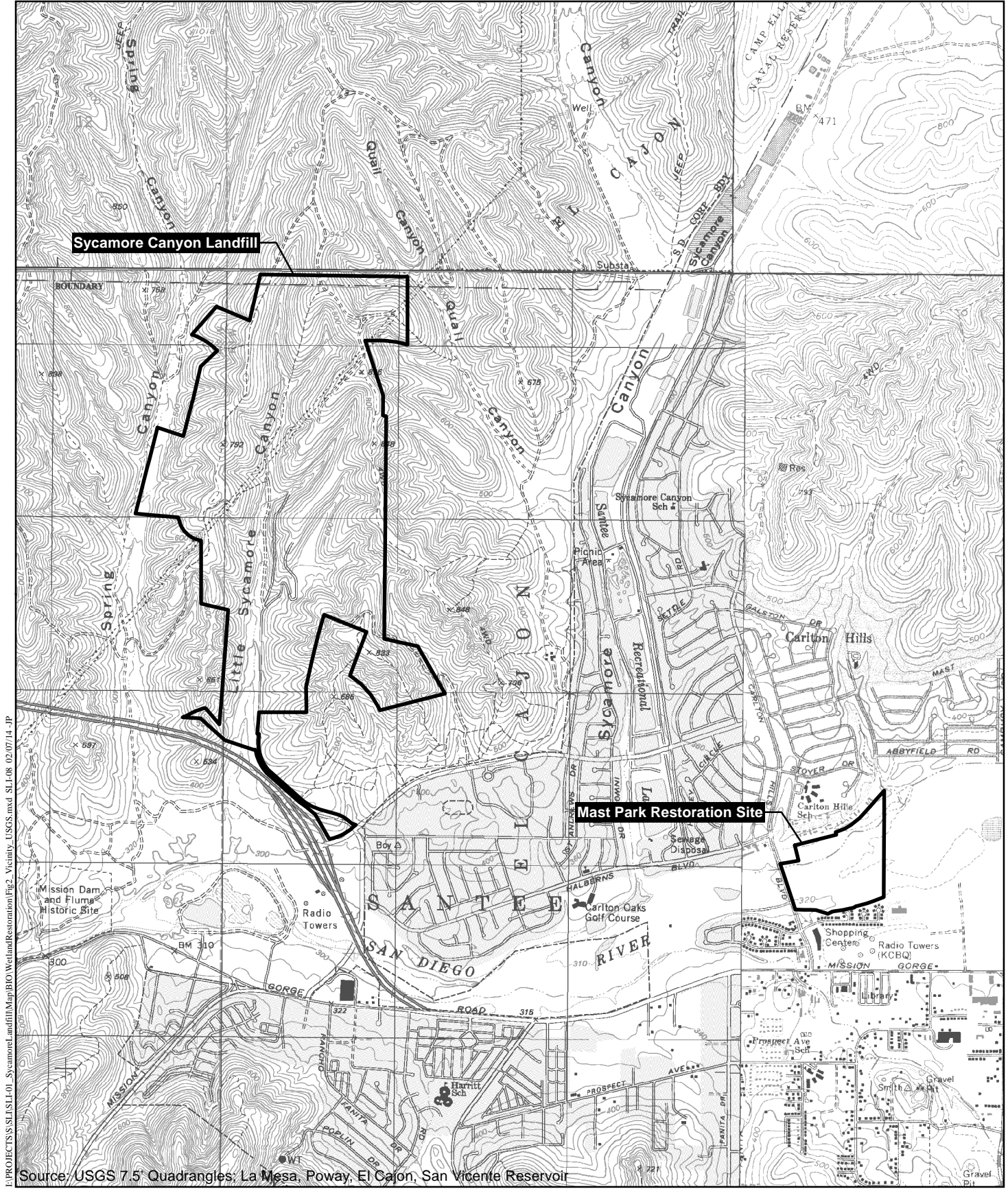




F:\PROJECTS\SL\SL1-01_SycamoreLandfill\Map\BIO\WetlandRestoration\Fig1_Regional.mxd SL1-08 02/07/14 -JP

Regional Location Map

SYCAMORE CANYON LANDFILL WETLAND HABITAT RESTORATION PLAN



I:\PROJECTS\SL\SL1-L-01_SycamoreLandfill\Map\BIO\WetlandRestoration\Fig.2_Vicinity_USGS.mxd SL1-L-08 02/07/14 .JP

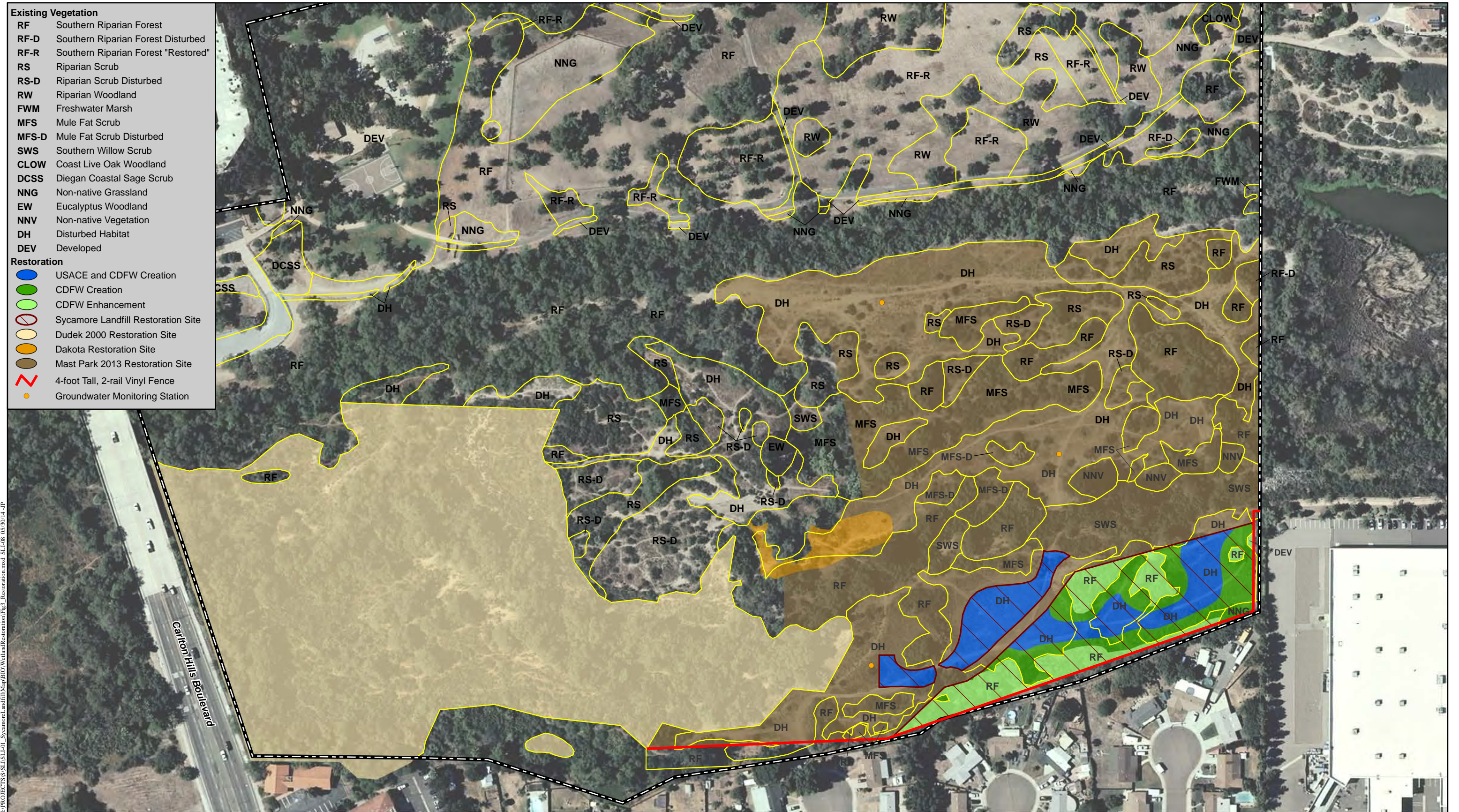
Source: USGS 7.5' Quadrangles: La Mesa, Poway, El Cajon, San Vicente Reservoir

Project Vicinity Map (USGS Topography)

SYCAMORE CANYON LANDFILL WETLAND HABITAT RESTORATION PLAN

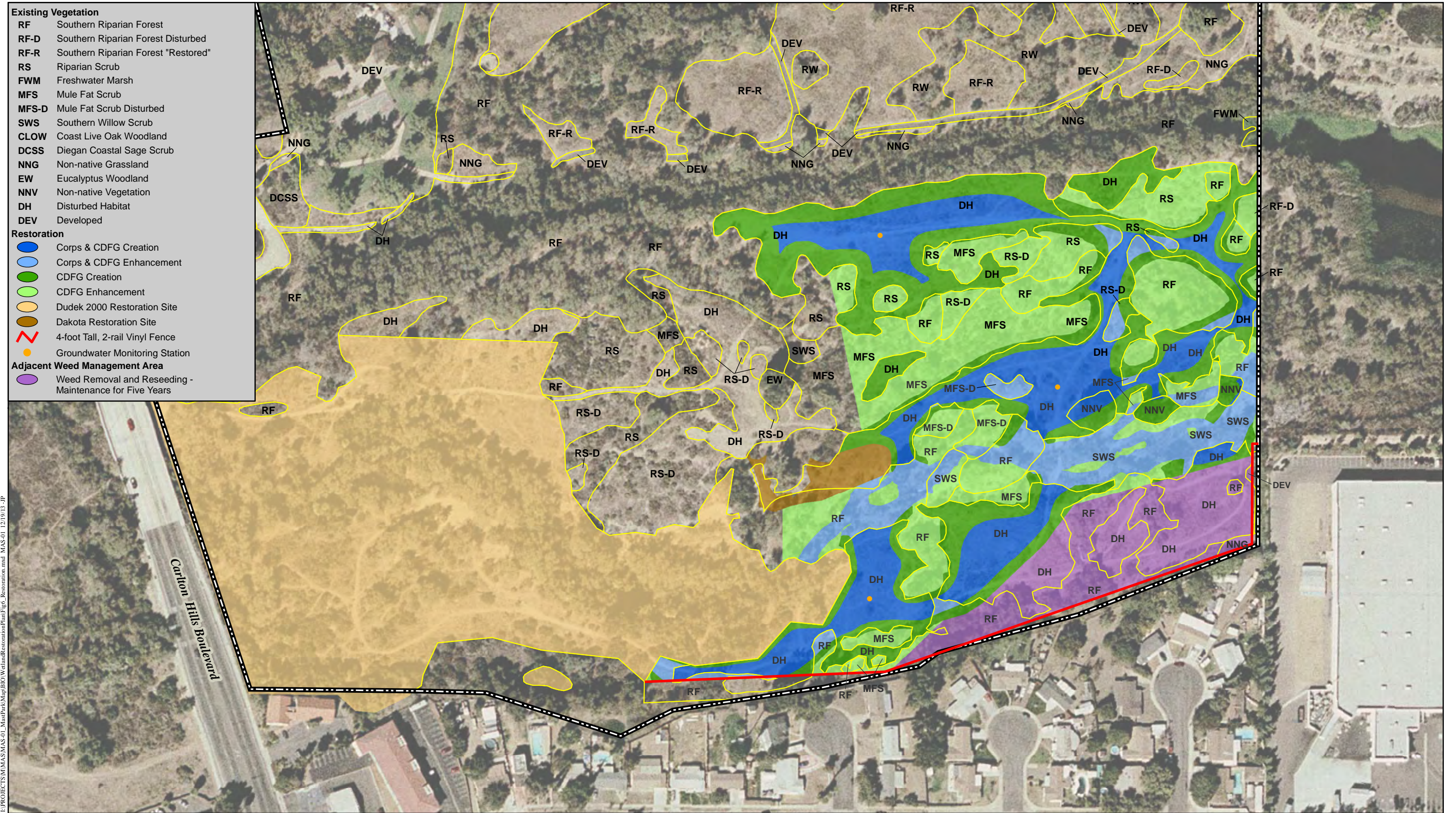


Figure 2



Restoration Plan

SYCAMORE CANYON LANDFILL WETLAND HABITAT RESTORATION PLAN



Restoration Plan

MAST PARK WETLAND HABITAT RESTORATION PLAN

RANCHO JAMUL MITIGATION BANK

AGREEMENT FOR SALE
OF
MITIGATION CREDITS

This Agreement is made and entered into this 13th day of December, 2013 by and between WILDLANDS, INC., a Delaware corporation ("Bank Owner") and SYCAMORE LANDFILL, INC. ("Project Proponent") as follows:

RECITALS

A. Bank Owner has developed the Rancho Jamul Mitigation Bank ("Bank") located in San Diego County California; and

B. Bank Owner has developed the Bank under Nationwide Permit #27 Identification #982015400, issued by the United States Army Corps of Engineers ("Corps") and pursuant to a Wetland Mitigation Bank Project Agreement dated November 29, 2000, and has received the approval of the Corps, California Department of Fish and Game ("CDF&G"), Environmental Protection Agency ("EPA"), and the U.S. Fish and Wildlife Service ("FWS") to operate the Bank as a Mitigation Bank with compensatory credits available for sale; and

C. Project Proponent is seeking to implement the project described on Exhibit "A" attached hereto ("Project"), which would unavoidably and adversely impact waters of the United States or other habitats thereon, and seeks to compensate for the loss of wetland areas or other habitats by purchasing compensatory credits from Bank; and

D. Project Proponent has applied for a federal Clean Water Act Section 404 Individual Permit (File No. SPL-2009-00697-RJV) and a Section 401 Water Quality Certification (File No. 09C-076). Project Proponent desires to purchase 0.253 acre (551 linear feet) of Corps-jurisdictional wetland/riparian creation habitat credits and 0.316 acre (688 linear feet) of Corps-jurisdictional enhancement credits prior to authorization and in advance of construction to ensure the availability of mitigation for unavoidable impacts to waters of the United States or other habitats associated with the Project; and

E. Project Proponent desires to purchase from Bank Owner and Bank Owner desires to sell to Project Proponent 0.253 acre of Corps-jurisdictional wetland/riparian creation habitat

credits and 0.316 acre of Corps-jurisdictional enhancement credits.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. Bank Owner hereby agrees to sell to Project Proponent and Project Proponent hereby agrees to purchase from Bank Owner: 0.253 acre of Corps-jurisdictional wetland/riparian creation habitat credits and 0.316 acre of Corps-jurisdictional enhancement credits for the purchase price of \$135,950.00. The purchase price for said credits shall be paid by check payable to "Wildlands, Inc." or by wire transfer of funds according to written instructions by Bank Owner to Project Proponent. Upon receipt of the purchase price, Bank Owner will deliver to Project Proponent an executed Bill of Sale in the manner and form as attached hereto and marked Exhibit "B."

2. The sale and transfer herein is not intended as a sale or transfer to Project Proponent of a security, license, lease, easement, or possessory or non-possessory interest in real property, nor the granting of any interest of the foregoing.

3. Project Proponent shall have no obligation whatsoever by reason of the purchase of the compensatory credits, to support, pay for, monitor, report on, sustain, continue in perpetuity, or otherwise be obligated or liable for the success or continued expense or maintenance in perpetuity of the credits sold, or the Bank. As required by law, Bank Owner shall monitor and make reports to the appropriate agency or agencies on the status of any compensatory credits sold to Project Proponent. Bank Owner shall be fully and completely responsible for satisfying any and all conditions placed on the Bank or the compensatory credits, by all state or federal jurisdictional agencies.


4. The compensatory credits sold and transferred to Project Proponent shall be nontransferable and non-assignable, and shall not be used as compensatory mitigation for any other Project or purpose, except as set forth herein.

5. Project Proponent must deliver the Purchase Price to Bank Owner within 30 days of the date of this Agreement. After the 30 day period this Agreement will be considered null and void and Bank Owner shall have no further obligations hereunder.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

BANK OWNER:

WILDLANDS, INC., a Delaware corporation

By:  12-13-2013
Name: **Wildlands, Manager**
Its: **Mark Heintz, Manager**

PROJECT PROPONENT:

SYCAMORE LANDFILL, INC.


By: 
Neil Mohr
General Manager

Exhibit "A"

DESCRIPTION OF PROJECT TO BE MITIGATED

The Project, also known as the Master Development Plan, is the expansion of the Sycamore Landfill, a Class III solid waste facility located within the East Elliott Community Plan area, in an eastern part of the City of San Diego. The existing 491-acre landfill is located within 603 acres owned by the applicant. Approximately 150 acres of the site have been disturbed to date by prior and on-going landfill operations and excavation within 380 acres approved for disturbance under existing permits. The landfill is currently operated under a series of permits from the City and the Local Enforcement Agency (LEA). The original Solid Waste Facilities Permit (SWFP) for Sycamore Landfill was issued in 1979, with subsequent revisions issued in 1993, 1997, 2004, and 2006. The current (2006) SWFP authorizes a total area of 491 acres with a disposal area of 324 acres, a maximum depth of 434 feet, and an estimated closure date of 2031.

The disposal footprint will change both horizontally and vertically to increase the landfill's permitted capacity by approximately 82 million cubic yards (mcy), from 71 mcy to approximately 153 mcy. The increase in disposal capacity would be achieved through excavation and fill between the currently approved footprint, a 167-foot vertical expansion that would increase the maximum height from 883 feet above mean sea level (amsl) to 1,050 feet amsl,. The active Project area will increase by approximately 112 acres, from 491 acres to 603 acres, through the addition of portions of vacant adjacent parcels. Approximately 28.6 acres would be used for disposal area, 16.5 acres for support facilities (operations, customer recycling, scales, and maintenance facilities) and the remaining approximately 66.9 acres for open space and access roads.

The Project will affect 1.05 acres comprised of 0.04 acre of Southern willow scrub, 0.01 acre of freshwater marsh wetland waters of the U.S. and 0.09 acre of intermittent drainage, 0.22 acre of ephemeral drainage and 0.68 acre of Sedimentation basin (non-wetland waters of the U.S.). Those effects would occur within the disposal area, in the drainage south of the landfill and in the adjacent Spring Canyon. The Project has no significant impact to hydrology, geology/soils, and historical resources.

The "overall purpose" for the Project is to provide adequate disposal capacity for municipal solid waste from residents and businesses in the City of San Diego and the greater San Diego region, through more efficient use of an existing, centrally located landfill by increasing the overall disposal capacity and allowable daily tonnage. The Project must provide a sedimentation basin for erosion control to protect receiving waters with the capacity to treat runoff from a 100-year storm event.

Exhibit "B"

**BILL OF SALE
Contract #RJMB-14-70**

**Sycamore Canyon Landfill Master Development Plan
Corps File No. SPL-2009-00697-RJV
RWQCB File No. 09C-076**

In consideration of \$135,950.00, receipt of which is hereby acknowledged, WILDLANDS, INC., a Delaware corporation, does hereby bargain, sell and transfer to SYCAMORE LANDFILL, INC. 0.253 acre of Corps-jurisdictional wetland/riparian creation habitat credits and 0.316 acre of Corps-jurisdictional enhancement credits for the Sycamore Canyon Landfill Master Development Project in the Rancho Jamul Mitigation Bank in San Diego County California, developed and approved under the authority of the United States Army Corps of Engineers, California Department of Fish and Game, U.S. Fish and Wildlife Service, and the Environmental Protection Agency.

Wildlands represents and warrants that it has good title to the credits, has good right to sell the same, and that they are free and clear of all claims, liens, or encumbrances.

Wildlands covenants and agrees with the buyer to warrant and defend the sale of the credits hereinbefore described against all and every person and persons whomsoever lawfully claiming or to claim the same.

DATED: January 10, 2014

WILDLANDS, INC., a Delaware corporation

By: 

Name: Steven K. Morgan, Manager

Its: Wildlands, Manager

m:\marketing\agreements\saleRJMB_SYCAMORE
Revised: 12/13/2013

Sycamore Landfill, Inc.
Sycamore Landfill Master Plan Project
Certification No. 09C-076

ATTACHMENT 5
CEQA MITIGATION MONITORING AND REPORTING PROGRAM

**Sycamore Landfill Master Plan
Mitigation Monitoring and Reporting Program (MMRP)
(Chapter 12, FEIR SCH No. 2003041057)**

12.4 BIOLOGICAL RESOURCES

Landfill Expansion, Support Facilities, and Ancillary Activities

Sensitive Vegetation Communities

There are several general mitigation strategies for addressing impacts to sensitive vegetation communities in the City of San Diego: avoidance of the native habitats on site, restoration of habitat, or dedication or acquisition of land containing the appropriate resources at the mitigation ratios specified in the City's Biology Guidelines (2004). The following mitigation measures would reduce significant direct and indirect project impacts to sensitive vegetation communities within the expansion area to below a level of significance; however, cumulative impacts to Tier I native grassland would remain significant and unmitigated, as discussed in Section 9.0 of this EIR.

Bio-1 Prior to any construction in undisturbed areas, the applicant shall schedule a preconstruction meeting with Mitigation Monitoring Coordination (MMC) and submit to Development Services Department (DSD) written documentation (including table and graphics) demonstrating implementation of the following required mitigation, should the applicable resources be impacted in the proposed phase of work. The documentation shall be reviewed at the preconstruction meeting for that phase of work. The DSD Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD) (plans, specification, details, etc.), to ensure the MMRP requirements are incorporated into the design. The ED shall verify that Sycamore Landfill Incorporated (SLI) has fulfilled the requirement for mitigation of long-term impacts to sensitive vegetation communities. SLI shall provide biological mitigation for direct habitat disturbance to approximately 50.4 acres of sensitive upland communities and 0.62 acre of wetland and riparian communities associated with expansion of the landfill and associated ancillary facilities, consistent with the mitigation ratios contained in City Biology Guidelines. Impacts to sensitive vegetation communities shall be mitigated through conveyance of land to the City. Potential parcels to be conveyed in whole or in part to the City include the remaining 43.42 acres of non-impacted land within 366-031-14, 366-031-18, 366-080-16, 366-080-25, and 366-080-26; and also the remaining 24.04 acres of land within 366-070-12 (non-impacted land), 366-070-13, 366-071-12, and 366-071-33 (excluding areas of wetland restoration, wetland creation, and upland preservation within those four parcels previously conveyed to the City in 2002 as part of the mitigation efforts for the 2002 PDP/SDP. The conveyance of land from SLI to the City includes mitigation for SDG&E transmission line relocation habitat as required under Bio-16, Bio-16a, Bio-16b, Bio-17, and Bio-17a). The final parcels to be conveyed shall be determined through consultation between the City and the applicant. A summary of upland mitigation requirements and upland mitigation available by parcel is provided in Table 5.5-10, *Potential Upland Mitigation Available by Conveyance Parcel*. The mitigation lands to be conveyed to the City shall be preserved and managed in perpetuity by the City Park and Recreation Department, Open Space Division.

- Bio-1a** Impacts to 0.9 acre of Tier I valley needlegrass grassland inside the MHPA shall be mitigated at a 2:1 ratio, for a mitigation requirement of 1.8 acres. Impacts to 2.7 acres of valley needlegrass grassland outside the MHPA shall be mitigated at a 1:1 ratio, for a mitigation requirement of 2.7 acres. In total, 4.5 acres of mitigation shall be identified and preserved inside the MHPA.
- Bio-1b** Impacts to 16 acres of Tier II Diegan and disturbed Diegan coastal sage scrub coastal sage scrub inside the MHPA shall be mitigated at a 1:1 ratio, for a mitigation requirement of 16 acres. Impacts to 19 acres of Diegan and disturbed Diegan coastal sage scrub outside the MHPA shall be mitigated at a 1:1 ratio, for a mitigation requirement of 19 acres. In total, 35 acres of mitigation shall be identified and preserved inside the MHPA for direct impacts to Diegan coastal sage scrub.
- Bio-1c** Impacts to 1.8 acres of Tier III(A) chamise chaparral inside the MHPA shall be mitigated at a 1:1 ratio, for a mitigation requirement of 1.8 acres. Impacts to 7.9 acres of chamise chaparral outside the MHPA shall be mitigated at a 0.5:1 ratio, for a mitigation requirement of 3.95 acres. In total, 5.8 acres of mitigation shall be identified and preserved inside the MHPA.
- Bio-1d** Impacts to 0.3 acre of Tier III(A) southern mixed chaparral inside the MHPA shall be mitigated at a 1:1 ratio, for a mitigation requirement of 0.3 acre. Impacts to 0.6 acre outside the MHPA shall be mitigated at a 0.5:1 ratio, for a mitigation requirement of 0.3 acre. In total, 0.6 acre of mitigation shall be identified and preserved inside the MHPA.
- Bio-1e** Impacts to 0.2 acre of Tier III(B) non-native grassland inside the MHPA shall be mitigated at a 1:1 ratio, for a mitigation requirement of 0.2 acre. Impacts to 1.0 acre of non-native grassland outside the MHPA shall be mitigated at a 0.5:1 ratio, for a mitigation requirement of 0.5 acre. In total, 0.7 acre of mitigation shall be identified and preserved inside the MHPA.
- Bio-1f** Impacts to 0.35 acre of mule fat scrub (wetland) inside the MHPA shall be mitigated at a 2:1 ratio, for a total mitigation requirement of 0.70 acre of wetlands. The mitigation obligation for mule fat scrub impacts shall be met through a combination of a surplus of 0.94 acre of completed and approved mitigation credits from past wetland restoration (as described in mitigation measure Bio-13) and the purchase of credits in the Rancho Jamul Wetland Mitigation Bank as part of mitigation for impacts to CDFG jurisdiction (as described in mitigation measure Bio-14b).
- Bio-1g** Impacts to 0.27 acre of natural flood channel (wetland) inside the MHPA shall be mitigated at a 2:1 ratio, for a total mitigation requirement of 0.54 acre. The mitigation obligation for mule fat scrub impacts shall be met through a combination of a surplus of 0.94 acre of completed and approved mitigation credits from past wetland restoration (as described in mitigation measure Bio-13) and the purchase of credits in the Rancho Jamul Wetland Mitigation Bank as part of mitigation for impacts to City jurisdiction (as described in mitigation measure Bio-14c).

Bio-2 Prior to any construction in undisturbed areas, the applicant shall schedule a preconstruction meeting with MMC and submit to DSD written documentation (including table and graphics) demonstrating implementation of the following required mitigation. The documentation shall be reviewed at the preconstruction meeting for that phase of work. The MHPA boundary and the limits of grading shall be clearly delineated by a survey crew prior to brushing, clearing, or grading, to ensure that impacts remain within the project boundary and no significant indirect impacts are created from errant construction impacts. Limits shall be defined with orange construction fence and a siltation fence (can be combined) under the supervision of the Qualified Biologist/Owners Representative who shall provide a letter of verification to RE/MMC that all limits were marked as required. Within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint. A Qualified Biologist shall be on-site during construction to verify no errant construction impacts occur. If accidental impacts occur, mitigation to replace impacted habitat shall consist of habitat restoration or land conveyance.

Sensitive Plants: Direct Impacts

The following mitigation measures would reduce significant direct and indirect project impacts to sensitive plants within the expansion area to below a level of significance:

Any and all restoration and/or translocation plans for rare plants impacted by the MDP (i.e., variegated dudleya, San Diego goldenstar, San Diego barrel cactus, and Nuttall's scrub oak) shall comply with the following Standard City of San Diego Biological Mitigation Procedures:

Bio-3 The following City of San Diego biological mitigation procedures shall be followed in implementation of all applicable project biological mitigation.

Prior to any construction in undisturbed areas, the applicant shall schedule a preconstruction meeting with MMC and submit to DSD written documentation (including table and graphics) demonstrating implementation of the following required mitigation. The documentation shall be reviewed at the preconstruction meeting for that phase of work. The ADD environmental designee of the City's LDR Division shall incorporate the following mitigation measures into the project design and include them on all appropriate construction documents.

Prior to Permit Issuance

- A. Land Development Review (LDR) Plan Check
 - 1. Prior to NTP or issuance for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, whichever is applicable, the ADD environmental designee shall verify that the requirements for the revegetation/restoration plans and specifications, including mitigation of direct impacts to variegated dudleya, San Diego goldenstar, San Diego barrel cactus, and Nuttall's scrub oak have been

shown and noted on the appropriate landscape construction documents. The landscape construction documents and specifications must be found to be in conformance with the Variegated Dudleya Translocation Plan for the Sycamore Landfill Expansion Project, San Diego Goldenstar Translocation Plan for the Sycamore Landfill Expansion Project, Coast Barrel Cactus Translocation Plan for the Sycamore Landfill Expansion Project, and Nuttall's Scrub Oak Mitigation Plan for the Sycamore Landfill Expansion Project, each of which was prepared by RECON Environmental, Inc. , the requirements of which are summarized below:

B. Revegetation/Restoration Plan(s) and Specifications

1. Landscape Construction Documents (LCD) shall be prepared on D-sheets and submitted to the City of San Diego DSD, Landscape Architecture Section (LAS) for review and approval. LAS shall consult with Mitigation Monitoring Coordination (MMC) and obtain concurrence prior to approval of LCD. The LCD shall consist of revegetation/restoration, planting, irrigation and erosion control plans; including all required graphics, notes, details, specifications, letters, and reports as outlined below.
2. Landscape Revegetation/Restoration Planting and Irrigation Plans shall be prepared in accordance with the San Diego Land Development Code (LDC) Chapter 14, Article 2, Division 4, the LDC Landscape Standards submittal requirements, and Attachment "B" (General Outline for Revegetation/Restoration Plans) of the City of San Diego's LDC Biology Guidelines (July 2002). The Principal Qualified Biologist (PQB) shall identify and adequately document all pertinent information concerning the revegetation/restoration goals and requirements, such as but not limited to, plant/seed palettes, timing of installation, plant installation specifications, method of watering, protection of adjacent habitat, erosion and sediment control, performance/success criteria, inspection schedule by City staff, document submittals, reporting schedule, etc. The LCD shall also include comprehensive graphics and notes addressing the ongoing maintenance requirements (after final acceptance by the City).
3. The Revegetation Installation Contractor (RIC), Revegetation Maintenance Contractor (RMC), Construction Manager (CM) and Grading Contractor (GC), where applicable shall be responsible to insure that for all grading and contouring, clearing and grubbing, installation of plant materials, and any necessary maintenance activities or remedial actions required during installation and the 120 day plant establishment period are done per approved LCD. The following procedures at a minimum, but not limited to, shall be performed:
 - a. The RMC shall be responsible for the maintenance of the *upland* mitigation area for a minimum period of 120 days. Maintenance visits shall be conducted on a *weekly* basis throughout the plant establishment period.
 - b. At the end of the 120 day period the PQB shall review the mitigation area to assess the completion of the short-term plant establishment period and submit a report for approval by MMC.
 - c. MMC will provide approval in writing to begin the *five year* long-term establishment/maintenance and monitoring program.

- d. Existing indigenous/native species shall not be pruned, thinned or cleared in the revegetation/mitigation area.
 - e. The revegetation site shall not be fertilized.
 - f. The RIC is responsible for reseeded (if applicable) if weeds are not removed, within one week of written recommendation by the PQB.
 - g. Weed control measures shall include the following: (1) hand removal, (2) cutting, with power equipment, and (3) chemical control. Hand removal of weeds is the most desirable method of control and will be used wherever possible.
 - h. Damaged areas shall be repaired immediately by the RIC/RMC. Insect infestations, plant diseases, herbivory, and other pest problems will be closely monitored throughout the *five-year* maintenance period. Protective mechanisms such as metal wire netting shall be used as necessary. Diseased and infected plants shall be immediately disposed of off-site in a legally-acceptable manner at the discretion of the PQB or Qualified Biological Monitor (QBM) (City approved). Where possible, biological controls will be used instead of pesticides and herbicides.
4. If a Brush Management Program is required the revegetation/restoration plan shall show the dimensions of each brush management zone and notes shall be provided describing the restrictions on planting and maintenance and identify that the area is impact neutral and shall not be used for habitat mitigation/credit purposes.
- C. Letters of Qualification Have Been Submitted to ADD
1. The applicant shall submit, for approval, a letter verifying the qualifications of the biological professional to MMC. This letter shall identify the PQB, Principal Restoration Specialist (PRS), and QBM, where applicable, and the names of all other persons involved in the implementation of the revegetation/restoration plan and biological monitoring program, as they are defined in the City of San Diego Biological Review References. Resumes and the biology worksheet should be updated annually.
 2. MMC will provide a letter to the applicant confirming the qualifications of the PQB/PRS/QBM and all City Approved persons involved in the revegetation/restoration plan and biological monitoring of the project.
 3. Prior to the start of work, the applicant must obtain approval from MMC for any personnel changes associated with the revegetation/restoration plan and biological monitoring of the project.
 4. PBQ must also submit evidence to MMC that the PQB/QBM has completed Storm Water Pollution Prevention Program (SWPPP) training.

Prior to Start of Construction

- A. PQB/PRS Shall Attend Preconstruction (Precon) Meetings
1. Prior to beginning any work that requires monitoring:
 - a. The owner/permittee or their authorized representative shall arrange and perform a Precon Meeting that shall include the PQB or PRS, Construction Manager (CM) and/or Grading Contractor (GC), Landscape Architect (LA),

- Revegetation Installation Contractor (RIC), Revegetation Maintenance Contractor (RMC), Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC.
- b. The PQB shall also attend any other grading/excavation related Precon Meetings to make comments and/or suggestions concerning the revegetation/restoration plan(s) and specifications with the RIC, CM and/or GC.
 - c. If the PQB is unable to attend the Precon Meeting, the owner shall schedule a focused Precon Meeting with MMC, PQB/PRS, CM, BI, LA, RIC, RMC, RE and/or BI, if appropriate, prior to the start of any work associated with the revegetation/restoration phase of the project, including site grading preparation.
2. Where Revegetation/Restoration Work Will Occur
 - a. Prior to the start of any work, the PQB/PRS shall also submit a revegetation/restoration monitoring exhibit (RRME) based on the appropriate reduced LCD (reduced to 11" x 17" format) to MMC, and the RE, identifying the areas to be revegetated/restored including the delineation of the limits of any disturbance/grading and any excavation.
 - b. PQB shall coordinate with the construction superintendent to identify appropriate Best Management Practices (BMP's) on the RRME.
 3. When Biological Monitoring Will Occur
 - a. Prior to the start of any work, the PQB/PRS shall also submit a monitoring procedures schedule to MMC and the RE indicating when and where biological monitoring and related activities will occur.
 4. PQB Shall Contact MMC to Request Modification
 - a. The PQB may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the revegetation/restoration plans and specifications. This request shall be based on relevant information (such as other sensitive species not listed by federal and/or state agencies and/or not covered by the MSCP and to which any impacts may be considered significant under CEQA) which may reduce or increase the potential for biological resources to be present.

During Construction

- A. PQB or QBM Present During Construction/Grading/Planting
 1. The PQB or QBM shall be present full-time during construction activities including but not limited to, site preparation, cleaning, grading, excavation, landscape establishment in association with ***project construction and/or grading activity*** which could result in impacts to sensitive biological resources as identified in the LCD and on the RRME.
 2. The PQB or QBM shall document field activity via the Consultant Site Visit Record Forms (CSV). The CSV's shall be faxed by the CM the first day of monitoring, the last day of monitoring, monthly, and in the event that there is a deviation from conditions identified within the LCD and/or biological monitoring program. The RE shall forward copies to MMC.

3. The PQB or QBM shall be responsible for maintaining and submitting the CSVr at the time that CM responsibilities end (i.e., upon the completion of construction activity other than that of associated with biology).
4. All construction activities (including staging areas) shall be restricted to the development areas as shown on the LCD. The PQB/PRS or QBM staff shall monitor construction activities as needed, with MMC concurrence on method and schedule. This is to ensure that construction activities do not encroach into biologically sensitive areas beyond the limits of disturbance as shown on the approved LCD.
5. The PQB or QBM shall supervise the placement of orange construction fencing or City approved equivalent, along the limits of potential disturbance adjacent to (or at the edge of) all sensitive habitats (variegated dudleya, San Diego goldenstar, coast barrel cactus, and Nuttall's scrub oak), as shown on the approved LCD.
6. The PBQ shall provide a letter to MMC that limits of potential disturbance has been surveyed, staked and that the construction fencing is installed properly.
7. The PQB or QBM shall oversee implementation of BMP's, such as gravel bags, straw logs, silt fences or equivalent erosion control measures, as needed to ensure prevention of any significant sediment transport. In addition, the PQB/QBM shall be responsible to verify the removal of all temporary construction BMP's upon completion of construction activities. Removal of temporary construction BMP's shall be verified in writing on the final construction phase CSVr.
8. PQB shall verify in writing on the CSVr's that no trash stockpiling or oil dumping, fueling of equipment, storage of hazardous wastes or construction equipment/material, parking or other construction related activities shall occur adjacent to sensitive habitat. These activities shall occur only within the designated staging area located outside the area defined as biological sensitive area.
9. The long-term establishment inspection and reporting schedule per LCD must all be approved by MMC prior to the issuance of the Notice of Completion (NOC) or any bond release.

B. Disturbance/Discovery Notification Process

1. If unauthorized disturbances occurs or sensitive biological resources are discovered that were not previously identified on the LCD and/or RRME, the PQB or QBM shall direct the contractor to temporarily divert construction in the area of disturbance or discovery and immediately notify the RE or BI, as appropriate.
2. The PQB shall also immediately notify MMC by telephone of the disturbance and report the nature and extent of the disturbance and recommend the method of additional protection, such as fencing and appropriate Best Management Practices (BMP's). After obtaining concurrence with MMC and the RE, PQB and CM shall install the approved protection and agreement on BMP's.
3. The PQB shall also submit written documentation of the disturbance to MMC within 24 hours by fax or email with photos of the resource in context (e.g., show adjacent vegetation).

C. Determination of Significance

1. The PQB shall evaluate the significance of disturbance and/or discovered biological resource and provide a detailed analysis and recommendation in a letter report with the appropriate photo documentation to MMC to obtain concurrence and formulate a plan of action which can include fines, fees, and supplemental mitigation costs.
2. MMC shall review this letter report and provide the RE with MMC's recommendations and procedures.

Post Construction

A. Mitigation Monitoring and Reporting Period

1. *Five-Year* Mitigation Establishment/Maintenance Period
 - a. The RMC shall be retained to complete maintenance monitoring activities throughout the *five-year* mitigation monitoring period.
 - b. Maintenance visits will be conducted twice per month for the first six months, once per month for the remainder of the first year, and quarterly thereafter.
 - c. Maintenance activities will include all items described in the LCD.
 - d. Plant replacement will be conducted as recommended by the PQB (note: plants shall be increased in container size relative to the time of initial installation or establishment or maintenance period may be extended to the satisfaction of MMC).
2. *Five-Year* Biological Monitoring
 - a. All biological monitoring and reporting shall be conducted by a PQB or QBM, as appropriate, consistent with the LCD.
 - b. Monitoring shall involve both qualitative horticultural monitoring and quantitative monitoring (i.e., performance/success criteria). Horticultural monitoring shall focus on soil conditions (e.g., moisture and fertility), container plant health, seed germination rates, presence of native and non-native (e.g., invasive exotic) species, any significant disease or pest problems, irrigation repair and scheduling, trash removal, illegal trespass, and any erosion problems.
 - c. After plant installation is complete, qualitative monitoring surveys will occur monthly during year one and quarterly during years two through five.
 - d. Upon the completion of the 120-days short-term plant establishment period, quantitative monitoring surveys shall be conducted at 0, 6, 12, 24, 36, 48 and 60 months by the PQB or QBM. The revegetation/restoration effort shall be quantitatively evaluated once per year (in spring) during years three through five, to determine compliance with the performance standards identified on the LCD. All plant material must have survived without supplemental irrigation for the last two years.
 - e. Quantitative monitoring shall include the use of fixed transects and photo points to determine the vegetative cover within the revegetated habitat. Collection of fixed transect data within the revegetation/restoration site shall result in the calculation of percent cover for each plant species present, percent cover of target vegetation, tree height and diameter at breast height (if

applicable) and percent cover of non-native/non invasive vegetation. Container plants will also be counted to determine percent survivorship. The data will be used determine attainment of performance/success criteria identified within the LCD.

- f. Biological monitoring requirements may be reduced if, before the end of the fifth year, the revegetation meets the fifth year criteria and the irrigation has been terminated for a period of the last two years.
- g. The PQB or QBM shall oversee implementation of post-construction BMP's, such as gravel bags, straw logs, silt fences or equivalent erosion control measure, as needed to ensure prevention of any significant sediment transport. In addition, the PBQ/QBM shall be responsible to verify the removal of all temporary post-construction BMP's upon completion of construction activities. Removal of temporary post-construction BMPs shall be verified in writing on the final post-construction phase CSVR.

B. Submittal of Draft Monitoring Report

- 1. A draft monitoring letter report shall be prepared to document the completion of the 120-day plant establishment period. The report shall include discussion on weed control, horticultural treatments (pruning, mulching, and disease control), erosion control, trash/debris removal, replacement planting/reseeding, site protection/signage, pest management, vandalism, and irrigation maintenance. The revegetation/restoration effort shall be visually assessed at the end of 120 day period to determine mortality of individuals.
- 2. The PQB shall submit two copies of the Draft Monitoring Report which describes the results, analysis, and conclusions of all phases of the Biological Monitoring and Reporting Program (with appropriate graphics) to MMC for review and approval within 30 days following the completion of monitoring. Monitoring reports shall be prepared on an annual basis for a period of five years. Site progress reports shall be prepared by the PQB following each site visit and provided to the owner, RMC and RIC. Site progress reports shall review maintenance activities, qualitative and quantitative (when appropriate) monitoring results including progress of the revegetation relative to the performance/success criteria, and the need for any remedial measures.
- 3. Draft annual reports (three copies) summarizing the results of each progress report including quantitative monitoring results and photographs taken from permanent viewpoints shall be submitted to MMC for review and approval within 30 days following the completion of monitoring.
- 4. MMC shall return the Draft Monitoring Report to the PQB for revision or, for preparation of each report.
- 5. The PQB shall submit revised Monitoring Report to MMC (with a copy to RE) for approval within 30 days.
- 6. MMC will provide written acceptance of the PQB and RE of the approved report.

- C. Final Monitoring Reports(s)
1. PQB shall prepare a Final Monitoring upon achievement of the fifth year performance/success criteria and completion of the five year maintenance period.
 - a. This report may occur before the end of the fifth year if the revegetation meets the fifth year performance /success criteria and the irrigation has been terminated for a period of the last two years.
 - b. The Final Monitoring report shall be submitted to MMC for evaluation of the success of the mitigation effort and final acceptance. A request for a pre-final inspection shall be submitted at this time, MMC will schedule after review of report.
 - c. If at the end of the five years any of the revegetated area fails to meet the project's final success standards, the applicant must consult with MMC. This consultation shall take place to determine whether the revegetation effort is acceptable. The applicant understands that failure of any significant portion of the revegetation/restoration area may result in a requirement to replace or renegotiate that portion of the site and/or extend the monitoring and establishment/maintenance period until all success standards are met.

Variegated dudleya

Bio-4 Prior to any construction in undisturbed areas, the applicant shall schedule a preconstruction meeting with MMC and submit to DSD written documentation (including table and graphics) demonstrating implementation of the following required mitigation, should the applicable resources be impacted in the proposed phase of work. The documentation shall be reviewed at the preconstruction meeting for that phase of work. The 1,596 variegated dudleya outside the MHPA that would be impacted by the landfill expansion, and the remaining 1,098 (also outside the MHPA) variegated dudleya within the ungraded portion of the 2002 PDP/SDP permitted disturbance area shall be salvaged prior to construction and translocated to the off-site mitigation site (APN 366-080-29), as described in the Variegated Dudleya Translocation Plan (RECON 2011b), prepared in accordance with City Biology Guidelines. Impacts to 1,596 variegated dudleya caused by the landfill expansion shall be mitigated in the same manner as is being conducted for those impacted within the 2002 PDP/SDP permitted disturbance area. The variegated dudleya translocation site shall be preserved and managed in perpetuity by the City Park and Recreation Department, Open Space Division.

The restoration plan detailing the variegated dudleya mitigation measures associated with the 2002 PDP/SDP has been updated to reflect the changes to the project impact area since the time the plan was submitted (RECON ~~2011b~~2011a). The current mitigation site supports enough acreage of appropriate soils and habitat to incorporate the additional 1,596 variegated dudleya plants that would be impacted by the proposed landfill expansion.

Bio-4a Prior to any construction in undisturbed areas, the applicant shall schedule a preconstruction meeting with MMC and submit to DSD written documentation

(including table and graphics) demonstrating implementation of the following required mitigation, should the applicable resources be impacted in the proposed phase of work. The documentation shall be reviewed at the preconstruction meeting for that phase of work. The limits of habitat for variegated dudleya shall be clearly marked with orange construction fencing to avoid any inadvertent impacts to this species or its habitat. A Qualified Biologist shall be present during the installation of the construction limits fence around these areas and during construction activities as necessary to avoid any additional direct or indirect impacts to variegated dudleya or its habitat.

San Diego Goldenstar

Bio-5 Prior to any construction in undisturbed areas, the applicant shall schedule a preconstruction meeting with MMC and submit to DSD written documentation (including table and graphics) demonstrating implementation of the following required mitigation, should the applicable resources be impacted in the proposed phase of work. The documentation shall be reviewed at the preconstruction meeting for that phase of work. The approximately 0.01 acre of San Diego goldenstar inside the MHPA that would be impacted by the landfill expansion shall be mitigated through several methods: (1) salvage and translocation of the individuals from the affected 0.01 acre to the off-site mitigation site (parcel 366-080-29), as described in the San Diego goldenstar plans (RECON 2007b); (2) collection of seed from the impacted population that would include the flagging of the plants in the spring when visible for collection of seed once fully matured; (3) salvage of the top four to six inches of soil that contains the corms to be impacted; (4) propagation and translocation of the salvaged material through a variety of methods such as hand-broadcasting seed, transplantation of salvaged corms, and/or transplantation of individuals grown in a nursery setting; (5) development and implementation of a maintenance and monitoring program; and (6) achievement of the restoration success criteria. The San Diego goldenstar translocation site shall be preserved and managed in perpetuity by the City Park and Recreation Department, Open Space Division.

Bio-5a Prior to any construction in undisturbed areas, the applicant shall schedule a preconstruction meeting with MMC and submit to DSD written documentation (including table and graphics) demonstrating implementation of the following required mitigation, should the applicable resources be impacted in the proposed phase of work. The documentation shall be reviewed at the preconstruction meeting for that phase of work. The limits of habitat for San Diego goldenstar shall be clearly marked with orange construction fencing to avoid any inadvertent impacts to this species or its habitat. A Qualified Biologist shall be present during the installation of the construction limits fence around these areas and during construction activities as necessary to avoid any additional direct or indirect impacts to San Diego goldenstar or its habitat.

Bio-5b Prior to any construction in undisturbed areas, the applicant shall schedule a preconstruction meeting with MMC and submit to DSD written documentation

(including table and graphics) demonstrating implementation of the following required mitigation, should the applicable resources be impacted in the proposed phase of work. The documentation shall be reviewed at the preconstruction meeting for that phase of work. It is recommended that landfill expansion impacts to 4.21 acres of goldenstar located outside the MHPA be minimized through the following: (1) conveyance of 3.79 acres of San Diego goldenstar to the City within APNs 366-031-14 (0.13 acre), 366-031-18 (0.13 acre), and 366-040-40 (3.53 acres); and (2) implementation of a weed treatment program and monitoring program in preserved areas where San Diego goldenstar is located: 3.53 acres in APN 366-040-40. A weed abatement program would likely allow the current subpopulations to increase in size due to reduced competition from non-native plants. Mitigation lands to be conveyed to the City as part of the San Diego goldenstar conveyance shall be preserved and managed in perpetuity by the City Park and Recreation Department, Open Space Division.

San Diego barrel cactus

Bio-6 Prior to any construction in undisturbed areas, the applicant shall schedule a preconstruction meeting with MMC and submit to DSD written documentation (including table and graphics) demonstrating implementation of the following required mitigation, should the applicable resources be impacted in the proposed phase of work. The documentation shall be reviewed at the preconstruction meeting for that phase of work. The 9 individual San Diego barrel cacti that are located inside the MHPA and would be impacted by the landfill expansion shall be salvaged prior to construction and translocated to the off-site mitigation parcel as described in the Coast Barrel Cactus Translocation Plan (RECON 2011d). The individuals within the proposed impact area shall be salvaged and stored by a local qualified native plant nursery prior to use in future translocation into the Sycamore Landfill mitigation parcel. The San Diego barrel cactus translocation site shall be preserved and managed in perpetuity by the City Park and Recreation Department, Open Space Division.

Bio-6a Prior to any construction in undisturbed areas, the applicant shall schedule a preconstruction meeting with MMC and submit to DSD written documentation (including table and graphics) demonstrating implementation of the following required mitigation, should the applicable resources be impacted in the proposed phase of work. The documentation shall be reviewed at the preconstruction meeting for that phase of work. The limits of habitat for San Diego barrel cactus shall be clearly marked with orange construction fencing to avoid any inadvertent impacts to this species or its habitat. A Qualified Biologist shall be present during the installation of the construction limits fence around these areas and during construction activities as necessary to avoid any additional direct or indirect impacts to San Diego barrel cactus or its habitat.

Bio-6b Prior to any construction in undisturbed areas, the applicant shall schedule a preconstruction meeting with MMC and submit to DSD written documentation

(including table and graphics) demonstrating implementation of the following required mitigation, should the applicable resources be impacted in the proposed phase of work. The documentation shall be reviewed at the preconstruction meeting for that phase of work. The 37 individual San Diego barrel cacti that would be impacted by the landfill expansion would be salvaged prior to construction and translocated to the off-site mitigation parcel as a part of the mitigation activities described in the Coast Barrel Cactus Translocation Plan (RECON 2011d). The individuals may be temporarily stored by a local qualified native plant nursery prior to use in future translocation into the Sycamore Landfill mitigation parcel (RECON 2012). The San Diego barrel cactus translocation site shall be preserved and managed in perpetuity by the City Park and Recreation Department, Open Space Division.

Nuttall's scrub oak

Bio-7 Prior to any construction in undisturbed areas, the applicant shall schedule a preconstruction meeting with MMC and submit to DSD written documentation (including table and graphics) demonstrating implementation of the following required mitigation, should the applicable resources be impacted in the proposed phase of work. The documentation shall be reviewed at the preconstruction meeting for that phase of work. The 10 individual (4 inside the MHPA and 6 outside the MHPA) Nuttall's scrub oaks that would be impacted by the landfill expansion shall be replaced at a 4:1 ratio; therefore, 40 Nuttall's scrub oaks shall be planted at the off-site mitigation site (APN 366-080-29). The Nuttall's scrub oak translocation site shall be preserved and managed in perpetuity by the City Park and Recreation Department, Open Space Division.

Bio-7a Prior to any construction in undisturbed areas, the applicant shall schedule a preconstruction meeting with MMC and submit to DSD written documentation (including table and graphics) demonstrating implementation of the following required mitigation, should the applicable resources be impacted in the proposed phase of work. The documentation shall be reviewed at the preconstruction meeting for that phase of work. The limits of habitat for Nuttall's scrub oak shall be clearly marked with orange construction fencing to avoid any inadvertent impacts to this species/habitat. A Qualified Biologist shall be present during the installation of the construction limits fence around these areas and during construction activities as necessary to avoid any additional direct or indirect impacts to Nuttall's scrub oak habitat or individuals.

Sensitive Wildlife: Direct Impacts

The following mitigation measures would reduce significant direct project impacts to sensitive wildlife within the expansion area to below a level of significance:

Nesting Raptors

- Bio-8** To avoid impacts to raptors, no grading activities shall occur during the raptor breeding season of February 1 through September 15. If project grading is proposed during the raptor breeding season, the project biologist shall conduct a pregrading survey for active raptor nests within 300 feet of the development area and submit a letter report to City staff from Mitigation Monitoring and Coordination (MMC) prior to the preconstruction meeting.
- A. If active raptor nests are detected, the report shall include mitigation in conformance with the City's Biology Guidelines (i.e. appropriate buffers, monitoring schedules, etc.) to the satisfaction of the Assistant Deputy Director (ADD) of the Entitlements Division. Mitigation requirements determined by the project biologist and the ADD of Entitlements shall be incorporated into the project's Biological Construction Monitoring Exhibit (BCME) and monitoring results incorporated in to the final biological construction monitoring report.
 - B. If no nesting raptors are detected during the pregrading survey, no mitigation is required.
 - C. Prior to any landfill or ancillary facility construction, SLI or its authorized representative shall send a letter of verification to the ADD environmental designee of LDR identifying the Principal Qualified Biologist for this work, as defined in the City Biology Guidelines (2004).

Nesting Birds

- Bio-9** To remain in compliance with the Migratory Bird Treaty Act, no direct impacts shall occur to any nesting birds, their eggs, chicks, or nests during the breeding season, as mentioned above under nesting raptors. If construction activities were to occur during the bird-breeding season, then pre-construction surveys would be necessary to confirm the presence or absence of breeding birds. If nests or breeding activities are located on the site, then an appropriate buffer area around the nesting site shall be maintained until the young have fledged.

Orangethroat Whiptail, Coast Horned Lizard, Western Spadefoot Toad

- Bio-10** Prior to any construction in undisturbed areas, the applicant shall schedule a preconstruction meeting with MMC and submit to DSD written documentation (including table and graphics) demonstrating implementation of the following required mitigation, should the applicable resources be impacted in the proposed phase of work. The documentation shall be reviewed at the preconstruction meeting for that phase of work. Direct impacts to orangethroat whiptail, coast horned lizard,

and western spadefoot toad (all are Species of Special Concern) shall be minimized through the conservation of MHPA lands in the immediate vicinity and installation of a construction limits fence to delineate an appropriate buffer area around suitable habitat during grading activities. Fence installation shall be monitored by a Qualified Biologist. In addition, where construction activities would occur adjacent to habitat areas that support orangethroat whiptail and coast horned lizard, a biologist shall monitor those construction activities to avoid any detrimental edge effects to habitat.

Sensitive Wildlife: Direct and Indirect Impacts

The following mitigation measures would reduce significant direct and indirect project impacts to sensitive wildlife within the expansion area to below a level of significance:

Coastal California Gnatcatcher

Bio-11 Prior to any construction in undisturbed areas, the applicant shall schedule a preconstruction meeting with MMC and submit to DSD written documentation (including table and graphics) demonstrating implementation of the following required mitigation, should the applicable resources be impacted in the proposed phase of work. The documentation shall be reviewed at the preconstruction meeting for that phase of work. The City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

All landfill activities shall be conducted either outside the breeding season or behind 15- to 20-foot-high noise berms, built within the current grading limits to avoid any direct impacts to sensitive vegetation from berm construction, required by mitigation measure Noi-1. To ensure that landfill activities, including the creation of the noise berms, would not result in indirect impacts, the following measures shall be implemented:

No clearing, grubbing, grading, or other construction activities, including those related to creation of noise berms, shall occur between March 1 and August 15, the breeding season of the coastal California gnatcatcher, until the following requirements have been met to the satisfaction of the City Manager:

- A. A Qualified Biologist (possessing a valid Endangered Species Act Section 10(a)(1)(a) Recovery Permit) shall survey those habitat areas within the MHPA that would be subject to construction noise levels exceeding 60 decibels [dB(A)] hourly average for the presence of the coastal California gnatcatcher. Surveys for the coastal California gnatcatcher shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish and Wildlife Service within the breeding season prior to the commencement of any construction. If coastal California gnatcatchers are present, then Condition I and either II or III must be met:

- I. Between March 1 and August 15, no clearing, grubbing, or grading of occupied coastal California gnatcatcher habitat within the MHPA shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a Qualified Biologist; AND
- II. Between March 1 and August 15, no construction activities, including berm creation, shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB(A) hourly average at the edge of occupied gnatcatcher habitat within the MHPA. An analysis showing that noise generated by construction activities would not exceed 60 dB(A) hourly average at the edge of occupied habitat must be completed by a Qualified Acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the City Manager at least two weeks prior to the commencement of construction activities. Prior to the commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a Qualified Biologist; OR
- III. At least two weeks prior to the commencement of construction activities (including berm creation in accordance with Noi-1), and under the direction of a Qualified Acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB(A) hourly average at the edge of habitat occupied by the coastal California gnatcatcher within the MHPA. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dB(A) hourly average. If the noise attenuation techniques that are implemented are determined to be inadequate by the Qualified Acoustician or Biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved, or until the end of the breeding season (August 16).

*Construction noise shall continue to be monitored at least twice weekly during construction on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- B. If coastal California gnatcatchers are not detected during the protocol survey, the Qualified Biologist shall submit substantial evidence to the City Manager and

applicable Resource Agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 1 and August 15, as follows:

- I. If this evidence indicates that the potential is high for coastal California gnatcatcher to be present based on historical records or site conditions, then condition A.III shall be adhered to as specified above.
- II. If this evidence concludes that no significant impacts to this species are anticipated, no mitigation measures would be necessary.

Bio-11a Prior to any construction in undisturbed areas, the applicant shall schedule a preconstruction meeting with MMC and submit to DSD written documentation (including table and graphics) demonstrating implementation of the following required mitigation, should the applicable resources be impacted in the proposed phase of work. The documentation shall be reviewed at the preconstruction meeting for that phase of work. The City Manager shall verify that SLI has fulfilled the requirement for mitigation of long-term truck noise along the landfill access road. As the mitigation, SLI shall convey fee title to approximately 12 acres of coastal sage scrub within the MHPA to the City of San Diego for long-term preservation. Mitigation lands to be conveyed to the City shall be preserved and managed in perpetuity by the City Park and Recreation Department, Open Space Division.

Least Bell's Vireo

Bio-12 Prior to any construction in undisturbed areas, the applicant shall schedule a preconstruction meeting with MMC and submit to DSD written documentation (including table and graphics) demonstrating implementation of the following required mitigation, should the applicable resources be impacted in the proposed phase of work. The documentation shall be reviewed at the preconstruction meeting for that phase of work. The City Manager (or appointed designee) shall verify that the following project requirements regarding the least Bell's vireo are shown on the construction plans:

All landfill activities shall be conducted either outside the breeding season or behind 15- to 20-foot-high noise berms, built within the current grading limits to avoid any direct impacts to sensitive vegetation from berm construction, required by mitigation measure Noi-1. To ensure that landfill activities, including the creation of the noise berms, would not result in indirect impacts, the following measures shall be implemented:

No clearing, grubbing, grading, or other construction activities, including those related to the creation of noise berms, shall occur between March 15 and September 15, the breeding season of the least Bell's vireo, until the following requirements have been met to the satisfaction of the City Manager:

- A. A Qualified Biologist (possessing a valid Endangered Species Act Section 10(a)(1)(a) Recovery Permit) shall survey those wetland areas that would be subject to construction noise levels exceeding 60 decibels [dB(A)] hourly average

for the presence of the least Bell's vireo. Surveys for the least Bell's vireo shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish and Wildlife Service within the breeding season prior to the commencement of any construction. If the least Bell's vireo is present, then Condition I and either II or III must be met:

- I. Between March 15 and September 15, no clearing, grubbing, or grading of occupied least Bell's vireo habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a Qualified Biologist; and
- II. Between March 15 and September 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB(A) hourly average at the edge of occupied least Bell's vireo habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB(A) hourly average at the edge of occupied habitat must be completed by a Qualified Acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the City Manager at least two weeks prior to the commencement of construction activities. Prior to the commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a Qualified Biologist; or
- III. At least two weeks prior to the commencement of construction activities (including berm creation in accordance with Noi-1), and under the direction of a Qualified Acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB(A) hourly average at the edge of habitat occupied by the least Bell's vireo. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dB(A) hourly average. If the noise attenuation techniques that are implemented are determined to be inadequate by the Qualified Acoustician or Biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved, or until the end of the breeding season (September 16).

*Construction noise monitoring shall continue to be monitored at least twice weekly during construction on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and simultaneous use of equipment.

- B. If least Bell's vireos are not detected during the protocol survey, the Qualified Biologist shall submit substantial evidence to the City Manager and applicable resource agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 15 and September 15 as follows:
- I. If this evidence indicates the potential is high for least Bell's vireo to be present based on historical records or site conditions, then condition A.III shall be adhered to as specified above.
 - II. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

Jurisdictional Areas

The following mitigation measures would reduce significant direct and indirect project impacts to jurisdictional areas within the expansion area to below a level of significance:

- Bio-13** The 0.94 acre of surplus credits provides enough wetland mitigation to cover the 1:1 creation component for mitigation requirements associated with Corps, CDFG, and City jurisdictional impacts (0.85 acre of riparian areas and streambed maximum) under the current proposed MDP. The remaining mitigation obligation shall be met through purchase of credits in the Rancho Jamul Wetland Mitigation Bank. Prior to any construction in undisturbed areas, the applicant shall schedule a preconstruction meeting with MMC and submit to DSD written documentation (including table and graphics) demonstrating implementation of the required mitigation, should the applicable resources be impacted in the proposed phase of work. The documentation shall be reviewed at the preconstruction meeting for that phase of work.
- Bio-14** Prior to any construction in undisturbed areas, the applicant shall schedule a preconstruction meeting with MMC and submit to DSD written documentation (including table and graphics) demonstrating implementation of the following required mitigation, should the applicable resources be impacted in the proposed phase of work. The documentation shall be reviewed at the preconstruction meeting for that phase of work. The City Manager shall verify that SLI has fulfilled the requirement for mitigation of significant impacts. Wetland mitigation is proposed as listed below:
- Bio-14a** Impacts to 0.53 acre of Corps non-wetland jurisdictional waters of the U.S. shall be mitigated at a 1:1 ratio using the excess pre-approved mitigation credits, for a total of 0.53 acre of Corps non-wetland waters of the U.S. mitigation.
- Bio-14b** Impacts to 0.35 acre of CDFG riparian habitat shall be mitigated at a 2:1 ratio, for a total of 0.70 acre of riparian mitigation. Impacts to 0.50 acre of CDFG streambed shall be mitigated at a 1:1 ratio. The total CDFG mitigation acreage of 1.21 acres (including 0.01 acre of impact associated with the SDG&E transmission line relocation) shall be met using the 0.94 acre of excess wetland mitigation, and purchase of an additional 0.27 acre in the Rancho Jamul Wetland Mitigation Bank.

Bio-14c Impacts to 0.62 acre of City jurisdiction shall be mitigated at a 2:1 ratio, for a total of 1.24 acres of City jurisdictional mitigation. As noted in Mitigation Measure Bio-13, there is 0.94 acre of already created and signed off wetland mitigation available for use on the project site that shall be used as mitigation for the current MDP. The remaining 0.30 acre of City-required wetland mitigation obligation shall be provided in the Rancho Jamul Wetland Mitigation Bank (U.S. Army Corps of Engineers Reference No. 9820154400-FT).

Bio-15 Prior to any construction-related activities that would impact ~~wetland~~ ~~habitat~~ jurisdictional areas (including earthwork and fencing), the applicant shall schedule a preconstruction meeting with MMC and submit to DSD written documentation (including table and graphics) demonstrating implementation of the following required mitigation, should the applicable resources be impacted in the proposed phase of work. The documentation shall be reviewed at the preconstruction meeting for that phase of work. SLI shall provide evidence¹ of the following to the City Manager:

- A. Compliance with the Corps Section 404 permit;
- B. Compliance with the RWQCB Section 401 Water Quality certification; and,
- C. Compliance with the CDFG Section 1601-1603 SAA.

Transmission Line Relocation

SLI will be responsible for the implementation, maintenance, monitoring, and completion of mitigation measures for impacts to biological resources associated with the proposed SDG&E transmission line relocation.

The mitigation ratios and acreages required for impacts are dependent on whether the impacts are inside or outside the MHPA and whether the mitigation would be implemented inside or outside the MHPA. Mitigation requirements both inside and outside the MHPA for impacts due to SDG&E transmission line relocation are summarized in Table 5.5-9.

Sensitive Vegetation Communities

Bio-16 Prior to any construction in undisturbed areas, the applicant shall schedule a preconstruction meeting with MMC and submit to DSD written documentation (including table and graphics) demonstrating implementation of the following required mitigation. The documentation shall be reviewed at the preconstruction meeting for that phase of work. The DSD Director's ED shall review and approve all CD (plans, specification, details, etc.), to ensure the MMRP requirements are incorporated into the design. The ED shall verify that SLI has fulfilled the requirement for mitigation of long-term impacts to sensitive vegetation communities. SLI shall provide biological mitigation for direct habitat disturbance to approximately 6.9 acres of sensitive upland communities and 0.01 acre of sensitive non-wetland

¹ Evidence shall include either copies of permits issued, letter of resolutions issued by the responsible agency documenting compliance, or other evidence documenting compliance and deemed acceptable by the City Manager.

Waters of the U.S./streambed associated with relocation of the transmission lines, consistent with the mitigation ratios contained in City Biology Guidelines. Impacts to sensitive vegetation communities associated with the transmission line relocation shall be mitigated through the conveyance of land to the City. A summary of potential upland mitigation available by parcel and upland mitigation requirements is provided in Table 5.5-10. Potential mitigation parcels are shown in Figure 19 of the BTR (Appendix H1 to this EIR). The final parcels to be conveyed shall be determined through consultation between the City and the applicant. Mitigation lands to be conveyed to the City shall be preserved and managed in perpetuity by the City Park and Recreation Department, Open Space Division.

Bio-16a Transmission line impacts to 1.8 acres of Diegan coastal sage scrub (Tier I) inside the MHPA and 2.0 acres outside the MHPA would be mitigated at a 1:1 ratio, for a total mitigation requirement of 3.8 acres.

Bio-16b Transmission line impacts to 0.5 acre of chamise chaparral (Tier IIIA) inside the MHPA would be mitigated at a 1:1 ratio, for a mitigation requirement of 0.5 acre. Impacts to 2.6 acres of chamise chaparral (Tier IIIA) outside the MHPA would be mitigated at a 0.5:1 ratio, for a mitigation requirement of 1.3 acres. The total mitigation requirement for chamise chaparral impacts associated with the transmission line relocation would be 1.8 acres.

Jurisdictional Areas

Bio-17 Prior to any construction in undisturbed areas, the applicant shall schedule a preconstruction meeting with MMC and submit to DSD written documentation (including table and graphics) demonstrating implementation of the following required mitigation, should the applicable resources be impacted in the proposed phase of work. The documentation shall be reviewed at the preconstruction meeting for that phase of work. Any impacts to Corps and CDFG jurisdictional waters associated with the transmission line relocation would require acquisition of a 404 permit from the Corps, a 401 Water Quality Certification from RWQCB, and a 1601 SAA from CDFG. A 404 permit from the Corps has been submitted for the landfill expansion project, including the transmission line relocation component of the project. Any approved impacts would require mitigation in the form of excess mitigation credits that have been pre-approved by the regulatory agencies. Table 5.5-11 and Bio-17a specify the required mitigation for impacts to jurisdictional areas associated with the transmission line relocation.

Bio-17a The SDG&E transmission line relocation would impact 0.01 acre of drainage that is under the jurisdiction of both the Corps and CDFG. Impacts to this 0.01 acre of non-wetland Waters of the U.S./streambed would be mitigated at a 1:1 ratio, for a total of 0.01 acre of jurisdictional area. As described in Mitigation Measure Bio-13, this mitigation requirement shall be met in conjunction with the mitigation for impacts to jurisdictional areas associated with the landfill expansion.

Sensitive Plants

Bio-18 Prior to any construction in undisturbed areas, the applicant shall schedule a preconstruction meeting with MMC and submit to DSD written documentation (including table and graphics) demonstrating implementation of the following required mitigation, should the applicable resources be impacted in the proposed phase of work. The documentation shall be reviewed at the preconstruction meeting for that phase of work. The 425 variegated dudleya plants that are located within the SDG&E impact area shall be salvaged and translocated to the off-site mitigation site as described in the variegated dudleya translocation plan (EIR Appendix H2; RECON 2011b) and Figure 14 of the BTR (Appendix H1 to this EIR). Mitigation would include the following criteria: (1) collection of seed from the impacted population that would include the flagging of the plants in the spring when visible, for collection of seed once fully matured; (2) salvage of the top four to six inches of soil that contains the corms to be impacted; (3) propagation and translocation of the salvaged material through a variety of methods such as hand-broadcasting seed and/or placement of leaf cuttings onto the translocation site, transplantation of salvaged corms, and transplantation of individuals grown in a nursery setting; (4) development and implementation of a maintenance and monitoring program; and (5) achievement of the restoration success criteria. The variegated dudleya translocation site shall be preserved and managed in perpetuity by the City Park and Recreation Department, Open Space Division.

Bio-19 Prior to any construction in undisturbed areas, the applicant shall schedule a preconstruction meeting with MMC and submit to DSD written documentation (including table and graphics) demonstrating implementation of the following required mitigation, should the applicable resources be impacted in the proposed phase of work. The documentation shall be reviewed at the preconstruction meeting for that phase of work. Impacts to the approximately 0.32 acre of San Diego goldenstar inside the MHPA shall be mitigated by: salvaging and translocating the affected plants to the off-site mitigation site as described in the San Diego goldenstar translocation plan (EIR Appendix H3; RECON 2011c). While impacts to San Diego goldenstar outside the MHPA (2.06) acres are considered less than significant, SDG&E transmission line impacts to this species outside the MHPA shall be minimized by: (1) conveying 3.79 acres of San Diego goldenstar to the City within parcels 366-031-14 (0.13 acre), 366-031-18 (0.13 acre), and 366-040-40 (3.53 acres); and (2) implementing a weed treatment program and monitoring program in preserved areas where San Diego goldenstar is located, including 3.53 acres in parcel 366-040-40. A weed abatement program would likely allow the current subpopulations to increase in size due to reduced competition from non-native plants. The final mitigation parcels to be conveyed shall be determined through consultation between the City and SLI, to the satisfaction of the City Manager. Mitigation lands to be conveyed to the City shall be preserved and managed in perpetuity by the City Park and Recreation Department, Open Space Division.

Bio-20 Prior to any construction in undisturbed areas, the applicant shall schedule a preconstruction meeting with MMC and submit to DSD written documentation (including table and graphics) demonstrating implementation of the following required mitigation, should the applicable resources be impacted in the proposed phase of work. The documentation shall be reviewed at the preconstruction meeting for that phase of work. The four individuals of San Diego barrel cactus inside the MHPA and the four individuals outside the MHPA, shall be salvaged and translocated to the off-site mitigation site as described in the Coast Barrel Cactus Translocation Plan (EIR Appendix H4; RECON 2011d). The individuals within the proposed impact area shall be salvaged and stored by a local qualified native plant nursery prior to future translocation into the Sycamore Landfill mitigation parcel. The San Diego barrel cactus translocation site shall be preserved and managed in perpetuity by the City Park and Recreation Department, Open Space Division.

Sensitive Wildlife

As a standard measure, SDG&E implements the avian protection guidelines developed by the APLIC (2006). Implementation of these guidelines during the proposed transmission line relocation would avoid operational impacts to the coastal California gnatcatcher, raptors, and birds covered by the MBTA.

Bio-21 Any grading of coastal California gnatcatcher habitat inside the MHPA associated with the transmission line relocation shall be conducted outside the gnatcatcher breeding season (March 1 through August 15). There are no restrictions for clearing, grubbing, or grading gnatcatcher habitat outside MHPA lands except where construction activities might result in indirect noise impacts to nesting gnatcatchers within adjacent MHPA lands. If construction of the transmission line relocation is proposed during the nesting period of the coastal California gnatcatcher (March 1 to August 15), mitigation measure Bio-11 shall be implemented by SLI, and SDG&E Protocols 1, 2, 20, and 43 shall be implemented as a matter of project design to help further minimize impacts.

Bio-22 Construction impacts to raptors associated with the transmission line relocation shall be avoided by restricting grading and construction to outside the breeding season or completing pre-grading nest surveys and, if necessary, utilizing appropriate construction setbacks in accordance with mitigation measure Bio-8, and Protocols 1, 2, 20, and 43.

Landfill Expansion, Support Facilities, and Ancillary Activities

Construction

Mitigation is provided below to reduce potential construction-related indirect impacts to the MHPA.

Bio-23 I. Prior to Permit Issuance

- A. Prior to issuance of any construction permit, the City Manager shall verify the Applicant has accurately represented the project's design in the Construction Documents (CDs) that are in conformance with the associated discretionary permit conditions and Exhibit "A", and also the City's MSCP Land Use Adjacency Guidelines for the MHPA, including identifying adjacency as the potential for direct/indirect impacts where applicable. In addition, all CDs where applicable shall show the following:
1. **Land Development / Grading / Boundaries** – MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. The City Manager shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA.
 2. **Drainage/Toxins** – All new and proposed parking lots and developed area in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
 3. **Staging/storage, equipment maintenance, and trash** – All areas for staging, storage of equipment and materials, trash, equipment maintenance, and other construction related activities are within the development footprint. Provide a note on the plans that states: "*All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative to ensure there is no impact to the MHPA.*"
 4. **Barriers** – All new development within or adjacent to the MHPA shall provide fencing or other City approved barriers along the MHPA boundaries to direct public access to appropriate locations, to reduce domestic animal predation, and to direct wildlife to appropriate corridor crossing. Permanent barriers may include, but are not limited to, fencing (six-foot black vinyl-coated chain link or equivalent), walls, rocks/boulders, vegetated buffers, and signage for access, litter, and educational purposes.
 5. **Lighting** – All construction lighting adjacent to the MHPA shall be directed away from the preserve using proper placement and adequate shielding to protect sensitive habitat. Where necessary, light shall be shielded from the MHPA through the utilization of including, but not limited to, earth berms, fences, and/or plant material.
 6. **Invasive Plants** – Plant species within 100 feet of the MHPA shall comply with the Landscape Regulations (LDC142.0400 and per table 142-04F, Revegetation and Irrigation Requirements) and be non invasive.

Landscape plans shall include a note that states: “*The ongoing maintenance requirements of the property owner shall prohibit the use of any planting that are invasive, per City Regulations, Standards, guidelines, etc., within 100 feet of the MHPA.*”

7. **Brush Management** – All new development adjacent to the MHPA is set back from the MHPA to provide the required Brush Management Zone (BMZ) 1 area (LDC Sec. 142.0412) within the development area and outside of the MHPA. BMZ 2, if applicable, may be located within the MHPA and the BMZ 2 management shall be the responsibility of SLI.
8. **Noise** – Due to the site's location adjacent to or within the MHPA, construction noise that exceeds the maximum levels allowed shall be avoided, during the breeding seasons for protected avian species such as: *coastal California gnatcatcher (3/1-8/15) and least Bell's vireo (3/15-9/15)*. If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence, in accordance with mitigation measures Bio-8 and Bio-9, respectively. When applicable, adequate noise reduction measures shall be incorporated.

II. Prior to Start of Construction

A. Preconstruction Meeting

The Qualified Biologist/Owners Representative shall incorporate all MHPA construction related requirements into the project's Biological Monitoring Exhibit (BME).

The Qualified Biologist/Owners Representative is responsible to arrange and perform a focused pre-construction meeting with all contractors, subcontractors, and all workers involved in grading or other construction activities that discusses the sensitive nature of the adjacent sensitive biological resources.

III. During Construction

- A. The Qualified Biologist/Owners Representative, shall verify that all construction related activities taking place within or adjacent to the MHPA are consistent with the CDs and the MSCP Land Use Adjacency Guidelines. The Qualified Biologist/Owners Representative shall monitor and ensure that:

1. **Land Development /Grading Boundaries** – The MHPA boundary and the limits of grading shall be clearly delineated by a survey crew prior to brushing, clearing, or grading. Limits shall be defined with orange construction fence and a siltation fence (can be combined) under the supervision of the Qualified Biologist/Owners Representative who shall provide a letter of verification to the City Manager that all limits were marked as required. Within or adjacent to the MHPA, all manufactured

slopes associated with site development shall be included within the development footprint.

2. **Drainage/Toxins** – No direct drainage into the MHPA shall occur during or after construction and those filtration devices, swales and/or detention/desiltation basins that drain into the MHPA are functioning properly during construction, and that permanent maintenance after construction is addressed. These systems should be maintained approximately once a year, or as often as needed, to ensure proper functioning. Maintenance should include dredging out sediments if needed, removing exotic plant materials, and adding chemical-neutralizing compounds (e.g. clay compounds) when necessary and appropriate.
3. **Staging/storage, equipment maintenance, and trash** – Identify all areas for staging, storage of equipment and materials, trash, equipment maintenance, and other construction related activities on the monitoring exhibits and verify that they are within the development footprint. Comply with the applicable notes on the plans.
4. **Barriers** – New development adjacent to the MHPA provides City approved barriers along the MHPA boundaries.
5. **Lighting** – Periodic night inspections are performed to verify that all construction-related lighting adjacent to the MHPA is directed away from preserve areas and appropriate placement and shielding is used.
6. **Invasives** – No invasive plant species are used in or adjacent (within 100 feet) to the MHPA and that within the MHPA, all plant species must be native.
7. **Brush Management** – BMZ1 is within the development footprint and outside of the MHPA, and the maintenance responsibility for the BMZ 2 located within the MHPA is identified as the responsibility of an HOA or other private entity.

IV. Post Construction

A. Preparation and Submittal of Monitoring Report

The Qualified Biologist/Owners Representative shall submit a final biological monitoring report to the City Manager within 30 days of the completion of construction that requires monitoring. The report shall incorporate the results of the MMRP/MSCP requirements per the construction documents and the BME to the satisfaction of City Manager.

Operations

The following measure would address potentially significant invasive species impacts on the MHPA:

Invasive Species

As part of Sycamore Landfill's conditions for operation for the previously proposed 2008 expansion, an Exotic Invasive Plant Removal Plan (EIPRP) was implemented in April 2009 through October 2010. Invasive plant removal followed guidelines presented in the EIPRP, which was prepared in support of the 2008 EIR for the previously proposed landfill Master Development Plan project. The EIPRP was updated in late 2011 to address the current Master Development Plan proposal and was submitted to the City for review (RECON 2011b). The main purpose of the plan is to minimize potential dissemination of exotic invasive plants that may become established at the site during and following landfill closure and prevent the spread of exotic invasive species (weeds) into native land surrounding the Sycamore Landfill and prevent invasives impacts to the adjacent MHPA. The EIPRP identifies weed species that occur within the Sycamore Landfill and have been identified by the California Invasive Plant Council (Cal-IPC) as "exotic pest plants of greatest ecological concern" (Cal-IPC 2007). Qualitative monitoring was performed in 2009-2010 by surveying all landfill property and identifying Cal-IPC-listed species, in particular species that had the potential to spread into the adjacent open spaces. Surveys were conducted to monitor for weed presence and to determine the need and timing of herbicide treatments. Weed locations were marked on an aerial photograph, and field notes were taken to identify the species for control, size of the weed population, and life stage.

- Bio-24** Plant species within 100 feet of the MHPA shall comply with the Landscape Regulations (LDC142.0400 and per table 142-04F, Revegetation and Irrigation Requirements) and be non invasive. Landscape plans shall include a note that states: *"The ongoing maintenance requirements of the property owner shall prohibit the use of any planting that are invasive, per City Regulations, Standards, guidelines, etc., within 100 feet of the MHPA."*
- Bio-25** In order ensure compliance with the MHPA adjacency guidelines and to minimize potential dissemination of wind-borne seeds that could lead to potentially significant invasives impacts on the MHPA, quarterly inspections of the landfill site shall be conducted by a Qualified Biologist in order to identify any exotic invasive plants that may be present. If such species are present, the project biologist shall implement removal or eradication procedures to preclude their spread in accordance with the 2011 EIPRP. The Qualified Biologist shall prepare and submit to DSD an annual report on the ongoing exotic invasive plant control program at the landfill.