

AMENDED ZONE CHANGE ORDINANCE

**PHASE I OF CITY LANDFILL UNIT 2
(CPC 98-0184 (ZC/GPA) (MPR))**

CITY OF LOS ANGELES
CALIFORNIA

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December 3, 1999

Honorable City Council
City of Los Angeles
Room 615, City Hall
MAIL STOP: 160

Case No. CPC 98-0184(ZC/GPA)(MPR)
Council File No. 99-1119
Council District No. 12
Granada Hills-Knollwood Community Plan

Dear Honorable Members:

AMENDED ZONE CHANGE ORDINANCE ON AN APPROXIMATELY 394
ACRES PORTION OF SUNSHINE CANYON LANDFILL FROM A1-1-K-O TO
[T][Q]M3-1-O WITHIN THE GRANADA HILLS-KNOLLWOOD COMMUNITY
PLAN.

The attached amended ordinance, as requested by City Council, modifies the ordinance approved by the City Planning Commission on February 25, 1999. The attached amended ordinance provides clarity, additional protection for the community, and enhanced regulations which are consistent with the Planning Commission actions. Several of the amendments include establishing a City Technical Advisory Committee, a citizens advisory committee, the ability to have independent consultants to assist in the monitoring of conditions and environmental mitigation measures, and phasing out of diesel vehicles.

Pursuant to Section 97.8 of the City Charter, I have reviewed the Council's actions and City Planning Commission's action relative to City Plan Case No. 98-0184(ZC/GPA)(MPR). On behalf of the Commission, I ADOPT their findings and the attached Supplemental Findings, APPROVE this attached ordinance, and RECOMMEND its adoption by the City Council insofar as it conforms to the latest action of the Planning Commission on this matter.

A-1

City Planning Commission Findings
(Attached to Case File)

A-2

Supplemental Findings
(Related to City Council Motions)

SUPPLEMENTAL FINDINGS REGARDING CHANGED CONDITIONS AND MITIGATION MEASURES

[T] Conditions

[T] Condition 5.j.2. Reservation of capacity for small commercial and private users, unless an alternate landfill or transfer station is located within ~~12~~ 5 miles of the applicant's landfill is available to accept such users.

Finding: This condition was modified in response to a concern raised by the North Valley Coalition. The modification from 12 miles to 5 miles is consistent with the County CUP/MMRP. It ensures that the operator is not able to turn "small commercial and private users" away. Once Bradley landfill closes, the next closest would be Chiquita Canyon landfill in northern Santa Clarita. Also, reserving such capacity may reduce illegal dumping in the local areas.

[T] Condition 5.k San Fernando Road at the base of the Golden State Freeway (I-5) off-ramp. Prior to operating under the subject approval, install a new traffic control light on San Fernando Road at the base of the Golden State Freeway (I-5) off-ramp within the existing right-of-way, to the satisfaction of the California Department of Transportation (Caltrans), City of Los Angeles Department of Transportation (LADOT), and City Bureau of Engineering. Also, the permittee/operator shall contribute to the design, construction, and operation of the Northeast Valley ATSAC system for this intersection.

Finding: (As directed by Motion 10A of City Council) Even though not called for in the Project SEIR, this condition is intended to improve the integration of traffic exiting the I-5 freeway with the flow of traffic along San Fernando Road at peak periods, if deemed necessary and appropriate by LADOT and Caltrans.

[Q] Conditions

[Q] Condition A.2: Approval verification and submittal. Copies of any approvals, guarantees or verification of consultations, reviews or approvals, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department and the Local Enforcement Agency (LEA) for placement in the subject file.

Finding: (As requested by the North Valley Coalition.) The modification ensures that the Local Enforcement Agency is kept aware of all pertinent matters.

[Q] Condition A.3.a: Independent Consultant or Independent Expert. Reference to "Independent Consultant or Independent Expert" cited in the [Q] Conditions and Mitigation Measures is defined as follows: The hiring of specific specialists by the City to oversee and monitor compliance with the conditions of approval and mitigation measures. Such person or firm shall report directly to the Director of Planning.

Finding: This condition was modified in response to the North Valley Coalition's request for the City to hire independent consultants. The modification, when applied to sections of the [T] and [Q] Conditions and Mitigation Monitoring Program, allows the City to hire independent consultants to evaluate compliance with the conditions and mitigation measures pursuant to the requirements of AB3180 (i.e., mitigation monitoring), to hire a consultant for periodic air quality tests, and to hire a consultant on an as needed basis to assist the City. Independent consultants will enhance the expertise and resources of the City and ensure full compliance of the project with the approvals.

[Q] Condition A.4.b: Failure of the permittee to cease any development or activity that is not in full compliance shall be a violation of these conditions, as noted in Condition No. D.

Finding: This condition was modified in response to the North Valley Coalition's request. The modification refers to L.A.M.C. Section 12.27.1 on Administrative Nuisance Abatement to provide additional notice to the applicant and/or permittee of the consequences of non-compliance with the conditions of approval and the mitigation measures.

[Q] Condition A.6: Annual Reports. The permittee shall submit annual reports to Department of City Planning for placement in the case file, to the Technical Advisory Committee (TAC) for annual review, to the Citizens Advisory Committee, to a local library, and reports shall be posted on a web-site provided by the operator. The reports shall include, but not be limited to, Hotline/Emergency Log summaries, daily and maximum tonnage figures specifying the amount of waste and inert material, readings and analysis of the effectiveness of landfill gas monitoring activities, including the amount of gas currently generated, noise measures, discussion on litter prevention, revegetation status, detailed monitoring report of tree planting, archaeological report, list of citations and overall compliance with the conditions of the subject approval.

The first report shall be due June 1st of the first year of operation and every year thereafter until closure. At least 60 days prior to the due date, draft copies of the report shall be submitted to the City and County Local Enforcement Agencies, South Coast Air Quality Management District, Los Angeles Regional Water Quality Control Board, City Planning Department, California Waste Integrated Waste Management Board, and Citizen Advisory Committee. Comments of these agencies shall be attached to the Annual Report.

The TAC shall transmit its comments and the Annual Report to the City Planning Director for consideration by the City Planning Commission.

Finding: This condition was modified in response to the North Valley Coalition's request. The modifications establish a procedure for the preparation of an annual report and its dissemination to the Citizen Advisory Committee, the Technical Advisory Committee (TAC), libraries, an Internet web-site, and relevant departments and agencies for their review and comment. Similar to the City's Development Agreements, the City Planning Commission will review and consider the Annual Report at a public hearing.

[Q] Condition A.7: Revised Mitigation Monitoring and Reporting Program (MMRP). The permittee shall submit a revised Mitigation Monitoring and Reporting Program ("MMRP") satisfactory to the Department of City Planning that incorporates all mitigation measures required in the Final SEIR (State Clearinghouse Mitigation Measure No. 92041053) as amended by this

action as adopted by the City Council. The Applicant shall also identify mitigation monitor(s) who will provide annual status reports as noted above and in the MMRP, beginning immediately at commencement of the operation ~~until five years after commencement of Phase II of the operation~~ until post-closure. The list shall be updated annually in the Annual Report. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, operation, closure, and post-closure) to ensure continued implementation and adequacy of the mitigation measures.

Until a joint powers agreement is in place between the City and County, the City Local Enforcement Agency (LEA) shall be the LEA, and a ~~third party independent~~ mitigation agency consultant under the direct control of the ~~City~~ Technical Advisory Committee shall be employed at the applicant's expense, to monitor such mitigation measures, which are beyond the scope of the State regulations, and which the LEA does not have the resources to monitor.

Finding: This condition was modified in response to the North Valley Coalition's request. The modification clarifies that the revised MMRP shall incorporate changes made by the City Council in its final action. The condition also requires an annual update of the list of monitors and enforcers in the MMRP, which will ensure effective monitoring of compliance by the City. The strikeout of "third party" is consistent with the definition of "Independent Consultant or Independent Expert".

[Q] Condition A.8.a: Performance bonds, letters of credit, corporate guarantees or similar form of security, as approved by the City Attorney, stating the amount, duration, and supervisory agency shall be ~~established~~ provided. Prior to commencing construction of the landfill, a bond or ~~such similar form of~~ security in the minimum amount of \$3,000,000 shall be provided to the Director of Planning to finance litter, traffic, and community protection program mitigation measures. Upon making a finding, that the applicant/operator has not complied with the required mitigation measures not responded to by the permittee in a timely and reasonable manner, the Director of Planning may utilize the security to implement mitigation measures.

Finding: The modifications to the condition adds clarity and require a finding to be made by the Director of Planning in order to utilize the required security. Making a finding enhances the integrity of the review process by ensuring an orderly analysis and principled decision.

[Q] Condition A.8.b: Indemnity. The applicant/operator shall post a sufficient bond, as approved by the City Attorney, to indemnify and hold harmless the City of Los Angeles, its agents, officers, and employees from any claim action for damages resulting from water contamination, air contamination, health impacts, or loss of property value during the landfill operation, closure, and post-closure of the City Landfill.

Finding: The FEIR mitigated all impacts to a level of insignificance except Air Quality. Notwithstanding the results of the FEIR, this condition was added in light of the recently released State of California report that there may be cancer clusters around two local schools resulting from nearby landfills and due to concerns of the communities of Granada Hills-Knollwood, Sylmar, and Northridge regarding the health and environmental impacts of landfills.

[Q] Condition A.9: Agreements. To provide for the allocation of fees and if necessary, joint operations, monitoring, and enforcement of the landfill, the permittee shall submit to the Planning Department one or more all agreements entered into with between the City and County of Los Angeles whether by Memorandum of Understanding, Development Agreement, Joint Powers Agreement, or other instrument related, but not limited to the following (These agreements cannot amend the [Q] conditions or any mitigation measures adopted by the City, except as otherwise provided by under "e" and "f" below, but may provide for their implementation or operation):

Finding: This condition was modified in response to the North Valley Coalition's request. The modifications clarify that the agreements, if they are necessary, are to provide for the allocation of fees and coordinating enforcement between the City and County. The Joint Powers Agreement has the ability to modify the mitigation measures to the extent allowed by law. It is foreseeable that changes may be necessary to establish consistency between City and County mitigation measures for the combined operation of a City and County landfill. The modifications identify the process for changing the conditions of approval and mitigations measures. Any change must be consistent with the City Planning Commission's actions, necessary in order to carry out the intent of City Council in adopting the limitation or mitigation measure, result in no more than a de minimis effect on adjacent property, and not result in any impacts not evaluated and mitigated in the Final Subsequent Environmental Impact Report. (Refer to [Q] Condition A.9.e and A.9.f for the specific language of those provisions.)

The change also reflects a minor language change in order to integrate changes made by City Council. The change is within the intent and purposes of the City Planning Commission's and City Council's actions.)

[Q] Condition A.9.a: Upon the operation of the Combined City/County Landfill, the City Local Enforcement Agency proposes to be designated in any Joint Powers Agreement to serve as the lead agency and single point-of-contact for coordinating all permitting, inspection, closure supervision, and enforcement activity at the City Landfill. The actual responsibilities of which shall be delineated in the Joint Power Agreement or other appropriate instrument.

Finding: The condition ensures that the City Local Enforcement Agency retains its authority, as prescribed by state laws or City regulations, over the City portion of the Combined City/County Landfill.

[Q] Condition A.9.a.1) and A.9.a.2):

a. City Landfill or Combined City/County Landfill

- 1) City Landfill. Prior to the operation of the Combined City/County landfill, the City Local Enforcement Agency shall be designated to serve as the lead agency and single point-of-contact for coordinating all permitting, inspection, closure supervision, and enforcement activity at the City Landfill.
- 2) Combined City/County Landfill. Upon the operation of the Combined City/County Landfill, the City Local Enforcement Agency proposes to be designated in any Joint

Powers Agreement to serve as the lead agency and single point-of-contact for coordinating all permitting and enforcement activity at the City Landfill. The actual responsibilities of which shall be delineated in the Joint Power Agreement or other appropriate instrument.

Finding: This condition was modified in response to the Local Enforcement Agency's request to clarify agreements to be provided including a Joint Powers Agreement (JPA), the City's LEA taking the lead agency role to coordinate City enforcement activities, and responsibilities delineated in the JPA. The modifications clarify that the Joint Powers Agreement may determine the degree of coordination between the City and County. However, the City's Local Enforcement Agency shall maintain its ability to permit and enforce regulations in the City portion of the Combined City/County Landfill.

[Q] Condition A.9.b: Establishing City/County rights to use the landfill and/or related capacity allocations. There shall be a restriction on the approval of any further expansion of landfilling beyond the limits of the Combined City/County Landfill approved herein as set forth in Condition B.2 and as may be agreed upon in the Joint Powers Agreement. Pending the establishment of a Joint Powers Agreement that may include such restriction, the permittee shall not seek approval for any additional expansion in the City and County.

Finding: This condition was modified in response to the Eleventh District Council Office's concern that the City should encourage protection of the upper reaches of the County portion of Sunshine Canyon. The modifications clarify that prior to the Joint Powers Agreement, the permittee shall not apply for any additional expansion into the upper reaches of the County Landfill. The Joint Powers Agreement, by bilateral agreement, will determine the degree of protection of the County's upper reaches. The intent is to protect the oak trees and other biota in the upper reaches of the County portion of Sunshine Canyon until both jurisdictions have bilaterally considered the issue.

The condition also reflects a minor language change in order to integrate changes made by City Council. The change is within the intent and purposes of the City Planning Commission's and City Council's actions.

[Q] Condition A.9.c: ~~Tipping charges~~ Franchise fee, Gas-to-energy or direct gas sales, or other fee and bond or security arrangements with the City.

Finding: The modification is consistent with the type of financial agreement allowed by law, as noted by the City Attorney.

[Q] Condition A.9.e: ~~Evidence of completion of the approved closure construction in the areas where new waste will overlie portions of the inactive landfill and compliance with the Closure Plan for the Inactive City Landfill shall be provided to the Local Enforcement Agency and approved before landfill operations are allowed to commence within such areas.~~

Amendments to City Council instructions (i.e., [T] Conditions) or clarification of [Q] Conditions, as a result of the Joint Powers Agreement or other need or requirement, shall comply with Section 12.32.M of the Los Angeles Municipal Code.

Finding: The ~~strikeout~~ language was added to [Q] Condition B.2.d.1) aa (Phase I). Refer to [Q] Condition A.9 above for the Finding related to the underline.

[Q] Condition A.9.f: Amendments to the Mitigation Monitoring and Reporting Program, as a result of the Joint Powers Agreement, may be modified at the time of City Council's adoption of the Joint Powers Agreement.

Finding: Refer to [Q] Condition A.9 above for the Finding related to the underline. The condition also reflects a minor language change in order to integrate changes made by City Council. The change is within the intent and purposes of the City Planning Commission's and City Council's actions.

[Q] Condition A.10: The permittee shall provide fees as determined by the Director of Planning to pay for the mitigation monitoring, enforcement program and related personnel costs incurred by the Technical Advisory Committee and individual departments. Such costs may include activities relating to inspection, permitting, and enforcement of the landfill, closure activities, coordination of mitigation monitoring, administrative support, technical studies, and other efforts as may be required, including the hiring of independent consultants to assist the Technical Advisory Committee. This shall also include funds for staff to ensure compliance.

Finding: This condition was modified in response to the Local Enforcement Agency's and City Planning Department's requests to provide for funding by the operator to be allocated for the necessary costs involved for monitoring, enforcement, and personnel costs for the Technical Advisory Committee and other departments, and for the hiring of independent consultants.

The condition also reflects a minor language change in order to integrate changes made by City Council. The change is within the intent and purposes of the City Planning Commission's and City Council's actions.

[Q] Condition B.2: Approval. The subject approval is for the development, operation, maintenance and monitoring of a Class III, non-hazardous solid waste "Immediate Combined City/County Landfill", that may be designed to share environmental control systems (e.g. landfill liner, leachate collection, and removal system, landfill gas extraction and flaring system), with shared use of the access road, scales, administrative offices, and other ancillary uses. The Combined City/County Landfill approved herein shall result in one landfill footprint being constructed in Sunshine Canyon ultimately encompassing approximately 451 acres, with an estimated net disposal capacity of 90 million tons. This landfill footprint shall not exceed approximately 194 acres located in the City, with an estimated net disposal capacity of 55 million tons, the currently operational 215-acre County Landfill, with an estimated net disposal capacity of 17 million tons, and a connecting area of approximately 42 acres in the County, with an estimated disposal capacity of 18 million tons. No further expansion of the landfill footprint of the Combined City/County Landfill is authorized by this approval.

Finding: (Relates to Eleventh District Council Office's concern that the City should encourage protection of the upper reaches of the County portion of Sunshine Canyon.) The condition, in conjunction with [Q] Condition No. A.9.b, specifies the limits of the landfill's approvals in terms of area and capacity and ensures the landfill will not expand either in the

City or County beyond the current approvals. The intent is to protect the oak trees and other biota in the upper reaches of the County portion of Sunshine Canyon.

[Q] Condition B.2.d.1): Phase I. Phase I of the City Landfill shall consist of the initial five years of operation and shall not exceed 16 million tons in accordance with the conditions of approval set forth herein. (Refer to Exhibit Nos. E-4C-D)

aa. Evidence of completion of the approved closure construction in the areas where new waste will overlie portions of the inactive landfill and compliance with the Closure Plan for the Inactive City Landfill shall be provided to the Local Enforcement Agency approved before landfill operations are allowed to commence with such areas.

Finding: The modification clarifies the condition by referencing the City Landfill. The initial period of five years, as approved by Commission, will operate in conjunction with other modifications that require an annual review. Also, the modification clarifies that landfilling over the inactive landfill shall not occur until the Closure Plan is approved by the Local Enforcement Agency.

[Q] Condition B.2.d.2): Phase II. Phase II shall consist of the remaining operation of the ultimate City/County Landfill, which provides an estimated net disposal capacity of 55 million tons in the City Landfill and 90 million tons in the Combined City/County Landfill, with a maximum vertical height of the landfill footprint at build out which would result in final fill elevation (at its top deck areas) of 2,000 feet M.S.L., as shown in Exhibit Nos. E-4B and E-4C, in accordance with applicable requirements of all permitting agencies and such corrective measures as may be imposed pursuant to the Joint Powers Agreement, established pursuant to Condition No. A.9, following a review by the Director of Planning, with the assistance of the Local Enforcement Agency Technical Advisory Committee, of the project's operational history under Phase I and the Director's determination that there has been compliance with the following:

Finding: The modification from "Local Enforcement Agency" to "Technical Advisory Committee" is consistent with the intent of the ordinance and functions of the TAC.

[Q] Condition B.2.d.2) ff: Compliance with Condition No. C.10.a and C.10.b.

Finding: The modification requires the tree buffer to be planted within a sufficient amount of time before the beginning of Phase II. This will ensure a mature growth of trees prior to landfilling activities near the residential community to the south.

[Q] Condition B.2.d.2)gg: The City's review for compliance hereunder proceeding to Phase II shall begin no later than the ~~end of the fourth~~ beginning of the third quarter of the third year of the City landfill operation and shall be concluded within six months. ~~And Any~~ Any corrective measures deemed necessary shall be formulated and imposed within the following six-month period; however, except as provided in Condition Nos. A.4.c and D, there shall be no interruption of service during the establishment and implementation of any corrective measures deemed necessary by the TAC or caused by delays in the City's review. In addition, the City's review for compliance shall be carried out on an ongoing basis including annual reports provided by the permittee and evaluated by the Technical Advisory Committee and submitted to the City Planning Commission.

Finding: Refer to the Finding above, relating to [Q] Condition B.2.d.1). The condition also reflects a minor language change in order to integrate changes made by City Council. The change is within the intent and purposes of the City Planning Commission's and City Council's actions.

New [Q] Condition B.2.d.2)hh: Phase II shall not proceed beyond the 10th year of the landfill operation approved under the subject action without compliance with the review under Phase III (10 Year Phase Review).

Finding: Refer to New [Q] Condition B.2.d.3), below.

New [Q] Condition B.2.d.3): Phase III (10 Year Phase Review). Phase III of the Landfill may occur following review by the Director of Planning of the operational history with the assistance of the Technical Advisory Committee, Independent Consultants, and/or Local Enforcement Agency. The Director's determination shall consider compliance with the following:

- aa. Compliance with the conditions of the subject approval;
- bb. Compliance with all appropriate permits and agreements from the City of Los Angeles and Los Angeles County for operation of the City/County operation as stated in Condition No. A.9;
- cc. Evidence of completion of the approved closure construction in the areas where new waste will overlie portions of the inactive landfill and compliance with the Closure Plan, as determined by the Local Enforcement Agency, for the Inactive City Landfill;
- dd. Submittal of annual reports in a timely manner;
- ee. The City's review for proceeding to Phase III shall begin no later than the beginning of the third quarter of the ninth year of the City landfill operation and shall be concluded within six months. Any corrective measures deemed necessary shall be formulated and imposed within the following six-month period; however, except as provided in Condition Nos. A.4.c and D, there shall be no interruption of service during the establishment and implementation of any corrective measures deemed necessary by the TAC or caused by delays in the City's review. In addition, the City's review for compliance shall be carried out on an ongoing basis including annual reports provided by the permittee and evaluated by the Technical Advisory Committee and submitted to the City Planning Commission; and
- ff. The Director of Planning's results of the review shall be submitted to and considered by the City Planning Commission utilizing the procedure under Section 12.32.C.1 of the Los Angeles Municipal Code or subsequent amendments thereto.

Finding: The conditions were added to establish a ten year review to ensure the applicant's/operator's compliance with the conditions of approval, to comprehensively evaluate the success in mitigating the impacts, and to provide a noticed hearing process for public participation.

[Q] Condition B.2.e: The permittee shall not operate a landfill in the area which is the subject of this rezoning until the open space which was identified as a mitigation measure in the County FEIR (including East Canyon and Bee Canyon) is open and accessible to the public, as determined by the Director of Planning (except on the lands where the County has not completed its eminent domain and the 100-acre "working" buffer area south of the City Landfill).

Finding: In the FEIR, approximately 1,100 acres of open space was recommended to mitigate the loss of open space caused by the City/County landfill. Furthermore, the County conditional use permit required the dedication of the said open space. The replacement open space would result in approximately 490 acres in Bee Canyon adjoining the City's O'Melveny Park that directly benefits access to open space for residents closest to the landfill, approximately 426 acres in East Canyon, and additional acres of the Sunshine Canyon landfill perimeter that will be used to link the Rim of the Valley Trail and provide access to the dedicated open space area. The condition ensures that the open space is dedicated prior to commencement of landfilling in the City. It implements the Community Plan objective to "encourage open space for recreation uses and promote the preservation of views, natural character, and topography of mountainous parts of the Community for the enjoyment of both local residents and persons throughout the Los Angeles region."

[Q] Condition B.3.b: Refuse may be accepted at the landfill scales between the hours of 6:00 a.m. (scales open) through 6:00 p.m. (scales close), Monday through Friday, and 7:00 a.m. to 2:00 p.m. on Saturday, except as needed to accommodate City post-holiday disposal requirements. The landfill entrance gate at San Fernando Road will open at 5:00 a.m. on weekdays and 6:00 a.m. on Saturdays, except as needed to accommodate City post-holiday disposal requirements, to allow the onsite queuing of vehicles. Further, refuse or dirt may be accepted at other times, if upon notification that the Local Enforcement Agency determines that extended hours are necessary to handle emergency disposal for the preservation of the public health and safety;

Finding: (The change reflects a minor language change in order to integrate changes made by City Council. The change is within the intent and purposes of the City Planning Commission's and City Council's actions.)

[Q] Condition B.3.d: Equipment maintenance shall be limited to the hours of 4:00 a.m. through 9:00 p.m., Monday through Saturday, except for equipment repairs. No diesel vehicle shall be started before 5:00 a.m.

Finding: The modification is consistent with PLUM's instructions to not allow the operation of any diesel vehicles before 5 a.m. due to concerns regarding noise.

[Q] Condition B. 3.e: Environmental Mitigation and emergency operations which cannot be accomplished during the hours stated above may be performed at any time in compliance with 3c. and shall be noted in the Annual Report.

Finding: Due to the modification of Condition B.3.d., this modification clarifies that some mitigation and emergency operations can be performed at other times, however, the time when they were performed shall be noted in the Annual Report.

[Q] Condition B.4.a and B.4.b: Intake Rate. The ~~average~~ maximum or emergency tonnage rates allow the permittee to adjust disposal between the City and County, but cannot exceed the maximum permitted for the City, County, or Combined City/County Landfill, except as provided in Condition B.4.c, below:

- a. ~~Net tonnage. The average net tonnage placed in the Combined City/County Landfill shall not exceed an average intake rate of 11,000 tons of Class III Waste, as defined below, on any given day in either jurisdiction (based on an average intake rate of 5,000 tons per day in the City and the currently authorized average intake rate of 6,000 tons per day in the County) with a maximum weekly capacity of 66,000 tons of Class III Waste ("Class III Waste" is nonhazardous solid waste as defined in CCR Title 27, Section 20220(a), except as restricted herein), based upon 6 working days per week.~~

City Landfill Maximum Waste Intake Rate. Prior to the operation of the Combined City/County Landfill, the maximum intake rate for waste placed in the City Landfill shall not exceed 5,500 tons on any given day with a maximum weekly capacity of 30,000 tons of Class III Waste ("Class III Waste" is nonhazardous solid waste as defined in CCR Title 27, Section 20220(a), except as restricted herein) and a maximum weekly capacity of 3,000 tons of inert/exempt materials, as defined below, based upon 6 working days per week.

- b. Combined City/County Landfill Maximum Waste Intake Rate. The maximum intake rate for tonnage of waste placed in the Combined City/County Landfill shall not exceed 12,100 tons on any given day in either jurisdiction (based on the maximum intake rate of 5,500 tons per day in the City and the currently authorized maximum intake rate of 6,600 tons per day in the County) with a maximum weekly capacity of 66,000 tons of Class III Waste ("Class III Waste" is nonhazardous solid waste as defined in CCR Title 27, Section 20220(a), except as restricted herein) and a maximum weekly capacity of 6,600 tons of inert/exempt materials, as defined below, based upon 6 working days per week.

Finding: This condition was modified in response to the Local Enforcement Agency's and Planning staff's decision to clarify language regarding two different intake rates. The modifications provide maximum waste intake rate limits for City-only areas (5,500 tons per day with a maximum of 30,000 tons per week of Class II waste and 3,000 tons per week of inert/exempt materials) pending commencement of combined City/County landfill operations.

[Q] Condition B.5.c: Restrictions on disposal of Unacceptable Waste and the procedures for proper disposal at other appropriately classified disposal sites for waste processing facilities shall be provided to waste haulers on a routine basis. Notices printed in English and Spanish shall also be posted at prominent locations at the landfill to inform waste haulers of the rules governing the disposal of Unacceptable Waste, and that anyone negligently or intentionally bringing in any Unacceptable Waste shall be prosecuted under the fullest extent of the law.

Finding: The modifications ensure notices are displayed in Spanish and that haulers are aware that if they knowingly bring in Unacceptable Waste they will be prosecuted. This ensures that Unacceptable Waste coming into the landfill would be minimized or eliminated.

[Q] Condition B.5.c.3): If possession of the material is not immediately taken by a public official, store the material at a site developed in accordance with the regulations of the State Department of Health Services, State Department of Toxic and Substance Control if the waste is hazardous, extremely hazardous or acutely hazardous, and the Regional Water Quality Control Board until disposed of in accordance with applicable State and Federal regulations.

Finding: (Relates to North Valley Coalitions ("NVC") request.) The modification specifies which agencies shall be contacted regarding Unacceptable Waste.

[Q] Condition B.5.c.4): Maintain a Manifest of Unacceptable Waste to be made part of the Annual Report. Certain information must be provided, including:

- aa. A description, nature, and quantity of waste;
- bb. Name and address of the known source;
- cc. The amount of waste involved;
- dd. Specific handling procedures used; and
- ee. Certification of the accuracy of the information in the manifest.

Finding: The new condition furthers implementation of [Q] Condition B.5.c.3) to require information on unacceptable waste received to be maintained and made part of the annual report.

[Q] Condition B.6.a: Waste Diversion. As provided in the agreement entered into pursuant to Condition No. A.9, the permittee shall not negligently or intentionally deposit waste into the landfill which is required to be diverted or recycled in accordance with City and County Source Reduction and Recycling Elements, the County Integrated Waste Management Plan adopted pursuant to Division 30 of the Public Resources Code, City Reduction and Recycling Plans, or the more restrictive policy.

Finding: This condition was modified in response to a concern raised by the Planning Department staff to ensure that the landfill will be in compliance with the City's or County's most restrictive waste diversion policies for reducing, reusing, and recycling that furthers the intent of AB939.

[Q] Condition B.7.d: The Local Enforcement Agency shall be the City's representative in all discussions, plans and communications between the landfill operator and the closure and financial assurance staff of the California Integrated Waste Management Board.

Finding: The condition is to assure that the City is party to the timely and proper closure of the landfill.

[Q] Condition C.2.a: Preparation and distribution of a quarterly newsletter to all parties on the Interested Parties List established for the City Planning Commission February 25, 1999 meeting, to others who request to be added to the list, to a local library, and posted on a web site. The quarterly newsletter shall include a summary of Hotline/Emergency Log activity of the period as well as progress report which summarizes the Annual Report as required by Condition No. A.6, on the landfill operation. The Hotline, web site, and 24-hour emergency phone numbers shall be publicized in each issue of the newsletter.

Finding: This condition was modified in response to the North Valley Coalition's request to ensure a wider dissemination of information to the community through a quarterly vs. semi-annual newsletter and an annual report. The expanded distribution list provides greater access to the information. The requirement for an Internet web site was added, as an increasingly used information source, since more information can be provided on it.

[Q] Condition C.2.d: The permittee shall at all times between the hours of 6:00 a.m. and 9:00 p.m., Monday through Saturday, maintain adequate staff to promptly respond to and correct dust, litter and other complaints from the surrounding neighborhood.

~~At all other times;~~ The permittee shall maintain on-site at least one person who is qualified to assess the need for remedial action and is authorized to summon the resources to perform any necessary remedial action. The personnel assigned shall be provided with the means to be continuously in response to the telephone number posted at the entry gate.

Finding: This condition was modified in response to the North Valley Coalition's request that there will be a responsible person to respond to problems. The modification expands the responsibilities of the operator to ensure staff is available 24-hours day to respond to and assess the need for remedial action to dust, litter and other neighborhood complaints.

[Q] Condition C.2.e: The permittee shall fund 50 percent of cost of at least thirteen (13) hazardous waste roundups, to occur every other year during the operational life of the landfill, for the area consisting of Granada Hills-Knollwood District Plan, Chatsworth-Porter Ranch Plans, Northridge Community Plan, Mission Hills-Panorama-Sepulveda Plans, and Arleta-Pacoima Plans provided that the City Council authorizes such roundups and the balance of the required funding is provided by the City and/or other public agencies. The roundups shall be publicized in the newsletter and on the web site.

Finding: This condition was modified in response to the North Valley Coalition's request to have a roundup program similar to that required by the County CUP. The proposed project is a Class III nonhazardous solid waste landfill facility which does not accept hazardous, acutely hazardous radioactive, infectious medical, or liquid wastes. However, these materials can be improperly disposed of in the residential solid waste stream by an uninformed public. Household hazardous waste ("HHW") includes materials such as paints, stains, thinners, varnishes, glues, lighter fluid, kerosene, rug/upholstery cleaners, pesticides (house and garden), herbicides (garden), bleaches, drain looseners, aerosol cans, pool acid, oven cleaners, toilet bowl cleaners, auto/furniture polish, latex and oil-based paint, used motor oil, used oil filters, antifreeze, and car and household batteries.

As required by one of the mitigation measures, the permittee will implement a hazardous waste load-checking program similar to that currently required for the County landfill. Also, the new condition above requires the permittee to assist the City in hazardous waste roundups to minimize the potential for household hazardous waste in the landfill which could increase the risk-of-upset (e.g. impact the landfill liner, landfill gas recovery system or leachate treatment).

[Q] Condition C.3.a: The permittee shall not engage in any excavation or other operation during high wind conditions (as defined in Mitigation Measure No. 21 as related to construction), or when

such conditions may reasonably be expected, that would result in significant emissions of fugitive dust which cannot be confined to the area under the permittee's control.

Finding: (The change reflects a minor language change in order to integrate changes made by City Council. The change is within the intent and purposes of the City Planning Commission's and City Council's actions.)

[Q] Condition C.3.b: The working face area shall not exceed approximately 10 acres in the Combined City/County landfill, 3 to 5 acres in the City Landfill when not operating as a combined landfill, or as determined by the Local Enforcement Agency to better protect the public health and safety, and, At times of the year when high wind conditions may be expected, the working face shall be located within areas of minimal wind exposure or may be closed, if so determined by the Local Enforcement Agency.

Finding: This condition was modified in response to the North Valley Coalition's and the Local Enforcement Agency's requests. The modifications would ensure that the LEA has the ability to regulate the size of the working face when high wind conditions occur or to protect public health and safety.

[Q] Condition C.3.c: Except on rainy days, dDaily cover shall be moistened with water to retard erosion, and a soil sealant shall also be used to supplement water for dust control and to retard erosion when wind conditions dictate.

Finding: This condition was modified in response to the North Valley Coalition's request. The modification clarifies that daily cover does not require watering or the application of soil sealant on rainy days but when the wind conditions dictate. Also, water may be the primary method of dust suppression and soil sealant shall supplement the use of water.

[Q] Condition 3. m: The permittee shall install and maintain devices to monitor wind speed and direction, as specified by the South Coast Air Quality Management District, and shall retain qualified personnel to read and interpret the data, to obtain or utilize information on predicted wind conditions and to assist in the planning of operations at the landfill. This data shall be included in the annual report prepared by the permittee.

Finding: This condition was modified in response to the North Valley Coalition's request. The modification ensures that information relevant to the operation and mitigation of impacts is provided in the annual report.

[Q] Condition C.6.f: The permittee shall, to the satisfaction of the Planning Department maintain programs aimed at controlling the discharge and recovery of litter from uncovered or improperly covered or contained loads traveling to the landfill along the principal north and south access arteries: from the Roxford/Interstate 5 Freeway exit along old Sepulveda Boulevard and San Fernando Road to the landfill entrance, from the Balboa Boulevard off ramp along San Fernando Road to the landfill entrance, along Foothill Boulevard from Balboa to Yarnell Street and along Balboa south to Woodlev Avenue.

The measures shall include an effective tarping program, which if necessary in the estimation of the Local Enforcement Agency, shall provide for mandatory sale of tarps to violators and/or exclusion

from the landfill of repeated violators. Also, a message shall be placed on the facility public telephone stating the requirement to tarp loads.

Finding: This condition was modified in response to the North Valley Coalition's request. The modification provides for additional monitoring and enforcement for litter clean-up efforts in nearby areas. Other areas, such as the area south to Midwood, are too far from the landfill and the litter could be attributed to other sources. Eliminating the language "mandatory" ensures that the LEA is acting within its scope of authority. (The change reflects a minor language change in order to integrate changes made by City Council. The change is within the intent and purposes of the City Planning Commission's and City Council's actions.)

[Q] Condition C.8.d: The applicant shall employ expert assistance to carry out this condition, including qualified biologist. Soil sampling and laboratory analysis shall be conducted on all areas before revegetation to identify chemical or physical soil properties that may adversely affect plant growth and establishment. Soil amendments and fertilizer recommendations shall be applied and plant materials selected based upon the above-referenced testing procedures and results. To the extent possible, as determined by the ~~HEA~~ Planning Department, plant types shall blend with species indigenous to the area and be drought tolerant and shall be capable of rapid establishment.

Finding: (The change reflects a minor language change in order to integrate changes made by City Council. The change is within the intent and purposes of the City Planning Commission's and City Council's actions.) Eliminating the language "mandatory" ensures that the LEA is acting within its scope of authority.

[Q] Condition C.8.e: Typical cross-section of the Final Landfill Cover shall be applied in lifts similar to Attachment A-4 or as deemed necessary by the Local Enforcement Agency in the closure plan.

Finding: The condition is recommended for consistency with the County Conditional Use Permit approval and to provide sufficient areas for revegetation of the final slopes

[Q] Condition C.9: Riparian/Wetland habitat. The permittee shall replace disturbed riparian and wetland habitat to the satisfaction of the California Department of Fish and Game and the U.S. Army Corps of Engineers in accordance with plans approved before commencement of landfill development. Replacement habitat shall be provided on a 2:1 ratio through a program of tree planting streamzone stabilization, stream enlargement and/or streamzone rehabilitation in degraded drainage channels. The program shall also provide mitigation sufficient to prevent any net loss of wetland. Any replacement shall be located in the San Fernando Valley. Preference shall be given to habitat mitigation in the immediate vicinity of the landfill or an urbanized area whereby providing outdoor experience and education within proximity of a larger population. Final site selection and the review of detailed engineering plans and working drawings shall be coordinated among the responsible agencies.

Finding: The modification ensures that wetlands are also replaced similar as in the County CUP.

[Q] Condition C.10.a: Air Quality:

Establishment of an Independent Air Quality Consultant. An independent air quality consultant, selected by the Director of Planning, shall conduct at least four random tests of landfill dust and diesel particulates around the perimeter of the landfill property, with special attention given to the area south of the landfill above the residential community, each year of operation to determine if such results are consistent with the FSEIR modeling.

The costs for the tests shall be borne by the permittee. The reports shall be provided to the Director of Planning and the permittee within 15 calendar days after completion of the tests. If any of the measurements are found by the consultant to exceed the results of the FSEIR modeling, the permittee shall submit a corrective action plan to the Director of Planning within 15 calendar days after receipt of the report from the consultant. The corrective action plan shall specify a schedule for remedial action as soon as reasonably practical.

The Director of Planning shall approve or disapprove the corrective action plan within 15 calendar days of receipt of the plan. If the Director of Planning approves the corrective action plan, or if the applicant otherwise fails to submit a corrective action plan to the satisfaction of the Director of Planning, then the Director of Planning may determine if he or she will require the permittee to implement additional measures to reduce the air quality impacts, such as by additional paving of unpaved roads, additional watering and application of soil sealant, relocating of the working face to designated locations during windy conditions, monitoring at sensitive sites throughout the community, or mandatory closures during extreme wind.

The permittee may appeal the Director's action pursuant to procedures in 12.24.G of the Los Angeles Municipal Code. The Director of Planning, with the advice of the TAC, may reduce the frequency or discontinue the testing if found that such tests are not valid or useful.

The independent air quality consultant will also, prior to the start of construction conduct additional testing of landfill gas, dust, and diesel particulates at Van Gogh Elementary School, and model emissions projected with the implementation of the landfill, and shall conduct onsite monitoring once the landfill is open. The testing protocol, results and mitigations, if necessary, will be evaluated and approved by the South Coast Management District (SCAQMD) and the Technical Advisory Committee.

Finding: The FSEIR modeling and additional analysis conducted in response to the Los Angeles Unified School District's concerns regarding potential PM10 and diesel impacts showed no significant impact to Van Gogh Elementary School. The school is more than one mile from the edge of the landfill footprint, and there is a 100-acre buffer zone recently planted with over 10,000 trees between the landfill footprint and the school. In addition, condition C.10.b.1. requires the planting of an additional 1,000 trees south of the landfill above the residential community as a buffer to further minimize dust and emissions to the south of the site. Notwithstanding the fact that impacts at Van Gogh Elementary School were not found to be substantial, in an effort to provide additional assurances to the community, the condition will provide a means to verify the FSEIR modeling results and to test the "on-site tree mitigation buffer" to confirm that landfill operations, as mitigated, will not have a significant impact at the school. (Also, Refer to the finding below under new [Q] Condition C.10.b.1)

[Q] Condition C.10.b.1):

On-Site Tree Mitigation Buffer. Or permittee shall begin to plant a tree height that decreases the particulate a mitigation buffer shall be south of mitigation measure shall be evaluated by its ability to minimize dust and emissions. it shall be measured by the testing required in Condition No. C.10.a. and results of the tests may result in terminating the testing.

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Finding: This condition and C.10.a were added in response to the North Valley Coalition's and the Local Enforcement Agency's request. The NVC's and the LEA's requests were to establish mitigation measures specific to Van Gogh Elementary School. [Q] Condition C.10.a addresses Van Gogh School as well as all sensitive receptors in the community by focusing on the potential impacts as measured around the project site, not just from several isolated locations in the community. Condition C.10.a enables a verification of the FSEIR model and testing of the "On-site Tree Mitigation Buffer" to determine their success in evaluating and mitigating the potential operational air quality impacts of the project.

[Q] Condition C.10.b.2): Off-site Tree Mitigation. The landfill operator shall provide a total of 1,000 trees over the initial three years of operation to the City of Los Angeles for planting in the North Valley area. Trees shall not be less than eight feet in height, not less than two inches in trunk diameter, and with not less than five foot spread except for oak trees which shall not be less than six feet in height, not less than one inch in trunk diameter measured one foot above ground. Further, all trees shall be in a healthy growing condition. Root bound trees are not acceptable. The variety and placement of trees shall be subject to approval by the Department of Public Works' Street Tree Division. The Technical Advisory Committee shall administer the distribution of trees.

Finding: This condition was in response to the Local Enforcement Agency's request presented to the PLUM Committee. The size of the trees was changed to be consistent with City Planning Commission's standards for the replacement of significant desirable trees. The modifications take into account the specific growth pattern of oak trees which are the major primary trees grown at the operator's on-site nursery.

[Q] Condition 10.c: The operator shall submit, as part of its annual report, an evaluation of the feasibility of beneficial reuses of the landfill gas collected at the site such as landfill-gas-to-energy.

Finding: The condition will enable the City to annually evaluate the economic and technological feasibility of creating landfill-gas-to-energy.

[Q] Condition C.10.d: The applicant/operator shall either purchase or investigate the purchase of non-diesel, alternative fuel vehicles and equipment, as follows:

- 1) Upon commencement of operation of the landfill, all light-duty vehicles operated at the site shall be alternative fuel vehicles.
- 2) Within the first year of operation, ten alternative fuel refuse collection trucks or transfer trucks shall be purchased by the applicant/operator and put into operation at

the landfill.

- 3) Within three years of the date that the Technical Advisory Committee determines that the technology and economics are feasible, and thereafter, operation of all transfer trucks entering the landfill shall be non-diesel alternative fueled vehicles.
- 4) Within three years of the date that the Technical Advisory Committee determines that the technology and economics are feasible, all transfer and collection trucks owned and leased by the applicant/operator and used at the landfill shall be non-diesel alternative fueled vehicles.
- 5) Within six years of the date that the Technical Advisory Committee determines that technology and economics are feasible, seventy-five percent (75%) of all trips (by trucks which have a capacity of nine tons or greater) entering the landfill, shall be made by non-diesel alternative fueled vehicles.
- 6) Within one year of operation, the applicant/operator shall design and begin implementation of at least one heavy-duty alternative fuel off-road equipment pilot program.
- 7) With the assistance of the South Coast Air Quality Management District and the Department of Environmental Affairs, the applicant/operator shall use its best efforts to participate in the Arco Clean Diesel Demonstration Program with one or more pieces of off-road heavy-duty equipment.
- 8) The applicant/operator shall submit, as part of its annual report to the Technical Advisory Committee, an ongoing evaluation of compliance with 1 - 7 above. Technical or economic infeasibility shall be the sole bases on which the operator may appeal the requirements established by this condition, [Q] C.10.d, pursuant to procedures in 12.24 G of the L.A.M.C.

Finding: Studies have shown that diesel emissions are responsible for 70% of the air toxics. The SFEIR anticipates that all trucks transporting waste to the landfill will use diesel fuel. It further states that after all proposed mitigation measures are implemented, net unmitigated adverse air quality impacts resulting from diesel-fueled vehicles using the landfill will remain as a result of the project. The proposed condition will reduce the number of diesel-powered trucks utilizing the landfill and require that some construction equipment be converted to alternative fueled vehicles. Reducing the number of diesel-fueled vehicles will provide additional measures to mitigate the significant air quality impacts that will be generated by the project. It is a reasonable condition to impose because alternative fueled trucks are being phased in as it becomes technically feasible to do so. In addition, various sources exist to fund the incremental costs associated with this requirement.

[Q] Condition C 10.e: The permittee shall provide access to back-up generator(s) for emergency use in case of prolonged power outage to prevent the migration/emission of landfill gas, unless otherwise prohibited by AQMD due to air quality concerns.

Finding: This condition was modified in response to the Bureau of Sanitation request. Any disruption to landfill gas (LFG) collection systems should be remedied immediately as was the case with the 1994 Northridge earthquake, when power to the LFG extraction system was restored within two days. There are two LFG collection systems operating on independent power sources. The LFG system on the City side is powered by LADWP, and the County system is powered by Southern California Edison. It is unlikely that both of these sources would be out for an extended period of time. However, the additional expense to the permittee to provide a back-up generator is offset by the extent of the potential nuisance and danger to the community upon its failure and additional protection this back-up system will provide to the community. The purpose of the condition is to mitigate potential odor caused by the migration of methane gas due to a prolonged loss of power to the landfill environmental systems.

[Q] Condition 11: Storm Water. The operator shall provide a copy of the LARWOCB required quarterly testing on surface water quality samples to the Department of Public Works Storm Water Management Division for review.

Findings: While the operator is governed directly by the Los Angeles Regional Water Quality Control Board, providing similar reports to the Department of Public Works would provide the Department with additional understanding of storm water management in the City.

[Q] Condition 12: Technical Advisory Committee. An ad hoc committee of City Departments chaired by the Director of Planning or Designee shall be established for the purpose of reviewing, coordinating, and certifying satisfactory completion of plans, permits and agreements required and/or authorized by the subject approval including the [T] and [O] Conditions and Mitigation Monitoring and Reporting Program (MMRP) before commencing work or opening of the landfill and during its operation.

- a. Composition. The committee shall be composed of representative(s) of the following City Departments, and other City Departments on as-need basis:

Local Enforcement Agency
Department of City Planning
Department of Building and Safety
Department of Public Works, Bureau of Sanitation
Department of Public Works, Bureau of Engineering
Department of Recreation and Parks
Office of the Chief Legislative Analyst
Office of the City Attorney (Environmental/Land Use Section)
Department of General Services, Fleet Services

- b. Meetings/Purposes. The Technical Advisory Committee shall meet at least twice a year. It shall carry out the purposes of the subject approval and ensure compliance with the approvals and regulations of state and federal agencies involved in regulating and permitting of the landfill.
Upon the operator's application for compliance to the conditions of approval, the Technical Advisory Committee shall meet to determine if all requirements precedent

to commencement of development of the landfill (excepting final approval of plans, permits and agreements) have been met. If the Technical Advisory Committee so determines, it shall certify completion.

Upon application for the landfilling permit, the Technical Advisory Committee shall meet to determine that all requirements precedent to opening the landfill (excepting final approval of plans, permits and agreements) have been met. If the Committee so determines, it shall certify completion of said requirements, recommend approval of permits, and notify appropriate agencies of such requirements.

Each year, the Technical Advisory Committee shall meet to review the annual report submitted by the operator as required by Condition No. A.6 and certify that all requirements of the approval are being met. Further, the TAC shall consider the phasing in of [O] Condition No. C.10.d. based on economic and technical feasibility, the feasibility of air quality testing at Van Gogh, and the feasibility of video cameras used at the site.

The TAC shall review specific conditions of approval and mitigation measures as requested by the CAC.

- c. Contract for Mitigation Monitoring. Prior to the issuance of any building permits, an RFP or RFO shall be prepared for an independent consultant contracted to monitor the [T] and [O] Conditions and mitigation measures imposed by this action. The contract shall require that the consultant prepare and submit semi-annual reports as outlined in the conditions. A copy of the contract shall be provided to the City Planning Department for inclusion in the subject case file.

Prior to the issuance of a certificate of occupancy for the facility, an independent consultant shall be contracted to monitor the [T] and [O] Conditions and mitigation measures imposed by this action for a minimum of five (5) years.

- d. Access to Site and Information. The permittee/operator shall provide to the Technical Advisory Committee and its independent consultants, access to all areas of the site during normal hours of operation and shall respond to all information requests from the TAC in a timely manner regarding compliance with [T] and [O] Conditions and the Mitigation Monitoring and Reporting Program.

Finding: The review, approval, and continuous monitoring of a landfill is a complex process that involves several State and regional agencies and City departments. This condition establishes an ad hoc Technical Advisory Committee (TAC) composed of representatives from the following City departments: LEA, Planning, Building and Safety, Public Works (Sanitation and Engineering), Recreation and Parks, CLA, City Attorney, and General Services to review and certify compliance with applicable requirements precedent to developing and opening the landfill, review the operator's annual reports, and review conditions of approval and mitigation measures; requires hiring of an independent consultant to monitor condition compliance for a minimum of 5 years and report to the TAC; and requires the operator to cooperate regarding access to the site and information requested. Establishing a City TAC will ensure efficient and timely monitoring of

compliance with the conditions of approval and Mitigation Monitoring and Reporting Program (MMRP), as well as, coordination and communication between pertinent key City Departments. Further, an Ad Hoc committee can provide the necessary oversight and sharing of expert resources.

[Q] Condition C.13: Community Advisory Committee (CAC). The local Council Office shall appoint a Community Advisory Committee to serve as a liaison between the permittee and the community and as a means for the community to communicate with the Technical Advisory Committee and regulatory agencies on an ongoing basis regarding issues involved in the development and operation of the landfill. The CAC shall be composed of persons who reside in the vicinity of the landfill and are nominated by recognized community and neighborhood associations. The Councilperson in whose district the landfill is located and the Councilperson from the district(s) most nearly adjacent to the landfill shall appoint a representative.

a. Appointments and Terms of Service.

- 1) Term of Membership. Members of the CAC shall serve for a term of four years, except that as provided below. Members of the CAC whose terms have expired shall stay on the CAC until their replacements are approved.
- 2) Appointment of Members. To the maximum extent feasible, members shall be appointed as follows:
 - aa. Twenty-five percent (25%) of the members shall have an initial appointment of an one-year term.
 - bb. Twenty-five percent (25%) of the members shall have an initial appointment of a two-year term.
 - cc. Twenty-five percent (25%) of the members shall have an initial appointment of a three-year term.
 - dd. Twenty-five percent (25%) of the members shall be at large selected by a majority and shall have initial appointment of a four year term.
 - ee. Appointees serve at the pleasure of the appointing authority and the appointment may be rescinded at any time prior to the expiration of a member's term.
- 3) Vacancies. In the event of a vacancy occurring during the term of a member of the CAC member, the same body or official, or their successors, who appointed such member shall make an interim appointment of a person to complete the unexpired term of such member.
- 4) Expiration of Term. Upon expiration of a term for any CAC member, the appointment for the next succeeding term shall be made by the same body or official, or their successors, who made the previous appointment. No CAC member shall serve more than two consecutive four-year terms.

- b. Upon appointment of the CAC by the Council person(s), the permittee shall do the following:
- 1) Provide qualified personnel to regularly attend CAC meetings;
 - 2) Provide reasonable access to the landfill site and information concerning landfill operations necessary for the committee to perform the committee's functions; and
 - 3) Provide accommodations for CAC meetings.
- c. The City CAC may request the TAC to review specific conditions of approval and mitigation measures.
- d. Upon the establishing of a Joint Powers Agreement or other coordinating instrument with Los Angeles County for the operation of a combined landfill, as noted in Condition No. A.9, the City and County CACs shall be merged as determined by the Joint Powers Agreement or coordinating instrument.

Finding: This condition establishes a Community Advisory Committee (CAC) composed of community members living in the vicinity of the landfill appointed by the Councilpersons from the local and most nearly adjacent Council districts to the landfill to serve as a liaison between the operator and the community and as a means of communicating with the TAC on an ongoing basis regarding the monitoring and enforcement of conditions. The City CAC and existing County CAC would be merged as determined by the JPA. The provision for a CAC is consistent with the procedures established for other citizen committees in the City. The CAC would be composed of community members living in the vicinity of the landfill. The formation of such a committee ensures community participation and the rights of the members to be informed on all actions taken by the TAC and the landfill operator. It also allows the Committee to play an active role in assisting in the enforcement of conditions and reporting any violations, so that they can be corrected.

[Q] Condition C.14: The permittee/operator shall install video monitoring equipment at the site to ensure compliance with the conditions of operation. The Technical Advisory Committee and its independent consultant(s) shall have access to the video tapes for one year after such recordings are made.

Finding: This condition is added to help ensure compliance with the conditions of approval.

SUPPLEMENTAL FINDINGS RELATING TO REVISED MITIGATION MEASURES

Subsequent to circulation of the Draft SEIR, a number of mitigation measures contained in the SEIR have been revised per direction of the City Council. These changes were made to provide clarification and enhancement to the measures rather than to diminish their effectiveness. The following discussion outlines the reasons why these changes do not warrant re-circulation of the Draft EIR.

The *Guidelines for the Implementation of the California Environmental Quality Act* (State CEQA Guidelines), contained in Chapter 3 of the California Code of Regulations (CCR) includes a discussion regarding "Re-circulation of an EIR Prior to Certification." Specifically § 15088.5 (a) states "A lead agency is required to re-circulate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087, but before certification." This section further states "New information added to an EIR is not 'significant' unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect that the project's proponents have declined to implement. 'Significant new information' requiring re-circulation include, for example:

- (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
- (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
- (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to adopt it.
- (4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

Since these changes merely clarify or amplify the existing mitigation measures and do not introduce new measures that would result in additional environmental impacts, re-circulation of the draft SEIR is not necessary. The decision not to re-circulate the SEIR is supported by substantial evidence in the administrative record. Each of the changes to mitigation measures are discussed below, along with the reasons why they do not constitute "significant new information" requiring re-circulation.

Mitigation Measure No. 18: Survey monuments shall be installed around the perimeters of the outer fill areas at points where they would not be subject to disturbance by landfill development and marking the 500 foot setback from the more restrictive zone. The exact spacing, location, and characteristics of the survey monuments shall be submitted to and approved by the City Local Enforcement Agency (LEA).

Finding: This mitigation measure was modified in response to the North Valley Coalition's request. The modification ensures that the 500-foot wide buffer that surrounds the property

is clearly marked. This change clarifies and enhances the measure and does not introduce significant new information or result in a new significant environmental impact requiring re-circulation of the draft SEIR.

Mitigation Measure No. 33: If an odor problem should develop, appropriate control measures shall be implemented. These measures include the application of additional dirt daily cover material or more frequent application of the cover material to seal the landfill surface, or adjustments to the wells, equipment, and operation of the LAG collection and recovery system.

Finding: The modification ensures that additional dirt as a daily cover will be applied if there an odor problem develops. This change clarifies and enhances the measure and does not introduce significant new information or result in a new significant environmental impact requiring re-circulation of the draft SEIR.

Mitigation Measure No. 34(a): Sample Probe Installation: One monitoring probe per 1,000 or as identified by South Coast Air Quality Management District and/or Local Enforcement Agency in the landfill expansion and one probe per 650 feet or as identified by South Coast Air Quality Management District and/or Local Enforcement Agency in the City Inactive landfill along the of landfill perimeter, or which ever is more restrictive, shall be installed to identify potential areas of subsurface LAG landfill gas ("LFG") migration. These probes shall be monitored to ensure that large quantities of LFG beyond regulatory standards do not vent offsite through subsurface soils.

Finding: This mitigation measure was modified in response to the North Valley Coalition's request. Landfill gas probes are installed along the landfill perimeter pursuant to SCAQMD, state and federal regulations. The modifications to the language meet the current standards for an active and inactive landfill and allow the appropriate regulating agency to be more restrictive in order to identify potential areas of subsurface landfill gas migration. These changes enhance and provide more restrictive language to an existing measure and does not introduce significant new information or result in a new significant environmental impact requiring re-circulation of the draft SEIR.

Mitigation Measure No. 35: Landfill gas flares shall be below the adjacent ridges (unless otherwise required by the South Coast Air Quality District.) Flaring systems shall be sited as required by the SCAQMD and constructed using BACT. The flames shall be totally contained within the stack. Flame arresters shall be provided to the satisfaction of the City Building and Safety Department. To the extent technically and economically feasible, gas recovered at the landfill site shall be converted to energy or developed for other beneficial uses rather than flared.

Finding: The modification is consistent with the County condition and protects the viewshed from the neighboring community. These changes enhance and provide more restrictive language to an existing measure in the County Condition Use Permit and part of the County FEIR and does not introduce significant new information or results.

Mitigation Measure No. 46: A preventive maintenance program would be implemented by the project proponent, including inspection of facility equipment, systems, and storm water management devices to detect conditions that may cause breakdowns or failures resulting in discharge of materials into storm water. This program applies to the onsite drainage ditches; rip-rap; berms and dikes; dust control; silt fences; diversion grading; and pavement surfaces. Each system and piece of stationary

equipment would be inspected monthly. Procedures for inspection would vary, due to the piece of equipment or system. However, the major elements of the inspection program would include checking for cracks or structural failures, inspecting parts or pieces of equipment non-functioning, checking for the degradation or deterioration of operating units, and investigating the need for cleaning or emptying units. A summary report of these monitoring results and the corrective actions taken will be disseminated in each newsletter with a more detailed report on the web site and in the annual report.

Finding: This mitigation measure was modified in response to the North Valley Coalition's request. Monitoring results are reported to the LARWQCB per the required NPDES Permit. A report of these monitoring results and corrective actions will be disseminated for public review. Also, refer to [Q] Condition No's. A.6 (Annual Reports) and C.2.a (Community Protection Program). These changes simply provide for the public to be given results of monitoring results of storm water management devices and does not introduce significant new information or result in a new significant environmental impact requiring re-circulation of the draft SEIR.

Mitigation Measure No. 50: The LCRS shall be installed at the base and side slopes of the landfill. This system shall be designed and installed to collect generated leachate for disposal consistent with LARWQCB requirements. The collection system shall consist of a filter rock blanket embedded with a system of collection pipes or a geosynthetic alternative that collects and transports the fluid to a holding tank. In accordance with RCRA, Subtitle D, 40 CFR, Part 258, the collection systems shall be designed to limit the hydraulic head on the liner to less than 12 inches. Collection pipes shall be sized and spaced to reduce the hydraulic head in the leachate collection system as specified in WDRS. Leachate shall be recovered and treated onsite. The treated leachate shall be sampled on a regular basis prior to discharge from the holding tank in accordance with the WDRs to determine to affirm suitability for reuse onsite, per LAWROCB requirements. Summary results of this sampling shall be disseminated in the newsletter with more detailed reporting on the web site and in the Annual Report.

Finding: This mitigation measure was modified in response to the North Valley Coalition's request. Waste Discharge Requirements (WDRs) are the mechanism for liquid detection. As quoted on page 4-124 of the Draft SEIR, "WDRs for active landfills must include mandatory detection and evaluation monitoring programs and prescribed corrective actions for potential leakage." Results of the sampling will be disseminated in the Annual Report, quarterly newsletter, and on the web site. These changes enhance an existing measure and do not introduce significant new information or result in a new significant environmental impact requiring re-circulation of the draft SEIR.

Mitigation Measure No. 53: The existing groundwater monitoring wells located within the City portion of Sunshine Canyon shall continue to be monitored during the development of the proposed project. The monitoring system may be revised as construction progresses in the areas where wells are located as approved by the LARWQCB. Summary of the quarterly water monitoring reports shall be disseminated in the newsletter with more detailed reporting on the web site and in the Annual Report.

Finding: This mitigation measure was modified in response to the North Valley Coalition's request. The modifications ensure that the community will be informed of any water

problems and does not introduce significant new information or result in a new significant environmental impact requiring re-circulation of the draft SEIR.

Mitigation Measure No. 59: Underground ~~diesel~~ fuel storage tanks will be installed, monitored and inspected in compliance with CCR Title 23, Division 3, Chapters 16 and 17 and City of Los Angeles Municipal Code Sections 57.31.34 through 57.39.18. Underground tanks would be double-walled and have sufficient secondary containment and a leak interception and detection system to prevent fluid migration.

Finding: The modification ensures that all fuel storage tanks are installed, monitored, and inspected in a similar manner. These changes enhance and provide more restrictive language to an existing measure and does not introduce significant new information or results.

Mitigation Measure No. 89: Notices shall be posted in English and Spanish at prominent locations onsite to notify waste haulers about hazardous waste policies of the landfill operator and to inform haulers that hazardous waste cannot be disposed of at the facility. Signage shall help inform waste haulers of the rules and regulations governing the disposal of hazardous waste, and that anyone negligently or intentionally bringing in hazardous waste shall be prosecuted to the full extent of the law.

Finding: This mitigation measure was modified in response to the North Valley Coalition's request. The modification ensures that restrictions on disposal are also displayed for Spanish only speakers and also that haulers are aware that if they negligently or intentionally bring in unacceptable waste they will be prosecuted. This added condition helps to ensure that unacceptable waste coming into the landfill would be minimized or eliminated. It does not introduce significant new information or result in a new significant environmental impact requiring re-circulation of the draft SEIR.

Mitigation Measure No. 91: The landfill operator shall implement a hazardous waste load-checking program. This program shall include inspecting random loads for hazardous wastes in a segregated area of the landfill, and landfill employees shall scan waste materials as they are being unloaded at the active working face. Hazardous waste load checks at the proposed City/County Landfill will be 1.5 load checks per 1,000 tons of solid waste received at the landfill for the first year of operation. However, after the first year of operation, BFI may request that the City LEA decrease the required load checking frequency to one load check per 1,000 tons of waste received at the City/County Landfill.] Twelve unannounced intensive manual inspections of refuse loads shall be conducted over twelve month periods by trained site personnel (subject to verification by the Local Enforcement Agency and under the provisions of the hazardous waste load checking program approved by the Local Enforcement Agency). These inspections shall be conducted in each 12-month period.

Finding: This mitigation measure was modified in response to the North Valley Coalition's request. The modification establishes a program requiring 12 unannounced intensive manual inspections of refuse loads under the hazardous waste load checking program, consistent with the County Landfill Conditional Use Permit. It will supplement existing measures and inspections at the landfill and ensure that adequate measures are being taken to keep hazardous waste out of the landfill. It does not introduce significant new information

or result in a new significant environmental impact requiring re-circulation of the draft SEIR.

Mitigation Measure No. 95: Full-time inspectors shall be present at all times when waste is being received and covered. ~~employed~~ for inspection of waste materials. Full time inspectors shall be deemed by the City to be qualified through training and experience to perform assigned duties.

Finding: This mitigation measure was modified in response to the North Valley Coalition's request. The modifications clarify that a trained "spotter" is present at the working face, to prevent unacceptable waste from being deposited and does not introduce significant new information or result in a new significant environmental impact requiring re-circulation of the draft SEIR.

Mitigation Measure No. 103: Salvaged materials generated onsite or imported shall be placed away from storage areas, other activity areas, and limited to a volume approved by the City LEA, local land use authority, or other approval agencies, minimizing the harborage or attraction of flies, rodents, or other vectors, and the creation of nuisances. There shall be no scavenging activities at the landfill.

Finding: This mitigation measure was modified in response to the North Valley Coalition's request. The modification clarifies that there will be no scavenging at the landfill. The definitions of "salvaging" and "scavenging", are contained in CCR Title 27 Section 21064. "Salvaging" which is allowed by the landfill means the controlled removal of waste material for utilization. "Scavenging" which is not allowed by the landfill means the uncontrolled and/or unauthorized removal of solid waste materials, or recyclable material at a solid waste facility. This change enhances and clarifies an existing measure and does not introduce significant new information or result in a new significant environmental impact requiring re-circulation of the draft SEIR.

Mitigation Measure No. 106: The landfill shall be operated to minimize litter generation through implementation of the following measures: compaction of waste at the working face (i.e., 1,400 pounds of compaction per cubic yard); waste materials covered with at least 6 inches of clean, compacted soil or approved alternative daily cover (green waste shall not be allowed as alternative daily cover, if the SCAQMD determines that it is causing odor problems) by the end of the working day; and maintenance of the active working face areas as small as safely possible given the type and quantity of landfill equipment. The use of greenwaste is subject to the following: (1) stockpiling of greenwaste shall not occur within the 500-foot M3 buffer; (2) when stockpiled, greenwaste shall be turned regularly to prevent anaerobic conversion; and (3) if a greenwaste odor problem occurs, such waste shall immediately be disposed of in the landfill with an appropriate daily cover that would not magnify the odor problem.

Finding: This mitigation measure was modified in response to the North Valley Coalition's request. The intent of the modifications are to ensure that greenwaste, which under some circumstances can cause or contribute to odor, is used in a manner that does not create an odor problem. These changes enhance and clarify an existing measure and does not introduce significant new information or result in a new significant environmental impact requiring re-circulation of the draft SEIR.

Mitigation Measure No. 107: Litter and debris shall be contained within the landfill property boundaries by the use of secondary litter fences (located along the outside perimeter of the landfill) and by portable litter fences placed adjacent to the active working face areas. Fences outside of the landfill perimeter may be visible to the surrounding community. Further, the fences and adjacent areas will be cleaned regularly to keep refuse to a minimum.

Finding: This mitigation measure was modified in response to the North Valley Coalition's request. The modification ensures that the community will be free of litter and debris. However, the fences at the perimeter of the property may be visible to the community and does not introduce significant new information or result in a new significant environmental impact requiring re-circulation of the draft SEIR.

Mitigation Measure No. 108: The landfill operator shall inform owners of registered vehicles, by signage, and through a recorded phone message to comply with vehicle tarping requirements under §23114 and 23115 of the California Vehicle Code or face a fine assessed by the operator. The W waste haulers who repeatedly violate this code shall not be allowed to dispose of their waste loads at the facility ~~or shall be fined until corrective measures are taken.~~

Finding: This mitigation measure was modified in response to the North Valley Coalition's request. The modification ensures that through a recorded phone message and an assessment of a fine, vehicle tarping would be encouraged. Staff's recommendation is for this nominal fee to go the operating fund of the permittee. The use of a recorded phone/message is required to inform haulers about the tarping requirements. This change enhances an existing measure to provide further incentive for compliance and does not introduce significant new information or result in a new significant environmental impact requiring re-circulation of the draft SEIR. This change enhances and clarifies an existing measure and does not introduce significant new information or result in a new significant environmental impact requiring re-circulation of the draft SEIR.

Mitigation Measure No. 109: On a once-a-week basis and as needed, the landfill operator shall mobilize cleanup crews to provide litter pickup services within the O'Melveny Park area, along Balboa Boulevard and San Fernando Road, and in other residential areas located in proximity to the landfill, that may be affected by offsite litter migration. On a daily basis, the cleanup crews shall inspect the surrounding area to assess if more frequent cleanups are required. Fences outside of the landfill perimeter may be visible to the surrounding community.

Finding: This mitigation measure was modified in response to the North Valley Coalition's request. The modifications ensure that litter pickup is done when it is needed. However, to help contain the litter and debris within the landfill and keep the community litter free, the landfill's secondary fences may be visible to the community. The fences at the working face are the primary litter catchers.

Mitigation Measure No. 110: Landfill employees shall watch for any illegal dumping activities on or around the project site. The landfill litter control crew shall provide cleanup service for areas surrounding within one mile of the project site. The phone number where this service will be requested will be provided in the quarterly newsletter and on the web site.

Finding: This mitigation measure was modified in response to the North Valley Coalition's

request. The modifications to the conditions set a definable distance standard for the area under the operator's responsibility. Disseminating the phone number in the quarterly newsletter will notify interested parties of the operator's service to discourage and mitigate illegal dumping. These changes enhance and clarify an existing measure and do not introduce significant new information or result in a new significant environmental impact requiring re-circulation of the draft SEIR.

Mitigation Measure No. 126: All landfill equipment shall be properly maintained and operated to minimize the health and safety impacts on landfill personnel and the public. Standby equipment including water trucks shall be made available during periods of vehicle maintenance or breakdown.

Finding: This mitigation measure was modified in response to the North Valley Coalition's request. The modification ensures that water trucks will be available at all times to mitigate dust impacts by watering the roads and disturbed areas of the landfill. This change enhances and clarifies an existing measure and does not introduce significant new information or result in a new significant environmental impact requiring re-circulation of the draft SEIR.

Mitigation Measure No. 130: Risks associated with the gas collection and flaring system shall be mitigated through use of flexible piping, flame arrestors, sensors, and automatic shutoff controls. ~~Numerous~~ Any new flare stations shall have safety shutdown devices ~~have been~~ designed and installed into the flare station, including a telephone auto-dialer, to provide emergency notification. All gas extraction equipment, including gas condensate and propane tanks, shall be adequately secured to prevent damage during a seismic event. Inspections of the gas collection and flaring system shall be performed after ground shaking from an earthquake, and necessary action shall be taken to correct any potential problems. All condensate treatment that takes place on site shall observe the 500 foot setback from the M3 property line.

Finding: This mitigation measure was modified in response to the North Valley Coalition's request. The modification increases the shutdown safety standards for new flare stations, require backup generators and ensures that condensate treatment, as an industrial use, shall only occur within inner M3 area. NVC's request for back-up generators has been addressed by [Q] Condition No. C.10.e. These changes enhance and clarify an existing measure and do not introduce significant new information or result in a new significant environmental impact requiring re-circulation of the draft SEIR.

A-3

[T] Conditions, Ordinance and Map

CONDITIONS FOR CLEARANCE OF PERMANENT [T] CLASSIFICATION RELATING TO THE PROPOSED PROJECT

Provision of the following will clear the conditions for the Permanent Classification or by posting of guarantees satisfactory to the City Engineer to assure the following without expense to the City of Los Angeles, with copies of any approvals or guarantees provided to the Planning Department for attachment to the subject City Plan Case file.

Covenant. Prior to the issuance of any permits relative to this matter, an agreement covenanting with the City to comply with all the information contained in these conditions shall be recorded by the property owners in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, lessees, heirs or assigns. Furthermore, the agreement shall be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be given to the City Planning Department for attachment to the subject file.

1. Construct, as necessary, sewer facilities to the satisfaction of the City Engineer.
2. Construct, as necessary, drainage facilities to the satisfaction of the City Engineer.
3. Prepare a parking area and driveway plan to the satisfaction of the appropriate District Office of the Bureau of Engineering and the Department of Transportation.
4. Prepare a plot plan to the satisfaction of the Fire Department.
5. Provide street dedications, improvements, or suitable guarantees to the satisfaction of the City Engineer and include the following:
 - a. Roxford Street at the I-5 Freeway, (SB ramp). Prior to operating under the subject approval, restripe westbound approach on Roxford Street to provide dual left-turn lanes and one through lane. (MMRP Mitigation Measure No. 136.)
 - b. Roxford Street at the Encinitas/I-5 Freeway (NB ramp). Prior to operating under the subject approval, restripe northbound approach on Encinitas Avenue to provide left-turn lane, shared through/left-turn lane, and shared through/ right-turn lane. (MMRP Mitigation Measure No. 137.)
 - c. Prior to operating under the subject approval, contribute, in a "fair share" amount as determined by the Los Angeles Department of Transportation, to the design, construction, and operation of the Northeast Valley Automated Traffic Surveillance and Control (ATSAC) system for these intersections. The current cost of ATSAC for the Northeast Valley System is \$79,000 per intersection. The contribution to ATSAC should be made prior to the start of construction for this ATSAC system, which is scheduled for the year 2003. (MMRP Mitigation Measure No. 139.)

- d. San Fernando Road at Sierra Highway Restripe northbound approach on San Fernando Road. Prior to operating under the subject approval, provide a shared through/ right-turn lane and exclusive right-turn lane and restripe the westbound approach of Sierra Highway for a 12-foot-wide curb lane. (MMRP Mitigation Measure No. 140.)
- e. San Fernando Road at Project Driveway. Prior to operating under the subject approval, install a new traffic signal at San Fernando Road/Project Driveway and widen and restripe the northbound approach of San Fernando Road at Project Driveway to provide a left-turn lane and through lane. Also contribute to the design, construction, and operation of the Northeast Valley ATSAC system for this intersection. The current cost of ATSAC for the Northeast Valley System is \$79,000 per intersection. The contribution to ATSAC would be completed prior to the start of construction for this ATSAC system, which is scheduled for the year 2003. (MMRP Mitigation Measure No. 141.)
- f. The required street improvements and signal modifications as set forth above shall be guaranteed prior to operating under the subject approval, through the approval process of the Bureau of Engineering, Department of Public Works, and the encroachment permit process of Caltrans (where applicable). Construction of the improvements to the satisfaction of LADOT, the Bureau of Engineering, and Caltrans (where applicable) must be completed before issuance of any certificate of occupancy. Prior to setting the bond amount, the Bureau of Engineering shall require that the developer's engineer or contractor contact LADOT's B-Permit Coordinator to arrange a pre-design meeting to finalize the proposed geometric and traffic signal designs for the project. (MMRP Mitigation Measure Mitigation Measure No. 142.)
- g. Parking and Safety Concerns. Prior to operating under the subject approval, install a new traffic signal at San Fernando Road/Project Driveway and widen and restripe the northbound approach of San Fernando Road at Project Driveway to provide a left-turn lane and through lane. Also contribute to the design, construction, and operation of the Northeast Valley ATSAC system for this intersection. The current cost of ATSAC for the Northeast Valley System is \$79,000 per intersection. The contribution to ATSAC would be completed prior to the start of construction for this ATSAC system, which is scheduled for the year 2003. (MMRP Mitigation Measure No. 143).
- h. Bicycle Routes. Mitigation measures 5i thru 5K and 6 are to address any potential localized impact along the San Fernando Road bicycle lane from increased truck traffic at or near the project site.
- i. Signs acceptable to the City shall be posted at or near the entrance to the landfill facility. These signs shall caution the public that heavy truck traffic exists in the area (MMRP Mitigation Measure No. 144.)

j. Divert Trips. If the landfill regularly meets its weekly and/or daily maximum limit, the permittee shall implement a program to avert wasted trips to the landfill and illegal disposal. The program shall include:

- 1) Scheduling of regular users, such as commercial and municipal haulers, to avoid them from arriving at the landfill and being diverted to other landfills;
- 2) Reservation of capacity for small commercial and private users, unless an alternate landfill or transfer station located within 5 miles of the applicant's landfill is available to accept such users.

k. San Fernando Road at the base of the Golden State Freeway (I-5) off-ramp. Prior to operating under the subject approval, install a new traffic control light on San Fernando Road at the base of the Golden State Freeway (I-5) off-ramp within the existing right-of-way, to the satisfaction of the California Department of Transportation (Caltrans), City of Los Angeles Department of Transportation (LADOT), and City Bureau of Engineering. Also, the permittee/operator shall contribute to the design, construction, and operation of the Northeast Valley ATSAC system for this intersection.

6. Install street lights along the property's frontage on San Fernando Road to the satisfaction of the Bureau of Street Lighting.

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1. of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

[Q] QUALIFIED CONDITIONS OF APPROVAL

Sec. 2 Pursuant to Section 12.32-K of the Los Angeles Municipal Code, the following limitations are hereby imposed upon the use of that property shown in Section 1 hereof which is subject to the Permanent [Q] Qualified Classification.

A. Administrative

1. Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department.
2. Approval verification and submittal. Copies of any approvals, guarantees or verification of consultations, reviews or approvals, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department and the Local Enforcement Agency (LEA) for placement in the subject file.
3. Definition. Any agency, public official, or legislation referenced in these conditions shall include agencies, public officials, legislation or their successors, designees or amendments to any legislation. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this approval.
 - a. Independent Consultant or Independent Expert. Reference to "Independent Consultant or Independent Expert" cited in the [Q] Conditions and Mitigation Measures is defined as follows: The hiring of specific specialists by the City to oversee and monitor compliance with the conditions of approval and mitigation measures. Such person or firm shall report directly to the Director of Planning.
4. Enforcement.
 - a. Compliance with these [Q] conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any other designated agency, or the agency's successor in accordance with any stated laws or regulations, or any amendments thereto and the operational agreement provided for in Condition No. A.9, including but not limited to, those permits issued by the following agencies:
 - 1) The Local Enforcement Agency (i.e., Los Angeles City Environmental Affairs Department and/or Organization/Committee designated under a joint powers agreement or other instrument) and the California Integrated Waste Management Board;

- 2) The Los Angeles Regional Water Quality Control Board;
 - 3) The South Coast Air Quality Management District;
 - 4) The California Department of Fish and Game;
 - 5) The U.S. Army Corps of Engineers; and
 - 6) The State Department of Health Services.
- b. Failure of the permittee to cease any development or activity that is not in full compliance shall be a violation of these conditions, as noted in Condition No. D.
- c. To the extent permitted by Public Resources Code Section 45005, the Local Enforcement Agency shall have the authority to order the immediate cessation of landfilling or other activities at the site, if it determines that the inhabitants of the City are under imminent and substantial risk to health, safety, or welfare. Such cessation shall continue until such time as the Local Enforcement Agency determines that the conditions leading to the cessation have been eliminated or reduced to a level which no longer poses an unacceptable threat to such health, safety, or welfare.
5. Plan. The subject property shall be developed substantially in conformance with Exhibit No. E-4B-D, attached to City Plan Case No. 98-0184(ZC/GPA)(MPR), and subject to the conditions of approval contained herein. Upon review of the Local Enforcement Agency and approval of the Planning Department, minor deviations from the conditions may be allowed in order to comply with provisions of the Municipal Code and the intent of the subject permit authorization.
6. Annual Reports. The permittee shall submit annual reports to Department of City Planning for placement in the case file, to the Technical Advisory Committee (TAC) for annual review, to the Citizens Advisory Committee, to a local library, and reports shall be posted on a web-site provided by the operator. The reports shall include, but not be limited to, Hotline/Emergency Log summaries, daily and maximum tonnage figures specifying the amount of waste and inert material, readings and analysis of the effectiveness of landfill gas monitoring activities, including the amount of gas currently generated, noise measures, discussion on litter prevention, revegetation status, detailed monitoring report of tree planting, archaeological report, list of citations and overall compliance with the conditions of the subject approval.

The first report shall be due June 1st of the first year of operation and every year thereafter until closure. At least 60 days prior to the due date, draft copies of the report shall be submitted to the City and County Local Enforcement Agencies, South Coast Air Quality Management District, Los Angeles Regional Water Quality Control Board, City Planning Department, California Waste Integrated Waste

Management Board, and Citizen Advisory Committee. Comments of these agencies shall be attached to the Annual Report.

The TAC shall transmit its comments and the Annual Report to the City Planning Director for consideration by the City Planning Commission.

7. Revised Mitigation Monitoring and Reporting Program (MMRP). The permittee shall submit a revised Mitigation Monitoring and Reporting Program ("MMRP") satisfactory to the Department of City Planning that incorporates all mitigation measures required in the Final SEIR (State Clearinghouse Mitigation Measure No. 92041053) as adopted by the City Council. The Applicant shall also identify mitigation monitor(s) who will provide annual status reports as noted above and in the MMRP, beginning immediately at commencement of the operation until post-closure. The list shall be updated annually in the Annual Report. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, operation, closure, and post-closure) to ensure continued implementation and adequacy of the mitigation measures.

Until a joint powers agreement is in place between the City and County, the City Local Enforcement Agency (LEA) shall be the LEA, and an independent mitigation consultant under the direct control of the Technical Advisory Committee shall be employed at the applicant's expense, to monitor such mitigation measures, which are beyond the scope of the State regulations, and which the LEA does not have the resources to monitor.

Mitigation Monitoring and Reporting Program. Attached to these conditions is a Mitigation Monitoring and Reporting Program (Exhibit No. E-9) which is hereby incorporated into these conditions. The permittee shall fully perform each action required of the program as if it were specifically set forth in these conditions.

8. Bonds.

- a. Performance bonds, letters of credit, corporate guarantees or similar form of security, as approved by the City Attorney, stating the amount, duration, and supervisory agency shall be provided. Prior to commencing construction of the landfill, a bond or similar form of security in the minimum amount of \$3,000,000 shall be provided to the Director of Planning to finance litter, traffic, and community protection program mitigation measures. Upon making a finding, that the applicant/operator has not complied with the required mitigation measures in a timely and reasonable manner, the Director of Planning may utilize the security to implement mitigation measures.
- b. Indemnity. The applicant/operator shall post a sufficient bond, as approved by the City Attorney, to indemnify and hold harmless the City of Los Angeles, its agents, officers, and employees from any claim action for damages resulting from water contamination, air contamination, health

impacts, or loss of property value during the landfill operation, closure, and post-closure of the City Landfill.

9. Agreements. To provide for the allocation of fees and if necessary, joint operations, monitoring, and enforcement of the landfill, the permittee shall submit to the Planning Department all agreements entered into between the City and County of Los Angeles whether by Memorandum of Understanding, Development Agreement, Joint Powers Agreement, or other instrument related, but not limited to the following (These agreements cannot amend the [Q] conditions or any mitigation measures adopted by the City, except as otherwise provided under "e" and "f" below, but may provide for their implementation or operation):

- a. Joint Powers Agreement, including agreements to and by all parties for items requiring collaboration on permitting, inspection, and enforcement for the Combined City/County Landfill.

Upon the operation of the Combined City/County Landfill, the City Local Enforcement Agency proposes to be designated in any Joint Powers Agreement to serve as the lead agency and single point-of-contact for coordinating all permitting, inspection, closure supervision, and enforcement activity at the City Landfill. The actual responsibilities of which shall be delineated in the Joint Power Agreement or other appropriate instrument.

- 1) City Landfill or Combined City/County Landfill

City Landfill. Prior to the operation of the Combined City/County landfill, the City Local Enforcement Agency shall be designated to serve as the lead agency and single point-of-contact for coordinating all permitting, inspection, closure supervision, and enforcement activity at the City Landfill.

- 2) Combined City/County Landfill. Upon the operation of the Combined City/County Landfill, the City Local Enforcement Agency proposes to be designated in any Joint Powers Agreement to serve as the lead agency and single point-of-contact for coordinating all permitting and enforcement activity at the City Landfill. The actual responsibilities of which shall be delineated in the Joint Power Agreement or other appropriate instrument.

- b. Establishing City/County rights to use the landfill and/or related capacity allocations. There shall be a restriction on the approval of any further expansion of landfilling beyond the limits of the Combined City/County Landfill approved herein as set forth in Condition B.2 and as may be agreed upon in the Joint Powers Agreement. Pending the establishment of a Joint Powers Agreement that may include such restriction, the permittee shall not seek approval for any additional expansion in the City and County.

- c. Franchise fee, Gas-to-energy or direct gas sales, or other fee and bond or security arrangements with the City.
 - d. Environmental Education or Community Amenities Programs.
 - e. Amendments to City Council instructions (i.e., [T] Conditions) or clarification of [Q] Conditions, as a result of the Joint Powers Agreement or other need or requirement, shall comply with Section 12.32.M of the Los Angeles Municipal Code.
 - f. Amendments to the Mitigation Monitoring and Reporting Program, as a result of the Joint Powers Agreement, may be modified at the time of City Council's adoption of the Joint Powers Agreement.
10. The permittee shall provide fees as determined by the Director of Planning to pay for the mitigation monitoring, enforcement program and related personnel costs incurred by the Technical Advisory Committee and individual departments. Such costs may include activities relating to inspection, permitting, and enforcement of the landfill, closure activities, coordination of mitigation monitoring, administrative support, technical studies, and other efforts as may be required, including the hiring of independent consultants to assist the Technical Advisory Committee. This shall also include funds for staff to ensure compliance.

B. Conditions on Use.

1. Limitation/Prohibition on Uses: Permitted uses are the approved landfill footprint, ancillary, closure, post-closure, and existing uses. Prohibited uses are other industrial and commercial uses permitted in the M3 zone classification which are not listed in the subject approval and fully described below. No waste shall be accepted for disposal in the landfill originating from outside of Los Angeles County.
2. Approval. The subject approval is for the development, operation, maintenance and monitoring of a Class III, non-hazardous solid waste "Combined City/County Landfill", that may be designed to share environmental control systems (e.g. landfill liner, leachate collection, and removal system, landfill gas extraction and flaring system), with shared use of the access road, scales, administrative offices, and other ancillary uses. The Combined City/County Landfill approved herein shall result in one landfill footprint being constructed in Sunshine Canyon ultimately encompassing approximately 451 acres, with an estimated net disposal capacity of 90 million tons. This landfill footprint shall not exceed approximately 194 acres located in the City, with an estimated net disposal capacity of 55 million tons, the currently operational 215-acre County Landfill, with an estimated net disposal capacity of 17 million tons and a connecting area of approximately 42 acres in the County, with an estimated disposal capacity of 18 million tons. No further expansion of the landfill footprint of the Combined City/County Landfill is authorized by this approval.
 - a. As used in this condition, "landfill" refers to the portion of the subject

property in which waste is to be permanently placed and then buried under daily and interim cover material, but excludes adjacent cut-slopes, temporary storage areas and ancillary facilities authorized by this action. The restrictions of this condition do not apply to final cover, which may be added pursuant to closure plans. Allowance for settlement of fill shall not be made in determining compliance with this condition.

- b. Landfill footprint. The footprint of the landfill within the City shall not exceed approximately 194 acres, which will provide an estimated net airspace disposal capacity of 55 million tons in the City. The City Landfill footprint shall be set back 500-feet from any more restrictive zone.
- c. Ancillary Uses and Facilities. The subject property may only be used for the following ancillary uses and facilities. These ancillary uses and facilities described in the July 1997 Draft Subsequent EIR, pages 2-38 through 2-43, and may be located on the applicant's property generally in conformance with the diagram attached as Exhibit E-4, and during the life of the landfill, may be moved or relocated following commencement of landfilling operations as necessary to accommodate development of the ultimate landfill footprint.
 - 1) Access roadway;
 - 2) Administrative offices and employee facilities related directly to the landfill and waste handling and processing operations allowed under this approval, but excluding offices and other facilities related to any other enterprises operated by the applicant or others;
 - 3) Caretaker's residences or mobile homes;
 - 4) Environmental learning center;
 - 5) Scale house, check-in and general maintenance areas;
 - 6) Plant materials center (i.e., nursery facility);
 - 7) Facilities necessary for the environmental protection and control systems/features, including flaring stations, leachate treatment, storage tanks, sedimentation basins, drainage devices, water storage tanks and optional tanks;
 - 8) Leachate collection and processing facilities;
 - 9) Facilities necessary for the collection, disposal, utilization and distribution of landfill gases as required and/or approved by the South Coast Air Quality Management District;
 - 10) Facilities necessary for the maintenance of machinery and equipment

employed at the landfill, excluding equipment or machinery utilized by the applicant in other enterprises, including refuse collection:

- 11) Closure and post-closure activities of the existing inactive and proposed City Landfill; and
- 12) Open Space uses, such as recreational, wildlife habitat or corridor, or scenic parkland.

d. Phasing. The approval for landfilling is permitted in two phases. For each phase, the permittee shall provide proof of compliance with the conditions of approval, facility plans, including pre-disposal topography of the site, the facility boundary of the site (clearly illustrating parcels owned by the operator and/or any parcels leased), the total permitted acreage of the site, the acreage of the disposal area, the filling sequencing and excavation plans, the extent of any M3 buffer zones between the disposal area and permitted property boundaries provided by the facility layout, and the vertical limits of the site. The Local Enforcement Agency and Planning Department shall coordinate review of the plans.

- 1) Phase I. Phase I of the City Landfill shall consist of the initial five years of operation and shall not exceed 16 million tons in accordance with the conditions of approval set forth herein. (Refer to Exhibit Nos. E-4C-D)

aa. Evidence of completion of the approved closure construction in the areas where new waste will overlie portions of the inactive landfill and compliance with the Closure Plan for the Inactive City Landfill shall be provided to the Local Enforcement Agency and approved before landfill operations are allowed to commence within such areas.

- 2) Phase II. Phase II shall consist of the remaining operation of the ultimate City/County Landfill, which provides an estimated net disposal capacity of 55 million tons in the City Landfill and 90 million tons in the Combined City/County Landfill, with a maximum vertical height of the landfill footprint at build out which would result in final fill elevation (at its top deck areas) of 2,000 feet M.S.L., as shown in Exhibit Nos. E-4B and E-4C, in accordance with applicable requirements of all permitting agencies and such corrective measures as may be imposed pursuant to the Joint Powers Agreement, established pursuant to Condition No. A.9, following a review by the Director of Planning, with the assistance of the Technical Advisory Committee, of the project's operational history under Phase I and the Director's determination that there has been compliance with the following:

- aa. At least four years of landfill operation under Phase I;
- bb. Compliance with the conditions of the subject approval;
- cc. Obtain all appropriate permits and agreements from the City of Los Angeles and Los Angeles County for operation of the City/County operation as stated in Condition No. A.9;
- dd. Evidence of completion of the approved closure construction in the areas where new waste will overlie portions of the inactive landfill and compliance with the Closure Plan, as determined by the Local Enforcement Agency, for the Inactive City Landfill;
- ee. Submittal of annual reports in a timely manner; and
- ff. Compliance with Condition No. C.10.a and C.10.b.
- gg. The City's review for proceeding to Phase II shall begin no later than the beginning of the third quarter of the third year of the City landfill operation and shall be concluded within six months. Any corrective measures deemed necessary shall be formulated and imposed within the following six-month period; however, except as provided in Condition Nos. A.4.c and D, there shall be no interruption of service during the establishment and implementation of any corrective measures deemed necessary by the TAC or caused by delays in the City's review. In addition, the City's review for compliance shall be carried out on an ongoing basis including annual reports provided by the permittee and evaluated by the Technical Advisory Committee and submitted to the City Planning Commission.
- hh. Phase II shall not proceed beyond the 10th year of the operation without compliance with the review under Phase III (10 Year Phase Review).

3) Phase III (10 Year Phase Review). Phase III of the Landfill may occur following review by the Director of Planning of the operational history with the assistance of the Technical Advisory Committee, Independent Consultants, and/or Local Enforcement Agency. The Director's determination shall consider compliance with the following:

- aa. Compliance with the conditions of the subject approval;

- bb. Compliance with all appropriate permits and agreements from the City of Los Angeles and Los Angeles County for operation of the City/County operation as stated in Condition No. A.9;
 - cc. Evidence of completion of the approved closure construction in the areas where new waste will overlie portions of the inactive landfill and compliance with the Closure Plan, as determined by the Local Enforcement Agency, for the Inactive City Landfill;
 - dd. Submittal of annual reports in a timely manner;
 - ee. The City's review for proceeding to Phase III shall begin no later than the beginning of the third quarter of the ninth year of the City landfill operation and shall be concluded within six months. Any corrective measures deemed necessary shall be formulated and imposed within the following six-month period; however, except as provided in Condition Nos. A.4.c and D, there shall be no interruption of service during the establishment and implementation of any corrective measures deemed necessary by the TAC or caused by delays in the City's review. In addition, the City's review for compliance shall be carried out on an ongoing basis including annual reports provided by the permittee and evaluated by the Technical Advisory Committee and submitted to the City Planning Commission; and
 - ff. The Director of Planning's results of the review shall be submitted to and considered by the City Planning Commission utilizing the procedure under Section 12.32.C.1 of the Los Angeles Municipal Code or subsequent amendments thereto.
- e. The permittee shall not operate a landfill in the area which is the subject of this rezoning until the open space which was identified as a mitigation measure in the County FEIR (including East Canyon and Bee Canyon) is open and accessible to the public, as determined by the Director of Planning (except on the lands where the County has not completed its eminent domain and the 100-acre "working" buffer area south of the City Landfill).
3. Hours of Operation. The hours of operation for landfill activities shall be as follows:
- a. The landfill shall be closed on Sunday;
 - b. Refuse may be accepted at the landfill scales between the hours of 6:00 a.m.

(scales open) through 6:00 p.m. (scales close), Monday through Friday, and 7:00 a.m. to 2:00 p.m. on Saturday, except as needed to accommodate City post-holiday disposal requirements. The landfill entrance gate at San Fernando Road will open at 5:00 a.m. on weekdays and 6:00 a.m. on Saturdays, except as needed to accommodate City post-holiday disposal requirements, to allow the onsite queuing of vehicles. Further, refuse or dirt may be accepted at other times, upon notification that the Local Enforcement Agency determines that extended hours are necessary to handle emergency disposal for the preservation of the public health and safety:

- c. Landfill operations, such as site preparation and maintenance, the application of cover, and waste processing, but excepting activities such as gas control which require continuous operation, shall be conducted between the hours of 6:00 a.m. and 9:00 p.m., Monday through Saturday;
 - d. Equipment maintenance shall be limited to the hours of 4:00 a.m. through 9:00 p.m., Monday through Saturday, except for equipment repairs. No diesel vehicle shall be started before 5:00 a.m.
 - e. Environmental mitigation and emergency operations which cannot be accomplished during the hours stated above may be performed at any time and shall be noted in the Annual Report.
4. Intake Rate. The maximum or emergency tonnage rates allow the permittee to adjust disposal between the City and County, but cannot exceed the maximum permitted for the City, County, or Combined City/County Landfill, except as provided in Condition B.4.c, below:

a. City Landfill Maximum Waste Intake Rate. Prior to the operation of the Combined City/County Landfill, the maximum intake rate for waste placed in the City Landfill shall not exceed 5,500 tons on any given day with a maximum weekly capacity of 30,000 tons of Class III Waste ("Class III Waste" is nonhazardous solid waste as defined in CCR Title 27, Section 20220(a), except as restricted herein) and a maximum weekly capacity of 3,000 tons of inert/exempt materials, as defined below, based upon 6 working days per week.

b. Combined City/County Landfill Maximum Waste Intake Rate. The maximum intake rate for waste placed in the Combined City/County Landfill shall not exceed 12,100 tons on any given day in either jurisdiction (based on the maximum intake rate of 5,500 tons per day in the City and the currently authorized maximum intake rate of 6,600 tons per day in the County), with a maximum weekly capacity of 66,000 tons of Class III Waste ("Class III Waste" is nonhazardous solid waste as defined in CCR Title 27, Section 20220(a), except as restricted herein) and a maximum weekly capacity of 6,600 tons of inert/exempt materials, as defined below, based upon 6 working

days per week.

- c. Emergency, as defined in CCR Title 14, Division 7, Chapter 3, Article 3 (Emergency Waiver of Standards). The City Council or Mayor may increase the maximum tonnage allowed upon the joint recommendations of the Local Enforcement Agency, Department of Public Work, Bureau of Sanitation, and Planning Department, if there is a declared emergency and if it is determined that an increase is necessary to appropriately manage the City's waste stream for the protection of the public health and safety.

- d. Inert/Exempt Materials include:

- 1) Clean dirt imported to cover and prepare interim and final fill slopes for planting;
- 2) Waste processed and put to a beneficial use on the landfill or separated or otherwise diverted from the waste stream and exported from the landfill for the purpose of recycling (e.g., green waste, wood waste, asphalt, concrete and dirt), in accordance with the restrictions of Condition No. B.6 and the provisions entered into pursuant to Condition No. A.9.

5. Prohibited Waste.

- a. Incinerator ash, sludge, radioactive material, hazardous waste, and medical waste as defined in Section 25023.2 of the California Health & Safety Code shall not be accepted. Should such waste be nevertheless received at the landfill, it shall be handled and disposed of as provided in Condition No. B.5.c below.
- b. The permittee shall implement a comprehensive waste load checking program to exclude disposal of Unacceptable Waste, which complies with the requirements of the subject condition, the Mitigation Monitoring and Reporting Program, additional requirements of the Local Enforcement Agency, the State Department of Health Services, and the Regional Water Quality Control Board.
- c. Restrictions on disposal of Unacceptable Waste and the procedures for proper disposal at other appropriately classified disposal sites for waste processing facilities shall be provided to waste haulers on a routine basis. Notices printed in English and Spanish shall also be posted at prominent locations at the landfill to inform waste haulers of the rules governing the disposal of Unacceptable Waste, and that anyone negligently or intentionally bringing in any Unacceptable Waste shall be prosecuted under the fullest extent of the law.

In the event that material known or suspected to be Unacceptable Waste is discovered at the landfill, the permittee shall:

- 1) If the vehicle that delivered the waste is still present, detain the driver and obtain his drivers' license and vehicle license number;
- 2) Immediately make all required notifications to City, State, and County agencies;
- 3) If possession of the material is not immediately taken by a public official, store the material at a site developed in accordance with the regulations of the State Department of Health Services, State Department of Toxic and Substance Control if the waste is hazardous, extremely hazardous or acutely hazardous, and the Regional Water Quality Control Board until disposed of in accordance with applicable State and Federal regulations.
- 4) Maintain a Manifest of Unacceptable Waste to be made part of the Annual Report. Certain information must be provided, including:
 - aa. A description, nature, and quantity of waste;
 - bb. Name and address of the known source;
 - cc. The amount of waste involved;
 - dd. Specific handling procedures used; and,
 - ee. Certification of the accuracy of the information in the manifest.

d. Nothing in this condition shall be construed to permit the creation or use of a hazardous waste disposal facility at the landfill.

6. Waste Diversion.

- a. As provided in the agreement entered into pursuant to Condition No. A.9, the permittee shall not negligently or intentionally deposit waste into the landfill which is required to be diverted or recycled in accordance with City and County Source Reduction and Recycling Elements, the County Integrated Waste Management Plan adopted pursuant to Division 30 of the Public Resources Code, City Reduction and Recycling Plans, or the more restrictive policy.
- b. The permittee shall maintain on-site waste diversion and recycling facilities consistent in scope and purpose with the agreement entered into pursuant to Condition No. A.9.

7. Ceased Operation.

- a. Landfilling operations consisting of the collection and disposal of waste shall

terminate upon completion of the approved City fill design, as conceptually shown on Exhibit E-4B, and as further described in Condition No. B.2.d.2. Upon the completion of the fill design, no further waste shall be accepted for filling or processing. However, the applicant is authorized to continue such facilities in operation as are necessary to complete mitigation measures required by this approval or for closure or post closure maintenance required by federal, state and local agencies. All facilities not required for mitigation, closure or post closure maintenance shall be removed unless they are of a type permitted by the zoning regulations then in effect.

- b. Upon cessation of waste disposal operations, the permitted uses are limited to closure, post-closure, and open space.
- c. Upon completion of the post-closure period, the property owner shall contact the City Department of Recreation and Parks and the Santa Monica Mountains Conservancy for their consideration of the site as parkland.
- d. The Local Enforcement Agency shall be the City's representative in all discussions, plans and communications between the landfill operator and the closure and financial assurance staff of the California Integrated Waste Management Board.

C. Conditions on Development, Design, and Operation.

- 1. The Mitigation Monitoring and Reporting Program (Exhibit No. E-9) is hereby incorporated into these conditions. The permittee shall fully perform each action required of the program as if it were specifically set forth in these conditions.
- 2. Community Protection Program. A community protection program shall be established that includes the following:
 - a. Preparation and distribution of a quarterly newsletter to all parties on the Interested Parties List established for the City Planning Commission February 25, 1999 meeting, to others who request to be added to the list, to a local library, and posted on a web site. The quarterly newsletter shall include a summary of Hotline/Emergency Log activity of the period as well as progress report which summarizes the Annual Report as required by Condition No. A.6. The Hotline, web site, and 24-hour emergency phone numbers shall be publicized in each issue of the newsletter.
 - b. The permittee shall maintain a Hotline/Emergency Log which shall record complaints as well as follow-up actions.
 - c. The permittee shall post a sign at the entry gate at San Fernando Road which indicates the following:

- 1) The telephone number by which persons may on a 24-hour basis contact the permittee to register complaints regarding landfill operations.
 - 2) The telephone number of the Local Enforcement Agency and the hours when the number is manned.
 - 3) The telephone number of the enforcement offices of the South Coast Air Quality Management District and the hours when the number is manned.
- d. The permittee shall at all times, Monday through Saturday, maintain adequate staff to promptly respond to and correct dust, litter and other complaints from the surrounding neighborhood.

The permittee shall maintain at least one person who is qualified to assess the need for remedial action and is authorized to summon the resources to perform any necessary remedial action. The personnel assigned shall be provided with the means to be continuously in response to the telephone number posted at the entry gate.

- e. The permittee shall fund 50 percent of cost of at least thirteen (13) hazardous waste roundups, to occur every other year during the operational life of the landfill, for the areas covered by Granada Hills-Knollwood District Plan, Chatsworth-Porter Ranch Plans, Northridge Community Plan, Mission Hills-Panorama-Sepulveda Plans, and Arleta-Pacoima Plans, provided that the City Council authorizes such roundups and the balance of the required funding is provided by the City and/or other public agencies. The roundups shall be publicized in the newsletter and on the web site.
3. Fugitive Dust. The permittee shall utilize the most effective available technology and methodology to avert fugitive dust emissions which may be a nuisance or hazard in adjacent populated or recreational areas or cause significant damage to wildland resources. In addition to the revegetation measures required in the Mitigation Monitoring and Reporting Program, the program shall include the following:
- a. The permittee shall not engage in any excavation or other operation during high wind conditions (as defined in Mitigation Measure No. 21 as related to construction), or when such conditions may reasonably be expected, that would result in significant emissions of fugitive dust which cannot be confined to the area under the permittee's control.
 - b. The working face area shall not exceed approximately 10 acres in the Combined City/County Landfill, 3 to 5 acres in the City Landfill when not operating as a combined landfill, or as determined by the Local Enforcement Agency to better protect the public health and safety. At times of the year

when high wind conditions may be expected, the working face shall be located within areas of minimal wind exposure or may be closed, if so determined by the Local Enforcement Agency.

- c. Except on rainy day, daily cover shall be moistened with water to retard erosion, and a soil sealant shall also be used to supplement water for dust control and to retard erosion when wind conditions dictate.
- d. Except during rainy conditions, any active area or active cover soil stockpile shall be moistened with water on a daily basis unless wind conditions dictate otherwise, in which case soil sealant shall be used in addition to water. Material cut from one portion of the site shall be used as a cover material in an adjacent area, to the extent feasible, to reduce the transport distance.
- e. If necessary, before each day when the landfill will be closed to refuse receipt, the permittee shall apply soil sealant to any previously active dirt area which has not already been sealed or revegetated.
- f. Inactive areas of exposed dirt that have been sealed shall be regularly monitored to determine the need for additional sealing and to prevent unauthorized access that might disturb the sealant, and if additional treatment is required, it shall be promptly applied to assure full control of the soil particles.
- g. All access roads to permanent facilities, excepting those infrequently used, shall be paved.
- h. The access roads extended to new fill areas shall be surfaced with recycled asphalt, aggregate materials, or soil stabilization products to minimize the length of untreated dirt.
- i. All paved roads in regular use shall be regularly cleansed to remove dirt left by trucks and other vehicles.
- j. Except during rainy conditions, all dirt roads in regular use shall be watered at least once daily on operating days and more often as needed or otherwise treated to control dust emissions.
- k. Loads capable of producing significant dust shall be watered during the dumping process, if such a practice is deemed acceptable to the Regional Water Quality Control Board.
- l. The permittee shall maintain water tanks and piping capable of supplying at least one full day's maximum water usage to the fill areas for dust control, which capacity shall be in addition to any fire flow requirements.

- m. The permittee shall install and maintain devices to monitor wind speed and direction, as specified by the South Coast Air Quality Management District, and shall retain qualified personnel to read and interpret the data, to obtain or utilize information on predicted wind conditions and to assist in the planning of operations at the landfill. This data shall be included in the annual report prepared by the permittee.
4. Grading. Except as otherwise provided in this condition, areas outside of and above the cut and fill shown on Exhibit Nos. E-4B-D or revised approved exhibit, shall not be graded or similarly disturbed. The Department of Building and Safety, in consultation with the Planning Department, may approve additional grading, if determined, based upon engineering studies provided by the permittee and independently evaluated by these Departments, that such additional grading or disturbance is necessary for slope stability or drainage purposes. Such a determination shall be documented and provided in the annual reports as part of the attached monitoring program.

No approval shall be granted under this condition which will result in expanding the area or height of fill or in lowering or significantly modifying any of the ridgelines surrounding the landfill.

Nothing in this condition shall be construed as prohibiting the installation of water tanks, access roads, flares, or similar facilities or mitigation programs required by this action or by permits issued by other public agencies.

5. Graffiti removal and deterrence on building and structures in public view. The property owners and all successors shall acknowledge the applicability of the graffiti removal and deterrence requirements pursuant to Municipal Code Sections 91.8101-F, 91.8904.1 and 91.1707-E relative to the subject project, particularly with regard to the following:
- a. The first nine feet of exterior walls and doors, measured from grade, and all of any walls enclosing the property shall be built and maintained with a graffiti resistant finish consisting of either a hard, smooth, impermeable surface such as ceramic tile, baked enamel or a renewable coating of an approved, anti-graffiti material or a combination of both pursuant to Section 91.1707-E;
 - b. The period for compliance with a graffiti removal order issued by the Building and Safety Department is 15 days following which period with failure to perform, the City or its contractor is empowered to enter the property to remove such graffiti with costs accruing to the property owner (91.8904.1);
 - c. The period for compliance with a subsequent order for a subsequent occurrence is three days (91.8904.1); and.

- d. In addition to a, b, and c above, exterior walls of new buildings of other than glass may be covered with clinging vine and screened by oleander trees or similar vegetation capable of covering or screening entire walls up to the height of at least 9 feet, excluding windows and signs.

6. Litter. The permittee shall employ the most effective available technology and methodology to prevent litter which enters the area under the permittee's control in the form of waste from escaping the area. Notwithstanding other provisions of this condition or of this action, the permittee shall close the landfill to incoming waste during high wind conditions if, despite the application of the most effective available technology and methodology, litter cannot be confined to the area of the permittee's control. The permittee's on-site litter control program shall include, unless otherwise provided by the City Planning Department, the following:

- a. Landfill personnel shall continuously patrol the access road to the scales from the time it opens to the time it closes in the evening.
- b. Improperly covered or contained loads which may result in a significant release of litter shall be immediately detained and the condition corrected, if practicable, before the load proceeds to the working face. If correction cannot be made, the load shall be conducted under escort to the working face.
- c. All debris found on or along the entrance and working face access roads shall be immediately removed.
- d. Operating areas shall be located in wind shielded portions of the landfill during windy periods.
- e. The permittee now uses a primary litter fence at a height of eight feet at the working face, and a four-foot secondary fence behind the primary fence, depending on wind conditions. The permittee shall continue to use such fences and additional control systems as necessary to control litter. On windy days and when the fences are not sufficient, the working face shall be moved up against a slope so that debris can be more easily contained.
- f. The permittee shall, to the satisfaction of the Planning Department, maintain programs aimed at controlling the discharge and recovery of litter from uncovered or improperly covered or contained loads traveling to the landfill along the principal north and south access arteries: from the Roxford/Interstate 5 Freeway exit along Old Sepulveda Boulevard and San Fernando Road to the landfill entrance; and from the Balboa off ramp along San Fernando Road to the landfill entrance, from the Balboa Boulevard off ramp along San Fernando Road to the landfill entrance, along Foothill Boulevard from Balboa to Yarnell Street and along Balboa south to Woodley Avenue.

✓ The measures shall include an effective tarping program, which if necessary in the estimation of the Local Enforcement Agency, shall provide for sale of tarps to violators and/or exclusion from the landfill of repeated violators. Also, a message shall be placed on the facility public telephone stating the requirement to tarp loads.

7. Oak trees.

- b. Except where necessary to carry out testing required to obtain permits, no oak trees shall be removed within the City until the permittee has obtained all permits necessary from appropriate City agencies to begin initial site development.
- c. Except for initial site clearance and as necessary for slope stability, cover stockpile, drainage, flare installation or fire suppression or other ancillary facilities, oak trees and other native vegetation more than 50 feet above the working elevation of the landfill shall not be removed.
- d. These conditions are intended to control the rate of oak tree removal and shall not be construed to allow the disturbance of areas not authorized for disturbance pursuant the approved conditions.

8. Revegetation. The project proponent shall submit a revegetation plan consistent with the MMRP:

- a. Final cut slopes shall not exceed an overall incline of 1.5:1.
- b. If the Local Enforcement Agency determines that a different design or plan would better protect the public health and safety and would enable revegetation of the final slopes as well or better than the design or plan described in Exhibit No. 4.B-D, and/or a change is dictated by revisions to the minimum standards adopted by the California Integrated Waste Management Board, and the LEA, therefore, directs the implementation of a different design and/or plan, the applicant shall not be bound by the provisions of this condition; provided, however, that the maximum elevations and area of fill may not exceed those permitted in Condition No. B.2.d.
- c. A temporary hydroseed vegetation cover shall be established on all cut slopes and other areas outside the landfill that are to remain inactive for a period longer than 180 days.
- d. The applicant shall employ expert assistance to carry out this condition, including qualified biologist. Soil sampling and laboratory analysis shall be conducted on all areas before revegetation to identify chemical or physical soil properties that may adversely affect plant growth and establishment. Soil amendments and fertilizer recommendations shall be applied and plant

materials selected based upon the above-referenced testing procedures and results. To the extent possible, as determined by the Planning Department, plant types shall blend with species indigenous to the area and be drought tolerant and shall be capable of rapid establishment.

- e. Typical cross-section of the Final Landfill Cover shall be applied in lifts similar to Attachment A-4 or as deemed necessary by the Local Enforcement Agency in the closure plan.

- 9. Riparian/Wetland habitat. The permittee shall replace disturbed riparian and wetland habitat to the satisfaction of the California Department of Fish and Game and the U.S. Army Corps of Engineers in accordance with plans approved before commencement of landfill development. Replacement habitat shall be provided on a 2:1 ratio through a program of tree planting streamzone stabilization, stream enlargement and/or streamzone rehabilitation in degraded drainage channels. The program shall also provide mitigation sufficient to prevent any net loss of wetland. Any replacement site shall be located in the San Fernando Valley. Preference shall be given to habitat mitigation in the immediate vicinity of the landfill or an urbanized area whereby providing outdoor experience and education within proximity of a larger population. Final site selection and the review of detailed engineering plans and working drawings shall be coordinated among the responsible agencies.

10. Air Quality.

- b. Establishment of an Independent Air Quality Consultant. An independent air quality consultant, selected by the Director of Planning, shall conduct at least four random tests of landfill dust and diesel particulates around the perimeter of the landfill property, with special attention given to the area south of the landfill above the residential community, each year of operation to determine if such results are consistent with the FSEIR modeling.

The costs for the tests shall be borne by the permittee. The reports shall be provided to the Director of Planning and the permittee within 15 calendar days after completion of the tests. If any of the measurements are found by the consultant to exceed the results of the FSEIR modeling, the permittee shall submit a corrective action plan to the Director of Planning within 15 calendar days after receipt of the report from the consultant. The corrective action plan shall specify a schedule for remedial action as soon as reasonably practical.

The Director of Planning shall approve or disapprove the corrective action plan within 15 calendar days of receipt of the plan. If the Director of Planning approves the corrective action plan, or if the applicant otherwise fails to submit a corrective action plan to the satisfaction of the Director of Planning, then the Director of Planning may determine if he or she will require the permittee to implement additional measures to reduce the air quality impacts,

such as by additional paving of unpaved roads, additional watering and application of soil sealant, relocating of the working face to designated locations during windy conditions, monitoring at sensitive sites throughout the community, or mandatory closures during extreme wind.

The permittee may appeal the Director's action pursuant to procedures in 12.24.G of the Los Angeles Municipal Code. The Director of Planning, with the advice of the TAC, may reduce the frequency or discontinue the testing if found that such tests are not valid or useful.

The independent air quality consultant will also, prior to the start of construction conduct additional testing of landfill gas, dust, and diesel particulates at Van Gogh Elementary School, and model emissions projected with the implementation of the landfill, and shall conduct onsite monitoring once the landfill is open. The testing protocol, results and mitigations, if necessary, will be evaluated and approved by the South Coast Management District (SCAQMD) and the Technical Advisory Committee.

b. On-site and Off-site Tree Mitigation

- 1) On-Site Tree Mitigation Buffer. One year after the start of the operation in the City Landfill, the permittee shall begin to plant a tree buffer in a density (i.e., approximately 1,000 trees) and at a height that decreases the particulate and emissions from the landfill. The location of the on-site tree mitigation buffer shall be south of the landfill above the residential community. Success of the mitigation measure shall be evaluated by its ability to minimize dust and emissions south of the site, as measured by the testing required in Condition No. C.10.a, and results of the tests may result in terminating the testing.
- 2) Off-site Tree Mitigation. The landfill operator shall provide a total of 1,000 trees over the initial three years of operation to the City of Los Angeles for planting in the North Valley area. Trees shall not be less than eight feet in height, not less than two inches in trunk diameter, and with not less than five foot spread except for oak trees which shall not be less than six feet in height, not less than one inch in trunk diameter measured one foot above ground. Further, all trees shall be in a healthy growing condition. Root bound trees are not acceptable. The variety and placement of trees shall be subject to approval by the Department of Public Works' Street Tree Division. The Technical Advisory Committee shall administer the distribution of trees.

- c. The operator shall submit, as part of its annual report, an evaluation of the feasibility of beneficial reuses of the landfill gas collected at the site such as landfill-gas-to-energy.
- d. The applicant/operator shall either purchase or investigate the purchase of non-diesel, alternative fuel vehicles and equipment, as follows:
- 1) Upon commencement of operation of the landfill, all light-duty vehicles operated at the site shall be alternative fuel vehicles.
 - 2) Within the first year of operation, ten alternative fuel refuse collection trucks or transfer trucks shall be purchased by the applicant/operator and put into operation at the landfill.
 - 3) Within three years of the date that the Technical Advisory Committee determines that the technology and economics are feasible, and thereafter, operation of all transfer trucks entering the landfill shall be non-diesel alternative fueled vehicles.
 - 4) Within three years of the date that the Technical Advisory Committee determines that the technology and economics are feasible, all transfer and collection trucks owned and leased by the applicant/operator and used at the landfill shall be non-diesel alternative fueled vehicles.
 - 5) Within six years of the date that the Technical Advisory Committee determines that technology and economics are feasible, seventy-five percent (75%) of all trips (by trucks which have a capacity of nine tons or greater) entering the landfill, shall be made by non-diesel alternative fueled vehicles.
 - 6) Within one year of operation, the applicant/operator shall design and begin implementation of at least one heavy-duty alternative fuel off-road equipment pilot program.
 - 7) With the assistance of the South Coast Air Quality Management District and the Department of Environmental Affairs, the applicant/operator shall use its best efforts to participate in the Arco Clean Diesel Demonstration Program with one or more pieces of off-road heavy-duty equipment.
 - 8) The applicant/operator shall submit, as part of its annual report to the Technical Advisory Committee, an ongoing evaluation of compliance with 1 - 7 above. Technical or economic infeasibility shall be the sole

bases on which the operator may appeal the requirements established by this condition, [Q] C.10.d, pursuant to procedures in 12.24 G of the L.A.M.C.

e. The permittee shall provide access to back-up generator(s) for emergency use in case of prolonged power outage to prevent the migration/emission of landfill gas, unless otherwise prohibited by AQMD due to air quality concerns.

11. Storm Water. The operator shall provide a copy of the LARWQCB required quarterly testing on surface water quality samples to the Department of Public Works Storm Water Management Division for review.

12. Technical Advisory Committee. An ad hoc committee of City Departments chaired by the Director of Planning or Designee shall be established for the purpose of reviewing, coordinating, and certifying satisfactory completion of plans, permits and agreements required and/or authorized by the subject approval including the [T] and [Q] Conditions and Mitigation Monitoring and Reporting Program (MMRP) before commencing work or opening of the landfill and during its operation.

a. Composition. The committee shall be composed of representative(s) of the following City Departments, and other City Departments on as-need basis:

Local Enforcement Agency
Department of City Planning
Department of Building and Safety
Department of Public Works, Bureau of Sanitation
Department of Public Works, Bureau of Engineering
Department of Recreation and Parks
Office of the Chief Legislative Analyst
Office of the City Attorney (Environmental/Land Use Sections)
Department of General Services, Fleet Services

b. Meetings/Purposes. The Technical Advisory Committee shall meet at least twice a year. It shall carry out the purposes of the subject approval and ensure compliance with the approvals and regulations of state and federal agencies involved in regulating and permitting of the landfill.

Upon the operator's application for compliance to the conditions of approval, the Technical Advisory Committee shall meet to determine if all requirements precedent to commencement of development of the landfill (excepting final approval of plans, permits and agreements) have been met. If the Technical Advisory Committee so determines, it shall certify completion.

Upon application for the landfilling permit, the Technical Advisory Committee shall meet to determine that all requirements precedent to opening the landfill (excepting final approval of plans, permits and agreements) have been met. If the Committee so determines, it shall certify completion of said requirements, recommend approval of permits, and notify appropriate agencies of such requirements.

Each year, the Technical Advisory Committee shall meet to review the annual report submitted by the operator as required by Condition No. A.6 and certify that all requirements of the approval are being met. Further, the TAC shall consider the phasing in of [Q] Condition No. C.10.d. based on economic and technical feasibility, the feasibility of air quality testing at Van Gogh, and the feasibility of video cameras used at the site.

The TAC shall review specific conditions of approval and mitigation measures as requested by the CAC.

- c. Contract for Mitigation Monitoring. Prior to the issuance of any building permits, an RFP or RFQ shall be prepared for an independent consultant contracted to monitor the [T] and [Q] Conditions and mitigation measures imposed by this action. The contract shall require that the consultant prepare and submit semi-annual reports as outlined in the conditions. A copy of the contract shall be provided to the City Planning Department for inclusion in the subject case file.

Prior to the issuance of a certificate of occupancy for the facility, an independent consultant shall be contracted to monitor the [T] and [Q] Conditions and mitigation measures imposed by this action for a minimum of five (5) years.

- d. Access to Site and Information. The permittee/operator shall provide to the Technical Advisory Committee and its independent consultant(s), access to all areas of the site during normal hours of operation and shall respond to all information requests from the TAC in a timely manner regarding compliance with [T] and [Q] Conditions and the Mitigation Monitoring and Reporting Program.

- 13. Community Advisory Committee (CAC). The local Council Office shall appoint a Community Advisory Committee to serve as a liaison between the permittee and the community and as a means for the community to communicate with the Technical Advisory Committee and regulatory agencies on an ongoing basis regarding issues involved in the development and operation of the landfill. The CAC shall be composed of persons who reside in the vicinity of the landfill and are nominated by recognized community and neighborhood associations. The Councilperson in whose

district the landfill is located and the Councilperson from the district(s) most nearly adjacent to the landfill shall appoint a representative.

a. **Appointments and Terms of Service.**

- 1) **Term of Membership.** Members of the CAC shall serve for a term of four years, except that as provided below. Members of the CAC whose terms have expired shall stay on the CAC until their replacements are approved.
- 2) **Appointment of Members.** To the maximum extent feasible, members shall be appointed as follows:
 - aa. Twenty-five percent (25%) of the members shall have an initial appointment of an one-year term.
 - bb. Twenty-five percent (25%) of the members shall have an initial appointment of a two-year term.
 - cc. Twenty-five percent (25%) of the members shall have an initial appointment of a three-year term.
 - dd. Twenty-five percent (25%) of the members shall be at large selected by a majority and shall have initial appointment of a four-year term.
 - ee. Appointees serve at the pleasure of the appointing authority and the appointment may be rescinded at any time prior to the expiration of a member's term.
- 3) **Vacancies.** In the event of a vacancy occurring during the term of a member of the CAC member, the same body or official, or their successors, who appointed such member shall make an interim appointment of a person to complete the unexpired term of such member.
- 4) **Expiration of Term.** Upon expiration of a term for any CAC member, the appointment for the next succeeding term shall be made by the same body or official, or their successors, who made the previous appointment. No CAC member shall serve more than two consecutive four-year terms.

- b. Upon appointment of the CAC by the Council person(s), the permittee shall do the following:

- 1) Provide qualified personnel to regularly attend CAC meetings;
 - 2) Provide reasonable access to the landfill site and information concerning landfill operations necessary for the committee to perform the committee's functions; and
 - 3) Provide accommodations for CAC meetings.
- c. The City CAC may request the TAC to review specific conditions of approval and mitigation measures.
 - d. Upon the establishing of a Joint Powers Agreement or other coordinating instrument with Los Angeles County for the operation of a combined landfill, as noted in Condition No. A.9, the City and County CACs shall be merged as determined by the Joint Powers Agreement or coordinating instrument.
14. The permittee/operator shall install video monitoring equipment at the site to ensure compliance with the conditions of operation. The Technical Advisory Committee and its independent consultant(s) shall have access to the video tapes for one year after such recordings are made.
- D. Notice. Notice is hereby given that pursuant to the Section 12.27.1 (Administrative Nuisance Abatement), the City Planning Commission or Zoning Administrator, after conducting a public hearing, may revoke or modify this approval, if the Commission or Zoning Administrator find that these conditions have been violated or that this approval has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.

Sec. . The City Clerk shall certify to the passage of this ordinance and cause the same to be published by posting for ten days in three public places in the City of Los Angeles, to wit: one copy on the bulletin board located at the Main Street entrance to the City Hall of the City of Los Angeles; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department in the City; and one copy on the bulletin board located at the Temple Street entrance to the Hall of Records in the City.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

J. MICHAEL CAREY, City Clerk

By _____
Deputy

Approved _____

By _____
Mayor

Approved as to Form and Legality

Pursuant to Sec. 97.8 of the City Charter,
approval of this ordinance recommended
for the City Planning Commission.....

JAMES K. HAHN, City Attorney

See attached report

Director of Planning

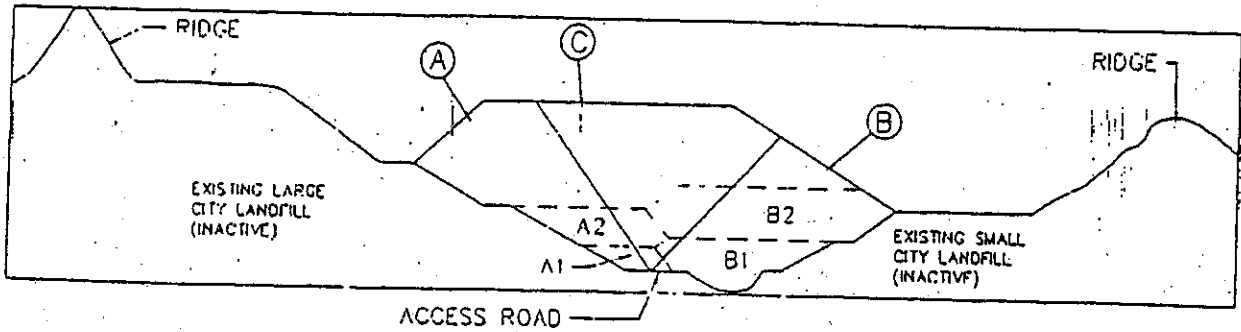
By _____
City Attorney

File No. _____

posting

SECTION 1-1'

NOT TO SCALE



LEGEND

- (A) DEVELOPMENT SEQUENCE
- A1 CONCEPTUAL WASTE
DEVELOPMENT INCREMENT



GeoSYNTEC CONSULTANTS

SEQUENCED DEVELOPMENT
SUNSHINE CANYON CITY/COUNTY LANDFILL
SYLMAR, CALIFORNIA

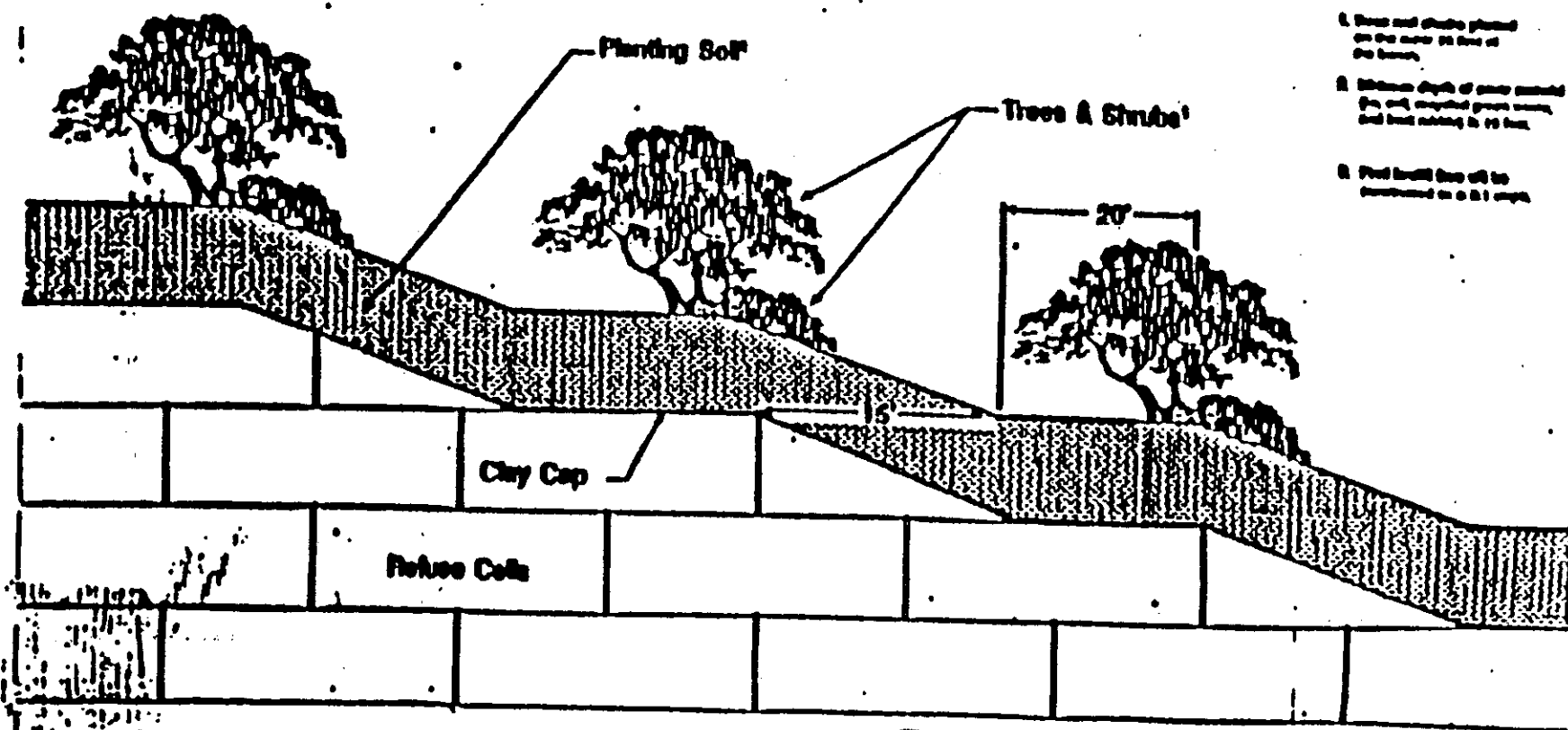
FIGURE NO.

DATE: 23 FEBRUARY 1999

05467

EXHIBIT NO. E-4D

Typical Cross-Section of Final Slope



Mitigation Monitoring and Reporting Program
(Revised)

MITIGATION REPORTING AND MONITORING PROGRAM (MRMP)
SUNSHINE CANYON LANDFILL - CITY OF LOS ANGELES
INCORPORATED AS CONDITIONS OF APPROVAL PURSUANT TO [Q] CONDITION NO. A.7
 (Based on Table 7.4-1 (Revised 2/11/99, 10/20/99, 10/26/99) Final SEIR 91-0377-ZC/GPA)

Mitigation Measures	Mitigation Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
1.1 EARTH RESOURCES			
1.1.1 Grading Activities			
1. All grading activities shall be performed in accordance with the provisions of Division 70 of the City of Los Angeles Building Regulations, CCR Title 14, and with the rules and regulations as established by the City Department of Building and Safety.	Project Proponent	Throughout landfill operations and on an on-going basis.	Monitoring Agency: LARWQCB, CIWMB, City LEA, City B&S, and City BOE Enforcement Agency: LARWQCB, CIWMB, City B&S, City LEA, and City BOE
2. Areas outside of and above the cut and fill as shown on the conceptual grading plan shall not be graded, except for the development of ancillary facilities or other related improvements. Additional grading may be necessary for slope stability or drainage purposes. Prior to undertaking any grading activities, the Department of Building and Safety shall be notified and approve any additional grading based on engineering studies (in accordance with CCR Title 14) provided by the project proponent and independently evaluated by the Department of Building and Safety.	Project Proponent	Throughout landfill operations and on an on-going basis.	Monitoring Agency: LARWQCB, CIWMB, City LEA, and City B&S Enforcement Agency: LARWQCB, CIWMB, City B&S, City LEA, and City BOE
3. During excavation, any unsuitable material encountered below the base grade for the including alluvium, organic material, and landslide debris, shall be removed. Red compacted fill shall be placed in those areas to restore the base grade for term construction. Excess material not used immediately for cover material stockpiled onsite for future use. The unsuitable material shall be excavated, a portion at a time, as the working area of the landfill progresses to avoid opening large sections of potentially unstable material. A buffer area (i.e., 50-100 horizontal feet or as deemed appropriate to maintain safe working conditions) shall be used between the active cells receiving waste and areas under excavation. In accordance with CCR Title 14 a certified engineering geologist shall delineate the limits of the unsuitable material and associated "backcuts" to facilitate removals during excavation. Removal shall not occur during the rainy season (October 1 - April 30) or when the ground is saturated unless performed under the direction and specifications of a certified engineering geologist.	Project Proponent	Throughout landfill operations and on an on-going basis.	Monitoring Agency: LARWQCB, CIWMB, City LEA, City B&S, and City BOE Enforcement Agency: LARWQCB, CIWMB, City B&S, City LEA, and City BOE
4. Grading that allows for construction of ancillary facilities outside of the landfill footprint or that has the potential to impact property beyond the boundary of the landfill shall be approved by the Department of Building and Safety.	Project Proponent	Throughout landfill operations and on an on-going basis.	Monitoring Agency: LARWQCB, CIWMB, and City B&S Enforcement Agency: LARWQCB, CIWMB, and City B&S
5. All grading activities shall be in compliance with specific requirements provided in a comprehensive geotechnical report prepared specifically for the proposed project, including provisions for excavation approved by the Department of Building and Safety, City Engineer, City LEA and other Responsible Agencies.	Project Proponent	Throughout landfill operations and on an on-going basis.	Monitoring Agency: LARWQCB, CIWMB, City LEA, City B&S, and City BOE Enforcement Agency: LARWQCB, CIWMB, City B&S, City LEA, and City BOE
6. Revegetation and erosion control procedures on all exposed slopes shall be implemented. The erosion controls to be implemented at the site shall include suit stabilization measures and revegetation in accordance with the approved revegetation	Project Proponent	Throughout landfill operations and on an on-going basis.	Monitoring Agency: LARWQCB, CIWMB, and City LEA, and City B&S Enforcement Agency: LARWQCB, CIWMB, and City

Mitigation Measures	Mitigation Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
Plan as approved by the City Building and Safety Department. Interceptor ditches shall be designed to divert storm runoff to a sedimentation basin.			LEA, and City B&S
Prior to the initiation of grading activities, the project proponent shall undertake, if necessary, reabandonment procedures as required by the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources.	Project Proponent	Throughout landfill operations and on an on-going basis.	Monitoring Agency: California Dept. of Conservation Enforcement Agency: California Dept. of Conservation
Geologic Hazards - Mudflow and Landslide (Including lithologic history) When excavating for the landfill operation, if a landslide is encountered, all material constituting that landslide shall be removed. Excess landslide material not used immediately for cover material shall be stockpiled onsite for future use. If necessary, the landslide area shall be excavated a portion at a time to avoid opening large sections of potentially unstable material. A buffer area shall be maintained between the active landfill cells receiving waste and areas under excavation to remove overburden soils, landslide debris, and weathered bedrock. A qualified geologist shall delineate the limits of the landslide during excavation. Landslide removal shall not commence when the ground is saturated, unless removed under the direction and specifications of a certified engineering geologist.	Project Proponent	Throughout landfill operations and on an on-going basis.	Monitoring Agency: LARWQCB, CIWMB, City B&S, and City BOE Enforcement Agency: LARWQCB, CIWMB, City B&S, and City BOE
Areas of excavation and areas of loose soil (i.e., around haul roads, etc.) shall be stabilized to prevent erosion before the onset of the rainy season.	Project Proponent	Throughout landfill operations and on an on-going basis.	Monitoring Agency: LARWQCB, CIWMB, City LEA, City B&S, and City BOE Enforcement Agency: LARWQCB, CIWMB, City LEA, City B&S, and City BOE
Geologic Hazards - Subsidence to Section 4.1.2, Geologic Hazards - Mudflow and Landslide.			
Geologic Hazards - Seismicity The landfill facility shall be designed and constructed to meet CCR, Title 14, Division 7, Chapter 3, Article 7.8, § 17777 (Final Site Face) and CCR, Title 23, Division 3, Chapter 15, Article 4, § 2547 (Seismic Design) requirements "to withstand the maximum probable earthquake without damage to the foundations or to the structures which control leachate, surface drainage, erosion, or gas." Design consideration shall include strong ground shaking and secondary ground rupture. In addition, the project proponent shall comply with RCRA, Subtitle D, 40 CFR Part 258, Subpart B, § 258.13 (Fault Areas) which states "new municipal solid waste landfill units and lateral expansions shall not be located within 200 feet (60 meters) of a fault that has had displacement in Holocene time . . ." The landfill design and seismic analysis will be reviewed by the RWQCB.	Project Proponent	Prior to commencement of landfill development.	Monitoring Agency: LARWQCB, CIWMB, City LEA, City B&S, and City BOE Enforcement Agency: LARWQCB, CIWMB, City B&S, City LEA, and City BOE
An operations checklist shall be used by a registered engineering geologist for surveys following all earthquake events measuring 5.0 on the Richter Scale or greater near the project site. A comparison of operating parameters and site conditions before and after major earthquake events shall be made to verify that systems are operational as designed. Final designs for major engineered structures shall be based on the results of the detailed stability analyses of potential seismic events.	Project Proponent	After earthquake events of 5.0 magnitude or greater.	Monitoring Agency: SCAQMD, LARWQCB, CIWMB, City B&S, and City BOE Enforcement Agency: SCAQMD, LARWQCB, CIWMB, City B&S, and City BOE
5 Geologic Hazards - Liquefaction Alluvium in the canyon bottoms beneath the footprint of the waste containment system and beneath ancillary structures shall be excavated and, if necessary, replaced with compacted structural fill during construction. A qualified geologist shall be onsite during construction activities to observe removal and replacement of alluvium and	Project Proponent	Prior to commencement of landfill development.	Monitoring Agency: LARWQCB, CIWMB, City B&S, and City BOE Enforcement Agency: LARWQCB, CIWMB, City B&S, and City BOE

Mitigation Measures	Mitigation Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
verify that all alluvium within the landfill footprint has been removed prior to placement of any compacted fill or construction of any containment system elements.			
13. The landfill facility shall be designed and constructed in accordance with RCRA, Subtitle D, 40 CFR, Part 258, Subpart B, § 258.14 (Unstable Areas) so that there would be no liquefaction related impacts.	Project Proponent	Prior to commencement of landfill development.	Monitoring Agency: LARWQCB, CIWMB, City B&S, and City BOE Enforcement Agency: LARWQCB, CIWMB, City B&S, and City BOE
14. The landfill facility shall be designed and constructed in accordance with CCR, Title 23, Division 3, Chapter 15, Article 3, § 2530(d) (Classification and Siting Criteria), which requires that "all containment structures at waste management units shall have a foundation or base capable of providing support for the structures and capable of withstanding hydraulic pressure gradients to prevent failure due to settlement, compression, or uplift as certified by a registered civil engineer or certified engineering geologist."	Project Proponent	Prior to commencement of landfill development.	Monitoring Agency: LARWQCB, CIWMB, City LEA, City B&S, and City BOE Enforcement Agency: LARWQCB, CIWMB, City B&S, and City BOE
4.1.6 Geologic Hazards - Slope Stability			
15. Final maximum refuse slope gradient at the site shall be no steeper than 2H:1V (horizontal to vertical) for the landfill.	Project Proponent	Prior to commencement of landfill development.	Monitoring Agency: LARWQCB, CIWMB, City LEA, City B&S, and City BOE Enforcement Agency: LARWQCB, CIWMB, City LEA, City B&S, and City BOE
16. Final cut and fill slopes shall have an overall slope gradient no steeper than 1.5H:1V.	Project Proponent	Prior to commencement of landfill development.	Monitoring Agency: LARWQCB, CIWMB, City LEA, City B&S, and City BOE Enforcement Agency: LARWQCB, CIWMB, City LEA, City B&S, and City BOE
17. Final slopes shall be engineered to have a static factor of safety of at least 1.5.	Project Proponent	Prior to commencement of landfill development.	Monitoring Agency: LARWQCB, CIWMB, City LEA, City B&S, and City BOE Enforcement Agency: LARWQCB, CIWMB, City LEA, City B&S, and City BOE
18. Survey monuments shall be installed around the perimeters of the outer fill areas at points where they would not be subject to disturbance by landfill development and marking the 500 foot setback from the more restrictive zone. The exact spacing, location, and characteristics of the survey monuments shall be submitted to and approved by the City Local Enforcement Agency (LEA).	Project Proponent	Prior to commencement of landfill development.	Monitoring Agency: LARWQCB, CIWMB, City LEA, and City BOE Enforcement Agency: LARWQCB, CIWMB, City LEA, and City BOE
4.2 AIR QUALITY			
4.2.1 Existing Conditions			
Refer to Section 4.2.11, Construction, within this table.			
4.2.2 California's SCAB Regional Climatic Characteristics			
Refer to Section 4.2.11, Construction, within this table.			
4.2.3 Criteria Air Pollutants			
Refer to Section 4.2.11, Construction, within this table.			
4.2.4 Ambient Air Quality Standards and Annual Statistics			
Refer to Section 4.2.11, Construction, within this table.			
4.2.5 Air Quality Management Plan			

Mitigation Measures	Mitigation Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
Refer to Section 4.2.11, Construction, within this table.			
4.2.6 Proposed Project Overview			
Refer to Section 4.2.11, Construction, within this table.			
4.2.7 Site Preparation/Construction Phase			
Refer to Section 4.2.11, Construction, within this table.			
4.2.8 Air Quality Operational Phase (Long-Term)			
No mitigation measures would be required.			
4.2.9 Health Risk Analysis			
Refer to Section 4.2.12, Operations, within this table.			
4.2.10 Project Consistency with Applicable Plans			
Refer to Section 4.2.12, Operations, within this table.			
4.2.11 Construction			
<p>19. The following mitigation measures will reduce emissions to the maximum extent reasonably feasible.</p> <ul style="list-style-type: none"> a. The project proponent will maintain equipment in tune per manufacturer's specifications. b. The project proponent will use catalytic converters on gasoline-powered equipment. c. The project proponent will retard diesel engine injection timing by 2 degrees. d. High-pressure fuel injectors will be installed. e. Heavy equipment will use reformulated, low-emission diesel fuel. f. The project proponent will substitute electric and gasoline-powered equipment for diesel-powered equipment where feasible. g. Where applicable, equipment will not be left idling for prolonged periods. h. The project proponent will curtail (cease or reduce) construction during periods of high ambient pollutant concentrations (i.e., Stage II smog alerts). 	Project Proponent	During project construction.	<p>Monitoring Agency: City B&S Enforcement Agency: City B&S</p> <p>Monitoring Agency: SCAQMD Enforcement Agency: SCAQMD</p>
20. Daily watering of active construction areas, active soil stockpiles, and all traveled unpaved roads shall be performed to minimize dust lofting from construction disturbances. Construction areas will also receive a soil stabilization (sealant) product if they are to be left unattended for periods in excess of 5 days and control is required.	Project Proponent	During project construction.	<p>Monitoring Agency: SCAQMD and City LEA Enforcement Agency: SCAQMD</p>
21. Wind speed shall be continually monitored using onsite anemometers. Excavation within construction areas shall be halted when the 15-minute average wind speed exceeds 15 mph or when the instantaneous wind speed exceeds 25 mph.	Project Proponent	During project construction.	<p>Monitoring Agency: SCAQMD Enforcement Agency: SCAQMD</p>
22. Graded areas shall be watered as necessary to reduce dust emissions.	Project Proponent	During project construction.	<p>Monitoring Agency: SCAQMD and City LEA Enforcement Agency: SCAQMD</p>
23. Disturbed areas shall be revegetated with an interim ground cover as specified in the proposed revegetation program. Excavation will proceed in a manner to reduce the amount of graded areas at any given time.	Project Proponent	During project construction.	<p>Monitoring Agency: SCAQMD Enforcement Agency: SCAQMD</p>

Mitigation Measures	Mitigation Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
1.2.12 Operations			
14. <u>Construction Equipment</u>	Project Proponent	Throughout landfill operations.	Monitoring Agency: City B&S Enforcement Agency: City B&S
a. The project proponent will maintain equipment in tune per manufacturer's specifications.			
b. The project proponent will use catalytic converters on gasoline-powered equipment.			
c. The project proponent will retard diesel engine injection timing by 2 degrees.			
d. High-pressure fuel injectors will be installed.			
e. Heavy equipment will use reformulated, low-emission diesel fuel.			
f. The project proponent will substitute electric and gasoline-powered equipment for diesel-powered equipment where feasible.			
g. Where applicable, equipment will not be left idling for prolonged periods.			
h. The project proponent will curtail (cease or reduce) construction during periods of high ambient pollutant concentrations (i.e., Stage II smog alerts).	Project Proponent	Throughout landfill operations.	Monitoring Agency: SCAQMD Enforcement Agency: SCAQMD
15. <u>Refuse Trucks</u>			
The following measures will be applied to the project proponent's operated trucks that utilize the project site.			
a. Refuse trucks shall be maintained in proper tune. Trucks observed to emit excessive amounts of smoke (particulate matter) shall either be tuned up or repaired, as applicable.	Project Proponent	Throughout landfill operations.	Monitoring Agency: City B&S Enforcement Agency: City B&S
b. Where applicable, high-pressure fuel injector nozzles shall be used, and diesel engine timing shall be retarded by 2 degrees.	Project Proponent	Throughout landfill operations.	Monitoring Agency: City B&S Enforcement Agency: City B&S
c. Using a progressive fee schedule, the project proponent shall encourage trucks to carry full loads.	Project Proponent	Throughout landfill operations.	Monitoring Agency: City B&S Enforcement Agency: City B&S
d. The project proponent shall encourage trucking to be performed during off-peak hours. This shall be accomplished through coordination of deliveries with the transfer stations that supply refuse, restrictions in the hours of operation, and/or a fee schedule that penalizes haul trucks arriving during peak congestion periods. This will reduce emissions by increasing truck speeds and eliminating prolonged idling in traffic.	Project Proponent	Throughout landfill operations.	Monitoring Agency: City B&S Enforcement Agency: City B&S
e. When operating onsite, trucks shall not be left idling for periods in excess of 5 minutes.	Project Proponent	Throughout landfill operations.	Monitoring Agency: City B&S Enforcement Agency: City B&S
f. Private owner-operators shall be warned that, if their trucks emit excessive amounts of smoke as determined by scale house workers, they will not be allowed future access to the landfill facility.	Project Proponent	Throughout landfill operations.	Monitoring Agency: City B&S Enforcement Agency: City B&S
26. <u>Truck Travel and Fugitive Dust Emissions</u>			
a. To minimize fugitive dust emissions, the access roadways shall be paved, as necessary, and haul roads to the working face areas shall be hard packed and or covered with a crushed stone layer. Paved and/or crushed stone roadways shall extend up to new active fill areas as development of the landfill progresses.	Project Proponent	Throughout landfill operations.	Monitoring Agency: SCAQMD Enforcement Agency: SCAQMD
b. Curbs and gutters shall be used. At least twice daily watering or wet sweeping of paved roads to remove windblown surface dust shall occur. AP-42 assigns a control efficiency of 50 percent for twice weekly cleaning of industrial paved	Project Proponent	Throughout landfill operations.	Monitoring Agency: SCAQMD Enforcement Agency: SCAQMD

Mitigation Measures	Mitigation Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
roads. With twice daily cleaning, a control efficiency in excess of 90 percent is predicted.			
c. For unpaved clay roads, mitigation shall include an SCAQMD-approved chemical dust suppressant with a manufacturer's demonstrated control efficiency in excess of 90 percent shall be regularly applied to inactive areas, during windy periods. Note that this control efficient is less than (i.e., more conservative than) the 95-percent value used at the El Sobrante Landfill. (Draft South Coast Air Quality Management District Consultation No. 4, Work in Progress Air Quality Analysis Refinements, El Sobrante Landfill Expansion, TRC Environmental Solutions, Inc., May 2, 1997).	Project Proponent	Throughout landfill operations.	Monitoring Agency: SCAQMD Enforcement Agency: SCAQMD
d. For unpaved crushed stone covered roads, mitigation shall include the use of a crushed stone topcoat in addition to the regular application of a SCAQMD-approved chemical dust suppressant and subsequent watering, a control efficiency in excess of 95 percent is predicted.	Project Proponent	Throughout landfill operations.	Monitoring Agency: Project Site Manager and SCAQMD, Enforcement Agency: SCAQMD and
Heavy Equipment Operations			
a. Operations shall be restricted to encompass no more than a 10-acre active working face area.	Project Proponent	Throughout landfill operations.	Monitoring Agency: SCAQMD Enforcement Agency: SCAQMD
b. The disturbed area (subject to the surface erosion) shall be reduced from 40 acres to 20 acres when operations occur south of the smaller former filling area of the existing inactive City Landfill.	Project Proponent	Throughout landfill operations.	Monitoring Agency: SCAQMD Enforcement Agency: SCAQMD
Site Erosion			
a. To the extent technically feasible, material excavated from one portion of the project site shall be used as daily cover material in an adjacent area to minimize travel distances for such cover material.	Project Proponent	Throughout landfill operations.	Monitoring Agency: SCAQMD Enforcement Agency: SCAQMD
b. Subject to approval by the California Integrated Waste Management Board (CIWMB), filling in each active area shall be prolonged through the utilization of a 20-foot maximum cell height. This would reduce the area of excavation and minimize the disturbances to the landfill, thereby providing an effective control of fugitive dust.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB and City LEA Enforcement Agency: CIWMB and City LEA
c. A temporary vegetation cover shall be established on all slopes that are to remain inactive for a period longer than 180 days.	Project Proponent	Throughout landfill operations.	Monitoring Agency: SCAQMD Enforcement Agency: SCAQMD
d. An SCAQMD approved soil stabilization (sealant) product shall be used to retard soil erosion and enhance revegetation. Soil sealant shall be applied when necessary to selected working areas of the landfill. The sealant will also be used as a binder or tackifier to hold seed during revegetation, mulch, and fertilizers in-place until grasses become established and stabilize on the landfill surface.	Project Proponent	Throughout landfill operations.	Monitoring Agency: SCAQMD Enforcement Agency: SCAQMD
2.13 Odor Impacts			
a. The natural biological processes that generate odors in a landfill through anaerobic decomposition cannot be prevented or avoided. However, the LFGs shall be prevented from escaping to the atmosphere through the use of control measures. These measures include using daily and intermediate cover material over deposited wastes, filling any surface cracks with clean dirt as necessary, and extracting LFG through the use of an LFG collection and recovery system and destroying collected gases by combustion.	Project Proponent	Throughout landfill operations.	Monitoring Agency: SCAQMD and City LEA Enforcement Agency: SCAQMD and City LEA

Mitigation Measures	Mitigati. Complia. Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
30. Operational techniques shall be utilized to control odor sources at the landfill. The size of the working face shall be limited so that the area of waste exposed to the atmosphere is kept to a minimum.	Project Proponent	Throughout landfill operations.	Monitoring Agency: SCAQMD and City LEA Enforcement Agency: SCAQMD and City LEA
31. Solid waste shall be compacted within 1 hour of its arrival at the working face.	Project Proponent	Throughout landfill operations.	Monitoring Agency: City LEA Enforcement Agency: City LEA
32. The LFG collection and recovery system shall be installed in phases as each portion of the landfill site is filled. The final system shall contain a network of gas extraction wells, collection system piping, and flaring facilities. Because the LFG generation begins at lower levels of volume and increases during the landfill site life, the gas will be flared initially until sufficient quantities are available for processing into electricity.	Project Proponent	Throughout landfill operations.	Monitoring Agency: SCAQMD and City LEA Enforcement Agency: SCAQMD and City LEA
33. If an odor problem should develop, appropriate control measures shall be implemented. These measures include the application of additional dirt daily cover material or more frequent application of the cover material to seal the landfill surface, or adjustments to the wells, equipment, and operation of the LFG collection and recovery system.	Project Proponent	Throughout landfill operations.	Monitoring Agency: SCAQMD, and City LEA Enforcement Agency: SCAQMD and City LEA
34. To ensure that odors are kept to a minimum, the following odor/LFG monitoring program shall be implemented for the proposed landfill project. The monitoring program shall comply with the requirements of SCAQMD Rule 1150.1 and include: a. <u>Sample Probe Installation</u> : One monitoring probe per 1,000 feet or as identified by South Coast Air Quality Management District (SCAQMD) and/or Local Enforcement Agency (LEA) in the landfill expansion, and one probe per 650 feet or as identified by SCAQMD and/or LEA in the City inactive landfill along the landfill perimeter, or which ever is more restrictive shall be installed to identify potential areas of subsurface landfill gas (LFG) migration. These probes shall be monitored to ensure that quantities of LFG beyond regulatory standards do not vent offsite through subsurface soils. b. <u>Integrated Landfill Surface Sampling</u> : The landfill surface shall be monitored to ensure that the average concentration of total organic compounds over the landfill surface does not exceed SCAQMD's standard of 50 ppm. c. <u>Ambient Air Samples</u> : 24-hour integrated gas samples and required meteorological data shall be taken to assess any impact the landfill is having on the ambient air quality at the landfill perimeter. d. <u>Instantaneous Landfill Surface Monitoring</u> : Spot checks on the landfill surface shall be made to determine the maximum concentration of total organic compounds measured as methane, measured at any one point on the surface of the landfill does not exceed the SCAQMD's standard of 500 ppm. e. <u>Regular Monitoring and Annual Testing</u> : LFG concentrations at perimeter probes, gas collection system headers, the landfill surface, and in ambient air downwind of the landfill shall be monitored once per month or less frequently (but no less than quarterly) as required by the SCAQMD. The LFG collection system shall be adjusted and improved based on quarterly monitoring data and annual stack testing results.	Project Proponent	Throughout landfill operations.	Monitoring Agency: SCAQMD, and City LEA Enforcement Agency: SCAQMD and City LEA
35. Landfill gas flares shall be below the adjacent ridges (unless otherwise required by the South Coast Air Quality District). Flaring systems shall be sited as required by the SCAQMD and constructed using BACT. The flames shall be totally contained within the stack. Flame arresters shall be provided to the satisfaction of the City Building and Safety Department. To the extent technically and economically feasible, gas recovered at the landfill site shall be converted to energy or developed for other beneficial uses rather than flared.	Project Proponent	Throughout landfill operations.	Monitoring Agency: SCAQMD, and City B&S Enforcement Agency: SCAQMD and City B&S

Mitigation Measures	Mitigation Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
SURFACE AND GROUNDWATER			
Surface Water <p>To ensure that infiltration of surface water into the closed landfill cells is minimized, surface runoff shall be intercepted and diverted around the landfill. The method of diversion used at the project site shall include the use of lined intercepter ditches placed along the edges of the landfill areas. This system of ditches shall flow into monitored sedimentation basins. After sediment content has been reduced, surface waters shall flow into the existing flood control channel directly east of the project site entrance.</p>	Project Proponent	Prior to commencement of landfill development.	Monitoring Agency: LARWQCB, CIWMB, City LEA, City B&S, and City BOE Enforcement Agency: LARWQCB, CIWMB, City LEA, City B&S, and City BOE
<p>As development of the site proceeds, surface drainage systems shall be maintained so that surface runoff is diverted away from working slopes and isolated from landfilled refuse. Onsite drainage channels would be designed per CCR, Title 23, Division 3, Chapter 15, Article 3, § 2533(C), and County of Los Angeles Public Works Department, Flood Control Division requirements.</p>	Project Proponent	Prior to commencement of landfill development.	Monitoring Agency: LARWQCB, CIWMB, City LEA, and City BOE Enforcement Agency: LARWQCB, CIWMB, City LEA, and City BOE
<p>Permanent bench drainage ditches shall be installed when final cover is placed on completed portions of the landfill. These ditches shall be lined. Temporary unlined drainage facilities consisting of diversion ditches (V-ditches) where necessary shall directly intercept natural surface runoff. Any intermittent channel flow in the existing canyon bottom shall be captured, channelized, and conveyed into Sedimentation Basin A. Diversion ditches shall convey surface runoff from the undisturbed areas to the permanent perimeter ditches for safe transport around the landfill footprint. Surface covers of various types, from mulches to vegetation, shall be used to retard erosion from areas of disturbance. In addition, areas of disturbance shall be kept at a minimum during active filling operations.</p>	Project Proponent	Throughout landfill operations.	Monitoring Agency: LARWQCB, CIWMB, City LEA, and City BOE Enforcement Agency: LARWQCB, CIWMB, City LEA, and City BOE
<p>As filling operations progress upward in elevation and laterally across the canyon, both permanent and temporary drainage facilities shall be used to provide appropriate drainage protection. The lower elevation portions of the landfill working face shall be placed under final cover as soon as final grade is attained, and bench ditches shall be installed that will connect to adjacent, permanent perimeter ditches. These ditches shall connect directly to the temporary diversion drainage ditches that will protect the active landfill areas from natural surface runoff.</p>	Project Proponent	Throughout landfill operations.	Monitoring Agency: LARWQCB, CIWMB, City LEA, and City BOE Enforcement Agency: LARWQCB, CIWMB, City LEA, and City BOE
<p>In order to monitor the effectiveness of those measures designed to prevent pollution from entering the offsite stormwater system, the project proponent shall be required to apply for coverage under the SWRCB's General Construction Activities Stormwater Permit Programs. ✓</p>	Project Proponent	Throughout landfill operations.	Monitoring Agency: LARWQCB, CIWMB, and City BOE Enforcement Agency: LARWQCB, CIWMB, and City BOE
<p>The surface water collection system shall be designed to collect runoff and collect/retain suspended solids. Water leaving the sedimentation basins shall be monitored in accordance with NPDES requirements. ✓</p>	Project Proponent	Throughout landfill operations.	Monitoring Agency: LARWQCB, CIWMB, and City BOE Enforcement Agency: LARWQCB, CIWMB, and City BOE
<p>Surface water quality shall be monitored by collecting water samples from the sedimentation basins to ensure that water quality protection standards (contaminant levels) as determined for the site by the LARWQCB are not exceeded.</p>	Project Proponent	Throughout landfill operations.	Monitoring Agency: LARWQCB, CIWMB, and City BOE Enforcement Agency: LARWQCB, CIWMB, and City BOE
<p>Sediment shall be cleaned out of the sedimentation basins after every significant storm. ✓</p>	Project Proponent	Throughout landfill operations.	Monitoring Agency: LARWQCB, CIWMB, City LEA, and City BOE Enforcement Agency: LARWQCB, CIWMB, City LEA, and City BOE

Mitigation Measures	Mitigation Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
1. The final landfill cover shall be compacted and graded with a minimum 3-percent gradient to preclude percolation of rainwater and direct surface water runoff away from the landfilled refuse and into drains that ultimately discharge into the monitored sedimentation basins.	Project Proponent	Throughout landfill operations and on an on-going basis.	and City BOE Monitoring Agency: LARWQCB, CIWMB, City LEA, and City BOE Enforcement Agency: LARWQCB, CIWMB, City LEA, and City BOE.
2. An erosion control plan would be implemented by the project proponent to prevent stormwater pollution from construction activity. Construction materials, equipments and vehicles would be stored or parked in areas protected from stormwater runoff. Construction material loading and unloading would be in designated areas to minimize any washout due to stormwater runoff. Pre-construction controls would be implemented to include the use of a sandbagging system, including sandbag check dams and sandbag desilting basins, which would be used to limit runoff velocities and minimize sediment in stormwater runoff.	Project Proponent	Throughout landfill operations and on an on-going basis.	Monitoring Agency: LARWQCB, CIWMB, City LEA, and City BOE Enforcement Agency: LARWQCB, CIWMB and City BOE.
3. A preventive maintenance program would be implemented by the project proponent, including inspection of facility equipment, systems, and stormwater management devices to detect conditions that may cause breakdowns or failures resulting in discharge of materials into stormwater. This program applies to the onsite drainage ditches; rip-rap; berms and dikes; dust control; silt fences; diversion grading; and pavement surfaces. Each system and piece of stationary equipment would be inspected monthly. Procedures for inspection would vary, due to the piece of equipment or system. However, the major elements of the inspection program would include checking for cracks or structural failures, inspecting parts or pieces of equipment nonfunctioning, checking for the degradation or deterioration of operating units, and investigating the need for cleaning or emptying units. A summary report of these monitoring results and the corrective actions taken will be disseminated in each newsletter with a more detailed report on the web site and in the annual report.	Project Proponent	Throughout landfill operations and on an on-going basis.	Monitoring Agency: LARWQCB, CIWMB, and City BOE Enforcement Agency: LARWQCB, CIWMB, and City BOE.
3.2 Groundwater			
1. In compliance with the Resource Conservation and Recovery Act (RCRA), Subtitle D, 40 CFR, Part 258, Subpart D, § 258.40 (Design Criteria), the proposed City/County Landfill shall install a composite liner system consisting of two components: (1) the upper component shall consist of a minimum 30-mil flexible membrane liner (FML) and (2) the lower component shall consist of a low-permeability soil layer equivalent to at least a 2-foot layer of compacted low-permeability soil with a hydraulic conductivity of no more than 1×10^{-7} centimeters per second. If an FML component consisting of high-density polyethylene is utilized, it shall be at least 60 mils thick. If a thinner soil barrier layer of lower permeability is utilized, it shall have equal or superior containment capability. The FML component shall be installed in direct and uniform contact with the underlying low-permeability soil component. In addition, the landfill shall have a LCRS that shall consist of either a granular layer 1-foot minimum in thickness or a geosynthetic alternative with an equivalent flow capacity, and a minimum 2-foot thick protective soil cover over which refuse will be placed. There shall also be a protective toe berm at the landfill terminus.	Project Proponent	Prior to commencement of landfill development.	Monitoring Agency: LARWQCB, CIWMB, and City LEA Enforcement Agency: LARWQCB
2. In accordance with RCRA Subtitle D, 40 CFR, Part 258, the composite liner system shall be placed under the entire landfill footprint, including the canyon bottom and side slopes. Design details of each site-specific liner system that shall be constructed shall be described in detail in the project proponent's ROWD for the landfill facility. The liner systems shall be constructed and field tested in accordance with strict Quality Assurance/Quality Control (QA/QC) procedures pursuant to criteria submitted to and	Project Proponent	Prior to commencement of landfill development.	Monitoring Agency: LARWQCB, CIWMB, and City LEA Enforcement Agency: LARWQCB

Mitigation Measures	Mitigation Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
approved by the LARWQCB prior to construction.			
as of natural groundwater seepage shall be intercepted by the installation of a grade gravel drainage blanket. A series of underdrains shall be placed in areas where seeps and springs have been identified, and they shall collect and convey any water from these sources to the sedimentation basin. In the event any chemical constituents are in the seep water, the seep waters will be sampled, analyzed, collected, and then sent either to the onsite leachate treatment facility or offsite for proper treatment and disposal. The nature and the source of the seep would be investigated including additional sampling and laboratory testing.	Project Proponent	Prior to commencement of landfill development.	Monitoring Agency: LARWQCB, CIWMB, and City LEA Enforcement Agency: LARWQCB
The LCRS shall be installed at the base and side slopes of the landfill. This system shall be designed and installed to collect generated leachate for disposal consistent with LARWQCB requirements. The collection system shall consist of a filter rock blanket embedded with a system of collection pipes or a geosynthetic alternative that collects and transports the fluid to a holding tank. In accordance with RCRA, Subtitle C, 40 CFR, Part 258, the collection systems shall be designed to limit the hydraulic head on the liner to less than 12 inches. Collection pipes shall be sized and spaced to reduce the hydraulic head in the leachate collection system as specified in WDRs. Leachate shall be recovered and treated onsite. The treated leachate shall be sampled prior to discharge from the holding tank in accordance with the WDRs to determine suitability for reuse onsite per LARWQCB requirements. Summary results of this sampling shall be disseminated in the newsletter with more detailed reporting on the web site and in the Annual Report.	Project Proponent	Prior to commencement of landfill development.	Monitoring Agency: LARWQCB, CIWMB, and City LEA Enforcement Agency: LARWQCB
Final design and operating conditions for the leachate removal and treatment system shall be as specified by the LARWQCB in the proposed landfill's WDRs. The LCRS shall be designed and installed in accordance with CCR, Title 23, Division 3, Chapter 5, Article 4, § 2543 (Leachate Collection and Removal Systems), which requires that the LCRS be designed, constructed, maintained, and operated in a manner that collects and removes twice the maximum anticipated daily volume of leachate from the waste management unit.	Project Proponent	Prior to commencement of landfill development.	Monitoring Agency: LARWQCB, CIWMB, and City LEA Enforcement Agency: LARWQCB
A gas collection layer shall be placed beneath the liner system where it overlies the existing inactive landfill to mitigate the potential for LFG migration.	Project Proponent	Prior to commencement of landfill development and throughout landfill operations.	Monitoring Agency: SCAQMD, LARWQCB, CIWMB, and City LEA Enforcement Agency: SCAQMD and LARWQCB
The existing groundwater monitoring wells located within the City portion of Sunshine Canyon shall continue to be monitored during the development of the proposed project. The monitoring system may be revised as construction progresses in the areas where wells are located as approved by the LARWQCB. Summary of the quarterly water monitoring reports shall be disseminated in the newsletter with more detailed reporting on the web site and in the Annual Report.	Project Proponent	Prior to commencement of landfill development.	Monitoring Agency: LARWQCB, CIWMB Enforcement Agency: LARWQCB
A preliminary closure/postclosure plan shall be provided as part of the operating permit for the landfill. Closure regulations are contained in the CCR, Title 23, Division 3, Chapter 15, Article 8 (Closure and Postclosure Maintenance), § 2580 (General Closure Requirements) et seq. Completion of landfilling operations will occur once final approved elevations are reached.	Project Proponent	Prior to commencement of landfill development and throughout landfill operations.	Monitoring Agency: LARWQCB, CIWMB, and City LEA Enforcement Agency: LARWQCB, CIWMB, and City LEA
The design, operation, and final closure of the landfill project shall be monitored by the City LEA, CIWMB, and LARWQCB to ensure that the landfill will not create significant environmental impacts to local or regional water supplies.	Project Proponent	Prior to commencement of landfill development and throughout landfill operations.	Monitoring Agency: LARWQCB, CIWMB, and City LEA Enforcement Agency: LARWQCB, CIWMB, and City LEA

Mitigation Measures	Mitigator Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
56. Application of daily, intermediate, and final covers in accordance with applicable regulatory requirements shall aid to restrict leachate formation by inhibiting the infiltration of water into the landfill waste prism.	Project Proponent	Prior to commencement of landfill development and throughout landfill operations.	Monitoring Agency: LARWQCB, CIWMB, and City LEA Enforcement Agency: LARWQCB, CIWMB, and City LEA
57. Dust control water shall be applied to wet only the upper soil surface.	Project Proponent	Throughout landfill operations.	Monitoring Agency: LARWQCB, CIWMB, and City LEA Enforcement Agency: LARWQCB, CIWMB, and City LEA
58. The project shall be operated as a Class III landfill and shall not accept hazardous materials or liquid waste. Further restrictions will be identified in the future WDRs required prior to project development.	Project Proponent	Throughout landfill operations.	Monitoring Agency: LARWQCB, CIWMB, and City LEA Enforcement Agency: LARWQCB, CIWMB, and City LEA
59. Underground fuel storage tanks will be installed, monitored and inspected in compliance with CCR Title 23, Division 3, Chapters 16 and 17 and City of Los Angeles Municipal Code Sections 57.31.34 through 57.39.18. Underground tanks would be double-walled and have sufficient secondary containment and a leak interception and detection system to prevent fluid migration.		Throughout landfill operations.	Monitoring Agency: LAFD Enforcement Agency: LAFD
4.3.3 Flood Hazard/ Mudflow Hazard Refer to Section 4.3.1, Surface Water within this table.			
4.4 BIOLOGICAL RESOURCES 4.4.1 Vegetation and Wildlife Habitat <u>Venturan Coastal Sage Scrub</u>	Project Proponent	Throughout landfill operations and on an on-going basis.	Monitoring Agency: City Planning Dept. Enforcement Agency: City Planning Dept.
60. A detailed conceptual mitigation plan shall be prepared by the project proponent and contain specific information on planting, maintenance, and monitoring. A revegetation plan, that includes Coastal sage scrub restoration can feasibly occur onsite. The implementation of this plan will provide onsite mitigation greater than 1:1 to offset the loss of coastal sage scrub. 61. Surface soils and seed source will be gathered from areas of the project site and spread within onsite mitigation areas.			
<u>Slender Mariposa Lily</u> 62. A conceptual mitigation plan for transplanting relocated lilies shall be developed by consulting biologists. That plan shall describe transplantation techniques, monitoring, and provide data required by Responsible Agencies during a 5-year monitoring period.	Project Proponent	Throughout landfill operations and on an on-going basis.	Monitoring Agency: City Planning Dept. Enforcement Agency: USFWS and City Planning Dept.
<u>San Diego Horned Lizard</u> 63. Impacts on the San Diego horned lizard can be mitigated to a level of less than significant by restoring coastal sage scrub habitat. This will create a temporal loss of the species, but the population should recover following restoration of this habitat. Topsoils should be selected that are friable to suit lizard habitat requirements.	Project Proponent	Throughout landfill operations and on an on-going basis.	Monitoring Agency: City Planning Dept. Enforcement Agency: USFWS and City Planning Dept.
<u>California Gnatcatcher</u> 64. Surveys shall be conducted for California gnatcatchers prior to onsite grading to determine the status of this species within development areas. Surveys shall be	Project Proponent	Prior to onsite construction grading.	Monitoring Agency: City Planning Dept. Enforcement Agency: USFWS and City Planning Dept.

Mitigation Measures	Mitigation Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
conducted in accordance with USFWS protocol, and if present, a Section 10(a) permit from USFWS would be obtained by the project proponent. If grading activities occur during the nesting season (i.e., March through July), a federally permitted biologist will survey areas of project development to determine if the species is present. If California gnatcatchers are present, onsite grading activities shall cease until USFWS officials are notified. Either additional coastal sage scrub restoration or the purchase of suitable offsite habitat will be required, if California gnatcatchers are found onsite.			
Bell's Vireo Surveys shall be conducted for least Bell's vireo prior to onsite grading to determine the status of this species within development areas. Surveys shall be conducted in all areas of potential habitat. If this species is present onsite, a Section 10(a) permit from USFWS would be obtained by the project proponent. If grading activities occur during the nesting season (i.e., April through July), a biologist will survey areas of project development to determine if the species is present. If present, onsite grading activities shall cease until USFWS officials are notified.	Project Proponent	Prior to onsite construction grading.	Monitoring Agency: City Planning Dept. Enforcement Agency: USFWS and City Planning Dept.
Western Burrowing Owl Preconstruction surveys shall be conducted by a consulting biologist at least 30 days prior to project grading to determine if the species is within the project site. If surveys indicate the presence of western burrowing owls, a relocation program shall be implemented.	Project Proponent	Prior to onsite construction grading.	Monitoring Agency: City Planning Dept. Enforcement Agency: USFWS and City Planning Dept.
Migratory Bird Treaty Act To prevent the loss of an active migratory bird nest, vegetation shall not be cleared during the breeding season (i.e., March 15 to August 1). If vegetation clearing needs to occur, surveys shall be conducted by biologists to determine active migratory bird nests. All active migratory bird nests shall be protected until the young become independent.	Project Proponent	Prior to onsite construction grading.	Monitoring Agency: City Planning Dept. Enforcement Agency: USFWS and City Planning Dept.
Raptor Nests If habitat removal is proposed during the raptor breeding season (i.e., March to July), a survey shall be conducted for active nesting areas. If active nests are found, no construction activity shall take place within 500 feet of an active nest, until the young have fledged. The 500-foot perimeter around each active nest shall be fenced. Trees containing nests shall only be removed during the non-breeding season.	Project Proponent	Prior to onsite construction grading.	Monitoring Agency: City Planning Dept. Enforcement Agency: USFWS and City Planning Dept.
2. Wetlands and Riparian Habitat Onsite Mitigation Sites Potential candidate mitigation sites have been identified by the project proponent in conjunction with resource agencies for consideration to compensate for impacts on riparian and wetland resources as a result of project development. These sites include Bull Creek, Bee Canyon and East Canyon, which are located proximate to the project site. Prior to the development of any detailed mitigation plans and drawings, the final selection will be determined cooperatively by the CDFG, Corps, SWRCB, and other regulatory agencies in conjunction with the City and project proponent.	Project Proponent	Throughout landfill operations.	Monitoring Agency: USFWS, CDFG, and City Planning Dept. Enforcement Agency: USFWS, CDFG, and City Planning Dept.
Purchasing Wetland Credit	Project Proponent	Prior to commencement of landfill development.	Monitoring Agency: USFWS, CDFG, and City Planning Dept.

Mitigation Measures	Mitigation Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
70. If a potential candidate site is unavailable, the project proponent would purchase wetland credit through an established mitigation bank. The project proponent would be required to pay an amount established by the mitigation bank developer (i.e., public, non-profit, or private entity) as compensatory mitigation.			Enforcement Agency: USFWS, CDFG, and City Planning Dept.
Funding of an Invasive Species Eradication Program			
71. Under the direction of the Corps, the project proponent would seek authorization under Regional General Permit No. 41, which would allow the mechanized removal of invasive, exotic plants (e.g., giant reeds [<i>Arundo donax</i>] and salt cedar [<i>Tamarix</i> spp.]) from waters of the U.S., including wetlands within the jurisdiction of the Los Angeles District of the Corps.	Project Proponent	Prior to commencement of landfill development.	Monitoring Agency: USFWS, CDFG, and City Planning Dept. Enforcement Agency: USFWS, CDFG, and City Planning Dept.
4.4.3 Native and Nonnative Tree Resources			
72. Native tree species shall be replaced at a 2:1 (replacement:removal) ratio, consisting of 15-gallon or 5:1 3-gallon container trees. Mitigation trees shall be planted prior to impacted trees being removed, thus allowing trees to grow to specimen size in the field. A specimen-size tree shall be defined as a 15-gallon tree with a minimum trunk caliper of 1 inch measured 1 foot above ground. All mitigation trees shall be specimen size within 1 year after tree removal.	Project Proponent	Throughout landfill operations.	Monitoring Agency: City Planning Dept. Enforcement Agency: City Planning Dept.
73. Nonnative tree species shall be replaced at a 2:1 ratio, consisting of 3-gallon Coast live oak trees. A total of 100 24-inch box and 25 36-inch box size Coast live oak trees shall be planted in areas identified by the City. These trees shall be natural in form. The total mitigation tree count obtained using the 5:1 replacement ratio, shall be reduced by 125 trees to account for the inclusion of these larger trees.	Project Proponent	Throughout landfill operations.	Monitoring Agency: City Planning Dept. Enforcement Agency: City Planning Dept.
74. Mitigation tree planting shall occur within the 100± acre open space buffer area located south of the existing inactive landfill. Appropriate planting locations shall be selected within the buffer area based on soil type, steepness of the slope, and aspect (i.e., location and or direction of the sun).	Project Proponent	Throughout landfill operations.	Monitoring Agency: City Planning Dept. Enforcement Agency: City Planning Dept.
75. Prior to tree planting, the mitigation site shall be prepped to create an environment favorable for native and nonnative tree growth and survival. The initial step in tree planting is to clear away unwanted grass, weeds, or brush. A minimum 3-foot radius of vegetation shall be cleared around the planting location. All planting holes shall be dug to a minimum depth of 24 inches. If soil conditions cannot accommodate the minimum depth, planting holes shall be relocated to a more suitable location. Trees will be spaced 15 to 20 feet in a random, nongeometric pattern. Row or grid spacing will be avoided to provide a natural look to the mitigation planting.	Project Proponent	Throughout landfill operations.	Monitoring Agency: City Planning Dept. Enforcement Agency: City Planning Dept.
76. A poultry wire screen with 1-inch-diameter holes shall be installed around the outside wall of the tree planting hole and folded closed on the bottom. The screen shall extend downward to enclose the root ball of the tree that will protrude 1 foot above final grade.	Project Proponent	Throughout landfill operations.	Monitoring Agency: City Planning Dept. Enforcement Agency: City Planning Dept.
77. Backfill material shall be used for planting material and shall consist of loose friable soil. The planting shall be backfilled to a depth that allows the root crown of the plant to be even with or slightly higher than the surrounding grade. All planting locations shall be preirrigated to ensure that moisture levels are at or near capacity.	Project Proponent	Throughout landfill operations.	Monitoring Agency: City Planning Dept. Enforcement Agency: City Planning Dept.
78. Prior to tree planting, all containers shall be thoroughly soaked. Once at the mitigation site, trees shall not be removed from their containers until all site preparation work has been completed. The wire cage shall be installed around the planting hole, and backfill	Project Proponent	Throughout landfill operations.	Monitoring Agency: City Planning Dept. Enforcement Agency: City Planning Dept.

Mitigation Measures	Mitigation Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
material shall be filled to one-half the depth of the root wad. A 27-gram Agriform fertilizer tablet shall be placed approximately 1 inch from the root wad. Backfilled soil shall be tamped and soaked to remove any air pockets.			
Following tree planting, the area shall be mulched with either wood chip or recycled green waste. The mulch shall be applied in an even layer approximately 6 inches or more in thickness.	Project Proponent	Throughout landfill operations.	Monitoring Agency: City Planning Dept. Enforcement Agency: City Planning Dept.
Drip irrigation shall be provided for all planted trees to ensure adequate growth and allow year-round planting. The irrigation system shall include a liquid fertilizer injection system to maintain optimum plant health and growth.	Project Proponent	Throughout landfill operations.	Monitoring Agency: City Planning Dept. Enforcement Agency: City Planning Dept.
The irrigation system shall utilize plastic polyvinyl chloride piping as its main supply lines. Distribution lines shall consist of 1/4-inch-diameter polyethylene drip tubing. Water shall be delivered to the plants via conventional drip spot emitters. Vortex emitters rated at 1 to 3 gallons per hour shall be used for the emitters. All irrigation water shall be filtered through a "Y" filter containing a 150 mesh screen. The irrigation systems shall be controlled automatically with remote battery-powered controllers and electrical irrigation valves. Watering frequency and duration shall be adjusted as necessary, depending on soil condition, weather, and plant requirements. To assure successful establishment and survival of the mitigation trees, a 3-year monitoring and maintenance program shall be implemented. Each year the mitigation planting shall be monitored for growth and survival.	Project Proponent	Throughout landfill operations.	Monitoring Agency: City Planning Dept. Enforcement Agency: City Planning Dept.
An annual monitoring report shall be prepared and submitted to the City Department of Public Works, Street Tree Division by the project proponent. This report shall detail the growth and survival record for each mitigation tree planted. The report will provide an accounting of the number of trees required for mitigation versus the number of qualifying trees planted. Maintenance recommendations will be included in the annual report.	Project Proponent	Throughout landfill operations.	Monitoring Agency: City Planning Dept. Enforcement Agency: City Planning Dept.
NOISE Construction Noise Impacts Sensitive land uses would not be impacted by project construction; therefore, no mitigation measures would be required.			
Operational Noise Impacts Landfilling operations shall be limited to the hours of 6:00 a.m. to 6:00 p.m., Monday through Friday, and from 7:00 a.m. to 2:00 p.m. on Saturday. However, the landfill entrance gate shall be open to waste-hauling vehicles at 5:00 a.m., Monday through Friday, and at 7:00 a.m. on Saturday to provide for truck and vehicle queuing. Because of the proximity of the landfill site to residential areas, citizens, small commercial, and private users of the landfill shall be encouraged by the project proponent (e.g., onsite signage, flyers, mailers) to use alternate routes (other than Balboa Boulevard).	Project Proponent	Throughout landfill operations.	Monitoring Agency: City Planning Dept. and City L&EA Enforcement Agency: City Planning Dept. and City B&S.
All landfill equipment shall be equipped with air flow silencers on intake systems and low-noise mufflers on exhaust systems that shall be properly maintained.	Project Proponent	Throughout landfill operations.	Monitoring Agency: City Planning Dept. Enforcement Agency: City Planning Dept.
LIGHT AND GLARE All lighting shall be shielded and directed onto the site. No floodlighting shall be located that can be seen directly by adjacent residents, motorists on adjacent public	Project Proponent	Throughout landfill operations.	Monitoring Agency: City Planning Dept. Enforcement Agency: City Planning Dept.

Mitigation Measures	Mitigation Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
streets or highways, or pilots within the "airport approach zone." This condition shall not preclude the installation of low-level security lighting.			
1.7 LAND USE			
1.7.1 Community Plan and Zoning Designations			
1.6. Maintain and enhance the 100± acre open space buffer area in the southern portion of the site by implementing revegetation programs in conjunction with onsite programs	Project Proponent	Throughout landfill operations.	Monitoring Agency: City Planning Dept. Enforcement Agency: City Planning Dept
1.7.2 General Plan Elements			
No mitigation measures would be required.			
1.7.3 Regional, State and Federal Plans			
No mitigation measures would be required.			
1.7.4 Other Landfill and Transfer Station Facilities			
No mitigation measures would be required.			
1.8 NATURAL RESOURCES			
Refer to Section 4.9.6, Risk of Explosion for a discussion of potential re-abandonment mitigation measures.			
1.9 RISK OF UPSET			
1.9.1 Hazardous Materials			
17. The landfill shall be operated as a Class III landfill; no liquid, hazardous, radioactive material, or infectious medical wastes will be accepted.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, LARWQCB, and City LEA Enforcement Agency: CIWMB, and City LEA
18. Haulers disposing of drums (i.e., 55-gallon) shall have drums triple-rinsed with tops and bottoms removed prior to acceptance.	Project Proponent	Throughout landfill operations.	Monitoring Agency: DTSC and City LEA Enforcement Agency: DTSC and City LEA
19. Notices shall be posted in English and Spanish at prominent locations onsite to notify waste haulers about hazardous waste policies of the landfill operator and to inform haulers that hazardous waste cannot be disposed of at the facility. Signage shall help inform waste haulers of the rules and regulations governing the disposal of hazardous waste, and that anyone negligently or intentionally bringing in hazardous waste shall be prosecuted to the full extent of the law.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, and City LEA Enforcement Agency: CIWMB and City LEA
20. A refuse inspection program that includes direct visual inspection, remote television monitors to inspect incoming rolloff-type loads and open-top vehicles, and radiation detecting devices shall be implemented by the landfill operator to prohibit the illegal dumping or disposal of liquids and hazardous wastes at the landfill.	Project Proponent	Throughout landfill operations.	Monitoring Agency: SCAQMD, CIWMB, and City LEA Enforcement Agency: SCAQMD, CIWMB, and City LEA
21. The landfill operator shall implement a hazardous waste load-checking program. This program shall include inspecting random loads for hazardous wastes in a segregated area of the landfill, and landfill employees shall scan waste materials as they are being unloaded at the active working face. Hazardous waste load checks at the proposed City/County Landfill will be 1.5 load checks per 1,000 tons of solid waste received at the landfill. Twelve unannounced intensive manual inspections of refuse loads shall be conducted over twelve month periods by trained site personnel (subject to verification by the Local Enforcement Agency and under the provisions of the hazardous waste load checking program approved by the Local Enforcement Agency). These	Project Proponent	Throughout landfill operations.	Monitoring Agency: LARWQCB, CIWMB, and City LEA Enforcement Agency: CIWMB and City LEA

Mitigation Measures	Mitigation Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
inspections shall be conducted in each 12-month period.			
If hazardous waste materials are discovered, emergency response shall include worker identification and notification procedures, cordoning off the area, and notifying Cal-EPA, DTSC. Once hazardous waste is identified, the material shall be removed, containerized, and temporarily stored onsite, if safe to handle. In the unlikely event that acutely hazardous material is discovered, the immediate area will be evacuated, and a qualified hazardous waste hauler shall be contacted for immediate collection and disposal of the material at a permitted Class I hazardous waste landfill. After any such incident, all necessary reports shall be completed and filed by the landfill operator with the following agencies: City of Los Angeles Police Department, County of Los Angeles Office of the District Attorney, Environmental Crimes Unit, City of Los Angeles Fire Department, City of Los Angeles Department of Environmental Affairs, and the LARWQCB.	Project Proponent	Throughout landfill operations.	Monitoring Agency: DTSC, CIWMB, LAPD, and City LEA Enforcement Agency: CIWMB and City LEA
Landfill employee training programs on hazardous waste detection shall be conducted. These programs shall be presented during preemployment and for subsequent annual review for all employees.	Project Proponent	Throughout landfill operations.	Monitoring Agency: DTSC, CIWMB, and City LEA Enforcement Agency: CIWMB and City LEA
The spill response program shall be part of required training for all facility employees. In the event of a spill, containment is paramount. All landfill employees shall be trained to use dirt and/or other absorbent materials to pick up and/or contain small spills of oils, solvents, and/or other materials that may be harmful to the public, facility workers, or the environment. Training in the use of personal protective equipment, fire extinguishing aids (e.g., hoses or extinguishers), and spill containment/mitigation (e.g., absorbents) shall be provided.	Project Proponent	Throughout landfill operations.	Monitoring Agency: LARWQCB, CIWMB, and City LEA Enforcement Agency: LARWQCB, CIWMB, and City LEA
Full-time inspectors shall be present at all times when waste is being received and covered onsite for inspection of waste materials. Full-time inspectors shall be deemed by the City to be qualified through training and experience to perform assigned duties.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, and City LEA Enforcement Agency: CIWMB and City LEA
2. Vectors			
The landfill operator shall monitor the site on a regular basis for vector activity. In addition, the site shall be inspected by the City LEA on a regular schedule. Corrective measures shall be immediately taken should a vector problem be detected.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB and City LEA Enforcement Agency: CIWMB and City LEA
Vectors (bird activity) shall be effectively eliminated by stringing wire or monofilament line (15 to 20 pound test) above the active landfill working areas at intervals of 100 to 150 feet, or by other approved means. This disrupts the birds' circling patterns to the extent that they do not attempt to land or congregate to feed on the refuse.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB and City LEA Enforcement Agency: CIWMB and City LEA
Flies shall be controlled at the project site by a trap-and-destroy program. The use of sprays shall be avoided to the fullest extent possible.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB and City LEA Enforcement Agency: CIWMB and City LEA
Rodent-related problems shall be controlled by operational techniques that are in accordance with recommendations from the City LEA and the Cal-EPA.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB and City LEA Enforcement Agency: CIWMB and City LEA
Operational techniques shall be utilized to limit vector activity, including compacting waste at the landfill active working face, properly applying cover material; keeping the active working face as small as safely possible given the type and number of landfill equipment, properly grading interim fill surfaces and final fill slopes, and eliminating ponding areas at the project site.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB and City LEA Enforcement Agency: CIWMB and City LEA
All equipment shall be in good condition and cleaned in a frequency and manner so as	Project	Throughout landfill operations.	Monitoring Agency: CIWMB and City LEA

Mitigation Measures	Mitigation Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
to prevent the propagation or attraction of flies, rodents, or other vectors, and the creation of nuisances.	Proponent		Enforcement Agency: CIWMB and City LEA
102. Items used at the landfill facility that could attract vectors (e.g., food, seed, office supplies, etc.) shall be stored in closed containers and/or within an enclosed structure. These containers shall be inspected regularly and shall be disposed of if they appear to be an attraction to any vectors.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB and City LEA Enforcement Agency: CIWMB and City LEA
103. Salvaged materials generated onsite or imported shall be placed away from storage areas, other activity areas, and limited to a volume approved by the City LEA, local land use authority, or other approval agencies, minimizing the harborage or attraction of flies, rodents, or other vectors, and the creation of nuisances. There shall be no scavenging activities at the landfill.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB and City LEA Enforcement Agency: CIWMB and City LEA
104. All buildings, paved areas, landscaped areas, and perimeter areas shall be inspected regularly for signs of vectors. Any building openings, ground holes, and deficiencies shall be repaired as they are discovered during routine inspections to prevent the intrusion of any ground vectors.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB and City LEA Enforcement Agency: CIWMB and City LEA
105. In the event that vectors may occur onsite, appropriate measures shall be implemented (e.g., the use of a professional exterminator).	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB and City LEA Enforcement Agency: CIWMB and City LEA
4.9.3 Litter			
106. The landfill site shall be operated to minimize litter generation through implementation of the following measures: compaction of waste at the working face (i.e., 1,400 pounds of compaction per cubic yard); waste materials covered with at least 6 inches of clean, compacted soil or approved alternative daily cover (green waste shall not be allowed as alternative daily cover, if the SCAQMD determines that it is causing odor problems) by the end of the working day; and maintenance of the active working face areas as small as safely possible given the type and quantity of landfill equipment. The use of greenwaste is subject to the following: (1) stockpiling of greenwaste shall not occur within the 500-foot M3 buffer; (2) when stockpiled, greenwaste shall be turned regularly to prevent anaerobic conversion; and (3) if a greenwaste odor problem occurs, such waste shall immediately be disposed of in the landfill with an appropriate daily cover that would not magnify the odor problem.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB and City LEA Enforcement Agency: CIWMB and City LEA
107. Litter and debris shall be contained within the landfill property boundaries by the use of secondary litter fences (located along the outside perimeter of the landfill) and by portable litter fences placed adjacent to the active working face areas. Fences outside of the landfill perimeter may be visible to the surrounding community. Further, the fences and adjacent areas will be cleaned regularly to keep refuse to a minimum.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB and City LEA Enforcement Agency: CIWMB and City LEA
108. The landfill operator shall inform owners of registered vehicles, by signage, and through a recorded phone message to comply with vehicle tarping requirements under § 23114 and 23115 of the California Vehicle Code or face a fine assessed by the operator. Waste haulers who repeatedly violate this code shall not be allowed to dispose of their waste loads at the facility.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB and City LEA Enforcement Agency: CIWMB and City LEA
109. On-a-once a week basis, or as needed, the landfill operator shall mobilize cleanup crews to provide litter pickup services within the O'Melveny Park area, along Balboa Boulevard and San Fernando Road, and in other residential areas located in proximity to the landfill, that may be affected by offsite litter migration. On a daily basis, the cleanup crews shall inspect the surrounding area to assess if more frequent cleanups are required. Fences outside of the landfill perimeter may be visible to the surrounding	Project Proponent	Throughout landfill operations.	Monitoring Agency: City Planning Dept Enforcement Agency: City Planning Dept

Mitigation Measures	Mitigation Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
community.			
Landfill employees shall watch for any illegal dumping activities on or around the project site. The landfill litter control crew shall provide cleanup service for areas within one mile of the project site. The phone number where this service will be requested will be provided in the quarterly newsletter and on the web site.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB and City LEA Enforcement Agency: CIWMB
The administrative offices shall be equipped with a radio dispatch system that can quickly engage crews to respond to perceived litter complaints in the surrounding neighborhoods.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB and City LEA Enforcement Agency: CIWMB
The City LEA shall inspect the landfill on a regular basis, at which time the effectiveness of the litter control program shall be documented and any necessary improvements shall be made, including: a. Landfill personnel shall continuously patrol the access road to the scales from the time the landfill opens until the time of closure in the evening. b. Improperly covered or contained loads that may result in a significant release of litter shall be immediately detained and the condition corrected, if practical, before the load proceeds to the active working face areas. If correction cannot be made, the load shall be conducted under escort to the working face. c. All debris found on or along the landfill entrance and working face access roads shall be immediately removed. d. Operating areas shall be located in wind-shielded portions of the landfill during windy periods. e. Litter fences shall be installed in operating active working face areas, as deemed necessary by the LEA.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB and City LEA Enforcement Agency: CIWMB and City LEA
Employee Safety and Site Security The landfill operator shall implement an HIP program in compliance with CCR, Title 8, § 3203, designed to protect employees from work-related hazards associated with operation of the landfill site. Unsafe or unhealthful work conditions, practices, or procedures shall be immediately corrected by the landfill operator.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, Cal/OSHA, and City LEA Enforcement Agency: CIWMB and Cal/OSHA
Each supervisor or manager shall conduct regular periodic inspections to identify less-than-adequate or unsafe working conditions, improper or unsafe work practices, or procedures in their work areas. The maintenance supervisor shall be notified of needed repairs or corrective measures using a "safety inspection report" form. Additional inspections shall be accomplished whenever new processes, procedures, substances, or equipment are introduced into the workplace or when a supervisor becomes aware of a new, potential, or previously unrecognized hazard.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, Cal/OSHA, and City LEA Enforcement Agency: CIWMB and Cal/OSHA
Appropriate inspection checklists shall be developed, used, and maintained to accurately reflect various exposures in different work areas. Daily observation of the workplace environment by employees, supervisors, managers, and the safety director shall occur. Discrepancies shall be reported. Records of inspections, deficiencies, and corrective measures shall be maintained in the safety/maintenance offices.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, Cal/OSHA, and City LEA Enforcement Agency: CIWMB and Cal/OSHA
If a problem or discrepancy is identified, an inspection report shall be prepared. The report shall identify the priority assigned to each discrepancy, as follows: Priority One, resolve the problem immediately; Priority Two, resolve the problem by the end of the working day; Priority Three, resolve the problem within 48 to 72 hours; and Priority Four, resolve the problem within 1 week as soon as the part(s) and/or materials are available. Unsafe work practices shall be interrupted immediately by the observing supervisor. Appropriate corrective action shall be implemented. If the unsafe practice	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, Cal/OSHA, and City LEA Enforcement Agency: CIWMB and Cal/OSHA

Mitigation Measures	Mitigation Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
continues, progressive discipline shall be employed.			
7. Communication of safety and health methods to employees shall include verbal communication with employees at quarterly safety meetings; small group meetings conducted by first-line supervisors with their respective employee groups that shall be weekly "tailgate," "toolbox," or operations and safety meetings; written safety and health issues posted on employee bulletin boards; safety posters; suggestion boxes for employees to anonymously utilize; and action by management to evaluate and implement the pertinent employee safety suggestions.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, Cal/OSHA, and City LEA Enforcement Agency: CIWMB and Cal/OSHA
8. Accident/injury reports, inspections, and findings, including corrections and training records, shall be kept for 3 years. The OSHA Log 200 shall be retained by the landfill operator for a period of 5 years. Medical records for those employees involved in handling of hazardous wastes shall be maintained for a period of 30 years after employment termination.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, Cal/OSHA, and City LEA Enforcement Agency: CIWMB and Cal/OSHA
9. First-aid kits shall be located in dispatch, maintenance, scale houses, and corporate administrative offices, in addition to all supervisor vehicles. These kits shall contain "Band-Aids," bandages, sprays, miscellaneous ointments, and minor treatment supplies. These supplies are intended for treatment of small or nonserious cuts, burns, scrapes, etc. Injuries requiring medical attention shall be treated at the Holy Cross Medical Center. This hospital shall also provide ambulance service.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, Cal/OSHA, and City LEA Enforcement Agency: CIWMB and Cal/OSHA
0. The landfill operator shall implement an emergency action plan in compliance with CCR, Title 8, § 3220. This plan shall designate emergency escape routes and procedures, rescue and medical duties, methods for reporting fires and other emergencies, and names of persons and departments to contact during an emergency.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, Cal/OSHA, LAFD and City LEA Enforcement Agency: CIWMB, Cal/OSHA, and LAFD
1. The landfill operator shall implement a fire prevention plan in compliance with CCR, Title 8, § 3221. Components of this written fire prevention plan shall include potential fire hazards and their proper handling and storage procedures; potential ignition sources (i.e., welding or smoking), their control procedures, and the type of fire protection equipment or systems that can control a fire involving them; names or regular job titles of those responsible for maintenance of equipment and systems installed to prevent or control ignitions or fires; and names or regular job titles of those responsible for the control of accumulation of flammable or combustible waste materials.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, Cal/OSHA, LAFD and City LEA Enforcement Agency: CIWMB, Cal/OSHA, and LAFD
2. In compliance with CCR, Title 8, § 3314, lockout/blockout procedures shall be implemented at the proposed project. Machinery or equipment capable of movement shall be stopped and the power source deenergized or disengaged; if necessary, the moveable parts shall be mechanically blocked or locked out to prevent inadvertent movement during cleaning, servicing, or adjusting operations. If the machinery or equipment must be capable of movement during this period in order to perform the specific task, the designated station manager or supervisor shall minimize the hazard of movement by providing and requiring the use of extension tools or other methods to protect employees from injury. Prime movers, equipment, or power-driven machines equipped with lockable controls or readily adaptable to lockable controls shall be locked out or positively sealed in the "off" position during repair work and setting-up operations. The operator shall provide a sufficient number of accident prevention signs or tags and padlocks, seals or other similarly effective means to safely conduct repairs.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, Cal/OSHA, and City LEA Enforcement Agency: CIWMB and Cal/OSHA
3. Personal protective equipment shall be provided to all operations employees and will include hard hats, heavy gloves, ear plugs, dust masks, safety boots, goggles, and	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB and Cal/OSHA, and City LEA

Mitigation Measures	Mitigation Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
safety vests.			Enforcement Agency: CIWMB, Cal/OSHA, and City LEA
The landfill operator shall comply with all applicable safety ordinances contained in the City of Los Angeles Municipal Code.	Project Proponent	Throughout landfill operations.	Monitoring Agency: City B&S, LAPD, and City LEA Enforcement Agency: City B&S, LAPD, and City LEA
The landfill operator shall maintain perimeter fencing in and around the site in accordance with CCR, Title 14, § 17658 to discourage illegal entry to the landfill. Where existing topography conditions create an effective barrier, no perimeter fencing shall be installed. Entrance and access gates shall remain locked when the landfill facility is not in operation. All existing perimeter fencing shall be inspected on a routine basis by the landfill operator, and necessary repairs shall be made to ensure a continued deterrent for unauthorized entry to the project site. Additionally, the landfill operator shall maintain posted "no trespassing" signage at the exterior perimeter fencing nearest the project site entrance.	Project Proponent	Throughout landfill operations.	Monitoring Agency: City B&S, LAPD, and City LEA Enforcement Agency: City B&S, LAPD, and City LEA
All landfill equipment shall be properly maintained and operated to minimize the health and safety impacts on landfill personnel and the public. Standby equipment including water trucks shall be made available during periods of vehicle maintenance or breakdown.	Project Proponent	Throughout landfill operations.	Monitoring Agency: SCAQMD, CIWMB, and City LEA Enforcement Agency: SCAQMD, CIWMB, and City LEA
Human Health A citizen's advisory committee shall be established, if deemed necessary by the City Council or Planning Commission through a project condition, to address area resident health concerns about the existing inactive and proposed City/County Landfill Project. The committee's mandate shall include discussions with appropriate technical experts and regulatory agencies responsible for the on- and offsite monitoring activities at the project site. The advisory committee would be responsible for presenting information, and discussions of these regulatory agency members back to area residents through planned informational meetings.	Project Proponent	Throughout landfill operations.	Monitoring Agency: City Planning Dept. Enforcement Agency: City Planning Dept.
Risk of Explosion ill Gas and Collection System Onsite structures shall be continuously monitored for the presence of unsafe levels of methane gas.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, SCAQMD, LAPD, and City LEA Enforcement Agency: CIWMB, SCAQMD, LAPD, and City LEA
If necessary, the landfill operator shall install electrical (e.g., battery backup) combustible gas detectors in habitable structures. Employees shall be trained in all applicable safety requirements to prevent any upset conditions from occurring.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, SCAQMD, and City LEA Enforcement Agency: CIWMB, SCAQMD, and City LEA
Risks associated with the gas collection and flaring system shall be mitigated through use of flexible piping, flame arrestors, sensors, and automatic shutoff controls. Any new flare stations shall have safety shutdown devices designed and installed into the flare station, including a telephone auto-dialer, to provide emergency notification. All gas extraction equipment, including gas condensate and propane tanks, shall be adequately secured to prevent damage during a seismic event. Inspections of the gas collection and flaring system shall be performed after ground shaking from an earthquake, and necessary action shall be taken to correct any potential problems. All condensate treatment that takes place on site shall observe the 500 foot setback from the M3 property line.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, SCAQMD, and City LEA Enforcement Agency: CIWMB and SCAQMD

Mitigation Measures	Mitigation Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
Abandoned Well Sites			
1. Equipment operators involved in excavation shall be made cognizant of the potential presence of existing unrecorded, subsurface wellheads. If a wellhead (or other unidentifiable obstruction) is encountered during construction all excavation activities shall cease. The area will be cordoned off, and the landfill supervisor shall be called to determine whether the obstruction is an abandoned wellhead.	Project Proponent	Throughout landfill operations.	Monitoring Agency: SCAQMD Enforcement Agency: SCAQMD
12. A portable explosive gas detection device shall be utilized to determine whether the obstruction is a wellhead that may be leaking natural gas. If this is the case, all personnel shall be evacuated within a 500-foot radius and a representative from the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources shall be notified. Excavation activities shall cease until further instruction from Division of Oil, Gas, and Geothermal Resources is received. If gas is not detected, a backhoe or similar type of equipment shall be brought in to further expose the obstruction. If necessary, proper abandonment procedures will be utilized following Division of Oil, Gas, and Geothermal Resources protocol.	Project Proponent	Throughout landfill operations.	Monitoring Agency: Cal. Dept. of Conservation, Division of Oil, Gas, and Geothermal Resources SCAQMD Enforcement Agency: SCAQMD
Trenches and Excavations			
3. A portable explosive gas detection device shall be utilized in trenches and excavations to determine the presence of methane gases. If unsafe concentrations of gas exist, all employees would be immediately removed from the area of unsafe gas concentration. The safety monitor would be responsible for ensuring that appropriate worker safety equipment is operable, as well as worker education and instruction correctly implemented, to prevent the potential for methane gas explosions.	Project Proponent	Throughout landfill operations.	Monitoring Agency: Cal. Dept. of Oil and Gas, SCAQMD and City LEA Enforcement Agency: SCAQMD and Cal/OSHA
9.7 Airport Safety (Bird Strikes)			
14. In accordance with CCR § 17258.10 and 40 CFR Section 258.10, the project proponent will notify Whiteman Air Park and the FAA of the proposed project and projected startup date.	Project Proponent	Before project construction.	Monitoring Agency: City LEA and FAA Enforcement Agency: City LEA and FAA
9.8 Electromagnetic Fields			
0 mitigation measures would be required.			
10 POPULATION			
0 mitigation measures would be required.			
11 HOUSING			
0 mitigation measures would be required.			
12 RIGHT-OF-WAY AND ACCESS			
0 mitigation measures would be required.			
13 TRANSPORTATION AND CIRCULATION			
13.1 Traffic			
15. For those intersections where project-related traffic volumes are expected to create poor operating conditions and/or significantly impact the operating conditions of the study area intersections, mitigation is designed to improve and/or change the existing intersection geometry, thereby, increasing existing intersection capacity. Capacity improvements shall include roadway widening, roadway restriping, reconfiguring	Project Proponent	Prior to commencement of landfill development.	Monitoring Agency: LADOT Enforcement Agency: LADOT

Mitigation Measures	Mitigation Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
<p>adways, or providing additional lanes to various approaches of a key intersection.</p> <p><u>Roxford Street at the I-5 Freeway, (SB ramp)</u> Restripe westbound approach on Roxford Street to provide dual left-turn lanes and one through lane.</p> <p><u>Roxford Street at the Encinitas/I-5 Freeway (NB ramp)</u> Restripe northbound approach on Encinitas Avenue to provide left-turn lane, shared through/left-turn lane, and shared through/right-turn lane.</p> <p><u>San Fernando Road at Balboa Boulevard</u> This key intersection features two through lanes in each direction on San Fernando Road and two northbound approach lanes, striped as an exclusive left-turn lane and an option left-right turn lane, are provided on Balboa Connector. A separate westbound left-turn lane as well as protected left-turn phasing is provided. Existing pavement widths and physical constraints (i.e., hillside encroachment) do not allow for any physical improvements, such as providing an exclusive eastbound right-turn lane on San Fernando Road for heavy existing and anticipated right-turn volumes.</p> <p>Contribute to the design, construction, and operation of the Northeast Valley Automated Traffic Surveillance and Control (ATSAC) system for this intersection. The current cost of ATSAC for the Northeast Valley System is \$79,000 per intersection. The contribution to ATSAC shall be made prior to the start of construction for this ATSAC system, which is scheduled for the year 2003.</p> <p><u>San Fernando Road at Sierra Highway</u> Restripe northbound approach on San Fernando Road to provide a shared through/right turn lane and exclusive right-turn lane and restripe the westbound approach of Sierra Highway for a 12-foot-wide curb lane.</p> <p><u>San Fernando Road at Project Driveway</u> Install a new traffic signal at San Fernando Road/Project Driveway and widen and restripe the northbound approach of San Fernando Road at Project Driveway to provide a left-turn lane and through lane. Also contribute to the design, construction, and operation of the Northeast Valley ATSAC system for this intersection. The current cost of ATSAC for the Northeast Valley System is \$79,000 per intersection. The contribution to ATSAC shall be completed prior to the start of construction for this ATSAC system, which is scheduled for the year 2003.</p> <p>The required street improvements and signal modifications shall be guaranteed before the issuance of any building permit for this project through the B-permit process of the Bureau of Engineering, Department of Public Works, and the encroachment permit process of Caltrans (where applicable). Construction of the improvements to the satisfaction of LADOT, the Bureau of Engineering, and Caltrans (where applicable) must be completed before issuance of any certificate of occupancy. Prior to setting the bond amount, the Bureau of Engineering shall require that the developer's engineer or contractor contact LADOT's B-Permit Coordinator, telephone (213) 580-5336, to arrange a pre-design meeting to finalize the proposed geometric and traffic signal designs for the project.</p>			

Mitigation Measures	Mitigation Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
4.13.2 Los Angeles County Congestion Management Program No mitigation measures would be required.			
4.13.3 Construction-Related Traffic No mitigation measures would be required.			
4.13.4 Parking and Safety Concerns 143. Prior to issuance of any certificate of occupancy for the project, install a new traffic signal at San Fernando Road/Project Driveway and widen and restripe the northbound approach of San Fernando Road at Project Driveway to provide a left-turn lane and through lane. Also contribute to the design, construction, and operation of the Northeast Valley ATSAC system for this intersection. The current cost of ATSAC for the Northeast Valley System is \$79,000 per intersection. The contribution to ATSAC would be completed prior to the start of construction for this ATSAC system, which is scheduled for the year 2003.	Project Proponent	Prior to commencement of landfill development.	Monitoring Agency: LADOT Enforcement Agency: LADOT
4.13.5 Access Road in Sunshine Canyon No mitigation measures would be required.			
4.13.6 Public Transportation No mitigation measures would be required.			
Rail and Light Rail No mitigation measures would be required.			
Bicycle Routes 144. The following mitigation measure is proposed by the project proponent to address any potential localized impact along the San Fernando Road bicycle lane from increased truck traffic at or near the project site: Signs acceptable to the City shall be posted at or near the entrance to the landfill facility. These signs shall caution the public that heavy truck traffic exists in the area.	Project Proponent	Prior to commencement of landfill development.	Monitoring Agency: LADOT Enforcement Agency: LADOT
4.14 PUBLIC SERVICES			
4.14.1 Fire and Emergency Medical Services 145. Onsite water trucks shall provide sufficient water storage and pumping capabilities to extinguish fires. Tracked dozers and scrapers shall be utilized to smother any onsite fires. Easily accessible soil stockpile areas for daily cover shall be used by landfill personnel to smother onsite fires.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, LAFD, and City LEA Enforcement Agency: CIWMB, LAFD, and City LEA
146. Definitive plans and specifications shall be submitted to the LAFD and requirements for necessary permits satisfied prior to commencement of landfill development.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, LAFD, and City LEA Enforcement Agency: CIWMB and LAFD
147. The project proponent shall maintain and expand existing onsite fire response capabilities by using heavy operating equipment and readily available fire-extinguishing equipment. A 200-foot long, 1½-inch-diameter fire hose shall be available on water trucks for firefighting at the landfill working face area. If necessary, earth moving equipment shall be used to control fires by smothering fires with dirt.	Project Proponent	Throughout landfill operations	Monitoring Agency: CIWMB, LAFD, and City LEA Enforcement Agency: CIWMB, LAFD, and City LEA
148. Hydrants shall be installed in conformance with LAFD requirements and Los Angeles City Fire Code § 57.09.06.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, LAFD, and City LEA Enforcement Agency: CIWMB and LAFD

Mitigation Measures	Mitigation Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
1. New construction and placement of water tanks, water mains, and fire hydrants shall be completed prior to landfilling operations and shall meet final fire flow requirements determined by the LAFD.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, LAFD, and City LEA Enforcement Agency: CIWMB and LAFD
2. The project proponent shall maintain brush clearance within 100 feet of landfill operations and structures as specified in the Los Angeles City Fire Code § 57.21.07 and 57.25.01. Fire-resistant native plants shall be maintained free of combustible litter (i.e., partly decayed/organic matter). These plants shall be used without restriction within this brush clearance zone.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, LAFD, and City LEA Enforcement Agency: CIWMB and LAFD
3. Fire breaks, roads, and fire trails shall be maintained by the project proponent in accordance with the Los Angeles City Fire Code § 57.09.04 and 57.25.03.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB and LAFD Enforcement Agency: CIWMB and LAFD
4. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, LAFD, City BOE, and City B&S Enforcement Agency: CIWMB, LAFD, City BOE, and City B&S
5. Any person owning or having control of any facility, structure, or group of structures on the premises shall provide and maintain LAFD access.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, LAFD, City BOE, and City B&S Enforcement Agency: CIWMB, LAFD, City BOE, and City B&S
6. Access for LAFD apparatus and personnel to and into all structures shall be required.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, LAFD, City BOE, and City B&S Enforcement Agency: LAFD, City BOE, and City B&S
7. Construction of the realigned access roadway shall not exceed 15 percent in grade. An access road shall be constructed and maintained around the working area of the landfill for emergency access for fire fighting equipment.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, City BOE, City B&S, and City LEA Enforcement Agency: CIWMB, City BOE, City B&S
8. The project proponent shall temporarily close the landfill if a fire of regional significance is located near the project area and poses an imminent threat to the safety of landfill employees.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, LAFD, and City LEA Enforcement Agency: CIWMB, LAFD, and City LEA
9. A detailed fire response plan shall be prepared by the project proponent that incorporates LAFD requirements.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, LAFD, and City LEA Enforcement Agency: CIWMB and LAFD
10. Fire extinguishers shall be maintained in all heavy equipment, onsite work vehicles, and all structures as required by the Los Angeles LAFD.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, LAFD, and City LEA Enforcement Agency: CIWMB and LAFD
11. Signs shall be posted onsite and in a manner approved by the City Fire Chief prohibiting open burning within the project area, as specified under City of Los Angeles Fire Code, § 57.25.02.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, LAFD, and City LEA Enforcement Agency: CIWMB and LAFD
12. All internal combustion engines used in landfilling operations shall be equipped with spark arresters.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB and LAFD Enforcement Agency: CIWMB and LAFD
13. Landfill equipment shall be cleaned regularly to reduce the potential for equipment fires.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, LAFD, and City LEA Enforcement Agency: CIWMB, LAFD, and City LEA
14. Vehicle and mechanical inspections shall be performed on a regular basis, and focus on the electrical system, hydraulic, and fuel lines.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB and LAFD Enforcement Agency: CIWMB, LAFD
15. The project proponent shall provide fire control in compliance with CCR, Title 14, Division 7, Chapter 2, Article 7.6, § 17741 (Burning Wastes). If burning waste is received at the land shall be deposited in a safe, isolated area of the landfill	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, LAFD, and City LEA Enforcement Agency: CIWMB, LAFD, and City LEA

Mitigation Measures	Mitigation Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
and extinguished. If burning waste has been deposited at the working face area, it shall immediately be excavated, spread, and extinguished.			
164. In the event the project proponent detects settlement or venting of smoke, the City LEA shall be contacted. The project proponent under the direction of the City LEA shall undertake appropriate measures to identify the location of the subsurface fire and implement the appropriate fire control techniques to assure the fire has been extinguished.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, LAFD, and City LEA Enforcement Agency: CIWMB, LAFD, and City LEA
4.14.2 Police No mitigation measures would be required.			
4.14.3 Schools			
165. Prior to the issuance of an occupancy permit, the project proponent shall submit proof to the City's Department of Building and Safety that all applicable school impact fees have been paid.	Project Proponent	Prior to landfill development.	Monitoring Agency: LAUSD Enforcement Agency: LAUSD
4.14.4 Parks and Recreational Resources No significant impact on park and recreational resources are anticipated, and no mitigation measures are required. Refer to the following mitigation measures included within this Draft SEIR: Section 4.2.11, Air Quality-Construction; Section 4.2.12, Air Quality-Operations; Section 4.9.3, Litter; and Section 4.18, Aesthetics/Views.			
4.14.5 Hiking and Equestrian Trails No significant environmental impact on hiking and equestrian trails is anticipated; therefore, no mitigation measures are required. Refer to the following mitigation measures included within this Draft SEIR: Section 4.2.11, Air Quality-Construction; Section 4.2.12, Air Quality-Operations; Section 4.9.3, Litter; and Section 4.18, Aesthetics/Views.			
4.14.6 Libraries The topical issue of libraries was determined not to be significant in the Initial Study and Checklist dated July 25, 1991.			
4.15 ENERGY CONSERVATION There will not be any significant impacts on energy resources as a result of project development; therefore, no mitigation measures are required. Specific energy conservation mitigation measures for the proposed implementation and development of onsite buildings and ancillary facilities are provided in Section 4.16.1, Electricity.			
4.16 UTILITIES			
4.16.1 Electricity			
166. The project proponent shall incorporate measures that will exceed minimum efficiency standards for Title 24 of the CCR.	Project Proponent	Before project occupancy of the buildings.	Monitoring Agency: City B&S and DWP Enforcement Agency: City B&S and DWP
167. Built-in appliances, refrigerators, and air conditioning equipment shall exceed the minimum efficiency standards for Title 24 of the CCR.	Project Proponent	Before project occupancy of the buildings.	Monitoring Agency: City B&S and DWP Enforcement Agency: City B&S and DWP
168. Buildings shall be well sealed to prevent outside air from infiltrating and increasing interior air conditioning and space heating loads. A performance check of the installed	Project Proponent	Before project occupancy of the buildings.	Monitoring Agency: City B&S and DWP Enforcement Agency: City B&S and DWP

Mitigation Measures	Mitigation Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
Air conditioning and space heating systems shall be completed by the project proponent prior to the issuance of the certificate of occupancy to ensure the system properly operates.			
Thermal insulation that exceeds requirements established by the CCR shall be installed in walls and ceilings.	Project Proponent	Before project occupancy of the buildings.	Monitoring Agency: City B&S and DWP Enforcement Agency: City B&S and DWP
Window systems shall be designed to reduce thermal gain and loss, thus reducing cooling loads during warm weather and heating loads during cool weather.	Project Proponent	Before project occupancy of the buildings.	Monitoring Agency: City B&S and DWP Enforcement Agency: City B&S and DWP
Heat-reflective draperies shall be installed on appropriate exposures.	Project Proponent	Before project occupancy of the buildings.	Monitoring Agency: City B&S and DWP Enforcement Agency: City B&S and DWP
Fluorescent and high-intensity-discharge lamps, which give the highest light output per watt of electricity consumed, shall be installed wherever possible, including all parking lot and site lighting to reduce electricity consumption.	Project Proponent	Before project occupancy of the buildings.	Monitoring Agency: City B&S and DWP Enforcement Agency: City B&S and DWP
Occupant-controlled light switches and thermostats shall be installed to permit individual adjustment of lighting, heating, and cooling to avoid unnecessary energy consumption.	Project Proponent	Before project occupancy of the buildings.	Monitoring Agency: City B&S and DWP Enforcement Agency: City B&S and DWP
Time-controlled interior and exterior public area lighting limited to that necessary for safety and security shall be installed.	Project Proponent	Before project occupancy of the buildings.	Monitoring Agency: City B&S and DWP Enforcement Agency: City B&S and DWP
2.2 Natural Gas			
Mitigation measures would be required.			
2.3 Communication Systems			
Mitigation measures would be required.			
2.4 Water			
1. The project proponent shall coordinate with DWP in advance to efficiently obtain potable water for delivery to the construction site and to meet any restrictions imposed.	Project Proponent	Throughout landfill operations.	Monitoring Agency: DWP Enforcement Agency: DWP
2. When reclaimed water lines are extended into the project area, and if economically feasible, reclaimed water would be utilized onsite for irrigation and dust suppression. Prior to the submittal of design plans to the City's Building and Safety Department, the project proponent shall investigate the possibility of utilizing reclaimed water at the project site.	Project Proponent	Throughout landfill operations.	Monitoring Agency: DWP Enforcement Agency: DWP
3. During the site life of the landfill and ancillary facilities, the landfill operator shall effectively utilize water conservation measures at the project site. These measures shall include the following: The project proponent shall install an efficient drip irrigation system that minimizes runoff and evaporation, and provides water distribution in an efficient manner. A dust suppression additive shall be utilized onsite to minimize water usage. Green waste/wood waste (after grinding) will be used onsite as mulch material for revegetation purposes. Mulch shall be applied on the top layers of revegetation areas to improve the water-holding capacity of the soil. Onsite revegetation shall include the use of water-conserving plant materials to the greatest extent possible.	Project Proponent	Throughout landfill operations.	Monitoring Agency: DWP Enforcement Agency: DWP

Mitigation Measures	Mitigation Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
4.16.5 Sewers No mitigation measures would be required.			
4.16.6 Stormwater Drainage No mitigation measures would be required.			
4.16.7 Solid Waste No mitigation measures would be required.			
4.17 SAFETY Refer to Section 4.9.4, Employee Safety and Site Security, within this table.			
4.18 AESTHETICS/VIEWS			
178. The maximum permitted elevations for the landfill shall not be allowed to be exceeded at any time during landfill development and shall be verified through survey control points.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB and City LEA Enforcement Agency: CIWMB and City LEA
179. The cover-material excavation areas shall be confined as much as possible to areas that will later be landfilled.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB and City LEA Enforcement Agency: CIWMB and City LEA
180. As part of revegetation efforts for the landfill, the upper ridges of the canyon shall be planted with native species (both trees and scrubs) to supplement existing vegetation on the ridgelines and reestablish naturally bare areas.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB and City Planning Dept. Enforcement Agency: CIWMB and City Planning Dept.
181. The final cover of landfilled areas shall be landscaped with a ground cover mix and plant species that are compatible with the immediate area and shall be maintained in a natural setting until it is converted to its final use.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB, City Planning Dept., and City LEA Enforcement Agency: CIWMB and City Planning Dept.
182. The 100± acre open space buffer zone on the southern boundary of the project site shall continue to be maintained and enhanced with both native and nonnative vegetation.	Project Proponent	Throughout landfill operations.	Monitoring Agency: CIWMB and City Planning Dept. Enforcement Agency: CIWMB and City Planning Dept.
4.19 CULTURAL/SCIENTIFIC RESOURCES			
4.19.1 Archaeological			
183. Prior to the commencement of initial earth excavation, specific sections of the project area shall be resurveyed as a precautionary measure to minimize potential loss of undiscovered archaeological resources. Specific areas within the project site to be resurveyed shall be determined by the intended cut-and-fill areas proposed for landfill development. As new areas for excavation are identified, an evaluation of those areas shall be made based on the prior survey results and consultation with appropriate technical specialists. Factors to be considered for delineation of areas to be resurveyed will be known site selection factors associated with aboriginal groups suspected of having inhabited the general area. These factors include proximity to water, the type of vegetation (e.g., food source, shelter, and fuel), and the topography (e.g., slope and aspect).	Project Proponent	Prior to landfill construction and excavation.	Monitoring Agency: City Planning Dept. Enforcement Agency: City Planning Dept.
184. An archaeologist shall be present onsite during major infrastructure work which requires significant surface disturbance.	Project Proponent	Prior to landfill construction and excavation.	Monitoring Agency: City Planning Dept. Enforcement Agency: City Planning Dept.
185. The landfill operator shall instruct landfill equipment operators how to identify archaeological resources and upon discovery of such findings immediately report the location of the site to their supervisor. If any evidence of aboriginal habitation is	Project Proponent	Prior to landfill construction and excavation.	Monitoring Agency: City Planning Dept. Enforcement Agency: City Planning Dept.

Mitigation Measures	Mitigation Compliance Responsibility	Monitoring Phase	Monitoring Agency/Enforcement Agency
discovered during earthmoving activities, landfill operations will cease in that particular location until a qualified archaeologist has made a determination as to the significance of the site or findings. Any significant archaeological resources shall be recovered to the extent practicable prior to resuming activities in that area of the landfill.			
Archaeological resources recovered during surface collection, subsurface excavations, and monitoring, with related records, notes, and technical reports shall be curated at a regional repository approved by the City.	Project Proponent	Prior to landfill construction and excavation.	Monitoring Agency: City Planning Dept. Enforcement Agency: City Planning Dept.
Paleontological Resources Prior to the commencement of initial earth excavation, specific sections of the City/County Landfill Project area shall be resurveyed as a precautionary measure to minimize potential loss of undiscovered paleontological resources. Specific sections of the project area to be resurveyed shall be as determined by the intended cut-and-fill areas proposed for landfill development. As new areas for excavation are identified by the project proponent, an evaluation of those areas shall be made based on the prior survey results and consultation with appropriate technical specialists.	Project Proponent	Prior to landfill construction and excavation.	Monitoring Agency: City Planning Dept. Enforcement Agency: City Planning Dept.
A paleontologist shall be onsite during major infrastructure work that requires significant excavation. In the event that paleontological resources are discovered during grading or excavation, the paleontologist shall be allowed to redirect grading away from the area of exposed fossils to allow sufficient time for inspection, evaluation, and recovery.	Project Proponent	Prior to landfill construction and excavation.	Monitoring Agency: City Planning Dept. Enforcement Agency: City Planning Dept.
The landfill operator shall instruct landfill equipment operators how to identify paleontological resources and upon discovery of such findings immediately report the location of the site to their supervisor. If any evidence of paleontological resources is discovered during earthmoving activities, landfill operations shall cease in that particular location until a qualified paleontologist has made a determination as to the significance of the findings.	Project Proponent	Prior to landfill construction and excavation.	Monitoring Agency: City Planning Dept. Enforcement Agency: City Planning Dept.
Any significant paleontological resources shall be recovered to the extent practicable. Due to the potential for rapid deterioration of exposed surface fossils, preservation by avoidance is not an appropriate measure. When fossils cannot be removed immediately, the site shall be stabilized to prevent further deterioration prior to data recovery or the fossil location as directed by a professional paleontologist.	Project Proponent	Prior to landfill construction and excavation.	Monitoring Agency: City Planning Dept. Enforcement Agency: City Planning Dept.
The paleontologist shall be retained to perform inspection of the excavation and salvage exposed fossils. Collected fossils shall be curated at a public institution with an educational/research interest in the material. Any curatorial expenses shall be borne by the landfill operator.	Project Proponent	Prior to landfill construction and excavation.	Monitoring Agency: City Planning Dept. Enforcement Agency: City Planning Dept.
2.3 Historical			
significant impacts on historical resources were identified; therefore, no mitigation measures are proposed.			