CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION

TENTATIVE ORDER

AMENDMENT OF WASTE DISCHARGE REQUIREMENTS for:

CITY OF SOUTH SAN FRANCISCO
OYSTER POINT DEVELOPMENT, LLC
OYSTER POINT CLASS III SOLID WASTE DISPOSAL SITE
SOUTH SAN FRANCISCO, SAN MATEO COUNTY

The California Regional Water Quality Control Board, San Francisco Bay Region, (hereinafter called the Water Board), finds that:

1. The closed Oyster Point Class III Solid Waste Disposal Site (site) is located in the City of South San Francisco, depicted in Figure l. The site encompasses an area of approximately 57 acres. The site is bounded to the north, south, and east by San Francisco Bay and to the west by Oyster Point Boulevard and Gull Drive. The site operated between 1956 and 1970 and was used for the disposal of municipal solid wastes. Following closure, it was redeveloped to include a small office park and hotel complex and a public marina.

2. Applicability and Extension of Existing Order: The current Waste Discharge Requirements for the site are contained in Water Board Order No. 00-046, which remains in effect. Order No. 00-046 names the City of South San Francisco (City) as the discharger.

3. Reason for Amendment: The purpose of this amendment is to update the dischargers named in the Order No. 00-046 and to clarify the respective responsibilities of those dischargers under the Order No. 00-046, as described in the findings below.

4. On September 29, 2017, Oyster Point Development, LLC (OPD) became the fee title owner of approximately 17.9 acres of the site. The portions of the site that are owned by OPD are identified as parcels 1, 3, and 4 on Parcel Map 17-0002, attached. OPD, along with the City, intends to develop portions of the site with multiple office/research and development and retail buildings and infrastructure improvements. It is anticipated that OPD will perform certain site preparation and construction activities associated with the redevelopment of the site, as described in the *Final Closure Plan, Former Oyster Point Landfill, Oyster Point Properties—Phase I and II Development, 379 Oyster Point Boulevard, South San Francisco, California* (Closure Plan), prepared by Langan Engineering and Environmental Services, Inc., dated September 8, 2017.

5. As stated in the Closure Plan, the City shall retain responsibility for environmental conditions and continued compliance with landfill post-closure maintenance, monitoring, and reporting requirements of Order No. 00-046 during and following redevelopment of the site.

6. This action is an amendment of an order to revise the identity of the dischargers and to clarify the respective responsibilities of those dischargers under Order No. 00-046. There is no reasonable possibility that this action will have a significant effect on the environment (Cal. Code Regs., tit. 14, § 15300.2).

7. The Water Board in a public meeting heard and considered all comments pertaining to the discharge.

IT IS HEREBY ORDERED that Finding 1 of Order No. 00-046 is amended to read as follows:

1. The City owns portions of the former Oyster Point Landfill. Oyster Point Development, LLC (OPD), is the current owner of certain parcels over the former Oyster Point Landfill that were previously owned by the City. The site is located adjacent to San Francisco Bay in the City of South San Francisco as shown in Figure 1. The site encompasses an area of approximately 57 acres. The site is bounded on the north, east, and south by the San Francisco Bay and on the west by Oyster Point Boulevard and Gull Drive, as shown in Figure 2.

IT IS FURTHER ORDERED that the following findings be added to Order No. 00-046:

1.a. OPD, along with the City, intends to develop portions of the site with multiple office/research and development and retail buildings and infrastructure improvements. It is anticipated that OPD will perform certain site preparation and construction activities associated with the redevelopment of the site, as described in the *Final Closure Plan, Former Oyster Point Landfill, Oyster Point Properties—Phase I and II Development, 379 Oyster Point Boulevard, South San Francisco, California,* (Closure Plan) prepared by Langan Engineering and Environmental Services, Inc. (Langan), dated September 8, 2017.

1.b. As stated in the Closure Plan, the City shall retain responsibility for environmental conditions and continued compliance with landfill maintenance, monitoring, and reporting requirements of this Order during and following redevelopment of the site.

1.c. OPD, as the current owner and project developer of portions of the site, will be the owner during certain grading and construction activities associated with redevelopment of the site, as described in the Closure Plan. These activities will require modifications to portions of the landfill's cover where impacted by grading and will require penetrating through, and in some cases relocating, landfill waste. These activities will also require abandoning and replacing certain components of the landfill gas, groundwater, and surface water control and monitoring systems. For these reasons, OPD is named as a Discharger in this Order and will comply with the Prohibitions, Specifications, and Provisions, as applicable that are contained in the Order during redevelopment activities. Notwithstanding the above, all references to "Discharger" in Order No. 00-046 pertain to historic activities at the site prior to December 13, 2017, and therefore refer only to the City and not OPD. In addition, as described in the Closure Plan, the City will continue to be responsible for compliance with maintenance, monitoring, and reporting requirements of this Order, during and following redevelopment of the site.

I, Bruce H. Wolfe, Executive Officer, do hereby certify that the foregoing is a full, complete, and correct copy of an Order adopted by the California Regional Water Quality Control Board, San Francisco Bay Region, on December 13, 2017.

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Bruce H. Wolfe
Executive Officer

Figure 1 - Site Location Map
Figure 2 - Landfill Boundary Map
Parcel Map 17-0002