

AGENDA ITEM TRANSMITTAL



CONSENT
 DISCUSSION
 PUBLIC HEARING

AGENCY/DEPT. USE CEO REVIEW <input checked="" type="checkbox"/> Concur <input type="checkbox"/> Do Not Concur <input type="checkbox"/> Exempt	CLERK USE ONLY <div style="font-size: 2em; text-align: center;">56</div>
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TO: BOARD OF SUPERVISORS, COUNTY OF ORANGE
FROM: Integrated Waste Management Department

CONTACT FOR INFORMATION
 Janice V. Goss (714) 834-4122
 Kevin Kondru (714) 834-4056

MEETING DATE	SUBJECT	SUPV. DIST.
November 6, 2001	Approval of the 2001 General Development Plan for the Prima Deshecha Property	5

SUMMARY OF REQUEST (Description for Agenda):

IWMD requests approval of the 2001 General Development Plan (GDP) for the 1530-acre Prima Deshecha Property.

ADDITIONAL DATA:

See page 2.

PREVIOUS RELEVANT BOARD ACTIONS ON THIS SPECIFIC ITEM:

Resolution No. 95-877 (November 21, 1995) Certification of Final EIR 548 for the 1995 Prima Deshecha GDP

FUNDING SOURCE	CURRENT YEAR COST	ANNUAL COST	BUDGETED?
Integrated Waste Management Department Enterprise Fund	N/A	N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO N/A

WILL PROPOSAL REQUIRE ADDITIONAL PERSONNEL? <input checked="" type="checkbox"/> NO IF YES, STATE NUMBER ___ PERMANENT ___ LIMITED TERM	CONSISTENT WITH BOARD POLICY? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NEW ITEM OR EXCEPTION
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RECOMMENDED ACTION:

1. Adopt Resolution (Attachment 2) certifying Final Program Environmental Impact Report No. 575 for the 2001 Prima Deshecha General Development Plan.
2. Approve the 2001 Prima Deshecha General Development Plan.

CONCURRENCES (If Applicable)	ATTACHMENTS See page 3
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10-23-01
DATE

AGENCY OR DEPARTMENT AUTHORIZED REPRESENTATIVE
 Janice V. Goss, Director
 Integrated Waste Management Department

ADDITIONAL DATA:

Background

Draft EIR 548 was prepared for the Draft 1994 General Development Plan (GDP), and was circulated for public review and comment in September and October of 1995. The GDP outlines future development for the Prima Deshecha property. On November 21, 1995, your Board certified Final EIR 548 as adequately assessing potential environmental impacts associated with the 1994 GDP, but in an effort to address viewshed concerns by the City of San Clemente, decided not to approve the GDP at that time. County staff was directed to work with City staff to address their concerns, and return with a revised plan. A revised plan was developed, and a Memorandum of Understanding between San Clemente, the Orange County Flood Control District, and the County of Orange for the Prima Deshecha property was signed by your Board on July 1, 1997.

2001 General Development Plan

The proposed 2001 GDP resembles the earlier 1994 GDP, except that the current GDP incorporates a landslide remediation plan for a soil stockpile. The stockpile/landslide is located near the current active landfill operations and south of a portion of the Prima Deshecha Canada, which flows from the east side of the property to its western boundary. The landslide was first observed on May 21, 1998, following El Niño rains.

The landslide remediation plan involves removing landslide material from the soil stockpile, recompacting that material within the Prima Deshecha Canada stream, and rerouting the stream water into a channel to be constructed south of the relocated material. The recompacted material would serve as a buttress to stabilize the area, and would provide a stable subgrade for Zone 1 refuse disposal. Consequently, compared with the Zone 1 landfill plan described in Final EIR 548, the proposed Zone 1 footprint provides 34 acres of additional area for refuse disposal.

Conditions of Approval

The proposed Resolution (Attachment 2) contains four conditions of approval for the proposed project. The Planning Commission of the City of San Juan Capistrano on July 24, 2001 recommended conditional certification of Draft EIR 575 and conditional approval of a modification to the County's Conditional Use Permit for the landfill. The first recommended condition proposes that following approval of the 2001 GDP, in cooperation with the City of San Juan Capistrano, IWMD is to convene a Task Force to address noise from trash haul trucks on Ortega Highway.

The second and third conditions are recommended by the City of San Clemente. Since City of San Clemente staff are in the process of planning an alignment for La Pata Avenue south of the Prima Deshecha property, a condition of approval has been proposed that qualifies approval of the La Pata Avenue concept alignment through the Prima Deshecha property in anticipation of future adjustments. Also, the San Clemente City Council, on Wednesday, October 17, 2001 recommended the preparation of a Viewshed Protection Plan to mitigate views of the Zone 4 disposal area from the Talega development.

A fourth proposed condition of approval contained in the attached Resolution was generated from the County's response to a comment on the Draft EIR from Sempra Energy. This provides for the recovery of costs to San Diego Gas & Electric from the County for temporary or permanent relocation of San Diego Gas and Electric facilities or temporary outages of power due to implementation of development projects on the Prima Deshecha property.

Planning Commission Action

The Orange County Planning Commission held a public hearing on October 24, 2001. The IWMD report to the Planning Commission (dated October 9, 2001) provides a more thorough discussion of the issues addressed and is included as Attachment 1. The Planning Commission recommended that your Board find proposed Final Program EIR 575 adequate environmental documentation for the project.

CEQA Compliance

Proposed Final Program EIR 575 has been prepared per CEQA requirements for the 2001 Prima Deshecha General Development Plan. A draft Board of Supervisors' resolution which includes the necessary findings is included as Attachment 2. The Response to Public Comments is included as Attachment 3, and Attachment 4 is Draft Program EIR 575.

- Attachments:
1. IWMD Staff Report to the Planning Commission, dated October 9, 2001
 2. Draft Board of Supervisors' Resolution (with Exhibit A-Statement of Findings And Facts, Exhibit B-Mitigation Monitoring and Reporting Program, and Exhibit C-Statement of Overriding Considerations)
 3. Comments on Draft Program EIR 575 and Responses
 4. Draft Program EIR 575