



**FILE:** PA00-0121

**DATE:** January 19, 2001  
**TO:** File/Record/Applicant  
**FROM:** Thomas B. Mathews, Director, Planning and Development Services Department  
**SUBJECT:** Planning Application PA00-0121 for Site Development Permit  
**APPLICANT:** County of Orange Integrated Waste Management District and the Irvine Company

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**I. NATURE OF PROJECT:**

Administrative Site Development Permit as required by Orange County Zoning Code Section 7-9-139 "Grading and Excavation" for grading in connection with the Phase V-D expansion of the County owned Frank R. Bowerman Landfill (landfill). The County of Orange Integrated Waste Management District (IRWD) proposes to expand the airspace capacity of the existing landfill by 10 million cubic yards (mcy). In order to stabilize the slope within the landfill boundary it is necessary to grade slopes outside the property boundary. The boundaries of the landfill property will remain unchanged and the refuse footprint will remain completely inside the landfill boundary. The purpose of the grading is slope stabilization only. The additional refuse fill is to stabilize the refuse mass and to stabilize the refuse footprint in Phase VI. The landfill opened in 1990 and is scheduled to close in approximately 2024. The landfill is a Class III landfill, which accepts only non-hazardous municipal solid waste for disposal; no hazardous or liquid waste can be accepted.

Grading performed within the existing boundaries of the County owned landfill is exempt from County discretionary permit procedures. However, a 2.5 acre portion of the Phase V-D project, required for slope stabilization, is within an easement area owned by the Irvine Company (TIC). This area is undeveloped and vacant. Since the County does not own this property, approval of a Site Development Permit prior to grading in this area is required. Approximately 121,000 cubic yards of earth material will be removed in the 2.5-acre TIC owned property. The excavated material will be placed within the landfill site in a temporary stockpile with a capacity of approximately 2 mcy. Grading of the site is planned to commence in July or August of 2001. After grading is complete a liner will be installed for the landfill. This construction is planned to take six months. Use of newly reclaimed air space in the landfill is planned to be operational in approximately August 2002.

The landfill site is in the A1 (PF) "General Agricultural (Public Facilities)" District (note: the PF District was removed from the Zoning Code in 1999 and the PF District is planned to be removed from the Zoning Map at a later date). The landfill is located 2.5 miles northeast of the former El Toro Marine Corps Air Station and less than one mile east of the intersection of Sand Canyon and Portola Parkway in the central portion of Orange County. The Phase V-D project area is located at

the southern end of the landfill site. There are no residential uses in the vicinity. The landfill address is 11002 Bee Canyon Access Road, Irvine.

**II. REFERENCE:** (Authority for Administrative action is given by what ordinance, regulation, etc.) Orange County Zoning Code sections and 7-9-150 "Discretionary Permits and Procedures" and 7-9-139 "Grading and Excavation".

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**III. ENVIRONMENTAL DOCUMENTATION:**

Negative Declaration IWMD No. 309 has been prepared for this proposal. It was posted for public review on 11/06/00 and became final on 12/08/00. Prior to project approval, this ND was found adequate to satisfy the requirements of CEQA by the Director. Appendix A contains the required CEQA Finding.

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**IV. CERTIFICATION:**

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director  
Planning and Development Services Department

By: \_\_\_\_\_  
Chad G. Brown, Chief  
CPSD/Site Planning Section

WVM

FOLDER: D/Site Plans/Site Plans 2000/PA00-0121 Staff

**ATTACHMENTS:**

Appendix A - Findings

Appendix B - Conditions of Approval

**APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

