

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



424B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 23, 2010

SUBJECT:

GENERAL PLAN AMENDMENT NO. 1008 – Foundation-Regular – Applicant: USA Waste of California – Engineer/Representative: HDR Engineering - First Supervisorial District - Glen Ivy Zoning District - Temescal Canyon Area Plan: El Sobrante Landfill Policy Area - Open Space: Rural (OS-RUR) (20 acre minimum lot size) and Open Space: Mineral Resources (OS-MR) – Location: Easterly of Interstate 15 and Temescal Canyon Road, northerly of Dawson Canyon Road, and westerly of El Sobrante Landfill - 327.61 Gross Acres - Zoning: Mineral Resources (M-R), and Mineral Resources & Related Manufacturing (M-R-A) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from OPEN SPACE (OS) to COMMUNITY DEVELOPMENT (CD) and to amend the General Plan land use designation of the subject site from MINERAL RESOURCES (OS:MN) and RURAL (OS:RUR) (20 acre minimum lot size) to HEAVY INDUSTRIAL (CD:HI) (0.15-0.50 floor area ratio) - APN(s): 283-120-001, 283-120-002, 283-120-003, 283-120-018.

RECOMMENDED MOTION: The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for the above referenced general plan amendment based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

BACKGROUND: The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the

Ron Goldman
Planning Director

Initials:
th

Continued on attached page

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Stone, Benoit, and Ashley
Nays: None
Absent: Tavaglione
Date: April 6, 2010
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref. | **District:** First | **Agenda Number:**

15.1

REVIEWED BY EXECUTIVE OFFICE

DATE 3/25/10

Tina Grande

Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board.

The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

424 B

DATE: March 23, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: GPA01008

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|--|--|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive & File; EOT)</small> | <input type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small> |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small> | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input checked="" type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing: NONE - GPIP

Please schedule on the 04/06/2010 BOS Agenda

Documents to be sent to County Clerk's Office for Posting:

NONE - GPIP

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Ron Goldman
3/23/10

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 3, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 6.3: GENERAL PLAN AMENDMENT NO. 1008** - Foundation / Regular - Applicant: USA Waste of California - Engineer/Representative: HDR Engineering - First Supervisorial District - Glen Ivy Zoning Area - Temescal Canyon Area Plan: El Sobrante Landfill Policy Area - Open Space: Rural (OS-RUR) (20 Acre Minimum Lot Size) and Open Space: Mineral Resources (OS-MR) - Location: Easterly of Interstate 15 and Temescal Canyon Road, northerly of Dawson Canyon Road, and westerly of El Sobrante Landfill - 327.61 Gross Acres - Zoning: Mineral Resources (M-R), and Mineral Resources & Related Manufacturing (M-R-A)

II. **PROJECT DESCRIPTION**

This General Plan Amendment proposes to amend General Plan Foundation from OPEN SPACE (OS) to COMMUNITY DEVELOPMENT (CD) and amend the General Plan land use from Mineral Resources (OS:MN) and Rural (OS:RUR) (20 Acre Minimum Lot Size) to Heavy Industrial (CD:HI) (0.15 - 0.50 Floor Area Ratio).

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Mike Harrod, Ph: (951) 955-1881 or E-mail mharrod@rctlma.org

The following spoke in favor of the subject proposal:

Mike Williams, Applicant, 10910 Dawson Cyn. Rd., Corona, CA

The following spoke in opposition of the subject proposal:

Cynthia Ferry, Other Interested Party, 16115 Rocky Bluff Rd., Gavilan Hills, CA 92570

Laurie Taylor, Other Interested Party, 14679 Descanso Dr., Lake Mathews, CA 92860

Michelle Randall, Neighbor, 12401 Dawson Cyn. Rd., Corona, CA 92883

No one spoke in a neutral position of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, recommended to the Board of Supervisors;

INITIATION of the **GENERAL PLAN AMENDMENT** with modifications

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 6.3
Area Plan: Temescal Canyon
Zoning District: Glen Ivy
Supervisory District: First
Project Planner: Michael Harrod
Planning Commission: February 3, 2010

General Plan Amendment No. 1008
Applicant: USA Waste of California
Engineer/Representative: HDR Engineering

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for GPA01008 from OPEN SPACE: MINERAL RESOURCES (OS-M-R) and RURAL (OS-RUR) (20 acre minimum lot size) to COMMUNITY DEVELOPMENT: HEAVY INDUSTRIAL (CD:HI) (0.15-0.50 floor area ratio) and the Planning Commission made the comments below. The Planning Director continues to recommend that the Board adopt an order initiating proceedings for the general plan amendment. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Commissioner John Roth: Commissioner Roth said that he was familiar with the site and that he was in favor of allowing the case to move forward; however, he was concerned that the Heavy Industrial designation may be too intense for the site, given views from residential uses across the canyon. Commissioner Roth stated that he would be more comfortable with a proposal of light or medium industrial uses. Mr. Roth indicated that if the Heavy Industrial designation is applied to the site, then some uses should not be allowed. Commissioner Roth also had a number of questions for both staff and the applicant. Mr. Roth inquired as to whether the applicant would maintain the existing access or if the access point to the site would be changed. The applicant indicated that access points had not been finalized as of yet; however, the final access points will use the bridge that has already been built. Commissioner Roth also asked why the "Temescal Wash Policy Area" does not extend farther to the north along the Wash, so that the entire Wash is protected. Ron Goldman and Mike Harrod clarified that the policy area does in fact extend from Weirick Road along the entire length of the Wash itself.

Commissioner John Snell: No Comments

Commissioner John Petty: No Comments

Commissioner Jim Porras: No Comments

Commissioner Jan Zuppardo: No Comments

Agenda Item No.: 6.3
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisory District: First
Project Planner: Michael Harrod
Planning Commission: February 3, 2010

General Plan Amendment No. 1008
Applicant: USA Waste of California
Engineer/Representative: HDR Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component from "Open Space" (OS) to "Community Development" (CD) and the General Plan Land Use designation from "Rural" (OS-RUR) (20 acre minimum lot size) and "Mineral Resources" (OS-MR) to "Heavy Industrial" (HI) for an approximately 327.61 acre site. The project is located easterly of Interstate 15 and Temescal Canyon Road, northerly of Dawson Canyon Road, and westerly of the El Sobrante Land Fill.

POTENTIAL ISSUES OF CONCERN:

The site is located within the Interstate 15 Corridor, running in a northwest/southwest direction through Temescal Canyon. In addition to suburban residential and rural estate neighborhoods, there is a considerable amount of industrial uses and extensive areas of existing and potential mineral extraction located within the corridor. Located within one of these industrial/mineral extraction areas, the site has had both clay mining and composting operations: the Rentrac Liston Clay Pit (SMP00107); the Synagro Recycle Mine (SMP00175), used as a source of soil materials to blend with compost from the Synagro composting operation (CUP02999); and the Rentrac Corona Clay Pit (RCL00121), a vested mining operation. These uses have stopped or are winding down and the applicant is in the process of reclaiming the site for a new use.

Presently, there is very little mining occurring on the site. The Synagro composting operation vacated the site within the last year and the Synagro Recycle Mine entitlement (SMP00175) expires in January 2010. The Rentrac Liston Clay Pit is being backfilled in accordance with an approved reclamation plan (SMP00107S1). USA Waste, which also operates the El Sobrante Landfill immediately east of the site, is seeking to temporarily stockpile rock from excavation activities at the landfill at the Rentrac Corona Clay Pit (RCL00121).

This new condition or circumstance, the end of composting operations, the end of mining operations and the reclamation of the site, justify modifying the general plan to allow a use that would be compatible with surrounding land uses, particularly the El Sobrante Landfill, a necessary public facility, which is important to the economy of Temescal Canyon and the County. The northern portion of the site (APN 238-120-001, -002, & 003) is located within the El Sobrante Landfill Policy area. These policies require that development proposed within one-half mile of the El Sobrante Landfill be inherently compatible with the landfill as determined by the County of Riverside Department of Waste Management and the Planning Department. Under these policies, most types of industrial development may be considered compatible with the landfill. The applicant's proposal to change the land use designation to one allowing industrial uses does not conflict with the overall Riverside County Vision for the area or create any internal inconsistency among the elements of the plan.

This would not apply to industrial development using sensitive equipment or conducting manufacturing operations which would be negatively affected by dust particles, noise, odor, and truck traffic: these

General Plan Amendment No. 1008

Planning Commission Staff Report: February 3, 2010

Page 2 of 3

industrial uses are clearly incompatible with the landfill operations. Since the site is visible to neighboring residential uses and could be adversely affected by landfill operations, the type of industrial use ultimately allowed on this site would have to be carefully reviewed for its compatibility with the landfill and visual impact on residential neighborhoods. In conjunction with the Manufacturing - Service Commercial (M-SC) Zone or the Manufacturing - Medium Zone, the Heavy Industrial designation would allow a number of uses compatible with both the landfill and views from surrounding residential neighborhoods.

The site is also located north of Temescal Wash. Although dry most of the year, the wash serves as an outlet for Lake Elsinore, eventually draining to the Santa Ana River. It is also a critical linkage for animals between the mountains and hill habitats on either side of the wash and it plays an important role in the County's Multiple Species Habitat Conservation Plan (MSHCP). The Temescal Wash Policy Area, lying south of the site, includes policies to protect this important natural resource for its open space and recreational values.

According to the MSHCP, the site is located within Cell Group E of the Temescal Canyon Area Plan. Conservation within this Cell Group will contribute to assembly of Proposed Extension of Existing Core 2 to the north and east of the site. Conservation within this Cell Group will focus on coastal sage scrub and Riversidean alluvial fan sage scrub in a mosaic of upland habitat, and water and riparian scrub, woodland, forest habitat. Areas conserved within this Cell Group will be connected to a variety of uplands and wetlands proposed for conservation in Cell Group D to the north and Cell Group F to the south. Conservation within this Cell Group will range from 65%-75% of the Cell Group focusing on the central portions of the Cell Group. The site, much of it disturbed, is located within this central portion of the Cell Group.

If a proposed development is unable to meet the Criteria established under the MSHCP, the Criteria Refinement Process (CRP) provides a mechanism to adjust the Plan's Criteria. The process is set forth in Section 6.5 of the Plan. Under a Criteria refinement, the Criteria area may not be reduced, and implementation of the new Criteria must achieve a biologically equivalent or superior results vis-à-vis potential development of the site under the existing Criteria. Where a biologically equivalent or superior result can not be achieved or the Criteria area is reduced, then an amendment to the MSHCP would be required as set forth in Section 6.10 of the Plan.

Although the site has been reviewed under the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process (i.e., HANS01934 (withdrawn) and HANS01986 (approved on the northern portion of the site)), the Environmental Programs Department has indicated that development of the site as now proposed would require a Criteria refinement. If this general plan amendment is initiated by the Board of Supervisors, the applicant will have to complete the CRP prior to any public hearings on the proposed general plan amendment.

RECOMMENDATION:

The Planning Director's recommendation is to adopt an order initiating proceedings for General Plan Amendment No. 1008 from Open Space Mineral Resources (OS-MR) and Open Space Rural (OS-RUR) to Community Development: Heavy Industrial (HI). The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

General Plan Amendment No. 1008

Planning Commission Staff Report: February 3, 2010

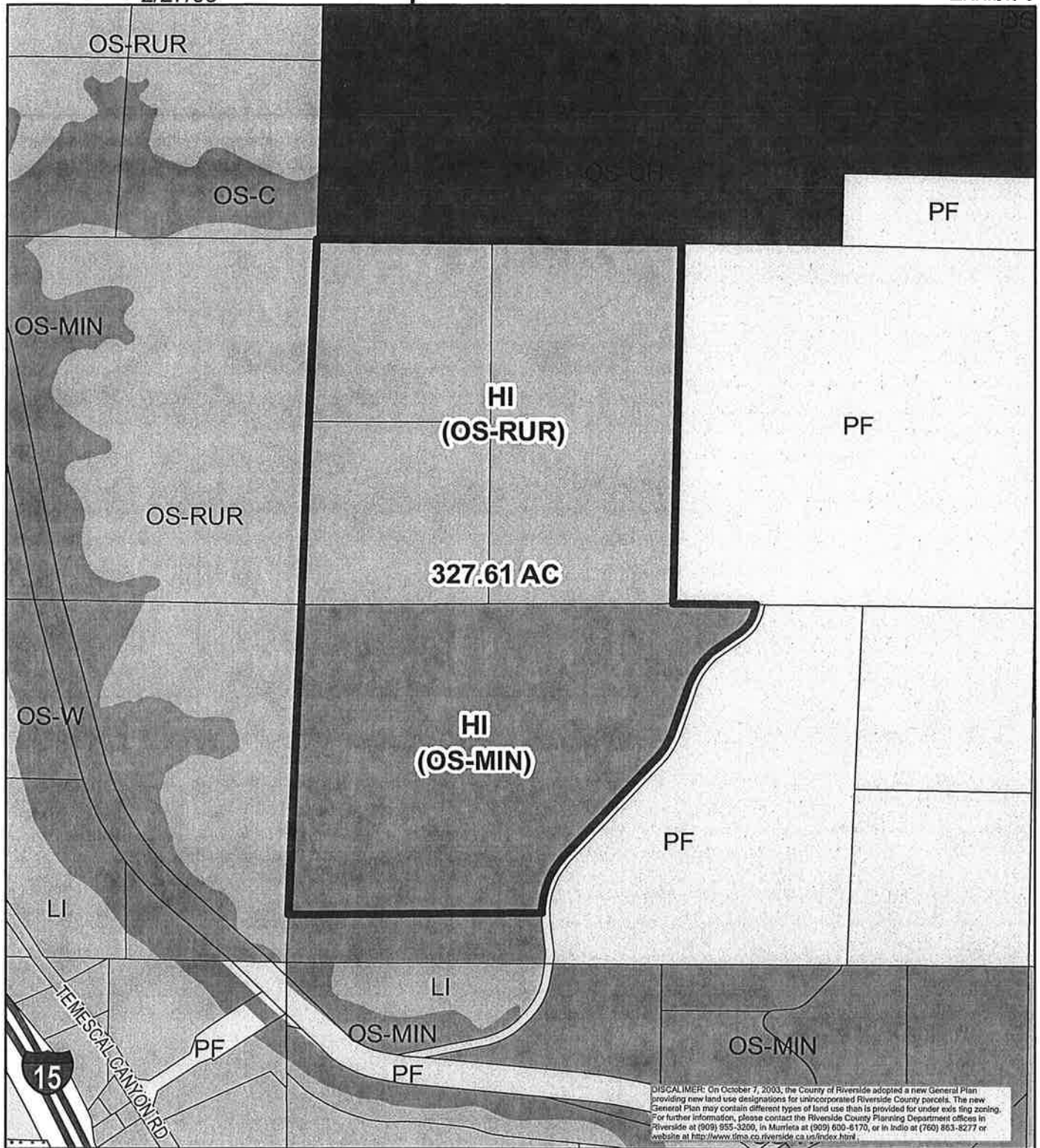
Page 3 of 3

INFORMATIONAL ITEMS:

1. This project was filed with the Planning Department on February 14, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$2,946.
3. The project site is currently designated as Assessor's Parcel Number: 283-120-001; 283-120-002; 283-120-003; and 283-120-018.

GPA01008

Proposed General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Glen Ivy
Township/Range: T4SR6W
Section : 26



Assessors
Bk.Pg. 283-12
Thomas
Bros. Pg. 804 E3

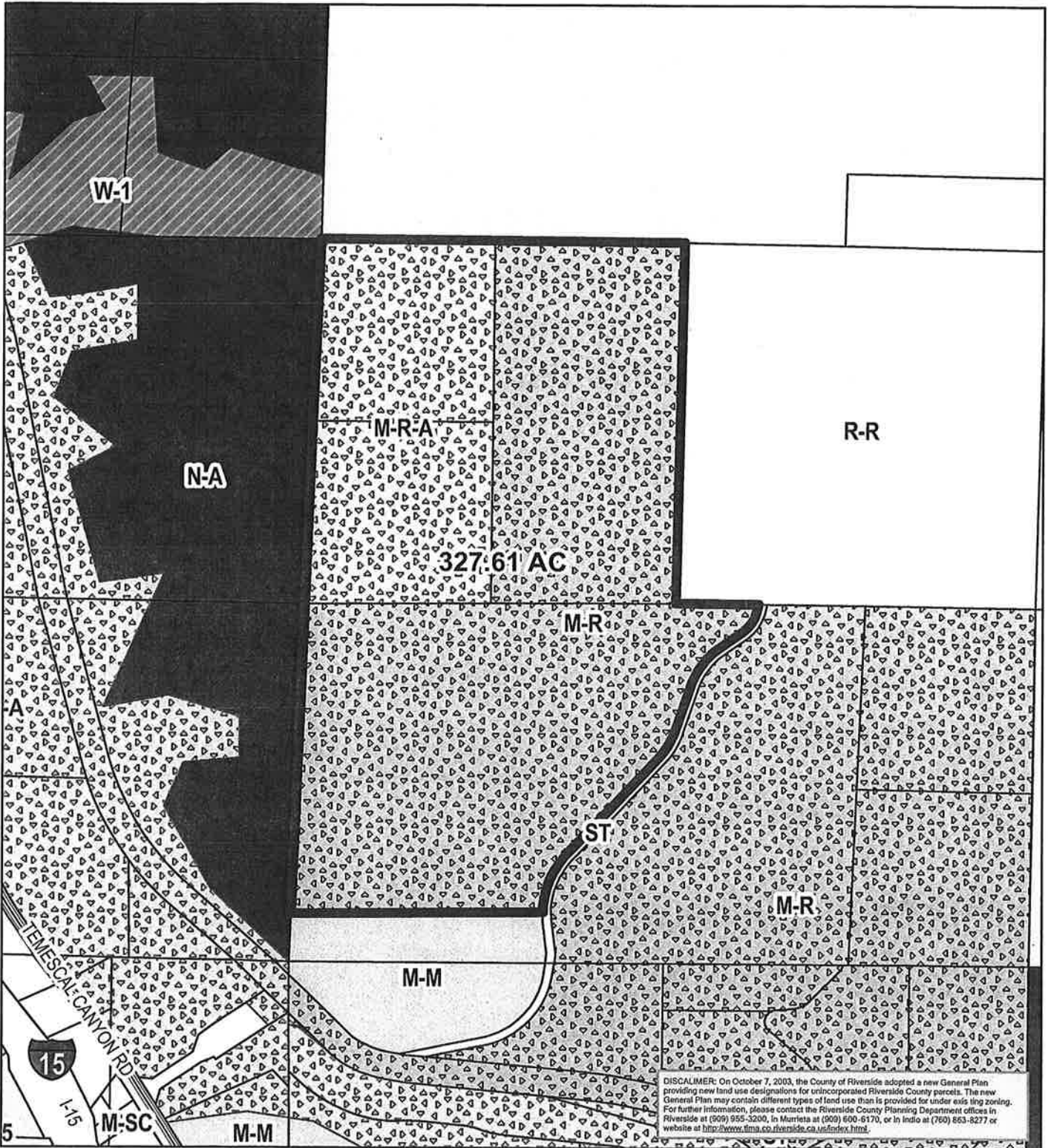


Supervisor Buster
District 1
Date Drawn: 2/27/08

GPA01008

EXISTING ZONING

Planner: Amy Aldana
Date: 3/10/08
Exhibit 2

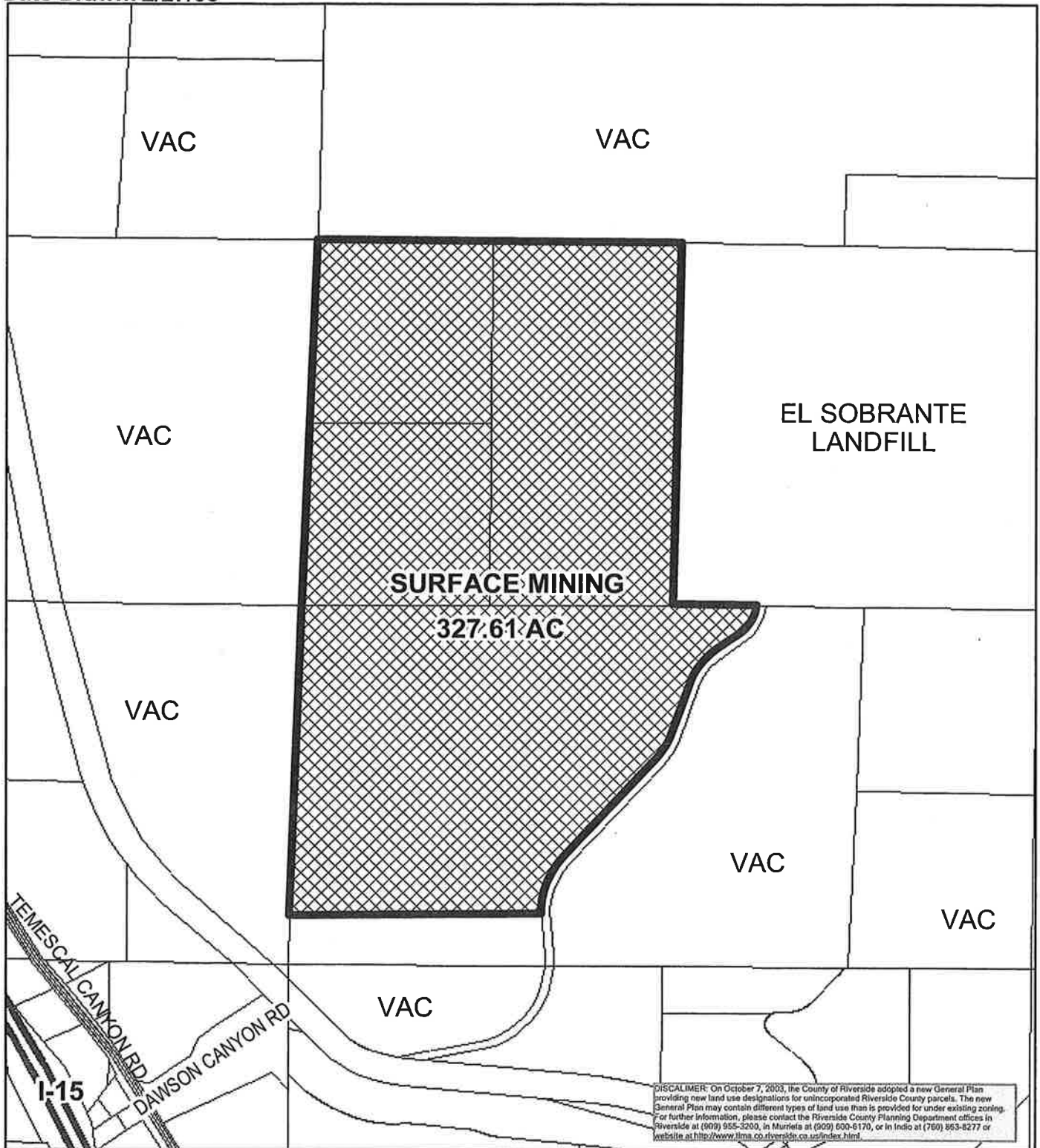


Zone
Area: Glen Ivy
Township/Range: T4SR6W
Section : 26

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 283-12
Thomas
Bros. Pg. 804 E3





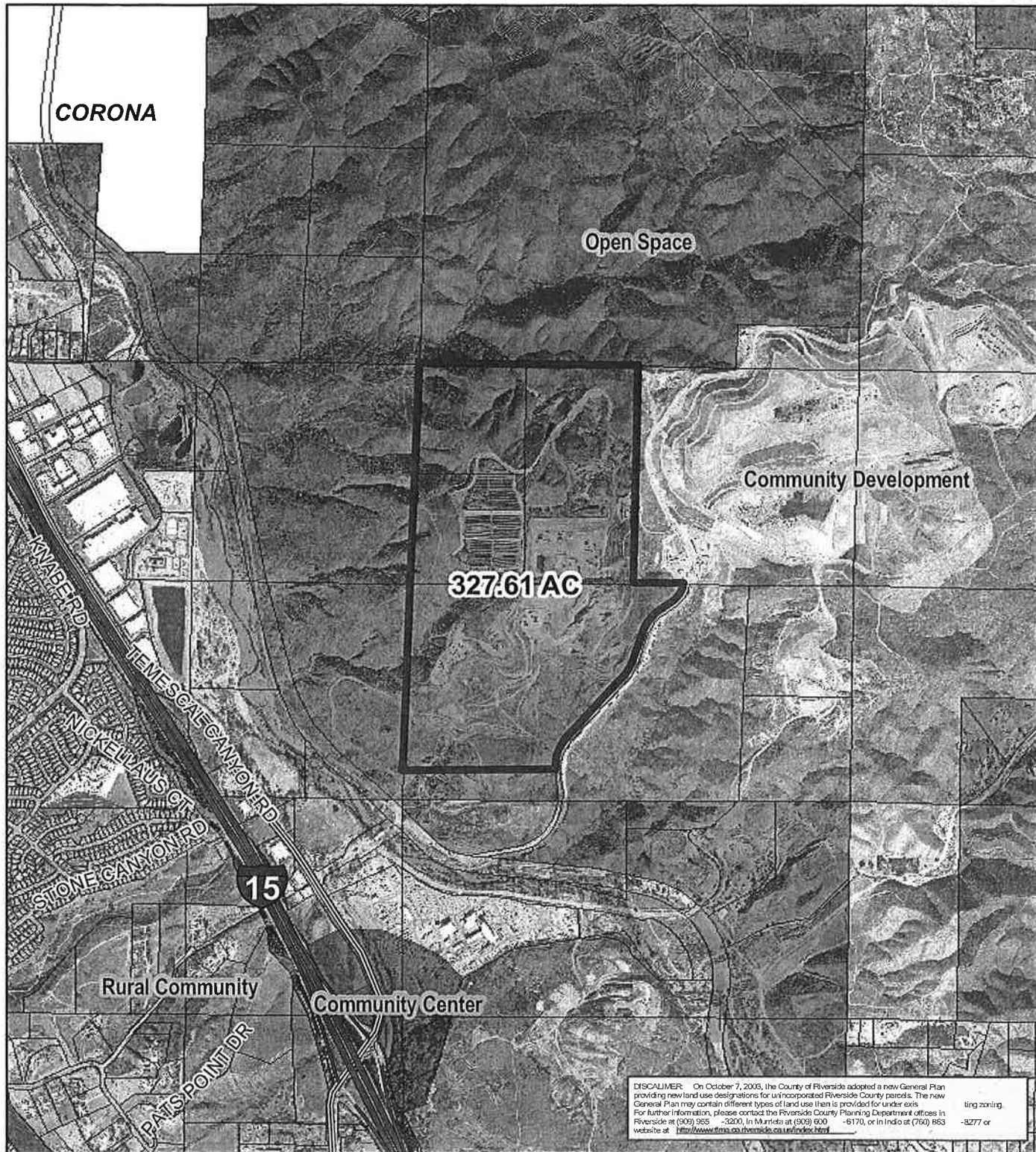
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Glen Ivy
Township/Range: T4SR6W
Section : 26



Assessors
Bk. Pg. 283-12
Thomas
Bros. Pg. 804 E3





RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Glen Ivy
Township/Range: T4SR6W
Section: 26



Assessors
Bk. Pg. 283-12
Thomas
Bros. Pg. 804 E3

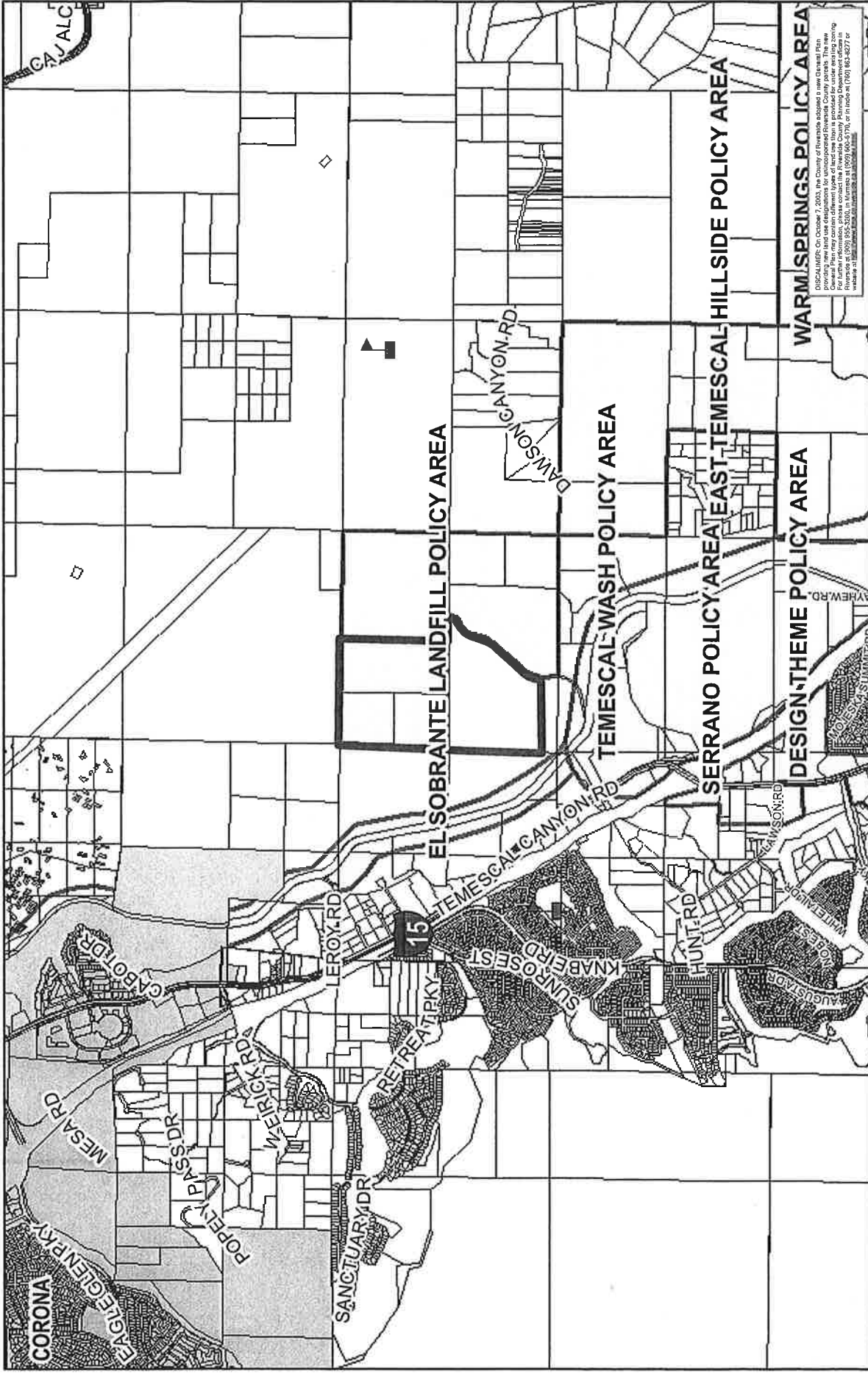
Supervisor Buster
District 1

Date Drawn: 2/27/08

GPA01008

POLICY AREAS

Planner: Amy Aldana
Date: 3/10/08
Exhibit 8



Zone: Glen Ivy
Area: 283-12
Township/Range: T4SR6W
Section: 26

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Thomas
Bros. Pg. 804 E3



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The General Plan is a long-range policy statement that provides a framework for future development. For further information, please contact the Riverside County Planning Department office in the County Administration Center, 1000 N. G Street, P.O. Box 1000, Riverside, CA 92503. Website: www.riverside.ca.gov/planning

Supervisor Buster
District 1

Date Drawn: 2/27/08

GPA01008 VICINITY MAP

Planner: Amy Aldana
Date: 3/10/08
Vicinity Map



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The General Plan may contain different types of land use than is provided for under this map. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 955-2000, in Menifee at (951) 945-5170, or in Indio at (760) 933-5277 or visit us at <http://planning.riversideca.gov>.

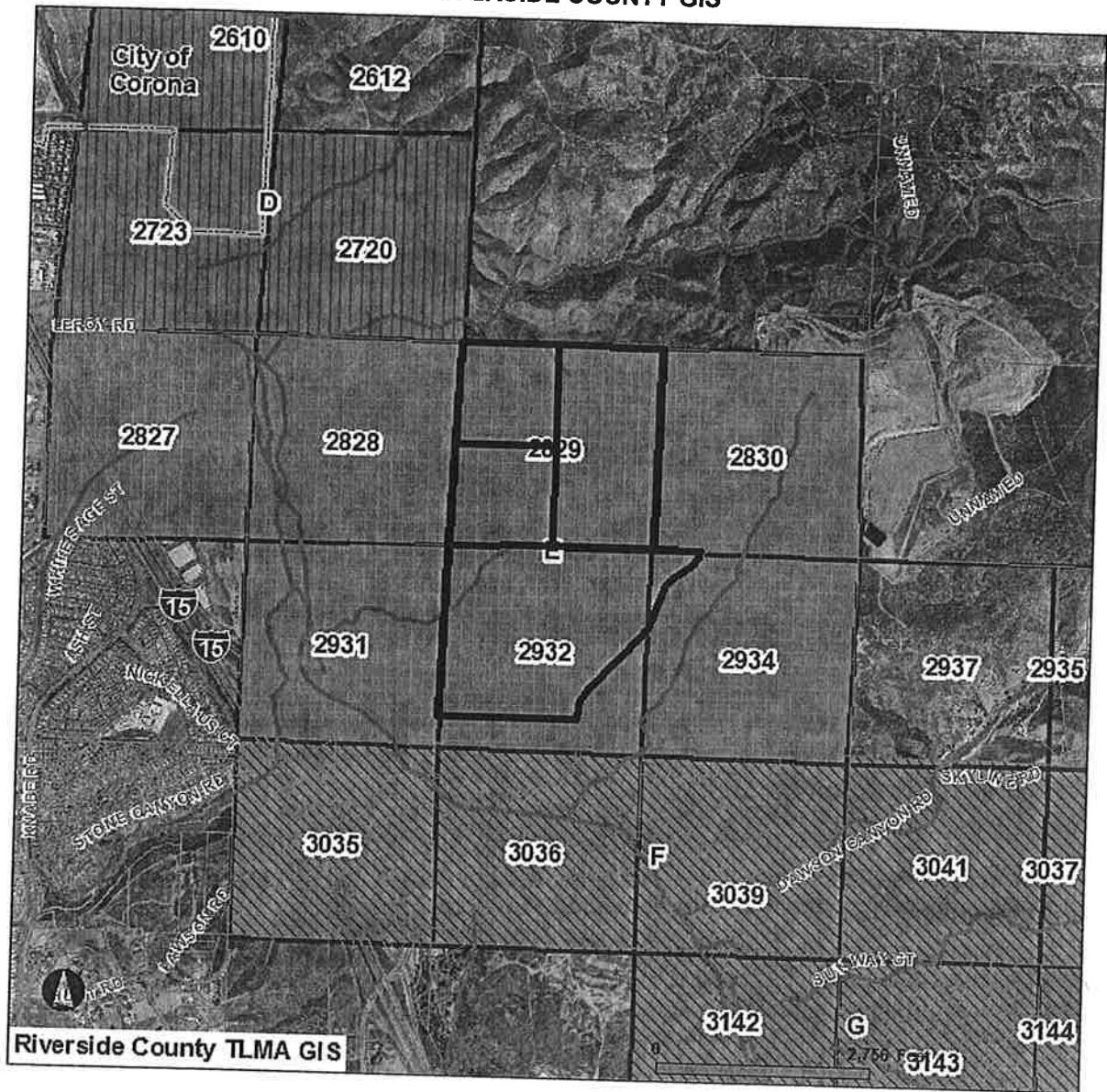
Zone: Glen Ivy
Area: 283-12
Township/Range: T4SR6W
Section : 26

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Thomas
Bros. Pg. 804 E3



RIVERSIDE COUNTY GIS



Selected parcel(s):

283-120-001 283-120-002 283-120-003 283-120-018

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Tue Dec 15 16:32:54 2009

**General Plan Amendment Application Attachment 5
Planning Justification for Land Use Foundation Component and Designation
Change**

The proposed Foundation and Land Use Amendments will result in a more accurate representation of the operations currently located on the subject parcels, and provide for reclamation of the site once existing uses cease. The site is currently designated in the Open Space Foundation as Rural and Mineral Resources Land Uses. Existing on-site operations are for sludge treatment. Prior to this operation, the site was used for mining. The existing operations on the site will cease in the next year, and the site will be reclaimed.

The site is not currently functioning as open space. It is privately owned, and access is restricted. Also, the site has been cleared of most vegetation, and therefore holds no viable habitat.

Finally, the sludge treatment operations that are currently on the site are not compatible with any of the Open Space land use designations (Conservation, Conservation Habitat, Water, Recreation, Rural, Mineral Resources).

An amendment to change the subject parcels to the Community Development Foundation, Heavy Industrial Land Use would accommodate the continuation of existing sludge treatment operations, and provide for reclamation of the site once the existing operation ceases. This is the appropriate land use for the site, as it is adjacent to the functioning El Sobrante Landfill. Adjacency to the landfill means that access must be shared with truck traffic.

A foundation and land use component change will result in compatible adjacent land uses. The subject parcels are bounded to the east by parcels in the Community Development Foundation, Public Facilities land use; and to the south by parcels in the Community Development Foundation (Light Industrial land use). Creating a more accurate description of what happens on the site through the land use definition will be helpful to the adjacent parcels, by indicating more clearly what the adjacency impacts could be.

**HDR Engineering /Caroline Evans
8690 Balboa Ave. Ste. #20
San Diego, CA 92123
GPA1008-Engineer**

**USA Waste of California
P.O. Box 77908
Corona, CA 92877
GPA1008-App/Owner**