

**COUNTY OF EL DORADO PLANNING AND BUILDING
DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Agenda of: November 8, 2018

Staff: Evan Mattes

SPECIAL USE PERMIT REVISION

- FILE NUMBER:** S94-0008-R-3/El Dorado MRF Renovation
- APPLICANT:** Waste Connections of California, Inc.
- REQUEST:** Special Use Permit Revision to allow for the renovation, demolition and reconstruction of the existing Materials Recovery Facility (MRF).
- LOCATION:** South side of Throwita Way, approximately 800 feet south of the intersection with Bradley Drive, in the Diamond Springs area, Supervisorial District 3. (Exhibit A)
- APN:** 051-250-47 (Exhibit B)
- ACREAGE:** 10.31 acres
- GENERAL PLAN:** Industrial (I) (Exhibit C)
- ZONING:** Light Industrial (IL) (Exhibit D)
- ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration (Exhibit L)
- RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:
1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
 2. Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval; and
 3. Approve Special Use Permit Revision S94-0008-R-3 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Conditional Use Permit Revision would allow for the renovation, demolition and reconstruction of the existing El Dorado Material Recovery Facility (MRF) (APN 051-250-47) in the Diamond Springs area. The renovation is being requested to help contain litter and ease on-site congestion issues. Staff has determined that the proposed project is consistent with applicable Conditions of Approval from previous discretionary entitlements, El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

BACKGROUND

The Special Use Permit (S94-0008)(now known as a Conditional Use Permit) was originally approved by the Planning Commission on August 8, 1994 for the operation of a materials recovery facility (MRF) transfer station by Western El Dorado Recovery Systems, Inc. As a result of judicial litigation, a revision (S94-0008-R) was approved by the Board of Supervisors on July 11, 1996, resulting in the adoption of an Environmental Impact Report (EIR) for the project. The Planning Commission approved a second revision (S94-0008-R-2) on August 13, 1998 allowing for the expansion of the MRF to the northerly three acres of the project site for sorting and temporary storage of large materials for recycling.

PROJECT INFORMATION

Site Description: The project site is located at 4100 Throwita Way (APN 051-250-47) in Diamond Springs, California. Of the 10.31-acre parcel 8-acres is occupied by MRF operations, consisting of one main building with several small accessory structures and designated materials areas, with the remaining 2 acres consisting primarily of mixed oak woodland and riparian resources. The main building is 60,000 sf consisting of 20,100 sf of office uses and a 39,900 sf transfer station. Other structures include 9,829 sf of unloading canopies, household hazardous waste (HHW) and shipping areas and a 250 sf gate house. On-site stormwater detention ponds are located on the project site's western, southern and northern boundaries. An intermediate creek, which drains to Weber Creek, exists along the project parcel's western boundary. Mixed oak woodland surrounds the project site to the west, south and east with grassland to the north of the property. Single-unit dwelling units are located directly to the south of the property, with industrial and commercial uses being located to the north, east and west.

Project Description: The applicant is requesting a third revision to Special Use Permit S94-0008 to allow for the renovation, demolition and reconstruction of the existing El Dorado MRF. Renovations would consist of an office/education center (main building), bale storage (main building), maintenance bay (main building). Demolition activities will consist of the recycling bailing/shipping area (main building), the demolition of the transfer station (main building), household waste (HHW) area, canopies and gatehouse. Reconstruction resulting in new structures will consist of a transfer station, recycle processing canopy, HHW building/covered appliance storage, covered recycling bin area and a scale house. Access to the MRF would be changed so as to allow for clearly defined lanes based upon drop-off, collection trucks, free drop-off and a bypass lane to access the office areas. The project aims to provide improved traffic circulation and queuing, as well as reduced potential for litter and stormwater impacts by

handling recyclable materials completely inside a building. Existing daily processed tonnage is not expected to change as a result of this project.

Temporary Site: During demolition, renovation and reconstruction activities processing of construction and demolition debris and green/wood waste processing will be temporarily relocated to the Wetsel-Oviatt site identified by Assessor Parcel Numbers 117-020-08 and 117-020-09 in the El Dorado Hills area. The temporary site shares an environmental document with this revision, however, is being processed by separate Conditional Use Permit CUP18-0006. CUP18-0006 will utilize a 3.5 acre portion of the Wetsel-Oviatt site to relocate the construction and debris sorting line and green/wood waste processing area during the remodel of the MRF site. The conditional use permit allowing for the temporary site shall feature a sunset date to expire three years after approval of after six months after final occupancy of the MRF site, whichever comes first.

STAFF ANALYSIS

Environmental Review: Staff has prepared an Initial Study (Exhibit L) addressing both sites and has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, and a Mitigated Negative Declaration has been prepared. Impacts to Air Quality, Biological, Hazardous Materials, Geology, Hydrology and Noise were potentially significant but mitigated to less than a significant impact through the implementation of AIR-1, AIR-2, BIO-1, BIO-2, HAZ-1, GEO-1, HYD-1 and NOI-1 (Conditions of Approval 13-20).

General Plan Consistency: Staff has determined that the proposed project is consistent with the applicable policies and requirements in the El Dorado County General Plan, as discussed below in Section 2.0 of the Findings.

Zoning Ordinance Consistency: Staff has determined that the proposed project is consistent with the applicable regulations and requirements in Title 130 of the El Dorado County Code, as discussed below in Section 3.0 of the Findings.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
Conditions of Approval

Exhibit A.....Vicinity Map
Exhibit B.....Assessor’s Parcel Map
Exhibit C.....General Plan Land Use Map
Exhibit D.....Zoning Map
Exhibit E.....Aerial Map
Exhibit F.....Site Plan
Exhibit G.....Preliminary Drainage Report; October 18, 2017
Exhibit H.....Preliminary Grading and Drainage Plan; October
2017
Exhibit I.....Building Elevations
Exhibit J.....Diamond Springs/El Dorado Fire Protection District
Comments
Exhibit K.....Arborist Report; April 24, 2018
Exhibit L.....Proposed Mitigated Negative Declaration and Initial
Study