

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



Agenda of: November 8, 2018

Staff: Evan Mattes

CONDITIONAL USE PERMIT

FILE NUMBER: CUP18-0006/Wetsel-Oviatt Temporary Site

APPLICANT/AGENT: Waste Connections of California, Inc.

PROPERTY OWNER: El Dorado Investment Co, LLC

REQUEST: Conditional Use Permit to allow for the temporary relocation of the construction and debris sorting line and green/wood waste processing from the existing Materials Recovery Facility (MRF) during construction/renovations.

LOCATION: East side of Wetsel-Oviatt Road, approximately 1.4 miles west of the intersection with Latrobe Road, in the El Dorado Hills area, Supervisorial District 2. (Exhibit A)

APNs: 117-020-08 and 117-020-09 (Exhibit B)

ACREAGE: 97 acre parcel)

GENERAL PLAN: Industrial (I) (Exhibit C)

ZONING: Light Industrial-Design Control (IL-DC) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration (Exhibit H)

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 Conditional Use Permit CUP18-0006 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Conditional Use Permit would allow for temporary use of construction and debris sorting line and a green/wood waste operation area on a 3.5 acre section of APNS 117-020-08 and 117-020-09 (Exhibit B). These uses are proposed to be temporarily relocated from the existing El Dorado Waste Materials Removal Facility (MRF) located in Diamond Springs. Staff has determined that the proposed project is consistent with the El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

BACKGROUND

The project parcel was originally permitted as a saw and planing mill under Special Use Permit S72-03, approved by the Planning Commission on January 13, 1972. The planing mill is no longer in operation. A subsequent Special Use Permit (S05-0001) was approved on the site to allow for a temporary recycling center for construction debris and green/wood waste. This approval included a sunset date and expired on March 31, 2007. Since 2007 the site has been used for vehicle storage and other industrial uses.

PROJECT DESCRIPTION

Site Description: The proposed temporary project is located south of El Dorado Hills at the terminus of Wetsel-Oviatt Road on approximately 3.5 acres within the central portion of a 97.39 acre area consisting of APNs 117-020-08 (57.39 acres) and 117-020-09 (40 acres). The temporary site is situated on a highly disturbed area of the previous Wetsel-Oviatt planing mill. The area surrounding the proposed temporary site is mostly vacant with the exception of directly adjacent off-site and on-site industrial uses, including recreational vehicle storage and three warehouse buildings. The project site is located approximately 1.4 miles west of Latrobe Road. The parcels are surrounded on all sides by undeveloped grassland with a small hill located to the east between the project site and Latrobe Road (Exhibit E).

Project Description: The project proposes the temporary use of the site for a construction and demolition debris (C&D) sorting line and green/wood waste processing during the demolition, construction and renovation of the Materials Recovery Facility (MRF) in Diamond Springs, which is being processed under a revision to an existing Special Use Permit S94-0008-R-3. The temporary facility would consist of two adjacent operational areas, a temporary trailer office, portable toilets and parking areas. The C&D operation would consist of a sorting line on a temporary concrete pad with a maximum area of 4,000 square feet (sf) and associated bunkers, steel bins, stockpiles and stockpile partitions. The green/wood waste operation area would contain areas for stockpiling, processing (grinding, chipping or shredding), and loading green/wood waste. Some grading may occur directing runoff to an onsite detention pond. Paving is proposed to facilitate green/wood waste and C&D debris unloading, loading and processing areas, with a maximum area of 58,000 square feet (Exhibit F).

The project would receive and unload C&D, pre-sort the loads on a “tipping pad” to separate larger dimensional lumber and metals, loading the materials onto a conveyor and sorting the materials to separate dimensional lumber, metal, paper/cardboard and other recyclables. Residuals would be collected into piles or bins, which would be shredded and then loaded and transported to a disposal facility for use as alternative daily cover (ADC).

Green/wood waste would be delivered and dumped on one of seven 1,600 sf pads, upon which it may be processed by grinding or chipping and subsequently loaded off-site either for reuse or composting. On-site stockpiles would be maintained so that they do not compost by minimizing pile size, minimizing time on-site, and turning the piles if needed.

The site would be designed to accept up to 175 tons of C&D and 200 tons of green/wood waste per day. A daily average of 54 tons of C&D and 54 tons of green/wood waste is expected. Materials may be received at any time of day, but would typically be received between 6:00 A.M. and 7:00 P.M. with facility operation hours from 7:00 A.M. to 6:00 P.M Monday through Friday and 8:00 A.M to 5:00 P.M on weekends.

Eight parking spaces are being provided for employees and a temporary modular office is proposed on the northeastern side of the project site.

STAFF ANALYSIS

Environmental Review: Staff has prepared an Initial Study, addressing both the temporary site and the MRF site, 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 Noise were potentially significant but mitigated to less than a significant impact through the implementation of NOI-1.

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.....Location Map

Exhibit B.....Assessor's Parcel Map

Exhibit C.....General Plan Land Use Designation Map

Exhibit D.....Zoning Designation Map

Exhibit E.....Aerial Map

Exhibit F.....Site Plan; June 20, 2017

Exhibit G.....El Dorado Hills Fire Department Comments; July 2,
2018

Exhibit H.....Proposed Mitigated Negative Declaration and Initial
Study