

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



**Agenda of:** December 12, 2019

**Staff:** Emma Carrico

**CONDITIONAL USE PERMIT**

**FILE NUMBER:** CUP19-0005/EID Wastewater Collection Administrative Facilities Relocation

**APPLICANT:** El Dorado Irrigation District

**AGENT:** Michael Baron, EID Environmental Review Analyst

**REQUEST:** Conditional Use Permit for the expansion and operation of the EID El Dorado Hills wastewater treatment plant administrative facilities in order to accommodate the relocation of the EID Bass Lake wastewater collection administrative facilities to the existing EDH site. Proposed improvements include interior remodel of the existing office and operations building, construction of a new 6,000 square foot operations and laboratory building, construction of two equipment storage buildings, and site resurfacing for on-site vehicle circulation and parking and equipment storage.

**LOCATION:** East side of Latrobe Road, approximately one half mile north of the intersection with Golden Foothill Parkway, in the El Dorado Hills Community Region, Supervisorial District 2. (Exhibit A)

**ASSESSOR'S NUMBER (AN):** 118-020-010 (Old APN 118-020-10) (Exhibit B)

**ACREAGE:** 5.2 acres

**GENERAL PLAN:** Public Facilities (PF) (Exhibit C)

**ZONING:** Open Space (OS) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration (Exhibit K)

**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 (CEQA) Guidelines Section 15074(d), incorporated as Conditions of Approval; and
3. Approve Conditional Use Permit CUP19-0005 based on the Findings and subject to the Conditions of Approval as presented.

## **EXECUTIVE SUMMARY**

The proposed project is a Conditional Use permit (CUP) for the expansion of the EID El Dorado Hills wastewater treatment plant administrative facilities in order to accommodate the relocation of the EID Bass Lake wastewater collection administrative facilities to the existing EDH site. Proposed improvements include an interior remodel and 1,600 square foot (sq. ft.) expansion of the existing office and operations building, construction of a new 6,000 sq. ft. operations and laboratory, construction of two 800 sq. ft. equipment and storage buildings, construction of one 1,824 sq. ft. block wall containing five material storage bays, installation of a 1,000 gallon diesel vehicle and equipment fueling station, and resurfacing for on-site vehicle circulation and parking and equipment storage areas (Exhibit F). Existing site access via Latrobe Road would be maintained. No utility or transportation infrastructure changes would be necessary. The project conforms with all applicable policies of the General Plan and Zoning Ordinance.

## **PROJECT INFORMATION**

**Other project considerations:** On May 29, 2019 Planning Services approved a lot line adjustment to reconfigure the two existing parcels (ANs 118-020-010 and 118-020-005 Exhibit C) that constituted the waste water treatment plant area, so that one parcel encompasses the wastewater treatment plant and the other includes only administrative and maintenance facilities. The newly configured waste water treatment plant parcel is exempt from County Zoning Codes under Government Code 53091 which specifies that, "Zoning ordinances of a county or city shall not apply to the location or construction of facilities for the production, generation, storage, treatment, or transmission of water." However, this does not apply to the administrative operations parcel and thus this CUP is required.

**Project background and site history:** EID's wastewater collection system administrative and maintenance staff and equipment base of operations is currently located near Bass Lake. The existing Bass Lake facility is located below Bass Lake Dam and includes a 3,800 sq. ft. administrative staff building, a corporation yard, a materials storage area, and shipping containers (Exhibit D). Approximately 20 EID employees are currently based at the Bass Lake facility. In 2017, the El Dorado Hills Community Services District (EDH CSD) approached EID about purchasing the Bass Lake property as part of its effort to develop a master plan for a community park surrounding Bass Lake. To support the planning effort, EID is in the process of

selling the Bass Lake property to the EDH CSD and relocating the collections facility to the El Dorado Hills wastewater treatment plant facility site. The EDH wastewater treatment facility has been owned and operated by EID since 1962.

**Site Description:** The proposed project is located on the east side of Latrobe Road approximately one half mile north of the intersection with Golden Foothill Parkway, in the El Dorado Hills Community Region. The project site is bounded by the EDH wastewater treatment plant parcel to the north, vacant open space land to the south, Latrobe Road to the west and research and development (R&D) centers further to the west, and open space land and Blackstone Parkway to the east. Single family residential properties within the Valley View Specific Plan (West Valley Village- Blackstone) area are within approximately 300-feet of the project site on the south and east (Exhibit C). The Valley View Specific Plan governs land development surrounding the site to the east of Latrobe Road and identifies lands immediately abutting the site to the north, south and east. The site currently includes an administration building and associated paved parking area, graded gravel and dirt access roads, and disturbed areas where materials and debris are stored.

The project site has been previously mass graded and predominantly covered with gravel. Topography is predominantly level with a gently sloping gradient to the south and west. There are no trees on site. Vegetation onsite is generally sparse and consists of ruderal weeds and some low-growing shrubs in areas that have not been recently disturbed by grading, vehicle traffic, vegetation maintenance activities, or other disturbance due to operations associated with the existing treatment plant (Exhibit J). There are no trees on the site. A seasonal intermittent drainage swale enters the site at the northeast corner and passes through the eastern side through 30-inch culverts (Exhibit F). The swale is not delineated as a perennial or intermittent stream on the USGS Quadrangle topographic map series, and thus is not subject to the riparian setbacks specified by the County Zoning Ordinance. The proposed project would not result in any disturbance to the drainage swale or the existing culverts. Under the proposed layout a minimum 15-foot non-disturbance buffer from the top of bank would be maintained from both sides of the swale to ensure no disturbance would occur (Exhibit J).

**Project Description:** The proposed project is a CUP for the expansion of the EID El Dorado Hills wastewater treatment plant administrative facilities in order to accommodate the relocation of the EID Bass Lake wastewater collection administrative facilities to the existing EDH site.

**Layout:** The project site is currently accessed on the southwestern side of the adjacent treatment plant parcel via a frontage road extending off of Latrobe Road and a security gate. Project improvements include the creation of a separate gated entrance at the southwest corner of the project parcel, which would be accessed via the existing frontage road. Access to the treatment plant parcel and the administrative operations parcel would then be separate (Exhibit F). The frontage road is striped on the east side to provide a paved two-way bike lane.

The proposal includes a 1600 sq. ft. expansion of the existing 3,584 sq. ft. administrative building and construction of three new buildings totaling 9,100 sq. ft. The new buildings would include a 6,000 sq. ft. dual-entry maintenance building placed southeast of the administrative building addition, and two new 800 sq. ft. material storage buildings at the southeast corner of

the site. The submitted site plan currently shows the placement of the two 800 sq. ft. storage buildings not in compliance with the development standards for the OS zone. The project has been conditioned to provide a final site plan that demonstrates compliance prior to building permit issuance. The project would also include construction of one 1,824 sq. ft. block wall divided into five material storage bays, installation of a diesel vehicle and equipment fueling station, and resurfacing for on-site vehicle circulation and parking and equipment storage areas (Exhibit F).

The fueling station would have a 1,000-gallon above ground diesel storage tank with secondary containment, fueling lanes, and pumps on either side. The storage tank and pumps would be situated on a 50' x 48' concrete pad and protected by bollards on all sides. The fueling station would be located adjacent to vehicle and equipment parking areas for ease of access (Exhibit F).

**Improvements:** No utility infrastructure improvements would be needed to serve the expanded administration and maintenance operations. EID has confirmed that the existing water and sewer service to the site is sufficient.

A traffic impact study (TIS) was prepared by Dudek analyzing potential increase in trip generation; potential impacts to level of service (LOS) for seven surrounding intersections and two road way segments; and onsite access, circulation, and parking (Exhibit I). The project would generate approximately 84 daily trips, 42 AM peak hour net trips (21 inbound and 21 outbound), and 42 PM peak hour trips (21 inbound and 21 outbound). All of the studied roadway segments would continue to operate at LOS D, and all of the studied intersections would continue to operate at LOS E or better. One mitigation measure requiring payment of Traffic Impact Mitigation (TIM) fees for eventual improvements to the intersection of Latrobe Road and White Rock Road has been required.

**Aesthetics:** The project site is visible from residences at higher elevations from the south and east. The expansion and new buildings would be designed to match the existing buildings on site with earth tone paint colors (Exhibit H). All new structures would be single story. View sheds from surrounding residences would not be substantially different than the existing views of the treatment plant and administrative building.

## **STAFF ANALYSIS**

**General Plan:** As discussed in General Plan findings, the project is consistent with General Plan policies 2.2.1.2 Land Use Designation; 2.2.5.21 requiring that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses; 5.1.2.1 requiring a determination of the adequacy of the public services and utilities to be impacted by that development; 5.2.1.2 requiring that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development; and 6.2.3.2 requiring that the applicant demonstrate that adequate access exists.

**Zoning:** As discussed in the Zoning findings, the project is consistent with the zoning designation, Chapter 130.35: Off-Street Parking and Loading, Chapter 130.36: Signs, and

Chapter 130.37: Noise Standards. The project is also consistent with all required Conditional Use Permit findings as specified in section 4.0 below.

**Agency Review:** The project was reviewed by all applicable El Dorado County Agencies including the Air Quality Management District (AQMD), El Dorado Hills Fire Department (EDH FD), Environmental Management Department (EMD), the Surveyor's Office, Stormwater Management, and the Department of Transportation (DOT). Several external entities were also included in distribution including the El Dorado Hills Area Planning Advisory Committee (EDH APAC) and El Dorado Hills Community Services District (EDH CSD). Comments were received from AQMD, EDH FD, EMD, Stormwater Management, DOT, EDH CSD.

The above mentioned comments, conditions, and recommendations have been incorporated into the project analysis through the initial study and, where appropriate, utilized as mitigation measures and conditions of approval in this staff report. The conditions of approval include requirements from AQMD, EDH FD, EMD, Stormwater Management, DOT and Planning Services.

## **ENVIRONMENTAL REVIEW**

Staff has prepared an Initial Study (Exhibit R). Mitigation measures for protection of special status species were included in the Biological Resources analysis. Additionally one measure requiring payment of Traffic Impact Mitigation (TIM) fees for eventual improvements to the intersection of Latrobe Road and White Rock Road has been required. A mitigation monitoring and reporting plan has been prepared specifying implementation time lines and monitoring responsibilities. With the implementation of these mitigation measures staff 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 (Exhibit R) has been prepared. Pursuant to Resolution No. 240-93, a \$50.00 processing fee and the current California Department of Fish and Wildlife (CDFW) filing fee are required by the County Recorder to file the Notice of Determination.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Findings  
Conditions of Approval

Exhibit A.....Location Map  
Exhibit B.....Pre-LLA Parcel Aerial Map  
Exhibit C.....Post-LLA Parcel Aerial Map  
Exhibit D.....Former Bass Lake Facility Aerial  
Exhibit E.....Land Use Designation Map  
Exhibit F.....Zoning Designation Map  
Exhibit G.....Preliminary Site Plan  
Exhibit H.....Preliminary Grading Plan  
Exhibit I.....Elevations  
Exhibit J.....Traffic Impact Study  
Exhibit K.....Biological Resources Evaluation  
Exhibit L.....Acoustical Assessment  
Exhibit M.....Air Quality & Greenhouse Gas Analysis/CalEEMod Mass  
Emissions Model Results  
Exhibit N.....Proposed Mitigated Negative Declaration and Initial Study