



# COMMUNITY DEVELOPMENT SERVICES

## PLANNING AND BUILDING DEPARTMENT

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TO: Planning Commission Agenda of: November 8, 2018

FROM: Evan Mattes, Associate Planner Item Nos.: 4 & 5

DATE: November 7, 2018

RE: Public Comments Received; S94-0008-R-3/El Dorado MRF Renovation & CUP18-0006/Wetsel-Oviatt Temporary Site

Discussion:

As of Wednesday November 7, 2018, Planning Staff has received one written public comment regarding S94-0008-R-3 El Dorado MRF Renovation a Special Use Permit revision proposing the renovation, demolition and reconstruction of the existing Materials Recovery Facility (MRF) and 35 written comments regarding CUP18-0006 Wetsel-Oviatt Temporary Site. Public comments regarding these two entitlements are being presented in the same memo, due to interconnected nature of the projects.

**S94-0008-R-3/El Dorado MRF Renovation**

The one written public comment for S94-0008-R-3 took issues to odors, noise, traffic and potential impacts to the future Diamond Springs Parkway as well as an alternative to relocate the facility in its entirety to the Wetsel-Oviatt site. The project would construct new structures including an enclosed transfer station, a recycle processing canopy, household hazardous waste building/covered appliance storage and covered recycling bin. By placing existing activities within structures the project anticipates to lessen the existing odor and noise impacts. 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. This access change is anticipated to improve traffic circulation and queuing. Impacts to the future Diamond Springs Parkway was analyzed as part of the traffic study, and was determined to be less than significant. The project proposes to utilize the Wetsel-Oviatt site temporarily during demolition, renovation and construction activities for the handling of construction and demolition debris (C&D) and green/wood waste. Should the uses or timeframe for the Wetsel-Oviatt site be expanded a revision to the proposed Conditional Use Permit would be required as well as additional analysis with the El Dorado County General Plan, Zoning Ordinance and the California Environmental Quality Act (CEQA).

**CUP18-0006/Wetsel-Oviatt Temporary Site**

Typical concerns expressed through the 35 written comments regarding CUP18-0006 Wetsel-18-1652 P 1 of 3

Oviatt Temporary Site is that the project is a “dump”, should not be close to existing homes, would impact traffic, that the temporary facility will become permanent, noise, odors, allergies, air pollution and ground contamination.

**“Dump”:** The project proposes the temporary use for a construction and demolition debris (C&D) sorting line and a green/wood waste processing site. The project is not proposing a landfill.

**Proximity to Residences:** No residences are located within a mile radius of the project site, with the nearest residence being an isolated farmhouse located approximately 0.85 mile to the northwest of the project site. The nearest portion of the Valley View Specific Plan is located approximately 1.2 mile to the north east on the other side of Latrobe Road. Additionally, hills exist between the project site and Latrobe Road which will screen the project site from the east.

**Traffic:** The project is anticipated to produce 55 vehicle trips per day, which is not considered to be significant. The temporary site is gated and is not open to the public. The project has been conditioned to place truck crossing signs northbound and southbound along Latrobe Road.

**Permit Expiration:** Condition of approval 2 places an expiration (sunset) date for CUP18-0006, so that the conditional use permit shall expire within here years of issuance or within six months of final occupancy of the MRD renovation under Special Use Permit S94-0008-R-3, whichever comes first. The expiration date may be expanded, however that would require a revision to the Conditional Use Permit and for the project to undergo discretionary review and a noticed public hearing.

**Noise:** Current noise sources in the vicinity of the project proposal consist of operation of construction vehicles from the adjacent industrial sites. The project analyzed worst-case hourly acreage noise levels of up to 86 dBA  $L_{eq}$ , at a distance of 50 feet from active construction areas at the temporary site. The closest off-site receptor to the temporary site is an isolated farmhouse located approximately 0.85 mile to the northwest on Payen Road. The nearest residential subdivision is 1.1 miles to the northeast in the vicinity of Royal Oaks Drive. The temporary site is obscured from the residential areas by a hill and is not generally visible from public roads. With the noise shielding from intervening terrain, worst-case hourly average construction noise levels would attenuate to below 36 dBA  $L_{eq}$  at the nearest off-site receptor, which is consistent with El Dorado County Noise standards. Mitigation measures have been implemented to reduce noise during construction.

**Odors, Allergies and Air Quality:** An air quality report was prepared for the project which identifies potential impacts to air quality. Conditions of approval 12 through 19 address potential impacts to air quality and would bring impacts to less than a significant level. Odor impacts are based upon the location of sensitive receptors in proximity to sources of odors. Determination of significance for odor impacts is based upon the distance and frequency at which odor complaints from the public to the El Dorado County Air Quality Management District (EDCAQMD) have occurred in the vicinity of a similar facility. No odor complaints have been received by EDCAQMD for either of the two MRF facilities located in Diamond Springs and South Lake Tahoe. As such it was determined that due to the rural nature of the Wetsel-Oviatt site, the use types and the temporary use, odor impacts would be less than significant.

**Ground Contamination:** The existing MRF site contains non-engineered fills and lime sludge materials that are not considered suitable for support of the project in its current condition. As such the project proposes soil remediation for accumulated lime, which would include over excavation, replacement and the blending of the lime material with clean soil. The soil contamination occurred through the previous use as a lime kiln plant. Impacts to soils and groundwater caused by the temporary project on the Wetsel-Oviatt site are not considered to be significant.

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