

FOR OFFICE USE ONLY*

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*Date 8-12-91 Receipt No. N/A
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*Sect. 12/13 Tnshp 9N Rng 10E TAZ 164

SPECIAL USE PERMIT APPLICATION

EL DORADO COUNTY PLANNING DIVISION

*Supervisorial Dist. 2 Received by RIVAS

PROJECT NAME (if applicable) Union Mine Expansion/Closure Project
REQUEST (Describe proposed use) Operation, Closure & Expansion of Existing Landfill

APPLICANT/AGENT El Dorado Co. Environmental Management Phone (916) 621-5307
Mailing Address 7563 Green Valley Road, Placerville, CA 95667
(P.O. Box or Street) (City) (State & Zip)

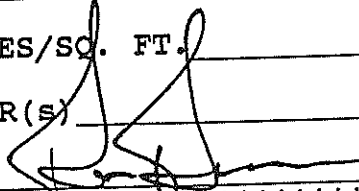
OWNER (if not applicant) El Dorado County Phone (916) 621-5390
Mailing Address 360 Fair Lane Placerville CA 95667
(P.O. Box or Street) (City) (State & Zip)

ENGINEER/ARCHITECT CH₂M Hill/Nick Farros Phone (916) 920-0300
Mailing Address 3840 Rosin Court, Suite 110 Sacramento CA 95834
(P.O. Box or Street) (City) (State & Zip)

LOCATION: The property is located on the EAST side of Union Mine Road
(N/E/S/W) (Road/Street)
being 2 Miles to intersection with Highway 49
(Feet/Miles) (Major Street or Road)

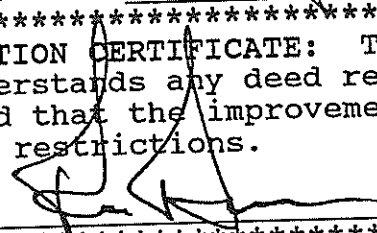
ASSESSOR PARCEL NO. (s) 92-011-20,21,28,29 AREA PLAN El Dorado
92-021-52

PROPERTY AREA 321.6 ACRES/SQ. FT. ZONING A & RA-20
237

SIGNATURE OF PROPERTY OWNER (s) 

OR AUTHORIZED AGENT

DEED RESTRICTION CERTIFICATE: The undersigned declares that he/she has read and understands any deed restrictions recorded against the subject property, and that the improvement herein applied for does not violate any private deed restrictions.

SIGNATURE  DATE 8/6/91

ACTION BY ZONING ADMINISTRATOR OR ACTION BY BOARD OF SUPERVISORS
PLANNING COMMISSION

DATE February 27, 1992
APPROVED X DENIED

Larry D. Wahood
Zoning Administrator/Secretary

APPEAL: APPROVED _____ DENIED _____ DATE _____

CONDITIONS AMENDED S91 28

FINDINGS/CONDITIONS OF APPROVAL FOR S91-28 - 2/27/92

Findings

1. A Final EIR prepared and certified has been considered pursuant to Section 15092 of the State CEQA Guidelines in conjunction with the Statement of Findings required under Section 15091 for this project. The identified significant effects on the environment have been eliminated or substantially lessened where feasible, and those unavoidable significant adverse effects on the environment found unavoidable are considered acceptable when considering the benefits of the project as described in the statement of overriding considerations as adopted pursuant to Section 15093.
2. The use is authorized by Section 17.36.040 (F) of the El Dorado County Code.
3. The use is found to comply with the requirements of Chapter 17.22, Special Use Permits.
4. The use is found to be in conformance with the El Dorado County General Plan.
5. The use is not considered detrimental to the public health, safety and welfare, or injurious to the neighborhood.
6. The special use permit will become effective upon the adoption of the zoning (Z91-22) by the Board of Supervisors.

Conditions

General Conditions

1-1. Permitted Land Uses:

- a. This special use permit is granted for the use of the land as a Class III Disposal Site to include the continued use of the existing 33-acre landfill site and the use of a 14-acre expansion area.
- b. Installation of a contact/noncontact water holding basin and groundwater/leachate/septage treatment facility
- c. Soil borrow area
- d. Recycling/buy back center
- e. Installation of a mobile home or trailer to house watchman

- f. All other necessary structures and appurtenances necessary for landfill facility and operation as shown on the approved site plan and project description

ended by Planningg.
ommission 4/13/95 to
ead as follows:

The landfill facility, open to the public, will operate 359 days a year from 8:00 a.m. to 5:00 p.m. during Pacific Standard Time and until 6:00 p.m. during Pacific Daylight Saving Time.

- h. The only uses permitted for APN 92-011-28 and -29, and 92-021-52 shall be ground water monitoring, land fill gas monitoring, water retention basin and water conveyance facilities, and other such appurtenant uses. No land fill operation or waste disposal activities may be conducted on said parcels without first obtaining either an expansion of this special use permit or a new and separate use permit.

1-2. Specifically Prohibited Uses:

The following uses are specifically prohibited on the site:

- a. Open burning of refuse

1-3. Modifications:

- a. Minor modifications to the approved permit may be acted upon by the Planning Director.
- b. Modifications deemed to be significant shall be acted upon by the Planning Commission under the provisions of Chapter 17.22 of the El Dorado County Code.

- 1-4. Prior to construction of any structure, building permits shall be issued by the state and/or the County Building Division according to jurisdictions thereof.

- 1-5. A final grading and drainage plan shall be submitted to the Department of Transportation for review and approval prior to construction.

- 1-6. The applicant shall provide adequate water for fire protection purposes. The fire protection system shall be approved by the Diamond Springs-El Dorado Fire Protection District.

- 1-7. The applicant shall secure all necessary permits from the state including new Water Discharge Regulations Permit from the Regional Water Quality Control Board and a new Solid Waste Facilities Permit from the California Integrated Waste Management Board.

- 1-1.g. The landfill facility, open to the public, will operate 359 days a year from 8:00 a.m. to 5:00 p.m. during Pacific Standard Time and until 6:00 p.m. during Pacific Daylight Saving Time for members of the public and other private haulers, and from 5:30 a.m. to 5:00 p.m. during Pacific Standard Time and until 6:00 p.m. during Pacific Daylight Saving Time for commercial haulers.

- 1-8. A final landscape plan shall be submitted to the Planning Director for review and approval prior to issuance of a building permit.
- 1-9. All signage, the design and location of which, shall be approved by the Planning Director.
- 1-10. Payment of California Department of Fish and Game fee in the amount of \$875 pursuant to Public Resources Code Section 21089 (AB 3158) upon filing Notice of Determination by the County of El Dorado.
- 1-11. This special use permit shall become effective on the date that the rezone (Z91-22) becomes effective.

Mitigation Measures

Biological Resources

- 2-1. Acquire alternative site along Martinez Creek and set aside 13.6 acres of oak woodland acres, as a native habitat preserve and biological open space.
- 2-2. Acquire the alternative site along Martinez Creek and designate 4.0 acres of white alder riparian forest as a native habitat preserve biological and open space.
- 2-3. The County will retain a project biologist to oversee aspects of construction monitoring that pertain to biological resource protection and to ensure compliance with the mitigation measures described herein. The project biologist will be responsible for the contractor education program, pursuant to Condition 2-5, and will monitor all construction activities in areas supporting sensitive biological resources. The project biologist will act as the liaison between the County of El Dorado and the contractor(s) and will act in the County's interest in resolving conflicts between resource protection and project implementation.
- 2-4. Provisions will be made to inform the construction contractor(s) about the biological constraints of this project. All sensitive habitat areas to be avoided shall be clearly marked on project maps provided to the contractor. These areas will be designated as "no construction" or "limited construction" zones. These areas will be flagged by the project biologist prior to the onset of construction activities.
- 2-5. A contractor education program will be implemented to ensure that contractors and all construction personnel are fully informed of the biological resources associated with this project. This program will focus on:

- a. the purpose for resource protection
- b. contractor identification of sensitive resource areas in the field (e.g., areas delineated on maps and by flags or fencing)
- c. sensitive construction practices
- d. protocol to resolve conflicts that may arise during the construction process
- e. ramifications of noncompliance.

This program will be conducted by a qualified biologist (preferably, the project biologist/construction monitor) and will be a requirement for all construction personnel.

- 2-6. Vehicles will use existing access roads to the degree feasible. Where new access is required, all vehicles will use the same route, even if this requires heavy equipment to back out of such areas. All access routes outside of existing roads or the construction easement will be clearly marked (i.e., flagged and/or staked) prior to the onset of construction. All access roads outside of existing roads or the construction easement will be delineated on the grading plans reviewed by a qualified biologist.
- 2-7. Emergency provisions, such as the use of straw bales or sandbags will be placed at all drainage crossings prior to the onset of construction to mitigate potential spills.
- 2-8. Employ standard erosion control procedures such as sandbagging, diversion ditches and stream bank stabilization procedures to prevent degradation of riparian/wetland habitats.
- 2-9. Collect noncontact surface runoff in detention ponds prior to release into natural drainages to prevent sediment degradation of downstream riparian/wetland habitats.
- 2-10. Prohibition of fueling of vehicles or equipment within 50 feet of all drainages.
- 2-11. All equipment used in or near drainages will be in good operating condition to minimize the potential for gasoline and oil spills.
- 2-12. Use of standard air quality (dust) control measures such as watering of exposed soils to limit the effects of dust on oak trees and other vegetation.
- 2-13. Set aside 93+/- acres of the land to be acquired from the Bureau of Land Management designated as a portion of Assessor's Parcel No. 92-011-28 and a portion of APN 91-021-52 as a native habitat preserve and biological open space to the extent feasible and not inconsistent with the monitoring activities.

Water Quality

- 3-1. Design of the groundwater monitoring program will account for the anisotropic nature of the aquifer, the potential for vertical hydraulic gradients and the existing extent of groundwater degradation.
- 3-2. Prepare a contingency plan in accordance with Title 23, Chapter 15, Article 5, California Code of Regulations, to be implemented if groundwater monitoring indicates that significant contaminant migration is occurring.
- 3-3. All existing monitoring wells that are required to be abandoned as part of the expansion area construction will be replaced with a series of groundwater/leachate collection trenches.
- 3-4. All interceptor ditch or pipe along the areas surrounding the landfill (including the buffer area) will be constructed to convey runoff to a bypass ditch or pipe along the southern perimeter of the expansion area.
- 3-5. Temporary ditches must be constructed around the active working face within the expansion area to collect and divert water coming in contact with the refuse.
- 3-6. All contact water must be diverted to the contact water holding lift station and either treated, used on-site, or discharged to Martinez Creek depending on its composition.
- 3-7. Monitoring to evaluate groundwater quality and ensure that groundwater users are not adversely affected.
- 3-8. The groundwater/leachate collection trenches that will be installed to replace monitoring wells abandoned as part of the expansion activities will be monitored to allow an equivalent level of protection as provided by the original monitoring wells.
- 3-9. Surface water runoff from the up-slope drainage areas surrounding the landfill will be collected, routed around the landfill and discharged to Martinez Creek.

Geological/Soils

- 4-1. Final project design must include measures for erosion control. Standard erosion control measures to be implemented shall include defining maximum slope grades and/or use of stabilizing materials or buttresses. An erosion control and slope stabilization plan shall be prepared subject to the review and approval of the County Department of Transportation and the El Dorado County Resource Conservation District.

- 4-2. During construction, standard erosion control measures such as use of sandbags, hay bales, berms, and diversion ditches must be used when necessary to prevent erosion.
- 4-3. All expansive soil base material will be excavated and replaced with approved properly compact non-expansive structural fill.
- 4-4. Where reactive soils are present, non-steel or coated steel conduits, sulfate resistant cement or other protective building materials will be used.
- 4-5. A vegetated buffer will be maintained where possible and where feasible around the landfill to help reduce erosion.
- 4-6. Areas which have received final cover will be revegetated to prevent erosion. The vegetated cover will be maintained for a minimum of 30 years.

Human Health and Safety

- 5-1. Any vents that will allow landfill gas to reach the ambient air will be sited away from landfill traffic areas to minimize the potential for ignition.

Public Services

- 6-1. The installation of the proposed fire hydrant which connects with the public water supply will be completed and operational.
- 6-2. The currently practiced fire prevention measures will be continued.
- 6-3. All site workers must receive training in first aid and CPR.

Hazardous Materials/Infectious Waste

- 7-1. The County's current load screening program at the Union Mine Disposal Site will be modified to reduce the volume of household hazardous materials entering the landfill. Specific measures that will be added include:
 - a. Establish an information phone number where the public can obtain general information on hazardous wastes and where to dispose such wastes.
 - b. Identify pickup days for hazardous waste and proper disposal of these wastes.
 - c. Establish designated drop-off centers for the collection of hazardous wastes.

- 7-2. All asbestos waste accepted at the landfill must be containerized in a minimum of double 6 mil plastic bags.
- 7-3. The adequacy of the current environmental monitoring system will be reevaluated as part of the final closure plan.
- 7-4. Environmental monitoring reevaluation will include monitoring of subsurface contaminant migration routes including abandoned mine shafts.

Air Quality

- 8-1. Internal roads should be covered with a gravel surface or other suitable material so as to reduce the production of fugitive dust.
- 8-2. The landfill access roads will be kept in good repair with adequate drainage to prevent the production of excess fugitive dust.
- 8-3. A speed limit of 15 miles per hour will be imposed on the site at all times to limit fugitive dust.
- 8-4. To limit NOx or hydrocarbon emissions, all gasoline fueled landfill equipment will have catalytic converters; and all diesel equipment will use fuel injection and timing retarding devices.

Noise

- 9-1. All pumps and equipment used at the landfill will be designed, installed and operated to comply with the El Dorado County Irrigation District noise policy of 55dBA at 50 feet for all periods of operation.
- 9-2. The pumps used at the treatment facility will be field tested subsequent to final installation to ensure compliance with the El Dorado County noise standards and the El Dorado County Irrigation District noise standard.

Cultural Resources

- 10-1. The portals of the Big Cut Stope, Springfield Shaft, and the Golden Gate, Minerva, Pendar and Unnamed adits must be sealed.
- 10-2. If prehistoric or historic resources are encountered during construction, a qualified cultural resources specialist will evaluate the significance of materials found.

Aesthetics/Visual Quality

- 11-1. The landfill must be revegetated after closure pursuant to state regulations, County policy, and in accordance with the recommendations of the U.S. Soil Conservation Service.
- 11-2. The revegetation plan must be prepared by a qualified biologist, horticulturist, or landscape architect with experience in landfill revegetation.