

Walden Corporation WWTP
Site Development Plan
Letter of Intent

PPR2538

APPROVED
Plan Review

06/22/2026 10:22:50 AM

dsdparsons

**EPC Planning & Community
Development Department**

Walden Corporation WWTP
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Tax Schedule No: 6115000005, 6115000001

Acreage: 25 Acres

Zoning: RR-5

Utilities: Walden Corporation (Water & Sanitation), MVEA

Request:

A request for site development plan approval for expansion of an existing wastewater treatment system. The existing lagoon ponds will be drained and reseeded and replaced with a mechanical treatment plant. Please review the site development plan and grading and erosion control plan for the full details of what is being proposed.

Improvements:

One additional concrete pad 103' by 35.5' is proposed. A new containerized wastewater treatment packaged plant will be placed on the pad with associated piping being added. The plant is 4' x 40' x 8' and includes a underground vault. This is the new wastewater treatment plant that will replace the antiquated system in place today.

Lighting:

New lighting will be limited to security lighting for the new treatment plant. Please see the lighting plan submitted which includes lighting details as well as a photometric plan, both of which demonstrate compliance with the LDC.

Landscaping

Section 6.2.2.G.d.i states:

Site-Specific Landscaping Required. PCD Director approval of site-specific landscaping is required for a water storage tank and utility facilities. Installation of approved site-specific landscaping is required prior to putting a water storage tank or utility facility into operation. The site-specific landscaping is subject to the following standards:

- Rural and Remote Areas: In rural and remote areas landscaping, screening and erosion control measures shall be tailored to the nature and character of the area and the type of facility or structure contemplated. Site-specific landscaping shall, at a minimum, include revegetation of disturbed areas with materials indigenous to the site or otherwise adaptable.
- Urbanized and Developed Areas: In urbanized and developed areas, the site-specific landscaping shall address specific issues such as screening and visual impacts.

The surrounding area is not rural. Bullet number 2 applies, which requires screening to occur around the facility to minimize visual impacts.

There are a total of 58 existing, mature ponderosa pine trees on the property that will remain. These trees are concentrated on the north and western sides of the property, screening the existing and proposed plant from view of the dwellings (west) and roadway (north). A total of 7 new ponderosa pine trees are proposed to be planted to better screen the new plant from view of the roadway and adjacent educational facility.

Land Disturbance

Total land disturbance will be 5,481.13 square feet associated with the placement of the new plant. However, there is a significant amount of prior disturbance on the site that was not included in a prior grading and erosion control plan. For this reason, total disturbance will exceed 1 acre. All stormwater and grading and erosion control documentation has been submitted in support of the request.

Traffic

Please see the Traffic Memo prepared by LSC which demonstrates the new plant will not have an impact upon the surrounding roadway network, and will not trigger any new improvements.

State Permitting

The owner has obtained the following State Permits:

- Certification to discharge under CDPS general permit cox631000 domestic wastewater treatment systems discharging to groundwater with land disposal of effluent
- CPDS domestic wastewater treatment plant permit

Lagoon Decommissioning

The existing ponds will be decommissioned, reseeded, and left in place as-is. The District is not proposing to fill them in. The pond side slopes are 4:1 (H:V), and there are no immediate vertical drops exceeding 30 inches. Based on these grades, the decommissioned ponds do not present a public safety hazard requiring walls or guardrails under standard practice. The images below are representative of similar ponds the District contractor has decommissioned previously under the same approach. The District contractor will add a few small 6-inch pipes to interconnect the ponds and for them to drain out into the County ROW so we don't hold water. The appropriate license agreement has been requested to allow for the drainage.



Road Impact Fee

A road impact fee of \$2,371/1000 square feet will apply to the above ground portion of the building.