

PC 9/11/14
4
31 pages



Fwd: El Dorado Hills Town Center

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Wed, Sep 10, 2014 at 4:57 PM

please forward to the Planning Commission.

----- Forwarded message -----

From: **Joyce Jung** <joyce.jung@msrlegal.com>
Date: Wed, Sep 10, 2014 at 4:19 PM
Subject: El Dorado Hills Town Center
To: "Rommel Pabalinas (rommel.pabalinas@edcgov.us)" <rommel.pabalinas@edcgov.us>
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This email is sent at the request of Wilson F. Wendt.

Replies may be directed to wilson.wendt@msrlegal.com.

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September 10, 2014

VIA EMAIL

Rommel Pabalinas
Senior Planner
El Dorado County Community Development
Agency – Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667

Re: El Dorado Hills Town Center

Dear Mel:

We received a copy of public comments submitted by Ellen and Don Van Dyke (the “Van Dykes”) with regard to the El Dorado Hills Apartment Project, dated September 11, 2014. We have reviewed her comments and have determined that the Van Dykes have failed to raise any new issues that the County has not already addressed, and that her comments fail to amount to substantial evidence that the Project would have a significant environmental impact. We have addressed each of her comments in more detail below.

1. Comments regarding precedent. The Van Dykes incorrectly suggest that the Project would entitle areas other than the Project site, which includes only Assessor Parcel Numbers 12-290-61, -61, and -62, totaling about 4.5 acres. Neither the Project, nor any of the specific plan modifications it proposes, entitle the EDH executive golf course parcel. The County has already received an application seeking entitlements for other uses on this parcel. While, technically, a developer could attempt to rezone other areas within the specific plan to RM-PD and extend the Project density allowances to other areas, such development would require its own set of entitlements, and its own environmental review. There is no application on file with the County to do so, and such a possibility is not reasonably foreseeable and need not be accounted for in the Project environmental review.

2. Comments regarding Project economics. The Van Dykes posit that the Project will generate less revenues than the hotel project studied in the applicant’s economic analysis. In the short-term, the Project will generate more revenue — \$1.71 million versus \$1.63 million for the hotel project — and the commenter fails to account for the development fees the Project will generate vis-à-vis the hotel project

— \$12.48 million versus \$1.59 million. Notwithstanding the above, the assumptions in the economic analysis are conservative, and posit the construction of a middle-range hotel. The hotel project approved, and required through deed restrictions, contemplates a high-end hotel with a conference center. Such a use would have difficulty attracting investors due to existing vacancy rates, and likely would not be constructed at any time in the foreseeable future, resulting in a downgrade of expected revenues.

Meanwhile, the Van Dykes mischaracterize the June 26, 2014 staff report, indicating that it says the Project would cause a displacement of job opportunities and retail—as if those opportunities are very real and would be permanently lost. The staff report says: “Although it would displace potential new commercial development in the Town Center that had been planned to create more opportunities for jobs, retail, and services, its development could foster numerous goals and policies of the General Plan and the El Dorado Hills Specific Plan in the creation of a fully integrated and self-sustaining community.” The staff report is explaining that, simply, the Project envisions residential use for the infill site, rather than a hotel. The Project does not preclude the development of a hotel elsewhere within the County and there is ample available land. Moreover, the economic reality is that the high-end hotel project the County previously approved has not attracted the commitment or even the attention of investors, and is not financially feasible.

The remainder of the commenters assertions are speculative (e.g., that residential development would discourage locals from shopping at Town Center), and unsupported by any data.

3. Comments regarding sewer capacity. The Van Dykes assert that the sewer improvements noted in the Project’s mitigated negative declaration are generated by Project demand and not existing demand, without providing a basis of support for this claim. In fact, the claim is untrue and contradicted by documents prepared by public agency officials and experts that have examined the current sewer system. For instance, the El Dorado Irrigation District’s Wastewater Facilities Master Plan, dated July 31, 2013, confirms that the 18-inch, EDH Boulevard gravity trunk sewer line, located near the Project site, currently is surcharging within one foot of the ground surface elevation, and should be replaced with a 24-inch pipeline. Copies of relevant portions of this master plan are attached as Exhibit 1.

Meanwhile, General Plan policy 5.1.2.1 indicates that the “County shall review the Capital Improvement Plan of all public service and infrastructure entities to ensure coordination with the General Plan in order to maintain an adequate level of service.” The County has done so and has taken steps to ensure the Project will not overload system capacity. In fact, as the County clearly states in its Responses to Public Comments, Mitigation measure MM UT-1 [incorporated as a proposed condition of Project approval] requires that adequate sewer environmental documentation line capacity be verified prior to issuance of certificates of

occupancy. Simply, if the applicant cannot show that Project wastewater can be accommodated at final design, the applicant cannot build the Project.

4. Comments regarding water supply. There is no County policy that prohibits new development in a time of drought; the reality is that the County population is growing and must be accommodated during all seasons. Moreover, as explained in the County's response to comment and the El Dorado Irrigation District's urban water management plan, water planning has contemplated increasing populations and associated demands for water (and the Project does not upset these assumptions). Regarding General Plan Policy 5.2.1.7, it speaks to the prioritization of development projects. Here, the County is not asked to favor a "competing" affordable housing or non-residential project—in fact, no such project is being proposed. Therefore, there exists no inconsistency with General Plan Policy 5.2.1.7.

5. Comments regarding noise. The Van Dykes make a number of plainly false claims about the Project noise analysis. For instance, she asserts that measurements were not taken at locations of highest impacts. As shown in the attached map (Exhibit 2), noise measurements were taken at all corners of the Project site. Noise thereafter was calibrated and modeled so that noise could be predicted at elevations of 25 feet and greater, where project residents would experience the greatest decibel levels. The Project's mitigated negative declaration and its supporting noise study predict, after expert study, that residents would experience noise levels of approximately 59 decibels at the *façade* of the third and fourth story of the Project, which falls below applicable County decibel thresholds. Whereas the commenter indicates that it is improper to mitigate impacts by requiring residents to stay indoors, noise levels were in fact predicted at outdoor locations, and no mitigation is necessary. Notwithstanding the above, the California Environmental Quality Act does not require an evaluation of impacts on future Project residents, but only an evaluation of the Project on nearby sensitive receptors.

Regarding community activities, public concerts have to comply, and would continue to have to comply, with the local noise ordinances. That said, concerts will attract occupants to the Project, as future residents choosing to live in the Project will do so because of its urban infill nature and proximity to services and entertainment.

6. Comments related to aesthetics. The Van Dykes assert the allowable height of 60 feet is "excessive," since the Project will reach heights of only about 53 feet. This assertion does not raise any planning or environmental concerns. Regarding her comment that the Project is not compliant with development standards because the Project contemplates the modification of development standards to accommodate the Project, we submit that the applicant, and the County, always have been clear that the general plan amendment, specific plan modifications, and other changes are a necessary part of the application.

7. Comments regarding law enforcement. The El Dorado County sheriff released a memorandum dated August 21, 2014 indicating that more staff is needed. With respect to the Project, it is important to note that the sheriff did not indicate the Project itself would generate crime that increased the demand for services. Rather, the sheriff indicated that existing uses (e.g., a night club, the movie theater) generate crime, and that placing new residents in the vicinity would increase calls as new residents expressed concern about existing activities. Absent, then, is a nexus between the development of the Project and any impact on law enforcement services. Moreover, it warrants mention that the sheriff has asked only for more personnel and a vehicle — not the construction of a new substation or other improvement that would have an environmental impact. In short, this issue does not raise concerns under the California Environmental Quality Act.

8. Comments regarding traffic. It is unclear what the Van Dykes mean when they say the EDC Travel Demand Model “has not yet been adopted.” The California Environmental Quality Act allows a lead agency to select methodology for evaluation so long as the methodology is supported by substantial evidence. Here, the traffic model used to prepare the mitigated negative declaration forecasts traffic through year 2035 and accounts for all reasonably foreseeable development and roadway improvements, as more extensively detailed in the Project’s mitigated negative declaration, the Project traffic study, and the County’s responses to comments. This methodology was selected by traffic experts and its selection is supported by substantial evidence.

Regarding the commenter’s assertion that Caltrans has found flaws with the model, the basis of this claim also is unfounded. As detailed in the County’s Response to Comment APAC-31, while Caltrans has commented on the Project, it has acknowledged that the mitigations proposed by the County are acceptable, and that it would be unnecessary to require an environmental impact report. The Van Dykes claim these mitigations are not “necessarily” consistent with “EDC policy,” but does not provide specifics permitting the applicant to formulate a response. We understand traffic engineer David Robinson, of Fehr & Peers, is reviewing the Van Dykes comments and will respond under separate cover, to the extent necessary.

Finally, the commenter claims that impacts could exist for decades before the necessary mitigation, as envisioned in MM-TR3, is implemented. The basis of this assertion is unclear. As detailed in the County’s Response to Comment Van Dyke-20, the improvements under MM-TR3 are programmed into various Capital Improvement Program (“CIP”) CIP projects, including No. 66116. The County’s traffic impact mitigation program provides a mechanism to ensure that necessary improvements are identified and scheduled for completion in a timely manner. The MM-TR3 improvements are included in the County’s 2013 CIP and the SACOG MTP/SCS (with assured funding). The CIP is evaluated annually to ensure that improvements are scheduled for completion in advance of expected impacts. It is unclear on what basis Mrs. Van Dyke claims otherwise.

We understand traffic engineer David Robinson, of Fehr & Peers, is reviewing the Van Dykes comments and will respond under separate cover, to the extent necessary.

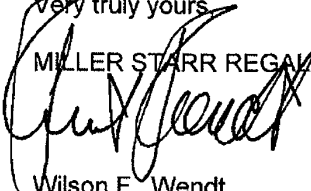
9. Comments regarding economic analysis. Please see section 2, above.

10. Comments regarding EIR v. MND. An environmental impact report only is required under the California Environmental Quality Act when a public commenter raises substantial evidence supporting a fair argument that a project will have significant and unavoidable environmental impacts. Not all evidence qualifies as substantial evidence — an agency is allowed to assess the credibility of a commenter, and discount comments that are clearly inaccurate and without basis. The Project here has undergone extensive study, both in the mitigated negative declaration, the expert studies that support it, and various reports that informed the environmental review, such as the irrigation district's urban water management plan and its master plans. No commenter has submitted claims that raise a fair argument the Project would have an environmental impact that the applicant could not mitigate.

* * *

We thank the Planning Commission for its attention to these important matters, and will be available at the hearing on September 11, 2014 to answer any further questions.

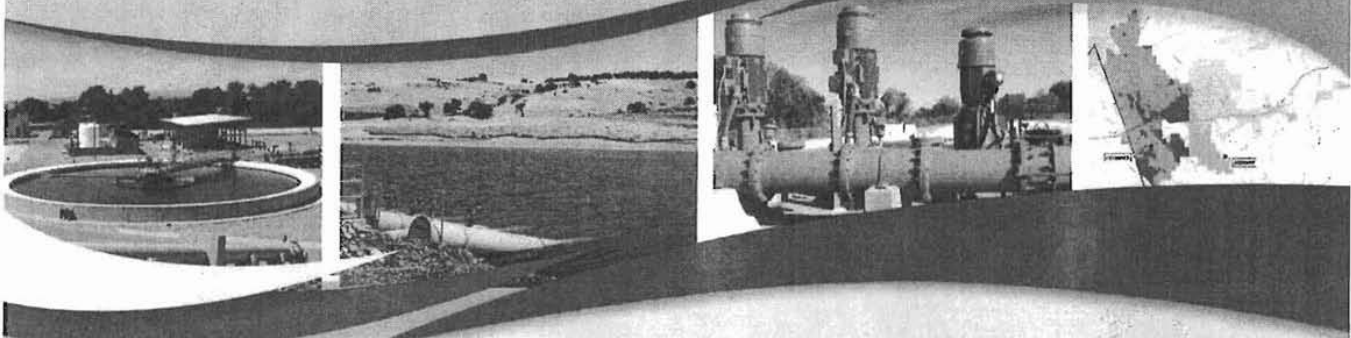
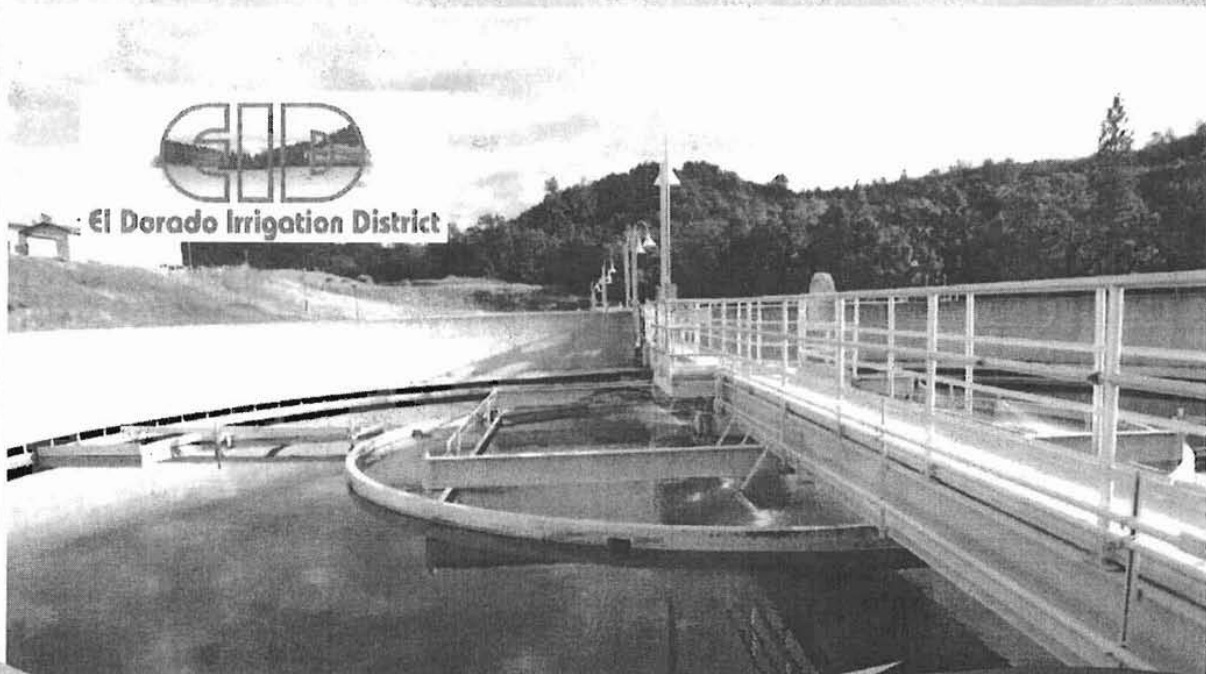
Very truly yours,

MILLER STARR REGANIA


Wilson F. Wendt

WFW:jj/dlf

cc: Clients
Craig Sandberg
Pat Angel



El Dorado Irrigation District

Integrated Water Resources Master Plan

July 2013

HDR

EXHIBIT 1

The District is also actively pursuing the reduction or elimination of the 1 mgd discharge requirement to Deer Creek. If the District is successful in reducing that discharge to only 0.5 mgd in the future, approximately 5,180 AFY of recycled water could be produced at buildout and if the discharge requirement was eliminated, approximately 5,640 AFY of recycled water could be available at buildout.

Figure ES-3 illustrates the projected growth in recycled water supply availability through buildout of the El Dorado Hills and Deer Creek Collection Systems.

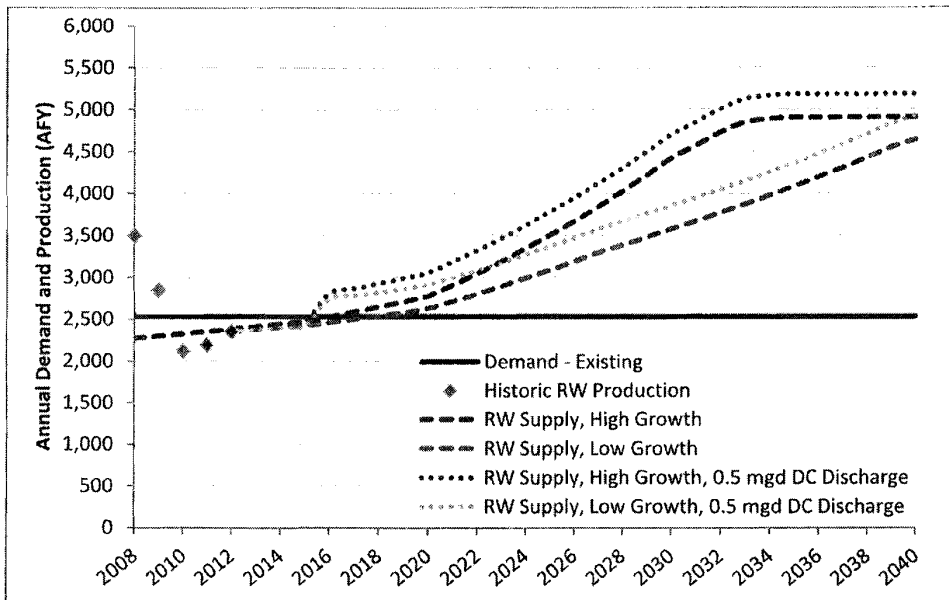


Figure ES-3. Projected Recycled Water Supply

In addition to existing demand, the Valley View, Serrano, and Carson Creek developments are expected to construct new homes with dual-plumbed services. With these future connections, the total recycled water demand is estimated to increase to approximately 3,630 AFY, which is well within the projected buildout recycled water supply.

ES-5 Collection System

The evaluation of the El Dorado Hills and Deer Creek Collection Systems focused on the existing system and improvements needed to provide capacity for both existing and

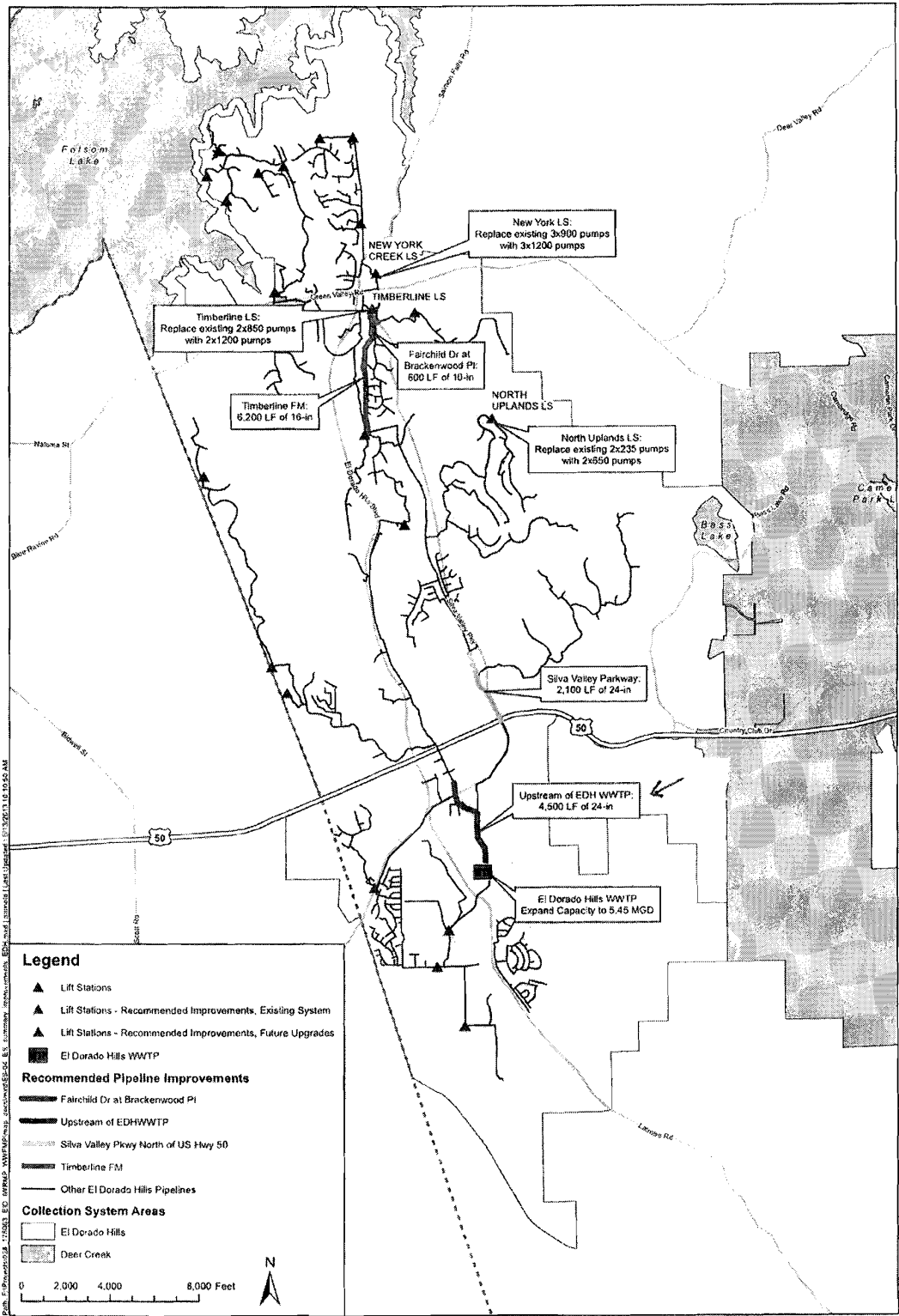
buildout conditions, as well as improvements needed to address condition related issues. Current and future regulatory requirements were also considered.

The recommended plan for the District’s wastewater collection systems includes improvements to address existing capacity and condition related deficiencies, as well as upgrades to accommodate future growth, as summarized in Table ES-2. The recommended upgrades for the El Dorado Hills and Deer Creek Collection Systems are illustrated in Figure ES-4 and Figure ES-5, respectively.

Table ES-2. Summary of Collection System Recommendations

Facility Description	Estimated Quantity	Deficiency Type
El Dorado Hills Collection System		
Pipeline: Fairchild Dr at Brackenwood Place, Replace with 10- inch	600 LF	Existing Capacity
→ Pipeline: Upstream of EDHWWTP, Replace with 24- inch Silva Valley Parkway, Parallel with 24-inch	4,500 LF	Existing Capacity
Timberline Force Main, Replace with 16- inch	2,100 LF	Future Capacity
North Uplands LS, Replace existing pumps with 2x650 pumps ^(a)	6,200 LF	Future Capacity
New York Creek LS, Replace existing pumps with 3x1200 gpm pumps ^(b)	1	Existing Capacity
Timberline LS, Replace existing pumps with 2x1200 gpm pumps ^(b)	1	Future Capacity
Deer Creek Collection System		
Pipeline: Blanchard Rd downstream of East Rd LS, Parallel with 8-inch	1,300 LF	Existing Capacity
Pipeline: Strolling Hills Rd, Upsize to 24-inch	10,700 LF	Existing Capacity and Condition
Mother Lode Force Main Phase 6, Replace with 20-inch ^(c)	5,600 LF	Existing Condition and Future Capacity
Mother Lode Force Main Phase 7, Replace with 20-inch ^(c)	11,800 LF	Existing Condition and Future Capacity
El Dorado "Y" Upgrades, Replace with 10-inch ^(c)	13,770 LF	Existing Condition and Future Capacity
Pioneer Place LS, Replace existing pumps with 2x400 pumps ^(a)	1	Existing Capacity
El Dorado LS, Add standby 2000 gpm pump ^(d)	1	Future Capacity

- (a) Condition improvements should be included with capacity upgrade.
- (b) New York Creek LS and Timberline LS are coupled. Future improvements should be planned together.
- (c) Condition assessment will confirm the full extent of required improvements.
- (d) Recommended capacity improvement based on addition of the largest pump as a standby unit (for redundancy).



Recommended Wastewater System Improvements, El Dorado Hills

FIGURE ES-4

2.0 EXISTING WASTEWATER AND RECYCLED WATER SYSTEMS

As previously described, the District provides wastewater collection and treatment services for four permitted collection systems, recycles water at two wastewater treatment plants, and distributes recycled water to customers in the El Dorado Hills and Cameron Park communities. These systems are described in the following subsections.

2.1 Existing Wastewater Service Areas

The District currently has four wastewater collection systems, including:

- ◆ El Dorado Hills
- ◆ Deer Creek
- ◆ Camino Heights
- ◆ Gold Ridge Forest

The District's two largest collection systems (El Dorado Hills and Deer Creek) are served by a series of lift stations, force mains, and gravity mains that convey wastewater to either the El Dorado Hills Wastewater Treatment Plant (EDHWWTP) or Deer Creek Wastewater Treatment Plant (DCWWTP). The Deer Creek Collection System is made up of the Western and Mother Lode Service Areas.

Together, the El Dorado Hills and Deer Creek wastewater treatment plants serve approximately 22,000 connections as described below:

- ◆ **El Dorado Hills Wastewater Treatment Plant:** Serves the community of El Dorado Hills, with an estimated population of approximately 42,100³ people, including approximately 12,000 wastewater service connections.
- ◆ **Deer Creek Wastewater Treatment Plant:** Serves the communities from the Western and Mother Lode Service Areas through approximately 10,000 wastewater service connections. The area includes Cameron Park, Shingle

³ 2010 U.S. Census <http://quickfacts.census.gov>

Springs, and Diamond Springs, which collectively have an estimated population of approximately 33,700⁴ people.

The two remaining collection systems are served by the following wastewater systems:

- ◆ **Camino Heights Wastewater Treatment Plant:** Serves the community of Camino Heights and has an estimated population of approximately 280 people and approximately 121 active sewer connections located within the sewershed.
- ◆ **Gold Ridge Forest:** Serves the community of Gold Ridge Forest, which is comprised of approximately 45 single family residential homes and has an estimated service population of approximately 120 people.

2.1.1 El Dorado Hills Wastewater System

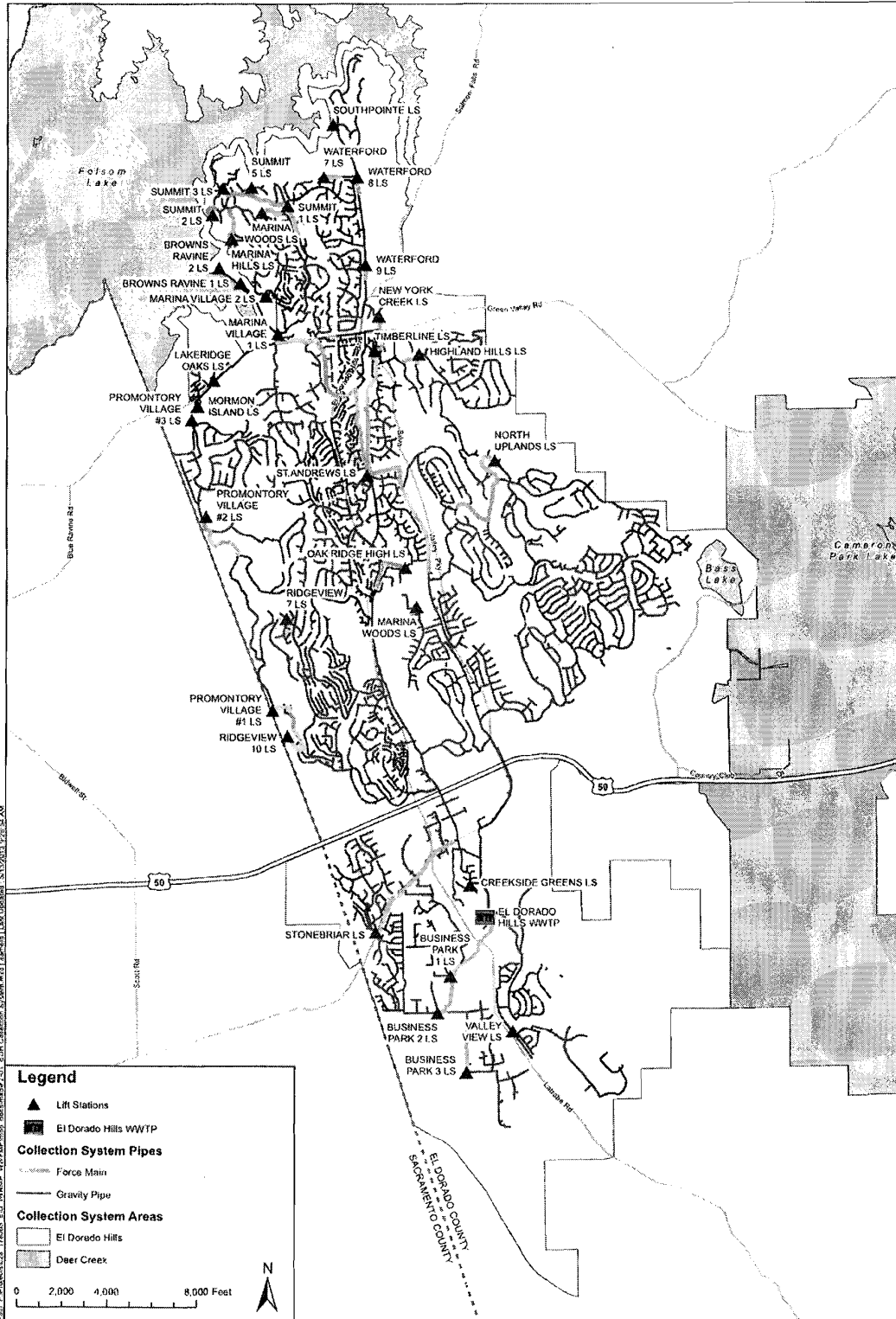
The following subsections provide an overview of the existing wastewater facilities associated with the El Dorado Hills wastewater system including the collection, treatment, surface water discharge, and regulatory requirements.

Collection System

The El Dorado Hills sewershed encompasses approximately 24.9 square miles located between the western El Dorado County Boundary and Bass Lake Road and Folsom Lake and 3 miles south of Highway 50. Through 2012, there were approximately 12,000 sewer connections equating to approximately 13,600 EDUs located within the collection system.

The collection system, shown in Figure 2-1, is comprised of 34 lift stations and 285 miles of pipeline ranging between 2- and 36-inches in diameter, as summarized in Table 2-1. Pipelines are comprised of gravity sewers, force mains, and customer laterals owned by the District. Pipe materials consist of polyvinyl chloride (PVC), ductile iron, asbestos cement (AC), and vitreous clay and were installed between 1960 and 2012, as indicated in Table 2-2.

⁴ 2010 U.S. Census <http://quickfacts.census.gov>



El Dorado Hills Collection System

FIGURE 2-1

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Table 2-1. El Dorado Hills Collection System Inventory

Pipe Diameter (inches)	Force Main ^(a) (linear feet)	Gravity Sewer ^(a) (linear feet)	Total Pipe Length ^(b) (linear feet)
4	7,010		7,010
6	8,130	737,546	745,676
8	14,200	168,020	182,220
10	2,890	26,180	29,070
12	19,610	26,760	46,370
14	1,990	-	1,990
15	-	18,870	18,870
18	3,570	27,970	31,540
20	6,640	-	6,640
21	-	13,650	13,650
24	-	1,350	1,350
27	-	1,840	1,840
30	-	1,660	1,660
36	-	650	650
Total	64,040	1,024,496	1,088,536

(a) Length of pipe by diameter is based on the collection system hydraulic model for gravity pipelines 8 inches and larger and all force mains. Length of gravity pipeline less than 8 inches in diameter is estimated based on CAD data provided by the District.

(b) Total pipe length does not include District-owned laterals.

Table 2-2. El Dorado Hills Collection System Pipe Materials

Pipe Material	Length (ft) ^(a)	Percent of Total (%)	Approximate Year Installed
PVC	776,776	71	1960-2012
Ductile Iron	10,331	1	1985-1999
Asbestos Cement	126,333	12	1960-1999
Vitreous Clay	31,957	3	1961-1996
Unknown	143,149	13	1960-2012
Total	1,088,536	100	1960-2012

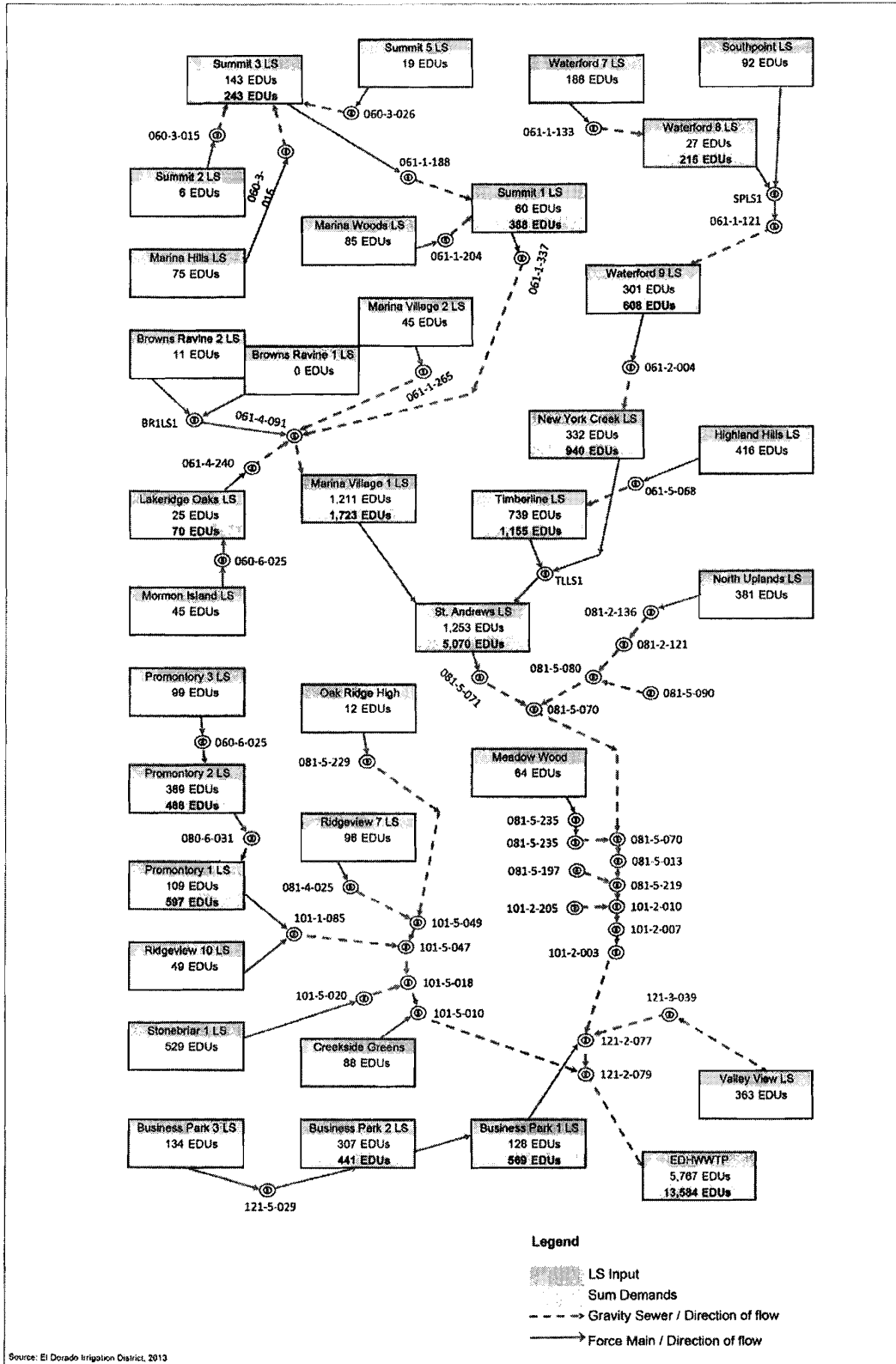
(a) Pipe length does not include District-owned laterals.

The El Dorado Hills Collection System includes 34 lift stations. The lift stations and their key attributes are presented in Table 2-3; additional information is provided in Appendix F. The estimated number of EDUs at each lift station and the EDHWWTP is illustrated in Figure 2-2.

Table 2-3. El Dorado Hills Lift Stations

Lift Station	Year Constructed	No. of Pumps	HP	Storage Capacity (gal) or Backup	Generator	Rehabilitation Performed or Scheduled
Brown's Ravine 1	1974	2	15	Wetwell only	NA	
Brown's Ravine 2	1974	2	1	Wetwell only	NA	
Business Park 1	1985	2	75	Standby Power	200kW Diesel	2013
Business Park 2	1985	2	50, 30	Standby Power	100 kW Diesel	2014/2015
Business Park 3	1985	2	50,30	Standby Power	100 kW Diesel	2015/2016
Creekside Greens	2002	2	3	Standby Power	10 kW Diesel	
Highland Hills	2003	2	30	Standby Power	60 kW Diesel	
Lakeridge Oaks	2012	2	5	2,700	NA	
Marina Hill	1995	2	40	Wetwell only	NA	
Marina Village 1	1973	4	88	20,000+ Standby Power	265 kW Diesel	
Marina Village 2	1980	2	10	16,000	NA	
Meadow Wood	2004	2	5	4,000	NA	
Mormon Island	1984	2	5	Standby Power	40 kW Diesel	(a)
New York Creek	1983	3	88	Standby Power	200 kW Diesel	2006
North Uplands	1994	2	60	Standby Power	209 kW Propane	
Oak Ridge High School	1981	2	5	Standby Power	40 kW Diesel	
Promontory No. 1	2001	4	84.48	Standby Power	240 kW Diesel	
Promontory No. 2	2001	4	75.77	Standby Power	240 kW Diesel	
Promontory No. 3	2001	4	14.1	Standby Power	60 kW Diesel	
Ridgeview No. 7	1987	2	75	Standby Power	110 kW Propane	(a)
Ridgeview No. 10	1988	2	15	Standby Power	35 kW Propane	
Saint Andrews	1985	6	70,70,140,140,140	4,000 + Standby Power	510 kW Diesel	
Southpoint	1991	2	75	Standby Power	100 kW Diesel	2015/2016
Stonebriar No. 1	2001	2	58	Standby Power	135 kW Diesel	
Summit 1	2009	2	25	Standby Power	75 kW Propane	(a)
Summit 2	1988	2	5	Standby Power	20 kW Propane	
Summit 3	1988	2	30	Standby Power	100 kW Diesel	2012
Summit 5	1988	2	4.5	Standby Power	40 kW Diesel	
Summit 6 (Marina Woods)	1996	2	15	10,000	NA	
Timberline	2011	2	75	Standby Power	480 kW Diesel	2013
Valley View	2006	3	15, 59, 59	Standby Power	150 kW Diesel	
Waterford 7	1988	2	30	Standby Power	100 kW Diesel	2014/2015
Waterford 8	1988	2	15	Standby Power	35 kW Propane	
Waterford 9	1988	2	15	Standby Power	35 kW Propane	

(a) The District is investigating the potential elimination of these lift stations. If not feasible, the stations will be scheduled for rehabilitation.



El Dorado Hills EDU Schematic

Figure 2-2

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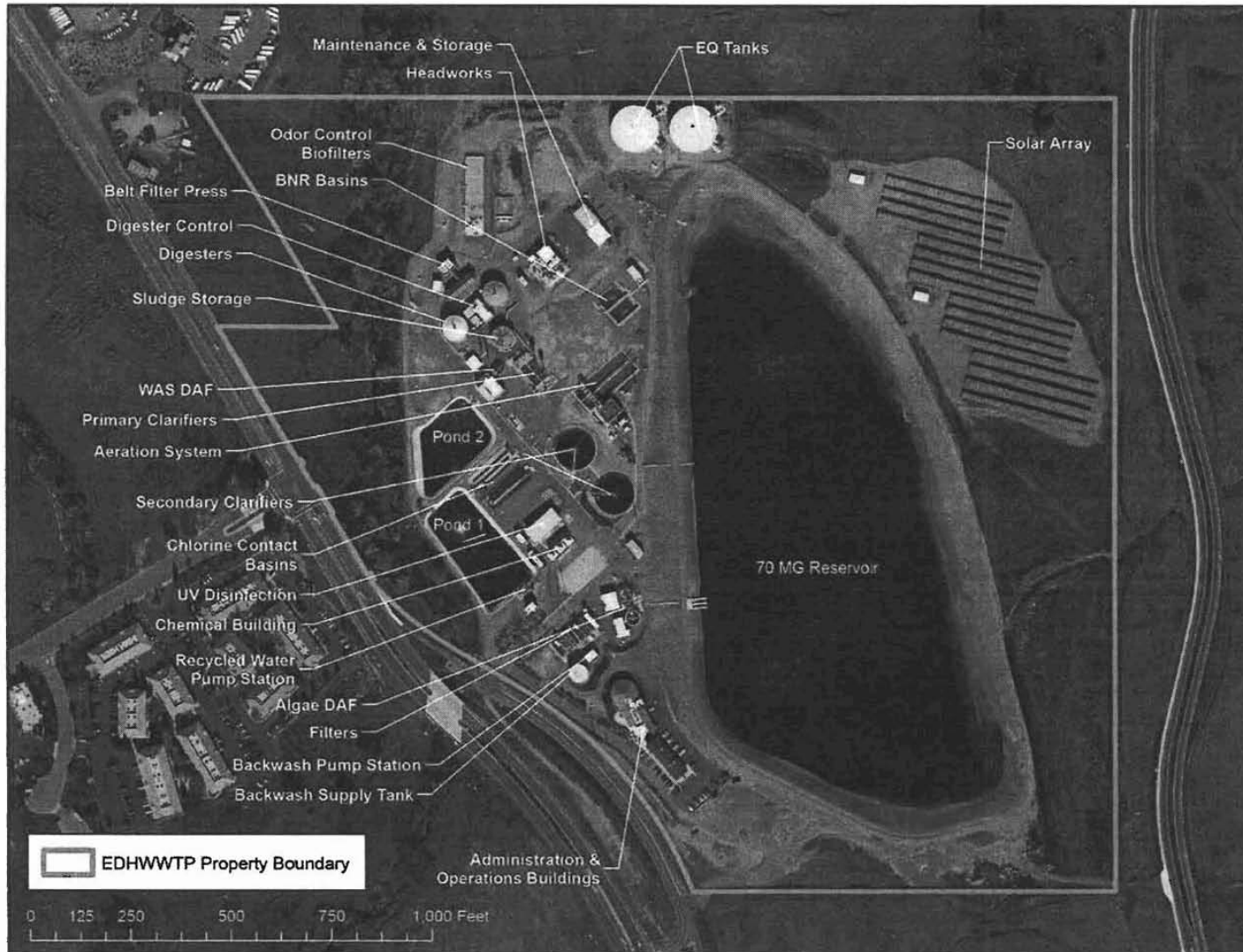
El Dorado Hills Wastewater Treatment Plant

The EDHWWTP is located approximately 1.25 miles south of Highway 50 on Latrobe Road in the El Dorado Hills business park area. The plant is adjacent to Latrobe Road with housing developments to the north and south and a business park to the west. Housing developments are also planned immediately to the east on the adjacent hillsides. As shown in Figure 2-3, the EDHWWTP is situated along a hillside with both Carson Creek and Latrobe Road bordering the plant to the west, and a 70 million gallon (MG) storage pond bordering the plant to the east.

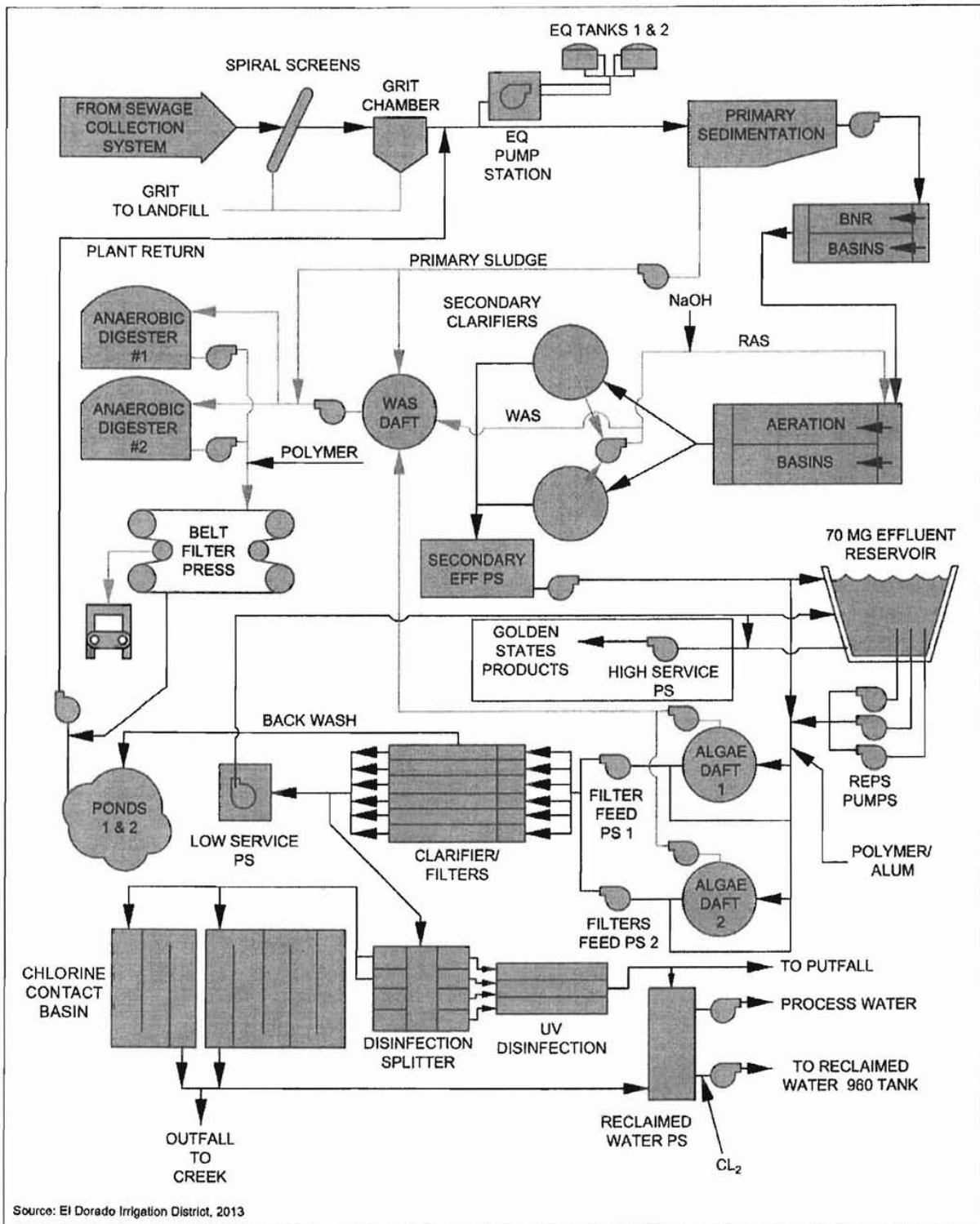
A process flow diagram of the EDHWWTP is shown in Figure 2-4. Liquid treatment processes located within the EDHWWTP consist of headworks, screening and grit removal, primary clarifiers, biological nutrient removal basins, activated sludge basins with nitrification, secondary clarifiers, tertiary filters, and ultra violet light (UV) disinfection. Solids handling processes consist of waste activated sludge (WAS), dissolved air flotation thickeners, anaerobic digesters, and belt filter presses. Dewatered biosolids are hauled offsite for use in biosolids land application.

The EDHWWTP was expanded in 2010 and has a rated average dry weather flow (ADWF) capacity of 4.0 million gallons per day (mgd). Table 2-4 lists the historical ADWF at EDHWWTP.

Treated effluent is either recycled or discharged into Carson Creek, a tributary to the Cosumnes River, during the wet season. The EDHWWTP typically discharges to Carson Creek between November and April, and recycles all of the treated effluent for beneficial reuse between May and October. At times, there is intermittent discharge to Carson Creek during periods when the EHDWWTP is recycling the treated effluent for beneficial reuse.



El Dorado Hills WWTP
Figure 2-3



El Dorado Hills WWTP Process Diagram

Figure 2-4

Table 2-4. EDHWWTP Historical ADWF

Year	ADWF ^(a) (mgd)
2000	1.52
2001	1.71
2002	1.70
2003	2.01
2004	2.54
2005	2.22
2006	2.72
2007	2.70
2008	2.74
2009	2.44
2010	2.13
2011	2.12
2012	2.17

(a) Average dry weather flow is based on the average daily flow over three consecutive dry weather months, per the District's discharge permit.

Effluent Disposal and Reuse

In 2008, approximately 65 percent of the treated effluent produced at the EDHWWTP was recycled. Disinfected, tertiary quality recycled water produced at the EDHWWTP is distributed for irrigation of residential landscape, commercial landscape, and recreational turf. Recycled water is also used in a few areas for fire suppression and dust control. Treated effluent specifications and the use of recycled water is permitted under Master Reclamation Permit Order No. 5-01-146 issued to the District in 2001 in accordance with Title 22 and the California Water Code.

The District's Carson Creek surface water discharge is currently regulated by Order No. R5-2013-0003 (NPDES Permit), which was adopted January 31, 2013 and became effective March 22, 2013. The NPDES Permit is anticipated to expire on March 1, 2018, at which time the District will be required to file for a renewal of the NPDES Permit. The permit renewal application is due 6 months prior to permit expiration.

The District obtains its potable water supply from surface water reservoirs located in the Sierra Nevada. Historically, electrical conductivity (EC) concentrations in the EDHWWTP treated effluent have ranged from 510 to 940 µmhos/cm. The most likely

sources for this constituent in the EDHWWTP effluent are domestic and commercial wastewater, self regenerative water softeners, and the past practice of chemical additions that were used to treat the wastewater at the EDHWWTP. Sodium hydroxide (caustic soda, NaOH) is added to the primary effluent to provide sufficient alkalinity to allow the nitrification reaction to go to completion. A defoamer is used at the parshall flume to remove foam prior to treated effluent being discharged to the receiving stream.

2.1.2 Deer Creek Wastewater System

The following is an overview of the existing wastewater facilities associated with the Deer Creek wastewater system including the collection, treatment, surface water discharge and regulatory requirements. As previously mentioned, the Deer Creek wastewater treatment plant serves both the Western and Mother Lode Service Areas.

Collection System

The Western and Mother Lode Service Areas are approximately 15 and 8 square miles, respectively. Through 2012, there were approximately 10,000 sewer connections equating to approximately 12,350 EDUs located within the collection system.

The collection system, shown in Figure 2-5, consists of approximately 280 miles of pipeline, ranging from 4- to 36-inches in diameter, and 30 lift stations, as shown in Table 2-5. Pipelines are comprised of gravity sewers, force mains, and District owned laterals.

As shown in Table 2-6, pipe materials include asbestos cement, vitreous clay, PVC and high-density polyethylene and were installed between 1961 and 2012.

The Mother Lode Force Main (illustrated in Figure 2-5) is a critical District asset as it is the only means for routing wastewater from the Mother Lode Service Area to the DCWWTP for subsequent treatment and disposal. This pipeline begins at the El Dorado Lift Station in the town of El Dorado, continues west to Shingle Springs, and terminates at the 36-inch gravity pipeline that leads to the DCWWTP.

5.6.1 El Dorado Hills Collection System

The existing collection system capacity-related deficiencies for the El Dorado Hills Collection System are summarized in Figure 5-4. In the El Dorado Hills Collection System, no overflows were identified at manholes. However, two gravity pipelines were found to be surcharging to within one foot of the ground surface elevation, including the pipeline near Fairchild Drive at Brackenwood Place and the pipeline just upstream of the EDHWWTP (18-inch diameter pipeline to the northwest of the plant).

Two alternatives were considered to correct the capacity deficiencies, including the installation of a parallel pipeline or replacement of the existing pipeline with a larger diameter pipeline. Although assumptions were made for the purposes of preparing the Master Plan, additional studies should be conducted to determine whether pipelines should be paralleled or replaced. Consideration should be given to existing utilities, pipeline condition and hydraulics, number of laterals along the segment, geology, and traffic in the area, among others.

The recommended improvements are summarized in Table 5-6 and illustrated in Figure 5-5. To improve the Fairchild Drive pipeline, a new 10-inch pipeline is recommended to replace the existing 8-inch pipeline. For the pipeline upstream (northwest) of EDHWWTP, a 24-inch pipeline is recommended to replace the existing 18-inch pipeline.

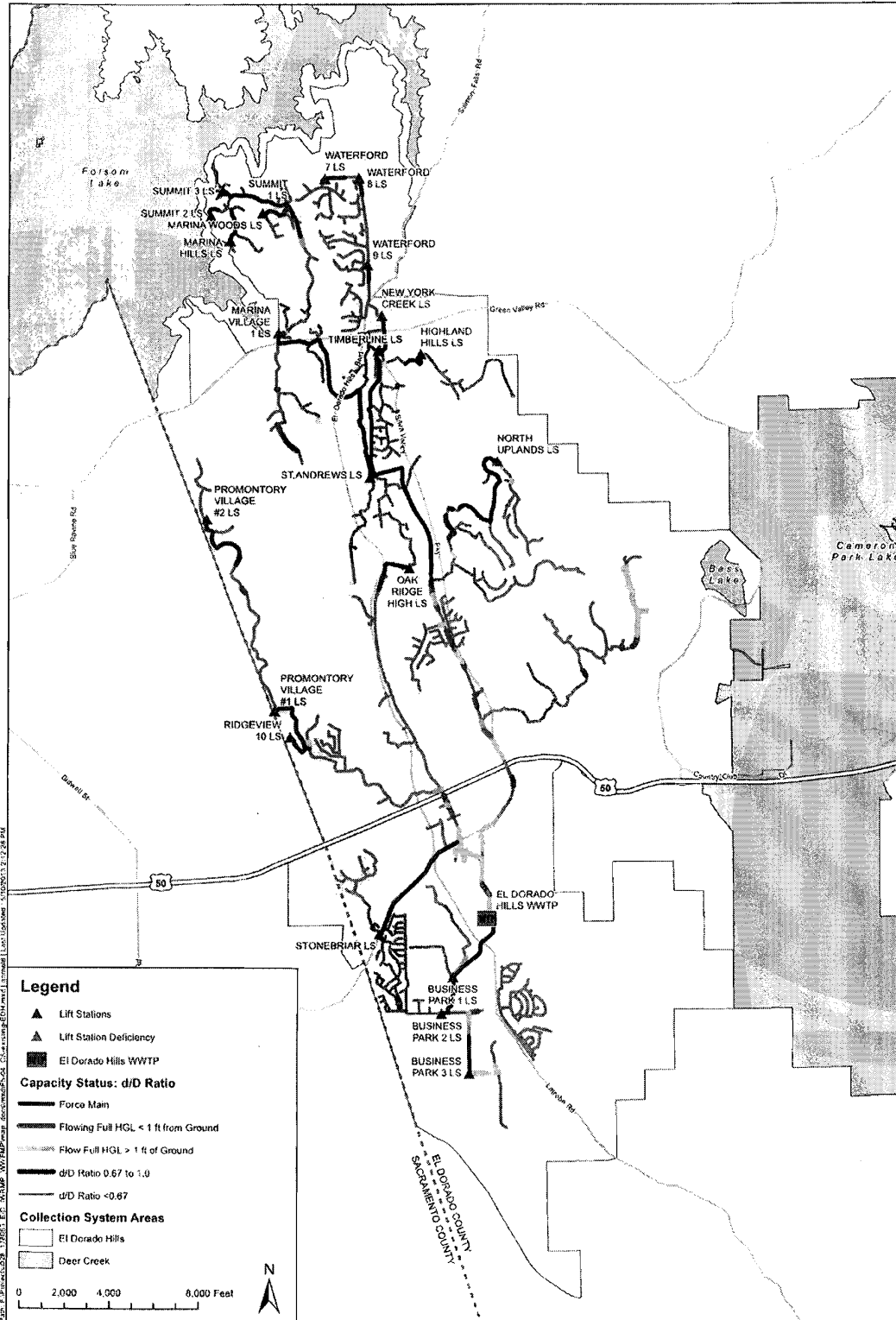
Table 5-6. Existing El Dorado Hills Collection System Capacity Deficiencies

Collection System Deficiency	Total Length (LF)	Existing Diameter (inch)	Recommended Diameter (inch)	Recommended Improvement
Fairchild Drive at Brackenwood Place	600	8	10	Replace with 10-inch
Upstream of EDHWWTP	4,500	18	24	Replace with 24-inch

In addition to the pipeline deficiencies describe above, and as shown in Figure 5-5, the North Uplands Lift Station was also found to be undersized; the existing pumps can not accommodate the inflow associated with the 10-year, 24-hour design storm. Replacement of the existing pumps (two 325 gpm pumps) with higher capacity pumps (two 650 gpm pumps) is recommended to reduce the potential for SSOs.

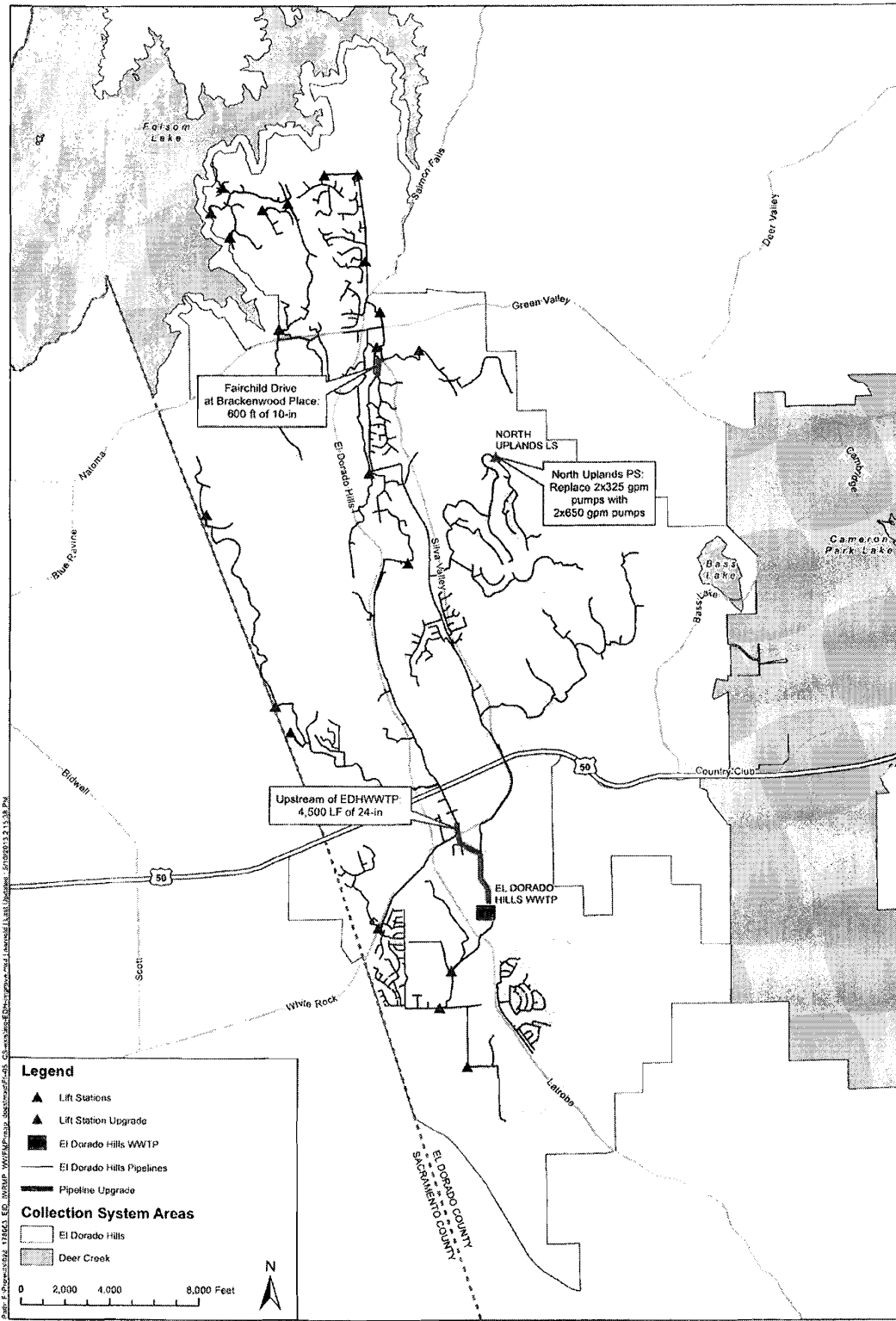


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Existing Collection System Capacity Deficiencies, El Dorado Hills
10 Year, 24 Hour Design Storm
FIGURE 5-4

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Recommended Improvements for El Dorado Hills - Existing System

FIGURE 5-5

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EXHIBIT 2

Figure 1
AG Spanos El Dorado Hills Apartments – El Dorado County, California
Project Site and Noise Measurement Locations



△ : Continuous Noise Measurement Site (Cal) : US-50 Calibration Site
○ : Short-term Noise Measurement Site

j.c. brennan & associates
consultants in acoustics

14-0769 F 255 of 532

PC 9/11/14
#4



EDH Apartments in Town Center, Agenda 9/11/14, item 4 file no. 14-0769

Cathy Spitzer <pcss3@sbcglobal.net>

Wed, Sep 10, 2014 at 6:25 PM

Reply-To: Cathy Spitzer <pcss3@sbcglobal.net>

To: "rich.stewart@edcgov.us" <rich.stewart@edcgov.us>, "dave.pratt@edcgov.us" <dave.pratt@edcgov.us>, "tom.heflin@edcgov.us" <tom.heflin@edcgov.us>, "walter.mathews@edcgov.us" <walter.mathews@edcgov.us>, "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>, "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>

Dear Commissioners:

I oppose the Town Center Apartments project in its current form.

Signed,

Peter and Cathy Jo Spitzer

El Dorado Hills

FROM: CJ

PC 9/11/14
#4
2 pages



Fwd: Support the El Dorado Hills Town Center Apartments Project

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Thu, Sep 11, 2014 at 4:51 AM

----- Forwarded message -----

From: **Kevin Trommer** <kevintrommer@gmail.com>
Date: Wed, Sep 10, 2014 at 11:31 PM
Subject: Support the El Dorado Hills Town Center Apartments Project
To: rommel.pabalinas@edcgov.us
Cc: Patrick Stelmach <patrickstelmach@gmail.com>

Mr. Pabalinas:

Please see the attached letter in support of the planned El Dorado Hills Town Center Luxury Apartments project.

Thank you for your kind attention to this expression of strong support.

Best Regards,

Kevin Trommer

--

=====
Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Community Development Agency-
Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

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Thank you.

 **Town Center Luxury Apartments Support Letter.pdf**
181K

TO: El Dorado County Planning Commissioners, and Board of Supervisors

RE: SUPPORT THE EL DORADO HILLS TOWN CENTER APARTMENTS PROJECT

I strongly support the El Dorado Hills Town Center Luxury Apartments project, and I ask you to please approve and move forward on the proposed sustainable, infill development. I applaud the vision and foresight to merge the commercial and residential needs of our community. The new building will make our boulevard more walkable and will attract our community members, current and new, for generations to come.

As a life-long resident of El Dorado Hills, I've seen many of my friends and colleagues leaving the area for Midtown Sacramento – an area much more conducive for walking and bicycling than the types of development that El Dorado Hills has promoted for years. Building a similarly conducive option in El Dorado Hills will benefit the community and ensure that we retain our current young professionals while attracting new ones to our town.

While many residents, including myself, view new development in a negative light, the type of development is incredibly important. This anti-development is focused on halting new tract home developments as they constitute an eyesore, increase traffic, and increase the burden on our schools, garbage, and water supply. On the other hand, the Town Center Luxury Apartments project controls suburban sprawl and preserves the valuable, scenically rustic open space, which that makes El Dorado County renowned across the state. The Town Center Luxury Apartments are also taking steps to ensure that the state-of-the-art recycling and water conservation systems only have a negligible impact to the surrounding community.

Furthermore, the project's close proximity to local stores and restaurants, transportation options, and community events is consistent with El Dorado County's tight-knit community and active lifestyle. When you consider the impact and additional revenue provided by the project – revenue that can be used to fund critical local government services – as well as the significant potential to strengthen our local economy and protect our small businesses, the project is a surefire success and long overdue in our community.

Nothing can beat El Dorado Hills in the Sacramento region, but we need a greater variety of housing stock. We have safe schools, clean streets, low crime, and miles and miles of trails for biking and walking. The proposed apartment complex is an opportunity to attract and retain residents who want all of that, but not the burden of a giant, single-family home. I would want to live there and I believe that many other young professionals and older empty-nesters would be proud to call such a place home, too.

I urge you to vote to approve the El Dorado Hills Town Center Luxury Apartments.

Sincerely,

Kevin Trommer

Kevin Trommer



Subject: EDH Apartments in Town Center, Agenda 9/11/14, item 4 file no. 14-0769

Thelma White <wytrose@pacbell.net>

Thu, Sep 11, 2014 at 1:39 PM

Reply-To: Thelma White <wytrose@pacbell.net>

To: "rich.stewart@edcgov.us" <rich.stewart@edcgov.us>, "dave.pratt@edcgov.us" <dave.pratt@edcgov.us>, "tom.heflin@edcgov.us" <tom.heflin@edcgov.us>, "walter.mathews@edcgov.us" <walter.mathews@edcgov.us>, "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>, "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>

Dear Commissioners,

We urge your rejection of the proposed EDH Town Center apartment complex as it violates county design standards and would create a visual blight in the El Dorado Hills community. This project would also increase our traffic burden, put a major demand on our already short supply of water resources; plus the project is not compatible with the zoning for the area it is being proposed. The additional police officers and staff needed to serve the influx of residents that a major complex like this would bring to El Dorado County would put an additional tax burden on the rest of us who live in this county. This is unacceptable.

This project violates our General Plan! Please reject it on behalf of the citizens of El Dorado County.

Sincerely,

David and Thelma White
Shingle Springs

PC 9/11/14
#4

Saephon Nai
Submitted at hearing
3 pages

Opposition to El Dorado Hills Town Center Apartments

Name	Street Address (optional)	City	Phone (optional)	Email (optional)
Gail Flood	1130 White Rock Rd #73 EDH.		916-939-1402	
Jim Martella	1130 White Rock Rd #69 EDH.		916-939-8779	
Carol J. Kearney	1130 White Rock #8 E.D.H.		916-812-5972	
Uma O'Donnell	1130 W.P.R. #9 EDH		916-939-6823	
Robert Borge	1130 W Rock Rd #75 EDH		916-933-3671	
Mary Gordon	1130 White Rock Rd #77 EDH		916-939-4021	
Bob Smalley	1130 White Rock Rd #79 EDH		530-409-7403	
Tommy Dwyer	1130 White Rock Rd #80 EDH		916-939-5030	Hickey197234@yahoo.com
Sally Mastaglio	1130 White Rock Rd #81 EDH		530-210-6495	
Moroon Kemplin	1130 White Rock Rd #81 EDH		916-584-7584	
Mary Cullen	1130 White Rock Rd #82 EDH		916-933-1157	
Bob Sparrow	1130 WHITE ROCK RD. #84 EDH		916-990-5197	
Mona A. Malone	1130 White Rock Rd #85		916-804-7968	
Laura Freeman	1130 White Rock #85 EDH		916-801-8287	
James Freeman	1130 White Rock Sp 85 EDH		916-221-0287	
Cody Powers	1130 White Rock Rd #64 EDH		916-878-9566	Codywpowers@yahoo.com
Doug Bous	1130 White Rock Rd #67		707-717-6675	
Julie Merriner	1130 White Rock Rd #86		916-425-4793	
Kathryn Stewart	1130 White Rock Rd #70		916-981-2436	
Sey Mustafa	1130 White Rock Rd 106		916-933-4733	
Olivera Phegan	1130 White Rock Rd #107		916-849-2558	
Umaty	1120 White Rock Rd #108 EDH		530-558-8094	
AL Silva	1130 White Rock Sp #109		916-933-5006	
Karen M. Silva	1130 White Rock Rd #109		916-790-4919	
Gail Dutton	1130 White Rock Rd #110		916-939-1905	
AVIS DOLANS	1130 WHITE ROCK RD #112		916-504-0351	

Opposition to El Dorado Hills Town Center Apartments

Name	Street Address (optional)	City	Phone (optional)	Email (optional)
XXXX	1130 White Rock #93 EDH			
XXXX	1130 White Rock #92 EDH			
Clissie Livingston	1130 White Rock #92 EDH			clissielivingstn@gmail.com
Jean Darby	1130 White Rock #90 EDH			jdarby@130@yahoo.com
Susan Rankin	1130 White Rock #91 EDH			
BEN VAN GRAAFELOU	1130 White Rock Rd 95 EDH			
JOS L ROSA	1130 White Rock Rd. #79 EDH			ROSA.TUTTLE.PETA@gmail.com
Desmond Thomas	1130 White Rock #83 EDH			
Rory O'Connell	1130 White Rock Rd #2 EDH			
Stephen Mitter	1130 White Rock Rd #7 EDH			smitter@gmail.com
Jay O'Connell	1130 White Rock Rd #28			
Candice Shaw	1130 White Rock Rd #30			candice-roy@att.net
Anita Saxton	1130 White Rock Rd #27			ansaxtonanita@yahoo.com
CRAIG ROY	1130 White Rock Rd #25			
STEPHANIE SHADRON	1130 White Rock Rd #38			
Susan Skipton	1130 White Rock #35			
Debra Roberts	1130 White Rock Rd #36			roberts-m@att.net
Mark L. Roberts	1130 White Rock Rd #36			" " "
Mark L. Roberts	1130 White Rock Rd #36			
Janet Williams	1130 White Rock Rd #18			none
Melanie Hovert	1130 White Rock rd spc-22 EDH			none
Harro Hovert	1130 White Rock rd spc-22 EDH			none
Alexei Barnes	1130 White Rock rd spc 37, EDH			

Opposition to El Dorado Hills Town Center Apartments

Name	Street Address (optional)	City	Phone (optional)	Email (optional)
Sherri Murphy	1130 White Rock Rd #72	EDH	530 558 8022	murphyjess@comcast.com
Chris Wolff	1130 White Rock Rd #68	EDH	(916) 835-6464	
Debra	1130 White Rock Rd #114		(916) 939-4104	
Susie Brodsky	1130 White Rock Rd #48	EDH, CA	(916) 358-5483	
Rose Marie Allen	1130 White Rock Rd #47		(916) 933-7406	
Glenn R Lewis	1130 White Rock Rd #46		916 960-7647	
Mae Darling	1130 White Rock Rd #54		530-417-4300	
Kristen Darling	1130 White Rock Rd #54		530-417-0884	
Suzie Turner	1130 White Rock Rd #43		(916) 935-6082	
Rainey Butler	1130 White Rock #56		916-365-3430	
Carol Sarrasin	1130 White Rock #42		(916) 933-9520	
Mario Zumbado			(916) 332-7734	
Margaret Norham	1130 White Rock Rd #40		916 939-0868	mmn.51@att.net
Debbie Monds	1130 White Rock Rd sp123		916 835 8584	
Nicole Monds	1130 White Rock Rd sp123		916 835 8584	
Sara Lombardi	1130 White Rock Road #122		916 939-5338	
Dena Love	1130 White Rock Rd #120		916-757-0488	
Rick Love	1130 White Rock Rd #120		916-757-0488	
Danyel Christie	1130 White Rock Rd #118		916-5444	