

**EL DORADO HILLS  
COMMUNITY SERVICES DISTRICT**



Date: April 15, 2014

To: Mel Pabalinas, Senior Planner  
El Dorado County Development Services Department, Planning Division  
2850 Fairlane Court, Building C  
Placerville, CA 95667

From: Kevin A. Loewen, Parks and Planning Director  
El Dorado Hills Community Services District  
1021 Harvard Way  
El Dorado Hills, CA 95762

Re: El Dorado Hills Apartments

The El Dorado Hills Community Services District's (EDHCSD) is providing comments and related to parks and recreation impacts that are presented as part of the El Dorado Hills Apartments Project.

**Park Impact Fees** – Park impact fees will apply, as required by the current Nexus Study. Such impact fees are to be paid directly to EDHCSD prior to the issuance of the building permits.



# COMMUNITY DEVELOPMENT AGENCY

## TRANSPORTATION DIVISION

<http://www.edcgov.us/EDCDT/>

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**PLACERVILLE OFFICES:****MAIN OFFICE:**

2850 Fairlane Court, Placerville, CA 95667  
(530) 621-5900 / (530) 626-0387 Fax

**CONSTRUCTION & MAINTENANCE:**

2441 Headington Road, Placerville, CA 95667  
(530) 642-4909 / (530) 642-0508 Fax

**LAKE TAHOE OFFICES:****ENGINEERING:**

924 B Emerald Bay Road, South Lake Tahoe, CA  
96150 (530) 573-7900 / (530) 541-7049 Fax


**MAINTENANCE:**

1121 Shakori Drive, South Lake Tahoe, CA 96150  
(530) 573-3180 / (530) 577-8402 Fax

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Date: 22 May 2014

To: Mel Pabalinas, Project Planner

From: Dave Spiegelberg, Transportation Division 

Subject: PD94-004R; A14-0001; Z14-0001; SP86-0002R

Project Name: El Dorado Hills Apartments (Tradewinds Lodge a CA GP/  
Alexandros Economou - The Spanos Corporation/ Chris  
Schulze – TSD Engineering, Inc.)

Project Location: Located in Town Center East at the N/W corner of Town  
Center Drive and Vine Street in the El Dorado Hill's area.

APN: 121-290-60 (4.57 acres)

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**Project Description:** A General Plan Amendment, Rezone, Specific Plan and Development Plan Revisions to allow development of a 3 story, 250 unit apartment building within the El Dorado Hills Specific Plan (Village T).

**Site Plans:** These conditions are based on a review of the exhibits received from the applicant on 14 Jan 2014.

**Traffic:** The Traffic Study by Fehr and Peers dated May 2014 was approved by the Community Development Agency Long Range Planning Division and all traffic impacts are *Less Than Significant*. Town Center Drive and Vine Street are non-county maintained roadway(s).

**Design waiver:** No design waivers have been submitted or identified at this time.

### **PROJECT-SPECIFIC EDCTD COMMENTS:**

1. **Encroachment Permit(s) / Road Improvement Agreement(s):** Town Center Boulevard and Vine Street are private roadways. Therefore, no encroachment permit is necessary.

The applicant shall construct the driveways in accordance with the approved drawings included with the project application.

2. **Proof of Offsite Road Entitlements:** The applicant shall demonstrate to the County that this project has entitlements for use of the off-site roads and public utility easements necessary to provide access and services to the project.
3. **Gates, Location:** Pursuant to Article 2, Section 1273.11 of the SRA Fire Safe Regulations, all gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. Additionally, gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate.
4. **Gates, Turnarounds:** All gates shall be designed and constructed with turnarounds acceptable to the Transportation Division and the Fire Department. The improvements shall be completed to the satisfaction of the Transportation Division or the applicant shall obtain an approved improvement agreement with security, prior to occupancy.
5. **Off-site Easements:** Applicant shall provide all necessary recorded easements for any drainage, slope and road improvements crossing the property line prior to issuance of a building permit.

#### **EDCDT STANDARD CONDITIONS**

6. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
7. **Sidewalks:** Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Transportation Division prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Transportation Division prior to improvement plan approval.
8. **Curb Returns:** All curb returns and pedestrian crossing, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and 4 feet of sidewalk/landing at the back of the ramp. Peer review by an Accessibility Specialist is advised.
9. **Common Fence/Wall Maintenance:** The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants, Codes and Restrictions (CC&Rs).
10. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact

Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.

11. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
12. **DISM Consistency:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from the County Transportation Division, and pay all applicable fees prior to occupancy.
13. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading. Applicant is required to provide proof of Offsite borrow or disposal site compliance with all local, State and Federal laws (including but not limited to: CEQA, Fish and Game Code Section 1600, Federal Clean Water Act requirements)
14. **Grading Permit / Plan:** A *commercial* grading permit is required for the project. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to EDC CDA for review and approval. The plan shall be in conformance with the County of El Dorado "*Design and Improvement Standards Manual*", the "*Grading, Erosion and Sediment Control Ordinance*", the "*Drainage Manual*", the "*Off-Street Parking and Loading Ordinance*", and the State of California Handicapped Accessibility Standards. All applicable plan check fees shall be paid at the time of submittal of improvement plans. All applicable inspection fees shall be paid prior to issuance of a permit. The improvements and grading shall be completed to the satisfaction of the EDC CDA prior to occupancy.
15. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the EDC CDA. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Transportation Division shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
16. **RCD Coordination:** The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to

the RCD for review and recommendation to the Transportation Division. The EDC CDA shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

17. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the EDC CDA. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
18. **Drainage Study / SWMP Compliance:** The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the EDC CDA. The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:
  - The site can be adequately drained;
  - The development of the site will not cause problems to nearby properties, particularly downstream sites;
  - The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or the applicant shall demonstrate that there are no downstream impacts.
  - The ultimate drainage outfall of the project.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. A Scoping Meeting for the required drainage study between County staff and the engineer shall occur prior to the first submittal of improvement plans. The engineer shall bring a watershed map and any other existing drainage system information to the Scoping Meeting. The improvements shall be completed to the approval of the EDC CDA, prior to occupancy.

19. **Drainage Easements:** Pursuant to Section 4.D of the DISM, the site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans.
20. **NPDES Permit:** At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This

condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

21. **Storm Water Drainage BMPs:** Storm drainage from on-and off-site impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (e.g. sediment, oil/grease, etc.), as approved by EDCDA. This project is located within the area covered by El Dorado County's municipal storm water quality permit, pursuant to the National Pollutant Discharge Eliminated System (NPDES) Phase II program. Project related storm water discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) storm water runoff in accordance with Section E.12 of El Dorado County's NPDES Municipal Storm water Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).

With the Improvement Plans, the applicant shall verify that the proposed BMPs are appropriate to treat the pollutants of concern from this project. A maintenance entity of these facilities shall be provided by the project applicant. EDCDT shall review the document forming the entity to ensure the provisions are adequate prior to approval of improvement / site grading plans.

22. **Electronic Documentation:** Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to EDCDT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in PDF and TIF format.
23. **TIM Fees:** The applicant shall pay the traffic impact mitigation fees at issuance of building permit.



*50 Years  
of Service*

# EL DORADO HILLS FIRE DEPARTMENT

February 19, 2014

Mr. Rommel Pabalinas, Project Planner  
El Dorado County Planning Department  
2850 Fair Lane  
Placerville, CA 95667

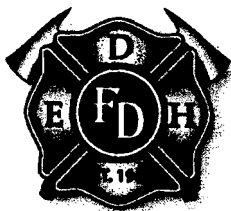
Re: **PD 94-004-R/A, 14-0001/Z, 14-0001/SP, 86-0002-R – EL DORADO HILLS  
APARTMENTS**

Dear Mr. Pabalinas:

The El Dorado Hills Fire Department has reviewed the above referenced project and submits the following comments regarding the ability to provide this site with fire and emergency medical services consistent with the El Dorado County General Plan, State Fire Safe Regulations, as adopted by El Dorado County and the California Fire Code.

1. The potable water system with the purpose of fire protection for this mixed residential/parking garage development shall provide a minimum fire flow of 4,000 gallons per minute with a minimum residual pressure of 20 psi for a four-hour duration. This requirement is based on an apartment building 301,260 square feet or less in size, Type V-A construction and a parking garage 142,600 square feet or less in size, Type II-B construction. All structures shall be fire sprinklered in accordance with NFPA 13 and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.
2. This development shall install Mueller Dry Barrel fire hydrants or any other hydrant approved by the El Dorado Irrigation District. This conforms to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants for this development shall not exceed 300 feet. The exact location of each hydrant shall be determined by the Fire Department.
3. In order to enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations.

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# EL DORADO HILLS FIRE DEPARTMENT

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4. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003.
5. All fencing that backs up to wildland open space shall be required to use non-combustible type fencing.
6. All fire apparatus access roads shall be an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. The applicant needs to demonstrate that the turf block will sustain 75,000 pounds.
7. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway.
8. Based on the proposed layout, per (CFC 901.4.3) a wet standpipe system will be required in the apartment building. The Fire Department will work with the applicant to determine exact locations for the main level FDC's and outlets on each level.
9. A dry standpipe system will be required in the parking garage with FDC's located at both entrances to the garage. The Fire Department will work with the applicant to determine exact locations for the main level FDC's and outlets on each level.
10. Any Fire Department Connection (FDC) to the sprinkler/standpipe system shall be positioned so as not to be obstructed by a parked vehicle.
11. The landscaping plan will be revised to remove trees proposed to be adjacent to the Fire Apparatus Access road on the West side of the project that will impede fire apparatus access when fully grown.
12. The proposed gates accessing the fire apparatus access on the West side of the project will require a Knox box padlock for access. Applications for Knox box padlocks are available at Fire Station 85, 1050 Wilson Blvd. El Dorado Hills, CA 95762.
13. **Fire Protection Systems**
  - a. Installation of all onsite fire protection systems shall be in accordance with NFPA 24 and Fire Department Standards.
  - b. All onsite fire protection systems shall be tested in accordance with the requirements of NFPA 24 and shall be witnessed by the Fire Department.





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# EL DORADO HILLS FIRE DEPARTMENT

- c. The installing contractor, or sub-contractor, for all onsite fire protection systems shall notify the Fire Department at least 24 hours in advance of requesting a date and time for inspections.
- d. If plastic pipe is installed for fire protection systems, the pipe used shall be C-900 Class 200.
- e. After installation, rods, nuts, bolts, washers, clamps, and other restraining devices, except truss blocks, used onsite fire protection systems shall be cleaned and thoroughly coated with an acceptable corrosion retarding material.
- f. The section of private fire service piping within five feet of the building foundation and the fire sprinkler riser shall be ductile iron piping.

14. A Knox Box is required for nighttime and afterhours access to the alarmed buildings.

15. Addressing is required as described in the in accordance with the El Dorado Hills Fire Department Addressing of Buildings Standard B-001

16. A PDF electronic copy of all plans shall be provided to the fire department for electronic storage and use for engine company pre-fire planning. Please send the electronic copy to [mlilienthal@edhfire.com](mailto:mlilienthal@edhfire.com).

If you have any additional questions, please do not hesitate to contact me at 916-933-6623.

Sincerely,

EL DORADO HILLS FIRE DEPARTMENT

Michael Lilienthal  
Division Chief/Fire Marshal

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**DEPARTMENT OF TRANSPORTATION**

DISTRICT 3—SACRAMENTO AREA OFFICE

2379 GATEWAY OAKS DRIVE, SUITE 150

SACRAMENTO, CA 95833

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March 7, 2014

032014-ELD-0003  
03-ELD-50, PM 0.85

Mr. Mel Pabalinas  
Senior Planner  
County of El Dorado  
2850 Fairlane Court  
Placerville, CA 95667

**El Dorado Hills Apartments – Initial Consultation**

Dear Mr. Pabalinas:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the project referenced above. The proposed project consists of a 4-story, 250-unit apartment complex, with over 400 parking spaces, to be located on 4.5 acres within the El Dorado Hills Town Center East Community. The project requires a General Plan Amendment to increase the maximum residential density of the existing site, an El Dorado Hills Specific Plan amendment, and a rezone of subject property from "Commercial General" to "Multi-Family Residential". This project is located 1,350 feet southeast of the US Highway 50 (US 50)/Latrobe Road interchange.

The following comments are based upon the Initial Consultation package.

***Traffic Impact Analysis***

Based on the project location and existing conditions, it is a reasonable projection that this project may create additional impacts to operational conditions on local and state transportation (US 50) facilities. Caltrans anticipates this project will generate enough trips to meet the threshold for requiring a Traffic Impact Study (TIS) to address the impact of this particular project on the State Highway System and adjacent road network. We understand that County staff have already begun to determine the scope of work for a TIS for this project. We recommend using Caltrans' *Guide for the Preparation of Traffic Impact Studies* for determining which scenarios and methodologies to use in the analysis, which is available at the following website address:

[http://www.dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf)

The proposed residential project can be expected to generate a significant numbers of trips that will access the US 50 mainline and US 50 interchanges. We would like the opportunity to

*"Caltrans improves mobility across California"*

Mr. Mel Pabalinas  
County of El Dorado  
March 7, 2014  
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comment on the scope of work prior to the beginning of the TIS. Our specific requests for the TIS scope include, but are not limited to, the following:

1. The US 50/El Dorado Hills Blvd/Latrobe Road interchange
2. Mainline US 50 from Bidwell/Scott Road to the proposed Silva Valley interchange
3. Discussions with Caltrans staff regarding which travel demand model will be used for the TIS prior to its development

***Encroachment Permit***

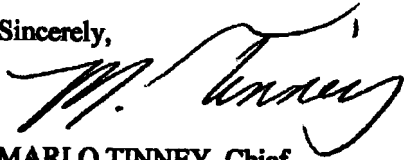
Please be advised that any work or traffic control that would encroach onto the State Highway right of way (ROW) requires an encroachment permit that is issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five sets of plans clearly indicating 'State ROW', must be submitted to Timothy Greutert, District Office Chief, Office of Encroachment Permits, California Department of Transportation, District 3, 703 'B' Street, Marysville, CA 95901.

Any traffic-related mitigation measures should be incorporated into the construction plans prior to the encroachment permit process. See the website linked below for more information:  
<http://www.dot.ca.gov/hq/traffops/developserv/permits/>

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this project.

If you have any questions regarding these comments or require additional information, please contact Susan Wilson, Intergovernmental Review Coordinator, at (916) 274-0639 or by email at: [susan.wilson@dot.ca.gov](mailto:susan.wilson@dot.ca.gov).

Sincerely,



MARLO TINNEY, Chief  
Office of Transportation Planning – East



**County of El Dorado  
Air Quality Management District**

330 Fair Lane, Placerville Ca 95667  
Tel. 530.621.7501 Fax 530.295.2774  
[www.edcgov.us/airqualitymanagement](http://www.edcgov.us/airqualitymanagement)

Dave Johnston  
Air Pollution Control Officer

March 3, 2014

Rommel Pabalinas, Project Planner  
El Dorado County Planning Services  
2850 Fairlane Court  
Placerville, CA 95667

**RE: PD 94-004-R, A 14-0001, Z 14-0001, SP 86-0002-R –El Dorado Hills  
Apartments APN 121-290-60 – AQMD Comments**

Dear Mr. Pabalinas:

The El Dorado County Air Quality Management District (AQMD) has reviewed the proposed residential project and the associated Air Quality and Greenhouse Gas Analysis (De Novo Planning Group, Jan 16, 2014) and has the following comments regarding potential air quality impacts:

Comments:

**Air Quality:**

There are some references to “EDCAPCD” within the document, probably stemming from the District’s CEQA manual. Please replace all references to “EDCAPCD” with “EDCAQMD” and references to “Air Pollution Control District” with “Air Quality Management District”.

Page 2-5, Table 2-1. The Ambient Air Quality Standards table is out of date. The Federal Primary Standard for PM<sub>2.5</sub> annual has been reduced to 12 µg/m<sup>3</sup>, for Lead 3-month average is 0.15 µg/m<sup>3</sup>, and for Nitrogen Dioxide is 0.053 ppm (or 53 ppb). Please follow this link for the current federal standards: <http://www.epa.gov/air/criteria.html>. The ARB also has a combined state and federal AAQS table that can be found here: <http://www.arb.ca.gov/research/aaqs/aaqs2.pdf>

Impact 2-2: The mitigation to “Use only Natural Gas Hearths” should be revised to be more explicit that they cannot burn wood. Many of the production homes in Serrano installed open hearth fireplaces with natural gas lines as log starters. Language to the effect of “sealed natural gas only” units should be used.

Mitigation Measure 2-5, Naturally Occurring Asbestos (NOA). Since the site lies within the Quarter Mile Buffer for More Likely to Contain Asbestos or Fault Line on the County’s Asbestos Review Areas Map (7/21/2005), the project will be required to prepare an Asbestos Dust Mitigation Plan (ADMP) and obtain AQMD approval prior to construction. The applicant

will not be allowed to “test out” of the ADMP by hiring a registered geologist to investigate. This will also save the applicant the expense of hiring a geologist and paying for testing as these costs usually far exceed the cost of an ADMP. AQMD recommends the consultant revise this mitigation measure accordingly.

### **Greenhouse Gas Emissions (GHG):**

Significance determination: As your GHG analysis states, neither El Dorado County nor AQMD have established GHG thresholds. In the interim, the approach the analysis takes of comparing year 2010 Business as Usual (BAU) against a projected 2020 mitigated project, and comparing the difference to the goals of AB 32 is an acceptable method of determining GHG impact significance. Please note, AQMD is part of a regional effort by Sacramento Metro AQMD, Placer County APCD, Feather River AQMD, and Yolo-Solano AQMD to establish GHG thresholds using a similar method. We hope to get approvals by our respective Boards perhaps by the end of the year.

Mitigation Measure 2-1. AQMD agrees with the proposed components of this mitigation measure and would like to emphasize the electric vehicle (EV) charging infrastructure in the parking garage. Ideally, all parking stalls should have EV charging infrastructure, but at a minimum, all parking spaces allocated to residences should include at a minimum Level 1 EV charging infrastructure. Off-peak charging of Plug-in Electric Vehicles (PEV) is critical to the effective and widespread adoption of PEV’s as a replacement for fossil-fuel burning vehicles. This also targets the sector identified by the analysis as having the greatest GHG emissions: transportation.

The EV charging infrastructure is also consistent with El Dorado County General Plan Objective 6.7.2 Vehicular Emissions which states:

*“Reduce motor vehicle air pollution by developing programs aimed at minimizing congestion and reducing the number of vehicle trips made in the County and encouraging the use of clean fuels.”*

*Policy 6.7.2.5      Upon reviewing projects, the County shall support and encourage the use of, and facilities for, alternative-fuel vehicles to the extent feasible. The County shall develop language to be included in County contract procedures to give preference to contractors that utilize low-emission heavy-duty vehicles.*

You might also consider discussions with the Town Center owners to install a higher powered (i.e., Level 2 or DC Fast Charge) charging station as part of the project to benefit patrons of the Town Center.

Additionally, the bike lockers or bike storage areas for the residents should be located in the parking structure or other covered area to facilitate bicycling for both commuting and around town trips.

**Future Development:**

AQMD recommends the following conditions be placed on future development of the project:

1. **Asbestos Dust:** Current county records indicate this subject property is located within the Asbestos Review Area. An Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to project construction. (Rules 223 and 223.2). The project shall adhere to the regulations and mitigation measures for fugitive dust emissions asbestos hazard mitigation during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223 and 223.2.
2. **Paving:** Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
3. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
4. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>. An applicability flow chart can be found here: [http://www.arb.ca.gov/msprog/ordiesel/faq/applicability\\_flow\\_chart.pdf](http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf). Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.
5. **New Point Source:** Prior to construction/installation of any new point source emissions units (i.e., boiler/hot water heater(s) for pool exceeding 1MMBTU/hr, an emergency standby engine, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors. (Rule 501 and 523)
6. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be under permit from the California Air Resources Board (CARB). A copy of the current portable equipment permit shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.

Rommel Pabalinas, Development Services  
PD 94-0004R, A 14-0001, Z 14-0001, SP 86-0002R  
El Dorado Hills Apartments  
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AQMD Rules and Regulations are available at the following internet address:  
[www.edcgov.us/airqualitymanagement](http://www.edcgov.us/airqualitymanagement).

AQMD thanks you for the opportunity to comment on this proposed project. If you have any questions regarding this letter, please contact our office at (530) 621-7501.

Respectfully,

A handwritten signature in black ink that reads "Adam Baughman". The signature is written in a cursive, flowing style.

Adam Baughman  
Air Quality Engineer  
Air Quality Management District

S:\CEQA or AQMD COMMENTS\AQMD Comments\2014Planning\A 14-0001, PD 94-0004-R EDH Apartments - AQMD comments.doc



# COMMUNITY DEVELOPMENT AGENCY

## ENVIRONMENTAL MANAGEMENT DIVISION

<http://www.edcgov.us/EMD/>

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**LAKE TAHOE OFFICE:**

3368 Lake Tahoe Blvd., Suite 303  
South Lake Tahoe, CA 96150  
(530) 573-3450  
(530) 542-3364 Fax

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### INTEROFFICE MEMORANDUM

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**TO:** ROMMEL PABALINAS, Project Planner  
EDC Development Services Division

**FROM:** Environmental Management

**SUBJECT:** EDH TOWN CENTER APRATMENTS  
Z 14-0001 / PD 94-0004-R / A 14-0001 / SP 86-0002-R  
121-290-60, 61, 62 - 100

**DATE:** FEBRUARY 10, 2014

**CC:** ALEXANDROS ECONOMOU      TRADEWINDS LODGE A CA GP      CHRIS SCHULTZ  
THE SPANOS CORP      2920 ARDEN WAY #1      TSD ENGINEERING, INC  
10100 TRINITY PKWY., 5<sup>TH</sup> FLR      SACRAMENTO, CA 95825      31 NATOMA ST., STE 160  
STOCKTON, CA 95219           FOLSOM, CA 95630

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Environmental Management Division staff has reviewed the subject application. The following reflects our concerns and requirements:

**Environmental Health (Bryan Vyverberg x5924):**

All food service must comply with the California Retail Food Code. A separate annual Health Permit to operate is required for each restaurant that is planned for El Dorado Hills Apartments. Plans must be submitted for review and approval prior to restaurant construction.

The swimming pool and spa planned for El Dorado Hills Apartments must comply with the requirements of the California Health and Safety Code, Title 22 of the California Code of Regulations, and Title 24 of the California Building Code. Plans must be submitted for review and approval prior to construction and a yearly permit to operate must be obtained from Environmental Management.

<http://www.edcgov.us/emd>



e/Business\_Name]

19, 2014

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**Solid Waste & Hazardous Materials (Michael Tilley x 6660):**

Comply with CALGreen Section: 5.408. 1 Construction waste management. Recycle and/or salvage for reuse a minimum of 50 percent of the non-hazardous construction waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

Provide sufficient space for both trash and recycling dumpsters. All solid waste, including animal waste must be stored in trash containers with tight fitting lids and hauled from the site at least once every seven days for proper disposal. Enclosure Specifications

The Environmental Management Division recommends the contractor contact El Dorado Disposal before construction. This eliminates any confusion. Each business is unique and it serves best to meet and discuss options before construction of the enclosure. Call El Dorado Disposal's customer service department at 530-626-4141 or visit the website @ <http://www.eldoradodisposal.com/eldoradohills/commercial.htm>



**El Dorado Hills Area Planning Advisory Committee**  
1021 Harvard Way  
El Dorado Hills, CA 95762

2014 Board Chair  
John Hidahl  
Vice Chair  
Jeff Haberman  
Secretary  
Kathy Prevost

March 14, 2014

El Dorado County Planning Services  
Attn: Rommel Pabalinas, Project Planner  
2850 Fairlane Court  
Placerville, CA 95667

**Subject: PD 94-004-R/A 14-0001Z 140001SP 86-0002-R – El Dorado Hills Apartments – Spanos Corporation/Chris Schulze – TSD Engineering – A General Plan Amendment to amend policy text increasing the maximum residential density allowed in the General Plan, to amend the El Dorado Hills Specific Plan (Village T) to include residential use coincide with the proposed 250 unit apartment complex ...**

The full APAC committee met on March 12 to review and discuss the proposed project and voted **4 to 3 for non - support** of the project **overriding the recommendation** of its project subcommittee.

The APAC majority members believe the project impacts cannot be mitigated and would cause short and long term problems for the Town Center retail and hotel components. Listed below are some of the concerns the APAC majority has with the project:

- 1 The 250 apartment complex would cause a major traffic impact in the town center and major roads and highway 50 in EDH.
- 2 The apartment density is over twice the County zoning for multifamily housing and would create environmental impacts to one of the County's largest retail and hotel centers.
- 3 The apartments could suffer a high vacancy rate and rents could be lowered to attract tenants that would not be ideal for the town center and cause a loss of retail shops and restaurants.
- 4 Mixing apartment type features (patio's and barbeque equipment) would conflict with shoppers walking between retail outlets.
- 5 The County would lose a large income from sales and TOT tax if the parcel is converted to residential use.
- 6 The economy is starting to recover and loss of commercial and retail sites will further contribute to sales tax leakage out of the county.
- 7 This type of project should be Mixed Use as done in most other communities with the enclosed apartments above the first floor allowing retail at the street level.

APAC's minority members who voted **for conditional-support** of the project if the conditions listed below are implemented as part of the approval conditions for the project.

APAC's Minority members concerns and conditions for conditional support:

1. A traffic study/analysis must be prepared that demonstrates that there are zero negative impacts on traffic into and within Town Center after the defined mitigation measures are implemented.
2. A CEQA document, which at the very least would be a mitigated negative declaration, must be prepared to analyze and mitigate noise, air quality, lighting, safety aspects, and parking that is directly associated with the project.
3. The appearance of the proposed project should be consistent/compatible with the design aesthetic of the existing structures within Town Center.
4. Assurances must be provided by County that the Building Code Compliance Office (or other County entity) will enforce the rules and obligations of the original developer for exterior maintenance of the property should the developer default on their obligation. This County enforcement shall also apply should ownership or management of the property change.
5. The El Dorado Hills Fire Department must approve the project to ensure that emergency vehicle access within the Town Center boundaries is not compromised.
6. No other high density multi-family residential projects which exceed the current General Plan limit (24 DU/acre) may be built within a 5 mile radius of this apartment complex.
7. The County must quantify the loss of sales tax and TOT tax due to elimination of the hotel site when evaluating the impacts on County revenue. The added cost for County services that are required to support the 250 unit apartment site shall also be quantified.

APAC appreciates having the opportunity to comment on this project. If you have any questions about any of these conditions, please contact Norm Rowett, subcommittee chair at [arowett@pacbell.net](mailto:arowett@pacbell.net) or 916-933-2211; or John Hidahl, APAC Chairman at [Hidahl@aol.com](mailto:Hidahl@aol.com) or 916-933-2703. The full APAC committee will review the Subcommittee's recommendation and vote on the project at our March 12th meeting.

Sincerely,

*John Hidahl*

John Hidahl,  
APAC Chairman

Cc: APAC file



901 Town Center Blvd., Suite 213  
El Dorado Hills, CA  
95762-7101  
Telephone  
916-933-3013  
Facsimile  
916-933-3015

March 19, 2014

*Delivered via email: [roger.trout@edcgov.us](mailto:roger.trout@edcgov.us)*

Roger Trout, Director  
El Dorado County Development Department  
2850 Fair Lane Court  
Placerville, CA 95667

Subject: Land Use Rezone in Town Center East  
Kephart – El Dorado Hills Town Center Apartments

Dear Mr. Trout;

Town Center East, LP as Declarant of Town Center East would like to submit for the County's consideration the following comments regarding the El Dorado Hills Town Center Apartments.

Town Center East, LP does support the project and is excited about the proposed new addition to Town Center East. However, we have a couple concerns regarding the underlying land use being changed from General Commercial (CG) to Multifamily Residential (MR).

This residential use is being added and developed within an existing developed commercial area, which is unusual for El Dorado County which has not experienced true mixed use development. There are many special events within Town Center East that may produce a level of non-transportation noise that is not completely conducive or compatible to a residential use.

Within the current General Plan hospitals, schools, churches and residential uses are identified as noise-sensitive developments. The General Plan Goals identify different policies protecting existing and proposed noise-sensitive developments in areas where exposure to existing or projected exterior noise levels exceed the levels specified as maximum allowable. The strict interpretation of these policies may cause conflicts with existing and potential future commercial uses within Town Center East.

Roger Trout - TCE Apartments  
March 20, 2014  
Page 2 of 3

Accordingly, we request that the County take this into consideration and include within the approvals given the project, a determination that the parcel is "Urban Infill Residential" within the Town Center East and direct that the parcel will not be identified as a noise-sensitive development when considering new uses within Town Center East.

Sincerely,  
TOWN CENTER EAST, LP  
By: The Mansour Company  
A General Partner

*Anthony Mansour*  
*by: Tullien Emery*  
Anthony Mansour  
Chief Executive Officer

AM/te