



Distributed at hearing

PC 8-25-16
Item # 2
 Planning Unknown <planning@edcgov.us>
3 pages

Re: Informational Meeting: Saratoga Estates (TM14-1520, Z14-0007, PD14-0006, DA15-0001)

1 message

Brian Habersack <bhabersack@gmail.com>
 To: Jennifer Franich <jennifer.franich@edcgov.us>, planning@edcgov.us
 Cc: vicki Habersack <vhhabersack@gmail.com>

Wed, Aug 24, 2016 at 5:13 PM

Hi Jennifer,

I'm just returned from several weeks vacation and will not be able to attend tomorrow's Planning Commission hearing for the Saratoga Estates Project. I was, however, able to briefly review the County's Conditions of Approval and see where my Viewshed and eastward-facing solar panel concerns were mostly addressed in Article #7. I greatly appreciate the consideration that has been given to my concerns and the work that you and County staff have done to help address my concerns. That said, I would feel more comfortable if the wording in the second sentence of Article #7 read "...a single story home shall be required on such lots..." rather than that "...a single story home shall be considered on such lots...". By giving the developer the discretion to simply 'consider' the placement of a single story home on such lots rather than require it, I see that further argument against two-story homes on these lots is being extinguished.

I left you a voice message before 5:00pm this afternoon, and wanted to follow up with this email as well. Again, thanks for your help, and if there is any way the wording in Article #7 can be changed per my suggestion, that would satisfy my concerns adequately.

Best Regards,

Brian & Vicki Habersack
 393 Platt Circle
 El Dorado Hills, CA 95762
 916-939-1516

On Fri, Jun 10, 2016 at 10:12 AM, Jennifer Franich <jennifer.franich@edcgov.us> wrote:
 Hi Brian,

I just wanted to let you know I haven't forgotten about your question. Although the conditions of approval have not been drafted yet, we at the county and the developer are aware of the concern about your views, and I will be working to make sure it is preserved to the fullest extent possible. The details have not yet been worked through, however. I will work with the applicant to learn more about their plans for walls and fencing. The county would not require anything from you or your neighbors with regard to fencing on your property.

On Fri, Jun 3, 2016 at 9:17 AM, Brian Habersack <bhabersack@gmail.com> wrote:
 Jennifer,

Thank you for providing the grading plan - very helpful. Based on my quick math, it looks like the parcels behind my 393 Platt Circle home will be graded to a level approximately +/- 30 feet lower than my back yard. That still leave the question of whether we can require the developer to place only single story homes on the lots behind Platt Circle. Obviously the lots of greatest concern to me and my immediately adjacent Platt Circle are Lots 16-22. Lots 18 through 22 will affect my view the most.

Another question I have is whether the fence at the rear of my yard, currently an open mesh design, will be replaced with something else? If so, do you have an idea of what kind of fence we are talking about?

As always, thank you so much for all of your help and insight!

Brian & Vicki Habersack
 393 Platt Circle
 El Dorado Hills, CA 95762

On Thu, Jun 2, 2016 at 4:35 PM, Jennifer Franich <jennifer.franich@edcgov.us> wrote:

Hi Brian,

Apologies that this took me so long to get to you! The grading plan is attached.

On Fri, May 27, 2016 at 8:38 AM, Brian Habersack <bhabersack@gmail.com> wrote:

Jennifer,

Very nice to meet you at yesterday's informational meeting for the Saratoga Estates project. Thank you for coming over to join the conversation when the developer was talking with me after the meeting. It sounds as though they may be willing to go with single story homes on J Street below my home, which will then give me the assurance that my view won't be obstructed.

Any chance you could email me the grading plan? I still want to review the elevations to make sure I fully understand what they were telling me yesterday. Thanks again, and have a great holiday weekend!

Brian G. Habersack
393 Platt Circle
El Dorado Hills, CA 95762

On May 17, 2016 5:34 PM, "Jennifer Franich" <jennifer.franich@edcgov.us> wrote:

Hello,

Because you submitted a formal request to receive notice regarding public meetings concerning the Saratoga Estates project, **OR** recently submitted comments on this project, you are receiving notice for the following hearing:

Planning Commission
Thursday, May 26, 2016
8:30 AM
Building C Hearing Room
2850 Fairlane Court
Placerville, CA 95667

The item concerning the Saratoga Estates project is listed as Item 6 and is anticipated to be heard by the Planning Commission starting at 11:00 AM. This time is an estimate only, and subject to change by the Planning Commission. This item is an information-only workshop for the Saratoga Estates project (Tentative Map TM14-1520/Rezone Z14-0007/Planned Development PD14-0006) to discuss the project description with the Planning Commission prior to public hearing on the applications and Final Environmental Impact Report (FEIR). Any public comments are welcome and will be received and filed. **No action by the Planning Commission will be taken.**

The agenda for the item is attached to this message. For further information, see the project's legistar page or navigate to <https://eldorado.legistar.com/Calendar.aspx> and select the May 26, 2016 Planning Commission Date. All documents are also available at 2850 Fairlane Court Placerville, CA 95667.

—

Jennifer Franich
Associate Planner

County of El Dorado
Community Development Agency
Development Services Division
2850 Fairlane Ct.
Placerville, CA 95667
Office: (530) 621-6591 Fax: (530) 642-0508
jennifer.franich@edcgov.us

NOTICE: This e-mail and any files transmitted with it may contain confidential information, and are intended solely for the use of the individual or entity to whom they are addressed. Any retransmission, dissemination or other use of the information by persons other than the intended recipient or entity is prohibited. If you receive this e-mail in error please contact the sender by return e-mail and delete the material from your system.

Thank you.

--

Jennifer Franich
Associate Planner

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Thank you.



Distributed at hearing

*PC 8-25-16
Item # 2*

Planning Unknown <planning@edcgov.us>

6 pages

Re: Planning Commission Item 8/25/16 -160533 Saratoga Estates

1 message

Tyler Johnstone <johnstonedesign@gmail.com>
To: planning@edcgov.us, char.tim@edcgov.us
Cc: bosone@edcgov.us

Wed, Aug 24, 2016 at 8:56 PM

Dear Clerk of the Planning Commission,

In regards to Item 16-0533

Attached is an annotated copy of the tentative map outlining the 500 foot boundary for which notice was required prior to action by the planning commission. As a resident and property owner within this area, I'd ask the Clerk delay this hearing until proper notice is given. I contacted Tiffany in planning services today regarding lack of notification. Jennifer F was out of the office, she is the listed planner. She confirmed that for an EIR, 1 mile notice is given, but she believed that for planning hearings, only 1000 foot of the project site was required. In fact, development code only requires 500 feet. As you can see from the map, my property does lie within 500 feet of the boundary of the project. There is no way, the 500 feet is measured from the center of the project, as obviously with a large project, no notification would be required.

In addition, I'd ask that a paper copy of my comment below, be forwarded to each of the Planning Commissioners regarding this item. Without proper notices, I'm be scrabbling to add my comments prior to the hearing tomorrow. I'd appreciate your effort in submitting my comments and making sure they are included in the official record.

Thank you,
Tyler Johnstone

420 Lone Spur Dr

Folsom CA

661-714-5941

On Wed, Aug 24, 2016 at 8:35 PM, Tyler Johnstone <johnstonedesign@gmail.com> wrote:

Members of the El Dorado County Planning Commission,

I write with concerns regarding the proposed Saratoga Estates project. First, I do not believe there was the necessary notification of nearby residents for action at today's meeting. As the property borders Sacramento county and the City of Folsom, notice of publication solely within Mountain Democrat, a paper with sole distribution in El Dorado County did not provide adequate notice to affected residents within the City of Folsom and Sacramento county. Notice has been given for the preparation of the EIR and of previous public comment meetings, so I would expect the same precedence to follow for a hearing before the Planning Commission. Per Land Development Code, notice is to be published in the newspaper **AND** mailed to all property owners within 500 feet.

Using the development map and the scale provided the attached drawing shows in fact, my home and many others lie within this 500 foot zone. Any planner is welcomed to use an engineering scale to plot this line as I did. I have a master in public policy and administration and teach a course in civil engineering. The facts that I list are exactly such.

Second, as a property owner and resident of an adjacent parcel I do have concern. I do not wish to be viewed as a NIMBY resident wholly opposed to construction or development. Upon purchasing my home, I knew that development was possible. I look forward to the connection of Iron Point and Saratoga Way, so that I may easily access the retail and commercial areas of El Dorado Hills. I know that this will come with some additional traffic and I have seen the traffic plans in Folsom for the addition of a stoplight and future freeway exit/on-ramp at Empire Ranch, especially with the connection to the Folsom Planning area. However, my concerns surround, El Dorado County seemingly bending its own well-established rules in order to make this project possible. If the project cannot stand on its own merits and be financially viable, maybe the county should wait for a future, better planned project.

In looking at the mitigation measures alone, numerous county development standards are being violated and the planning staff is approving these violations. Why does the county even pretend to have standards if, whenever a developer asks, the standards are waived. In example, there is a minimum lot size of 6000 sq ft, in place across the county. For a county priding itself on open space preservation and a rural appearance, this is already a surprisingly small lot. In this project, there is one lot that is even smaller than this 6000 sq ft. minimum. What is the point of a minimum lot if it will be waived? I question whether the same leniency would be given to a property owner encroaching on a setback or adding an additional unit. Each of these have an effect on neighboring lots and the quality of life in the project. I have seen previous set back requirements held, so why would this project be allowed to proceed? The developer could easily argue, it is just one lot of over 300, but then why can't they combine just that one lot with another. Splitting that parcel among the two neighboring parcels, would not make them abnormally large in comparison to the rest of the project.

Next, the project requires a mitigation of the street width. County provisions call for internal residential streets to have a 36' width with 6 foot sidewalks on both sides. This will be reduced by 19% to the narrow width of 29 feet. Combining this narrow width with the additional mitigation allowances of reducing the required turn radius for residential streets and allowing for driveways closer to these turns creates a dangerous site line and raises the possibility of accidents. One mitigation with street layout may be justified by the combination of parking on one side, will increase the number of cars on that side, as it will be the only place to park. In addition, the narrower sidewalks (reduced to 4 feet), along with the driveways and turn radius provision are the opposite of bike and pedestrian safety.

On bicycle safety, the development plans for a Class 2 bike lane along Wilson Blvd. While the standard 4 foot width for a class 2 bike lane may be squeezed into the design, there is no room in the ROW for the necessary 6 foot, class 2 bike lane that would be required, as speeds are proposed at greater than 40 mph, per Cal Trans Highway Design Manual 301.2. Look at Exhibit F of the Staff Report and the cross section for Wilson Blvd. There is only a 20 foot drive lane, no bike lane even shown. Looking at page 18 of the findings, 2.23, states there will be a Class II bike lane along Wilson Blvd. It can't be both ways.

This also applies to the parking requirements. The proposal calls for narrowing the driveway requirements including 1 car driveways. Combining narrow driveways, 1 car garages and parking on internal streets solely on one-side will invariably run afoul of 130.50.050. The driveways are

nearly too small to count as a parking space and if there is only a 1 car garage, then street parking would be required, but no provided in the plan.

Sec. 130.50.050. - Development standards.

The following requirements shall apply to all PD districts:

A.Those requirements as contained in the development plan approved by the Board of Supervisors;

B.Parking requirements:

- 1.Two spaces per dwelling unit,
- 2.Other parking requirements as provided by Chapter 130.18;

Additionally for lot size, is not consistent with R1. I understand the land is being rezoned to R1-PD to skirt the rules. However on page 48, 3.0 "The project, as proposed and conditioned, is consistent with the Zoning Ordinance because the parcels have been designed to comply with the R1 development standards as provided within Section 130.28.040 of the County Code." This is simply not true. If it were, they would not need the R1-PD rezone. The rezone is necessary as the lot size is too small and the lot width is not sufficient. The rationale that this is to avoid wetlands and drainage is insufficient. Wouldn't a better plan be to reduce the number of lots to avoid the wetlands AND conform to the R1 development standards?

Sec. 130.28.040. - Development standards.

The following provisions shall apply in R1 districts unless and until a variance is obtained from the Planning Commission:

A. Minimum lot area: 6,000 square feet when the lot is served with public water supply and sewage system; 10,000 square feet when either the proposed water supply is a well located on the lot, or the proposed sewage disposal system is a septic tank located on the lot; 20,000 square feet when the proposed water supply is a well and the proposed sewage disposal system is a septic tank, both located on the lot; **-NOT MET**

B. Maximum lot coverage: 35 percent (including accessory buildings);

C.Minimum lot width: 60 feet; -NOT MET

D. Minimum yards: front, 20 feet; sides, five feet, except the side yard shall be increased one foot for each additional foot of building height in excess of 25 feet; rear, 15 feet;

E.Maximum building height: 40 feet.

I ask that you limit any mitigation. Without proper notice, I found the above problems in less than 24 hours. Is it possible your planners could quibble over some? Certainly possible, however, between the lack of notification and the number of contradictions I found in this short time, I'd ask that this project get a serious second look.

This lot has been subject to many ideas and proposals over the years. What is the harm in holding to the standards and asking the developer to come back with a better project? I hope that I and the other residents can count on the support of the commission to hold all developers and project to a standard in compliance with El Dorado County regulations.

Sincerely,

Tyler Johnstone

420 Lone Spur Dr

Folsom CA

661-714-5941



Informational Workshop-Handout from Audience-PC 05-26-16 (1) 1.pdf

1139K

Sec. 120.24.085. - Notice requirements and procedure.

A. Action by the Planning Commission pursuant to Section 120.24.075.

A shall be made after a public hearing for which notice has been given as follows:

1. Mailed or delivered at least ten days prior to the hearing to the applicant and all owners of real property as shown on the latest equalized assessment roll **within 500 feet of the property** which is the subject of the hearing; and
2. Published once in at least one newspaper of general circulation at least ten days prior to the hearing.

(Distributed during workshop by applicant)

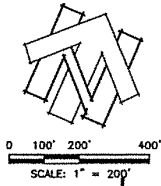
PC 5/26/16
#6

SITE PLAN SARATOGA ESTATES

COUNTY OF EL DORADO

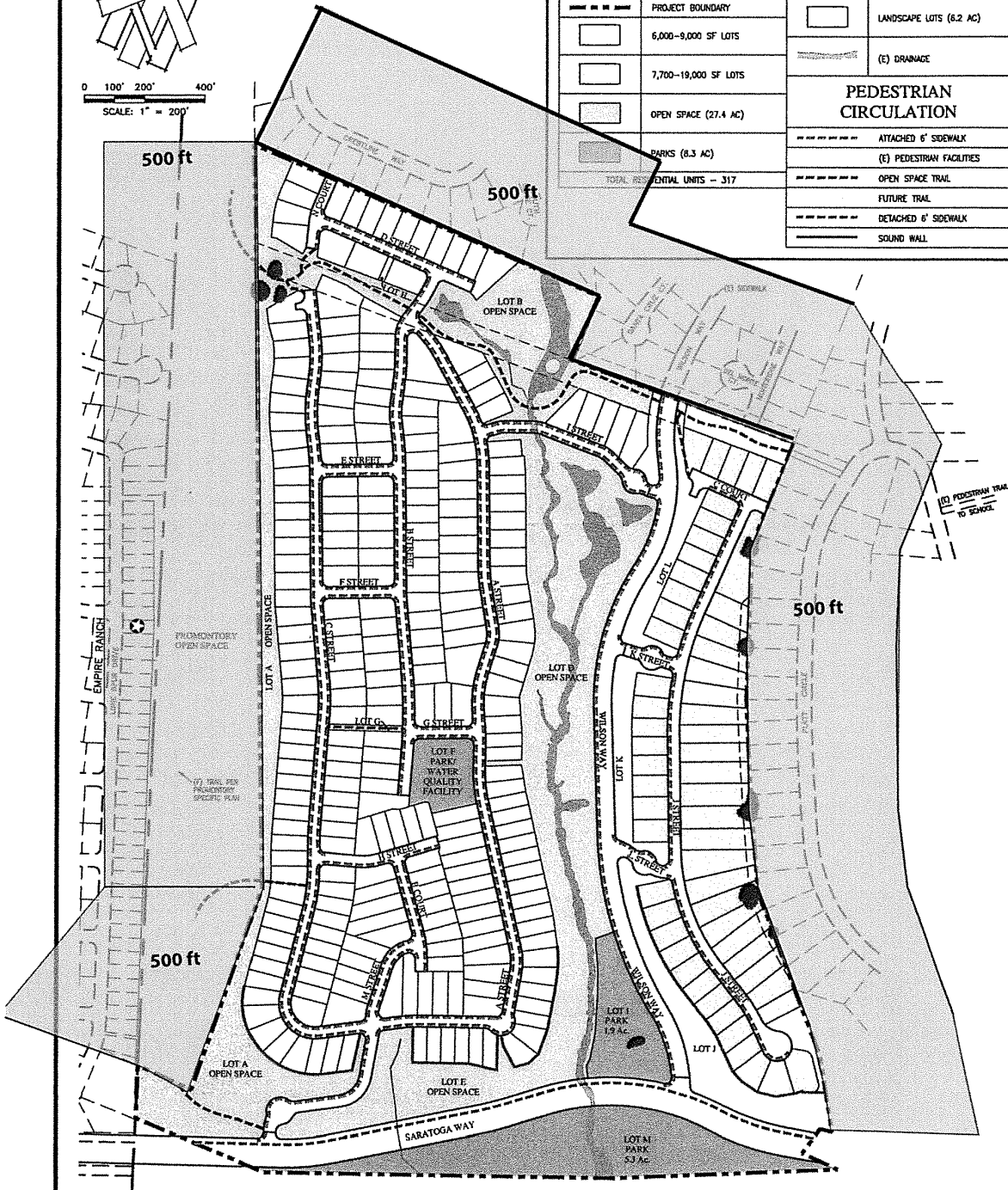
JULY, 2015

STATE OF CALIFORNIA



0 100' 200' 400'
SCALE: 1" = 200'

LEGEND	
	PROJECT BOUNDARY
	6,000-9,000 SF LOTS
	7,700-19,000 SF LOTS
	OPEN SPACE (27.4 AC)
	PARKS (8.3 AC)
TOTAL RESIDENTIAL UNITS - 317	
	LANDSCAPE LOTS (6.2 AC)
	(E) DRAINAGE
PEDESTRIAN CIRCULATION	
	ATTACHED 6' SIDEWALK
	(E) PEDESTRIAN FACILITIES
	OPEN SPACE TRAIL
	FUTURE TRAIL
	DETACHED 6' SIDEWALK
	SOUND WALL



The attached map shows the area within 500 feet of the proposed Saratoga Estate project. The Planning Commission should hold off on a final decision until proper notification can be made to the affected residences and property owners.

Per Land Development Code, Title 120:

Sec. 120.24.085. - Notice requirements and procedure.

A. Action by the Planning Commission pursuant to Section 120.24.075.Ⓐ shall be made after a public hearing for which notice has been given as follows:

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2. Published once in at least one newspaper of general circulation at least ten days prior to the hearing.

PC 8/25/16

#2

Charlene Tim <charlene.tim@edcgov.us>

Late Submitted



Fwd: Project Inquiry - PD 14 0006 - SARATOGA ESTATES

Tiffany Schmid <tiffany.schmid@edcgov.us>

Thu, Aug 25, 2016 at 12:26 PM

To: Charlene Tim <charlene.tim@edcgov.us>

Cc: Roger Trout <roger.trout@edcgov.us>, Craig Sandberg <craig@sandberglaw.net>, David Livingston <david.livingston@edcgov.us>

Late comment.

Tiffany Schmid
Principal Planner

County of El Dorado
Community Development Agency
Development Services Division
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5334 / FAX (530) 642-0508
tiffany.schmid@edcgov.us

----- Forwarded message -----
From: <johnstonedesign@gmail.com>
Date: Thu, Aug 25, 2016 at 11:21 AM
Subject: Project Inquiry - PD 14 0006 - SARATOGA ESTATES
To: jennifer.franich@edcgov.us

Members of the El Dorado County Planning Commission,

I write with concerns regarding the proposed Saratoga Estates project. First, I do not believe there was the necessary notification of nearby residents for action at today's meeting. As the property borders Sacramento county and the City of Folsom, notice of publication solely within Mountain Democrat, a paper with sole distribution in El Dorado County did not provide adequate notice to affected residents within the City of Folsom and Sacramento county. Notice has been given for the preparation of the EIR and of previous public comment meetings, so I would expect the same precedence to follow for a hearing before the Planning Commission. Per Land Development Code,(120.24.085), notice is to be published in the newspaper AND mailed to all property owners within 500 feet.

Using the development map and the scale provided the attached drawing shows in fact, my home and many others lie within this 500 foot zone. Any planner is welcomed to use an engineering scale to plot this line as I did.

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Charlene Tim <charlene.tim@edcgov.us>

Late Submittal

Fwd: Project Inquiry - PD 14 0006 - SARATOGA ESTATES

Tiffany Schmid <tiffany.schmid@edcgov.us>

Thu, Aug 25, 2016 at 12:29 PM

To: Charlene Tim <charlene.tim@edcgov.us>

Cc: Roger Trout <roger.trout@edcgov.us>, David Livingston <david.livingston@edcgov.us>, Craig Sandberg <craig@sandberglaw.net>

Another late comment.

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From: <johnstonedesign@gmail.com>

Date: Thu, Aug 25, 2016 at 11:23 AM

Subject: Project Inquiry - PD 14 0006 - SARATOGA ESTATES

To: jennifer.franich@edcgov.us

Part II

Second, as a property owner and resident of an adjacent parcel I do have concern. I do not wish to be viewed as a NIMBY resident wholly opposed to construction or development. Upon purchasing my home, I knew that development was possible. I look forward to the connection of Iron Point and Saratoga Way, so that I may easily access the retail and commercial areas of El Dorado Hills. I know that this will come with some additional traffic and I have seen the traffic plans in Folsom for the addition of a stoplight and future freeway exit/on-ramp at Empire Ranch, especially with the connection to the Folsom Planning area. However, my concerns surround, El Dorado County seemingly bending its own well-established rules in order to make this project possible. If the project cannot stand on its own merits and be financially viable, maybe the county should wait for a future, better planned project.

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Tiffany Schmid <tiffany.schmid@edcgov.us>

Thu, Aug 25, 2016 at 12:30 PM

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Another late comment.

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Date: Thu, Aug 25, 2016 at 11:24 AM

Subject: Project Inquiry - PD 14 0006 - SARATOGA ESTATES

To: jennifer.franich@edcgov.us

Part III- text response is limited...

In looking at the mitigation measures alone, numerous county development standards are being violated and the planning staff is approving these violations. Why does the county even pretend to have standards if, whenever a developer asks, the standards are waived. In example, there is a minimum lot size of 6000 sq ft, in place across the county. For a county priding itself on open space preservation and a rural appearance, this is already a surprisingly small lot. In this project, there is one lot that is even smaller than this 6000 sq ft. minimum. What is the point of a minimum lot if it will be waived? I question whether the same leniency would be given to a property owner encroaching on a setback or adding an additional unit. Each of these have an effect on neighboring lots and the quality of life in the project. I have seen previous set back requirements held, so why would this project be allowed to proceed? The developer could easily argue, it is just one lot of over 300, but then why can't they combine just that one lot with another. Splitting that parcel among the two neighboring parcels, would not make them abnormally large in comparison to the rest of the project.

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Cc: Roger Trout <roger.trout@edcgov.us>, David Livingston <david.livingston@edcgov.us>, Craig Sandberg <craig@sandberglaw.net>

Thu, Aug 25, 2016 at 12:54 PM

Another late comment.

Tiffany Schmid
Principal Planner

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From: <johnstonedesign@gmail.com>

Date: Thu, Aug 25, 2016 at 11:25 AM

Subject: Project Inquiry - PD 14 0006 - SARATOGA ESTATES

To: jennifer.franich@edcgov.us

Part 4

This also applies to the parking requirements. The proposal calls for narrowing the driveway requirements including 1 car driveways. Combining narrow driveways, 1 car garages and parking on internal streets solely on one-side will invariably run afoul of 130.50.050. The driveways are nearly too small to count as a parking space and if there is only a 1 car garage, then street parking would be required, but no provided in the plan.
Sec. 130.50.050. - Development standards.

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To: jennifer.franich@edcgov.us

Part 5

Additionally for lot size, is not consistent with R1. I understand the land is being rezoned to R1-PD to skirt the rules. However on page 48, 3.0 "The project, as proposed and conditioned, is consistent with the Zoning Ordinance because the parcels have been designed to comply with the R1 development standards as provided within Section 130.28.040 of the County Code." This is simply not true. If it were, they would not need the R1-PD rezone. The rezone is necessary as the lot size is too small and the lot width is not sufficient. The rationale that this is to avoid wetlands and drainage is insufficient. Wouldn't a better plan be to reduce the number of lots to avoid the wetlands AND conform to the R1 development standards?

8/29/2016

Edcgov.us Mail - Fwd: Project Inquiry - PD 14 0006 - SARATOGA ESTATES

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Charlene Tim <charlene.tim@edcgov.us>
Late Submitted



Fwd: Project Inquiry - PD 14 0006 - SARATOGA ESTATES

Tiffany Schmid <tiffany.schmid@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>
Cc: Roger Trout <roger.trout@edcgov.us>, David Livingston <david.livingston@edcgov.us>, Craig Sandberg <craig@sandberglaw.net>

Thu, Aug 25, 2016 at 12:55 PM

Another late comment.

Tiffany Schmid
Principal Planner

County of El Dorado
Community Development Agency
Development Services Division
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5334 / FAX (530) 642-0508
tiffany.schmid@edcgov.us

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

From: <johnstonedesign@gmail.com>
Date: Thu, Aug 25, 2016 at 11:26 AM
Subject: Project Inquiry - PD 14 0006 - SARATOGA ESTATES
To: jennifer.franich@edcgov.us

Part 6

Sec. 130.28.040. - Development standards.

The following provisions shall apply in R1 districts unless and until a variance is obtained from the Planning Commission:

- A. Minimum lot area: 6,000 square feet when the lot is served with public water supply and sewage system; 10,000 square feet when either the proposed water supply is a well located on the lot, or the proposed sewage disposal system is a septic tank located on the lot; 20,000 square feet when the proposed water supply is a well and the proposed sewage disposal system is a septic tank, both located on the lot; -NOT MET
- B. Maximum lot coverage: 35 percent (including accessory buildings);
- C. Minimum lot width: 60 feet; -NOT MET
- D. Minimum yards: front, 20 feet; sides, five feet, except the side yard shall be increased one foot for each additional foot of building height in excess of 25 feet; rear, 15 feet;
- E. Maximum building height: 40 feet.



Charlene Tim <charlene.tim@edcgov.us>

PC 8/25/16
#2
Late Submittal

Fwd: Project Inquiry - PD 14 0006 - SARATOGA ESTATES

Tiffany Schmid <tiffany.schmid@edcgov.us>

Thu, Aug 25, 2016 at 12:56 PM

To: Charlene Tim <charlene.tim@edcgov.us>

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Part 7

I ask that you limit any mitigation. Without proper notice, I found the above problems in less than 24 hours. Is it possible your planners could quibble over some? Certainly possible, however, between the lack of notification and the number of contradictions I found in this short time, I'd ask that this project get a serious second look.

This lot has been subject to many ideas and proposals over the years. What is the harm in holding to the standards and asking the developer to come back with a better project? I hope that I and the other residents can count on the support of the commission to hold all developers and project to a standard in compliance with El Dorado County regulations.

Sincerely,
Tyler Johnstone
420 Lone Spur Dr
Folsom CA
661-714-5941