

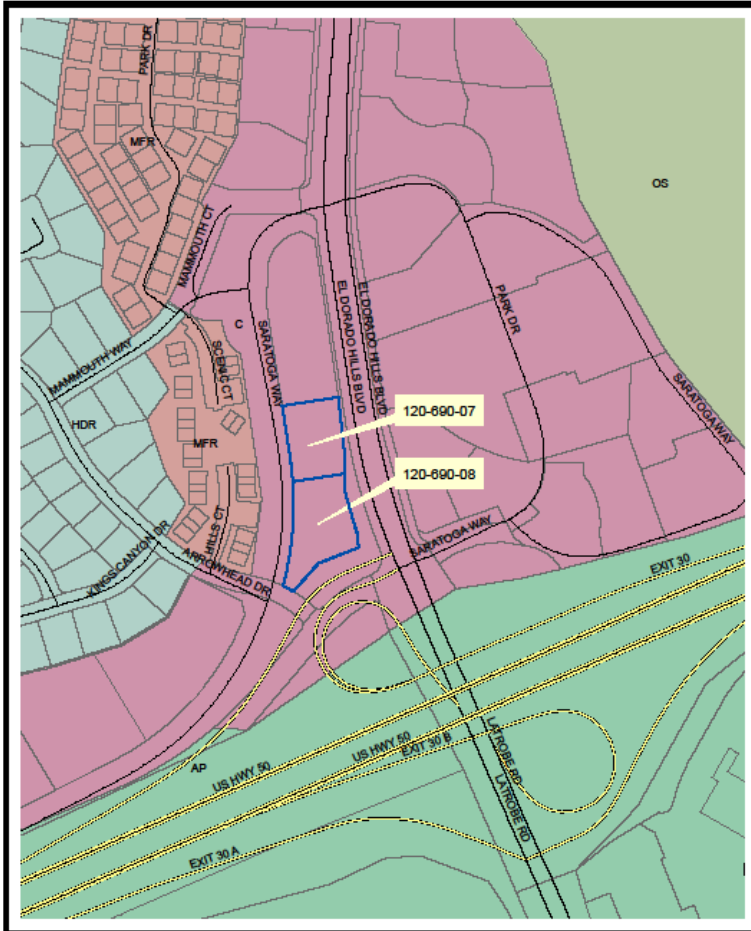
# SARATOGA RETAIL PHASE 2

DR-R18-0001

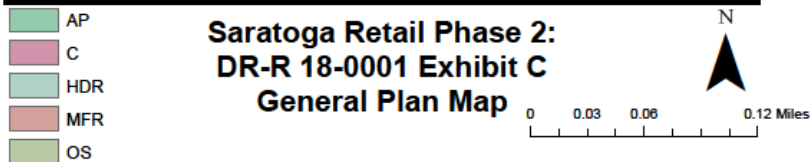
# LOCATION

- El Dorado Hills (District I)
- Approximate Northwest Corner: El Dorado Hills Boulevard and Hwy 50 West Bound On-Ramp

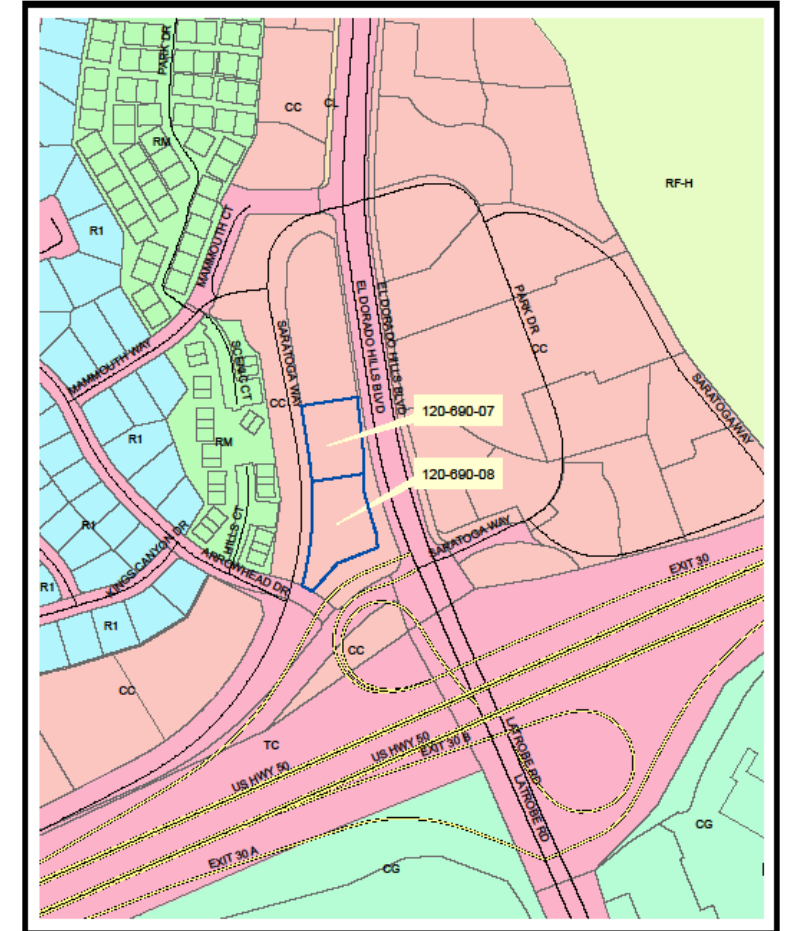
# GENERAL PLAN & ZONING



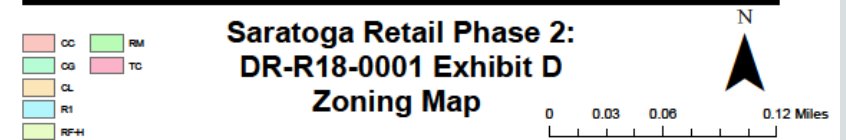
**Saratoga Retail Phase 2:  
DR-R 18-001 Exhibit C  
General Plan Map**



- Commercial (C)
- Commercial Community – Design Review Community Combining Zone (CC-DC)



**Saratoga Retail Phase 2:  
DR-R18-001 Exhibit D  
Zoning Map**



## BACKGROUND: PC HEARINGS

- DR08-0003/The Shops at El Dorado Hills (January 22, 2009) **Approved**
- DR08-0003-R/Saratoga Retail (January 8, 2018) **Denied**
- DR-R18-0001/Saratoga Retail Phase 2 (August 23, 2018) **Approved**

# BACKGROUND

**Project Statistics**

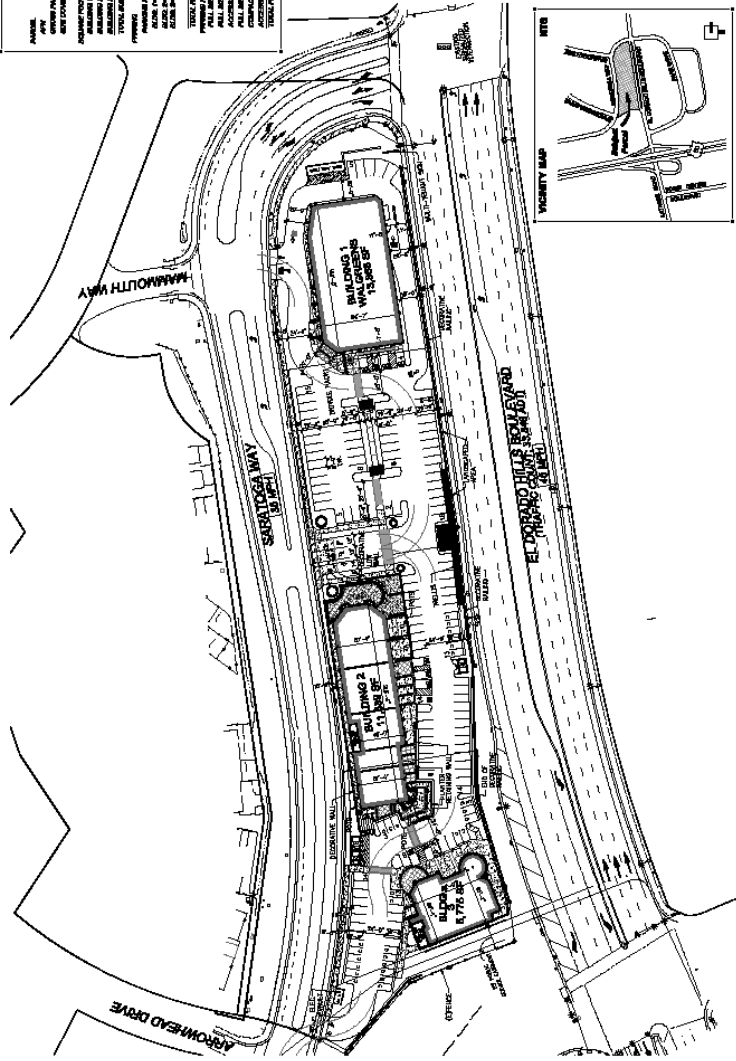
NAME	DATE	REVISION
PROJECT NUMBER	DATE	DESCRIPTION
DESIGNER	DATE	DESCRIPTION
CHECKER	DATE	DESCRIPTION
APPROVER	DATE	DESCRIPTION
TITLE	DATE	DESCRIPTION
SCALE	DATE	DESCRIPTION
DATE	DATE	DESCRIPTION
PROJECT NUMBER	DATE	DESCRIPTION
DESIGNER	DATE	DESCRIPTION
CHECKER	DATE	DESCRIPTION
APPROVER	DATE	DESCRIPTION
TITLE	DATE	DESCRIPTION
SCALE	DATE	DESCRIPTION
DATE	DATE	DESCRIPTION

**Saratoga Retail Project**  
 Project Number: SAR-18-0001  
 Date: 05/07/18

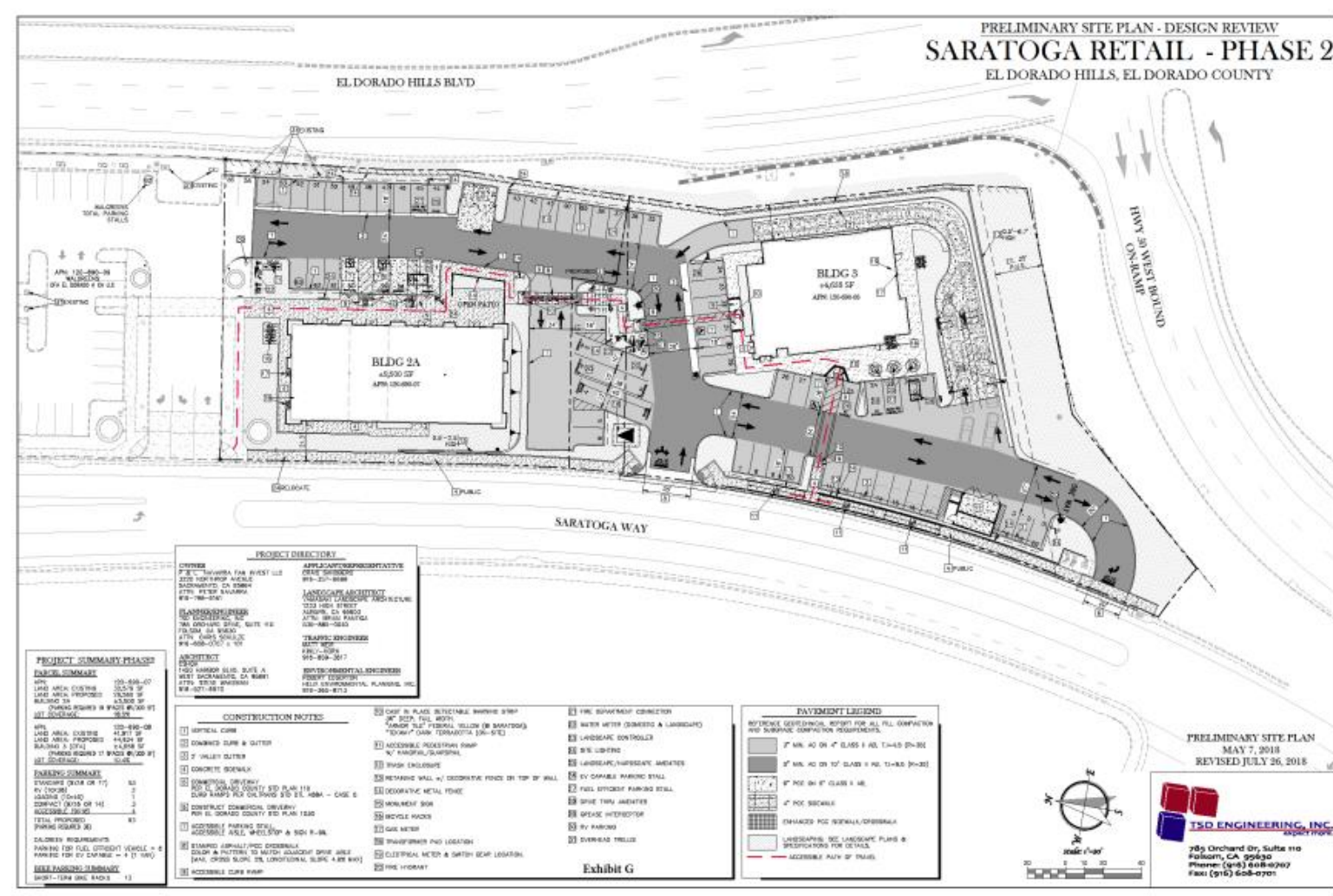
**Site Plan**  
 Scale: 1" = 40'-0"

**SP.01**

**NUMERICAL MATRIXX DESIGN**  
 ARCHITECTS & ENGINEERS  
 11000 N. MISSION BLVD., SUITE 100  
 SAN JOSE, CA 95138  
 TEL: (415) 253-8800  
 FAX: (415) 253-8801  
 WWW.NMDESIGN.COM



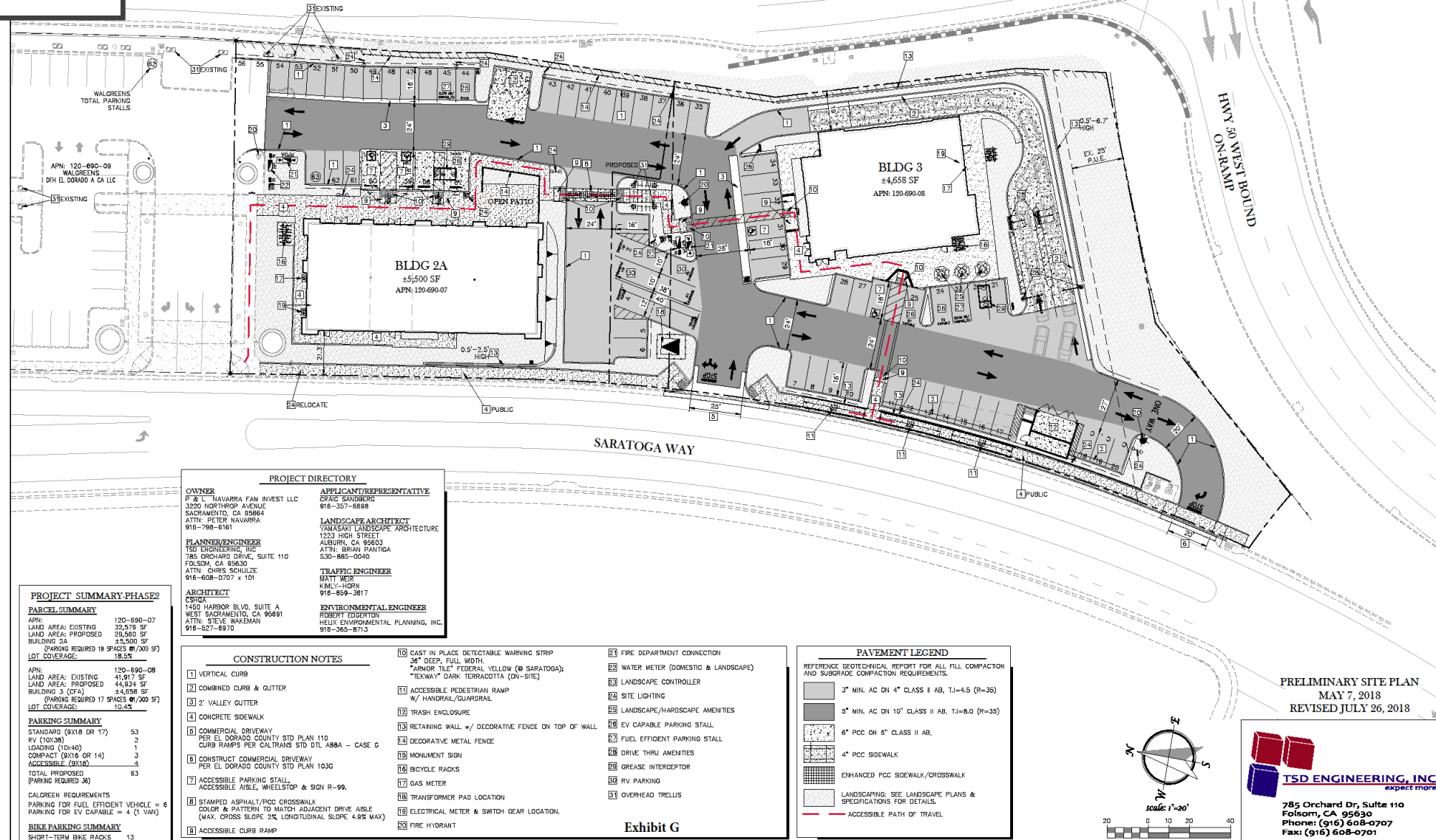
**Saratoga Retail Project** - El Dorado Hills & Saratoga Way  
 El Dorado Hills, CA



**Table 1**

DR08-0003: The Shops at EDH Phase 2. (Approved) 2009	DR08-0003R: Saratoga Retail (Denied without Prejudice) January 2018	DR-R18-0001: Saratoga Retail Phase 2 (Approved) August 2018
3 proposed buildings	3 proposed buildings (Exclude Phase I: Walgreens)	2 proposed buildings (Exclude Phase I: Walgreens)
Total Development at 30,628 SF	Total Development at 23,397 SF	Total Development at 23,421 SF
1 drive-thru (Walgreens)	2 drive-thru restaurants	1 drive-thru restaurant
Building 1 (Walgreens): 13,368 SF Building 2 (Commercial Retail): 11,539 SF Building 3 (Restaurant): 5,775 SF	Building 2A (restaurant with drive-thru): 2,800 SF Building 2B (commercial retail): 3,000 SF Building 3 (restaurant with drive-thru): 4,658 SF Development Subtotal : 10,458 SF	Building 2A (commercial retail): 5,500 SF Building 3 (restaurant with drive-thru): 4,658 SF Development Subtotal : 10,158 SF
Parking: 153 parking stall (62 at Walgreens). No RV parking.	Parking: 68 parking stalls and <u>no RV Parking</u>	Parking: 60 parking stalls, <u>2 RV parking stalls</u> , one truck-loading stall. (total 63)
Access: Three driveways along Saratoga Way.	Access: one existing primary driveway (full access), one full access, and one egress-only at the south end of the project site.	Access: Same. one existing primary driveway (full access), one full access, and one egress-only at the south end of the project site.
Pedestrian Access: One meandering sidewalk through the development.	Pedestrian Access: One meandering sidewalk through the development.	Pedestrian Access: One meandering sidewalk through the development. In addition, one sidewalk at the property's western boundary that connects to Saratoga Way.

# PROJECT SITE



**PROJECT SUMMARY-PHASE 2**

**PARCEL SUMMARY**

APN:	120-690-07
LAND AREA EXISTING	32,378 SF
LAND AREA PROPOSED	29,560 SF
BUILDING 2A	±5,500 SF
(PARKING REQUIRED 19 SPACES @/200 SF)	
LOT COVERAGE:	18.5%

**PARKING SUMMARY**

STANDARD (8'x18 OR 17')	53
RV (10'x36)	2
LOADING (10'x40)	1
COMPACT (8'x16 OR 14')	3
ACCESSIBLE (9'x18)	4
TOTAL PROPOSED	63
(PARKING REQUIRED 30)	

**BIKE PARKING SUMMARY**

SHORT-TERM BIKE RACKS	13
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**PROJECT DIRECTORY**

<b>OWNER</b> P & L NAVARRA FAN INVEST LLC 3220 NORTHROP AVENUE SACRAMENTO, CA 95864 ATTN: PETER NAVARRA 916-798-8161	<b>APPLICANT/REPRESENTATIVE</b> GRACE SANDBERG 916-357-6688
<b>PLANNER/ENGINEER</b> TSD ENGINEERING, INC. 785 ORCHARD DRIVE, SUITE 110 FOLSOM, CA 95630 ATTN: CHRIS SCHULTE 916-608-0707 x 101	<b>LANDSCAPE ARCHITECT</b> YAMASAKI LANDSCAPE ARCHITECTURE 1223 HIGH STREET AUBURN, CA 95603 ATTN: BRIAN PANTIGA 530-865-0260
<b>ARCHITECT</b> CS/O/A 1450 HARBOR BLVD, SUITE A WEST SACRAMENTO, CA 95691 ATTN: STEVE WAKEMAN 916-527-8870	<b>TRAFFIC ENGINEER</b> MATT MEIR KIMLY-HORN 916-859-3817
	<b>ENVIRONMENTAL ENGINEER</b> ROBERT COSSIGNO HELIX ENVIRONMENTAL PLANNING, INC. 916-360-8713

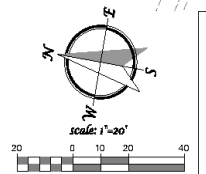
**CONSTRUCTION NOTES**

1 VERTICAL CURB	10 CAST IN PLACE DETECTABLE WARNING STRIP 3/4" DEEP, FULL WIDTH. *PARKOR TILE* FEDERAL YELLOW (@ SARATOGA); *TERAZO* DARK TERRACOTTA (ON-SITE)	23 FIRE DEPARTMENT CONNECTION
2 COMBINED CURB & GUTTER	11 ACCESSIBLE PEDESTRIAN RAMP W/ HANDRAIL/GUARDRAIL	24 WATER METER (DOMESTIC & LANDSCAPE)
3 2' VALLEY GUTTER	12 TRASH ENCLOSURE	25 LANDSCAPE CONTROLLER
4 CONCRETE SIDEWALK	13 RETAINING WALL +/- DECORATIVE FENCE ON TOP OF WALL	26 SITE LIGHTING
5 COMMERCIAL DRIVEWAY PER EL DORADO COUNTY STD PLAN 110	14 DECORATIVE METAL FENCE	27 LANDSCAPE/HARDSCAPE AMENITIES
6 CONSTRUCT COMMERCIAL DRIVEWAY PER EL DORADO COUNTY STD PLAN 103G	15 MONUMENT SIGN	28 EV CAPABLE PARKING STALL
7 ACCESSIBLE PARKING STALL, ACCESSIBLE AISLE, WHEELSTOP & SIGN R-99.	16 BICYCLE RACKS	29 FUEL EFFICIENT PARKING STALL
8 STAMPED ASPHALT/POCC CROSSWALK COLOR & PATTERN TO MATCH ADJACENT DRIVE AISLE (MAX. CROSS SLOPE 0%; LONGITUDINAL SLOPE 4.9% MAX)	17 GAS METER	30 DRIVE THRU AMENITIES
9 ACCESSIBLE CURB RAMP	18 TRANSFORMER PAD LOCATION	31 GREASE INTERCEPTOR
	19 ELECTRICAL METER & SWITCH GEAR LOCATION.	32 RV PARKING
	20 FIRE HYDRANT	33 OVERHEAD TRELLIS

**PAVEMENT LEGEND**

REFERENCE GEOTECHNICAL REPORT FOR ALL FILL COMPACTION AND SUBGRADE COMPACTION REQUIREMENTS.

3" MIN. AC ON 4" CLASS I AB, T1=4.5 (R=36)
5" MIN. AC ON 10" CLASS II AB, T1=8.0 (R=35)
6" PCC ON 6" CLASS II AB.
4" PCC SIDEWALK
ENHANCED PCC SIDEWALK/CROSSWALK
LANDSCAPING: SEE LANDSCAPE PLANS & SPECIFICATIONS FOR DETAILS.
ACCESSIBLE PATH OF TRAVEL

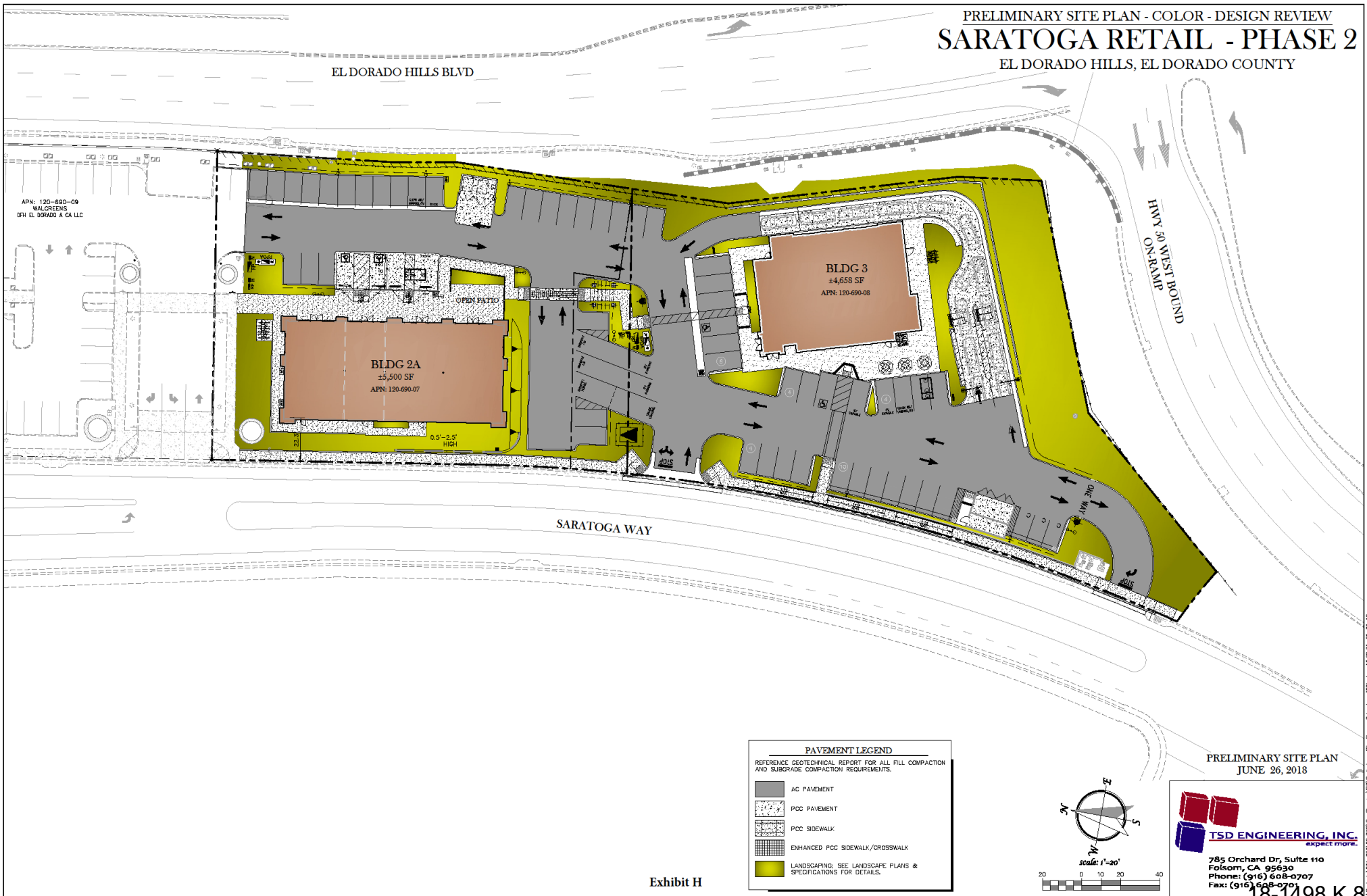


PRELIMINARY SITE PLAN  
 MAY 7, 2018  
 REVISED JULY 26, 2018

**TSD ENGINEERING, INC.**  
 785 Orchard Dr, Suite 110  
 Folsom, CA 95630  
 Phone: (916) 608-0707  
 Fax: (916) 608-0701

- Design Review Revision to reconfigure the site and revise building 3 to include a drive-thru aisle.
- DR08-0003/The Shops At EDH approved January 22, 2009 by Planning Commission.

PRELIMINARY SITE PLAN - COLOR - DESIGN REVIEW  
**SARATOGA RETAIL - PHASE 2**  
 EL DORADO HILLS, EL DORADO COUNTY



APN: 120-690-09  
 WALGREENS  
 85H EL DORADO A CA LLC

**BLDG 2A**  
 ±5,500 SF  
 APN: 120-690-07

**BLDG 3**  
 ±4,658 SF  
 APN: 120-690-08

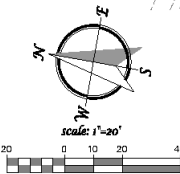
SARATOGA WAY

HWY 30 WEST BOUND  
 ON-RAMP

**PAVEMENT LEGEND**

REFERENCE GEOTECHNICAL REPORT FOR ALL FILL COMPACTION AND SUBGRADE COMPACTION REQUIREMENTS.

	AC PAVEMENT
	PCC PAVEMENT
	PCC SIDEWALK
	ENHANCED PCC SIDEWALK/CROSSWALK
	LANDSCAPING, SEE LANDSCAPE PLANS & SPECIFICATIONS FOR DETAILS.



PRELIMINARY SITE PLAN  
 JUNE 26, 2018

**TSD ENGINEERING, INC.**  
 expect more.

785 Orchard Dr, Suite 110  
 Folsom, CA 95630  
 Phone: (916) 608-0707  
 Fax: (916) 608-0707

Exhibit H

Project: 18-1498-K-0001-02 DWG: 18-1498-K-0001-02-01 Planning YPO Preliminary Site Plan - 08/09/18 TSD/epc 13,308 (01, 09-28-18)



# ENVIRONMENTAL REVIEW

- Mitigated Negative Declaration
- The project proposes a less than significant impact with mitigation measures:
  - Air Quality (AQ-1,AQ-2,AQ-3)
  - Cultural Resources (CUL-1, CUL-2, and CUL-3)
  - Transportation/Traffic (M1 and M2)

# APPEAL I: TOPICS

- 1. Phases: Departure from promises made
  - Design review revision is a process that allows for modification
- 2. County Regulations: Does not comply
  - Findings: Project was analyzed against General Plan and Zoning Ordinance
- 3. Studies: were not conducted properly
  - Numerous technical reports and studies. Independent research methods, analysis, and conclusion from experts in their respective fields of study.
- 4. EIR Request:
  - No EIR is required based on Initial Study: Mitigated Negative Declaration. No significant impacts or impacts that cannot be mitigated to less than significant levels.

# APPEAL 2: TOPICS

- 1. County Regulations: Does not comply and must be denied
  - Findings: Project was analyzed against General Plan and Zoning Ordinance
- 2. Project is not entitled to ministerial exception to CEQA
  - Project was processed through the Planning Commission with an ISMND. Reviewed as a discretionary project.
- 3. Fair Argument and request for EIR
  - Appeal does not bring forward any credible evidence of impacts that was not already analyzed in the Mitigated Negative Declaration or Staff Report, Findings, and Conditions of Approval or that creates a fair argument that the project may have a significant effect on the environment.
  - Appellant attempts to make a claim that an EIR should be prepared based on cumulative impacts; however, this topic was already addressed in item XIX- Mandatory Finding of Significance with the ISMND.
- 4. Planning Departments untimely production of revised findings and noticing requirements.
  - Noticing complies with 130.04.015 of the El Dorado County Zoning Ordinance. Goes beyond the 500-foot to 1,000-foot radius
  - Revised findings were made available a day before PC and provided additional explanation of how the project complies.
  - Although not a requirement, staff responded to public comments, in a memo issued at the PC hearing. Summarized large volumes of public comments submitted. Provide a more detailed analysis and expansion of how the project is consistent with the Community Design Standards for Parking and Loading, Drive-through Facilities (Attachment H).

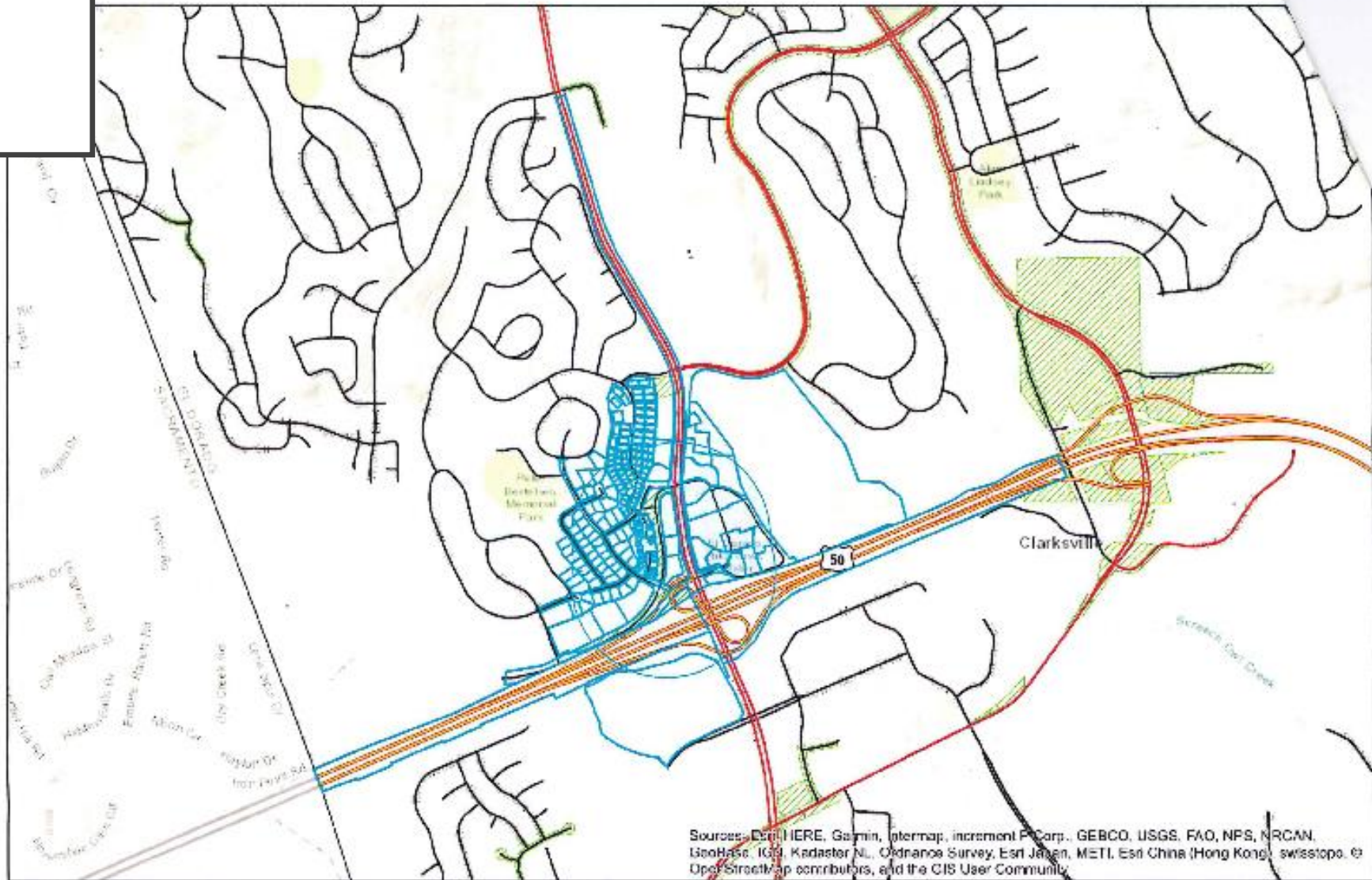
# PUBLIC COMMENTS

- 27 public comments were received prior to the Planning Commission
- Approximately 15 public comments were received prior to BOS
- Topics: Drive-thru use, impacts to traffic, noise, air quality, negative impacts to the neighborhood, RV's, Community Design Standards: Drive-thru facilities, real-estate, request for more studies, more mitigation measures, and request for EIR.

# RECOMMENDATION

- Recommendation: The appeals should be denied and uphold the decision made by the PC on August 23, 2018.

# NOTICING



July 16, 2018

## Saratoga Retail Phase 2 (1000 feet) PC 08-23-18

### Search Results: Parcels

- Override 1
- County Outline

### Highway Labels Major Roads

- Highways
- Major Roads
- Minor Roads

### Cities

- Parcels, County Owned



# SOUND WALL



-Height Range: 7.87 to 12.79 feet

