

PC 8/25/16
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12 pages

Saratoga Estates

El Dorado County Planning Commission
August 25, 2016



Project Description

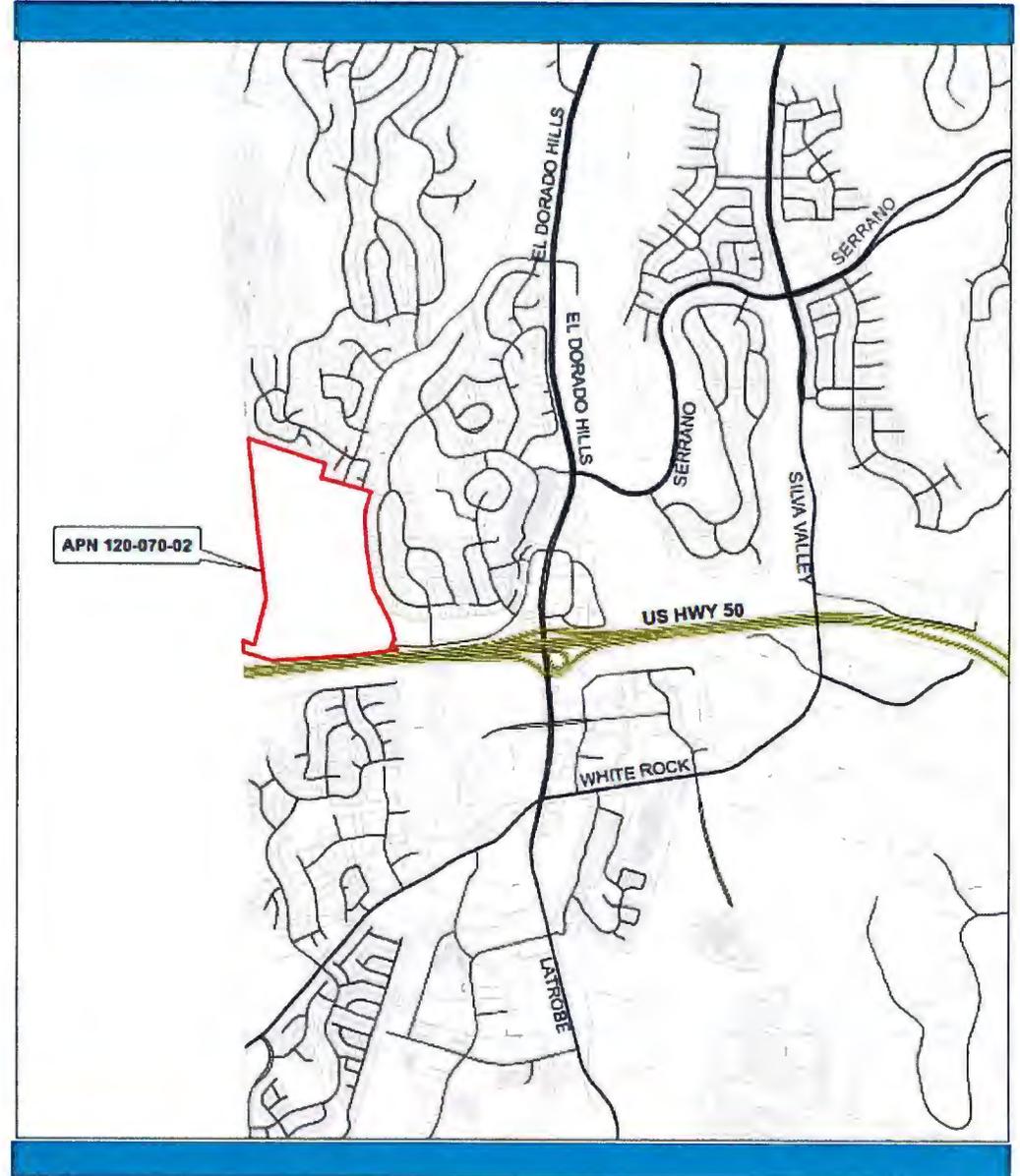
In-fill project between Empire Ranch in Folsom, La Cresta to the north, Crescent Ridge to the east and Hwy 50 to the south

317-unit residential development on 121-acre site

Lot sizes will range from 6,000 sq. ft. to 23,500 sq. ft.

Saratoga Estates is a planned gated community that will offer varying housing styles and designs

Saratoga will feature 2 public parks within 45-acres designated for open space, parks and trails



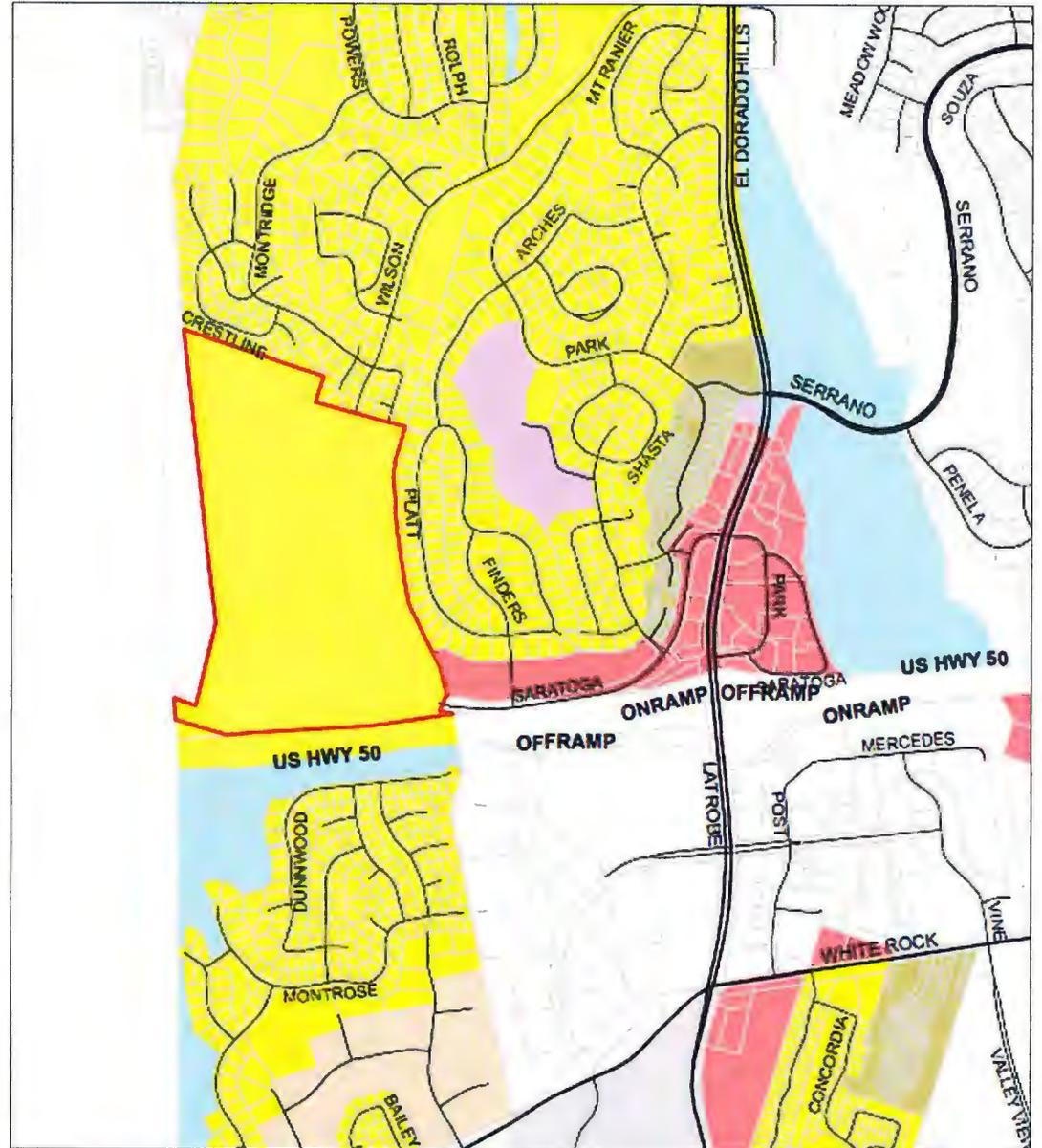
Project Description

The project will complete Wilson Blvd to Saratoga Rd which has been planned for over 30-years

The project will provide the connection from Saratoga Rd to Iron Point Rd, providing parallel capacity to Hwy 50

Saratoga conforms to the County General Plan and existing zoning for the property – the sole zoning change requested is to INCREASE Open Space

This project does NOT require a General Plan Amendment



Site Plan



Project Benefits

- Reduces traffic on Hwy 50 and El Dorado Hills Boulevard
- Previously approved General Plan and Zoning designation and therefor already included in the County traffic and land use calculations
- Deeper lots adjacent to existing homes to protect existing view shed
- Provides convenient and long awaited non-freeway route to Folsom

Project Benefits

- Provides finished bike and pedestrian trails
- Provides access for fire services
- Provides varying housing styles and designs
- The project results in a fiscal surplus to the County, EDH CSD and EDH Fire
- The project will provide much needed park space for future and existing residents
- Complete avoidance of sensitive habitat
- Provides the long awaited joint services agreement between EDH and Folsom Fire creating better fire safety response times

Project Outreach

- Project Website
- Social Media
- Public Meetings
 - A public scoping meeting was held on April 9, 2015 at the El Dorado Hills Fire Department, Station 85. The meeting was well attended with over 100 attendees.
 - The project planning team presented to the APAC committee on April 8, 2015 and again on May 13, 2015. Additionally, the project was agendaized for a discussion at the April 7, 2016 meeting. We did further presentations at the May 11, 2016 and August 10, 2016 meetings.
 - Planning Commission workshop on May 26, 2016

Project Outreach

- **Project Notification**

- A Notice of Preparation (NOP) and FEIR notice was mailed to 3,140 households which comprised a 1-mile radius around the project. The notification reached from Folsom to El Dorado Hills. The notice invited people to attend a public scoping meeting and provided project details.
- Newspaper Notification
- A notice was published in the Mountain Democrat informing interested persons of the availability of the Notice of Preparation and the Environmental Impact Report.
- 2 signs were posted on the property notifying interested persons of a proposed project on the site

- **Door to Door Notification**

- On March 14, 2015 two individuals from the project planning team walked door to door to chat with neighbors in the La Cresta and Crescent Ridge neighborhoods. These neighborhoods directly surround the project on the north and south. The duo spoke with neighbors to inform them of the project application, request feedback and left contact information for any follow-up discussions. Flyers were left at the homes with people not home to provide project details and contact information.

- **Project Materials**

- A project fact sheet was created and distributed door-to-door in the La Cresta and Crescent Ridge neighborhoods. This sheet was also made available at the APAC meetings and public scoping meeting.

Project Outreach

- Individual/ Stakeholder Meetings
 - El Dorado Hills Fire Department
 - El Dorado Hills Community Services District
 - El Dorado County Transportation Commission Staff
 - William Brooks Elementary School
 - El Dorado Hills Chamber of Commerce
 - Individual residents from Crescent Ridge and La Cresta neighborhoods
 - PG&E
 - Cal Trans
 - City of Folsom
 - APAC

Project Changes

- Based on input received from outreach conducted, changes were made to the project which include:
 - Enlarged open space
 - More contiguous open space preserves
 - Non-lit park amenities
 - Park amenities open to the public
 - Class 1 bike trails
 - Permanently close off Montridge way
 - Larger lots, with sloped topography abutting Crescent Ridge neighborhood
 - Lower density than allowed under the current zoning (317 vs. 610 lots)
 - Sidewalks

Questions

