

12/14/2017

Edcgov.us Mail - Fwd: El Dorado Planning Highlights & Public Q&A

pc 12/14/17
Item # 7
(9 pages)

(Distributed at hearing)

Serena Carter <serena.carter@edcgov.us>



Fwd: El Dorado Planning Highlights & Public Q&A

1 message

Char Tim <charlene.tim@edcgov.us>

Thu, Dec 14, 2017 at 7:29 AM

To: Debra Ercolini <debra.ercolini@edcgov.us>, Serena Carter <serena.carter@edcgov.us>

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

From: **Efren Sanchez** <efren.sanchez@edcgov.us>

Date: Wed, Dec 13, 2017 at 4:55 PM

Subject: Fwd: El Dorado Planning Highlights & Public Q&A

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

Cc: Roger Trout <roger.trout@edcgov.us>, Peter Navarra <navarra.peter@gmail.com>, Chris Schulze <cschulze@tsdeng.com>, Heather DaCorte <heather@unitedgrowth.com>, Brad@unitedgrowth.com

Hello Char,

Please forward this to the Planning Commission for the Saratoga Retail/ DR08-0003R project.

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

From: **Heather DaCorte** <heather@unitedgrowth.com>

Date: Wed, Dec 13, 2017 at 4:15 PM

Subject: El Dorado Planning Highlights & Public Q&A

To: Efren Sanchez <efren.sanchez@edcgov.us>, Peter Navarra <navarra.peter@gmail.com>, Brad Larue <Brad@unitedgrowth.com>

Hi Efren,

Please find below highlights of the El Dorado project and Q&A to public commentary as requested. Please also find attached documents to present for visual purposes as well for our Planning Hearing tomorrow.

I do not have Mel's email address available, but please forward this commentary to him if relevant.

Thank you.

Highlights of the Project:

- There is a 40% reduction of building square footage from the previously entitled project in 2009 from 17,314 SF to 10,458 SF. This is a total reduction of 6,856 SF.
- The project parking exceeds code by 90% on phase II and 63% overall. Code requirement is 35 parking spaces and we have 67 spaces on this site. Or 32 additional parking spaces above code.
- Three Traffic Studies have been conducted on the development, all have been reviewed by the county and an outside 3rd party peer review and confirm that the addition of this project complies with Existing 2017 levels of service requirements as defined by Measure E.
- The project has adopted elevated aesthetic standards that align with the upgraded community requirements and provide visually appealing buildings.
- The proposed buildings, square footage, and use intended on this site complies with existing code and zoning requirements.
- No additional pylons or large monument signage will be installed on this parcel.
- Construction is anticipated to commence soon after approvals with no extended delay foreseeable.
- Distinctive and elevated landscaping is planned to be installed at this site.
- Both Bicycle parking and installation of future Electric Vehicle Charging stations will be provided at this site.
- These new buildings and tenants will provide additional job opportunities for the local area.
- Chick-Fil-A is not open on Sundays, and Habit Burger currently does not serve breakfast.
- The project is in compliance with required noise standards and is below the current threshold.

Public Commentary Responses

- Q: Why doesn't the sidewalk run continuously along Saratoga Blvd?
 - A: There is sidewalk to connect to the South of the parcel. Foot traffic is anticipated to head into and out of the site. In addition, due to steep grades along the street would be aesthetically very awkward and not pleasing to the eye. Additional sidewalks would reduce the landscaping buffer between the buildings and the street. We also have as part of the Planning Commission's Conditions of Approval that the sidewalk/pedestrian route may diverge from the edge of Saratoga Way and meander through the project site. This has previously been approved by planning in the 2009 Conditions of Approval.
- Q: What will happen to the cars entering the drive-through lane at Chick-Fil-A if the build up extends into the parking area?
 - A: The Driveway at the far South end at Chick fil A is exit only to prevent build up of traffic onto Saratoga Blvd. and will not impact the Intersection at Arrowhead Drive. In addition, if additional car stacking occurs, the route of traffic will be self contained on the parcel, and Chick-Fil-A staff will assist with setting up cones, directing traffic, and taking order via tablet to reduce the buildup. They have a traffic control procedure that is programmatic.
- Q: How will deliveries be handled, especially during the day when the site is busy with customer traffic?
 - A: Deliveries will occur off hours so as not to interfere with customer traffic. In addition, the drive aisles will be utilized for parking of delivery trucks during this off-hour parking. There is no code required loading for buildings under 10,000 sf
- Q: There will be an increase in traffic, and the area will have too much traffic due to these restaurants, how will this be resolved?
 - A: An extensive Traffic Study was performed to address this concern. 10 intersections were observed, and calculations were made in accordance with Measure E of the Levels of Service for both Existing 2017 Conditions plus the proposed project, and Cumulative 2035 conditions plus the proposed project. The study indicated that the Existing Conditions plus the project would not exceed the threshold requirement for impact to the traffic in the area. However, the Cumulative plus project results indicated that regardless of our project, the traffic would exceed the threshold. With our project, the threshold would be further exceeded. Therefore the developer will be providing reimbursement in the form of Traffic Impact Fees for the percentage of their cumulative contribution to mitigate this impact.
- Q: The parking spots appear limited. How will all the customers and employees park at this location?
 - A: Currently, Code requires 36 parking spaces for our parcel. We have 67 parking spaces available, or an excess of +31 parking spaces over code. In addition, we have a Cross Access Parking Agreement with Walgreens that provides access to an additional excess parking spaces.
- Q: How will RV's and trailers park and maneuver at this site?
 - A: During the Saratoga Way roadway expansion, our parcel was impacted and constrained. Because of this constraint, RV parking was waived by the Planning Commission during the approval for the Walgreens site plan. We've subsequently received Planning Commission approval for the 2nd Phase that RV spaces are not required due to the narrow lot configuration. By negating the RV parking spaces, RV traffic is anticipated to be discouraged. The driveways have been sized to accommodate larger vehicular traffic including fire trucks so that if an RV does enter the parcel, it is able to navigate and maneuver back out.

Heather Descagnia

VP of Construction

United Growth

1000 Fourth Street, Ste. 290 | San Rafael, CA 94901

Office 415 707-7003 | Mobile 707 567-9194

heather@unitedgrowth.com | www.unitedgrowth.com

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Efren Sanchez
Assistant Planner





County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
(530) 621- 6591 / FAX (530) 642-0508
efren.sanchez@edcgov.us

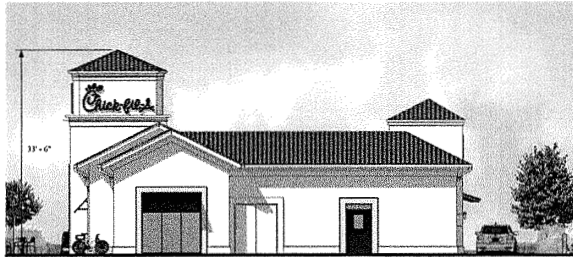
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Char Tim
Clerk of the Planning Commission

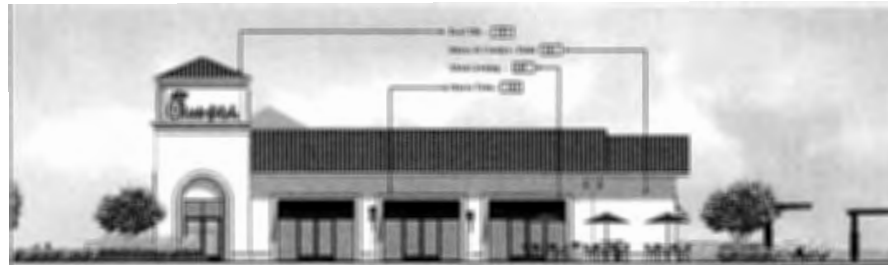
County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5351 / FAX (530) 642-0508
charlene.tim@edcgov.us

4 attachments

-  **Building 2B 15255.2 Planning Submittal 2017-10-03.pdf**
1678K
-  **Building 2A 15255.2 Planning Submittal 2017-10-03.pdf**
1770K
-  **2017-1212 SARATOGA RETAIL Parking Summary Schedule.pdf**
32K
-  **15-227 color_elevations_10-23-17.pdf**
1891K



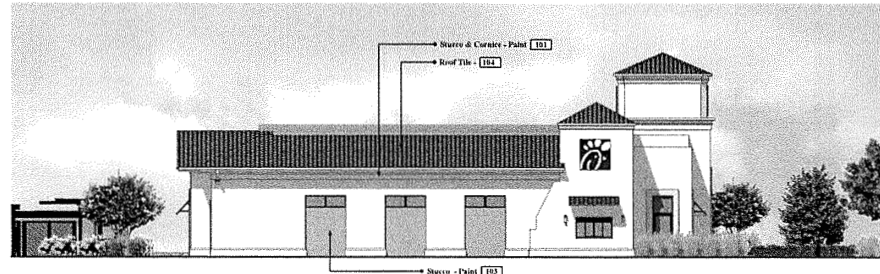
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



PRELIMINARY ELEVATIONS
El Dorado Hills, CA

File Name: 15-217 Elevations

8-12-16
Updated: 11-1-16 10-4-17
11-22-16 10-11-17
11-29-16
12-02-16
06-22-17
07/12/17

Note:
All roof top mechanical equipment shall be located in equipment well and screened from view by parapet walls.

COLOR AND MATERIAL LEGEND

- [101] Paint - Pittsburgh "Enduring Ice" 415-1
- [102] Paint - Pittsburgh "Urban Shield" 415-3
- [103] Paint - Pittsburgh "Pure Tone" 315-4
- [104] Roof Tile - Redland Clay Tile - 6 1/2" Juniper 9000 Series "Ripa Handmade #93111" & 33 3/4" Cafe Antique
- [105] Metal Awning - "Black"



C · R · H · O
Architecture Interiors Planning
155 South "C" Street Suite 200
Tulsa, Oklahoma 74103
714.832.1834
FAX 714.832.1810



NORTHWEST ELEVATION



PRELIMINARY RENDERINGS
El Dorado Hills, CA

File Name: 15-217 Elevations

8-12-16	11-1-16	10-4-17
Updated:	11-23-16	10-11-17
	11-29-16	
	12-02-16	
	06-22-17	
	07/12/17	

C · R · H · O
 Architecture Interior Planning
 185 South 17th Street Suite 200
 Tempe, California 85285
 714.832.1834
 FAX 714.832.1810



NORTHEAST ELEVATION

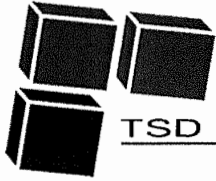


PRELIMINARY RENDERINGS
El Dorado Hills, CA

File Name: 15-237 Elevation

8-12-16	11-1-16	10-4-17
Updated	11-25-16	10-11-17
	11-29-16	
	12-02-16	
	06-22-17	
	07/12/17	

C · R · H · O
 Architecture · Interiors · Planning
 155 South 1st Street Suite 200
 Tustin, California 92780
 714.832.1934
 FAX 714.832.1910



TSD ENGINEERING, INC.
expect more.

785 Orchard Street, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

SARATOGA RETAIL PARKING SUMMARY

Prepared by: CJS
Date: 12-7-2017
TSD #197-003

USE/BUILDING	BLDG AREA (sq.ft.)	2015 ZONING CODE PARKING RATIO	ZONING CODE REQUIRED	PARKING PROVIDED	PARKING EXCEEDS CODE	NOTES
WALGREENS	13,263	1 stall/300 sq.ft.	44	62	18	PHASE 1
HABIT BURGER	2800	1 stall/300 sq.ft.	9	17	8	PHASE 2
RETAIL BLDG	3000	1 stall/300 sq.ft.	10	14	4	PHASE 2
CHICK-FIL-A	4658	1 stall/300 sq.ft.	16	36	20	PHASE 2
SARATOGA RETAIL - PHASE 2			35	67	32	PHASE 2
SARATOGA RETAIL - OVERALL			79	129	50	PHASE 1 & 2