

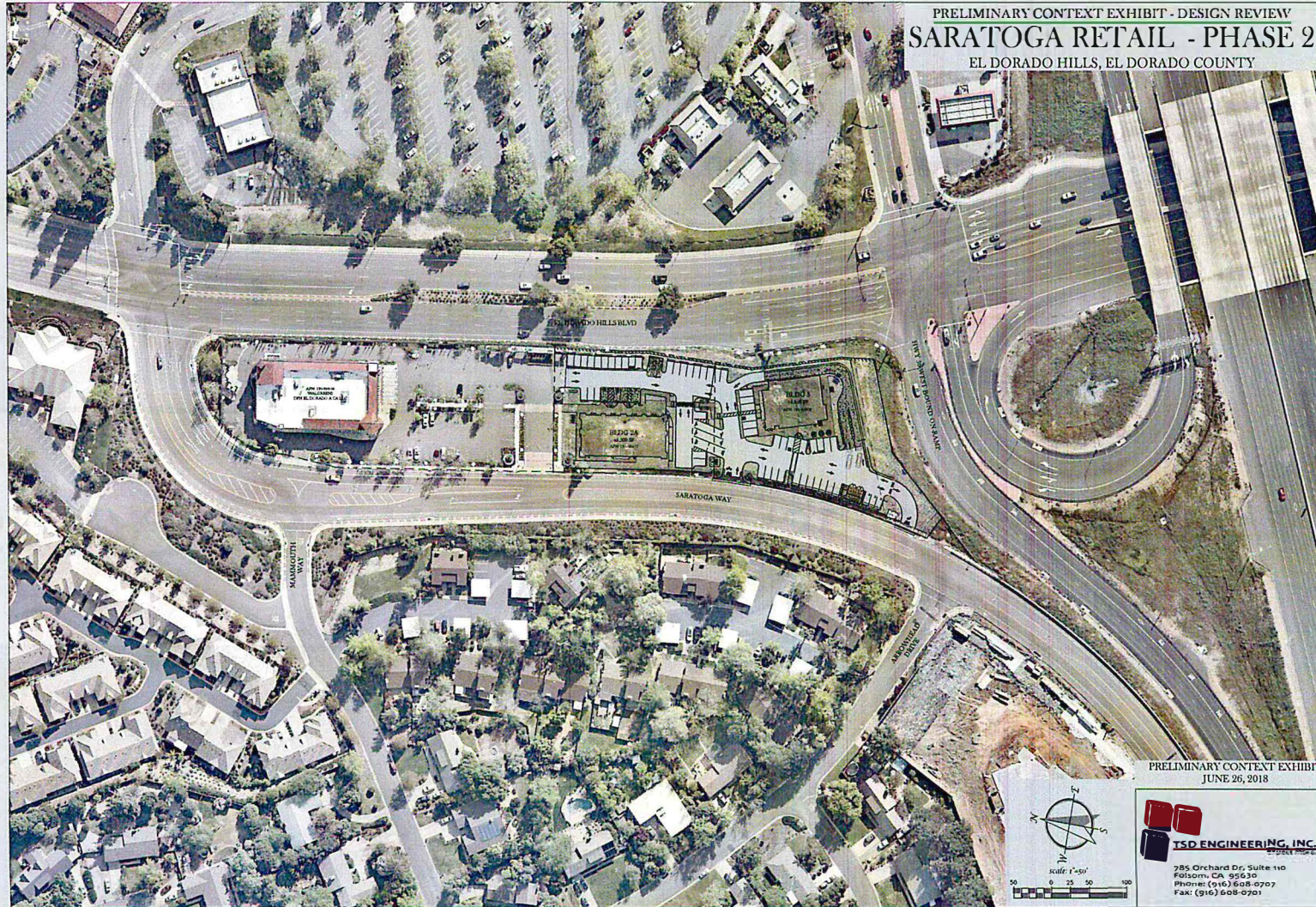
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SARATOGA RETAIL PHASE 2

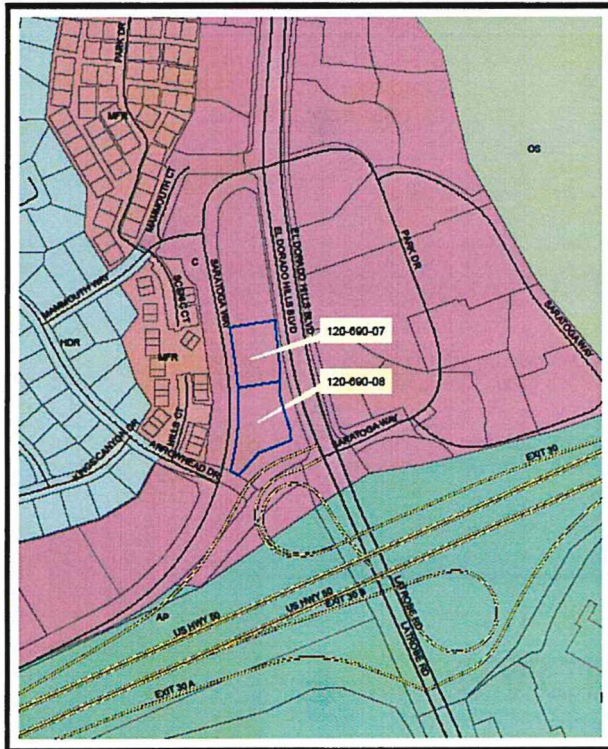
DR-R18-0001

LOCATION

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



GENERAL PLAN & ZONING

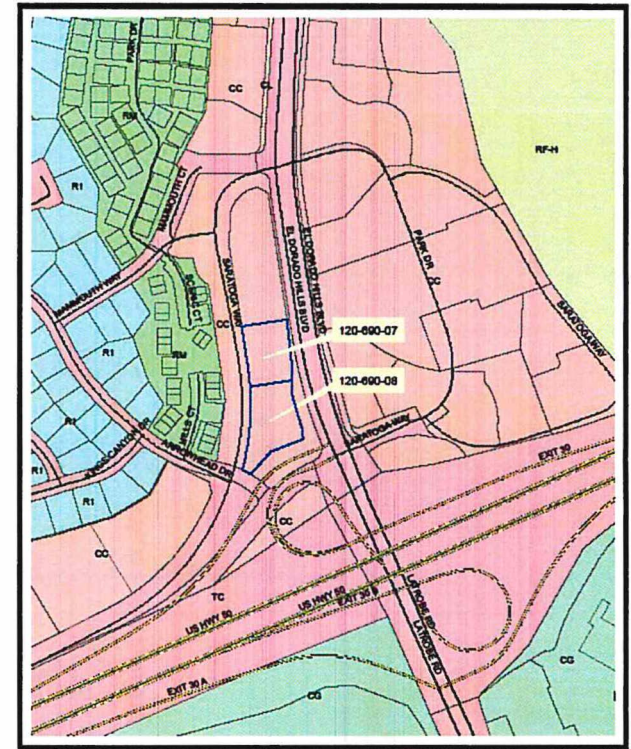


AP
 C
 HDR
 MFR
 OS

**Saratoga Retail Phase 2:
 DR-R 18-0001 Exhibit C
 General Plan Map**

0 0.03 0.06 0.12 Miles

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



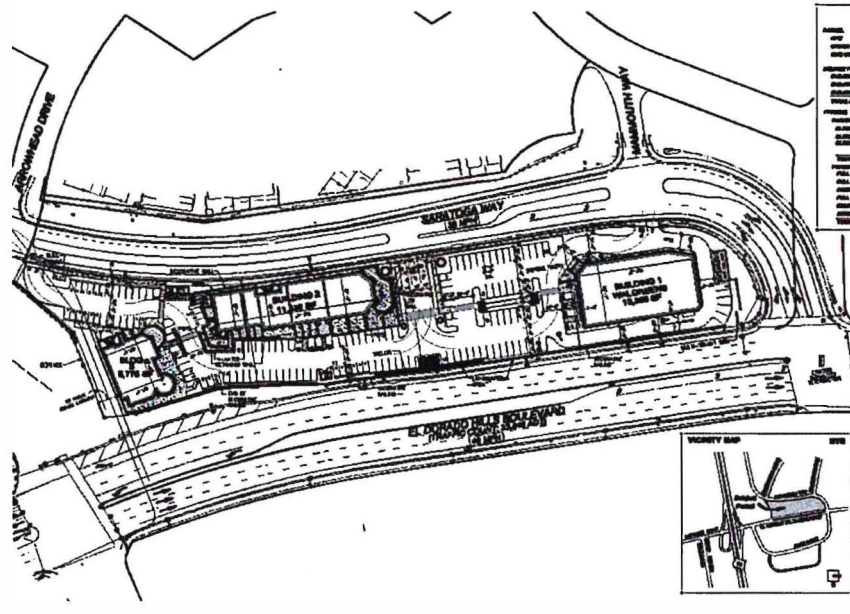
CC
 R2
 R1
 R1
 R2
 TC
 R2

**Saratoga Retail Phase 2:
 DR-R18-0001 Exhibit D
 Zoning Map**

0 0.03 0.06 0.12 Miles

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**



Project Schedule

Start	08/15/2012
End	05/31/2013
Design	08/15/2012 - 01/31/2013
Construction	02/01/2013 - 05/31/2013
Occupancy	06/01/2013

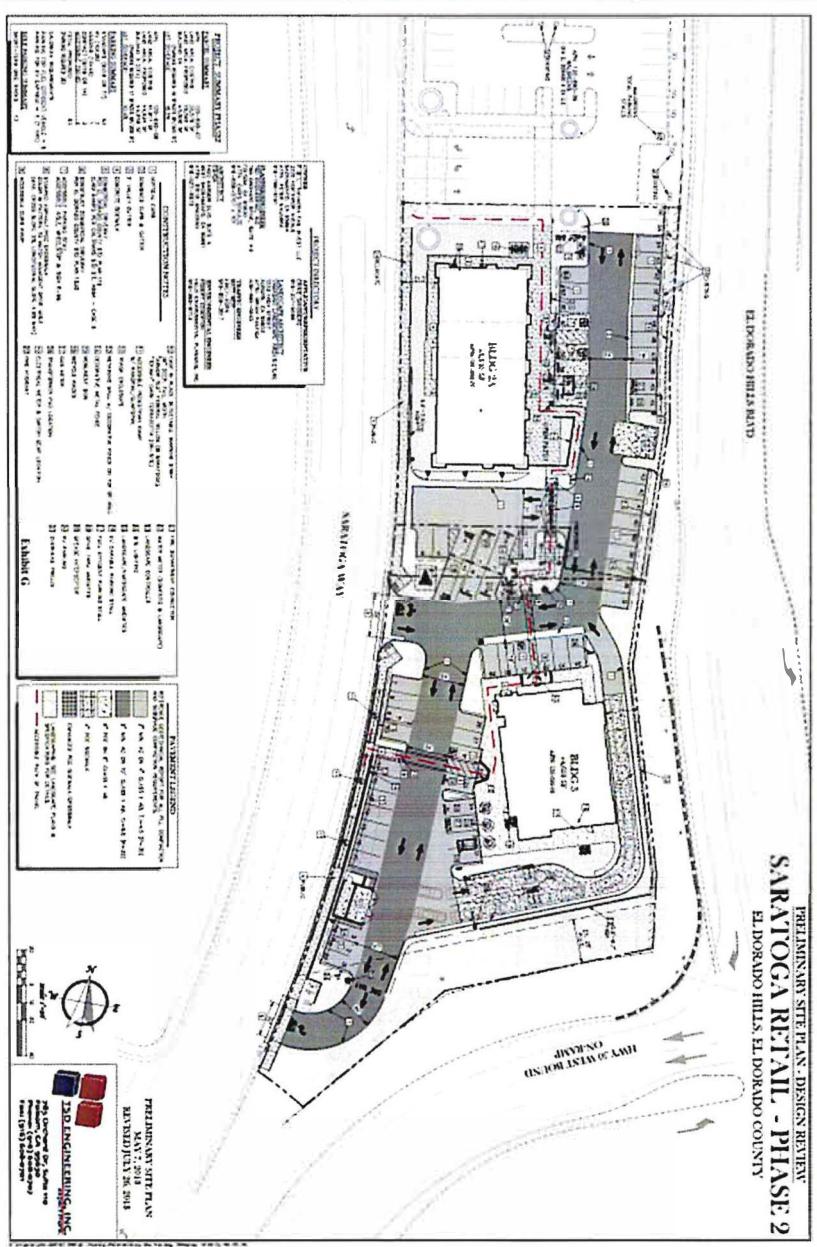
Saratoga Retail Project

Site Plan

SP_01

Saratoga Retail Project

BACKGROUND



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

LEGEND

1. EXISTING IMPROVEMENTS	2. PROPOSED IMPROVEMENTS
3. EXISTING UTILITIES	4. PROPOSED UTILITIES
5. EXISTING EROSION CONTROL	6. PROPOSED EROSION CONTROL
7. EXISTING LANDSCAPE	8. PROPOSED LANDSCAPE
9. EXISTING PAVEMENT	10. PROPOSED PAVEMENT
11. EXISTING CONCRETE	12. PROPOSED CONCRETE
13. EXISTING ASPHALT	14. PROPOSED ASPHALT
15. EXISTING GRAVEL	16. PROPOSED GRAVEL
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19. EXISTING SOIL	20. PROPOSED SOIL
21. EXISTING VEGETATION	22. PROPOSED VEGETATION
23. EXISTING STRUCTURES	24. PROPOSED STRUCTURES
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597. EXISTING UTILITIES	598. PROPOSED UTILITIES
599. EXISTING EROSION CONTROL	600. PROPOSED EROSION CONTROL

PHILIPSON SITE PLAN
 MAY 7, 2013
 REVISIONS IN 2013

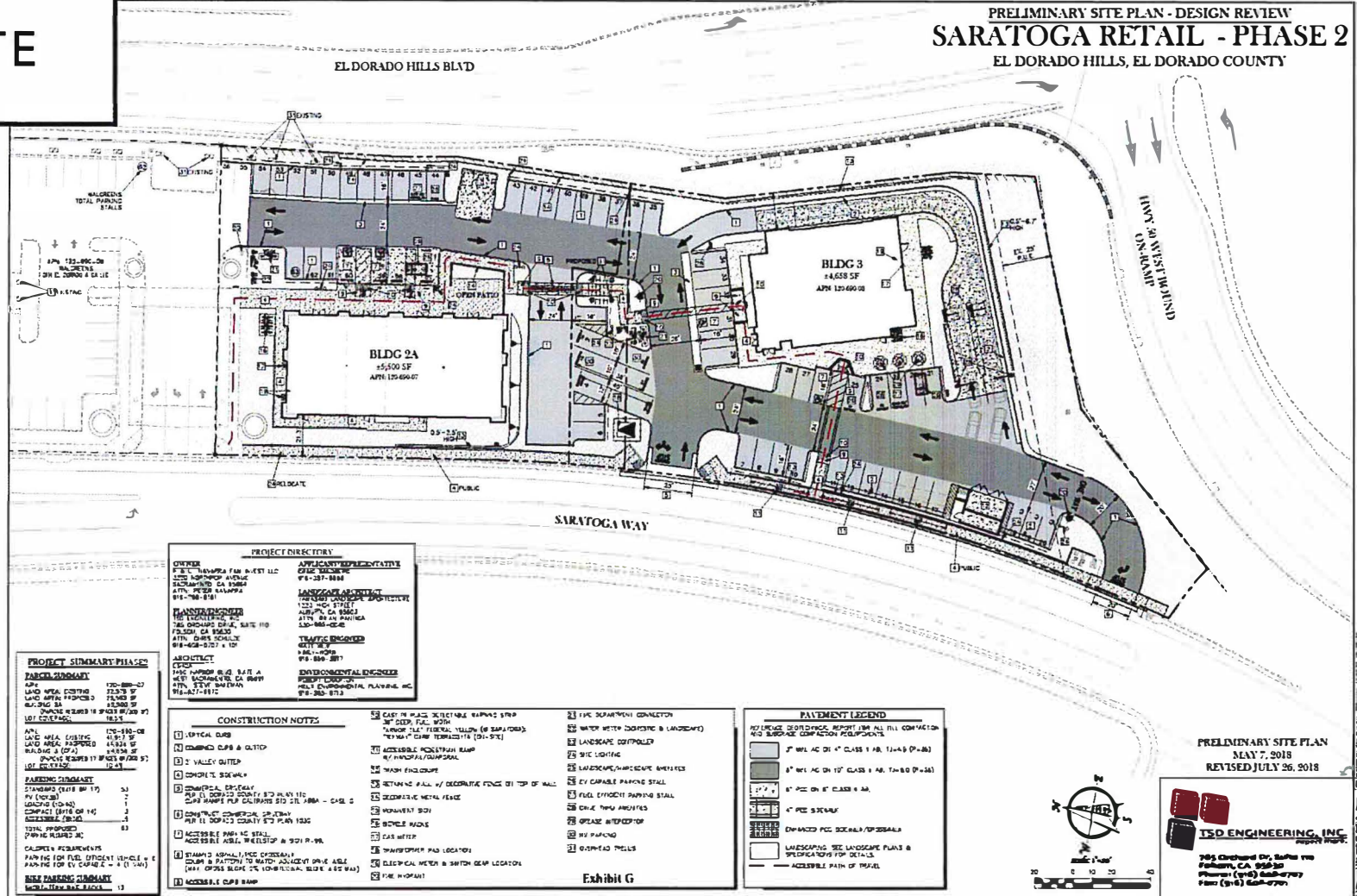
PHILIPSON ENGINEERING, INC.
 4100 El Camino Real, Suite 200
 San Diego, CA 92108
 (619) 594-1100
 www.philipson.com

Table I

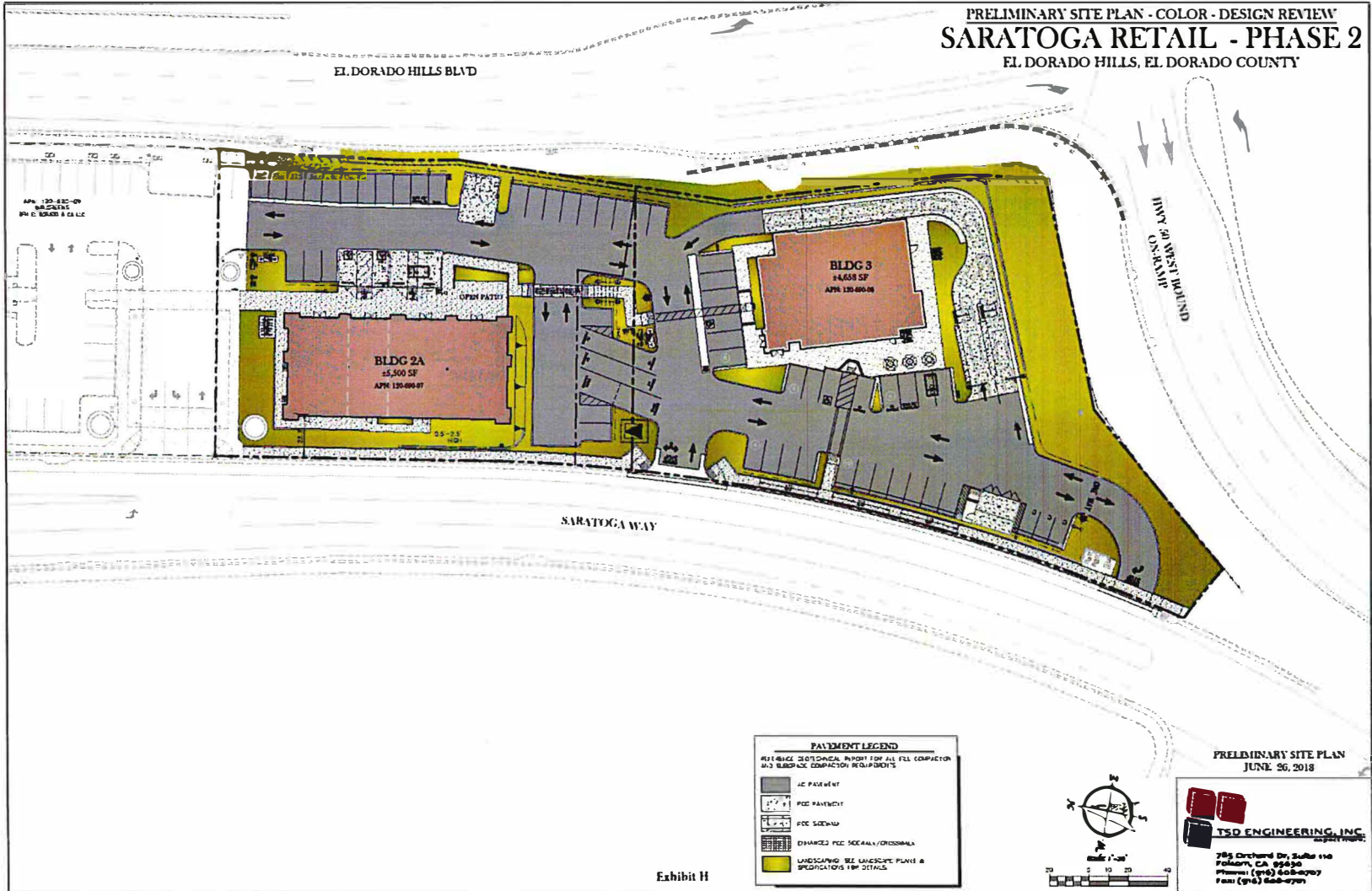
DR08-0003: The Shops at EDH Phase 2. (Approved) 2009	DR08-0003R: Saratoga Retail (Denied without Prejudice) January 2018	DR-R18-0001: Saratoga Retail Phase 2 (Approved) August 2018
3 proposed buildings	3 proposed buildings (Exclude Phase 1: Walgreens)	2 proposed buildings (Exclude Phase 1: Walgreens)
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

- 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 120-090-09
 BLDG 2B
 W & S. KRAMER & CO. LLC

EL DORADO HILLS BLVD

SARATOGA WAY

Hwy 20 WEST BOUND
 Hwy 20 EAST BOUND

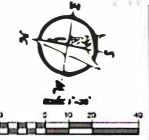
BLDG 2A
 45,500 SF
 APRN 120-090-07

BLDG 3
 44,658 SF
 APRN 120-090-08

PAVEMENT LEGEND

REFERENCE TO OTHERS: REPORT FOR ALL FILL COMPACTION AND SUBGRADE COMPACTION REQUIREMENTS

	AC PAVEMENT
	PCC PAVEMENT
	PCC SIDEWALK
	DRAINAGE PCC SYMBOLS/CROSSINGS
	LANDSCAPING SEE LANDSCAPE PLAN & SPECIFICATIONS FOR DETAILS



PRELIMINARY SITE PLAN
 JUNE 26, 2018

TSD ENGINEERING, INC.
 785 Orchard Dr, Suite 110
 Folsom, CA 95630
 Phone: (916) 606-0700
 Fax: (916) 606-0700

Exhibit H

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 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).

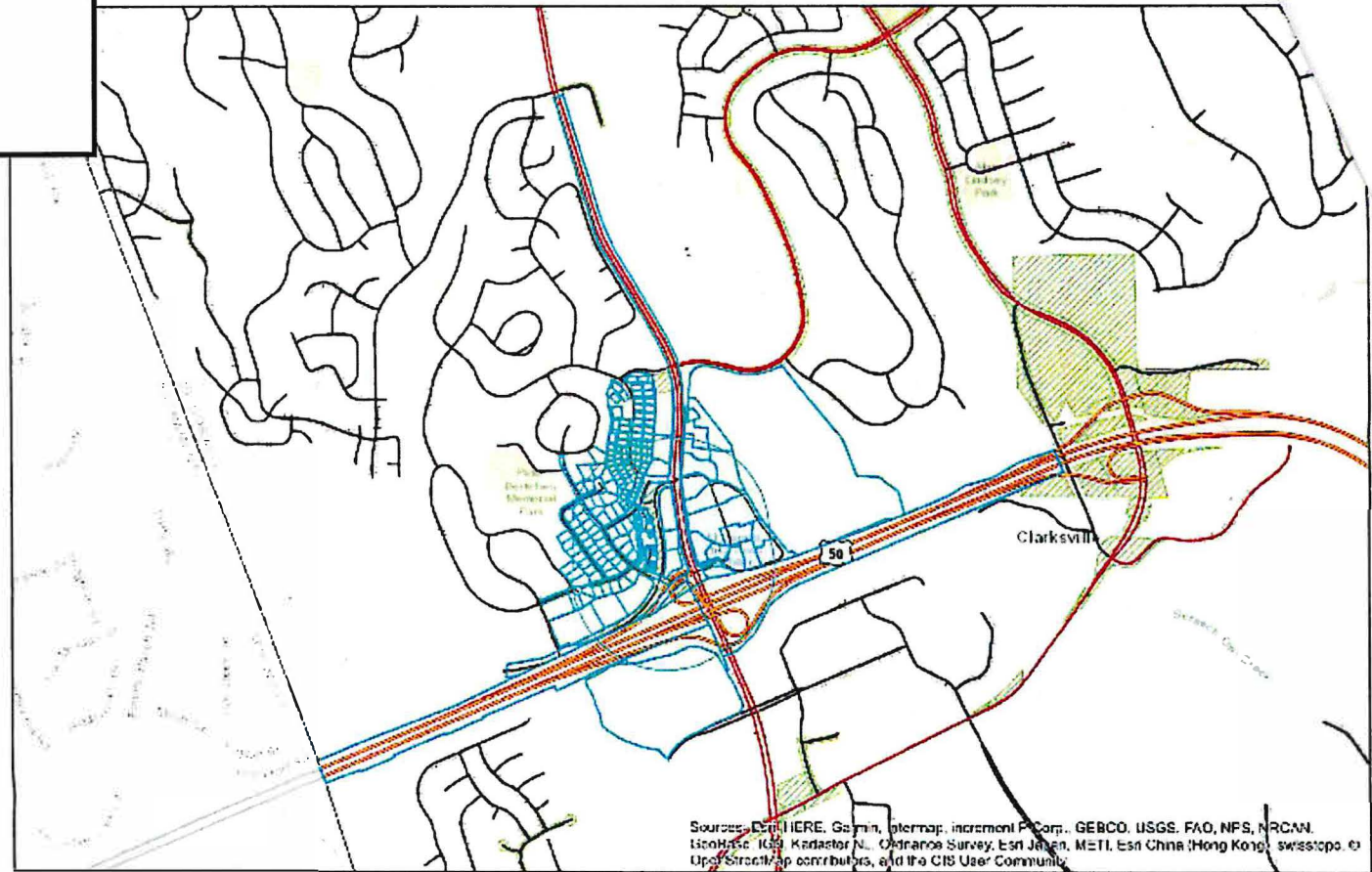
PUBLIC COMMENTS

- 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

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Esri, Swisstopo, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community



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SOUND WALL

-Height Range: 7.87 to 12.79 feet

