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TO: Planning Commission Agenda of: May 26, 2016

FROM: Jennifer Franich, Associate Planner

DATE: May 10, 2016

RE: INFORMATION-ONLY WORKSHOP: TM14-1520/Z14-0007/PD14-0006/Saratoga Estates; APN: 120-070-02

Recommendation:

Planning Services recommends that the Planning Commission hear the Saratoga Estates project presentation, ask questions for clarification, and discuss the project. No action shall be taken by the Planning Commission as this is meant to be an informational workshop to acquaint the Commission with the project and the environmental review process.

Location:

The subject property is located immediately north of Highway 50 at the terminus of Saratoga Way and Wilson Boulevard in the El Dorado Hills area (Exhibit A).

APN: 120-070-02
Acreage: 122 acres
Zoning: Single-unit Residential (R1) and Open Space (OS) (Exhibit B)
General Plan: High Density Residential (HDR) (Exhibit C)

Project Description:

Renasci Development proposes to construct a 317 unit single family residential development (Exhibits D and E). The detached residential units would be constructed on individual lots generally ranging between approximately 6,000 and 9,000 square feet with the exception of several larger lots (up to 19,000 square feet) bordering the east project site boundary. The project would extend Wilson Boulevard to Saratoga Way and extend Saratoga Way to Iron Point Road in Folsom, completing the east-west road connection between El Dorado Hills Boulevard and East Bidwell Street in Folsom. The project includes approximately 42 acres of open space which contains public parks, landscape lots, and open space areas surrounding an on-site drainage

corridor. The project would also include on-site and off-site infrastructure to serve the development. The El Dorado County General Plan land use designation for the project site is High Density Residential (HDR). The zoning for the project site is R1 (Single-unit Residential) and OS (Open Space). The project includes a proposal to change the zoning of the project site to R1-PD (Single-unit Residential, Planned Development) and OS-PD (Open Space, Planned Development).

Project Applications

The proposed project requires approval of the rezone, development plan, and tentative subdivision map requests.

The site would be rezoned from R1 and OS to R1-PD and OS-PD. The rezone application would not create new zoning districts, but would expand the land zoned as open space from approximately 33 acres to 42 acres to fit the design of the project and to meet the 30 percent open space requirements of the development plan. The area zoned R1 would conversely decrease from 89 to 80 acres.

The development plan provides flexibility in the design of the subdivision from the strict application of the Zoning Ordinance standards, such as setbacks, lot sizes, and building heights. This allows for proposed developments to utilize innovative site planning techniques and other effective design responses to site features, uses on adjacent properties, and environmental constraints.

The tentative map application would create 317 residential lots, as well as lots for open space, parks and roads. The tentative map would include conditions of approval and mitigation measures that the developer would need to satisfy prior to final map recordation. The final map will create legal lots that could be developed with homes and sold individually. Buildout of the project is expected to be completed by 2022.

Environmental Review

In accordance with the California Environmental Quality Act, a Draft Environmental Impact Report (DEIR: Exhibit F) has been prepared for this project. The DEIR was circulated for public and agency review on March 24, 2016, for a 45-day review period. During that time, the public and agencies reviewed the document and provided written comments to Planning Services. Twelve public comments and three agency comments were received. All comments were forwarded to Ascent Environmental, the EIR consultant, who will respond to each comment in the Final EIR. The Final EIR, along with the project applications and a staff recommendation, will then come before the Planning Commission in a public hearing for review and recommendation to the Board of Supervisors.

Process

Once the environmental review process is completed, the proposed project and Final EIR will be scheduled for hearing before the Planning Commission. The Planning Commission will take action on the project to provide a recommendation to the Board of Supervisors for final action. Staff anticipates that this project will come back to the Planning Commission in July of 2016.

Map Act and Newly Adopted Zoning Ordinance

El Dorado County adopted a new Zoning Ordinance, which became effective January 15, 2016. All new and pending projects are required to be consistent with the new code. However, Section 130.10.040.C.1 of the new Zoning Ordinance states that applications that have been determined by the Development Services Division to be complete and in compliance with California Government Code Section 65943 before the effective date of the new Zoning Ordinance shall comply with the provisions of the Zoning Ordinance in effect on the date that the application is deemed complete.

Further, the Subdivision Map Act, Section 66474.2, states that “in determining whether to approve or disapprove an application for a tentative map, the local agency shall apply only those ordinances, policies, and standards in effect at the date the application was deemed complete.”

The applications associated with this project were deemed complete prior to the new Zoning Ordinance taking effect; therefore, the project will be analyzed under the old Zoning Ordinance.

ATTACHMENTS:

- Exhibit ALocation Map
- Exhibit BZoning Map
- Exhibit CLand Use Map
- Exhibit DTentative Map, December 2015
- Exhibit E.....Site Plan, July 2015
- Exhibit F.....Draft Environmental Impact Report; March 2016