

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: August 25, 2016

Staff: Jennifer Franich

**TENTATIVE MAP/REZONE/PLANNED
DEVELOPMENT/DEVELOPMENT AGREEMENT**

FILE NUMBERS: TM14-1520, Z14-0007, PD14-0006, DA15-0001/Saratoga Estates

APPLICANT: Renasci Development, LLC

AGENT: Steve Kessler

REQUEST: The project consists of the following requests:

- 1) Certification of Environmental Impact Report (EIR) (State Clearing House No. 2015032058) for the Saratoga Estates Residential Project;
- 2) Adoption of the Mitigation Monitoring and Reporting Program (MMRP);
- 3) Zone Amendments amending the existing zones from One-Family Residential (R1) and Open Space (OS) to an overall Planned Development Zone District (-PD) combined with two base zone districts as follows:
 - a. One-Family Residential (R1-PD) 79.17 acres
 - b. Open Space (OS-PD) 42.11 acres.
- 4) Development Plan to allow efficient use of the land and flexibility of development under the proposed tentative subdivision map, subject to revised development standards, e.g.: lot size, height limits, and setbacks, for the proposed zones, and to include gated private roads to serve the development;
- 5) Tentative Subdivision Map on the 121.28 acre property creating a total of 317 single family residential lots ranging in size from 5,972

square feet to 23,516 square feet; three park lots, four open space lots, four landscape lots, four road lots, and one park/public utility lot;

- 6) Design waivers are requested to allow the following:
 - i. Modify Standard Plan 101 B to reduce Right of Way and roadway width for internal subdivision streets from 50 feet to 40 feet ROW and from 36 feet to 29 feet curb face to curb face, respectively;
 - ii. Modify Standard Plan 103A-1 to allow driveways to be within 25 feet from a radius return, allow driveway widths to be reduced from 16 feet to 10 feet for single car garage and 16 feet wide driveway for two-car garage, and omit 4-foot taper to back of curb;
 - iii. Modify Standard Plan 101B to reduce sidewalk widths from 6 feet with 0.5-foot from face of curb to 4.5 feet from face of curb to back of sidewalk along interior roads (from Face of Curb to Back of Walk), except M Street from Saratoga Way to C Street;
 - iv. Modify Standard Plan 101B to allow sidewalks on one side of the roadway only for streets without residential frontage (M,N, I, G, D Street, C Court, and a Portion of A and B Streets; and
 - v. Allow tangents shorter than 100 feet between reversed curves on local streets.
- 7) Approval of the Saratoga Estates Development Agreement (DA14-0001).

LOCATION: North of Highway 50 at the terminus of Saratoga Way and Wilson Boulevard in the Community Region of El Dorado Hills, Supervisorial District 1 (Exhibit A).

APNs: 120-070-02 (Exhibit B)

ACREAGE: 121.28 acres

GENERAL PLAN: High Density Residential (HDR), Open Space (OS) (Exhibit C)

ZONING: Single-unit Residential (R1) and Open Space (OS) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Environmental Impact Report

RECOMMENDATION: Staff recommends the Planning Commission recommend the Board of Supervisors take the following actions:

1. Adopt the Resolution certifying the Environmental Impact Report (EIR) (SCH No. 2015032058) for the proposed Saratoga Estates Residential Project, subject to CEQA Findings and Statement of Overriding Considerations;

2. Adopt the Mitigation Monitoring Reporting Program (MMRP), in compliance with CEQA Guidelines Section 15097(a);
3. Adopt the Ordinance rezoning property from One-family Residential (R1, 89.5 acres) and Open Space (OS, 34.9 acres) to One-family Residential-Planned Development (R1-PD, 79.17 acres) and Open Space-Planned Development (OS-PD, 42.11 acres) (Rezone Z14-0007), based on the Findings presented;
4. Adopt the Resolution approving the Development Plan. Residences will be served by gated private roads. The development will provide two public parks, open space, and landscape areas totaling 42.11 acres; internal pedestrian/bicycle circulation consisting of sidewalks, pedestrian pathways, open space trails, and multi-use trail; and a public Class 2 bike lane along Wilson Boulevard through the project site to Saratoga Way (Exhibits E) (Development Plan PD14-0006), based on the Findings and subject to the Conditions of Approval as presented;
5. Approve the Tentative Subdivision Map consisting of 317 residential lots, three park lots, four open space lots, four landscape lots, four road lots, and one park/public utility lot (Tentative Map TM14-1520) (Exhibit F), based on the Findings and subject to the MMRP and Conditions of Approval as presented;
6. Approve Design Waivers 1 through 5, based on the Findings and subject to the Conditions of Approval; and
7. Adopt the Ordinance approving the Saratoga Estates Development Agreement (Development Agreement DA14-0001).

SITE DESCRIPTION:

The Project site is 121.28 acres located in the El Dorado Hills Community Region. The site is immediately north of Highway 50, and bounded on the north and east by existing residential development. A designated open space area abuts the western boundary of the project site, separating it from Empire Ranch residential development in the City of Folsom.

The project site is vacant land, although there are dirt roads that are used by hikers, vehicles, and cyclists. The site has been used for grazing in the past, but is not currently used for agricultural activities. A few unpaved dirt roads and trails cross the site.

The site is characterized by non-native, annual grassland vegetation. A perennial stream runs north-to-south through the center of the site and trees are sparsely scattered throughout the site, with a few clusters of mature blue oak trees in the northwestern corner of the project site. The topography of the site is characterized by rolling terrain with elevations varying from 790 feet above mean sea level in the northwest portion of the site to 630 feet above mean sea level in the southeast portion of the site, and is generally comprised of two northwest/southeast trending hillsides bisected by a perennial drainage. Most of the site has slopes of less than 20 percent. Steeper slopes occur in the northwest corner, southeast corner, and the center of the southern half

of the site. The center of the site is generally lower in elevation and is relatively flat compared to the periphery of the site. The rolling terrain limits direct and open views across the site from the lower-lying elevations, primarily along the western property line and within the center of the site along the perennial drainage.

A perennial drainage with associated marsh and riparian vegetation runs north-to-south through the center of the site. The unnamed perennial drainage transects the site and is a tributary to Carson Creek, which flows into Deer Creek. Deer Creek then flows into the Cosumnes River. The perennial drainage receives water from groundwater, year-round irrigation runoff, and seasonal stormwater runoff. Perennial marsh habitat and riparian vegetation are associated with the drainage. In addition, five seeps are located on sloped areas of the site where groundwater intersects the soil surface. There are also two ephemeral drainages, primarily fed by stormwater runoff, that drain into the perennial drainage onsite. Groundwater is above the stream bed of the onsite perennial drainage for most of the year.

Parcel Number 120-070-03, located to the south of the project site, is anticipated to be used for a portion of the proposed Saratoga Way extension connecting El Dorado Hills to the City of Folsom. Ownership of the parcel is currently under the Steven Welton Trust and Stavros Kondilis. In order to construct Saratoga Way, this parcel must be acquired by the County. Acquiring the parcel may require the use of eminent domain.

PROJECT DESCRIPTION:

The Saratoga Estates project would include a rezone and development plan, and would subdivide approximately 121 acres into 317 residential lots generally ranging in size from approximately 6,000 to 14,839 square feet (Exhibit F). Larger lots (up to approximately 23,516 square feet) would be located at the eastern project site boundary. The application for the project was received on September 12, 2014 and deemed complete on October 2, 2014. This complete date precedes the updated Zoning Ordinance that went into effect January 15, 2016. Therefore, this project is subject to the zoning ordinance in effect at the time of being deemed complete, which is the previous zoning ordinance. The project is within the district boundaries of the El Dorado Irrigation District (EID), the El Dorado Hills Community Service District, and the El Dorado Hills County Water District (El Dorado Hills Fire Department).

Primary access to the site would be provided by Saratoga Way and Wilson Boulevard, which are County maintained roads that currently terminate at the project site. The project proposes an extension of Saratoga Way along the southern boundary of the project site to connect the existing two lane road from just west of the Finders Way intersection to Iron Point Road in the City of Folsom. Wilson Boulevard would extend south through the project site and connect to the new portion of Saratoga Way. The project would connect Saratoga Way to Iron Point Road and Wilson Boulevard to Saratoga Way to complete the east-west road connection between El Dorado Hills Boulevard and East Bidwell Street in the City of Folsom. The project would include approximately 42 acres of public parks, trails, landscaping, and open space.

Land Use Distribution: The table below summarizes the land use designation and residential development types proposed for the project and delineated on the Conceptual Site Plan (Exhibit E), as follows:

Lot Type	Approximate Lot Size in Square Feet	Total Acreage	Number of Lots
High-Density Residential (HDR) Lots			
R1-PD Lot Type			
Small Lot	5,972 to 14,839	44.11	261
Large Lot	7,700 to 23,516	14.01	56
Total Residential Lots			317
Open Space (OS) Lots			
Open Space (Lots A, B, C, D)		28	4
Parks/neighborhood facility (F, G, I, M)		8.38	4
Landscape Lots (E, J, K, L)		5.48	4
Total Open Space Lots			12
Other			
Roadway Lots		21.30	4
TOTAL LOTS		121.28	333

Rezone (Z14-0007): The project site has a General Plan land use designation of High Density Residential (HDR) and Open Space (OS), and a Zoning designation of Single-unit Residential (R1) and OS. The proposed project is consistent with both the General Plan and zoning on the property. The purpose of the proposed rezone and development plan (Z14-0007, PD14-0006) is to expand the amount of open space and conform the boundaries of the portions of the project area currently zoned OS with the boundaries shown on the site plan, as well as add the Planned Development (-PD) Combining Zone.

Planned Development (PD14-0006): The -PD Combining Zone allows flexibility in the development standards of all proposed zones. The application of this combining zone is required based on Policy 2.2.5.4 of the 2004 General Plan and the corresponding section of the zoning ordinance Chapter 130.50, which require all development applications that have the potential to create 50 parcels or more apply the combining zone district. An exception is granted if the project does not require a General Plan amendment, the project has an overall density of two units per acre or less, and the project site is designated High-Density Residential. The proposed project does not require a General Plan Amendment and is designated High-Density Residential, however, the overall density at the site is 2.6 units per acre. For this reason, a Planned Development Combining Zone is required at the site, along with a Planned Development permit.

The Development Plan proposes to deviate from the standard lot width in the R1 Zone, which is usually required to be a minimum of 60 feet according to section 130.28.040, Development Standards. Although a majority of the lots will have widths of 60 feet or wider, some lots will

measure 45 feet in width. There is also one lot (Lot 153 measuring 5,972 square feet) that falls below the minimum lot size of 6,000 square feet.

Notwithstanding the design waiver requests and lot widths and size, the proposed project meets all density and design standards required under the High-Density Residential Land Use Designation and the R-1 and Open Space Zones.

Tentative Map (TM14-1520): Exhibit F illustrates the proposed Saratoga Estates Tentative Subdivision Map. The tentative map would create 317 lots on 121.28 acres of the project site for a density of 2.6 dwelling units per acre. The lots will range from 5,972 square feet to 23,516 square feet in size. The size and arrangement of the lots are strategically designed to preserve existing vegetative and riparian resources and be compatible with topography, with the larger lots are situated along the project's eastern perimeter. According to the General Plan, standard residential subdivisions in the High Density Residential land use designation shall maintain a density range from one to two dwelling units per acre. Residential subdivisions utilizing the planned development concept shall maintain a density range from one to five dwelling units per acre.

Design Waivers: In accordance with the Subdivision Ordinance, Design Waivers are required in order to modify subdivision improvement standards required by the El Dorado County Design and Improvement Standards Manual (DISM). These modified road improvements include, but are not limited to reductions in intersection spacing, right-of-way and roadway widths, sidewalk widths, and driveway standards. As further discussed in the Design Waiver Findings, these modified improvements would provide flexibility from the typical design and construction standards in order to reduce earthwork associated with the improvements and minimize anticipated impacts to resources.

Development Agreement (DA15-0001): Development agreements are authorized by Government Code Sections 65864 through 65869.5 and County Ordinance 130.85. A development agreement is adopted by ordinance. The purpose of a development agreement "is to provide assurance to an applicant for a development project that upon approval of the project the applicant may proceed in accordance with existing policies, rules and regulations, and subject to conditions of approval, will strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic costs of development" (County Ordinance 130.85.005).

The proposed Saratoga Estates Development Agreement (DA) is attached as an exhibit to the staff report (Exhibit G) and is proposed for approval by the Board of Supervisors along with the Environmental Impact Report, Rezoning, Tentative Map, and Development Plan for the Saratoga Estates project. The DA has been prepared through negotiations between the applicant and County staff from the Community Development Agency, County Counsel, and the Chief Administrators Office. The final terms are subject to Board of Supervisors approval.

In general, the proposed DA would extend the term of the approved tentative subdivision map for up to 20 years, the maximum allowed by County Ordinance (130.85.016). The DA provides vested rights to the developer to develop the project as approved by the County, in conformance

with the County rules, regulations, policies, standards, specifications, and ordinances in effect on the date of adoption of the ordinance for the DA. The developer will pay a fee per dwelling unit to the County for the Affordable Housing Trust Fund. The developer will also pay for a portion of the design and construction of Saratoga Way and related intersection improvements at Park Drive/El Dorado Hills Boulevard and at Wilson Way.

Funding for the facilities and infrastructure is primarily through public financing districts, such as community facilities districts and assessment districts, and through fees paid prior to final map approval or at the building permit stage, and through direct developer financing.

Eminent Domain: Parcel Number 120-070-03 is located to the south of the project site and is needed for a portion of the proposed Saratoga Way extension. Ownership of the parcel is currently under the *Steven Welton Trust* and Stavros Kondilis. The Saratoga Estates applicant has attempted to acquire this land in order to construct Saratoga Way. However, it is likely the County will be required to initiate eminent domain. In this situation, the property is appropriate for eminent domain, since the property is necessary to construct Saratoga Way, a County maintained public road, shown on the County General Plan Circulation Element, important for local traffic circulation, and necessary for public safety access.

Eminent domain is implemented through Condition of Approval 54. The developer is required to identify the boundaries of the land to be acquired, based on approved design of the proposed road, and provide the County with funding to acquire the land, including associated court and legal costs. The County would then proceed with the eminent domain process, which includes a Board of Supervisors decision to proceed, and results in the purchase of the property at the appraised fair market value.

Measure E: With the passage of Measure E, which became effective on July 29, 2016, the environmental documents and conditions of approval for the subdivision were reviewed in order to ensure the subdivision, as conditioned, would be in compliance with the General Plan as amended by Measure E. The Draft Environmental Impact Report (DEIR) and traffic study conducted for the subdivision reveals that there are two intersections to which the subdivision will contribute additional traffic and which are forecast to operate at Level of Service F: 1) the intersection of El Dorado Hills Boulevard, Park Drive and Saratoga Way, and 2) the intersection of Town Center Boulevard and Latrobe Road. Both of these intersections were forecast to operate at LOS F with or without the approval of this project, but the project will contribute 10 or more trips at the intersection at buildout. With respect to the Town Center Boulevard/Latrobe Road intersection, the recommendation in the DEIR was that the impact would be mitigated through the payment of TIM Fees because the needed improvements are programmed into the 10 Year CIP program. With the amendment to the General Plan made by Measure E, the payment of TIM fees is no longer a means of determining General Plan consistency with Policy TC-Xf. Accordingly, the proposed mitigation in the Final EIR has been modified to require the construction of the improvements as a condition of approval of the project and a project condition has been included in the conditions of approval requiring these improvements be constructed subject only to an updated traffic study being completed prior to the 100th building permit and for which demonstrates the continued need for both improvements to be constructed by the Project.

Fire Safety: Project implementation would result in the construction of residences in an area of moderate fire potential, adjacent to the Promontory Open Space. A fire in the Promontory Open Space would meet the National Wildfire Coordinating Group's definition of a wildland fire. The portions of the site planned for residences and public infrastructure would be grubbed and vegetation would be removed prior to construction to meet the intent of fire codes and County standards. The project has a fire safe plan that is approved by the El Dorado Hills Fire Department and Cal Fire officials (Exhibit H). The requirement for a fire safe plan is also included as a Condition of Approval. Construction activities on the project site would incorporate standard Best Management Practices (such as designated smoking areas and vehicles with spark arrestors) to reduce the potential for project construction to result in fire that could spread to the adjacent wildland and effect existing residences.

Grading and Earthwork: Approximately 80 acres of the project site's 122 acres would be disturbed during grading (Exhibit I). However, cut soil would be used onsite for fill, and minimal, if any, soil import or export could be needed. The onsite portion of Saratoga Way would be graded to accommodate the proposed two lane road, 16-foot-wide median, and a 6-foot-wide sidewalk at the northern side of the road, and future widening to four lanes. The off-site portion would be graded for two lanes only within the existing, paved right-of-way to connect to the existing Saratoga Way in the vicinity of Finders Way.

The site would be rough graded, which includes building pad preparation, grading of proposed roadways, and placement of erosion and sediment control features, prior to and during construction. Subdivision road improvements would be constructed in accordance with the standards of the County Design and Improvement Standards Manual, Grading and Drainage Ordinances, and applicable fire codes. These improvements include construction of proposed public roadways, including the Saratoga Way extension, installation of wet utilities, dry utilities, and roadway surface improvements on- and off-site. Grading permits and improvement plans would be required by the County prior to commencement of any construction.

Drainage: The unnamed perennial drainage transects the site and flows from north to south and is a tributary to Carson Creek, which flows into Deer Creek. Deer Creek then flows into the Cosumnes River. The perennial drainage receives water from groundwater, year-round irrigation runoff, and seasonal stormwater runoff. In addition, five seeps are located on sloped areas of the site where groundwater intersects the soil surface. There are also two ephemeral drainages, primarily fed by stormwater runoff, that drain into the perennial drainage onsite.

Surface water runoff on the project site contributes to two watershed areas: the western portion of the project site drains west to the City of Folsom and the Humbug-Willow Creek basin, while the eastern portion drains into an unnamed perennial drainage near the center of the site that is tributary to Carson Creek.

To accommodate the increase of impervious surfaces onsite, the project would include a drainage conveyance system including buried pipelines, open ditches and swales that would convey drainage to the existing onsite perennial drainage, which then flows into Carson Creek. The project would also include two water quality retention ponds: a 2.9 acre-foot detention pond

located on Lot F near the center of the site, and a 0.5 acre-foot pond adjacent to the perennial drainage and immediately east of Wilson Boulevard. Onsite drainages would be preserved to the extent practicable, and bio swales would be constructed throughout the project site to capture and direct stormwater runoff to the perennial drainage to maintain water quality.

In accordance with Central Valley RWQCB requirements, the project will consider and incorporate Low Impact Development techniques to control runoff from the project site. The project's drainage system would be designed to appropriately accommodate the stormwater runoff generated from the project site to maintain pre-project conditions at the on-site tributary to Carson Creek. A final detailed drainage report is required prior to construction to design the infrastructure necessary to achieve pre- and post-development peak flow balance consistent with the Grading Ordinance, Grading Design Manual, and Drainage Manual.

Water: On-site public water would serve the development through connections from the existing water lines stubbed out on- or near the site. The project requires on-site and off-site road and utility improvements to serve the development. Public sewer and water would be installed throughout the site and would connect to existing, off-site service lines at Saratoga Way. The project would require minimal off-site extension of utilities for sewer connection located approximately 1,500 feet east on Saratoga Way. There are on-site 8 inch stub from Montridge Way and off-site Platt Circle, on-site 10 inch stub at Crestline Way and off-site 10 inch line at Finders Way. Final connection points will be determined prior to the recording of the Final Map with preparation of the Facility Plan Report. All off-site water lines and infrastructure would be located within existing and proposed road and utility easements.

Recycled Water: In 2004, the EID Board of Directors mandated the use of recycled water for all new subdivisions in the recycled water service area. While the availability of recycled water is currently limited to El Dorado Hills and Cameron Park, the project is not within the recycled water service area pursuant to the *Wastewater Facilities Master Plan, El Dorado Irrigation District* (2013). As a result, no recycled water is being proposed to serve the project.

Sewer: All proposed lots and facilities will connect to a public sewer system, which would require approximately 317 Equivalent Dwelling Units (EDUs) of sewer service. Existing gravity sewer lines are located at the northeast edge of the project site and approximately 1,500 feet east of the project site within Saratoga Way. These sewer lines discharge into the 18-inch El Dorado Hills Boulevard trunk gravity sewer line in the vicinity of White Rock Road and Post Street. Several sections of the off-site 18-inch gravity sewer appear to be near capacity and are programmed for upsizing by EID consistent with the 2013 EID Integrated Water Resources Master Plan. The EID Facility Improvement Letter indicates that service to the proposed project is not contingent on the off-site improvements. The proposed project includes an off-site sewer line extension to connect to the 18-inch sewer line in Saratoga Way. No additional off-site wastewater improvements are necessary to serve the project.

Pedestrian Circulation: Sidewalks and trails would be provided throughout the subdivision as shown on the Conceptual Site Plan (Exhibit E). All internal roads would have sidewalks on both sides, with the exception of streets without residential frontage (M, N, I, G, D Street, C Court, and a Portion of A and B Streets), which are requesting a Design Waiver to have sidewalks on

one side of the roadway only. Wilson Way would have a sidewalk on the western side only. A sidewalk is also proposed for the north side of Saratoga Way.

A sidewalk network throughout the site will be connected to various trail systems and open spaces on-site, and to the Promontory open space boundary. Open space, parks, and landscaped areas are located on open space lots A, B, D, E, F, G, I, J, K, L, and M. Sidewalks would provide park access and connections to trails for the residents of the subdivision. The pedestrian network would also connect to the nearby elementary school. A Class II bike lane is proposed along Saratoga Way.

Open Space and Parks: Open space would exceed the 30 percent requirement of 36.3 acres by creating approximately 42 acres comprising parks, open space lots, and landscaped lots. The onsite wetlands and drainage would be buffered by its location within Open Space Lots B, C, I and M, with Lots I and M also serving as public parks. The open space lots would be a combination of commonly owned and publicly dedicated land. Three open space lots totaling 28 acres would be created for the purposes of preserving areas constrained by topography, protecting biological resources, and providing natural buffers from adjoining residential lots. The existing perennial drainage would be preserved onsite within the proposed open space. All open space areas will be designated with the OS-PD zone that will serve to preserve natural features, such as water courses and wetlands, and provide passive recreational uses of scenic areas and trails for residents and the public. Lot I and Lot M are proposed to be public parks, to be dedicated and managed by either the El Dorado Hills Community Service District or the Homeowners Association. Lot I, which would comprise 1.89 acres, would be located adjacent to Saratoga Way and Wilson way at the south end of the project site. Lot M, immediately north of Highway 50 and south of the proposed Saratoga Way extension, comprises 5.51 Acres. The third proposed park, Lot F, would also be utilized as a water quality facility, and Lot G which would be used as a trail connecting C and B Streets, would not be accepted by the EDHCSD. However, these parks will be available for use by future residents. At 8.6 acres total, the parks satisfy the Subdivision Ordinance parkland dedication requirement of 5.2 acres for the tentative map, calculated at the standard of 3.3 persons per dwelling unit and 5 acres/1,000 population for 317 dwelling units.

Open Space and Park Lighting and Maintenance: The applicant would form a Landscape and Lighting Assessment District (LLAD) for financing purposes to maintain the open space areas delineated as Lots A, B, C, and D; landscape areas delineated as Lots E, J, K, and L. A separate maintenance entity (HOA or ZOB) will be created for maintenance of the Park/Water quality facility Lot F, and Lot G which would be used as a trail. The El Dorado Hills Community Service District has requested that maintenance for Park Lots I and M would be through LLAD as well.

Trails: A system of natural and improved trails will be included on site. Specifically, a multi-use 10-foot-wide trail will connect western end of Saratoga Way to the southern boundary of the Promontory Open Space to connect to the future Promontory multi-use trail. Another 10-foot-wide multi-use trail will connect the northern end of Wilson Way to north-east boundary of the project to connect to the existing trail at Platt Circle. This connection will provide pedestrian and biking opportunities to residents of both communities. The remaining trail network at the

northern part of the project (east-west connection) will be developed as 3 to 4-foot-wide natural trail and be subject to natural constraints such as topography and existing wetlands. The open space lot at the north side of the project site would contain a trail connecting to the western boundary line and the future proposed Promontory Open Space multi-use trail. The eastern portion of the trail will be connected to the eastern boundary of the project and the existing trail to William Brooks Elementary School to the east.

Lighting: The Landscape and Lighting Assessment District would finance the cost of operating and maintaining street lighting in public areas of the project. Street lighting would be provided at major intersections, mid-block pedestrian crossings, and along sag vertical curves where needed to establish adequate sight distance and as appropriate for public safety. Limited safety and security lighting would be provided in parking areas, play areas, walkways at the park site, and entry gate locations where appropriate. Solar powered lights will be used where appropriate. Lighted ball fields or other light intensive uses at the park site are not proposed and would not be allowed in the future without further discretionary review. Lighting would be consistent with the requirements under Section 130.14.170 of the Zoning Ordinance.

Noise: A masonry sound wall of at least eight feet is proposed in order to reduce traffic-noise exposure from Highway 50 and Saratoga Way at the new proposed residences.

Gates: Entrance gates would be located at I, M, L, and K Streets, ensuring public access to the Lot I and M parks is adequately provided.

Signage: No signage is being proposed at this time. If signs are proposed in the future, they will be required to comply with the County Sign Ordinance and be presented as a revision to the development plan, potentially requiring a public hearing for approval depending on the scope of the sign plan.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
Conditions of Approval

Exhibit A.....Location Map
Exhibits B.....Assessor’s Parcel Maps
Exhibit C.....General Plan Land Use Map
Exhibit D.....Zoning Map
Exhibit E.....Site Development Plan; December 2015
Exhibits F.....Tentative Subdivision Map; December 2015
Exhibit G.....Development Agreement
Exhibit H.....Wildland Fire Safe Plan; July 22, 2015
Exhibit I.....Preliminary Grading & Drainage Plan; April 2014
Exhibit J.....Proposed Zoning; August 2016
Exhibit K.....Line of Sight Diagram, June 2016
Exhibit L.....Saratoga Estates Draft Environmental Impact
Report
Exhibit M.....Saratoga Estates Final Environmental Impact
Report
Exhibit N.....Saratoga Estates Mitigation Monitoring and
Reporting Program
Exhibit O.....Environmental Impact Report CEQA Findings of
Fact and Statement of Overriding Considerations