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County of El Dorado

Legislation Details (With Text)

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On agenda:	9/13/2016	**Final action:**	9/13/2016

Title: HEARING - To consider the recommendation of the Planning Commission on the Saratoga Estates Project (Tentative Map TM14-1520/Rezone Z14-0007/Planned Development PD14-0006/Development Agreement DA15-0001) on property identified by Assessor's Parcel Number 120-070-02, consisting of 121.28 acres, located in the Community Region of El Dorado Hills, submitted by Renasci Development, LLC; and recommending the Board take the following actions:
1) Adopt Resolution 163-2016 (Attachment 3A) certifying the Environmental Impact Report (SCH 2015032058) for the proposed Saratoga Estates Residential Project, subject to the California Environmental Quality Act Findings and Statement of Overriding Considerations (Attachment 2G) and to include the Errata Sheet (Attachment 3I);
2) Adopt the Mitigation Monitoring Reporting Program (Attachment 2G), in compliance with the California Environmental Quality Act Guidelines Section 15097(a) and to include the Errata Sheet (Attachment 3I);
3) Adopt Ordinance (Attachment 3B) rezoning property from One-family Residential (89.5 acres) and Open Space (34.9 acres) to One-family Residential-Planned Development (79.17 acres) and Open Space-Planned Development (42.11 acres) (Rezone Z14-0007), based on the Findings (Attachment 3D) as presented;
4) Approve Development Plan PD14-0006 based on the Findings (Attachment 3D) and subject to the Conditions of Approval (Attachment 3E) as presented. 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;
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), based on the Findings (Attachment 3D) and subject to the Mitigation Monitoring Reporting Program (Attachment 2G) and Conditions of Approval (Attachment 3E) as presented and to include the Errata Sheet (Attachment 3I);
6) Approve Design Waivers 1 through 5, based on the Findings (Attachment 3D) and subject to the Conditions of Approval (Attachment 3E) as presented; and
7) Adopt the Ordinance (Attachment 3C) approving the Saratoga Estates Development Agreement (Development Agreement DA14-0001).
(Supervisorial District 1)

Sponsors:

Indexes:

Code sections:

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Date	Ver.	Action By	Action	Result
9/13/2016	3	Board of Supervisors	Approved	Pass
9/13/2016	3	Board of Supervisors	Approved	Pass
8/25/2016	2	Planning Commission	Approved	Pass
5/26/2016	1	Planning Commission		

HEARING - To consider the recommendation of the Planning Commission on the Saratoga Estates Project (Tentative Map TM14-1520/Rezone Z14-0007/Planned Development PD14-0006/Development Agreement DA15-0001) on property identified by Assessor's Parcel Number 120-070-02, consisting of 121.28 acres, located in the Community Region of El Dorado Hills, submitted by Renasci Development, LLC; and recommending the Board take the following actions:
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(Development Agreement DA14-0001).
(Supervisorial District 1)

Background

Request to consider Tentative Map TM14-1520/Rezone Z14-0007/Planned Development PD14-0006/Development Agreement DA15-0001/Saratoga Estates submitted by Renasci Development, LLC (Agent: Steve Kessler), to request the following:

1) Certification of Environmental Impact Report (EIR) (State Clearing House 2015032058) for the Saratoga Estates Residential Project;
2) Adoption of the Mitigation Monitoring and Reporting Program;
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; and
    (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, three open space lots, six landscape lots, four road lots, and one park/public utility lot;
6) Design waivers are requested to allow the following:
    (i) Modify Standard Plan 101B to reduce Right-of-Way and roadway width for internal subdivision streets from 50 feet to 40 feet Right-of-Way 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;
    (iv) Modify Standard Plan 101B to allow sidewalks on one side of the roadway only for streets without residential frontage (M, N, I, G, and D Streets, C Court, and a portion of A and B Streets); and
    (v) Allow tangents shorter than 100 feet between reversed curves on local streets; and
7) Approval of the Saratoga Estates Development Agreement.

The property, identified by Assessor's Parcel Number 120-070-02, consisting of 121.28 acres, is located north of U.S. Highway 50 at the terminus of Saratoga Way and Wilson Boulevard, in the Community Region of El Dorado Hills, Supervisorial District 1. (EIR prepared) (County Planner: Jennifer Franich)

On August 25, 2016, the Planning Commission held a public hearing noticed and published in accordance with State law to consider the Project. The Planning Commission received verbal presentations, a written Staff Report and Exhibits related to the Project and the Final EIR from County staff and other interested parties. A Staff Memo dated August 24, 2016, was presented to the Planning Commission detailing minor revisions to the documents, including recommended changes to Design Waiver Requests 2 and 3. In addition, a new exhibit displaying the proposed change to the lot pattern on D Street and N Court was distributed by the applicant at the hearing. The Planning Commissioners discussed the following two main issues: (1) Whether Wilson Boulevard and

Saratoga Way should be constructed as a 4-lane road versus a 2-lane road, as recommended by staff; and (2) The effect of the requested reduced road widths for internal subdivision streets on emergency access.

Four individuals provided public testimony during the hearing on the following items: (1) Wilson Boulevard and Saratoga Way being constructed as a 4-lane road versus a 2-lane road; (2) Safety of Wilson Boulevard; (3) Effects of traffic on the surrounding area; (4) Concerns about wetlands and wildlife; (5) Viewshed impacts; and (6) Measure E.

The Planning Commission, after considering all of the evidence presented, unanimously (5-0) recommended approval of staff's recommendations with the inclusion of the modifications identified in the Staff Memo dated August 24, 2016, and the new exhibit provided by the applicant titled " Proposed Change to the Lot Pattern on D Street and N Court."

Contact
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Roger Trout, Division Director
Development Services Division
Community Development Agency