



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

APPLICATION FOR:

DESIGN REVIEW

FILE # DR19-0003

ASSESSOR'S PARCEL NO.(s) 120-690-07 & 120-690-08

PROJECT NAME/REQUEST: (Describe proposed use) SARATOGA Retail - Phase 2
Design Review finding

APPLICANT/AGENT Peter NAVARRA

Mailing Address 3220 NORTHROP AVE., SACRAMENTO, CA 95864
P.O. Box or Street City State & Zip

Phone (916) 798-6161 EMAIL: NAVARRA.peter@gmail.com

PROPERTY OWNER SAME AS ABOVE

Mailing Address _____
P.O. Box or Street City State & Zip

Phone () _____ EMAIL: _____

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT CHRIS SCHULZE, TSD ENGINEERING, INC.

Mailing Address 785 ORCHARD DRIVE, Suite 110, Folsom, CA 95630
P.O. Box or Street City State & Zip

Phone (916) 608-0707 EMAIL: CSCHULZE@TSDENG.COM

LOCATION: The property is located on the West side of E/DORADO Hills Blvd
SELECT ONE street or road

South feet/miles of the intersection with SARATOGA WAY
SELECT ONE major street or road

in the E/DORADO Hills area. PROPERTY SIZE 0.748 (32,583) / 0.962 (41,905)
SELECT ONE acreage / square footage

X Pete Navarra Date 6-21-2019
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 6/27/19 Fee \$ 1,789.⁰⁰ Receipt # 11989 Rec'd by Brian Sanchez Census _____

Zoning CC-DC GPD C Supervisor Dist 1 Sec 11 Twn 9N Rng 8E

ACTION BY _____
PLANNING COMMISSION
ZONING ADMINISTRATOR
PLANNING DIRECTOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Hearing Date _____

Approved _____ Denied _____
findings and/or conditions attached

Approved _____ Denied _____
findings and/or conditions attached

APPEAL: Approved _____ Denied _____

Executive Secretary _____

May 9, 2019

Mel Pabalinas
El Dorado County Planning
2850 Fairlane Court
Placerville, CA 95667

Re: Saratoga Retail Project Final Site Plan/ DR;18-0001
Substantial Conformance

Dear Mel:

This application seeks the approval of the Planning Director that the attached plans and elevations substantially conform to the approved site plan associated with the Saratoga Retail Phase 2 Design Review approved October 9, 2018 by the Board of Supervisors. The attached site plan is a culmination of discussions with neighbors of the project which objected to the approved plan primarily due to the inclusion of a high volume drive through facility. Accordingly, the primary difference between this site plan and the approved site plan is a reconfiguration of Building 3 to make it more amenable to a multi-tenant building and the reduction of the drive through facility to a one lane configuration. Other minor changes are made to the parking and drive aisles as a result of these minor changes, which may be typical of changes that occur from tentative to final site design.

At the time of the approval of the Saratoga Retail project in 2009, the Phase 2 area had an approved site plan which was not dissimilar to the proposed site plan herein. The significance of this is that the site has already be graded and drainage and other infrastructure has already been installed at the site. The proposed site plan comports with the previously constructed improvements thus avoiding any significant changes to the site.

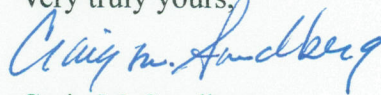
In preliminary discussions with Planning Department staff concerns were raised regarding the possible traffic implications of the requested change to the site plan. Specifically it was pointed out that the drive through as proposed will be conducive to a coffee business which could result in more AM traffic trips thus affecting the conclusions of the other traffic reports prepared for the project. Attached is another traffic report examining the potential impact of the drive through being utilized by a typical retail coffee facility, which concludes no impacts different than those originally identified in previous studies.

The applicant has expended considerable funds with planners and architects to provide this revised site plan in hopes of achieving a plan that would be acceptable to the neighbors and still consistent with the approved project. In addition, a full traffic analysis was done at considerable expense to analyze the difference in impacts associated with potentially different users of the site to ensure conformity with original assumptions.

Mel Pabalinas
El Dorado Planning
May 9, 2019
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Finally, it is our understanding that the Planning Director's decision in such a case may be appealable for up to ten days of the decision. Please confirm this so that we can plan accordingly.

Very truly yours,



Craig M. Sandberg

CMS/ms
cc: Client