

CPC 3.3 8/5/94 RA



CITY OF SARATOGA

VILLAGE TASK FORCE

REPORT



FINAL REPORT

VILLAGE TASK FORCE COMMITTEE



CITY of SARATOGA

13777 FRUITVALE AVENUE • SARATOGA, CALIFORNIA 95070
(408) 867-3438

November 2, 1977

Honorable Colman M. Bridges
Mayor of Saratoga
13777 Fruitvale Avenue
Saratoga, California 95070

Dear Mayor Bridges:

We are pleased to present you with the final report of the Saratoga Village Task Force Report as requested by the City Council and yourself in your letter of January 19, 1977.

As indicated in the introduction to the report we have met twice monthly to discuss the means to implement the charge given this Committee. Through the formation of objectives reflective of this charge and study by individual sub-committees a list of action schemes was developed.

We feel that this report represents a comprehensive and sensitive assessment of the needs of the Village, Merchants, and Citizenry. As such, it can serve as a realistic plan which the City of Saratoga, the merchants, and other interested groups can build an effective policy to implement the action scheme.

Members of this Task Force stand ready to provide additional assistance to the City Council, Commissions, City Staff and interested community groups in any review or clarification requested on this report.

We have determined that a need exists for the Village to become a viable commercial center, attracting prospective merchants and new shoppers. As time passes, solution of the problem will surely become more and more difficult. Hence, the Task Force respectfully urges your expeditious approval and implementation of this report.

Respectfully submitted, .

Jane Dennis
Jane Dennis

Paul Flanigan

Ilene Granlund

Roger W. Haag
Roger Haag

Connie Hillbloom
Connie Hillbloom

Raisa Kocher
Raisa Kocher

Ernest Kraule
Ernest Kraule

Virginia U. Laden
Virginia Laden

Dave Moyles, Vice-Chairman

Barry Turkus
Barry Turkus, Chairman

Eugene Zambetti
Eugene Zambetti

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
List of Exhibits.....	i
Letter From Mayor Bridges & City Manager.....	ii
Saratoga Village Task Force Members.....	iii
Introduction.....	iv & v
 <u>PART I - SUMMARY OF FINDINGS AND RECOMMENDATIONS</u>	
I. Summary of Specific Intent of the Committee	1
II. Charge of the Village Task Force	1
III. Definition of the Study Area.....	2
IV. Established Objectives of the Task Force	2
 <u>PART II- RECOMMENDATIONS OF VILLAGE TASK FORCE</u>	
A. "Village Zone" Committee Report.....	3
B. Beautification Committee Report.....	7
C. Parking Committee Report	8
D. Revenue, Funding, and Resurfacing of Big Basin Way..... Committee Report	9
 <u>PART III - CONCLUSION</u>	
A. Action Scheme	11

LIST OF EXHIBITS

<u>PAGE</u>	<u>TITLE</u>
7 Village Directory Map
14 Village Zoning Map

January 19, 1977

Saratoga, California 95070

Dear _____

During the past couple of years, there have been various discussions between members of the city staff, City Council, and the Chamber of Commerce and Village Merchants Association concerning the direction of the Village and what is needed to make it a more viable commercial area.

The outcome of a meeting between the City Council and the Chamber of Commerce in November was the formation by the City of a Village Task Force, consisting of Village merchants, property owners and interested Saratoga residents to look at this issue.

Your name has been suggested as one who might be interested in serving on such a task force. The charge for the committee is as follows:

- To review current Village Plan and action programs, and determine if an up-date is necessary.
- To review present and planned city projects oriented toward the Village.
- To review the role the city government should play in the development of the Village.
- To determine and make recommendations on the short-term and long-term objectives.
- To develop an action plan and responsibilities for the implementation of the short-term and long-term objectives.
- To determine what might be economic objectives for the Village. Are these realistic?
- What resources are available, both private and governmental, to assist in those economic objectives?
- To submit a report to the City Council within six months from the inception of the committee.

If you are interested in serving on this task force, please contact the City Manager's office at 867-3438, no later than January 29th. It is anticipated that the Council will appoint the Task Force members at the February 2nd meeting, with the first meeting to be held shortly thereafter.

I look forward to hearing from you.

Very truly yours,


Cole Bridges
Mayor

CB/djl

March 3, 1977

Saratoga, Calif. 95070

Dear

Please be advised that the City Council at its regular meeting on March 2, 1977, approved your appointment to the Village Task Force.

The first meeting of the Task Force has been scheduled for Monday evening, March 21st, at 7:30 P.M., in the Crisp Conference Room at City Hall.

We look forward to working with you, and anticipate a productive effort.

Thank you for your expressed interest in serving on this important committee.

Very truly yours,

Robert F. Beyer
City Manager

RFB/bs0

SARATOGA

VILLAGE TASK FORCE COMMITTEE

Membership:

Jane Dennis	13384 Surrey Lane
Paul Flanigan	14553 Wild Oak Way
Ilene Granlund	1405 Kim Court, Apt. #3, Campbell
Roger Haag	19481 Scotland Drive
Connie Hillbloom	11513 Alondra
Raisa Kocher	14519 Big Basin Way
Ernest Kraule	14380 Saratoga Avenue
Virginia Laden	12344 Saraglen Drive
Dave Moyles	20560 Reid Lane
Barry Turkus	459 Loma Prieta, Aptos
Gene Zambetti	20301 La Paloma

Bob Everingham, Planning Draftsman

Kathy Kerdus, Planning Aide

INTRODUCTION

In recognition of a long expressed concern by the Village Merchants and Chamber of Commerce, the Saratoga City Council, in February 1977 appointed a twelve member task force to assess the problems in the Village and make recommendations regarding its revitalization. Known as the Village Task Force, this group was assigned the following charges by the Council:

- (1) To review current Village plan and action programs and determine if an update is necessary.
- (2) To review the role the City Government should play in the development of the Village.
- (3) To review present and planned City projects oriented toward the Village.
- (4) To determine and make recommendations on the short and long term objectives.
- (5) To develop an action plan and responsibilities for the implementation of the short-term and long-term objectives.
- (6) To determine what might be economic objectives for the Village. Are these realistic?
- (7) What resources/techniques are available, both private and governmental, to assist in those economic objectives?
- (8) To submit a report to the City Council within six months from the inception of the Committee.

Since its creation, the Task Force has met twice each month, and undertaken numerous studies into the manners in which the downtown might be revitalized. Task Force members have become familiar with many aspects of concerns and problems in the Village, combined with their individual knowledge and familiarity of the Saratoga Community and its many facets, have contributed to a comprehensive and sensitive analysis of the need for renewed economic and development potential for the Village.

This report contains the task force's studies, findings & recommendations. It is intended to serve as a basis for review by the Saratoga City Council and the Planning Commission in addressing the identified needs of the Village.

This report has been formulated over the past seven months, consequently all information and recommendations should be current and up to date.

VILLAGE TASK FORCE COMMITTEE

I. SUMMARY OF SPECIFIC INTENT OF COMMITTEE

Expressions of concern for the Village's continued viability by Saratoga merchants and citizens caused the City Council to form this Task Force with the charge to study the problems, and to suggest their remedy.

It was the intent of this Committee to arrive at positive solutions that could be implemented, not only with the aid of the City, but with active participation by the merchants and other civic, federal, and state organizations.

The foremost objective of the Task Force was to study and propose the most effective methods for unification of the downtown district into a cohesive shopping unit which would be instrumental in attracting new business and increasing shopping activity, while providing a full spectrum of uses, maintaining the charm and character of the Village.

The Task Force set about defining the problems they saw as the most significant barriers to the future economic development in the Village. We devised positive suggestions for the improvement of the inherent problems, and formulated means for implementing them.

The following suggestions are the basis of our study. The recommendations resulting from these study items, will, when implemented through the cooperative efforts of the City, merchants and property owners, begin to make the revitalizations of the Village a reality.

II. CHARGE OF VILLAGE TASK FORCE

The following items were the charge given to the Committee by the City Council:

To review current Village Plan and action programs, and determine if an up-date is necessary.

To review present and planned city projects oriented toward the Village.

To review the role the city government should play in the development of the Village.

To determine and make recommendations on the short-term and long-term objectives.

To develop and action plan and responsibilities for the implementation of short-term and long-term objectives.

To determine what might be economic objectives for the Village. Are these realistic?

What resources are available, both private and governmental, to assist in those economic objectives.

To submit a report to the City Council within six months from the inception of the Committee.

III. STUDY AREA

The area of coverage defined by the Task Force is Big Basin Way from First through Fifth Streets and Oak Street up to St. Charles.

The areas delineated as Visitor Commercial and Professional Administrative at the west end of Big Basin Way are not addressed in this report. Therefore, according to this area of definition, we are dealing with two zoning classifications; 1) a C-C zone 2) a multi-family zone on 3,000 square foot lots. It is suggested that this study area will be designated as a "Village Zone".

IV. ESTABLISHED OBJECTIVES.

Our objectives intended to address the long and short-term issues that affect the Village.

1. To intensify the business district along Big Basin Way by encouraging a) new building in the now vacant lots and driveways and b) by limiting non-retail establishments fronting on Big Basin Way.
2. To beautify the Village, furthering its quaint rural character through plantings, renewed facades, pedestrian walkways, and other amenities.
3. Alleviate traffic congestion on Big Basin Way and develop traffic flow through parking districts.
4. The formation of parking districts.
5. To evaluate C-C Zone as to permitted uses in the business district and to rezone surrounding areas where necessary to allow flexibility in land use. Redefine C-C zoning with respect to its permitted uses.

6. To encourage the development of facades facing the Parking Districts.
7. To establish a bus turnaround and traffic circle at the end of Big Basin Way.
8. To keep a residential-commercial mix in the Village.
9. To research the availability of funds from taxes or from special city, state, and federal programs to implement some of the objectives, specifically the work on Big Basin Way road bed and beautification of the entire Village area.
10. To establish an on-going committee of Village merchants, land owners, civic officials, and citizens who will encourage implementation of the Village Task Force's recommendations and who will study future needs and problems as they arise.

V. RECOMMENDATIONS OF VILLAGE TASK FORCE COMMITTEE

A. Village Zone Committee Report. Revision of the Zoning Ordinance specific to the Community Commercial (C-C) Zone. The sub-committee discussions on zoning led to the following recommendations:

1. Ordinance. That our zoning proposals be incorporated into the existing Community Commercial zoning that applies to the Village. Utilizations of the Community Commercial zoning ordinance appears to be the most expedient means of implementing our special Village Zone. With some modification the present zoning can be made to serve our ends.
2. Perimeter. That the boundaries be as the Community Commercial District presently defines them with one modification: adjustment of the boundaries to include the north side of Oak Street from Saratoga-Los Gatos Road to Fourth Street. Lots on Oak Street with their rears fronting on a parking district can be developed commercially subject to the Use Permit procedure providing that the southern portion of these lots is to stay residential.
In light of the high probability of this strip of land being developed in the near future, we should not overlook the benefit to be had from including it in the C-C district. If included, development of these properties could be regulated so as to compliment our plans for formulation of parking districts and restructuring traffic circulation

patterns. The geographic elevation of this area is such that what is eventually built will have significant aesthetic impact on the Village below.

3. Preamble. That this statement of purpose be included:

"Purpose is to designate and promote orderly development of the Village Zone as primarily a retail shopping facility to serve present and future needs of the residential community, preserving and expanding the unique characteristics of the existing Village atmosphere."

This statement gives emphasis to our intent, and would serve to remind future commissioners and officials that development in the Village must be channeled away from professional and service enterprises and towards retail activity.

4. Uses. First, that the ordinance explicitly provide that all buildings fronting Big Basin Way be employed for retail, retail services, or restaurants only. Second, that professional, sales, real estate, administrative offices are to be allowed on second floors only. Third that banks, or other financial institutions be limited to conditional use permit situations.

The Village Zone is a compilation of the C-C and C-N Zones. The purpose of amending the zoning ordinance therefore would be to ensure that future development lies within the uses defined (certain uses have been restricted, subject to conditional use permit, or eliminated).

C-N ITEMS

- Art Galleries
- Banks - Conditional Use
- * Beauty & Barber
- Camera Shops
- Christmas Tree Sales Lots - Delete
- * Clinics
- Food Lockers - Delete
- * Interior Decorating - Office
- Interior Decorating - Shop/Store
- Nurseries - Delete
- * Offices and Office Buildings

- Optician - New separate use without restrictions
- * Optometrists
- Plant Stores - New Use without restrictions
- Pressing Establishments - Delete
- * Real Estate
- Self Service Laundry - Delete
- Telegraph Office - Delete

C-C ITEMS

- * Addressograph Services
- * Art and Craft Schools and Colleges
- * Auction Rooms
- * Blueprint and Photostat Shops
- Bus Depots - Placed in the Visitor Commercial Zone
- * Business, Professional, and Trade Schools and Colleges
- * Electrical Appliance Shops
- * Gunsmith Shops
- Gymnasiums - Delete
- * Hand Laundries
- Hotels and Motels - Place only in C-V area
- * Household Repair Shops
- * Laboratories
- Massage and Physical Culture Studios - Delete
- Meeting Halls - Delete
- Mortuaries - Delete
- * Music and Dance Studios
- Radio and T.V. Broadcast - Conditional Use
- Storage Garages - Delete
- * Telephone Exchange
- Theatres - Drop "Auditoriums within Buildings" as stated in zoning ordinance.
- * Upholstery
- * Wholesale

CONDITIONAL USES IN THE C-C OR THE C-V ZONE

- * Private Clubs
- C-V (from 5th Street to end of Big Basin Way)

The following items were reviewed and addressed to this zoning with the noted conditions:

Bus Stations

Banks, Savings & Loans (Conditional Use)

- * Professional - Administrative Offices
- * Restricted Use - i.e. back of lot or second floor

Those uses that are asterisked are generally considered to be exclusive of the needed uses that provide a service in the downtown. The over-riding concern is service-oriented business and the attraction it holds for local residents and their ability to use and shop in the downtown more effectively.

Implementation could be accomplished by Planning Commission adoption of a revised section to the Zoning Ordinance, amending some uses, excluding many that are not service-oriented, and keeping some under the conditional use procedure. This implementation process is beneficial in that it allows the City Council and the Staff to become closely involved in bringing new business into the Village and controlling those businesses which do not contribute to the economic vitality of the Village Zone.

B. Beautification Committee Report.

The Task Force recognized a need to address the issue of downtown beautification, the design amenities, and on-street revitalization. Projects which can be accomplished by merchants and/or property owners:

1. Placement of street furniture throughout the Village.
2. Intensification of landscaping through the planting of trees, shrubs, and flowers, wherever feasible along Big Basin Way and in the Parking District areas.
3. Well conceived placement of Village Directory (as per attached addendum A) in two or three key locations in the Village.
4. Placement of uniform signing to identify those areas which provide off-street parking.
5. Creation of interesting and visually pleasing frontal facades for those older structures in need of a facelift. Additionally, a similar treatment to the rear of those existing structures that have, or will have, exposure to parking districts.
6. Repair and beautification of existing sidewalks through the use of brick-like materials or some other decorative material.
7. Encourage shielding and consolidation of garbage collection areas. Items which can be accomplished with cooperation of the City of Saratoga and the Chamber of Commerce, Property Owners, and the State of California.
8. The redesign of Big Basin Way.
9. The removal of on-street parking.
10. The widening of the sidewalks to provide for increased pedestrian orientation and to provide additional area for landscaping as indicated in Item 2 above.
11. Creation of a traffic circle and bus turn-around at the south end of Big Basin Way. This installation should include seating and covered areas for bus patrons. (Participation of Santa Clara County Transit in the funding of these improvements should be explored).
12. Incorporation of design controls that would cause all new construction in the Village to have a double facing so that the new structures will be visually pleasing from both the street and parking areas.
13. Where possible, landscaping should be included as part of any new business requiring city permits.
14. Assistance, in the formation and continuation of a maintenance assessment district.

15. As older buildings come up for renovation or repair, institute mandatory design reform criteria to bring the building up to the new code both in design and structure. This could also be accomplished by the enforcement of these design criteria whenever a new business applies for licensing.

The above recommendations for improvement to the Village are necessary to provide the needed enthusiasm and interest.

The Village, as it presently exists, lacks focus, purpose, and scale. A re-evaluation of what the Village should look like, its theme, and how this should be represented, is an important criterion that is addressed by the foregoing Beautification Sub-Committee Report. Any form of design criterion and upgrading through the addition of new facades, facilities, and structures is invaluable relative to the increased awareness for the downtown and the merchants reinforced interest in making a viable community, serving the interests of the tourist and resident alike.

A conclusive and adequate delineation of items requiring attention has long been necessary. The attention to such an inventory by city, merchants, and citizen groups will have the valuable effect of demonstrating to new business applicants in the Village that the town is concerned and thriving. Constant attention to small details connected with amenities and design attributes will make the overall scenario for the area much brighter.

It would be an opportune moment to consider these suggested goals as immediate matters for implementation. Timing for such events is at a fortuitous threshold. Now is the hour!.

C. Parking Committee Report.

The following recommendations are the concerns of the Task Force Committee with regards to parking.

1. Ordinance revision adopting a parking ratio of one space to every 500 sq. ft. of leasable commercial space.
2. All new parking districts to have the above ratio.
3. A date must be set for removal of parking from Big Basin Way. This date should coordinate with re-crowning the street, widening sidewalks, installing planters, and installation of sewer lines.
4. The promotion of Item 3 makes more pressing the need for off-street parking and alternate routes of circulation. The need for Parking

District #3 will be greater than ever.

5. An easement for through-traffic between existing parking areas on each side of Big Basin Way should be initiated as soon as possible.
6. The individual merchants and/or landowners should be encouraged and assisted (technical advice) in the application of oil and screens to the existing unimproved parking areas.
7. Appropriate uniform signing for parking throughout the Village should be installed as soon as possible to denote public parking.

Manners In Which the City Can Aide:

1. Amendment of the City Ordinance through council approval of the 1 to 500 sq. ft. ratio.
2. It can also be of assistance in a plaming function; by providing maps, and information to aid in combining and forming parking districts. The necessity for a combined effort between city and private individual efforts can effectively bring the realization of the outlined objectives. The scenario outlined is one that could easily be attained if the combination of:
 - a. Monetary commitment,
 - b. sufficient enthusiasm and,
 - c. productive and purposeful implementation measures were evident.

D. Revenue, Funding, and Resurfacing Of Big Basin Way, Committee Report

A major concern is the source of funds for the previously discussed items. Federal funds are available for assistance in this form of development through F.A.U. (Federal Aid Urban) accounts. This account is available to all cities for actual monies to realize development benefits for highway improvement and such things as the amenities being discussed for Big Basin Way.

There is a definite source of funding also available for development through county and state transit funds. These would be funds for development of a bus turn-around at the end of Big Basin Way with amenities such as benches, plants, protecting shelter, etc.

The eventual product that should be expected is a re-crowning of Big Basin Way, sidewalks to be widened with removal of on-street parking, and planters added. With coordination of the City, Sanitation District, and Cal Trans, these end products can be achieved. As far as timing, the product will be several years in the future - possibly 1979 before eventual completion. Funds

interest, and need are all present. It stands that coordination and timing are the keys.

The resurfacing of Big Basin Way might occur as outlined below with the city's obligation stated as follows:

1. Cal Trans removal of street surface on a block-by-block basis.
2. Sewer District installation of sewer lines on same work schedule as Cal Trans.
3. Resurfacing of Big Basin Way and at the same time the City installation of amenities such as planters, benches, and sidewalks.

The city's obligation in such an endeavor would be:

1. Adoption of an ordinance by the City Council to require removal of parking from Big Basin Way..
2. Inclusive within this ordinance would be the issue of left turn lanes.
3. There would also be a necessity for Public Works, Planning Department, Cal Trans, and Sanitation District coordination to effect a comprehensive design and implementation schedule.

These findings enlighten the means for implementation of a third parking district, removal of on-street parking on Big Basin Way, as well as the sources which remain to be tapped for monies.

The necessity for such measures is ordained throughout this report. If implementation of these vital improvements were to occur, the other amenities contingent thereon would be provided as matters of course to complete the project.

The pivotal hinge lies in this improvement being coordinated by the City and the Sanitation District No. 4. Immediate plans for the date to begin such work would be a keypoint when determining the follow-up in terms of beautification and parking districts. Upon determination of a beginning date for street redesign, the third parking district must be formed and street beautification plans should be defined.

VI. CONCLUSION

The measures outlined throughout this report can be attained with sufficient commitment interest, and effort by the:

1. Merchants Association

2. Chamber of Commerce
3. Private Clubs & Groups of Saratoga Residents
4. Planning Department & Planning Commission
5. City Council
6. County, State, and Various Other Governmental Agencies
7. An Ad Hoc Committee composed of representatives of the above groups duly recognized by the City to implement this report.

A. Action Scheme

The items which can be specifically attended to by the City Council would be the following:

1. Adoption of a modified zoning ordinance addressing the perimeter of what may be considered the Village Zone,
2. Addition of a statement of purpose to the zoning ordinance for the Village commercial area. (Page #5, Item A, #3)
3. Any residential density in the Village Zone or surrounding vicinity to be allowed to develop at a density of R-M-2,000.
4. Adoption of a new parking ratio to affect the remaining land available for parking districts; implementation through revision of existing ordinances.
5. Establish a bus turn-around and traffic circle at the end of Big Basin Way.
6. A resolution adopting uniform signs in the Village for parking.
7. Coordination of City, Sanitation District #4, and Cal Trans for recrowning and surfacing Big Basin Way.
8. Removal of parking on Big Basin Way, allowing the creation of left turn and stacking lanes and to provide room for beautification amenities.

Areas in which the Planning Department may be beneficial in aiding commercial revitalization of the Village.

1. Regulation of new construction through building site approval.
2. Design criterion established for harmony of store fronts.
3. Design Review requirement that all new construction on Big Basin Way be double faced to address the parking district where applicable.

4. Design Review encouraged as older buildings come up for renovation & repair to reform the facades and bring the building up to the new code both in design and structure.
5. Assisting prospective merchants in their applications for new business.
6. Development of a new Village zoning ordinance for presentation to City Council.
7. Spearheading and discussing development with large developers (i.e. shopping plaza for Pasetta property).

The individual merchants and merchants association can be beneficial in:

1. Buying and placing street furniture in the Village.
2. Intensifying and improving the landscaping on Big Basin Way.
3. Implementing a Village directory of existing uses to be placed in two or three key areas in the Village.
4. Repair and beautification of existing sidewalks in conjunction with widening Big Basin Way.
5. Formation of a maintenance assessment district.

Areas in which Chamber of Commerce input would be beneficial:

1. Placement of Village directory of existing uses in 2 or 3 key areas in Village.
2. Financial and personnel assistance in purchasing and placing of street furniture.
3. Coordination of events (programs at Montalvo, Paul Masson Mountain Winery, Hakone Gardens, Wildwood Park) with the hours the Village merchants maintain.
4. Publicity of upcoming events to attract business into the downtown.

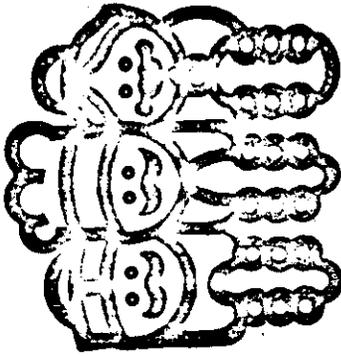
Overall suggestions which must be implemented by the combined efforts of the above groups:

1. Implementation of Parking District #3.
2. Follow-up on the maintenance assessment district to attain a level of cleanliness and landscaping.

With commitment by these groups, the outlined objectives can become tangible realities.

The possibility of retaining an ongoing committee of the type formed to study the revitalization of the Village should be viewed as a definite goal. The Committee would be capable of interfacing with present and prospective merchants as well as other concerned individuals.

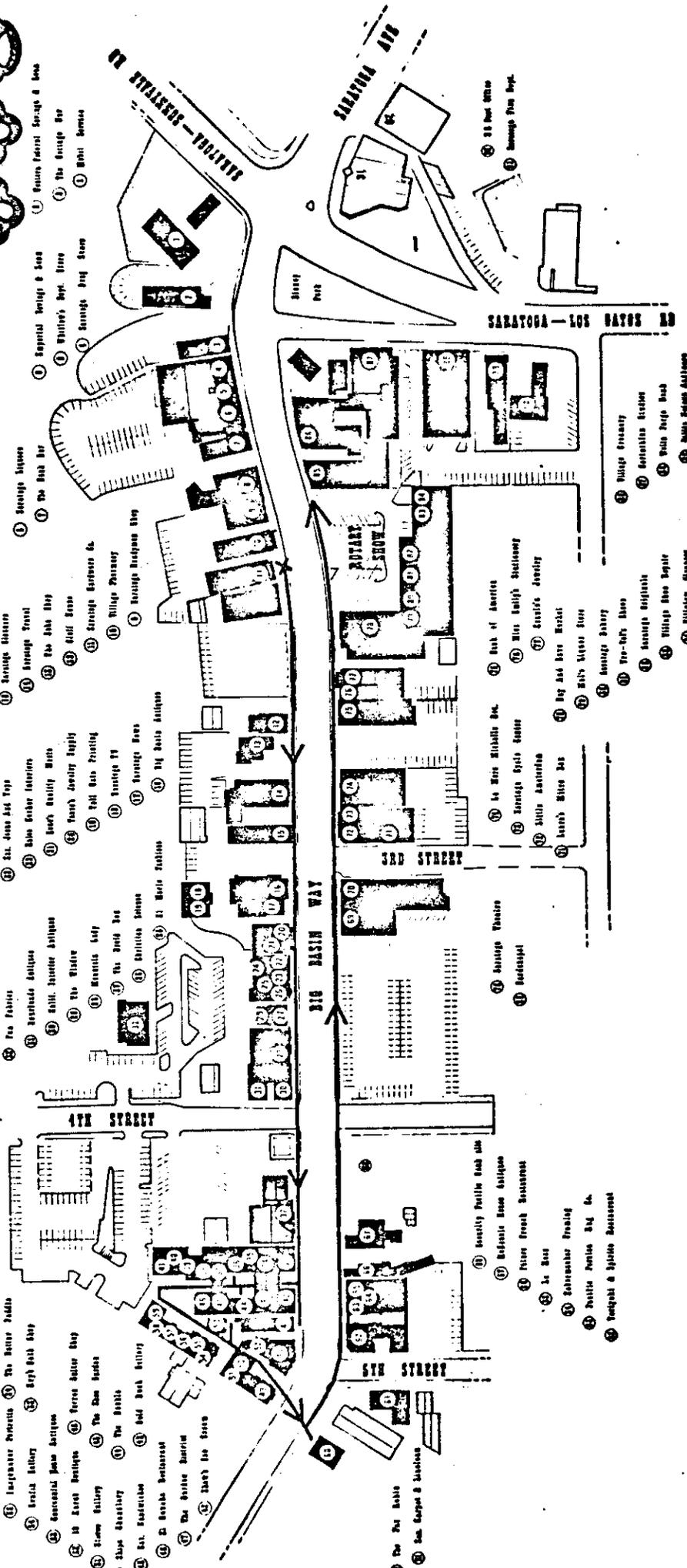
We cannot over-emphasize the need for City support in these proposals. In each case, the short-term goals of a few will have to be compromised for the long-term advantages of the Village and the community. A firm commitment by city government will provide the framework on which these proposals can be built into reality.



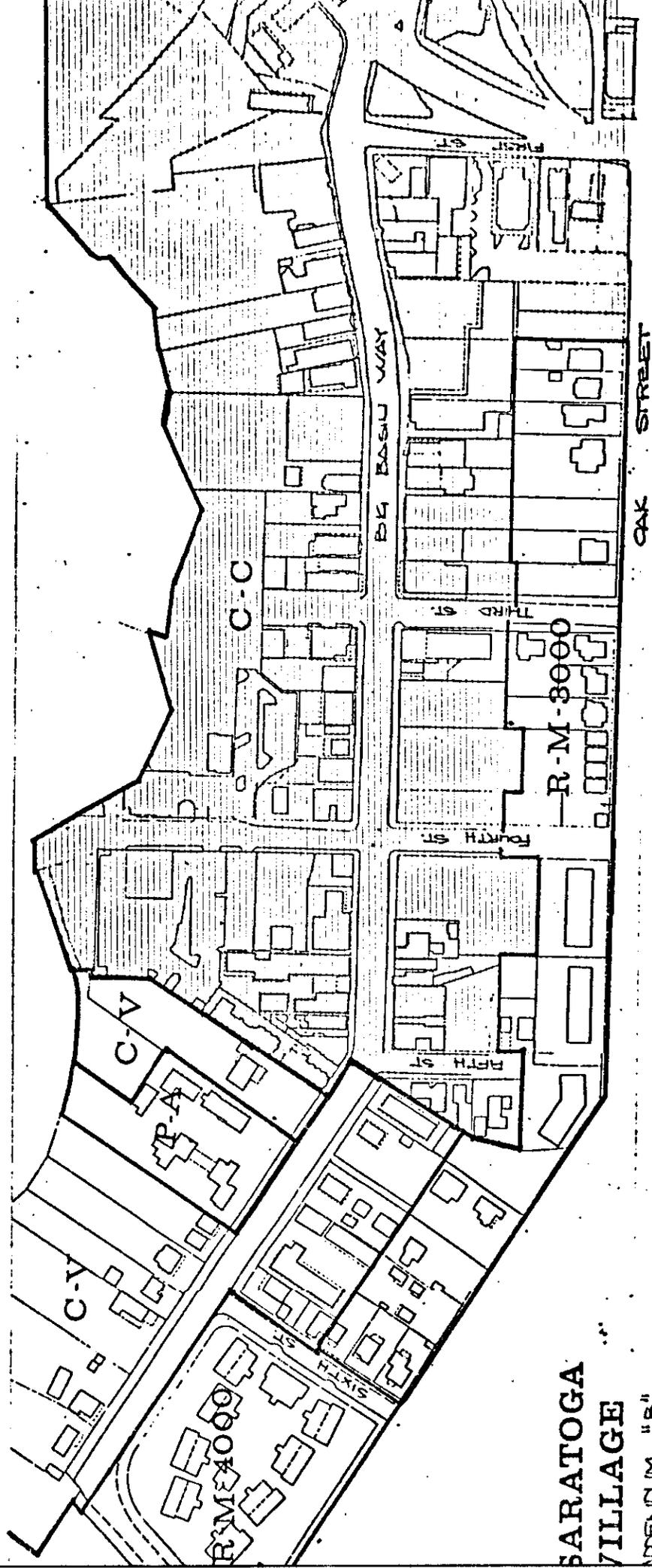
SARATOGA VILLAGE

APPENDIX "A"

- 1. Casino Court
- 2. Saloons
- 3. The Third Pit
- 4. Salo Studio
- 5. The Book Shop
- 6. St. John's Shrine
- 7. The Big Shrine
- 8. The Shrine
- 9. The Shrine
- 10. The Shrine
- 11. The Shrine
- 12. The Shrine
- 13. The Shrine
- 14. The Shrine
- 15. The Shrine
- 16. The Shrine
- 17. The Shrine
- 18. The Shrine
- 19. The Shrine
- 20. The Shrine
- 21. The Shrine
- 22. The Shrine
- 23. The Shrine
- 24. The Shrine
- 25. The Shrine
- 26. The Shrine
- 27. The Shrine
- 28. The Shrine
- 29. The Shrine
- 30. The Shrine
- 31. The Shrine
- 32. The Shrine
- 33. The Shrine
- 34. The Shrine
- 35. The Shrine
- 36. The Shrine
- 37. The Shrine
- 38. The Shrine
- 39. The Shrine
- 40. The Shrine
- 41. The Shrine
- 42. The Shrine
- 43. The Shrine
- 44. The Shrine
- 45. The Shrine
- 46. The Shrine
- 47. The Shrine
- 48. The Shrine
- 49. The Shrine
- 50. The Shrine
- 51. The Shrine
- 52. The Shrine
- 53. The Shrine
- 54. The Shrine
- 55. The Shrine
- 56. The Shrine
- 57. The Shrine
- 58. The Shrine
- 59. The Shrine
- 60. The Shrine
- 61. The Shrine
- 62. The Shrine
- 63. The Shrine
- 64. The Shrine
- 65. The Shrine
- 66. The Shrine
- 67. The Shrine
- 68. The Shrine
- 69. The Shrine
- 70. The Shrine
- 71. The Shrine
- 72. The Shrine
- 73. The Shrine
- 74. The Shrine
- 75. The Shrine
- 76. The Shrine
- 77. The Shrine
- 78. The Shrine
- 79. The Shrine
- 80. The Shrine
- 81. The Shrine
- 82. The Shrine
- 83. The Shrine
- 84. The Shrine
- 85. The Shrine
- 86. The Shrine
- 87. The Shrine
- 88. The Shrine
- 89. The Shrine
- 90. The Shrine
- 91. The Shrine
- 92. The Shrine
- 93. The Shrine
- 94. The Shrine
- 95. The Shrine
- 96. The Shrine
- 97. The Shrine
- 98. The Shrine
- 99. The Shrine
- 100. The Shrine



- 101. Village Pharmacy
- 102. Village Pharmacy
- 103. Village Pharmacy
- 104. Village Pharmacy
- 105. Village Pharmacy
- 106. Village Pharmacy
- 107. Village Pharmacy
- 108. Village Pharmacy
- 109. Village Pharmacy
- 110. Village Pharmacy
- 111. Village Pharmacy
- 112. Village Pharmacy
- 113. Village Pharmacy
- 114. Village Pharmacy
- 115. Village Pharmacy
- 116. Village Pharmacy
- 117. Village Pharmacy
- 118. Village Pharmacy
- 119. Village Pharmacy
- 120. Village Pharmacy
- 121. Village Pharmacy
- 122. Village Pharmacy
- 123. Village Pharmacy
- 124. Village Pharmacy
- 125. Village Pharmacy
- 126. Village Pharmacy
- 127. Village Pharmacy
- 128. Village Pharmacy
- 129. Village Pharmacy
- 130. Village Pharmacy
- 131. Village Pharmacy
- 132. Village Pharmacy
- 133. Village Pharmacy
- 134. Village Pharmacy
- 135. Village Pharmacy
- 136. Village Pharmacy
- 137. Village Pharmacy
- 138. Village Pharmacy
- 139. Village Pharmacy
- 140. Village Pharmacy
- 141. Village Pharmacy
- 142. Village Pharmacy
- 143. Village Pharmacy
- 144. Village Pharmacy
- 145. Village Pharmacy
- 146. Village Pharmacy
- 147. Village Pharmacy
- 148. Village Pharmacy
- 149. Village Pharmacy
- 150. Village Pharmacy
- 151. Village Pharmacy
- 152. Village Pharmacy
- 153. Village Pharmacy
- 154. Village Pharmacy
- 155. Village Pharmacy
- 156. Village Pharmacy
- 157. Village Pharmacy
- 158. Village Pharmacy
- 159. Village Pharmacy
- 160. Village Pharmacy
- 161. Village Pharmacy
- 162. Village Pharmacy
- 163. Village Pharmacy
- 164. Village Pharmacy
- 165. Village Pharmacy
- 166. Village Pharmacy
- 167. Village Pharmacy
- 168. Village Pharmacy
- 169. Village Pharmacy
- 170. Village Pharmacy
- 171. Village Pharmacy
- 172. Village Pharmacy
- 173. Village Pharmacy
- 174. Village Pharmacy
- 175. Village Pharmacy
- 176. Village Pharmacy
- 177. Village Pharmacy
- 178. Village Pharmacy
- 179. Village Pharmacy
- 180. Village Pharmacy
- 181. Village Pharmacy
- 182. Village Pharmacy
- 183. Village Pharmacy
- 184. Village Pharmacy
- 185. Village Pharmacy
- 186. Village Pharmacy
- 187. Village Pharmacy
- 188. Village Pharmacy
- 189. Village Pharmacy
- 190. Village Pharmacy
- 191. Village Pharmacy
- 192. Village Pharmacy
- 193. Village Pharmacy
- 194. Village Pharmacy
- 195. Village Pharmacy
- 196. Village Pharmacy
- 197. Village Pharmacy
- 198. Village Pharmacy
- 199. Village Pharmacy
- 200. Village Pharmacy



SARATOGA
VILLAGE

APPENDUM "B"