

12/11/2017

Edcgov.us Mail - Fast Food on Saratoga Way - Terrible idea!

PC 12/14/17
#7



Charlene Tim <charlene.tim@edcgov.us>

Fast Food on Saratoga Way - Terrible idea!

Donna Rixmann <donna@yogapeace.net>
To: charlene.tim@edcgov.us

Fri, Dec 8, 2017 at 5:13 PM

Dear Charlene,

Re: The proposed development on Saratoga Way - I was hoping for offices or elegant little shops more in keeping with the image of El Dorado Hills as a lovely, well-planned community. Plus, houses so near to fast food means food smells wafting into our homes. We're a bit further up the hill but I feel for the Saratoga Way adjacent neighbors who had to deal with the re-do of Saratoga Way and find themselves backing up to a busier street.

Please re-consider this proposal. Surely developers can make money doing something else with that land that is more in-sync with the neighborhood.

Thank you,
Donna

12/11/2017

Edcgov.us Mail - Fast Food Restaurants -NO

PC 12/14/17
#7



Charlene Tim <charlene.tim@edcgov.us>

Fast Food Restaurants -NO

Clare Tibbs <claramumba@yahoo.com>

Fri, Dec 8, 2017 at 8:50 PM

To: james.williams@edcgov.us, charlene.tim@edcgov.us, jvegna@edcgov.us, gary.miller@edcgov.us, jeff.hansen@edcgov.us, brian.shinault@edcgov.us, john.hidahl@edcgov.us

As a newer resident to the area I urge you NOT to allow the building of Fast Food drive throughs to our lovely area!!!! This is why we moved here and it sickens me to see it change to look like every other neighborhood. I know from a planning perspective that drive throughs do nothing to bring together community members or improve the quality of our lives in any way. Please keep the beauty of EDH that we are all so proud to call home! WE will suffer or enjoy the long term outcomes of your choice!

Thank you,
Clare Brightman -EDH resident

Sent from my iPhone



PC 12/14/17
#7
Charlene Tim <charlene.tim@edcgov.us>

Question for County Planning Staff that Approved "Saratoga Retail" to move forward

Rebecca Eno <rebecca.isbell@ymail.com>

Fri, Dec 8, 2017 at 9:26 PM

Reply-To: Rebecca Eno <rebecca.isbell@ymail.com>

To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>, "planning@edcgov.us" <planning@edcgov.us>, "jvegna@edcgov.us" <jvegna@edcgov.us>, "gary.miller@edcgov.us" <gary.miller@edcgov.us>, "jeff.hansen@edcgov.us" <jeff.hansen@edcgov.us>, "James.williams@edcgov.us" <james.williams@edcgov.us>, "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>, Roger Trout <roger.trout@edcgov.us>, "efren.sanchez@edcgov.us" <efren.sanchez@edcgov.us>

Cc: Char Tim <charlene.tim@edcgov.us>, John Hidahl <john.hidahl@edcgov.us>

Hello,

I just came across a post on a local El Dorado Hills board where the neighbor wrote:

"ALL THREE Projects have been recommended for approval, as currently proposed, to the Planning Commission, and the Board of Supervisors, by County Planning Staff."

PLANNERS,

- Did you consider the traffic? Did you look at how the traffic flow will go through parking lot with TWO popular fast food restaurants?
- Did you think of how many parking spots will be taken by employees (30 out of 60 I would guess)?
- Did you think of where RVs will park after Saratoga becomes a 4 lane road and no longer able to accommodate overflow cars?
- Did you think of Park Village (specifically Mammoth and Arrowhead)? There are NO sidewalks and there will be large influx of transient cars. I walk with my double stroller down to Raleys and Walgreens DAILY! And it is already a little dangerous since Mammoth is not very wide.
- Did you know Arrowhead and Mammoth become a 1 lane road when there is car parked on ONE side of the road? ONE LANED ROAD! Two cars can not drive at the same time on Mammoth on garbage day! This is fine with the current traffic flow, but adding anymore would be dangerous.
- Did you think of the neighbors across the street in the townhouses that will hear every order, every car engine idling, every car door slamming, and SMELL every time the turn on fryer to cook chicken and burgers.
- I could go on and on....

You cannot seriously think that TWO very popular restaurants will not have an impact on our little neighborhood. I don't even understand how it made it to this point of going to a hearing. The traffic study is absolute rubbish! Hidahl is concerned and various other commissioners and government employees are also concerned. This mess will be on YOU and your poor planning when this traffic mess comes to Saratoga Way. I don't doubt law suits will be filed if this gets approved! This affects too many residents and too many are opposed. What if there is a pedestrian related incident? Will it matter that many of us warned against this? We know this neighborhood better than anyone and ANY added traffic to Mammoth and Arrowhead will be a nightmare!

I am in no way opposed to Chick Fil A or Habit Burger in El Dorado Hills. I am opposed to irresponsible development that will GREATLY impact its existing home owners, some whom have been here for FIFTY years!!! Find a better place for high traffic drive thru. Give us a Chipotle, Panera, sit down ANYTHING! Just no drive thrus. I know that El Dorado Hills is growing and I am actually not opposed to it, like so many. My husband is an engineer and I would love more companies to relocate out here from the Bay Area but growth needs to be RESPONSIBLE and take into account those who already LIVE here and OUR CONCERNS, not just the dream of more revenue.

Rebecca Eno
Park Village Resident

12/11/2017

Edcgov.us Mail - Saratoga Way Development



PC 12/14/17
#7
Charlene Tim <charlene.tim@edcgov.us>
2 pages

Saratoga Way Development

Cheryl Martina <isabella.cheryl@gmail.com>
To: charlene.tim@edcgov.us, jvegna@edcgov.us, gary.miller@edcgov.us, jeff.hansen@edcgov.us, james.williams@edcgov.us, brian.shinault@edcgov.us



Cheryl Martina, Serrano Village E · 17m ago
VERY POOR PLANNING & VERY DISAPPOINTING to have fast food restaurants on the top of the hill at Saratoga!! EDH is a beautiful upper-class town. We don't need tax dollars from people traveling up & down Hwy 50 stopping at fast food restaurants in our town, especially right at the entrance to a residential neighborhood. AND we definitely do NOT need more traffic on EDH Blvd or turning off & onto a small street like Saratoga. We already have 3 fast food restaurants: Taco Bell, Jack-in-the-Box & McDonald's. None of these are highly noticeable from the freeway & all three of these fast-food restaurants are NOT at entrances to residential neighborhoods. I think this property would be better suited to have some small shops or an upscale restaurant that would not bring a heavy or constant flow of traffic from freeway travelers!!



Cheryl Martina
916-502-4047

Live simply. Speak kindly.
Care deeply. Love generously. 🍀

Sent from my iPhone

12/11/2017

Edcgov.us Mail - Opposition to Saratoga plan change

PC 12/14/17
7



Charlene Tim <charlene.tim@edcgov.us>

Opposition to Saratoga plan change

Stephanie Szucs <sszucs330@gmail.com>
To: charlene.tim@edcgov.us

Sat, Dec 9, 2017 at 7:15 AM

To whom it may concern,

I Stephanie Szucs a resident of El Dorado Hills strongly oppose the proposed changes to the Saratoga retail space, "The Shops". The negative effects would greatly diminish the landscape of our community. The original approved plan clearly stated that due to the narrow landscape of parcel no such business like those that are being purposed would be considered for said location. As well in the original plan approval it is mentioned that this addition should be positive to the surrounding neighborhood, this new plan is obviously not. Please reconsider an approval of the proposed changes. I appreciate your time and consideration for those of us who are opposed to the proposed plan changes at the retail location on Saratoga.

Thank you,
Stephanie Szucs
Resident of El Dorado Hills
Sszucs330@gmail.com

Sent from my iPhone

12/11/2017

Edcgov.us Mail - Chick-fil in Park Village

PC 12/14/17
#7



Charlene Tim <charlene.tim@edcgov.us>

Chick-fil in Park Village

mkiff <glomart@pacbell.net>

Sat, Dec 9, 2017 at 8:37 AM

To: "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>

Sent from Mail for Windows 10

As many of our neighbors we are very concerned about a high traffic volume business being introduced into our Village. The Chick-fil will be placed on a street solely dedicated to accessing our neighborhood. This will bring vehicles on to our streets which were not designed for high traffic volumes affecting safety, noise and maintenance. In addition Saratoga is a dead end street, which will direct large vehicles (trucks and RV's) into our streets further affecting safety.

High traffic volume business should be limited to areas separated from neighborhoods. No other Village in El Dorado Hills has this problem.

Please support our safety and the quality of our Village by voting against the Chick-fil project.

Thank you

Martin and Gloria Kiff

12/11/2017

Edcgov.us Mail - Opposition to fast food at Saratoga

PC 12/14/17
7



Charlene Tim <charlene.tim@edcgov.us>

Opposition to fast food at Saratoga

Tyler Haehl <tyler.haehl@gmail.com>

Sat, Dec 9, 2017 at 9:11 AM

To: charlene.tim@edcgov.us, jvegna@edcgov.us, gary.miller@edcgov.us, jeff.hansen@edcgov.us,
james.williams@edcgov.us, brian.shinault@edcgov.us, john.hidahl@edcgov.us

Hello,

I would like to voice opposition to the addition of fast food restaurants being added to Saratoga/LaTrobe Rd. I prefer not to have fast food restaurants at the entrance of our town. It will increase the congestion in the area significantly.

Thank you,

Tyler Haehl
Promontory Village

12/11/2017

Edcgov.us Mail - DR08-003-R The Shops at Eldorado Hills/Saratoga Retail

PC 12/14/17

#7



Charlene Tim <charlene.tim@edcgov.us>

2 pages

DR08-003-R The Shops at Eldorado Hills/Saratoga Retail

Janet Woods <jayjanwoods@aol.com>

Sat, Dec 9, 2017 at 11:57 AM

To: efren.sanchez@edcgov.us

Cc: charlene.tim@edcgov.us, planning@edcgov.us

Please see attached.

Janet Woods
jayjanwoods@aol.com



Letter Saratoga Retail.docx

136K

December 9, 2017

Mr. Efren Sanchez
County Planner
El Dorado Count

Cc: Clerk of the Planning Commission Char Tim

RE: DR08-003-R/The Shops at El Dorado Hills – Saratoga Retail

Dear Mr. Sanchez,

This is a letter of protest regarding the proposed changes to the above project. As a resident of near by Crescent Ridge Village, I am extremely concerned over the increased traffic due to the addition of two drive thru fast food restaurants.

Traffic on Saratoga Avenue will be increased substantially due to the extension of Saratoga Avenue to Iron Point in Folsom. It appears the environmental study completed for the proposed changes does not link the project to the extension and the increased planned residential development of Saratoga Estates. The letter sent to the planning commission by EDH APAC states the tourist traffic concerns but also does not recognize the increased traffic from the road extension. The following is a direct copy form the recent engineering report.

“The study found that the project would be expected to generate approximately 3,529 new daily trips, with 286 new trips occurring during the AM peak-hour, and 241 new trips occurring during the PM peak-hour based on trip Engineers (ITE). The proposed project would result in a less than significant impacts to study area intersections which are projected to operate at acceptable Levels of Service during peak hours.”

I believe the assumption the impact on traffic is clearly stated as a significant impact rather than the engineer’s conclusion of no impact. Saratoga Avenue takes a curve right at the Saratoga Retail Project plot. This curve is already a threat to pedestrians and oncoming traffic. Considering the traffic increase due to the Saratoga Avenue extension, the addition of not one, but two drive thru fast food restaurants is a lack consideration for public safety. Should you not understand this concern, please visit the Home Depot store in Folsom during the weekday or Saturday hours of 11:30 – 2:30 p.m.

The original project proposal protected our quality of life, offering upscale shops and restaurants in keeping with the community we live in. It is my opinion that approval of the project changes lines the pockets of the developers without contributing to the community of El Dorado Hills. Your approval of the project changes will give our community the visual appearance of a transient community rather than a community with excellent educational opportunities and unique experiences.

Please listen to the residents impacted by the increased traffic and exposure to tourist surrounding this project and decline to approve the proposed changes.

Sincerely,

Janet K. Woods
Tax Payer and Register



PC 12/14/17
#7
11 pages

Charlene Tim <charlene.tim@edcgov.us>

Folsom Chick-Fil-A Traffic situation - Images and Video

Rebecca Eno <rebecca.isbell@ymail.com>

Sat, Dec 9, 2017 at 8:05 PM

Reply-To: Rebecca Eno <rebecca.isbell@ymail.com>

To: "\"rommel.pabalinas@edcgov.us\""" <rommel.pabalinas@edcgov.us>, "\"planning@edcgov.us\""" <planning@edcgov.us>, "\"jvegna@edcgov.us\""" <jvegna@edcgov.us>, "\"gary.miller@edcgov.us\""" <gary.miller@edcgov.us>, "\"jeff.hansen@edcgov.us\""" <jeff.hansen@edcgov.us>, "\"james.williams@edcgov.us\""" <james.williams@edcgov.us>, "\"brian.shinault@edcgov.us\""" <brian.shinault@edcgov.us>, Roger Trout <roger.trout@edcgov.us>, "\"efren.sanchez@edcgov.us\""" <efren.sanchez@edcgov.us>

Cc: John Hidahl <john.hidahl@edcgov.us>, Char Tim <charlene.tim@edcgov.us>

Hi,

I wanted to share a video I took at the Folsom location at lunchtime today. There were about 17 cars in line that backed up well into the parking lot (almost out the exit). Cars were not able to back out of spots, so workers/random people were helping stop traffic to allow cars to back out. They were very efficient about moving people along, but the pileup still happens and lasts for 5 minutes off and on and blocks people in their cars. When will planners understand that this is NORMAL for Chick Fil A and not an anomaly. Every Chick Fil A will have lines like this and how is it possible Saratoga Retail can accommodate this along with another drive thru? I've also attached a doc that shows images as well as images of other locations.

Please see attached word doc for images.

Please see attached video file or view here: <https://www.facebook.com/pg/NoSaratogaDriveThru/>

Will we be any different than this? Are we prepared for this?

<https://www.youtube.com/watch?v=amyT2nV781A>


<http://www.fox5dc.com/news/259351146-video>


<https://www.abcactionnews.com/news/local-news/neighbors-living-near-s-dale-mabry-say-no-to-chick-fil-a-rezoning>

<http://www.kiro7.com/-/video-chick-fil-a-created-a-traffic-problem-in>

Thank you!
Rebecca Eno
Park Village Resident

2 attachments

 IMG_6833.MOV
3831K

 Traffic in Folsom and Other Locations.docx
5940K

Traffic from the Folsom Location taken on differnt days:













Examples of other locations. This is exactly what Folsom looks like at lunch at dinner!









12/11/2017

Edcgov.us Mail - Fast Food Drive Throughs

PC 12/14/17
#7



Charlene Tim <charlene.tim@edcgov.us>

Fast Food Drive Throughs

Michele Beckwith <mbeck72@sbcglobal.net>
To: charlene.tim@edcgov.us

Sat, Dec 9, 2017 at 10:19 PM

Hello Charlene,

I'm making one of those rare occasions where I voice my opinion....that being I'm against the developers further development in El Dorado Hills....and especially when it comes to drive thru hamburger stands. We don't need it....and I'm seriously tired of the County looking to us as their "Cash Cows". If you've any integrity at all, you'll see this as yet another way for developers to make their money at the community's expense. EDH doesn't need this supposed cash flow...the county might...but don't do it at our expense.

Many Thanks,
Mkchele Beckwith

12/11/2017

Edcgov.us Mail - EDH Saratoga drive thrus

PC 12/14/17
#7



Charlene Tim <charlene.tim@edcgov.us>

EDH Saratoga drive thrus

Ryan Davey <rtdavay@yahoo.com>
To: charlene.tim@edcgov.us

Sat, Dec 9, 2017 at 10:32 PM

Dear public servant,

In regard to commercial lots next to Walgreens off Saratoga Way, I understand the land was zoned for commercial, the county approved a sit down restaurant and some office or med space. Now the county is allowing the plans to be changed without conducting research, providing rationale, or asking for input from local affected residents.

That's wrong.

The Saratoga corner is blind and dangerous. The westbound stoplight at Saratoga leaving Raleys is a poor design, stopping right turn red traffic.

I noticed there are vehicle counters and speed counters up EDH Blvd by and past St Andrews. Seems like cal trans or the county should be assessing the Saratoga area first.

I have had county building inspectors at my property who refused to sign off on a permit because the plans did not match the build. How can this same county allow changes to an agreed upon building permit from 2009 without input or approval?

Please adhere to the original plans as agreed upon by residents and builders. Thank you.

Ryan Davey

12/11/2017

Edcgov.us Mail - Saratoga way fast food

PC 12/14/17
#7



Charlene Tim <charlene.tim@edcgov.us>

Saratoga way fast food

Paul Lorry <paullorray@yahoo.com>

Sun, Dec 10, 2017 at 9:01 AM

To: charlene.tim@edcgov.us, jvegna@edcgov.us, gary.miller@edcgov.us, jeff.hansen@edcgov.us,
james.williams@edcgov.us, brian.shinault@edcgov.us, john.hidahl@edcgov.us

For the sake of our peaceful community and environment I am asking that you please deny the plan to place fast food restaurants on Saratoga Way. Do we really want to become another Elk Grove? Let's not spoil what we have.

Respectfully,

Paul Lorry
3396 Mesa Verdes Dr
El Dorado Hills

Sent from my iPad

12/11/2017

Edcgov.us Mail - Saratoga retail (ref DR08-003-R)

PC 12/14/17
#7



Charlene Tim <charlene.tim@edcgov.us>

Saratoga retail (ref DR08-003-R)

Juanita Brand <jbrand23@gmail.com>

Sun, Dec 10, 2017 at 1:17 PM

To: efren.sanchez@edcgov.us

Cc: "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>, "planning@edcgov.us" <planning@edcgov.us>

Dear Efren Sanchez:

I'm writing to you regarding the two drive through restaurants being considered for the land next to Walgreens on Saratoga Way in El Dorado Hills.

I strongly urge you to not approve these projects, which will initiate fast food drive through restaurants, with all the traffic, lights and noise they generate, right across the street from a quiet residential neighborhood. I live up the hill from Walgreens and strongly feel that fast food restaurants belong on the other side of El Dorado Hills Blvd, near Raleys. Furthermore, both of these restaurants are currently located on E Bidwell in Folsom, just one exit further west on Hwy 50, so why put them on Saratoga Way?

We have no way of knowing how much traffic will increase once Saratoga Way is connected to Folsom, and to add a long line of left turning vehicles from Hwy 50, trying to access the fast food places could indeed produce traffic nightmares. Have you seen how Hwy 50 backs up on the highway on Saturday as vehicles try to exit onto E Bidwell? We do not want that for our residential neighborhood.

Please consider not approving these projects. Thank you for your time.

Sincerely,
Juanita Brand

12/11/2017

Edcgov.us Mail - Saratoga retail (ref DR08-003-R)

PC 12/14/17
#7



Charlene Tim <charlene.tim@edcgov.us>

Saratoga retail (ref DR08-003-R)

Larry Brand <lbrand@gmail.com>

Sun, Dec 10, 2017 at 5:50 PM

To: efren.sanchez@edcgov.us

Cc: charlene.tim@edcgov.us, planning@edcgov.us

Dear Efren Sanchez,

I am writing to you regarding the impact of the two fast food restaurants that are being considered for Saratoga Way next to Walgreens. I drive past this location every day on my way to and from work and live in the Crescent Ridge neighborhood just to the West.

I am concerned that these two restaurants will draw a significant amount of traffic off of highway 50 through what is already a very congested intersection. Westbound traffic would be making 3 left turns to enter the property, Eastbound traffic will make a 270 degree loop off the highway, merge into a single lane of traffic heading North, go through one light, and then make 2 left turns. Both directions will be traveling through two stop lights. Additional turning lanes will be needed at at least one of the intersections - especially during daytime peak hours when traffic already backs up here.

Why move so much traffic through this area when both of these restaurants are already at the very next Highway 50 interchange in Folsom? Was the original zoning and planning developed around pulling traffic off of the highway?

My second concern is that this is a residential neighborhood with single family homes and condominiums. At least one school bus goes past this location daily. The two lane road has bike lanes on both sides. Soon the road will be put through to Folsom. Adding these types of businesses on this site is inconsistent with the residential neighborhood and will likely increase shortcut and transient traffic and crime.

A business supported by local El Dorado Hills residents would be a much better match for the site, like the Walgreens is. Small scale, operating during normal business hours, no long drive-through lines; a part of the community.

Let's not turn El Dorado Hills Boulevard into Bidwell Road in Folsom. Let's focus on the right fit for the community.

Larry Brand
423 Platt Circle
El Dorado Hills
lbrand@gmail.com

PC 12/14/17
#7
Charlene Tim <charlene.tim@edcgov.us>

35 pages

Nextdoor.com Comments/Concerns on Saratoga Retail

Rebecca Eno <rebecca.isbell@ymail.com>

Sun, Dec 10, 2017 at 6:30 PM

Reply-To: Rebecca Eno <rebecca.isbell@ymail.com>

To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>, "planning@edcgov.us" <planning@edcgov.us>, "gary.miller@edcgov.us" <gary.miller@edcgov.us>, "jeff.hansen@edcgov.us" <jeff.hansen@edcgov.us>, "james.williams@edcgov.us" <james.williams@edcgov.us>, "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>, "jvegna@edcgov.us" <jvegna@edcgov.us>, "efren.sanchez@edcgov.us" <efren.sanchez@edcgov.us>, Roger Trout <roger.trout@edcgov.us>, John Hidahl <john.hidahl@edcgov.us>, Char Tim <charlene.tim@edcgov.us>

Hi Again,

I compiled a doc of the comments on Nextdoor regarding the Saratoga Retail project. These are people from all over El Dorado Hills who disapprove of this. Since it sounds like opinion doesn't matter, this may not even matter. Never-the-less, you get a feel for what people generally think of this and the issues that it will cause. One doc (Nextdoor Against Drive Thru_120917) summarizes the comments against this change in the general plan to allow drive thrus. The other doc (Nextdoor_all_121017) is the entire conversation. Your choice :)

Thanks!

Rebecca Eno

2 attachments

**Nextdoor_all_121017.pdf**

1655K

**Nextdoor Against Drive Thru_120917.pdf**

1075K

The new face of El Dorado Hills - Fast Food Drive Thrus!

High on top of the plot of land on Saratoga Way developers are trying to build TWO fast food drive thrus. Whether you like fast food or not, this will now be the face of our beautiful town. Contrast this to the elegant hills of Serrano and the twinkling lights of Town Center, we will now be a pit stop for daily and weekend travelers. This was not part of the 2009 approved plan that was carefully thought out, and this will negatively affect Park Village residents very seriously.

Please help speak out against irresponsible development! We want the county to keep there 2009 plan and say NO to fast food drive thus!!!

PLEASE EMAIL the following list if you would like to have your voice heard! Your letter will be read by commissioners prior to the hearing on 12/16!


charlene.tim@edcgov.us, jvegna@edcgov.us, gary.miller@edcgov.us,
jeff.hansen@edcgov.us, james.williams@edcgov.us, brian.shinault@edcgov.us,
john.hidahl@edcgov.us

Public Hearing for Saratoga Way - 12/14 @ 8:30am


Planning and Building Department
2850 Fairlane Court - Hearing Room C
Placerville, CA 95667

<https://www.facebook.com/NoSaratogaDriveThru/>




 [REDACTED] Crescent Hills/Ridge · 2d ago ▼

Thank for posting this Rebecca! It makes me both angry and sad at the thought that it's very close to happening. Every letter and voice counts to say NO!

 Thanked! 5 Thanks

 [REDACTED] Serrano Villages · 2d ago ▼


chick fil a is delicious and did u know there's a jack in the box right across the street from that picture🤔

 Thank 12 Thanks

 [REDACTED] Versante · 2d ago ▼

Thank you Rebecca for providing this important information. I just sent an email in opposition, to Charlene Tim to be included for the hearing on December 14. EDH residents PLEASE email your concerns/opposition to charlene.tim@edcgov.us It only took a couple of minutes to send my email. Thank you. Mardee Kay

 Thanked! 4 Thanks

 [REDACTED] Fairchild Village · Edited 2d ago ▼

Love Chickfil a. Good news, they are closed on Sunday🤔

 Thank 8 Thanks

 [REDACTED] Crescent Hills/Ridge · 2d ago ▼

Interesting how the people who don't live in the neighborhood that will be most effected are supporting this however if something were to negatively effect them they would look for the whole community to support them on opposing such a negative impact and even more interesting is how near sighted those in other villages are being considering how something like this at the beginning of an already impacted EDH Blvd will negatively effect ALL of those who use the freeway! Quality food for thought...

 Thanked! 8 Thanks



Crescent Ridge · 2d ago

100% agree Stephanie, the issue isn't that we don't want these restaurants in EDH, it's that we don't want them at the entrance to our community and our neighborhood. That site can't handle the amount of traffic generated by these places.

😊 Thank 8 Thanks



Fairchild Village · Edited 2d ago

Do you feel the same about Jack in The Box which is also directly across the street and the same freeway exit? On the opposite side of the freeway there is a McDonalds drive thru as well. Not trying to give you a hard time and don't want to start a conflict I for one am happy about it. That property has been commercially zoned for awhile just nothing has been built yet.

😊 Thank 7 Thanks



Crescent Hills/Ridge · 2d ago

Sue, having a high volume fast food restaurant at the entrance of and in the same neighborhood as homes is not at all the same as one being located in a commercial center. As well as the fact that those that you mentioned are much more removed from traffic flow in that if the drive thru were to overflow it would not overflow on to streets that residents use to access their homes. As well the turn lane from EDH Blvd onto Saratoga will most likely be backed up often as it is not designed to handle any increase in traffic which will effect all of those who are exiting the freeway and headed north on EDH Blvd AND the amount of cars turning right bank onto EDH blvd will increase quite possibly making entering the freeway much more challenging for everybody as well as increase the amount of accidents at the intersection. We all enjoy chick-fil-a but there are many many more locations that would be much more suitable for such an establishment where no individual villages would be so negatively impacted and yet everybody could still have very easy access to that which they crave.

😊 Thank 13 Thanks



Blackstone · 2d ago

I believe that lot has always been zoned commercial. Doesn't matter what they build there will be opposition. Offices, retail, fast food, or sit down food.



Serrano Villages · 2d ago

Nobody goes to Jack & the Box across the street and you can't really see it from 50, nor do you see McDonald's, and as previously mentioned neither sit at an entrance to a neighborhood. Chik-Fil-A is a magnet fast food restaurant and will sit atop the hill like a beacon beckoning travelers onto our already nightmarish EDH Blvd. intersection. Definitely poor planning to put that there. You won't have nearly the amount of traffic if it is an upscale restaurant or shops geared more toward locals instead of a fast food Mecca.

😊 Thank 6 Thanks



Crescent Ridge · 2d ago

No one said anything about a park at that site. I do feel the same about the other fast food places on these corners. I feel EDH is a top tier community and we deserve better than fast food on every corner of our entrance. The other places are in much better locations that do not affect the surrounding areas. That site is zoned commercial, it is also zoned for establishments that don't attract tourists. Where do you think all the Tahoe traffic will stop after east bidwell is severely impacted by the folsom ranch development? This affects ALL of EDH not just the ones around this site.

😊 Thank 8 Thanks



Fairchild Village · 2d ago

It was bound to happen but I have been but here 21 years and I had to drive all the way down into Folsom just to go to the grocery store. I still love El Dorado Hills

😊 Thank 1 Thank



Fairchild Village · 2d ago

I am sure Folsom feels they are also " a top tiered community" as well. I understand where you are coming from but business evolves. Think of the jobs for our youth. Chick fil a I believe offers a higher wage than minimum wage. Wished it could be a Waffle House. Or ihop.

😊 Thank 4 Thanks



██████████ Crescent Ridge · 2d ago



I'm not arguing that it shouldn't be built, just not there

😊 Thank 3 Thanks



██████████ Blackstone · 2d ago



Where did that photograph come from? Did it come from the developers? Or did it come from somebody perching it way up high and putting a beacon light on it? If it is going to be as busy as people think it is isn't that good for our tax dollars to come from out of our county into our county?

😊 Thank 1 Thank



██████████ Fairchild Village · 2d ago



I would love to have a Dutch Bros. in El dorado Hills

😊 Thank 5 Thanks



██████████ Crescent Ridge · 2d ago



Do you drive by this area Ed? The site is the highest spot in the area by far. Whatever building is put there will be higher than any building on either side if the road. Is this what we want at the forefront to our beautiful community?

😊 Thanked! 3 Thanks



██████████ Crescent Ridge · 2d ago



Also please be aware that with fast food restaurant they must have parking for rv and trailer parking. Has anyone turned onto Saratoga? Think about rv and boats making the turn into and out of this area. It is also a bus route and neighborhood. Move it south of 50 or up the road. This was designated for family sit down. Also they are putting in a surgical center? Why? Dr offices and empty building are south of 50 in town center. Who is doing the planning for our county.

😊 Thank 5 Thanks



Blackstone · 2d ago



Personally I like the idea of having these stores within the EDH area. One less reason to go down the hill. The two parcels have always been designated for commercial use... HOWEVER, that location would be a challenge with a drive thru. Also, isn't that roadway going to connect to empire ranch... which will have yet another on-ramp? Like it or not... This is all part of progress... just like a hotel and/or apartments at town center. The area is growing... it will get busier and busier... it is inevitable. Will this bring more traffic... yes... will this bring more undesirables... yes... but as we build more homes... we need more business to support it... keep the cashflow within the county.

One last thing... I notice another business parcel up for sale along side the freeway... wonder what will go in that spot.

😊 Thank 8 Thanks



Crescent Ridge · 2d ago



Again, not arguing that it shouldn't be built, just not at that location. We have to be smarter about our growth not just focus on the money it will generate. To my understanding that other lot will be where the surgery center will go. Just a rumor I heard, not verified.

😊 Thank 2 Thanks



Serrano Villages · 2d ago



I emailed my opposition to Charlene Tim, won't be able to make the meeting, I'll be shuttling my 4 kids up and down busy EDH Blvd!!

😊 Thanked! 6 Thanks



Blackstone · 2d ago



I hear you Cory... it is not the best location.

I'd say over by CVS would be a better location... but they are already planning homes to be built near there and more commercial/hotel buildings... I would also say maybe within TC would be better, but the rent in there is stupid high....

EDH is just a desirable area for investors...



██████████ Broadstone · 2d ago



So people in EDH come to Folsom and impact traffic there?



Thank 2 Thanks



██████████ Crescent Ridge · 2d ago



Yes the surgery center has been verified by EDH APAC meeting. Yes that area is zoned commercial but once again meetings were held and it was approved for family sit down low lighting not to impact neighbors. Raleys has been here for way over the 24 years I have been here so we did not have to go to Folsom same as jack in box. Edh and county has signage requirements. We have gone through numerous edh Blvd /Saratoga and freeway interchange changes to releave traffic but people know this area still backs up and sometimes it takes multiple light just to make a left onto saratoga. Now add boats rv and students racing to get their food park and exit this area. Think people. Why not Silva valley interchange bass lake Cameron park or shingle springs. Mc d could use a friend in chick filet. Nothing wrong with growth but let's be reasonable. I asked Hidahi what other developments are the doing up the road east going towards tahoe not much concentrating on edh. The money we generate goes where, yes up the hill. Responsible growth and responsible planning is what I am asking, how about you?



Thank 3 Thanks



██████████ Crescent Hills/Ridge · 2d ago



Diana, are you attending the meeting? Your words are so important! I hope you have at least sent emails to Char Tim so your concerns will be on the record.

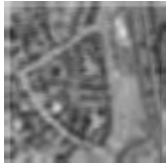
1 Thank



██████████ Crescent Hills/Ridge · 2d ago



Where else in EDH are drive thrus within FEET of houses? FEET! We are not fighting because we don't want growth, I would love more food options for my family. The value of these homes will drop and it will likely impact the ability to sell. Noise from intercom, traffic, SMELL will all greatly impact the value of 100's of homes. This is NOT what was approved in 2009. These residents were told this would be sit-down, not transient, non RV commercial and that is written in the general plan. The county should not do a bait and switch and leave these home owners to deal with the fallout of poor planning. Park Village does not have sidewalks and adding transient traffic will have a massive impact on those who live in this neighborhood and walk. This is a family oriented neighborhood. Kids walk to school, families walk to the park.



6 Thanks



██████████ Blackstone · 2d ago



I personally like the idea of having another option than driving to Folsom. I think this would be a healthier fast food option for those of us with kids this would be great!



Thank 6 Thanks



██████████ Crescent Hills/Ridge · 2d ago



Hi Lisa, we totally agree with you about more options! But what would you do if it was being built across the street from your house and the approved plan stated "non tourist serving facility" when you recently bought your house? If you read the general plan, this land was not zoned for this. Everyone loves the idea until its being built within FEET of your house. Please think of us :) We love our neighborhood just like you love yours.

3 Thanks



██████████ Crescent Hills/Ridge · 2d ago

PLEASE EMAIL the following list if you would like to have your voice heard!
Your letter will be read by commissioners prior to the hearing on 12/16!

charlene.tim@edcgov.us, jvegna@edcgov.us, gary.miller@edcgov.us,
jeff.hansen@edcgov.us, james.williams@edcgov.us,
brian.shinault@edcgov.us, john.hidahl@edcgov.us

1 Thank



██████████ Stonegate/St. Andrews Villages · 2d ago

I challenge everyone to read this news article:
<http://www.presstelegram.com/2017/09/04/long-beach-residents-feel-citys-plans-for-more-density-will-destroy-neighborhoods/>

We don't need anymore growth in El Dorado Hills. The new housing projects just around the bend in Folsom are going to cause a huge impact on our town. Adding more commercial growth isn't going to help with alleviating traffic. There are still a lot of empty spaces in the commerical center by Bank of America, Urgent Care, and in the Town Center. All of this puts an impact on our already stretched thin law enforcement and emergency services.

I love living in El Dorado Hills because it's not impacted like Folsom, but it is slowly becoming that way. I don't think we will hang around much longer if it gets too crowded.

😊 Thanked! 6 Thanks



██████████ Stonegate/St. Andrews Villages · 2d ago

<https://nextcity.org/features/view/traverse-city-small-cities-growth-planning>

I don't want El Dorado Hills to be the next small town to fall victim to big city problems.

😊 Thanked! 2 Thanks



Blackstone · 2d ago

Too late... EDH is well into this already... and with the Folsom developments coming by... it is not going to get any better... time to move up the hill if you want small town living.

😊 Thank 2 Thanks



Serrano Villages · 2d ago

I would like to see a Cheesecake Factory. Yum Yum!!

😊 Thank 3 Thanks



Blackstone · 2d ago

I'd like to see Knights Steakhouse get its alcohol license and open up... then see another fine restaurant come into where Chili's was at TC...

😊 Thanked! 4 Thanks



Blackstone · 2d ago

Good thing Chick FilA is closed on Sundays. At least it's not an In'n Out... now that would be a real traffic nightmare! A Cheesecake Factory in TownCenter would be nice though...

What other fast food joint is going up in that tiny plot?

And that freeway entrance is a nightmare during rush hour! Even with the carpool lane!

😊 Thank 3 Thanks



Crescent Hills/Ridge · 2d ago

Hi Tammy, its Habit Burger Drive Thru. I would be elated if it was just a sit down, but 2 drive thrus in the small space will be a traffic nightmare. There is also 1 more business space which is TBD. Have you seen the traffic pile up at the Chick Fil A in Folsom? Sometimes its like 15-20 cars deep at rush hour. If you look at the drawings of layout, those cars will be backed up into parking spaces and Walgreens. Add in Habit Burger, that has a much slower turn around time and you will have a MESS! Not to mention there are only 60 parking spaces provided (think 20-30 for employees!!!!) Oh and Saratoga Way will soon be no parking. Where will the overflow cars park!?!?!



Villagio Gate · 2d ago

There is Taco Bell and Jack IN Box across the street. (DRIVE THRU)
Also 2 gas stations with food and booze to go.
This is tax revenue for El Dorado

😊 Thank 1 Thank



Crescent Hills/Ridge · 2d ago

There is so much more to this than just a Chick-fil-A. I am not opposed to the company, in fact I admire their strong Christian values - the issues are the location - it will greatly impact the neighborhood. Arrowhead Dr & Mammoth Way will take the brunt of this with excess traffic & overflow parking (there are only 68 parking spaces for 3 businesses - where will employees park?) on these 2 streets - that already are narrow with no sidewalks, bike paths or street lights. Pedestrian safety should be a concern. Our children walking to school & children walking to Peter Bertelsen Park.

This effects anyone who plans to travel back & forth to Folsom via the new Saratoga - Iron Point connection - the lot is too small to accommodate the traffic that Chick-fil-A will generate. Drive-thru will back up onto Saratoga causing delays on east bound Saratoga. Honestly, I am surprised that Chick-fil-A corporate is not savvy enough to figure out that they will be dealing with a traffic nightmare - CONSTANTLY!!

Find a better location that is not residential & go with the original plan for The Shops - "a neighborhood type facility serving the surrounding community with smaller boutique type shops, restaurants, walkways with access to surrounding neighborhood"!! Walgreen's is a lovely asset to the community providing convenience, low traffic & reasonable hours.

Keep every corner of El Dorado Hills the unique, safe, charming community that is it - do not subject this corner of EDH to become a less than desirable neighborhood to live in!!

😊 Thanked! 7 Thanks



██████████ Serrano Village F · 2d ago



My experience in multiple communities has been that Chick-fil-A has always been a good neighbor from the design phase to the point where they hire teens, giving them a solid, safe alternative to the other fast food places in our community.

As beautiful as EDH is, it has always been a "pit stop," starting with the Pony Express, continuing thru as a highway that extends from the coast of Maryland to the Bay Area. Stopping a restaurant won't change that, so let's work to make it something to be proud of.

And if the 2009 plan was so good, why has the land remained bare the last decade? Perhaps those opposed to the development could buy the land for a preserve next to the eight-lane expressway/U.S. highway.



Thank 4 Thanks



██████████ Blackstone · 2d ago



That site is way too small to accommodate 2 VERY popular fast food eateries! Yikes 😞

How about just Starbucks... probably the only driverhru necessary 😊



Thank 4 Thanks



██████████ Serrano Village E · 2d ago



Totally agree. We don't need more crap food. You can't honestly say you can't wait for a fast food place to get built in the neighborhood.



Thanked! 5 Thanks



Blackstone · 2d ago

This is such a complex issue, which is why community building plans are worked out in advance, i don't know how four fast food restaurants in that small of an area would be a benefit to EDH. It's not as simple has tax revenue increases. The tax dollars go to the whole county, not just EDH. Then there is area desirability, the impact of other local businesses and traffic concerns.

Like many residents, I chose EDH over Folsom, despite the expensive change from SMUD to PG&E because I didn't want the "strip mall shopping center feel". I enjoy the Town Center and Sienna shopping type areas. We have the Lucky's mall and the Nugget mall. That's plenty.

I'll send an email and make a call.



Thanked! 5 Thanks



Blackstone · 2d ago

What was the no sidewalks drawing for? There are sidewalks across from the site and the side with the site will likely be installed as part of the build.



Thank



Versante · 2d ago

Let's just hope the county planning commission and the county supervisors see this proposal as trouble some as most people who live in this immediate area. This is a very poor choice for fast food.



Thank 3 Thanks



[Redacted Name]

Crescent Hills/Ridge · 2d ago



Hi Ian, I cant speak to the sidewalks on Saratoga Way. The road will be come a 4 lane road at some point soon and the commissioner I spoke with did say he was not sure how that would happen... so who knows if sidewalks will still be there. The drawing was speaking to Park Village residential streets. We will no longer be able to exit our neighborhood the same way (which we knew) but with the influx of traffic, there will be much more transient traffic coming up Mamouth and Arrowhead. MANY neighbors walk out of those two streets and they don't have side walks. The streets are barely wide enough for 2 lanes when cars are parked on one side. With added traffic and parked cars, those two streets will now be unsafe for pedestrian traffic. I do not walk with my preschool aged kids currently at 8:45am and 3pm due to elementary school traffic, its just NOT safe to walk those roads. Adding an extremely popular drive thru will add to this issue. I hope that answers your question.

1 Thank



[Redacted Name]

Crescent Hills/Ridge · 1d ago



It's zoned commercial, correct? Always has been? So you want to regulate what a developer can develop there? Seems like that would be anti-free-market if the developer thinks they can make it work and be profitable. It's not like there's only one way in and out of a neighborhood.



Thank 1 Thank



[Redacted Name]

Crescent Ridge · 1d ago



Thank you for the heads-up. I have written a note to the 3 contacts you mentioned in opposition to the proposed fast food drive-thru's (two no less!)



Thanked! 5 Thanks



[Redacted Name]

Crescent Hills/Ridge · 1d ago



David, our county planning department has established conditions of use on the facility to mitigate the impacts to the local residents. This is not new, every county has this.

2 Thanks



Blackstone · 1d ago



That realestate is way to expensive for anything other then high turnaround retail or food. Forget any kind of mom pop or boutique store. Simply to expensive. Look at town center. Only majors have survived

Doesn't matter what goes in there will be opposition. Development is here and with as much as we would like to be isolated from the growing county we aren't.

No one wants more traffic but it's inevitable. Better fast food then a marijuana store. We all know one will be here sooner then later.

😊 Thank 3 Thanks



Crescent Ridge · 1d ago



Regardless of opinions, the land was zoned for commercial, the county approved a sit down restaurant. Now the county is allowing the plans to be changed without conducting research, providing rationale, or asking for input from local affected residents.

That's wrong.

The Saratoga corner is blind and dangerous. The westbound stoplight at Saratoga leaving Raleys is a poor design, stopping right turn red traffic.

I noticed there are vehicle counters and speed counters up EDH Blvd by and past St Andrews. Seems like cal trans or the county should be assessing this area first.

😊 Thanked! 6 Thanks





Crescent Hills/Ridge · 1d ago




So, would a sit-down only fast food restaurant be acceptable without a drive-thru?



😊 Thank 1 Thank



 [REDACTED] Crescent Hills/Ridge · Edited 1d ago ▼
Absolutely David!!!! Of course its not my preference, but I think it takes care of the majority of the issues we have with the ever-so-popular Chick-Fil-A
2 Thanks



 [REDACTED] Crescent Ridge · 1d ago ▼
David. If it meets/met the stipulations of the originally approved plans then yes, that is acceptable. The argument is centered around the county allowing a change to these original plans.


Building inspectors don't allow changes to be made that aren't reflected in the original plans without approval. Yes it's still a commercial property but if they agreed it would be sit down and not drive through, that change has a heavy impact on the infrastructure.



 Thank 3 Thanks

 [REDACTED] Stonegate/St. Andrews Villages · 1d ago ▼
I'd love to see us get an auto parts store and a small hardware store
 Thanked! 7 Thanks



 [REDACTED] Ridgeview Village · 1d ago ▼
Sean, I so agree with you!!! I have wondered why this type of store has not come to EDH.
 Thank 2 Thanks


 [REDACTED] Villagio Gate · 1d ago ▼
I would to see a pick and pull yard
 Thank 3 Thanks



 [REDACTED] Willowdale · 1d ago ▼
We had a hardware store in the center across from Safeway. We also had dusty Creek lumber. They both went out of business when Lowe's and Home Depot came to Folsom
 Thank 1 Thank

 [Redacted] Ridgeview Village · 1d ago 
Maj Craig, I wonder why Churchills in Cameron Park is still going strong?
Seems like a mom and pop store that has made it work and Just a hop and
jump up 50 from EDH. I often shop there.

 Thank 1 Thank

 [Redacted] Crescent Ridge · 1d ago 
Just an FYI according to APAC fast food requires rv and trailer parking so a
pizza parlor Italian type of sit down does not have that type of requirement.
Another thought is hold on to your drivers wheel as Oakridge students and blue
shield race down edh Blvd if it's approved. Thanks for the discussions


 Thank



 [Redacted] Crescent Ridge · 1d ago 
I think it's great for our teens to have a place in EDH to get a first time job
instead of going to Folsom.

I just don't see traffic going through the neighborhood, down mammoth or
arrowhead, making it unsafe for children. That just doesn't make sense.

And like a few have mentioned, a mom and pop shop can't hang. Look at the
awesome, sit down BBQ place by Raleys? Gone.

And I've seen traffic at Folsom's Chik-fil-a but never 20 cars deep. That's a little
exaggerated. They're closed on Sundays. THAT'S the business we want going
in there!!!

 Thank 2 Thanks

 [Redacted] Blackstone · 1d ago 
Thanks for posting. That really stinks. A rooftop restaurant would be nice.
Unhealthy fast food is super disappointing.

 Thank 2 Thanks



Serrano Village E · 1d ago

VERY POOR PLANNING & VERY DISAPPOINTING to have fast food restaurants on the top of the hill at Saratoga!! EDH is a beautiful upper-class town. We don't need tax dollars from people traveling up & down Hwy 50 stopping at fast food restaurants in our town, especially right at the entrance to a residential neighborhood. AND we definitely do NOT need more traffic on EDH Blvd or turning off & onto a small street like Saratoga. We already have 3 fast food restaurants: Taco Bell, Jack-in-the-Box & McDonald's. None of these are highly noticeable from the freeway & all three of these fast-food restaurants are NOT at entrances to residential neighborhoods. I think this property would be better suited to have some small shops or an upscale restaurant that would not bring a heavy or constant flow of traffic from freeway travelers!!

😊 Thank 7 Thanks



Crescent Hills/Ridge · 1d ago

<http://edcapps.edcgov.us/Planning/ProjectDocuments/DR08-0003%20Findings%20Conditions-Final.pdf>

The conversation has lost its focus in my opinion. The simply question is not if someone thinks it's a good addition to the community but rather if it's acceptable for our county to change approved plans without proper assessment and environmental impact. Please take a moment to read the above link and have a little empathy in why it is many of us are upset at these changes. Thanks

😊 Thank 3 Thanks



Fairchild Village · 1d ago

.... people you have on local board are only concerned about their pet projects and are just a rubber stamp for the County , you need qualified people on the board that will represent you ..the fast food companies are getting ready for the flood of new homes and traffic approved with no exception from the rubber stamp

😊 Thank 1 Thank



Serrano Villages · 1d ago

About time that site was developed, personally I would like to see a small hardware store such as ACE. Drivee through Starbucks would be great. If enough people disapprove then perhaps club together and buy the land.



Thank 2 Thanks



Crescent Hills/Ridge · 1d ago

Joel.... I agree EDH needs an Ace Hardware!



Thank 2 Thanks



Crescent Hills/Ridge · 1d ago

Ya know, that area further down Saratoga between Arrowhead and Finders is also zoned commercial. And a straight-away. May be a better spot for some drive-thru restaurants if everyone is worried about it being built near a curve.



Thank



Fairchild Village · 1d ago

Just want to say that this thread topic is a great example of how there can be different opinions and views shared and received respectfully and positively. Thanks neighbors.



Thanked! 1 Thank



Crescent Ridge · 1d ago

David Reed, that's where the surgical center is planned



Thank





Blackstone · 1d ago

We need a food joint with action, flare, drama, and lots of beer and yelling!!!
We could call it "Gold rush times!"





 [Redacted] Serrano Golf Course · 1d ago ▼
These kids cannot wait for Chick Fila !!!!


 Thank

 [Redacted] Hildebrand Circle · 1d ago ▼
Let me get this straight, neighbors are protesting a Chic Fil A going in next to a Walgreens, across from two gas stations and two other fast food restaurants?


 Thank 3 Thanks

 [Redacted] Serrano Village F · 1d ago ▼
With Saratoga going through to Folsom, a couple of fast food restaurants seem to be trivial.

 Thank 1 Thank


 [Redacted] Crescent Hills/Ridge · Edited 1d ago ▼
Hi Ted, there are quite a few comments above that will answer your question. This may seem trivial to you, but this will impact 100's that live within feet of this development. We are not opposed to development at all, we are happy to have what the county proposed in 2009. We know how this will impact our neighborhood and thats why the county put it in writing in 2009 that this will not be drive thru. They knew it was a bad idea then, but have decided to change that without public input. Please have empathy for those who will be impacted, we love our neighborhood just like you love yours.


3 Thanks


 [Redacted] Crescent Hills/Ridge · 1d ago ▼
Hi Sean, sadly its much more complicated than that. Saratoga becoming 4 lanes, loosing side walks. Residential streets changing to no left turns etc. Traffic pile up on various turns off EDH Blvd. There are so many moving parts and until you look at all of the drawings, its impossible to really have an idea of how this will impact us. We have already met with planning commissioners who will vote on Thursday and they also shared our concerns. Other agencies have also suggested a no vote.


3 Thanks

 [Redacted] Blackstone · 1d ago ▼
What agencies are voting no?

 Thank


 [Redacted] Crescent Ridge · Edited 23h ago ▼
Where on Saratoga are we losing sidewalks?

 Thank


 [Redacted] Crescent Hills/Ridge · 22h ago ▼
If anyone is interested in reading the APAC review, it highlights everything residents are also worried about. Its not just us ;)

https://edhapac.org/wp-content/uploads/2017/10/APAC_DR08-0003-R_Letter9-1-17.pdf


2 Thanks

 [Redacted] Serrano Village F · 19h ago ▼
This is just SHOCKING!!! I'm absolutely shocked and appalled. Grab your pitch forks and start creating those change.org campaigns!!!!

 Thank

 [Redacted] Stonegate/St. Andrews Villages · 19h ago ▼
The "elegant hills" we're scarred by,

1. The homes on the ridge to the right of the photo and
2. the loss of the golf course

 Thank 2 Thanks

 [Redacted] Hildebrand Circle · 9h ago ▼
Bored people + social media = activists without a cause. This is the new reality with development. Everyone is okay with new development until after they move in themselves. Then, it all must stop.

Reality is, this is a piece of land next to a freeway offramp. Maybe the angry neighbors shouldn't have chose a home in such close proximity to the freeway. What did you honestly expect to fill these transit oriented parcels? New luxury Infts?



██████████ Crescent Hills/Ridge · Edited 8h ago

Ted, those who are working on this project are far from "bored". Many residents have been here from 20-50 years. So your judgement is incorrect. I'm happy to educate you as to why we are fighting this, but it sounds like you are more interested in passing judgement

2 Thanks



██████████ Blackstone · 8h ago

What was the argument like when they opened Walgreens. We have only been here 5 years and have seen a lot of change. It is inevitable. I do see the argument for opposition for two drive thrus though.

😊 Thank



██████████ Blackstone · 8h ago

I just have to say, I live in Blackstone. No one, besides Blackstone resides, cared or care about our school situation. But now the residence around Crescent Village want all of EDH's support. It is time we come together as an entire community, not just individual villages. I'm excited about Chick, but I think it's a horrible location. You are inviting many nonlocals onto sleepy residential streets. Oh wait...that sounds just like what Blackstone was saying....

😊 Thanked! 3 Thanks



██████████ Crescent Hills/Ridge · 7h ago

Years ago I lived in Elk Grove and saw these same debates when it was a sleepy little town. Now I have a powerful sense of deja-vu. This is not the kind of new development that will maintain the unique community in which we live. I seldom post in these types of discussions as I think it is unlikely anyone's mind will be changed by an internet debate but just thought I would share my 2 cents.

😊 Thanked! 5 Thanks



██████████ Blackstone · 7h ago

Maybe we should let the school board decide what to build there 🤔

😊 Thank



Blackstone · 7h ago



Or maybe the BUSD will approve a Chick fil store with drive-thru at the school... a permanent fund-raiser to pay for those portables they need after being open only one year because they LIED to the Blackstone residents about the school being able to accommodate students beyond 5th grade due to facilities... yet a few portables will resolve that. Can we all say the word... AGENDA.... should be the BUSD slogan... "Our agenda comes first..."



Thank



Crescent Hills/Ridge · 2h ago



Hi Jan, I don't think there was an argument from what I have learned about the Walgreens plans. I think there were requests about the location of the drive thru window, garbage containers being hidden etc. I've been working with some of the neighbors who were part of those requests and they are floored by the way the county is handling the current changes. They were very involved with listening to neighbors with the Walgreens whereas they wanted to pass this drastic general plan change without input.



Blackstone · 2h ago



Thanks Rebecca... I am going to plan to make it up the hill to listen to this hearing. If for nothing else it will be good to hear all sides.



Thanked! 1 Thank

High on top of the plot of land on Saratoga Way developers are trying to build TWO fast food drive thrus. Whether you like fast food or not, this will now be the face of our beautiful town. Contrast this to the elegant hills of Serrano and the twinkling lights of Town Center; we will now be a pit stop for daily and weekend travelers. This was not part of the 2009 approved plan that was carefully thought out, and this will negatively affect Park Village residents very seriously.

Please help speak out against irresponsible development! We want the county to keep there 2009 plan and say NO to fast food drive thus!!!

PLEASE EMAIL the following list if you would like to have your voice heard! Your letter will be read by commissioners prior to the hearing on 12/16!

charlene.tim@edcgov.us, jvegna@edcgov.us, gary.miller@edcgov.us,
jeff.hansen@edcgov.us, james.williams@edcgov.us, brian.shinault@edcgov.us,
john.hidahl@edcgov.us

Public Hearing for Saratoga Way - 12/14 @ 8:30am

Planning and Building Department
2850 Fairlane Court - Hearing Room C
Placerville, CA 95667

<https://www.facebook.com/NoSaratogaDriveThru/>





Crescent Hills/Ridge · 1d ago



Sue, having a high volume fast food restaurant at the entrance of and in the same neighborhood as homes is not at all the same as one being located in a commercial center. As well as the fact that those that you mentioned are much more removed from traffic flow in that if the drive thru were to overflow it would not overflow on to streets that residents use to access their homes. As well the turn lane from EDH Blvd onto Saratoga will most likely be backed up often as it is not designed to handle any increase in traffic which will effect all of those who are exiting the freeway and headed north on EDH Blvd AND the amount of cars turning right bank onto EDH blvd will increase quite possibly making entering the freeway much more challenging for everybody as well as increase the amount of accidents at the intersection. We all enjoy chick-fil-a but there are many many more locations that would be much more suitable for such an establishment where no individual villages would be so negatively impacted and yet everybody could still have very easy access to that which they crave.



Thank 13 Thanks



Serrano Villages · 1d ago



Nobody goes to Jack & the Box across the street and you can't really see it from 50, nor do you see McDonald's, and as previously mentioned neither sit at an entrance to a neighborhood. Chik-Fil-A is a magnet fast food restaurant and will sit atop the hill like a beacon beckoning travelers onto our already nightmarish EDH Blvd. intersection. Definitely poor planning to put that there. You won't have nearly the amount of traffic if it is an upscale restaurant or shops geared more toward locals instead of a fast food Mecca.



Thank 6 Thanks



Crescent Ridge · 1d ago



No one said anything about a park at that site. I do feel the same about the other fast food places on these corners. I feel EDH is a top tier community and we deserve better than fast food on every corner of our entrance. The other places are in much better locations that do not affect the surrounding areas. That site is zoned commercial, it is also zoned for establishments that don't attract tourists. Where do you think all the Tahoe traffic will stop after east bidwell is severely impacted by the folsom ranch development? This affects ALL of EDH not just the ones around this site.



Thank 8 Thanks



██████████ Crescent Ridge · 1d ago

Do you drive by this area Ed? The site is the highest spot in the area by far. Whatever building is put there will be higher than any building on either side of the road. Is this what we want at the forefront to our beautiful community?

😊 Thanked! 3 Thanks



██████████ Crescent Ridge · 1d ago

Also please be aware that with fast food restaurant they must have parking for rv and trailer parking. Has anyone turned onto Saratoga? Think about rv and boats making the turn into and out of this area. It is also a bus route and neighborhood. Move it south of 50 or up the road. This was designated for family sit down. Also they are putting in a surgical center? Why? Dr offices and empty building are south of 50 in town center. Who is doing the planning for our county.

😊 Thank 5 Thanks



██████████ Blackstone · 1d ago

I hear you Cory... it is not the best location.

I'd say over by CVS would be a better location... but they are already planning homes to be built near there and more commercial/hotel buildings... I would also say maybe within TC would be better, but the rent in there is stupid high...

EDH is just a desirable area for investors...



██████████ Crescent Ridge · 1d ago

Yes the surgery center has been verified by EDH APAC meeting. Yes that area is zoned commercial but once again meetings were held and it was approved for family sit down low lighting not to impact neighbors. Raleys has been here for way over the 24 years I have been here so we did not have to go to Folsom same as Jack in box. Edh and county has signage requirements. We have gone through numerous Edh Blvd /Saratoga and freeway interchange changes to relieve traffic but people know this area still backs up and sometimes it takes multiple light just to make a left onto Saratoga. Now add boats rv and students racing to get their food park and exit this area. Think people. Why not Silva valley interchange bass lake Cameron park or Shingle Springs. Mc D could use a friend in chick file. Nothing wrong with growth but let's be reasonable. I asked Hidahl what other developments are they doing up the road east going towards Tahoe not much concentrating on Edh. The money we generate goes where, yes up the hill. Responsible growth and responsible planning is what I am asking, how about you?

😊 Thank 3 Thanks



Crescent Hills/Ridge · 1d ago



Where else in EDH are drive thrus within FEET of houses? FEET! We are not fighting because we don't want growth, I would love more food options for my family. The value of these homes will drop and it will likely impact the ability to sell. Noise from intercom, traffic, SMELL will all greatly impact the value of 100's of homes. This is NOT what was approved in 2009. These residents were told this would be sit-down, not transient, non RV commercial and that is written in the general plan. The county should not do a bait and switch and leave these home owners to deal with the fallout of poor planning. Park Village does not have sidewalks and adding transient traffic will have a massive impact on those who live in this neighborhood and walk. This is a family oriented neighborhood. Kids walk to school, families walk to the park.



6 Thanks



Stonegate/St. Andrews Villages · 1d ago



I challenge everyone to read this news article:

<http://www.presstelegram.com/2017/09/04/long-beach-residents-feel-city-plans-for-more-density-will-destroy-neighborhoods/>

We don't need anymore growth in El Dorado Hills. The new housing projects just around the bend in Folsom are going to cause a huge impact on our town. Adding more commercial growth isn't going to help with alleviating traffic. There are still a lot of empty spaces in the commerical center by Bank of America, Urgent Care, and in the Town Center. All of this puts an impact on our already stretched thin law enforcement and emergency services.

I love living in El Dorado Hills because it's not impacted like Folsom, but it is slowly becoming that way. I don't think we will hang around much longer if it gets too crowded.

😊 Thanked! 4 Thanks



Stonegate/St. Andrews Villages · 1d ago



<https://nextcity.org/features/view/traverse-city-small-cities-growth-planning>

I don't want El Dorado Hills to be the next small town to fall victim to big city problems.

😊 Thanked! 2 Thanks



Blackstone · 1d ago

I'd like to see Knights Steakhouse get its alcohol license and open up... then see another fine restaurant come into where Chili's was at TC...

😊 Thanked! 4 Thanks



Blackstone · 1d ago

Good thing Chick FilA is closed on Sundays. At least it's not an In'n Out... now that would be a real traffic nightmare! A Cheesecake Factory in TownCenter would be nice though...

What other fast food joint is going up in that tiny plot?

And that freeway entrance is a nightmare during rush hour! Even with the carpool lane!

😊 Thank 2 Thanks



Crescent Hills/Ridge · 1d ago

Hi Tammy, its Habit Burger Drive Thru. I would be elated if it was just a sit down, but 2 drive thrus in the small space will be a traffic nightmare. There is also 1 more business space which is TBD. Have you seen the traffic pile up at the Chick Fil A in Folsom? Sometimes its like 15-20 cars deep at rush hour. If you look at the drawings of layout, those cars will be backed up into parking spaces and Walgreens. Add in Habit Burger, that has a much slower turn around time and you will have a MESS! Not to mention there are only 60 parking spaces provided (think 20-30 for employees!!!!) Oh and Saratoga Way will soon be no parking. Where will the overflow cars park!?!?!

2 Thanks



Crescent Hills/Ridge · 1d ago



There is so much more to this than just a Chick-fil-A. I am not opposed to the company, in fact I admire their strong Christian values - the issues are the location - it will greatly impact the neighborhood. Arrowhead Dr & Mammoth Way will take the brunt of this with excess traffic & overflow parking (there are only 68 parking spaces for 3 businesses - where will employees park?) on these 2 streets - that already are narrow with no sidewalks, bike paths or street lights. Pedestrian safety should be a concern. Our children walking to school & children walking to Peter Bertelsen Park.

This effects anyone who plans to travel back & forth to Folsom via the new Saratoga - Iron Point connection - the lot is too small to accommodate the traffic that Chick-fil-A will generate. Drive-thru will back up onto Saratoga causing delays on east bound Saratoga. Honestly, I am surprised that Chick-fil-A corporate is not savvy enough to figure out that they will be dealing with a traffic nightmare - CONSTANTLY!!

Find a better location that is not residential & go with the original plan for The Shops - "a neighborhood type facility serving the surrounding community with smaller boutique type shops, restaurants, walkways with access to surrounding neighborhood"!! Walgreen's is a lovely asset to the community providing convenience, low traffic & reasonable hours.

Keep every corner of El Dorado Hills the unique, safe, charming community that is it - do not subject this corner of EDH to become a less than desirable neighborhood to live in!!



Thanked! 7 Thanks



Blackstone · 1d ago

That site is way too small to accommodate 2 VERY popular fast food eateries!
Yikes 😬

How about just Starbucks... probably the only driverhru necessary 😊



Thank 3 Thanks



Serrano Village E · 1d ago

Totally agree. We don't need more crap food. You can't honestly say you can't wait for a fast food place to get built in the neighborhood.



Thanked! 5 Thanks



Blackstone · 1d ago

This is such a complex issue, which is why community building plans are worked out in advance, I don't know how four fast food restaurants in that small of an area would be a benefit to EDH. It's not as simple as tax revenue increases. The tax dollars go to the whole county, not just EDH. Then there is area desirability, the impact of other local businesses and traffic concerns.

Like many residents, I chose EDH over Folsom, despite the expensive change from SMUD to PG&E because I didn't want the "strip mall shopping center feel". I enjoy the Town Center and Sienna shopping type areas. We have the Lucky's mall and the Nugget mall. That's plenty.

I'll send an email and make a call.



Thanked! 4 Thanks



Versante · 1d ago



Let's just hope the county planning commission and the county supervisors see this proposal as trouble some as most people who live in this immediate area. This is a very poor choice for fast food.

😊 Thank 3 Thanks



Crescent Hills/Ridge · 1d ago



Hi Ian, I cant speak to the sidewalks on Saratoga Way. The road will be come a 4 lane road at some point soon and the commissioner I spoke with did say he was not sure how that would happen...so who knows if sidewalks will still be there. The drawing was speaking to Park Village residential streets. We will no longer be able to exit our neighborhood the same way (which we knew) but with the influx of traffic, there will be much more transient traffic coming up Mamouth and Arrowhead. MANY neighbors walk out of those two streets and they don't have side walks. The streets are barely wide enough for 2 lanes when cars are parked on one side. With added traffic and parked cars, those two streets will now be unsafe for pedestrian traffic. I do not walk with my preschool aged kids currently at 8:45am and 3pm due to elementary school traffic, its just NOT safe to walk those roads. Adding an extremely popular drive thru will add to this issue. I hope that answers your question.

1 Thank



Crescent Ridge · 1d ago



Regardless of opinions, the land was zoned for commercial, the county approved a sit down restaurant. Now the county is allowing the plans to be changed without conducting research, providing rationale, or asking for input from local affected residents.

That's wrong.

The Saratoga corner is blind and dangerous. The westbound stoplight at Saratoga leaving Raleys is a poor design, stopping right turn red traffic.

I noticed there are vehicle counters and speed counters up EDH Blvd by and past St Andrews. Seems like cal trans or the county should be assessing this area first.

😊 Thanked! 6 Thanks



Crescent Hills/Ridge · 1d ago



So, would a sit-down only fast food restaurant be acceptable without a drive-thru?

😊 Thank 1 Thank



Crescent Hills/Ridge · Edited 1d ago



Absolutely David!!!! Of course its not my preference, but I think it takes care of the majority of the issues we have with the ever-so-popular Chick-Fil-A

2 Thanks



██████████ Crescent Ridge · 1d ago

David. If it meets/met the stipulations of the originally approved plans then yes, that is acceptable. The argument is centered around the county allowing a change to these original plans.

Building inspectors don't allow changes to be made that aren't reflected in the original plans without approval. Yes it's still a commercial property but if they agreed it would be sit down and not drive through, that change has a heavy impact on the infrastructure.

😊 Thank 3 Thanks



██████████ Crescent Ridge · 21h ago

Just an FYI according to APAC fast food requires rv and trailer parking so a pizza parlor Italian type of sit down does not have that type of requirement. Another thought is hold on to your drivers wheel as Oakridge students and blue shield race down edh Blvd if it's approved. Thanks for the discussions

😊 Thank



██████████ Blackstone · 19h ago

Thanks for posting. That really stinks. A rooftop restaurant would be nice. Unhealthy fast food is super disappointing.

😊 Thank 2 Thanks



██████████ Serrano Village E · 19h ago

VERY POOR PLANNING & VERY DISAPPOINTING to have fast food restaurants on the top of the hill at Saratoga!! EDH is a beautiful upper-class town. We don't need tax dollars from people traveling up & down Hwy 50 stopping at fast food restaurants in our town, especially right at the entrance to a residential neighborhood. AND we definitely do NOT need more traffic on EDH Blvd or turning off & onto a small street like Saratoga. We already have 3 fast food restaurants: Taco Bell, Jack-in-the-Box & McDonald's. None of these are highly noticeable from the freeway & all three of these fast-food restaurants are NOT at entrances to residential neighborhoods. I think this property would be better suited to have some small shops or an upscale restaurant that would not bring a heavy or constant flow of traffic from freeway travelers!!

😊 Thank 6 Thanks



Crescent Hills/Ridge · 13h ago

<http://edcapps.edcgov.us/Planning/ProjectDocuments/DR08-0003%20Findings%20Conditions-Final.pdf>

The conversation has lost its focus in my opinion. The simply question is not if someone thinks it's a good addition to the community but rather if it's acceptable for our county to change approved plans without proper assessment and environmental impact. Please take a moment to read the above link and have a little empathy in why it is many of us are upset at these changes. Thanks



Thank 3 Thanks



Fairchild Village · 11h ago

.... people you have on local board are only concerned about their pet projects and are just a rubber stamp for the County , you need qualified people on the board that will represent you ..the fast food companies are getting ready for the flood of new homes and traffic approved with no exception from the rubber stamp



Thank 1 Thank



Fairchild Village · 7h ago

Just want to say that this thread topic is a great example of how there can be different opinions and views shared and received respectfully and positively. Thanks neighbors.



Thanked! 1 Thank



Blackstone · 5h ago

What was the argument like when they opened Walgreens. We have only been here 5 years and have seen a lot of change. It is inevitable. I do see the argument for opposition for two drive thrus though.



Thank



Blackstone · 5h ago

I just have to say, I live in Blackstone. No one, besides Blackstone resides, cared or care about our school situation. But now the residence around Crescent Village want all of EDH's support. It is time we come together as an entire community, not just individual villages. I'm excited about Chick, but I think it's a horrible location. You are inviting many nonlocals onto sleepy residential streets. Oh wait...that sounds just like what Blackstone was saying....



Thanked! 3 Thanks



Crescent Hills/Ridge · 5h ago

Years ago I lived in Elk Grove and saw these same debates when it was a sleepy little town. Now I have a powerful sense of deja-vu. This is not the kind of new development that will maintain the unique community in which we live. I seldom post in these types of discussions as I think it is unlikely anyone's mind will be changed by an internet debate but just thought I would share my 2 cents.



PC 12/14/17
#7
Charlene Tim <charlene.tim@edcgov.us>

7 pages

DR -08-0003 Saratoga Retail - RV parking logistical and traffic code violating issues

Kim S - Camom <CAmom2345@hotmail.com>

Mon, Dec 11, 2017 at 1:23 PM

To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>, "planning@edcgov.us" <planning@edcgov.us>, "gary.miller@edcgov.us" <gary.miller@edcgov.us>, "jeff.hansen@edcgov.us" <jeff.hansen@edcgov.us>, "james.williams@edcgov.us" <james.williams@edcgov.us>, "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>, "jvegna@edcgov.us" <jvegna@edcgov.us>, "efren.sanchez@edcgov.us" <efren.sanchez@edcgov.us>, Roger Trout <roger.trout@edcgov.us>, John Hidaahl <john.hidaahl@edcgov.us>, Char Tim <charlene.tim@edcgov.us>

Please add this to the public comment regarding RV parking issues for the DR 08-0003 Saratoga public comment.

I encourage you all to view the video attached to this email to see the kind of SPACE an RV needs to parallel park and how this spacial maneuvering will impact the flow of traffic and stacking cars at not one but TWO fast food drive thru's.

The El Dorado County General Plan designates Saratoga as a four lane divided arterial with a raised median. Which will means all of the driveways will exit at a right turn only and there will be only one left turn pocket into the development as indicated in the general plan. There will be two right turns into the development.

The Planning Commission is being asked to waive the required 6 RV parking spots (1 per 10 parking spaces according to the county zoning ordinance) because the developer believes RVs and large trucks with trailers can parallel park over "4-5" spots (see attached Exhibit T).

Look at the attached map and consider the logistical aspects of trying to park large RV's in this small narrowly configured parking lot. RV's coming in from the left turn pocket - that emanates from El Dorado Hills Blvd. bringing in the majority of traffic onto Saratoga from Highway 50 and elsewhere - will only have TWO legal options of parking their RV's; RV's would have to TURN AROUND inside the parking lot to be able to utilize the spaces that run along the side of EDH Blvd. otherwise they would be trying to parallel park from the opposite driving lane and would potentially be in violation of the vehicle code. RV's turning right into the middle driveway would have to make an almost U turn to be able to utilize the parking area to the right and cross stacking and exiting traffic to the left.

Now, let's look at the REALITY of the situation:

While it is certainly possible to park large RV's into several contiguous parking spots, will those spots actually be available in busy Fast Food Drive thru's with multiple vehicles stacking up?? Someone would have to get out and wait to actually CLEAR the parking spots, with the RV's blocking the stacking cars behind it, then someone would have to block the stacking cars from getting in the way of the RV actually backing up to perform this maneuver. KEEP IN MIND THAT CARS WILL BE COMING IN AND STACKING UP WHILE RV'S ARE TRYING TO NEGOTIATE WHERE AND HOW TO PARK. Dont' forget there will also be cross traffic from exiting vehicles that will add to the traffic and parking issues.

According the attached CDS document item #6 (attached) states that stacking areas shall not block access to any parking area or space required of a business. RV's will be required to block parking spaces - which according to your own documents is a No No. Numerous news articles and news videos have been submitted to this commission for public comment along with many many

photos of stacking causing traffic issues at Chik-Fil-A (see attached Folsom parking lot - "stacking").

Now, let's consider the fact that these fast food businesses will attract RV's on a busy corridor such as Highway 50.

Where do you think hungry travelers will park when they realize the lack of feasibility of parking in this narrow lot with 10's of vehicles already parked and stacking up behind them? They will park in Park Village neighborhood. Obstructing our streets and adding congestion to our neighborhood streets. How will you accommodate residents that have to deal with the scenario of RV's parking on our streets?

Please do not allow for the building of fast food restaurants at this location. There are plenty of other family friendly, locally community serving restaurants that are NOT DRIVE thru's that can be built at this location and add a warmth and friendly setting for the residents of Park Village and El Dorado Hills in general.

<https://www.youtube.com/watch?v=OLQvgLer57A>



RV Basic Training - How to Parallel Park your RV or Mobile Clinic

www.youtube.com

The basic procedures you need to know to Parallel Park an RV or Mobile Clinic. This is part of what you will learn at RV Boot Camp, sign up today at RVBasicT...

Kim Shultz

Sent from Outlook

4 attachments

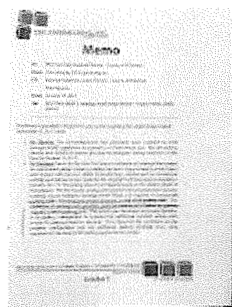
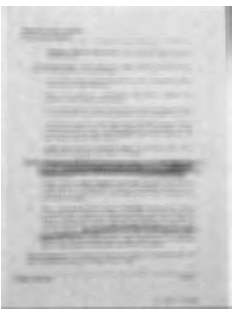


Exhibit T.JPG
2106K

Map.JPG
2657K



CDS Parking.JPG
376K



folsom chik 1.JPG
97K



TSD ENGINEERING, INC.
expect more.

Memo

To: Efren Sanchez; Assistant Planner – County of El Dorado
From: Chris Schulze; TSD Engineering, Inc.
CC: Rommel Paballinas, Senior Planner – County of El Dorado
Peter Navarra
Date: October 10, 2017
Re: RESPONSE MEMO; Saratoga Retail Design Review – Project File No. DR08-0003-R

This Memo is provided in response to your Letter regarding the subject project dated September 11, 2017 Letter.

1. **Air Quality:** The Owner/Applicant and consultant team continue to work through AQMD comments as it pertains to Green House Gas. We are working directly with AQMD to address this and we anticipate having resolution of this item by October 13, 2017.
2. **RV Parking:** Due to the fact that the County's extension of Saratoga Way created an odd-shaped parcel, onsite circulation has been compromised to some extent with respect with the site's ability to handle large vehicles such as recreational vehicles and delivery trucks. Based on the constraints of the property providing a pull thru 38' x10' RV parking space is not feasible based on the shallow depth of the property. Per the County zoning code based on the proposed land use (and building square footages) Saratoga Retail Phase 2 is required to provide 38 parking stalls. The proposed project proposes a total of 68 parking stalls. The additional 30 parking stalls provided could be used by RV's/Trailers by parking over 4-5 of these parking stalls. This would give the project to provide flexibility in its parking management to provide both additional standard vehicle stalls and/or RV parking based on demand. Thus, based on the constraints on the property configuration and the additional parking provided (over code requirement) the need for RV parking spaces can be waived.

785 Orchard Drive, Suite 110, Folsom, CA 95630 P 916.608.0707 F 916.608.0701

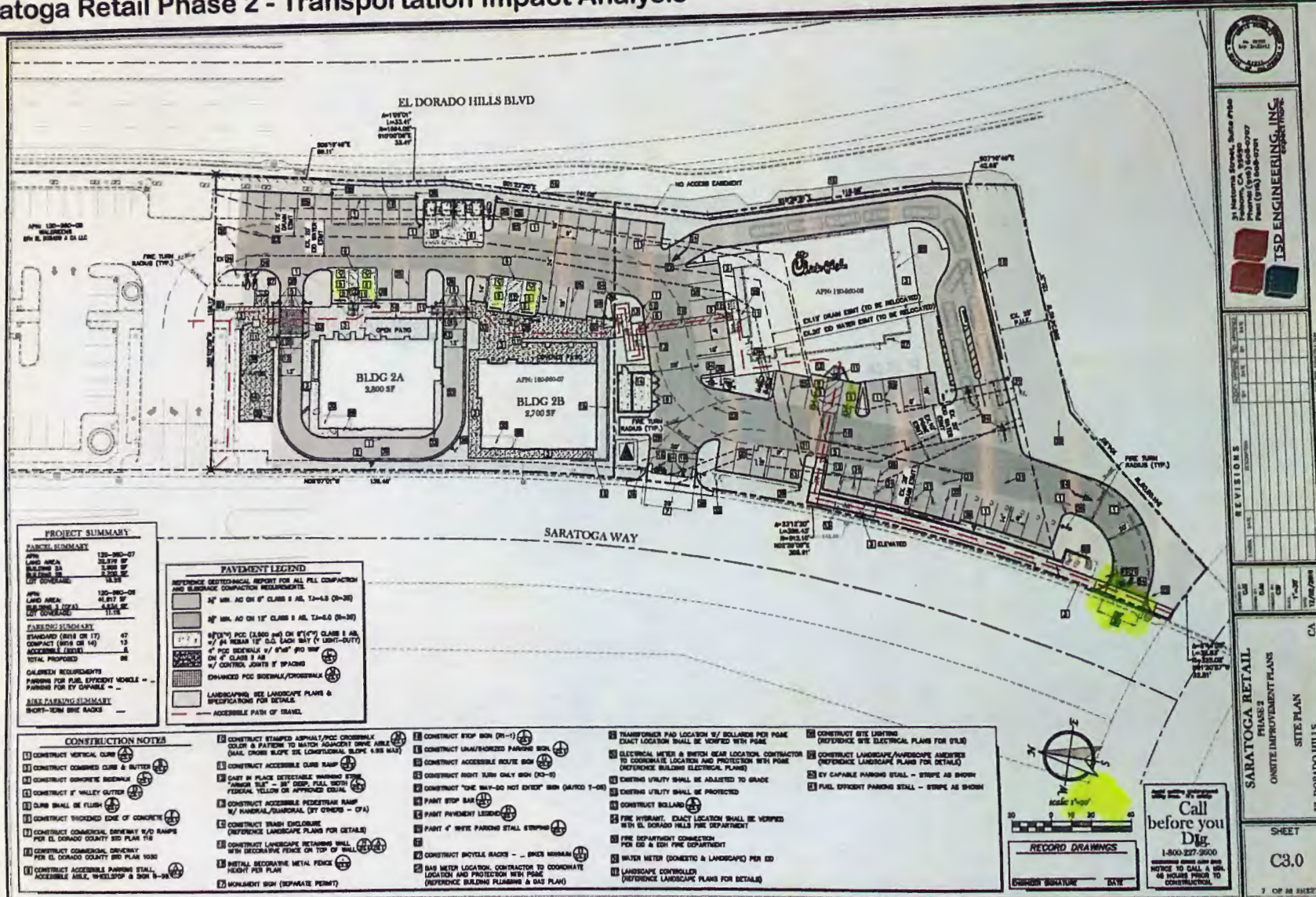
expect more.



Exhibit T

17-1316 F 37 of 506

Saratoga Retail Phase 2 - Transportation Impact Analysis



Source: TSD Engineering, Inc., February 3, 2017

Community Design Standards

Parking And Loading Standards

3. **Elementary, Middle and High Schools.** One bicycle space per student at 25 percent of peak enrollment.
- H. **Drive-through Facilities.** Sites containing these facilities shall be in compliance with the following circulation and traffic control standards:
1. A drive-through facility shall be located at the rear or side of a commercial structure and not within any front setback area.
 2. Ingress to and egress from a drive-through facility shall be prohibited from driveway(s) directly facing a residential zone.
 3. A drive-through facility, including stacking areas for vehicles awaiting service, shall be a minimum of 50 feet from the nearest property line of any residentially zoned lot.
 4. Stacking lane(s) shall be physically separated from other traffic circulation on the site by concrete or asphalt curbing. The stacking lane(s) shall accommodate a minimum of four cars per drive-through window in addition to the car receiving service. The lanes shall be a minimum width of ten feet.
 5. Signage shall be provided to indicate the entrance, exit, and one-way path of drive-through lanes in compliance with Chapter 17.37 (Signs).
 6. Stacking areas shall not block access to any parking area or space required of a business. Lane striping to separate drive-through traffic from parking areas shall be provided from the nearest point of site access, as feasible, to the stacking lane(s).
 7. Where a facility exceeds the standards of Paragraphs 1 through 6 above, and is not located within a development that is subject to a discretionary permit, such as a Conditional Use, Design Review, or Development Plan Permit, a Conditional Use Permit shall be required.
 8. When a drive-through facility requires a Conditional Use Permit or is within a development that is subject to a discretionary permit, the review authority may impose a greater setback than is required under Paragraph 3 above, when it is determined necessary to mitigate impacts from noise, air pollution, lights, or other land use conflicts. The review authority may deny any application for a drive-through facility if it finds that the facility will add to the cumulative air quality impacts for a specified pollutant and the County is found to be in non-attainment status of either federal or state air quality standards for that pollutant.
- I. **Historic Structures.** The following exemptions and reductions in parking standards shall apply to all historic structures, as designated by the County:



17-1316 Public Comment
PC Rcvd 12-11-17



PC 12/14/17
#7
Charlene Tim <charlene.tim@edcgov.us>
3 pages

Fwd: Letter Saratoga Retail.docx

Diana Sugihara <dianasugihara@icloud.com>

Mon, Dec 11, 2017 at 3:56 PM

To: efren.sanchez@edcgov.us

Cc: Charlene.tim@edcgov.us, jvegna@edcgov.us, Gary.miller@edcgov.us, Jeff.hansen@edcgov.us, James.williams@edcgov.us, Brian.shinault@edcgov.us, "John hidahl"@edcgov.us, john.hidahl@edcgov.us

Charlene.tim@edcgov.us, jvegna@edcgov.us, Gary.miller@edcgov.us, Jeff.hansen@edcgov.us, James.williams@edcgov.us, Brian.shinault@edcgov.us, John.hidahl@edcgov.us, Charlene.tim@edcgov.us, jvegna@edcgov.us, Gary.miller@edcgov.us, Jeff.hansen@edcgov.us, James.williams@edcgov.us, Brian.shinault@edcgov.us, John.hidahl@edcgov.us
Sent from my iPad

Begin forwarded message:

From: "Sugihara, Diana"
Date: December 11, 2017 at 1:47:56 PM PST
To: Diana Sugihara <dianasugihara@icloud.com>
Subject: RE: Letter Saratoga Retail.docx

December 11, 2017

Mr. Efren Sanchez
County Planner
El Dorado County

Cc: Charlene.tim@edcgov.us ; jvegna@edcgov.us ; Gary.miller@edcgov.us ; Jeff.hansen@edcgov.us ; James.williams@edcgov.us ; Brian.shinault@edcgov.us ; John.hidahl@edcgov.us

RE: DR08-003-R/The Shops at El Dorado Hills – Saratoga Retail

Dear Mr. Sanchez,

This is a letter of protest regarding the proposed changes to the above project. As a resident of nearby Crescent Ridge Village, I am extremely concerned over the increased traffic due to the addition of two drive thru fast food restaurants. Drive thru Fast Food restaurants from what I understand from going to the APAC meeting must have parking for RV's and trailers. I would like you to understand that this road leads to residential and retirement neighborhoods, a community park with sports fields, and an elementary school. It is also a bus route for EDH schools.

I would like to mention that the area where the proposed multiple fast food restaurants next to Walgreen's on the corner of Saratoga and EDH Blvd had been initially approved for a sit-down family restaurant, with low

lighting and height requirements so as not to obstruct views and block the townhouses and retirement community. There was also a signage requirement.

I have lived in El Dorado Hills for over 23 years. I have attended numerous County and local meetings regarding the realignment of Saratoga Ave, El Dorado Hills Blvd Interchange and Hwy 50 expansion. I have also been on various committees within our community, I care about our community and county, I believe in smart responsible planning.

- Imagine if this is approved we will now have RV's and trucks pulling boats and trailers trying to make a left hand turn onto Saratoga. The left turn lane is too short thus backing up traffic to the Hwy 50 light and not allowing traffic to continue north. This will be similar to what is happening in Folsom on East Bidwell and Iron point road. It takes me sometime two or more lights to make the left onto Saratoga now.
- Also imagine Oakridge students racing down El Dorado hills trying to get to there and back, and same as Blue shield employees.

I'm not against Fast Food restaurants but there are many options for a fast food restaurant in EDH. Such as:

- I'm sure McDonald's would like a friend to keep them company in town center south of Hwy 50. People walking around town center, new apartments, houses and business all nearby.
- What about a great view on the four corners off Silva Valley Parkway and Hwy 50, no residential neighborhoods there.
- Bass lake too has wonderful views along with four corners for a fast food restaurant.

Traffic on Saratoga Avenue will be increased substantially due to the extension of Saratoga Avenue to Iron Point in Folsom. It appears the environmental study completed for the proposed changes does not link the project to the extension and the increased planned residential development of Saratoga Estates. The letter sent to the planning commission by EDH APAC states the tourist traffic concerns but also does not recognize the increased traffic from the road extension. The following is a direct copy from the recent engineering report.

"The study found that the project would be expected to generate approximately 3,529 new daily trips, with 286 new trips occurring during the AM peak-hour, and 241 new trips occurring during the PM peak-hour based on trip

Engineers (ITE). The proposed project would result in a less than significant impacts to study area intersections which are projected to operate at acceptable Levels of Service during peak hours."

I believe the assumption the impact on traffic is clearly stated as a significant impact rather than the engineer's conclusion of no impact. Saratoga Avenue takes a curve right at the Saratoga Retail Project plot. This curve is already

12/12/2017

Edcgov.us Mail - Fwd: Letter Saratoga Retail.docx

a threat to pedestrians and oncoming traffic. Considering the traffic increase due to the Saratoga Avenue extension, the addition of not one, but two drive thru fast food restaurants is a lack consideration for public safety. Should you not understand this concern, please visit the Home Depot store in Folsom during the weekday or Saturday hours of 11:30 – 2:30 p.m.

The original project proposal protected our quality of life, offering upscale shops and restaurants in keeping with the community we live in. It is my opinion that approval of the project changes and lines the pockets of the developers without contributing to the community of El Dorado Hills. Your approval of the project changes will give our community the visual appearance of a transient community rather than a community with excellent educational opportunities and unique experiences.

It also appears that the County Planning is trying to or has already planned for Surgical Center along Saratoga which will be adjacent to these fast food restaurants, now why would the county approve of this when all of the medical offices are once again south of HWY 50 in the business park ? Also has anyone mentioned that there are so many vacant buildings in the town center and business park ? Once again we need smart responsible planning from the County.

Please listen to the residents impacted by the increased traffic and exposure to tourist surrounding this project and decline to approve the proposed changes.

Sincerely,

Diana Sugihara

Tax Payer and Register

916/933-5780

Diana.sugihara@me.com