



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

Saratoga Retail (DR08-0003-R): Proposed Negative Declaration and Initial Study

CA MOM <CAmom2345@hotmail.com>

Thu, Nov 16, 2017 at 4:45 PM

To: Karen - Neighbor <karen.anda@comcast.net>, Mindy - neighbor <mindysideris@yahoo.com>, "kmardee@yahoo.com" <kmardee@yahoo.com>, Amy Browning <amylynnne92336@hotmail.com>, Jenny Nikakis - neighbpr <jennynikakis@att.net>, "edcsoc@live.com" <edcsoc@live.com>, Rebecca - neighbor <rebecca.isbell@ymail.com>, "jennalee1999@gmail.com" <jennalee1999@gmail.com>, sue taylor <sue-taylor@comcast.net>, "gvralliance@gmail.com" <gvralliance@gmail.com>, "lori@voteparlin.com" <lori@voteparlin.com>, "tomadams1776@yahoo.com" <tomadams1776@yahoo.com>, Toby <tobynikakis@att.net>, "francescaduchamp@att.net" <francescaduchamp@att.net>, "Glomart@pacbell.net" <Glomart@pacbell.net>, Hilary Krogh - Saratoga <hilaryd73@gmail.com>, "fashiongirlmelissa@yahoo.com" <fashiongirlmelissa@yahoo.com>, "brandy.dollins@franklintempleton.com" <brandy.dollins@franklintempleton.com>, "melinda@otbphotoorganizing.com" <melinda@otbphotoorganizing.com>

Cc: Efren Sanchez <efren.sanchez@edcgov.us>, "Debra Ercolini" <debra.ercolini@edcgov.us>, "Roger Trout" <roger.trout@edcgov.us>, Char Tim <charlene.tim@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>, "john.hidahl@edcgov.us" <john.hidahl@edcgov.us>, "shiva.frentzen@edcgov.us" <shiva.frentzen@edcgov.us>, "brian.veerkamp@edcgov.us" <brian.veerkamp@edcgov.us>, "michael.ranalli@edcgov.us" <michael.ranalli@edcgov.us>, "sue.novasel@edcgov.us" <sue.novasel@edcgov.us>

Team,

Please read the negative declaration document below. YOU HAVE UNTIL DECEMBER 7TH TO COMMENT TO THE COMMISSION, WRITE YOUR EMAILS NOW! These public servants have a duty to serve US, the PUBLIC not a greed laden developer!!! PARK VILLAGE RESIDENTS WILL HAVE TO LIVE WITH THIS HORRIFIC FAST FOOD DRIVE THRU FOREVER!! Some legacy the county decision makers will leave!! Commissioners and planners, how much is your daily life impacted by your decisions??? OURS will be!

Dear Commission, the Negative Declaration document is FLAWED, you cannot possibly make decisions for this parcel of land based on this document.

It is "declaring" that there will be no noise or car emissions air quality impact but more to the point that there will be NO traffic impact for this project! This is FLAWED! It is based on existing conditions which do not include the eventually extending of Saratoga to Iron Point, but more to the point they are saying that adding several hundred cars to our daily traffic is "negative impact" WRONG! WRONG! WRONG! These cars will find themselves traveling up Arrowhead and Mammoth and into our neighborhood, as they try to navigate their way around for lunch and dinner everyday. Our children play on these adjacent residential streets!!

Clearly the company that performed this study has NO CONCEPT of the traffic situation our neighborhood faces daily with the local community drop off at Wm Brooks Elementary school in addition to the amount of traffic that Chik-Fil-A generates, not to mention the traffic from Habit burger.

11/22/2017

Edcgov.us Mail - Saratoga Retail (DR08-0003-R): Proposed Negative Declaration and Initial Study

Here is an interesting story where the owner of Chik Fil A is having to find a way to INCREASE PARKING SPACES because existing conditions CANNOT accommodate the situation. AND THEY WON'T FOR US EITHER!

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



Neighbors living near S. Dale Mabry say no to Chick-fil-A ...

www.abcactionnews.com

The operator of the Chick-Fil-A off S. Dale Mabry Hwy. looks to expand the crowded parking lot to help with traffic flow, but neighbors in the area say it will make ...

The declaration also states that this is a commercial zone, Yes the actual DIRT PLOT is zoned commercial but it is LESS THAN 20 YARDS FROM A RESIDENTIAL NEIGHBORHOOD!!!! This is a MIXED USE situation, so FLAWED AGAIN!!

Get out your keyboards and WRITE WRITE WRITE physical letters to the planning commission and the county. And these are just two issues, the TRUCK LOADING AND RV TOURIST ATTRACTING issues WERE NOT EVEN ADDRESSED in this very FLAWED report!

I don't think they accept emails so write to:

Char Tim
Clerk of the Planning Commission
and
Efren Sanchez

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5351 / FAX (530) 642-0508
charlene.tim@edcgov.us

11/22/2017

Edcgov.us Mail - Saratoga Retail (DR08-0003-R): Proposed Negative Declaration and Initial Study

Board of Supervisors

330 Fair Lane

Placerville, CA 95667

Take action NOW!!

Kim

Sent from Outlook

From: Hilary Krogh <hilaryd73@gmail.com>

Sent: Thursday, November 16, 2017 10:25 AM

To: CA MOM

Cc: Dollins, Brandy; Melissa Garske; David Meehan; Melinda Hollis

Subject: Fwd: Saratoga Retail (DR08-0003-R): Proposed Negative Declaration and Initial Study

Please open the link provided by Char Tim, Clerk of the Planning Commission and then open the link at the bottom of the page (Proposed Negative Declaration and Initial Study) Letters in objection to anything in the Negative Declaration should be received by Efen Sanchez (cc Char Tim, clerk of the Planning Commission and the Board of Supervisors no later than December 7 to be included in the packet for Planning Commission Hearing on December 14th.

Kim-Please feel free to forward the email from Char Tim to the group... Hilary

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[Quoted text hidden]

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Neighbors living near S. Dale Mabry say no to Chick-fil-A rezoning

S. Dale Mabry Chick-fil-A looks to expand

BY: Brendaliss Gonzalez

POSTED: 4:35 PM, Dec 23, 2016

UPDATED: 10:04 AM, Dec 25, 2016

Share Article

TAMPA - A Chick-fil-A restaurant on South Dale Mabry Hwy. may soon get more parking, but neighbors in the area say it will be at their expense.

The restaurant is notorious for long lines of cars waiting to get through the one drive-thru.

ADVERTISING

close

He purchased the land just behind the restaurant a few years ago and is now asking city council members to rezone that property from residential to commercial.

If approved, the new lot would add 20 more parking spots and an additional drive thru lane.

However, neighbors living nearby say it will not only bring in more traffic, but make their roads more dangerous.

“There are some sidewalks,” said Ryan Barlow, who lives just feet from the restaurant. “But it’s still quite unsafe to try to navigate through the neighborhood if you’re just going for a run or taking your kid for a walk.”

He moved to South Tampa four years ago because of the prime location near downtown and other spots, expecting some traffic, but nothing like what he deals with every day with people going to the Chick-fil-A.

Lines of cars end up along his street, De Leon, and even S. Dale Mabry.

“We’ve also had a few accidents where people have actually backed into parked cars on our driveways,” he said.

He and other neighbors like Courtney Cox, started an online petition to stop the rezoning.

At the time of this publication, close to 50 people signed up in support.

Grossman says he’s met with neighbors in the area and says he’s taking their concerns into consideration.

He plans to add a wall to block out noise from cars in the lot as well as shades for the lighting that could bother neighbors.

He thinks the changes will help with traffic, not make it worse.

close

Council Members will meet early next year to discuss and possibly vote on the rezoning.

Grossman says if it is approved, construction would take around four to six weeks.

The restaurant would be closed during that time for remodeling as well.

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LOCAL NEWS STORIES

LIST: Thanksgiving cooking & baking hotlines

We've compiled a list of company hotline phone numbers and websites with tips to help make your holiday a successful one.

ATM stolen from Hillsborough County strip club

Deputies are looking for a man who broke into a Hillsborough County strip club and stole an ATM.

Thanksgiving Safety Tips: Prepare and celebrate

Fire Departments in the Tampa Bay Area are showing residents just how dangerous cooking a turkey can be.

WFTS

WEATHER **TRAFFIC** **9** **ALL SECTIONS**

Girl Scouts: Don't force girls to hug relatives

A powerful message from Girl Scouts to parents: Don't force your daughter to hug a relative.



79

close

vehicles haven't had their airbags replaced. We found there may be more airbag injuries and deaths than are being reported.

close

PC 12/14/17
#7
8 pages

November 18, 2017

Kim Shultz
3863 Yellowstone Lane
El Dorado Hills, CA 95762

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667

2017 NOV 21 PM 1:30
RECEIVED
PLANNING DEPARTMENT

Dear Mr. Trout,

I am writing to you regarding your upcoming approval and decision-making process for the future development of the parcel of land in El Dorado Hills off Saratoga road designated in the DR 08-0003-R "Saratoga Retail" document. Please do not permit Fast Food Drive Thru restaurants to be built on this parcel of land.

Please include this letter and attached flyer to all pertinent files regarding this project.

DR 08-0003-R "Saratoga Retail" is a pragmatic planning document that takes into consideration the residential neighborhood adjoining Saratoga Road to this vacant commercially zoned parcel of land. The individuals who developed this document adequately accounted for local resident needs and design attention for El Dorado Hills in general. Its focus was and IS to serve the local community.

There are sections that state: "... no tourist serving businesses" and no businesses that attract "Recreational Vehicles" (RV's) are to be permitted to be built on that location. Because of its odd shape and narrow configuration the guideline also states that no commercial unloading shall take place beyond normal "delivery" type vehicles. (See attached for highlighted sections.)

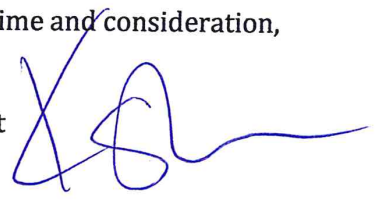
This DR document also states that businesses shall serve the "local community" a la boutique style shops and restaurants and shall not be "tourist serving." Prominent Fast Food Drive Thrus next to major highways are by their very nature "tourist serving."

I encourage you to please keep the document as is, and if updating is required to consider adding unambiguous language that states: "No Fast Food Drive Thru restaurants or fueling stations shall be permitted to built on this parcel or any parcel adjacent to Saratoga Road in El Dorado Hills."

With the impending extension of Saratoga Road to Iron Point in Folsom, the road will be flooded with vehicles circumventing Highway 50 to get down into Folsom's major shopping areas. Adding businesses to Saratoga Road that actually attract more cars will not be serving local Park Village Residents who are directly affected by your decisions. The Level of Service Traffic generated by Fast Food Drive thrus' can likely cause an F rating which goes against the County's General Plan.

Thank you for your time and consideration,

Kim Shultz
Park Village Resident



I really appreciate
your time in reviewing
these materials
Thank you!

Park Village Residents

We Need More Voices!

Take Action!

Contact the Planning
Commission and Board of
Supervisors, just say No!

Board of Supervisors:

District I-John Hidahl (Ours)

john.hidahl@edcgov.us

District II-Shiva Frentzen

shiva.frentzen@edcgov.us

District III-Brian Veerkamp

brian.veerkamp@edcgov.us

District IV-Michael Ranalli

michael.ranalli@edcgov.us

District V-Sue Novasel

sue.novasel@edcgov.us

Planning Commission:

Jon Vegna (D1)

jvegna@edcgov.us

Gary Miller (D2)

gary.miller@edcgov.us

Jeff Hansen (D3)

jeff.hansen@edcgov.us

James Williams (D4)

james.williams@edcgov.us

Brian Shinault (D5)

brian.shinault@edcgov.us



**Do you want not 1 but 2
Fast Food Drive thru's next to
Walgreens? Tell them: NO!!**

The El Dorado County Planning Commission and the El Dorado County Board of Supervisors will be voting to change the development guidelines for the plot of land adjacent to Walgreens to permit development of two fast food drive-thru's! Tell them NO!!

According to current documentation "DR 08 0003R – Saratoga Retail" there are to be no tourist attracting businesses, nor RV attracting businesses on that property. It is only approved for non-fast food restaurants and "boutique style" shops that serve the local community. **The developer wants to change the rules!! Say NO!!**

Stay Informed – check out these links

**Planning
Commission**

www.edcgov.us/Government/Planning

**Board of
Supervisors**

www.edcgov.us/Government/BOS

Planning documents /
links and further
information:

Publicly Comment! Camom2345@hotmail.com





Don't let our residential neighborhood turn into a Fast Food traffic free-for-all like Folsom!

Traffic

The application submitted states there will be no traffic impact! The county is doing (or maybe already has done) a traffic impact study. Let's see it!! Have you been to Folsom's Chik-Fil-A? Have you seen the traffic congestion at In N Out Burger? Hundreds of cars go through these businesses daily, do we want that for our residential neighborhood??



Unloading Product – No space

Currently the plan is not approved for additional space for trucks to unload product. Walgreens is the only business approved for unloading. So the county will have to change the rules to accommodate the fast food business, just say NO!!!

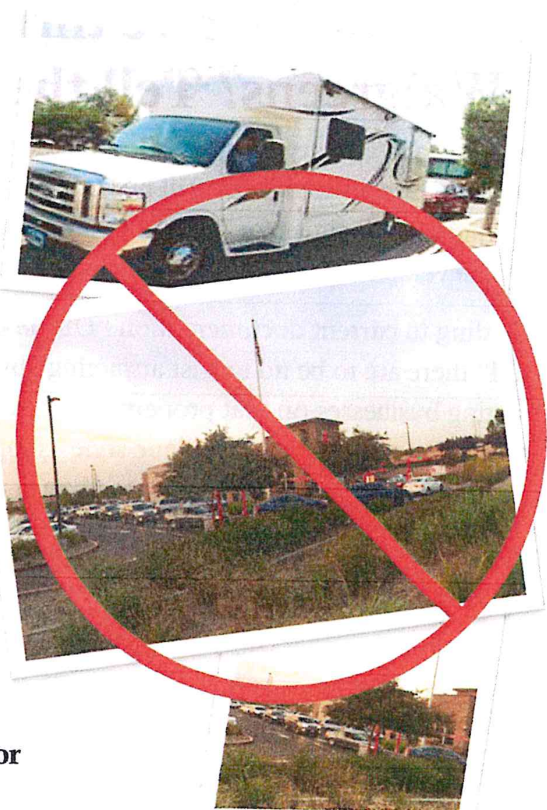
Parking & RV Parking

Currently the plan is not approved for RV attracting businesses, do they really think putting two fast food restaurants next to a freeway will not attract people in Recreational Vehicles? Of course they will!! RV's will invariably find their way on Saratoga to Arrowhead, and Arrowhead to Mammoth to try and get out because of their size and the awkward driveways in and out of this area. NO RV's!!

Keep it Local!!!

Many of us are excited to have businesses that directly serve our local community, like boutique style shopping and non-fast food restaurants. This is not an attempt to curtail progress. This is however an attempt to preserve the local flavor and nature of our Park Village neighborhood. GRASSROOTS CAN WORK!!

How many fast food restaurants have they put right next to neighborhoods in Folsom, Cameron Park, Shingle Springs or Placerville?? Why in EDH?? Just Say NO!



DR08-0003/The Shops at El Dorado Hills – As approved by the Planning Commission on January 22, 2009

Findings

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

FINDINGS FOR APPROVAL

1.0 CEQA Findings

- 1.1 El Dorado County has considered the Mitigated Negative Declaration together with the comments received and considered during the public review process. The Mitigated Negative Declaration reflects the independent judgment of the Planning Commission and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 The County finds that through feasible conditions and mitigation placed upon the project, impacts on the environment have been eliminated or substantially mitigated.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department – Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.
- 1.4 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2.0 ADMINISTRATIVE FINDINGS

2.1 The proposed use and design conforms to the General Plan;

The General Plan designates the subject parcel as Commercial (C) which permits the proposed mixed commercial use.

The uses permitted through this Design Review will not be inconsistent with the (C) land use designation or applicable policies as discussed in this staff report.

2.2 The proposed use and design conforms to the Zoning Ordinance;

The Zoning Ordinance designates the site as Planned Commercial - Design Control (CP-DC). The proposed design is consistent with the development standards of the CP-DC

zone district as discussed in this staff report with inclusion of the Administrative Relief findings contained in Attachment 2.

2.3 The proposed use and design will not be detrimental to the public health, safety, and welfare, nor injurious to the neighborhood.

The proposed mixed commercial use project will not create any hazards that will negatively impact the surrounding neighborhood. No use allowed within the CP zone district will be injurious to the neighborhood. The proposed use will not create negative noise, air, or traffic impacts that will be harmful to the land uses in the project vicinity.

3.0 ADMINISTRATIVE RELIEF FINDINGS

3.1 The intent of the parking ordinance is preserved;

The County Zoning Ordinance requires one recreational vehicle space per each ten (10) parking spaces and one off-street loading space per 15,000 square feet. The intent of the parking ordinance is to provide for adequate parking and circulation on-site. 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. Given that the project is not a regional retail center, nor is it a tourist-serving facility, it is unlikely that it would draw recreational vehicles to the site. Thus, the need for RV parking spaces can be waived.

The applicant has provided one off-street loading space for Building 1. No off-street loading has been provided for Buildings 2 & 3. Conditions of approval have been added as Attachment 1 to prohibit deliveries from occurring during peak business hours (after 10 a.m.). With the addition of this condition, the intent of the parking ordinance will be preserved, as adequate parking and circulation will be available during normal, peak, business hours.

The applicant has not provided an on-site drop off and loading area due to the odd-shaped nature of the parcel and constricted circulation patterns as discussed previously. These loading areas are typically required for major retail facilities. The proposed project is considered a major retail facility by definition of size (it barely exceeds 30,000 square feet), but is intended as a neighborhood type of facility, serving the needs of the surrounding community with smaller boutique type shops, restaurants, walkways and access to the surrounding neighborhood, and a retail/pharmacy use that would provide the daily needs of the neighborhood. Administrative relief findings can be made for this requirement.

3.2 The parking provided is sufficient to serve the use for which it is intended;

The project will meet the parking requirements necessary for the proposed mixed commercial uses in terms of the number of spaces provided.

3.3 The modification will not be detrimental to the public health or safety.

The modification of the parking space design requirements will not impair on-site circulation with the inclusion of the condition of approval requiring deliveries to be prohibited during peak business hours.

Conditions of Approval

1. The project, as approved, consists of the following:

This Design Review is based upon and limited to compliance with the project description, the Planning Commission exhibits marked D through N, dated January 22, 2009, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

Project Description: Design Review request to construct three (3) commercial buildings totaling 30,628 square feet. Building 1 would be 13,368 square feet, Building 2 would be 11,539 square feet and Building 3 would be 5,775 square feet. Walgreens would include a 24-hour drive-through pharmacy and an in-store health clinic. The project would be phased into two phases with Building 1 and its associated parking to be constructed as part of Phase I, and the remainder of the project to be constructed with Phase II. Delivery hours for buildings 2 & 3 would be limited to the hours of 6 a.m. to 10 a.m., seven days a week. Delivery hours for Building 1 would be limited to the hours of 6 a.m. to 10 p.m., seven days a week.

Access/Road Improvements: Site access would be provided by three driveways along Saratoga Way. The northern driveway would be right-in, right-out only while the other two driveways would be full access driveways. A left-turn pocket would be constructed on Saratoga Way to provide access to the main entrance (middle driveway).

Parking: The project would provide 153 parking spaces including 4 handicap spaces. No RV spaces are provided as part of the project due to the narrow lot configuration. One off-street loading space has been provided for the project for Building 1, no off-street loading has been provided for Buildings 2 & 3. Administrative relief findings have been provided in Attachment 2 to address the requested modifications.

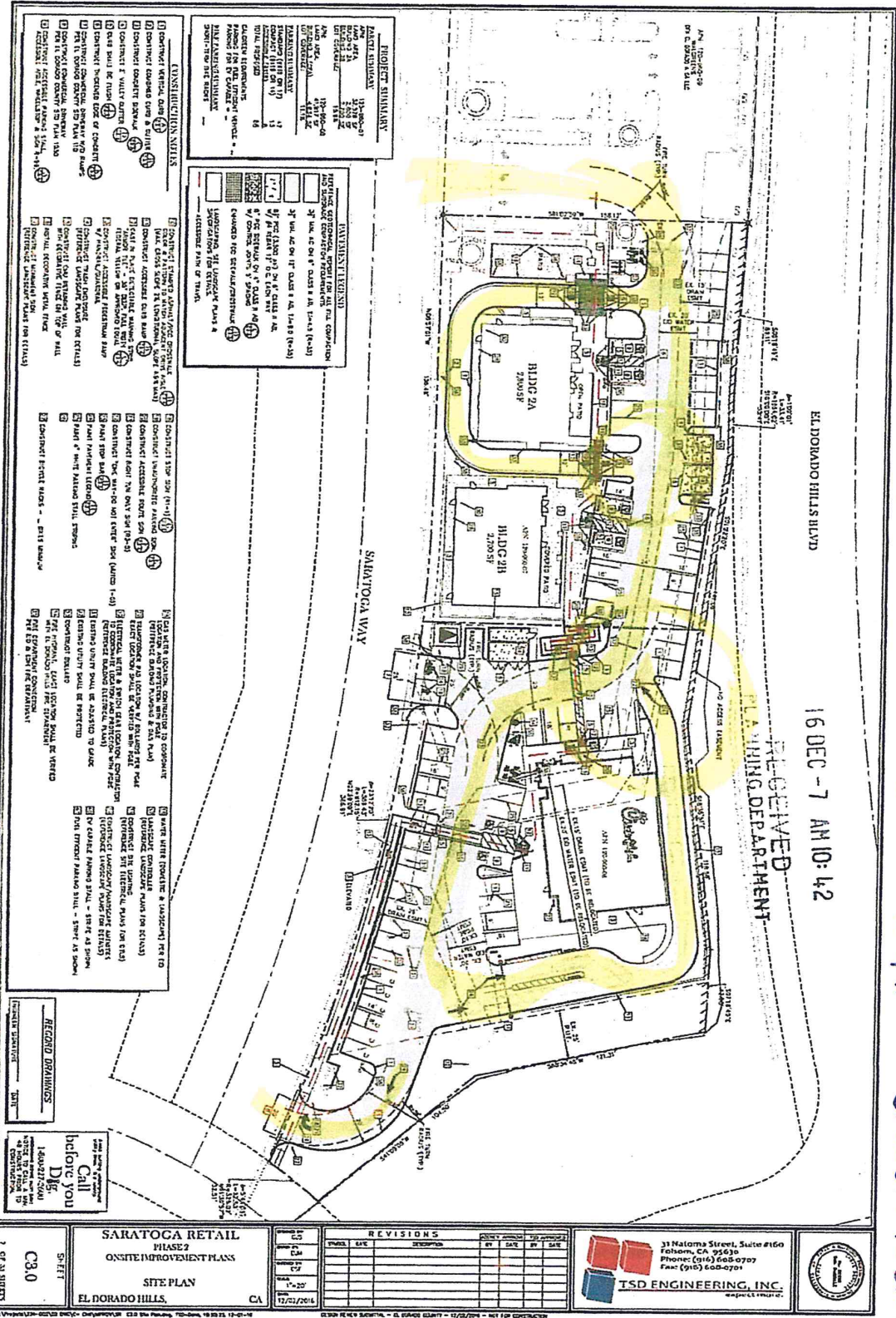
Water/Sewer: Water and sewer would be provided by the El Dorado Irrigation District. Service would be provided by existing mains on and immediately adjacent to the project site. No offsite facility improvements are required as part of project implementation.

Architecture/Color: Exterior colors and materials for buildings shall substantially conform to the following color palette in Table 1. All exterior building materials, treatments, and landscaping shall be maintained in good visual repair, at all times.

Consider the traffic flow & Fast Food Drive
 This will need. This small area cannot accommodate.

Internet Search: CIVIL FILE traffic jams. Plenty of articles on this issue.

DR 08-0003-R



A typical afternoon at Folsom Chik-Fil-A

