

18-1497
18-1498

County of El Dorado Board of Supervisors

22 September 2018

John Hidahl:

Subject: Appeal the drive-thru aisle in The Shops at El Dorado Hills
DR-R18-0001/Saratoga Retail Phase 2

It is quite obvious that the developer used the "Bait and switch" tactic of easily getting the 2009 approval of a 6,883 square foot building in The Shops at El Dorado Hills, and now switching to a (minor) modification of a drive-thru aisle which must only be intended for fast food service use.

As a home owner in the immediate vicinity I strongly object to this degradation of our neighborhood. We have lived here on Yellowstone Lane since 1973 and enjoy the clean air and peaceful, quiet nights. A fast food operation here would change all this and certainly pollute the air with cooking odors and cars accelerating after leaving there would no doubt add noise.

As you know the developer is only interested in more profit. What is next? A huge neon sign to attract traffic from Highway 50? This is not consistent with concept of "The Shops at El Dorado Hills".

Please, please consider the ongoing quality of life for the people that depend upon you so very much.

Respectfully,


Robert G. Backer
3891 Yellowstone Lane
El Dorado Hills, CA



EDC COB <edc.cob@edcgov.us>

Re: DR R18-0001 _ October 9th BOS Hearing

1 message

Karen Anda <karen.anda@comcast.net>
To: edc.cob@edcgov.us

Thu, Sep 27, 2018 at 6:27 PM

I am requesting that my letter below be included in the October 9th Hearing regarding DR R18-0001 Saratoga Retail (Phase 2)

Respectfully – Karen Anda

I am writing in reference to the Chik-fil-a plan in the Saratoga Retail Center (DR R18-0001).

Firstly, I must say, that I am extremely frustrated and disappointed that this plan was allowed to be brought back for review again before the typical 1 year wait period. I am not sure why the county is making exceptions to this development. I understand that the developer had to address the CEQA issues that were brought forth, but I still find it highly concerning that allowance was made and it really poses one to question why that would be.

That being said, I do not believe, despite whatever independent reports have been submitted pertaining to this development, that the CEQA concerns have been addressed.

Namely:

Crime: Research supports that convenience stores and fast food restaurants located within close-proximity to a major thoroughfare are at a much higher risk of criminal activity than others. To this point, it was only a year ago that the Walgreens had a truck drive through the front doors, wrapped a chain around the ATM, and attempted to drag the machine out the door!

References:

http://www.slate.com/articles/news_and_politics/crime/2011/04/mcrage.html

<http://journals.sagepub.com/doi/abs/10.1177/0011128717714792>

<https://crimeschool.com/fast-food-security-violent-crime/>

<http://www.jrobertssecurity.com/fast-food-crime-prevention-2/>

Traffic: Chik-fil-a uses state of the art, GIS technology to determine where to build new outlet sites. I propose that they already have every indication that this would be an ideal location and will bring in the traffic volumes to make this a highly profitable location, even if at the cost of the residents, otherwise they would not be so eager to be pushing this plan through. The traffic that this business would attract would have a **VERY** significant impact on the residents that live in the neighboring houses.

References:

<https://www.fastcompany.com/3034792/how-fast-food-chains-pick-their-next-location>

Air pollution: Along the same lines as the increase in traffic, would be the air pollution that the idling cars would create. The developers report that there are no sensitive receptors within close proximity of the proposed location. I beg to differ. I have an 11 year old daughter with Autism whose bus stop is approximately 150 from the proposed site. She is very much a sensitive receptor and her life and well-being very much matters to me. She is just one. There are many more children and seniors that live within close proximity to the site.

Noise Pollution: The developers speak to the noise levels generated by the speakers at the drive-thrus, but never did I hear them mention the noise that is emanated from the cars. Particularly during the later hours, there will be cars with loud, pounding music, bumping and thumping that would have a significant impact to the quality of life for those living within close proximity.

Aesthetics: Research shows that fast food restaurants devalue nearby properties. Personally, I do not want a fast food restaurant to be the "face" of El Dorado County. First impressions last, and as you enter El Dorado County, I would like to see the quality we have with La Borgata and Town Center, echoed within the Saratoga Retail area as well. Park Village is the original El Dorado Hills neighborhood and its residents want to have the same quality as the rest of the area has. We

may not be a gated community, but we still want to be respected with the same standards and quality as the remaining areas.

References:

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3765120/>

<https://www.fastsaletoday.co.uk/blog/living-near-mcdonalds-devalue-house-price-24/>

https://www.washingtonpost.com/archive/opinions/1985/06/23/fast-food-in-our-neighborhood/47d17bce-557b-455b-948e-905b0acaf32a/?noredirect=on&utm_term=.451c4e63bd08

<https://www.fastcompany.com/3034792/how-fast-food-chains-pick-their-next-location>

<https://www.minnpost.com/cityscape/2015/08/ins-and-outs-drive-thrus-and-why-they-re-bad-cities>

<https://scholarship.law.missouri.edu/cgi/viewcontent.cgi?article=2075&context=mlr>

<https://homeguides.sfgate.com/effects-commercial-property-residential-value-7923.html>

Lastly, I would like to say that I live and work in and for El Dorado County, because I love it here. I am invested in my home and my community that I serve. I embrace the County Strategic Plan's Vision, Mission Statement and Core Values and encourage each member of the Board of Supervisors, to review those and ask yourself how a Chik-fil-a drive thru, or any fast food restaurant fits into them:

Vision

Safe, healthy and vibrant communities respecting our natural resources and historical heritage.

County Mission

El Dorado County government shall provide efficient, courteous, and effective services and infrastructure for safety, protection, and well-being of our residents, businesses and visitors.

Core Values

Accountability

Responsible for our decisions and behavior. Creating a safe environment where we are answerable to our citizens, co-workers, superiors, direct reports, and other stakeholders.

Collaboration

Cross-functional teamwork, communication, and cooperation countywide, while creating a silo-free organization.

Integrity

Doing what is right legally and morally at all times regardless of whether or not someone is watching.

Service Excellence

(Citizen-Oriented Service)- Provide comprehensive service to all citizens of El Dorado County while loyally doing our job without expectation of recognition or personal gain.

Economic Development

Enable a Prosperous and Vibrant Economy

(insert about money going back to big corporation)

Healthy Communities

Improved health, well-being and self sufficiency of El Dorado County communities, residents and visitors

Protect against adverse outcomes among children and youth, adults and seniors

Public Safety

Protects the community, prevents crime, enforces the law, administers justice, provides rehabilitative services, and promptly responds to emergencies and calls for service