

7/11/2018

Edcgov.us Mail - Drive thru restaurants

PC 8/23/18
#7



Charlene Tim <charlene.tim@edcgov.us>

Drive thru restaurants

Home Email <jayjanwoods@aol.com>

Tue, Jul 10, 2018 at 10:17 PM

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

Cc: Jamie Taylor-Bockmann <JBrockmann@hotmail.com>, Corey Taylor <Coreyt74@yahoo.com>, Sherri Britton <sherri.britton@ymail.com>

Keep it out of our neighborhoods! This development was approved for ONLY a sit down restaurant! I support small business, I support smart growth. I do not support turning our lovey neighborhoods or community into a Southern California jump off town.

Please do not NOT change the original approved planned. It is time you listened to tax paying residents rather than wealthy developers. Saratoga Way is going thru major traffic impacts with the extension to Iron Point in Sacramento County. Property owners purchased in this town for the community environment let someone other than the homeowners fill the developers pockets. Build a town with unique character and give small local business owners and families a chance.

Listen to the voters please.

Janet K Woods

Registered and Active voter and taxpayer and Homeowner, Retired Insurance Professional and locally employed Fitness Professional

Sent from my iPad

7/11/2018

Edcgov.us Mail - Against more fast food

PC 8/23/17
#7



Charlene Tim <charlene.tim@edcgov.us>

Against more fast food

Brenan ~ Front Street Media <brenan@frontstreetmedia.com>

Tue, Jul 10, 2018 at 10:32 PM

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,

For what it's worth.

We own a local business in the business parks of El Dorado Hills. We are against fast food. That food has no business being in our bodies and our town is better than 20-second chicken sandwiches. Our county and town should be embarrassed for even considering such an unhealthy establishment.

Brenan Greene
Designer // Marketer

Cell: 916.370.5905

Office: 916.250.2121

Website. Email . LinkedIn . Yelp

PC 8/23/18
#7
2 pages

July 7, 2018

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

2018 JUL 11 AM 11:02
RECEIVED
PLANNING DEPARTMENT

Regarding: Saratoga Retail-Phase 2 Project

I hope that I am not too late to provide my comments on the proposed development at the intersection of Saratoga Way and El Dorado Hills Blvd. I reside on Platt Circle in Crescent Ridge, and attended the community meeting held on June 26th. I had to leave before the meeting was over, but I did hear what the developer has planned.

I am most concerned about the plans for a fast-food, drive-through restaurant on this site. Businesses such as this draw transient customers who are looking for quick in-and-out access. Most businesses of this type are easily accessed from a main thoroughfare. This lot is not. Traffic already backs up on El Dorado Hills Blvd. at the intersection of Saratoga Way, sometimes impacting the intersection at the freeway entrance. The fast-food traffic would stack up in the left-hand-turn lane causing even further back up. Additionally, within our community, we have a lot of residents who enjoy walking in this area, often with their children and their pets. The high speeds and traffic volume that businesses like this will create is worrisome.

But besides traffic, I am actually more concerned about other impacts a fast-food restaurant would have on our neighborhood. Usually, such a business has a larger buffer zone between it and residential property. I cannot think of any examples in our area where a fast-food business is situated in such close proximity to residences. The customers exiting this restaurant would be feet from the backyards of some homeowners. They would be looking into the second-story windows of some. The smell of grease, fried chicken (in this instance), garbage dumpsters, car exhaust, etc. may impact the ability of some to open windows and enjoy their backyards. It simply seems inappropriate to place a business of this type close to a residential area.

Additionally, I feel that a business that produces noise, garbage and junk food is not only inappropriately placed on this lot, it is not representative of the culture of El Dorado Hills. This town has done a fairly good job up to this point of protecting our residential areas from the negative impacts of commercial and retail areas. We pride ourselves on the value that our homes have. People want to live here because the neighborhoods are charming and comfortable. This lot being situated so closely to a long-standing residential neighborhood

needs very careful consideration as to what is built there. Fast-food drive-through is not what one would expect to have next to their home in El Dorado Hills.

I heard the developer, Peter Navarra, state that he took great pains to ensure that the esthetics of this building would be nicer than any other. But esthetics will not mitigate the issues of traffic, noise, smell and negative impact to the value of our homes. He also stated that he was having difficulty securing a committed tenant other than a fast-food business. I am sure this has been stressful for him, but just because a tenant has committed does not make that tenant appropriate.

I heard many neighbors express that they were open to a fine-dining establishment, so I believe there are some other possibilities that would be more agreeable to the people that live here. I would love to see something that encouraged small businesses to develop. Mr. Navarra stated that he lives in Sacramento. Sacramento, and the surrounding areas, are all jumping on the farm-to-fork bandwagon. It would be great to see that continued into our area. We have a growing inventory of excellent dining in El Dorado Hills, and we could continue to build on that. It is not that we are against any development, and it is not that we are against all food businesses. I think we would all embrace a small restaurant or food-related business that has a neighborhood feel – something far more appropriate to be situated so close to our homes.

Thank you for your consideration of my input. I look forward to a compromise that will encourage the growth of businesses and protect the value and life-style of homeowners in this area.

Sincerely,



Jennifer Rose
703 Platt Circle
El Dorado Hills, CA 95762

cc: Central Pacific Development Co.
3220 Northrop Ave.
Sacramento, CA 95864



PC 8/23/18
#7
Charlene Tim <charlene.tim@edcgov.us>

Proposed Plan Amendment at Saratoga/El Dorado Hills Blvd to Allow for Drive-Thru Restaurants - PLEASE APPROVE!

CHANEY HICKS <chaneyhicks@sbcglobal.net>

Fri, Jul 13, 2018 at 10:29 AM

Reply-To: CHANEY HICKS <chaneyhicks@sbcglobal.net>

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

I have been quite interested in the progress of the plan change to allow the two fast food drive thru restaurants at the above referenced Walgreen parcel. I believe these two suggested restaurants would benefit the El Dorado Hills community as a whole and would like to express my **approval** of such a plan. I know there is concern from nearby residents regarding traffic, noise, etc. but the primary suggestion of Chik-Fil-A seems like a good compromise given that they have a history of becoming heavily involved in their community and are only open 6 days a week.

Traffic is always an issue in El Dorado Hills and with new development it gets more challenging all the time. It would be great to have development spread evenly throughout the town of El Dorado Hills. Residents can't expect that one section of town bear the entire burden of all development in order to keep their area free of it. Town Center is highly impacted now with the current business and the Green Valley side has extensive business development. It makes sense to infill within those two high traffic areas to spread traffic patterns and give an incentive to those in Serrano to stay closer to home.

Please consider the community as a whole and not a few nearby residents that purchased their homes next to a vacant parcel zoned commercial. I appreciate their concerns, but I believe this would benefit the community greatly instead of everyone driving to Folsom to spend their money and benefiting Sacramento County tax base instead of local.

I would love for El Dorado Hills take a few hints from Folsom regarding well planned development and their no fear of business/residential mix. At this time, when everyone is far more health centered, I would think that making it more feasible to walk/bike to businesses from nearby residential neighborhoods would solve a lot of the issues being mentioned, ie. pollution, traffic. I believe people just need to be retrained to appreciate the fact that they have nearby options available that get them out on the street/sidewalk in a more healthful manner that, as an added benefit reduces noise/environmental pollution. I know that since my husband and I have moved to Serrano we appreciate the businesses located at La Borgata and use the walking trails to walk there on the weekends and even pick up a few items at Bel Air and we would love to have more choices.

It seems that the nearby affected neighbors are okay with development as long as it's within someone else's back yard but not theirs. Please approve the plans for these types of restaurants, the benefit to the entire community is invaluable!

Chaney Hicks
4987 Estero Way, El Dorado Hills, CA

Have a great day!
Chaney 916-220-2737

2018 JUL 18 PM 1:27

RECEIVED
PLANNING DEPARTMENT

PC 8/23/18
#7

Dear Planning Department, 7/13/18

This letter is regarding the proposed development on Saratoga Way in El Dorado Hills. When Town Center was being built, many residents here on White Rock had the opinion of “not in my backyard”. I was sure it would change the small town feeling we hold so dear. It did not. Instead, it provided convenience and a better life. My specific comment is regarding the proposed Chick-Fil-A. The development is not huge. One of it’s borders is Hwy 50. It’s not like it will disrupt a small neighborhood. I used to live on Platt Circle and it was always known that there would be development on Saratoga.

PLEASE include Chick-Fil-A as part of the plan!! The choices we have for drive-thru food are not acceptable. Many seniors in our community would benefit from this as well.

Thank you, Lisa Bauler