



El Dorado Hills Area Planning Advisory Committee

1021 Harvard Way
El Dorado Hills, CA 95762

2017 Board Chair

Tim White

Vice Chair

John Raslear

Secretary

Kathy Prevost

August 31, 2017

El Dorado County Community Development Agency
Development Services Department, Planning Division

Attn: Efren Sanchez
2850 Fairlane Court
Placerville, CA. 95667

Subject: DR08-0003-R

Dear Efren, Board of Supervisors, Planning Commission and County Staff,

El Dorado Hills Area Planning Advisory Committee appreciates the opportunity to comment on the proposed changes to Phase 2 of DR08-0003-R/The Shops at El Dorado Hills - Saratoga Retail.

Our initial concerns focus on the second drive through added to the project at building 2A. While the overall square footage of the project is being reduced by splitting Building 2 into two buildings (Buildings 2A and 2B), EDH APAC feels that adding a second drive through business component brings an additional potential significant impact to the previously designed project. Very specific concessions were granted in the previous design to allow for the odd shape of the parcel(s) and waiving the requirement to facilitate RV parking. With a second drive through, EDH APAC feels that traffic flows will be altered significantly, impacting traffic patterns both on the project site, as well as on multiple local road segments: Saratoga Way, Arrowhead Drive, Park Drive, El Dorado Hills Blvd, and the El Dorado Hills Blvd HWY 50 interchange.

As a result of the requested second drive through, and the fact that the two proposed fast food restaurants will have a substantially larger daily clientele than the single restaurant previously proposed, EDH APAC requests that the Planning Department require an updated, current traffic flow analysis at the project site, as well as the impact on traffic patterns in the immediate area to include the specific streets mentioned above, to benefit both El Dorado Hills residents, and the project applicants.

EDH APAC is also concerned with the complete lack of parking spaces for recreational vehicles. A waiver of the standard County RV parking requirement was previously granted for the single restaurant concept, as a result of it being deemed not to be a "tourist serving facility". However, by their very nature, and most definitely by their high visibility and prominent physical position, the two proposed fast food restaurants WILL be "tourist serving areas". As Highway 50 is a prime gateway to South Lake Tahoe, EDH is one of the last full service stopping spots for travelers heading up the hill. It is the most convenient place to get gas, use a restroom and get a bite to eat with Lake Tahoe only 70 miles away, and a remaining drive of 90-120 minutes. While these two proposed restaurants will undoubtedly attract a large clientele from El Dorado Hills and neighboring communities, they will definitely attract tourists as well

As a result of the proposed modifications to the original design offered in 2008/09, EHD APAC is assigning a subcommittee to more thoroughly review the project.

APAC appreciates having the opportunity to provide comments. Please feel free to address any questions to Tim White, 2017 APAC Chair at tjwhitejd@gmail.com, John Raslear, Vice Chair at jjrazzpub@sbcglobal.net, Secretary Kathy Prevost at hpkp@aol.com

Sincerely,

Tim White
2017 APAC Committee Chair

Cc: EDCO Planning Commission
EDCO BOS
APAC read file