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

5 pages

re: DR-08-0003-R - The Shops of El Dorado Hills – Saratoga Retail

hpkp@aol.com <hpkp@aol.com> Tue, Dec 12, 2017 at 4:28 PM
To: efren.sanchez@edcgov.us
Cc: planning@edcgov.us, charlene.tim@edcgov.us, jon.vegna@edcgov.us, gary.miller@edcgov.us, jeff.hansen@edcgov.us, james.williams@edcgov.us, brian.shinault@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, tjwhitejd@gmail.com, jjrazz@sbcglobal.net, jdavey@daveygroup.net, aerumsey@sbcglobal.net, hpkp@aol.com

Dear Efren:

Subject: DR-08-0003-R - The Shops of El Dorado Hills – Saratoga Retail

The El Dorado Hills Area Planning Advisory Committee (EDHAPAC) appreciates having the opportunity to comment on the proposed changes to Phase 2 of DR08-003-R - The Shops of El Dorado Hills – Saratoga Retail.

The EDHAPAC subcommittee has unanimously voted (5-0) to submit a letter of non support for this project for a number of reasons, including the impact on the neighboring residential homes some of which are senior housing. Definitive comments will come after public discussion at our regular meeting in January at which time the voting members will cast their vote.

Please see the EDHAPAC subcommittee comment letter which is attached.

Respectfully,

Kathy Prevost
Secretary
El Dorado Hills Areas Planning Advisory Committee
www.edhapac.org
www.facebook.com/edhapac

The Shops at Saratoga Way 12-12-17 B.docx
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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

December 12, 2017

El Dorado County Community Development Agency
Development Services Department, Planning Division
2850 Fairlane Court
Placerville, CA 95667

Attention: Efren Sanchez, Planning Commissioners - Jon Vegna, Gary Miller, Jeff Hansen, James Williams, Brian Shinault

Dear Efren:

Subject: DR-08-0003-R - The Shops of El Dorado Hills – Saratoga Retail

The El Dorado Hills Area Planning Advisory Committee (EDHAPAC) appreciates having the opportunity to comment on the proposed changes to Phase 2 of DR08-003-R - The Shops of El Dorado Hills – Saratoga Retail.

The EDHAPAC subcommittee has unanimously voted (5-0) to submit a letter of non support for this project for a number of reasons, including the impact on the neighboring residential homes some of which are senior housing. Definitive comments will come after public discussion at our regular meeting in January at which time the voting members will cast their vote.

As originally approved this project was to consist of a sit down restaurant with a Walgreen's Pharmacy which would serve the El Dorado Hills community and not to serve as a tourist attraction. The current project has changed the focus completely by

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requesting to build two very popular fast food restaurants whose appeal will be to a wider audience consisting of both tourists and El Dorado Hills' residents. Additionally, they will be constructed on property adjoining well established neighborhoods that will be significantly impacted by the traffic, noise, lighting, food odors and the extended hours of operation of the two fast food restaurants at this location.

Since the project was originally proposed to serve only local residents, the sit down restaurant design concept had been granted an exemption to the El Dorado County requirement for RV parking by an administrative finding by the Planning Commission in 2009 because of the odd shaped lot and the boutique/neighborhood serving nature of the project. From the Final Conditions/2009 Planning Commission Meeting minutes, this project "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".

Also, the January 22, 2009, Staff Report Section 17.18.060.16&18 states "In accordance with Zoning Ordinance Section 17.18.060.16, the applicant is required to provide for 1 recreational vehicle (RV) parking space for every 10 spaces of parking designated for the restaurant use. Thus, eight (8) RV spaces would be required for the proposed restaurant uses. The project does not include recreational parking spaces. However, the project parking exceeds the County requirements and would be sufficient to serve the proposed commercial use given that the project is **not a regional retail center, nor is it a tourist-serving facility, and it is unlikely that it would draw recreational vehicles to the site**. Administrative relief findings from the strict compliance with the provisions for commercial use have been made and are included in the Findings for Approval,
Attachment 2 (http://edcapps.edcgov.us/Planning/ProjectDocuments/DR08-0003%20Staff%20Report.pdf).

Tourists who are driving campers, trailers and boats, will be drawn to the two fast food restaurants as they travel up Highway 50 to Apple Hill and beyond. These visitors, who will not be able to use the parking lot, will be parking on the local streets out of necessity which is undesirable and will create a negative impact on thru traffic and local residents.

The current parking lot plans call for 68 stalls to be allowed for all three businesses including employees. We understand this is more than the county requires for a project of this size, but we believe it will be inadequate based on our experiences with

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other fast food restaurants we have observed in the area. For example, the Chick-fil-A in Folsom, CA has 37 parking stalls which are usually full and overflowing into the Home Depot parking lot for just the one business.

If this project is approved, we would recommend the elimination of the second fast food restaurant on the site as the combined traffic of the two restaurants will lead to untenable congestion on Saratoga Way.

Also, we would recommend the left turn lane on El Dorado Hills Boulevard to Saratoga Way be extended to accommodate the anticipated additional vehicles who wish to access the fast food sites.

The provision for one off-street loading space for Building 1 remains the same for Phase 2 with no off-street loading for Buildings 2 & 3. The Conditions of Approval prohibit deliveries from occurring during peak business hours (after 10AM). The intent is to preserve the parking ordinance so that adequate parking and circulation will be available during normal, peak and business hours. However, according to neighbors, this condition has not been followed and deliveries are being made during peak business hours.

The County needs to ensure the enforcement of this ordinance with the addition of the two fast food restaurants at what will be a busy site.

We understand there is a possibility the Chick-fil-A may have extended operation hours to 11PM on Friday and Saturday rather than the traditional 10PM of other stores in the area. We would recommend that the Conditions of Approval allow the hours to extend to no later than 10PM on weekends.

At one time, this section of Highway 50 was considered part of the scenic highways of El Dorado County. The addition of two very visible fast food restaurants as you enter the El Dorado Hills area does not seem to be in keeping with the protection of the viewshed the county has maintained until now.

EDHAPAC would like to call to the attention of the Planning Commissioners the extensive public comments on this project which have been submitted by the immediate residential neighbors of the proposed project site. Their comments are not made in a vacuum - if this project is approved as currently proposed, it will have permanent and perpetual real life negative consequences for those residents.

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

Sincerely,

Tim White
2017 EDHAPAC Chair

cc: EDC Board of Supervisors
APAC read file

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