

1/26/22, 3:02 PM

Edcgov.us Mail - January 27th item 3



PC 1-27-22  
#3  
Planning Department <planning@edcgov.us>

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## January 27th item 3

1 message

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**lona wheeler** <lona\_wheeler@yahoo.com>  
To: planning@edcgov.us

Wed, Jan 26, 2022 at 2:25 PM

Dear Commissioners,

On the subject of item 3, I'd like to appeal the approval. I, Lona Wheeler own Cameron Park Coffee & Deli and feel a bean barn right next to me could jeopardize my business. It would literally be almost on the same property. My business barely made it through Covid and now I have to deal with this? A drive through coffee shop opened across the street from this location but didn't make it. The traffic on the corner of Cameron Park Dr. And Mira Loma already have issues. Many accidents. The residents that live in this community off Mira Loma have enough traffic with the soccer/sports fields. Please stop this from happening or find a different location. Thank you for listening, I appreciate your time.

Sincerely,

Lona Wheeler

(Owner) Cameron Park Coffee and Deli

Sent from my iPhone



PC 1-27-22  
#3  
Planning Department <planning@edcgov.us>

## Input re: 1/27 Item 3 Proposed Facility, Cameron Park Dr. and Mira Loma

1 message

James Browne <brownej37@yahoo.com>  
To: "planning@edcgov.us" <planning@edcgov.us>

Wed, Jan 26, 2022 at 2:32 PM

I am submitting this e-mail regarding the proposed structure/facility on the corner of Cameron Park Dr. and Mira Loma in Cameron Park. I am opposed to it's approval for the following reasons:

1. SAFETY - A building on this site would further impact an already crowded intersection. It is my understanding that a drive through coffee shop is proposed. This would add to excessive traffic using this intersection during the morning hours when residents are going to work and in the evening when returning from work. It is already congested at these times and also on weekends when sports traffic from Rasmussen Park heavily uses this intersection. It often takes several minutes wait time to safely turn left from Mira Loma onto Cameron Park Dr. Many accidents have occurred when a driver attempts this turn without waiting for a clear lane. This turn is further complicated by traffic from Alhambra Dr. trying to turn left or right. Without a signal to control these safety concerns, additional traffic load is unwise.
2. DRAINAGE - The southeast corner drain of this lot is already subject to clogging from debris washed down from the unimproved south curb/gutter. Also, the west side concrete drain gutter would need significant improvement to allow for vehicle access. Cars turning from the lot west onto Cameron Park Dr. will not have adequate space to avoid traffic turning right from Cameron Park Dr. A driveway to allow proper drainage would need to be constructed to avoid water rushing onto the lot during heavy rain.
3. UTILITY CONCERNS - I am not sure if the proposal includes underground power, but with the above drainage issues utility trenching is a potential problem. There is currently an AT&T telephone junction box on this corner with underground lines that need to be avoided. The Cameron Woods neighborhood does not at this time have fibre optic service. If it is to be installed, further underground plans need to be addressed. All of these issues need to be considered by the developer and the county.
4. DUPLICATION OF SERVICES - There is already a coffee shop/deli within 300 ft of this proposed drive through coffee shop. An additional similar business will in my estimation fail as the existing business is established and successful. A like drive through was approved two years ago on the northwest corner and went out of business within months. It has been vacant ever since. These vacant businesses are an attractive nuisance for vandals and break-ins for the homeless.

Please take all of these points into consideration. I believe **NO** business should be approved on this site without a traffic signal and careful consideration of water drainage.

Respectfully Submitted,

James E. Browne

2024 Riesling Way  
Cameron Park, Calif.