

From: [Lela J. Shelley](#)
To: [Rhiannon R. Guilford](#)
Subject: Fw: Opposition to permit revision for expansion of restaurant space in Cameron Park (PD-R24-0003 Green Valley Station)
Date: Wednesday, October 22, 2025 1:31:42 PM

From: Robyn Palazzolo <robyn.diane@outlook.com>
Sent: Saturday, October 18, 2025 3:46 PM
To: Lela J. Shelley <Lela.Shelley@edcgov.us>; Planning Department <planning@edcgov.us>
Cc: Bianca L. Dinkler <Bianca.Dinkler@edcgov.us>; Robyn Palazzolo <robyn.diane@outlook.com>
Subject: Opposition to permit revision for expansion of restaurant space in Cameron Park (PD-R24-0003 Green Valley Station)

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Dear Ms. Shelley and Planning Department,

I am writing as a concerned resident of the Cameron Park community regarding the proposed revision of the permit to increase the square footage of the restaurant from 8,000 sq ft to 12,711 sq ft (originally designated as a mitigated negative impact space). This expansion is deeply troubling to me (and many of my neighbors) because it threatens the quality of life, safety, and character of our community.

Traffic & pedestrian safety:

By increasing the floor-area by more than 4,700 sq ft, you will inevitably bring more patrons, more delivery trucks, more service vehicles, and more cars — which means more traffic on our local roads. In a community where children walk or bike to school, local parks, and neighborhood streets, this added traffic is a risk. The increased volume and turning movements will make intersections more dangerous and make it harder for kids, families and seniors to safely navigate our roads. No amount of added road signage or new stop light will mitigate this. This area of Green Valley Road is already prone to accidents, as they happen several times each year regardless of weather conditions and time of day and year.

Air quality, noise & smell intrusion:

We already suffer from delivery and service truck noise and constant vehicle movement around the nearby grocery store, CVS, Starbucks and similar sites. Expanding this new restaurant will amplify the issue: more truck deliveries, more idling, more exhaust, more

cooking odors, more ambient noise. We often hear trucks at all hours. Adding new and additional restaurants and commercial spaces will ensure that our windows cannot remain open without picking up sound and smells from current uses — adding a larger commercial use will worsen that and degrade our indoor and outdoor living environments. This additionally will make it near impossible to enjoy back yards and gardens.

Light pollution:

A larger footprint usually brings larger parking areas, more exterior lighting, more signage, more night-time activity. This means more light bleeding into neighborhoods, more glare, more disruption of the dark sky. It erodes the tranquil foothills character of Cameron Park.

Impact on property values & community character:

Many families in our neighborhood are struggling to become homeowners or maintain their homes in a stable way. When commercial space expands aggressively next to residential areas, studies have shown that property values can stagnate or decline because of increased traffic, noise, and reduced “peace and quiet” quality. This kind of over-commercialization is changing the landscape of Cameron Park in a negative way. There are already multiple gas stations within a five-mile radius, car washes (including a newly opened Quick Quack on Bass Lake) and other high-traffic commercial uses. Do we need yet another large footprint restaurant creeping into a zone that was mitigated for negative impacts? That seems like selling out our community in the name of “development,” when what we’re really getting is over-commercialization.

Community mission & county values at stake:

The mission statement of the Cameron Park Community Services District is “to preserve and enhance the quality of life and to safeguard the health, safety and welfare of our community” ([Cameron Park](#) Community Website). Allowing this permit in the first place is blatantly in contradiction of those values. Values which this planning board should be protecting. Furthermore, allowing and passing a revision undermines that mission astronomically. Meanwhile, the county speaks of offering “unmatched rural beauty, endless recreational opportunities, world class public schools ... an unparalleled quality of life” ([El Dorado County](#) Website). Permitting unchecked commercial expansion directly conflicts with those guiding values.

By approving an increase to 12,711 sq ft you’d be altering the character of this community significantly. You would be letting down the people of Cameron Park by not honoring the mitigated negative decision that was originally tied to the smaller footprint. Please do **not** permit this revision. At a minimum, **deny** the permit revision and require a full, updated environmental review (traffic, air, noise, light) before any change in use or size is allowed.

We need development that elevates the community — thoughtful, well-designed, compatible with the neighborhood — not “cheap brands” and over-large quick construction that

undermines not only Cameron Park but the integrity of all of El Dorado County.

Thank you for your time and for considering this serious request on behalf of our neighborhood. I look forward to your response and to seeing a planning outcome that truly respects our community.

Sincerely,

Robyn Palazzolo
Homeowner and resident of Cameron Glen Estates.