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Planning Department <planning@edcgov.us>
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Agenda Item 22-0110

1 message

Susan Kimball <skbaler74@gmail.com>
To: planning@edcgov.us

Tue, Jan 25, 2022 at 2:36 AM

Planning Commission Members;

I like the Bean Barn, and have frequented their facilities in Placerville, but I just don't think this is the best spot for them to open a new facility. I'd like to express my concerns about allowing a drive-thru business of any kind to operate in the lot at the corner of Mira Loma Drive, and Cameron Park Drive without fully addressing the traffic issues this may cause. In reviewing the traffic study documentation provided as part of this project, I didn't see any mention of the traffic at this intersection during baseball and soccer seasons. There are an increased number of vehicles traveling to and from Rasmussen Park for these sporting events, and the majority of those vehicles use this intersection as it is the most direct route to the park. This information should be included in the traffic study! I've lived in the Cameron Woods neighborhood for over 25 years, and we have consistently been told that this intersection "is next on the list" to have a stoplight system installed. Obviously, that has never happened, and it is long overdue!

In addition, the drainage at that intersection needs to be rectified as well. With any significant rainfall, it consistently floods at that end of Mira Loma, making it more dangerous to traverse.

Lastly, I'm quite disappointed that you would allow a coffee shop to be constructed so close to one that is already in operation. If you review the attached illustration, you'll see just how close the existing coffee shop is to the one that is being proposed. And why on earth would you allow construction of a drive-thru coffee shop when a facility that is set up for just that purpose is already in existence, is vacant, and is located right across Cameron Park Drive, on the opposite corner? This just doesn't seem to make a lot of sense.

I respectfully ask that you reconsider your approval of this project, until additional improvements can be made that address the issues raised above.

Thank you,
Susan Kimball
Cameron Woods



Bean Barn - 1.png
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