



Opposition SVSP PCL JM-41 & WRSP PCL W-20- Sierra View Shopping Center; File #PL25-0496

From Megan Drouhard <megmarie17@hotmail.com>

Date Fri 7/24/2026 10:15 AM

To Singer, Eric <EJSinger@roseville.ca.us>

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

Caution: The sender name (Megan Drouhard) is different from their email address (megmarie17@hotmail.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

Dear Eric Singer and Members of the Planning Commission,

My name is Megan Drouhard (my husband is James Coghill) and I am a resident living in the neighborhood adjacent to the proposed project site at 1875 Pleasant Grove Blvd. I am writing to formally voice my strong opposition to the requested Conditional Use Permit and Design Review Permit for the Sierra View Shopping Center (File #PL25-0496).

As a directly impacted neighbor, I have significant concerns regarding the scope of this development—particularly the fueling station, drive-through restaurants, and overall 58,000-square-foot commercial footprint. My primary objections center on the following issues:

Proximity & Noise Pollution: Operating a gas station and drive-through facilities immediately adjacent to a residential parcel will introduce persistent noise from drive-through speakers, vehicular idling, late-night deliveries, and increased foot traffic at all hours, severely impacting our quality of life.

Child & Pedestrian Safety: Our neighborhood is home to many children who ride bikes, walk, and play outside. The heavy traffic generated by drive-throughs and a fueling station will create dangerous congestion and increased vehicular hazards on streets meant for families.

Disruptive Behavior & Security: Introducing high-turnover commercial uses directly against residential homes opens our neighborhood up to disruptive behavior, trash, loitering, and unwanted foot traffic. Residents are concerned about safety risks, potential property casing, and unauthorized access to our private residential areas and the new community park being built.

Property Values: The combined impacts of traffic, light pollution, noise, and security risks will make our neighborhood a far less desirable place to live, negatively impacting the property values of our homes.

Proposed Mitigation Measures

If the City or Planning Commission chooses to approve this project despite resident opposition, I strongly urge you to require strict, mandatory mitigation measures to protect our community, including:

1. **A Solid Concrete Sound/Privacy Wall:** Construction of a tall, substantial concrete barrier separating the commercial parcel from the residential neighborhood to buffer noise, block visual intrusion, and preserve home privacy.
2. **Access Control / Neighborhood Gating:** Implementing physical barriers or gates to restrict direct pedestrian and vehicle access from the shopping center into our residential streets and new park, preventing foot traffic from wandering into our community.

Please include this letter in the public record for the upcoming August 13, 2026 Planning Commission Public Hearing.

Thank you for your time and for considering the safety and well-being of local residents.

Sincerely,

Megan Drouhard & James Coghill
7001 Lakehaven Dr
316-215-4851

Get [Outlook for iOS](#)