



Outlook

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**Additional traffic congestion in shingle springs - Jan O'Flynn**

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**From** Jan O'Flynn <oflynnj@sbcglobal.net>

**Date** Fri 1/30/2026 5:44 PM

**To** BOS-Clerk of the Board <edc.cob@edcgov.us>

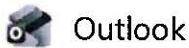
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Hello, I am writing this to the planning commission to OPPOSE the approval of the arco gas station or any other business at the Highway 50/Ponderosa interchange. I live near this and cannot believe this thought at an already dangerous traffic situation. The lines of traffic on all 4 corners is unbelievable. Why do we need 3 gas stations on this all ready congested area. Please do not approve this. Road improvements need to be completed to relieve the traffic situation first. Thank you, Jan O'Flynn -- 916-296-2728



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Arguments re ARCO gas at Durock & South Shingle Rd

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From Steve Cockerell <scwfm@sbcglobal.net>

Date Sat 1/31/2026 10:44 AM

To BOS-Clerk of the Board <edc.cob@edcgov.us>

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Dear Supervisors,

I want to express my objection to the planned commercial development above based almost entirely on traffic flow issues that already exist and will even worsen if this project goes through.

First, you know that at the Ponderosa Bridge interchange, there are 6 major roadways all converging and intersecting on both sides of US 50 on a woefully insufficient bridge and current patterns. In addition to extensive flow coming South on that bridge from North Shingle, Ponderosa and Wild Chaparral, from the South we have a traffic signal nightmare with the convergence of So Shingle, Durock and Motherlode Dr, with 2 signal intersections literally 4 car lengths apart.

I met with EDC DOT representatives on site to see if flow could be improved, especially with Northbound from So Shingle. Due to heavy traffic from Durock in the morning, and it is due to a required agreement with DOT and CalTrans with their joint control. Simple truth, nothing can be improved in the current configuration, so we wait and wait to get to the freeway.

Adding traffic from such a commercial enterprise will greatly exacerbate the already underperforming system and cause a greater bottleneck than we already have.

After the realignment of Durock Rd in the future to a new intersection with controls at Sunset, the worst of the situation will be alleviated and at that time I would not object to such a development. In the meantime, AMPM does have a very successful operation just 2 exits West at Cambridge so their brand is already well served.

Thank you for your concern

**Steve Cockerell**

**4755 Jubilee Trail, Shingle Springs, CA 95682**

530-621-0222 - office

530-350-0478 Cell 530-621-9865 - fax



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**Durok and S. Shingle Roads**

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**From** Ted Dunn <teddunn9@gmail.com>

**Date** Sat 1/31/2026 10:58 PM

**To** BOS-Clerk of the Board <edc.cob@edcgov.us>

 1 attachment (13 KB)

1 February 2026.docx;

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To Whom it May Concern

1 February 2026

To: Shingle Springs Planning Commission

To Whom it May Concern:

I'm writing to express my opinion regarding the proposed multiple construction projects for the Durock Road and South Shingle Road intersection area. Road congestion from Highway 50 is already heavy, and sometimes dangerous, especially for any pedestrians in the area. The road improvements sometimes narrow traffic lanes, and confusion about the changing situation can cause drivers to make errors in judgement. I feel it's important to not add additional unsafe conditions to the area with the proposed construction of another fuel station, or any other type of business. Road improvements should be the first priority in this area, with special attention given for the road workers, auto travelers, and pedestrians, insured safety. Please vote accordingly. Thank you for your consideration.

Sincerely,

Thomas E. Dunn



Landscaping sized and spaced to provide effective screening

Use of species appropriate to the site's environmental conditions.

These requirements exist to reduce heat-island effects, soften the visual impact of commercial structures, improve compatibility with surrounding uses, and enhance the overall appearance of the streets.

Durock Road is already heavily paved and visually harsh, and the project will intensify that condition unless the landscape plan is strengthened,

Presently, the landscape strip along Durock Road appears too narrow and under-planted to achieve the Ordinance's intent. The County has historically under-enforced these standards, and species selection are often overlooked. This prominent corner presents an opportunity to correct that pattern and ensure compliance with adopted regulations, even if the project itself must be redesigned or reduced in size to meet the County's standards.

I respectfully request the following:

1. Wider landscaping along Durock Road to allow trees to grow to full canopy without conflict with pavement or utilities and landscaping which adequately screens the impact of commercial development.
2. Along street frontages, plant larger tree sizes at planting, such as 24" box trees, to ensure early canopy development and effective screening along street frontages.
3. Increased tree spacing consistent with industry standards (typically 25 – 30 feet on center for medium sized trees).
4. Inclusion of native, drought tolerant species, such as Western Redbud (*Cercis occidentalis*) which provides seasonal color, habitat value, and is well-suited to local soil and climate.
5. Additional evergreen screening near the car wash and mechanical equipment to reduce noise and visual impacts

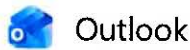
These requests are not arbitrary; they are directly tied to the County's adopted landscape standards and to the stated purpose of the ordinance: to ensure that commercial development contributes positively to community character and environmental quality.

I urge the Board of Supervisors to require a revised plan that meets the ordinance's minimum requirements and reflects best practices in site design. Without improvements, the project will fall short of the standards that you (the County) have already committed to uphold.

Respectfully submitted,

Dyana Anderly, MA (USC Planning), American Institute of Certified Planners

3484 Chasen Drive  
Cameron Park, Ca 95682  
(510) 913-0698 - cell



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**Information for Durock Road Hearing on Tuesday - REQUEST TO REVISE SITE PLAN TO ACCOMMODATE REQUIRED LANDSCAPING**

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**From** danderly@comcast.net <danderly@comcast.net>

**Date** Mon 2/2/2026 12:46 AM

**To** BOS-Clerk of the Board <edc.cob@edcgov.us>

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**REQUEST FOR ADEQUATE LANDSCAPING AND STREET TREES IN ASSOCIATION WITH THE PROPOSED DUROCK ROAD PROJECT**

As a member of the public, I am requesting that the County require more robust landscape plans for this prominent Durock Road project. The current submittal does not appear to meet the minimum standards of the Zoning Ordinance, which requires the inclusion of street trees, landscape buffers, and adequate screening for commercial development.

El Dorado County's Zoning Ordinance (Chapter 130.33 – Landscaping Standards) require:

Street trees along public frontages

Shade trees withing parking and circulation areas

Landscaping sized and spaced to provide effective screening

Use of species appropriate to the site's environmental condition.

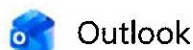
These requirements exist to reduce heat island effects, soften the visual impact of commercial structures, improve compatibility with surrounding uses, and enhance the overall appearance of the street frontages

At present, the landscape strip along Durock Road appears too narrow and underplanted to achieve the ordinance's intent. The County has historically under-enforced these standards; and without a landscape architect on staff, important details such as tree size, spacing and species selection are often overlooked. This project presents an opportunity to correct that pattern and ensure compliance with adopted regulations. There is no justification for not following adopted Zoning Ordinance requirements. Over-developing a site is no excuse for foregoing landscape requirements.

I respectfully request the following improvements, all of which can be found in El Dorado County's Zoning Ordinance (Chapter 130.33 Landscape Standards):

Street trees along public frontages

Shade trees within parking and circulation areas



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**ARCO gas station project at Durock Road**

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**From** Steven Smith <smittyeg@yahoo.com>

**Date** Mon 2/2/2026 9:55 AM

**To** BOS-Clerk of the Board <edc.cob@edcgov.us>

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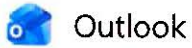
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Board of Supervisors,

The Arco Gas Station project at Durock Rd should not proceed until all the road construction upgrades are completed. As an El Dorado County citizen that frequent drives in the area completing the road reconfiguration and ARCO station will cause too much traffic in the area. Thank you for your consideration.

Steven Smith  
El Dorado County Citizen



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## Roadwork Issue

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**From** Beenie Bal <beeniebal2@gmail.com>

**Date** Mon 2/2/2026 11:59 AM

**To** BOS-Clerk of the Board <edc.cob@edcgov.us>

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Hello,

As a resident of the area I am writing to express support for SSCA's position to pause ARCO station permit for renovation until road improvements are completed at the hwy 50/ponderosa road exit. Traffic can always be a nightmare, particularly when school is in session. It would be undue stress to residents and business owners if dual work was permitted to occur. Please reconsider timing and pause to allow for roadwork to be done first.

Best,

Dr. Berneen Bal





Outlook

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**Opposing ARCO on Durock Rd**

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**From** Terrell <ctakbbgaches@gmail.com>

**Date** Mon 2/2/2026 12:35 PM

**To** BOS-Clerk of the Board <edc.cob@edcgov.us>

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We cannot attend the meeting tomorrow in person so sending this email in great opposition to allowing the Arco gas station at Durock Road. There are already two gas stations as well as mini marts and a car wash all at the same intersection! This is NOT needed. You would just be adding more congestion to a highly congestion area!! Keep Shingle Springs Rural and stop adding unnecessary businesses!!!

Terrell Gaches



Outlook

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**Arco Gas Station**

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**From** lynn\_di@pacbell.net <lynn\_di@pacbell.net>

**Date** Mon 2/2/2026 12:37 PM

**To** BOS-Clerk of the Board <edc.cob@edcgov.us>

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I want to voice my objection to ANOTHER GAS STATION being built at Ponderosa Rd and Hwy 50 intersection. I cannot attend the meeting but strongly oppose this construction. That intersection is crowded enough.

Thank you.

Lynn Finley

3240 Oxford Rd

Cameron Park, CA 95682



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**Public safety**

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**From** Bhupinder Bal <bhupinder\_bal@yahoo.com>  
**Date** Mon 2/2/2026 12:50 PM  
**To** BOS-Clerk of the Board <edc.cob@edcgov.us>

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Dear sir/madam,

This email is to request the board of supervisors to protect the public from harm and vote to deny or at least delay the ARCO gas station until after all the roadwork has completed.

This Gas Station project is not urgent or needed in an already Gas Station saturated area. The owner of this project have already plenty of other gas stations. They can definitely wait to build another gas station at this location. The public in the area is not desperate for yet another Gas station.

The public safety is the main concern and one of the main job duties of the elected officials. I request all the board of supervisors to keep that in mind. This untimely project while we have a road work scheduled is going to create a Nightmare situation for residence in the area, all the people who are using this exit and intersections, local businesses, construction workers, students and parent and delivery drivers etc.

I specifically request the supervisors coming from the other areas who do not live or represent Shingle Springs, please don't think of us as like we are not your concern; we are all the same public and we should all be concerned with each other's safety & welfare. If you feel yourself compelled to give permission to build this gas station, please I humbly request, don't overlook our concerns and at least delay it until after all the pending road projects are completed.

I also request to the Project owners to pay attention to public's concerns and voluntarily delay the Project for few years.

Thank you,  
Bhupinder Bal



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Public Safety Arco AM PM

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From Manbir Singh <manbir\_bal@yahoo.com>  
Date Mon 2/2/2026 1:41 PM  
To BOS-Clerk of the Board <edc.cob@edcgov.us>

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Dear Board of Supervisors,

I am writing to express my strong opposition to the proposed construction of the ARCO AM/PM gas station, convenience store, and car wash at the southwest corner of Durock Road and South Shingle Road. As a member of the Shingle Springs community, I urge the Board to consider the significant negative impacts this project will have on our safety, infrastructure, and environment.

## 1. Critical Traffic and Safety Concerns

The intersection of South Shingle Road and Durock Road is already notorious for congestion and safety hazards. The proposed project is estimated to add approximately **1,650 vehicle trips per day** to an area that cannot support current volumes.

- **Infrastructure Conflict:** The county is already planning major realignment and interchange improvements (CIP 71333) for this exact area. Introducing a high-traffic commercial business before or during this massive multi-phase construction project will create a logistical nightmare and increase the risk of accidents.
- **Access Hazards:** The plan to restrict exits onto South Shingle Road to "right-turn only" will inevitably force heavy traffic through the Durock Road/Sunset Lane corridors, essentially trapping residents in a gridlock of vehicles trying to access the US-50 overpass.

## 2. Environmental and Health Impacts

A 100-foot-long automatic car wash and a six-dispenser fuel canopy present serious environmental risks to our rural community:

- **Water Contamination:** Shingle Springs relies heavily on its natural landscape. The risk of fuel leaks from underground storage tanks (USTs) or runoff from the car wash—carrying detergents, oils, and heavy metals—poses a direct threat to our local groundwater and drainage systems.
- **Air Quality:** Increased idling and the sale of tobacco/vaping products at this location are incompatible with the proximity of local schools, including Camerado Middle School and Ponderosa High School.



### **3. Community Sentiment and Rural Character**

The Shingle Springs Community Alliance and a vast majority of local residents have voiced that this project is inconsistent with the rural character we strive to preserve. This development serves "unwitting travelers" at the expense of the residents who live and work here every day.

We ask the Board to prioritize the safety and quality of life of Shingle Springs residents over unnecessary commercial expansion. Please deny the Conditional Use Permit for the Durock Road ARCO AM/PM project.

Sincerely,  
Manbir Singh  
Concerned Resident



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## Opposition to ARCO Project at Durock & South Shingle

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**From** Lynia Ames <lyniaames@yahoo.com>

**Date** Mon 2/2/2026 1:50 PM

**To** BOS-Clerk of the Board <edc.cob@edcgov.us>

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To whom it may concern,

I am writing to formally oppose the proposed ARCO development at the corner of Durock Road and South Shingle Road.

I live off South Shingle Road and deal with the traffic in this area every single day. The traffic lights are already frequently backed up, especially during commute hours, and the Highway 50 / Ponderosa interchange is often congested and unsafe as it is. Adding a gas station and convenience store at this location will only increase traffic, worsen backups, and create additional safety concerns for residents who rely on these roads daily.

This area is already struggling to handle current traffic volumes. Until meaningful road improvements are completed to address congestion and safety, approving a new high-traffic business at this intersection feels irresponsible and short-sighted. The impact would be felt immediately by nearby residents, commuters, and emergency responders.

I urge the Board to prioritize community safety and infrastructure readiness by denying this project at this time.

Thank you for your time and consideration.

Sincerely,  
Lynia Ames  
Shingle Springs, CA

[Sent from Yahoo Mail for iPhone](#)



Outlook

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## ARCO Opposition

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From Michelle Ames <shellyamez@yahoo.com>

Date Mon 2/2/2026 1:56 PM

To BOS-Clerk of the Board <edc.cob@edcgov.us>

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Dear Members of the Board of Supervisors,

I am writing to oppose the proposed ARCO gas station at the corner of Durock and South Shingle Roads. Traffic congestion at the Highway 50 and Ponderosa Road interchange is already severe and, at times, unsafe. Adding a high traffic business at this location before meaningful road improvements are completed would significantly worsen existing conditions.

I urge you to prioritize community safety and deny this project until traffic and infrastructure issues are adequately addressed.

Thank you for your time and consideration.

Sincerely,

Michele Ames

[Sent from Yahoo Mail for iPhone](#)



Outlook

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**Public safety**

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**From** Emmapreet Bai <emmapreet@gmail.com>

**Date** Mon 2/2/2026 2:24 PM

**To** BOS-Clerk of the Board <edc.cob@edcgov.us>

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To whom it may concern,

As a resident of the area I am writing to express support for SSCA's position to pause ARCO station permit for renovation until road improvements are completed at the hwy 50/ponderosa road exit.

Traffic can always be a nightmare, particularly when school is in session. It would be undue stress to residents and business owners if dual work was permitted to occur. Please reconsider timing and pause to allow for roadwork to be done first.

Best,

Emmapreet Basi





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**Public safety**

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**From** Sunny Basi <sunjeetbasi@gmail.com>

**Date** Mon 2/2/2026 2:25 PM

**To** BOS-Clerk of the Board <edc.cob@edcgov.us>

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To whom it may concern,

As a resident of the area I am writing to express support for SSCA's position to pause ARCO station permit for renovation until road improvements are completed at the hwy 50/ponderosa road exit.

Traffic can always be a nightmare, particularly when school is in session. It would be undue stress to residents and business owners if dual work was permitted to occur. Please reconsider timing and pause to allow for roadwork to be done first.



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**Public Comment for Feb 3 Hearing: Opposition to ARCO Project at Durock & South Shingle**

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**From** Harjit Dhillon <dhillon.harj@gmail.com>

**Date** Mon 2/2/2026 2:47 PM

**To** BOS-Clerk of the Board <edc.cob@edcgov.us>

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El Dorado County Board of Supervisors:

I am writing to you as a local business owner to express my strong support for the appeal regarding the ARCO gas station project at Durock Road and South Shingle Road.

I am very concerned for public safety and the major inconvenience this project is going to cause our community. The traffic situation at the Highway 50/Ponderosa Road interchange is already dangerous, and adding this development now will only worsen the congestion we all deal with daily.

I respectfully request that you wait until all pending and scheduled roadwork is finished before giving any authorization for this project to build. The infrastructure must be in place first to ensure the safety and accessibility of our area.

Thank you for your time and for prioritizing the safety of our community.

Sincerely,

Harjit Dhillon  
9165011426



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**New ARCO Inconvenience**

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**From** Monica Khaila <mkhaila10@gmail.com>

**Date** Mon 2/2/2026 2:58 PM

**To** BOS-Clerk of the Board <edc.cob@edcgov.us>

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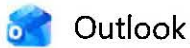
Dear Board,

I just wanted to express my concerns in the ARCO project coming to Ponderosa ave. For the safety and convenience of the community, it would be best to delay the ARCO until the road improvements are completed. This project will cause major traffic and delays to us community members.

I urge you to consider delaying this project for community safety.

Thank you,  
Monica K.

Sent from my iPhone



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CUP A25-003-ARCO

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From Kelly Rains <kellyrasco@gmail.com>

Date Mon 2/2/2026 3:10 PM

To BOS-Clerk of the Board <edc.cob@edcgov.us>

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Distinguished Board Members,

As a life-long resident, I am asking that the ARCO station project be denied until the Highway 50/Ponderosa Interchange project is complete. There is already significant traffic congestion on this 5 road convergence, and not waiting until the improvements and road re-alignment are complete will only worsen traffic conditions and increase the likelihood of increased traffic collisions in this area.

Progress on the Arco Station project must be put on hold until the road improvements are completed.

Best regards,

--

**Kelly Rasco**

*Operations Coordinator*

**Ten Gallon Hats LLC**

**Saguaro Sun LLC**

**3 Kilims LLC**

**James R. Kidder Marital Trust**

4068 Mother Lode Drive, Suite E

Shingle Springs, California 95682



## Public Comment #27 25-2068 BOS Rcvd 2/2/26

Office Phone: 530-677-1635 Mobile: 530-417-6437

Email: [kellyrasco@gmail.com](mailto:kellyrasco@gmail.com)



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**Shingle Springs ARCO Project**

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From Mike Doran <dorantllc@gmail.com>

Date Mon 2/2/2026 3:17 PM

To BOS-Clerk of the Board <edc.cob@edcgov.us>

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Board of Supervisors,

The Shingle Springs ARCO station project should be put on indefinite hold until the 50/Ponderosa Interchange project is complete. Traffic is already terrible in this area, and letting this new gas station project proceed at this point will only make traffic worse and safety lessened. The road improvements are more important than getting another gas station.

Sincerely,

**Doran Enterprises LLC**



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**Public safety first**

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**From** Manny perrez <m\_mannyp677787@yahoo.com>

**Date** Mon 2/2/2026 3:18 PM

**To** BOS-Clerk of the Board <edc.cob@edcgov.us>

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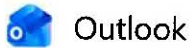
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To whom it may concern

I fully support the position of shingles springs community alliance. I agree that the article project should not be given permission until after all the road works have completed. I am requesting all the supervisors to deny this project until after the road projects have been completed.

M. Perez



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25-2068 Appeal Durock Road AM/PM Conditional Use Permit CUP23-0007

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From Jeannette Maynard <jeannette.maynard@yahoo.com>

Date Mon 2/2/2026 3:34 PM

To BOS-Clerk of the Board <edc.cob@edcgov.us>

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Dear Clerk of the Board,

Please distribute these comments to all five Board of Supervisors and include in the public record.

Thank you,  
Team SSCA on behalf of the  
Shingle Springs Community Alliance

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What are the benefits to our community from this project? **There are NONE.** We already have plenty of gas stations, convenience stores, and car washes near the proposed location.

The current traffic around this proposed project is incredibly bad. So bad that plans are in the works to improve the Highway 50/Ponderosa Road interchange (including Durock and North Shingle roads) to alleviate already severe traffic congestion. The overpass is also slated for widening in the near future.

**If the project is built NOW (meaning BEFORE the planned improvements), how do vehicles return to the freeway?**

When exiting ARCO onto South Shingle Road, only a right-hand turn will be allowed, meaning traffic will be routed to **VERY NARROW** Sunset Lane and then to Mother Lode Drive. A very poor solution.

Fuel delivery trucks must also use the convoluted Sunset and Mother Lode route. Narrow Sunset Lane is not a truck route!

Impatient drivers may choose to pull a U-turn on South Shingle, use a small engine repair business' driveway to do a modified U-turn, or cut through the commercial area that includes the Post Office over to Sunset. All of three of these "short cuts" will exacerbate traffic congestion and be dangerous.

Cars trying to return to the freeway via Durock will have to navigate traffic that is already often severely backed up. The stoplight does not allow sufficient time for vehicles to turn left. Cars backed up on Durock will be expected to allow cars leaving ARCO to cut in front of them – that will not go well.

Once Durock Road is realigned, ALL traffic leaving the gas station must use a left turn lane and cut across 2 southbound lanes to turn left, which can be extremely dangerous!

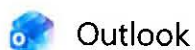
According to the traffic impact study, traffic counts were collected in May 2022. That was near the end of the COVID pandemic when there were fewer cars on the road as a result of stay-at-home workers. Traffic

## Public Comment #27 25-2068 BOS Rcvd 2/2/26

conditions today are far worse than in 2022. I know. I live it daily.

**In summary, we ask that common sense come into play.** We ask that this project be considered only **after** the interchange/road improvements are completed. At that time, new traffic counts should be collected to document and analyze the post-realignment traffic conditions. Thank you.





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**Please deny ARCO project**

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**From** jody bal <sukhjot\_bal@yahoo.com>

**Date** Mon 2/2/2026 3:48 PM

**To** BOS-Clerk of the Board <edc.cob@edcgov.us>

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Hi, I use the S. Shingle Rd. exit. I am not looking forward to the road projects but I understand it is necessary. But I learned the ARCO is also coming at this location. Please don't make a huge mess. No other gas station is needed.

Thank you,  
Jody Bains



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**Arco Project at Durock Rd**

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**From** Steven Smith <smitty\_27@icloud.com>

**Date** Mon 2/2/2026 3:49 PM

**To** BOS-Clerk of the Board <edc.cob@edcgov.us>

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Board of Supervisors,

The Arco Gas Station project at Durock Rd should not proceed until all the road construction upgrades are completed. As an El Dorado County citizen that frequent drives in the area completing the road reconfiguration and ARCO station will cause too much traffic and safety issues the area. Thank you for your consideration.

Adriana Smith  
El Dorado County Citizen



Outlook

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**Please deny Arco project**

---

**From** jody bal <sukhjot\_bal@yahoo.com>

**Date** Mon 2/2/2026 3:54 PM

**To** BOS-Clerk of the Board <edc.cob@edcgov.us>

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Hi, I use S. Shingle Rd. exit. I understand the road project is going to create a lot of inconveniences but I also understand the road project is necessary. I failed to understand the reason for another gas station at this location. I request you should deny the Arco. We don't need another gas station. but if you are unable to deny for some reason, then you should at least not give permission at this time, at least until all the road project is finished.

Jody Bains