



Outlook

Oppose ARCO at Durock Rd in Shingle Springs

From Danelle & Ashton Hosmann <danelleah1@yahoo.com>

Date Thu 11/6/2025 9:38 PM

To Planning Department <planning@edcgov.us>

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I am a resident off South Shingle Rd in Shingle Springs and I am completely opposed to putting in a 3rd gas station in Shingle Springs. There is no need for it with two already at the very same intersection as the proposed one.

The entire intersection area both the north and south sides, South Shingle Rd and Ponderosa Rd are a mess now. The infrastructure cannot even handle the current daily traffic. The entire freeway interchange needs to be reworked before any additional businesses be allowed anywhere in that area.

NO to the proposed ARCO in Shingle Springs!

There are too many gas stations in the Cameron Park/Shingle Springs area already!

-Thank You

Danelle Hosmann

Shingle Springs resident



Arco gas station in shingle springs

From Kyle Warne <kyle.m.warne@gmail.com>
Date Thu 11/6/2025 7:07 PM
To Planning Department <planning@edcgov.us>

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To whom it may concern,
I am writing to voice my opposition to the project that's being proposed at the South Shingle/Durock Rd intersection.
This area already has 2 other gas stations and in my opinion is not needed for this location. In addition, the area is congested with traffic as it is. This is a main corridor for pedestrian foot traffic with kids walking from school thus increasing the potential for pedestrian vs vehicle incidents with even more congestion in that area.
It is my request as a resident of shingle springs that the planning department deny this request for permits to build this business in the proposed location.
Thank you,
Kyle warne
5370 Connie lane, shingle springs
Sent from my iPhone



No Arco

From Doug Maiello <maiello@sbcglobal.net>

Date Thu 11/6/2025 6:48 PM

To Planning Department <planning@edcgov.us>

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I am strongly AGAINST the gas station at Durock & So shingle.
We already have the worst & ugliest exit intersection in all of Hwy 50.
I've already n been in an accident at the intersection because of the TERRIBLE light set up.
Do not make it even worse.
Doug Maiello
530-409-2152



Opposition to proposed ARCO gas station on Durock Rd and South Shingle Rd

From ROBERT BOYES <bboyes@prodigy.net>
Date Thu 11/6/2025 4:25 PM
To Planning Department <planning@edcgov.us>

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Subject: Opposition to Proposed ARCO Gas Station at Durock Rd and South Shingle Rd

Dear Planning Commission,

As a resident of Shingle Springs for nearly three decades, I am writing to express my strong opposition to the proposed ARCO gas station, car wash, and market at the southwest corner of Durock Road and South Shingle Road.

I live approximately one mile south on South Shingle Road and must frequently navigate the congested series of intersections that make up the Highway 50/Ponderosa/South Shingle area. This corridor is already overburdened and poorly functioning, and additional development will only worsen the existing traffic and safety issues.

While I am supportive of responsible business growth, this location is already heavily developed, and the proposed project duplicates services that already exist nearby. Before making a final decision, I strongly encourage each of you to visit the area during peak commute hours to see firsthand the extent of the congestion. I am confident that you will share the concerns of many residents who feel this proposal is entirely inappropriate for the site.

For these reasons, I respectfully urge you to deny the application for this project.

Sincerely,
Robert Boyes
Voter
Milton Ranch, Shingle Springs



Public Comment on Proposed ARCO Gas Station, etc. at Durock & South Shingle

From lboyes@prodigy.net <lboyes@prodigy.net>
Date Thu 11/6/2025 3:35 PM
To Planning Department <planning@edcgov.us>

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Dear Planner Anna Quan,

Please include my comments below in the Public Comments. My name is Lynnee Boyes, and I am a resident of South Shingle Road. I am writing to express my strong opposition to the proposed ARCO gas station, carwash, and convenience store at the intersection of Durock Road and South Shingle Road.

As a community member, I have serious concerns about the appropriateness and long-term impact of this project. Specifically:

- There are already **two gas stations, three convenience stores**, and **one carwash** within one-tenth of a mile of the proposed site. This development is not fulfilling an unmet need.
- The intersection at Durock and South Shingle is **already heavily congested**, especially during **Ponderosa High School's** morning arrival and afternoon dismissal times. Adding more traffic from a high-turnover business like a gas station will worsen this problem significantly.
- The intersection is scheduled for **realignment within the next 5–10 years**, meaning this project would cause additional **early construction disruption** and extend the period of congestion and traffic detours for our community.
- While I understand the project may technically meet zoning and legal criteria, **common sense and community interest** suggest this is not a responsible or community-minded location for such a redundant and disruptive development.
- Additionally, Durock Road is **already non-compliant due to its proximity to the freeway offramp**, which raises further concerns about traffic safety and planning oversight.

I respectfully request that you reconsider approval of this project, or at the very least, initiate a thorough review that includes **genuine community input**. It's clear that this area is already overburdened, and adding yet another gas station and carwash will only degrade the quality of life for residents, increase safety risks, and prolong traffic impacts related to construction.

Finally, I would appreciate any guidance you can provide regarding **how local residents can formally protest or appeal this project**, beyond submitting written comments. We deserve to have our voices heard — not just because the project meets regulatory checkboxes, but because the people who live here do not support it.

Thank you for your time and attention.

Respectfully,
Lynnee Boyes
Resident, South Shingle Road