

CUP23-0007 Durock Road AM/PM

Exhibit R - Initial Study Public Comments

From: [Planning Department](#)
To: [Anna Y. Quan](#)
Cc: [Ande Flower](#); [Karen L. Garner](#); [Robert J. Peters](#); [Aaron D. Mount](#)
Subject: Fw: Arco gas station -
Date: Tuesday, September 23, 2025 10:46:09 AM

Please see the comment below regarding CUP23-0007.

Thank you,

County of El Dorado

Planning and Building Department (Planning Services)
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355



From: luckysgirl2040 <luckysgirl2040@yahoo.com>
Sent: Tuesday, September 23, 2025 10:35 AM
To: Planning Department <planning@edcgov.us>
Subject: Arco gas station

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I find it funny how you say traffic isn't a problem in this area along with noise and more light pollution. Nothing rural about any of this. What does our general plan say? This clearly violates our general plan!!!

How is someone benefitting by saying yes? That is my first question. Just speaking what everyone else is thinking.

Frankly I'm sick of my home being wrecked by people who could care less about the people who already live here!

Why not!? There will be more risk taking, pedestrian and traffic accidents if this goes through. It is a health and safety violation written in our county codes and covenants. Not to mention pollution, impacting the existing wildlife. Bring crime to our area, more stops and people who do not live here. Loitering etc.

Traffic is horrible now! Stop lying about the traffic. Go sit in the park and ride and monitor the 2 car length passing lane you approved or that there is no room for one to get off the freeway because of the traffic light at durock road stops the exiting of highway 50. Or how you have to wait several minutes to get on hwy 50 at ponderosa road because of the traffic lights. Its a joke! You have once again allowed overbuilding for an area that cannot handle peak traffic and or normal business traffic for that matter.

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The property where they want to put an arco should be used as a freeway bypass to south shingle. Not make ponderosa road and south shingle impassable, a nightmare beyond nightmares. What's wrong with you people? If you don't live here, or in shingle springs, use the ponderosa exit, daily, you should not have a say. Look at Missouri Flat! Another joke! A mess someone shuffled onto the people who were already here. You have turned motherlode into a nightmare because of your incompetence of Missouri flat and overbuilding our county. Emergency vehicles cant even maneuver the traffic anymore. Who cares, its not you....maybe someday it will be.

Thats what's wrong today? No one wants to speak up or call out evil or stupidity. This is both. Stupid because it ruins this access road to homes both north and south, denying the major F level traffic already present. You want to add to it and ignore the public. Evil because in my opinion there is a backroom deal being made to get this signed off. No one in their right mind would approve this. Learn from the 76 station nightmare!!!

Anyone who says yes to this project should be fired on the spot. This is an obvious problem that is not addressed now and you want to add to it, lie about it it not being a problem? Obviously, you don't live around there. Just collect your benefits and burden the people?

Its really time to hold county workers accountable for the business that is supposed to happen on our behalf. I don't see the people of el dorado county represented for the past 30 years..

Its really getting old!!! Look at what we have now!! You are ruining our home, one decision at a time. There are thousands who have lived here for years who feel the same. Fix it!!!

No on Arco!!

CUP23-0007 Durock Road AM/PM

Exhibit R - Initial Study Public Comments

From: [Planning Department](#)
To: [Anna Y. Quan](#); [Ande Flower](#); [Karen L. Garner](#); [Robert J. Peters](#)
Subject: Fw: Comments on Proposed ARCO Gas Station, etc. at Durock & South Shingle
Date: Tuesday, September 23, 2025 2:58:46 PM

FYI

County of El Dorado

Planning and Building Department (Planning Services)
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355



From: Lynnee Boyes <lboyes@prodigy.net>
Sent: Tuesday, September 23, 2025 2:57 PM
To: Planning Department <planning@edcgov.us>; BOS-District IV <bosfour@edcgov.us>
Cc: info@shinglespringscommunityalliance.com <info@shinglespringscommunityalliance.com>
Subject: Comments on Proposed ARCO Gas Station, etc. at Durock & South Shingle

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Dear Planner Anna Quan & Supervisor Parlin,

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.

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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

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Exhibit R - Initial Study Public Comments

From: [Planning Department](#)
To: [Anna Y. Quan](#)
Subject: Fw: AM/PM Durock & So Shingle
Date: Tuesday, September 23, 2025 8:16:44 AM

FYI

County of El Dorado

Planning and Building Department (Planning Services)
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355



From: Marc Chaisson <mchaiss@gmail.com>
Sent: Tuesday, September 23, 2025 8:08 AM
To: Planning Department <planning@edcgov.us>
Subject: AM/PM Durock & So Shingle

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Hello Anna Quan,

I'd like to take issue with the Draft MND concerning the proposed Arco AM/PM market and its impact on traffic. For anyone who has to experience the morning traffic mess on Mother Lode and So Shingle this proposal is not good news. The congestion and unsafe traffic maneuvers (especially middle-of-the-road U-turns) that are a daily occurrence in this area are a real problem, This AM/PM will only make a bad situation worse. For the Draft MND is suggest that traffic will not be an issue is categorically incorrect.

Sincerely,

Marc Chaisson
Shingle Springs

CUP23-0007 Durock Road AM/PM

Exhibit R - Initial Study Public Comments

From: [Planning Department](#)
To: [Anna Y. Quan](#); [Ande Flower](#); [Karen L. Garner](#); [Robert J. Peters](#)
Subject: Fw: ARCO at Durock Road and South Shingle
Date: Monday, September 29, 2025 8:13:43 AM

FYI

County of El Dorado

Planning and Building Department (Planning Services)
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355



From: Cindie Blodgett <cbwetlab@att.net>
Sent: Saturday, September 27, 2025 9:26 PM
To: Planning Department <planning@edcgov.us>
Subject: ARCO at Durock Road and South Shingle

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Hello,

As a 33 year resident living off of South Shingle Rd, I have serious concerns about adding an Arco at the proposed site. Yes; it would be wonderful to have a gas station in that location. However, the current traffic situation at and near that intersection is horrible. Congestion already causes traffic light waits of up to 3 light changes. Even just one light change adds to the next light which can easily add 5 to 10 minutes to travel time. When there was a stop sign at that intersection, we could get to our son's house on the other side of the freeway within 7 minutes. Now it takes a minimum of 15 to 20 minutes, going the same distance.

My concern is that adding an Arco would only make matters worse.

I have heard there are plans to re-do those intersections. Perhaps waiting until after the intersections have been re-constructed, there might be room for the additional traffic an Arco would bring. Until then, I do not feel there is sufficient traffic flow.

Thank you for considering,

Cindie Blodgett

No act of kindness, no matter how small, is ever wasted. - Aesop

CUP23-0007 Durock Road AM/PM

Exhibit R - Initial Study Public Comments

From: [Planning Department](#)
To: [Anna Y. Quan](#); [Ande Flower](#); [Karen L. Garner](#); [Robert J. Peters](#)
Subject: Fw: Proposed Arco station at Durock and S. Shingle Rd.
Date: Monday, September 29, 2025 8:12:33 AM

County of El Dorado

Planning and Building Department (Planning Services)
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355



From: JoAnn LoFranco <jlofranco@yahoo.com>
Sent: Saturday, September 27, 2025 12:12 PM
To: Planning Department <planning@edcgov.us>
Subject: Proposed Arco station at Durock and S. Shingle Rd.

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We do not need another gas station and mini mart at this intersection. This intersection is already over-impacted with traffic and back ups. You can hardly get through the 2 existing signals in the morning and afternoon. The traffic getting on and off of highway 50, going to Ponderosa High School, and getting in and out of the existing shopping center where the post office is located is almost impossible. This is not a good place to put another business that is going to generate more traffic on S. Shingle Rd. and Durock Rd.

[JoAnn LoFranco](#)

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Exhibit R - Initial Study Public Comments

From: [Planning Department](#)
To: [Anna Y. Quan](#); [Ande Flower](#); [Karen L. Garner](#); [Robert J. Peters](#)
Subject: Fw: Opposition Complaint Against Arco AM/PM Gas Station Proposal
Date: Monday, September 29, 2025 3:21:38 PM

FYI

County of El Dorado

Planning and Building Department (Planning Services)
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355



From: Cecilia Watkins <chispasurf@yahoo.com>
Sent: Monday, September 29, 2025 3:18 PM
To: Planning Department <planning@edcgov.us>
Subject: Opposition Complaint Against Arco AM/PM Gas Station Proposal

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Subject: Opposition to Conditional Use Permit for Arco AM/PM Gas Station

Dear Anna Quan, We, the undersigned, are writing to formally express our opposition to the Conditional Use Permit request for the proposed construction and operation of a new Arco AM/PM gas station at Assessor's Parcel Numbers 109-080-012 and 109-080-013.

1. Environmental Concerns: The proposed gas station could hurt the local environment. The construction of a 3,349-square-foot convenience store, a large fuel canopy, and three underground storage tanks may lead to soil and water contamination from potential fuel leaks and spills. Moreover, increased runoff from impervious surfaces could worsen local flooding and water pollution, posing risks to nearby residential areas, wildlife, and ecosystems.

2. Traffic Issues: Introducing another gas station in an already congested area will significantly increase traffic volume and worsen existing traffic problems. With two other gas stations nearby, competition for space is likely to lead to congestion, longer wait times, and a higher risk of accidents, affecting traffic flow not only during peak hours but also increasing safety concerns.

3. Health Risks: The operation of an Arco AM/PM gas station raises health concerns for residents in the vicinity. Emissions from fuel dispensers, including volatile organic compounds (VOCs) and particulate matter, can impact air quality and pose risks to respiratory health. Increased traffic and vehicle idling will further contribute to air pollution, particularly affecting local families and children.

4. Gas Station Saturation: The proposed location is already saturated with fuel service options, with two gas stations within proximity. Adding another gas station is unnecessary and raises concerns about market saturation and economic viability. It is crucial to prioritize the community's well-being and environmental protection over unnecessary commercial development. In conclusion, we strongly oppose the conditional use permit for the proposed

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Arco AM/PM gas station.

We urge the planning commission to carefully consider the environmental, traffic congestion, public health, and market saturation impacts in this area.

Thank you for considering our concerns. Sincerely,

Pheary and Cecilia Watkins
4225 South Shingle Court,
Shingle Springs, CA 95682 (less than 1/3 mile from proposed site) Chispasurf@yahoo.com
530-400-2636 9/29/2025

[Yahoo Mail: Search, Organize, Conquer](#)

CUP23-0007 Durock Road AM/PM

Exhibit R - Initial Study Public Comments

From: [Planning Department](#)
To: [Anna Y. Quan](#); [Ande Flower](#); [Karen L. Garner](#); [Robert J. Peters](#)
Subject: Fw: ARCO gas station
Date: Thursday, October 2, 2025 9:28:32 AM

FYI

County of El Dorado

Planning and Building Department (Planning Services)
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355



From: James Thompson <jvthompson01@gmail.com>
Sent: Thursday, October 2, 2025 9:24 AM
To: Planning Department <planning@edcgov.us>
Subject: ARCO gas station

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Planned construction at South Shingle Rd. and Durock Rd. will definitely result in increased traffic. Currently there exists a Standard and a 76 gas station at that intersection. The exit from US 50 often backs up onto the highway which already causes congestion and hazards. There is an existing ARCO station at the exit to Placerville Drive.

I am not in support of the addition of an ARCO gas station at this location. Please deny the request as this intersection is already congested.

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From: [Planning Department](#)
To: [Anna Y. Quan](#)
Cc: [Ande Flower](#); [Robert J. Peters](#); [Karen L. Garner](#); [Aaron D. Mount](#)
Subject: Fw: CUP23-0007 permit #
Date: Friday, October 3, 2025 11:16:54 AM

FYI

County of El Dorado

Planning and Building Department (Planning Services)
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355



From: Terrell <ctakbbgaches@gmail.com>
Sent: Friday, October 3, 2025 11:06 AM
To: Planning Department <planning@edcgov.us>
Subject: CUP23-0007 permit #

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Please do not approve this commercial site for yet another gas station and mini mart. There's no need for another gas station! Traffic is horrible and we want to keep Shingle Springs Rural!!!!
Terrell Gaches

CUP23-0007 Durock Road AM/PM

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From: [Planning Department](#)
To: [Anna Y. Quan](#); [Ande Flower](#); [Karen L. Garner](#); [Robert J. Peters](#)
Subject: Fw: CUP23-0007: ARCO Station Proposal - Shingle Springs - Durock Rd
Date: Friday, October 10, 2025 8:05:38 AM

FYI

County of El Dorado

Planning and Building Department (Planning Services)
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355



From: Roberta Bailey <maijour@comcast.net>
Sent: Thursday, October 9, 2025 5:58 PM
To: Planning Department <planning@edcgov.us>
Subject: CUP23-0007: ARCO Station Proposal - Shingle Springs - Durock Rd

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Attention: **Anna Quan**, County of El Dorado, Planning and Building Department,
County Planner

As a resident of Cameron Park, sharing the same post office as Shingle Springs (95682) this is an ill conceived location for a gas station/market/car wash. I regularly attend yoga classes at Snap Fitness on Durock Rd. Our group is mostly older women, but of course the facility attracts men and women of all ages and times of day. My experience turning left from Durock Rd to access the Hwy 50 onramp across the overpass is often a hazardous approach because the space before the traffic lights at the intersection is not able to accommodate the vehicles, blocking Durock and motorists backed up on Shingle Springs Rd.

Yesterday, October 8, a work crew was painting the pedestrian lines on Shingle Springs Rd from the corner of the 76 Station to the other side of the Park & Ride near where cars are exiting Hwy 50 (not exactly safe for foot traffic). I was stopped in front of the workmen who payed no attention to drivers as the lights were not working and motorists risked taking turns moving across the intersection or angling left or right. This was an exceptional situation, but it demonstrates how impacted this section of road becomes whether lights are functioning or not.

Please **reject the proposal** for ARCO to have a gas station AMPM and carwash.

CONSIDER: Traffic - Intersections - Lights - Congestion - Access - Directions - Obstructions
- Fire - Emergencies - Safety

1. The configuration of *on and off* ramps for Hwy 50 is difficult to navigate, especially for motorists unfamiliar with the territory
2. Traffic lights from Durock, Shingle Springs Rd, Mother Load and Hwy 50 are routinely congested filling up the intersection in front of the 76 Station

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3. Two exits West, off Cambridge Rd, have a convenient ARCO with a market and car wash
4. What happens to traffic management when semi trucks arrive to fill gas pump tanks?
Traffic delays and congestion
5. Traffic accidents could result in fuel fires that turn wild with motorists stuck in all directions obstructing fire trucks and crews... threatening lives, properties and wildlife
6. The 76 Station is sufficient for this highway exit with a market and deli across Mother Load
7. People who need to use the post office could be impacted by non residents filling up on road trips
8. The Cameron Park Drive exit has four gas stations, car washes and food, plus Bel Air Supermarket, Safeway, Forklift, restaurants, CVS, banks and more

The quality of life for residents of 95682 would be unnecessarily impacted by imposing an unneeded gas station in this location.

Your attention and rejection of this proposal is appreciated.

Kindly,

Roberta Bailey
Cameron Park

CUP23-0007 Durock Road AM/PM

Exhibit R - Initial Study Public Comments

County of El Dorado
Planning and Building Department
County Planner: Anna Quan
2850 Fairlane Court
Placerville, CA 95667

2025 OCT 10 AM 11:17 04 October 2025
RECEIVED
PLANNING DEPARTMENT

RE:

Dear Ms. Quan:

Let's start here by me stating my **STRONG** opposition to the proposed (planned?) ARCO gas station and convenience store (and car wash facility) on the West side of South Shingle Road at its intersection with Durock Road.

First comment, as questions, is this: How many large scale gas stations, car wash facilities, and convenience stores are needed, even justified, at the South Shingle Road-Durock Road intersection? Is there a documented services demand for more of each that the proposal meets?

As a frequent user of the South Shingle Road-Durock Road intersection (transiting from Mother Load to Durock Road; South Shingle Road to Durock Road; Durock Road to Mother Load; Mother Load to Pondersoa Road heading to Meder or the Westbound Highway 50 on-ramp, for examples) more often than not it involves extensive traffic movement congestion and excessive delays. Traffic signals are poorly sequenced now so that few vehicles can move at one time before there is a signal change.

Adding more transitory traffic to this already expeditious movement challenged intersection is not needed- or good planning. Then there is the matter of anyone using or wishing to use the ARCO gas station, car wash, and/or convenience store getting from the surrounding roads into the ARCO facility, or getting out of the facility onto the surrounding roadways.

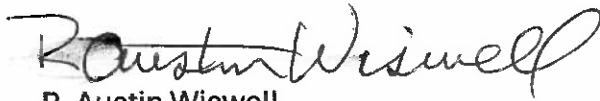
Traffic backed up on Eastbound Durock Road at the South Shingle Road intersection will make entering Durock Road from the ARCO facility very challenging for all involved and create more congestion and movement delays. It may also adversely affect businesses on Durock West of the intersection since ingress and egress for those businesses may present a challenge for customers and lead to a customer frustration and unacceptable delays in entering and leaving those businesses - and decrease in customer participation. Less business means less income leads to closing shop. So, the ARCO proposal has an adverse business climate impact as well as an adverse traffic congestion impact.

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I suggest the Planning and Building Department take a much closer look and evaluation of ALL adverse impacts on people transiting the Durock-South Shingle Springs Road intersection in terms of additional traffic congestion and transit delays and adverse impacts on the several businesses on Durock Road of traffic congestion and long vehicle backups.

Respectfully,



R. Austin Wiswell

4501 Hillwood Drive

Shingle Springs, CA 95682

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From: [Planning Department](#)
To: [Karen L. Garner](#); [Robert J. Peters](#); [Ande Flower](#); [Anna Y. Quan](#)
Subject: Fw: Arco gas station in Shingle Springs
Date: Tuesday, October 14, 2025 8:20:38 AM

FYI

County of El Dorado

Planning and Building Department (Planning Services)
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355



From: melanie hale <gloverhale@sbcglobal.net>
Sent: Monday, October 13, 2025 6:15 PM
To: Planning Department <planning@edcgov.us>
Subject: Arco gas station in Shingle Springs

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City Planners-

I am providing feedback on this proposed project. I feel there are a lot more interesting and attractive businesses that could take that spot. A restaurant, coffee house, small strip mall....We certainly don't need more gas stations as there are already 3 very close by. I would like to see city planning put something there that will improve the image of this area.

Melanie Hale 530-306-6604

Sent from my iPhone

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Ms. Anna Quan
El Dorado County Building and Planning Department
2850 Fairlane Ct
Placerville, CA 95667

Dear Ms. Quan,

I had a chance to review the proposed Mitigated Negative Declaration (MND) for CUP23-0007/Durock Road AM/PM. I find the MND to be deficient in the following resource areas:

Aesthetics

The project would be at the gateway to Shingle Springs. Currently, a driver driving south on South Shingle Rd from highway 50 is greeted by a beautiful stand of trees that dominates the viewshed once one passes the Durock Rd intersection. These trees reflect the rural character of Shingle Springs.

Upon construction, that viewshed would be significantly changed and would be dominated by this gas station facility. This would be a significant impact. It does not appear that the applicant has made a significant effort to modify the design to reflect the historic character of Shingle Springs – it appears to be a generic gas station facility. It is true that this facility would be built on a commercially zoned site, and this type of facility is allowed in that zoning. However, from a CEQA perspective this does not relieve the County and the applicant of the need to properly analyze the change in visual resources and mitigate where possible.

One potential mitigation would be for the applicant to conform to the Shingle Springs Community Commercial and Multifamily Design Standards that are likely to be adopted later this year. While I understand that the applicant cannot be bound by these standards as they were not in effect at the time of application submittal, designing the project to adhere to those standards could nevertheless address CEQA concerns regarding the aesthetic impacts of the project on the Shingle Springs community. In the alternative, an Environmental Impact Report must be prepared.

Hydrology and Water Quality

The project would be built on top of a bluff, adjacent to a slope that has several residential properties at a lower elevation. By creating additional impervious surface, this project could increase runoff. There is a history of flooding concerns in this area. At a March 19, 2025 public meeting on the Ponderosa Interchange Project, residents of the neighborhood that would be directly below this project site raised concerns about that project's potential contribution to stormwater runoff. They noted that they currently experience runoff from the interchange area. The interchange area and the proposed project that is the subject of this MND overlap.

The specific hydrological conditions at the site are not addressed in the MND – the MND goes as far as to claim “no impact” from flooding, noting that the project is not within a 100-year flood plain. From a CEQA perspective, simply not being in a 100-year floodplain does not mean that there will be no flood related impacts from the project, especially as climate change makes heavier rainfall more common compared to historical reoccurrence rates. There must be a site-specific analysis of runoff and flood risk before this Project is considered.

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Public Services

The project claims not to have any impact on schools. It appears that this claim is based on a narrow view of impact determinate on whether the project would introduce any new school age children into the community (obviously it would not). However, there could be significant indirect impacts on school facilities.

The Ponderosa Rd/US 50 interchange is the primary route of travel to nearby Ponderosa High School, as well as Providence Christian School.

As discussed further below, traffic is a significant concern at this intersection and the Project's traffic study is based on questionable assumptions. This project could significantly increase existing traffic congestion and the ability of students to get to in from school in a timely manner. It could also impact bus routes of the El Dorado Union High School District and Buckeye Elementary School District.

Similarly, the El Dorado County Fire Protection District has a fire station along Ponderosa Rd. The resources at that station rely on quick access to and from US 50 to respond to emergencies. The MND did not consider impacts of the Project on their response times.

Transportation/Traffic

A traffic study is included with this MND submittal. The traffic study claims that the Project will not cause any level of service issues. However, there appear to be several flaws and omissions:

- The project trip distribution, which is one of the most critical parts of traffic analysis and influences all other findings, assumes that only 20% of trips will involve US 50. This claim is highly suspect. The fuel station is presumably being proposed near the freeway to attract travelers on US 50. By assuming a low percentage of trips from US 50, the traffic study shows a lower traffic impact on the interchange and overpass, as well as a lower impact to offramp queue length, than would be observed if the US 50 trip distribution were greater.
- The traffic study does not adequately analyze impacts on school arrival and departure traffic. The study examines AM Peak Hour and PM Peak Hour traffic, defined as the highest one hour of traffic flow between 7:00 AM and 9:00 AM and 4:00 PM and 6:00 PM respectively on a typical weekday. School release traffic (approximately 2:30 PM) is missed entirely by these windows. While school arrival traffic (approximately 8:30 am) may be captured within the AM Peak Hour window, the one-hour average dilutes the impact of school traffic because school drop off traffic tends to be concentrated within a 15-to-30-minute window just before school starts. Thus, while intersections may operate at acceptable levels when traffic is averaged over an hour period, they may have dangerous and unacceptable conditions during the narrower drop off period.

Ponderosa High School sees a high degree of student drivers. It is critical that the traffic study consider the impact of the project on the traffic that these vulnerable and less experienced drivers must navigate. Failing to do so creates a safety hazard.

- The traffic study states that the project would not result in traffic backing up onto the US 50 mainline. The lived experience of travelers in the area contradicts this conclusion. Under

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existing conditions, traffic backs up onto the US 50 mainline regularly, especially shortly before the start of school at Ponderosa High School. This situation is an existing safety hazard, which the proposed project would exacerbate.

At the bottom of this comment letter are screenshots from a Nextdoor post (personal information redacted) showing a collision that occurred on US 50 at the Ponderosa Rd Eastbound onramp shortly before the start of the school day. This occurred on a morning during the period of this MND circulation. The comments from other residents below that post confirm that this is an existing problem.

The above comments must be addressed before this project proceeds to a public hearing. Thank you for your consideration.

Sincerely,

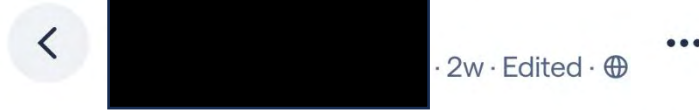
Andy Nevis
Shingle Springs resident

Cc: Karen Garner, El Dorado County Director of Planning and Building
Robert Peters, Deputy Director, Planning
Jefferson Billingsley, Deputy County Counsel
Rafael Martinez, Director of Transportation

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Nextdoor Screenshots



Accident just happened at E50 at Ponderosa exit. Stopped traffic and car rear ended a stopped car. Use Meder to get to school!



Like



Comment



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CUP23-0007 Durock Road AM/PM

Exhibit R - Initial Study Public Comments


  2w · Bar J Ranch

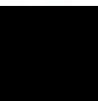
I hope nobody has serious injuries. Unless significantly upgraded, the Bass Lake Road exit will be just as bad/worse when they build Marble Valley and the hotel. That is already a tricky spot giv... [See more](#)

♡ 4  Reply ...   4

  2w · Serrano Villages

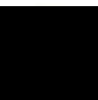

That was bound to happen! I spent 4 years getting off that exit to take my kids to school and I've had to call CHP a few times because it's so dangerous that people are stopped on the highway. It's ridiculous actually and needs to be fixed!

♡ 1  Reply ...  1

  2w · Meder & Ponderosa

It is very dangerous. I take my kids to school this way everyday. So many accidents right near here crazy.

♡ Like  Reply ...

  2w · Hillwood

Red lights at Ponderosa Road seem to mean speed up. I always wait a second when my light turns green

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From: [Planning Department](#)
To: [Anna Y. Quan](#); [Ande Flower](#); [Karen L. Garner](#); [Robert J. Peters](#)
Subject: Fw: Proposed ARCO Gas Station at Durock and South Shingle Roads CUP23-0007
Date: Wednesday, October 15, 2025 3:59:49 PM

FYI

County of El Dorado

Planning and Building Department (Planning Services)
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355



From: David Glazier <glazierd@sbcglobal.net>
Sent: Wednesday, October 15, 2025 3:55 PM
To: Planning Department <planning@edcgov.us>
Subject: Proposed ARCO Gas Station at Durock and South Shingle Roads CUP23-0007

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[Report Suspicious](#)

To whomever represents our community in this endeavor:

My name is David Glazier, a resident of Shingle Springs.
I am taking the time today to convey to you my deep concern over the proposed development under consideration (CUP 23-0007) for Durock and South Shingle Roads of an ARCO AM/PM gas station/convenience store/car wash.

I am not sure why there is a need for ANOTHER gas station/convenience store that is the consideration of this proposal.

Currently approximately 2 miles north there are FOUR (5) gas station/convenience stores and a full service grocery store that provide similar services to what is proposed.

Directly across the road from the proposed project there is a small family owned convenience store that has been doing business for many years.

Sitting on the corner of Durock and S. Shingle there is another gas station/convenience store, and approximately 300 yards east there is ANOTHER gas station/convenience store located on Mother Lode.

Certainly the need for another gas station and convenience store is NOT an immediate or pressing issue that our community has to have- so why are we considering this proposal?

This does not fit the needs of the community as a whole.

With regard to traffic:

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I find it hard to believe that the draft MND, has concluded that traffic will not be a problem for this project.

In fact, currently day to day life and everyday traffic IS a problem as is, and is getting worse. To add another commercial business, which is primary to vehicles is out of character for the rural nature of the area, and will add to furthering the congestion of traffic trying to get thru this intersection and merge with traffic.

Currently North and South bound traffic on S. Shingle moving past Durock, Motherlode, across Highway 50 is impacted by the outdated signalization and a narrow bridge and traffic getting on and off the highway 50.

Durock is impacted many times throughout the day eastbound at S. Shingle with traffic winding down the road past Elite Equipment rental yard waiting for light changes, and can amount to 2-3 light changes before reaching S. Shingle.

Putting in a Gas station/car wash/convenience store will have traffic trying to get back onto roads, which are already crowded and backed up and will add more new problems which is NOT what is needed.

I urge the county to reconsider this proposal, as this will become a larger problem that once constructed, cannot be deleted. Lets be more concerned with a positive outcome that will enhance El Dorado County rather than approving something less desirable and functional for the sake of a tax base.

Thank you for your consideration.

Central Valley Regional Water Quality Control Board

21 October 2025

Anna Quan
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667
anna.quan@edcgov.us

**COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE
DECLARATION, CUP23-0007 - DUROCK ROAD AM/PM PROJECT,
SCH#2025090994, EL DORADO COUNTY**

Pursuant to the State Clearinghouse's 22 September 2025 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the CUP23-0007 - Durock Road AM/PM Project, located in El Dorado County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by

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the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_2018_05.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

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Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality/certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at: https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board’s Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

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For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: <https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4684 or Peter.Minkel2@waterboards.ca.gov.



Peter G. Minkel
Engineering Geologist

cc: State Clearinghouse unit, Governor's Office of Planning and Research,
Sacramento

Marc Strauch
Strauch and Company
marc.s@strauchco.com