



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

Placerville Office: 2850 Fairlane Court, Placerville, CA 95667  
South Lake Tahoe Office: 924 B Emerald Bay Road, South Lake Tahoe, CA 96150

<https://www.eldoradocounty.ca.gov/Home>

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**Placerville Office:**

**Building:**

(530) 621-5315

[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

**Placerville Office:**

**Planning:**

(530) 621-5355

[planning@edcgov.us](mailto:planning@edcgov.us)

**Placerville Office:**

**Code Enforcement:**

(530) 621-5999

[cdacode.enforcement@edcgov.us](mailto:cdacode.enforcement@edcgov.us)

**South Lake Tahoe Office:**

**All Services:**

(530) 573-3330

[plan-buildSLT@edcgov.us](mailto:plan-buildSLT@edcgov.us)

July 8, 2025

TO ALL CONCERNED AGENCIES:

Please find enclosed the Initial Consultation information for your review and comment regarding the following application:

**DR25-0003 – Pony Express Station (Steve Sutton- Sutton & Associates, Inc. / Singh Satnam):** A Design Review request consisting of tenant improvements to an existing commercial structure for a convenience store and drive-thru coffee shop, the addition of a new 4 pump fueling facility with canopy and signage, 6 new electric vehicle charges and the relocation of the Pony Express freestanding sign. The property, identified by Assessor's Parcel Number 009-180-018, consists of 0.7 acres, and is located on the south side of Pony Express Trail at the intersection with Sly Park Road, **in the Pollock Pines area and in Supervisorial District #5.**

Pursuant to Section 15063 of the State CEQA Guidelines, this Initial Consultation is being conducted to determine if the project may have a significant effect on the environment and determine whether an environmental impact report or a negative declaration will be prepared.

Login or create an account to review DRAFT project documentation online:

<https://edc-trk.aspgov.com/etrakit/Search/project.aspx>

Review and comment by your agency is requested to identify your concerns to be considered by the County during our environmental review to mitigate impacts, develop conditions of approval, and/or modify the project. Your agency's written responses must be received by the Planning Services **no later than August 6, 2025.** If we do not receive written correspondence from your agency by that date, we will assume your agency has no comment and your agency's concerns may not be reflected in our recommendations.

**The Technical Advisory Committee (TAC) will meet on August 11, 2025** to take one or more of the following actions;

1) Make an environmental determination, 2) Identify additional information needs; 3) Determine final project conditions and/or, 4) Confirm the public hearing date. **This TAC Meeting will be held remotely via Zoom.** County Planners processing agendized applications organize individual TAC meetings. If you have questions about an item on the TAC agenda, please contact the County Planner listed below. **Please call this office or the County Planner listed below one week prior to the meeting for the scheduled time.** Technical Advisory Committee meetings are for agency discussion with the applicant and/or agent only. Other interested individuals may obtain project information by contacting the project planner.

**The Pollock Pines Design Review Committee will meet to review this project on August 6, 2025.** The meeting will be held at 6:00 P.M. at the Pollock Pines Community Center 2675 Sanders Drive Pollock Pines, CA 95726. The applicant and/or agent are requested to attend. Meeting Agendas are posted no less than 72 hours before the meeting, which will be posted at [https://edcgov.us/Government/planning/Pages/pollock\\_pines\\_design\\_review\\_committee.aspx](https://edcgov.us/Government/planning/Pages/pollock_pines_design_review_committee.aspx).

If you have questions or need additional information, please call Planning Services office at (530) 621-5355.

EL DORADO COUNTY PLANNING SERVICES

County Planner: Melanie Shasha, (530) 573-7904

Email: [melanie.shasha@edcgov.us](mailto:melanie.shasha@edcgov.us)

MVS/rij

cc: DOT – Transportation Division  
Stormwater (El Dorado County)  
CA Water Regional Water Quality Control Board CV/WRCB  
AG Department/Commission  
Sheriff's Office (El Dorado County)

Environmental Management  
Air Quality Management Dist.  
Pacific Gas & Electric  
El Dorado County Fire Protection District  
El Dorado Irrigation District