



Proposed Arco gas station in Shingle Springs

From caldixiechick48@gmail.com <caldixiechick48@gmail.com>

Date Fri 11/7/2025 2:36 PM

To Planning Department <planning@edcgov.us>

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I am writing to join the voices of local residents who oppose this planned project. The project will have several negative impacts on the area, which include making an already overcrowded intersection even worse. Routing traffic to Sunset Lane to Mother Lode Dr is just absurd. The left turn onto Sunset Lane, a wholly inadequate road for that amount of traffic, and another left onto Mother Lode just to get back to the freeway is the height of poor planning. Needless to say, Durock Rd is already a bottleneck during most of the day and this project would add to that exponentially.

We already have two gas stations and one car wash at or near this intersection. We do not need another one. While I won't ever approve of this project, common sense would dictate that it not be considered until the planned work for reconfiguring the freeway interchange and these intersections are completed.

Thank you for your time.

Deana Visentin
Shingle Springs Homeowner and Resident



Proposed Arco station in Shingle Springs

From Ig.hanf@gmail.com <Ig.hanf@gmail.com>
Date Fri 11/7/2025 1:59 PM
To Planning Department <planning@edcgov.us>

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RE: Item #3 up for review on Nov 12 on Supervisors' agenda.

I am opposed to this project that is proposed in George Turnboo's district 2 in Shingle Springs. This is more than a single intersection problem since it's more of a mash of several intersecting intersections. These many intersecting roads have been frustrating as well as dangerous to us drivers for years ...and more so lately due to population growth, Ponderosa h.s. traffic and ALL the traffic that gets funneled thru these intersections from:

- onramp and offramp traffic from Hwy 50;
- from Durock Road;
- from S. Shingle Rd.;
- from the post office and retail businesses in So Shubgle Rd directly across from the proposed gas station;
- from Motherlode Rd.,
- from the current gas station there;
- from the overpass;
- from Ponderosa Road;
- from No. Shingle Rd.

This area cannot take another traffic hazard to these many intersecting points. Come watch drivers run the red lights so they don't have to sit through two or three red lights. Come see the nightmare of tangled traffic.

That whole area of intersecting intersections needs to be revamped by investing money into a major engineering project to fix the entire mess. It's a nightmare at high-traffic times during the day.—Linda (McIntosh) Hanf, longtime Shingle Springs resident and homeowner

Sent from my iPhone

DATE: November 8, 2025
TO: Planning Commissioners
FROM: Gina Posey
SUBJECT: Agenda Item 25-1835

I respectfully ask that the planning commission reject the ARCO gas station/convenience store/car wash project on the corner of Durock and S. Shingle road in Shingle Springs.

There are already 2 gas stations with convenience stores as well as a car wash at one of these locations within walking distance from each other. There is no unmet need and therefore, this is not the best use for this land and should not be approved. It will cause more congestion in an area that already has too much congestion.

The case has not been made to warrant approval for the conditional use permits. Our rural lifestyle needs to be protected from unjustified and unneeded development.

Thank you for your consideration,
Gina Posey

Candidate for Supervisor – District 4



Proposed Arco Gas Station

From Sharon Steffens <Sharon@trinitybuilt.net>
Date Fri 11/7/2025 10:34 AM
To Planning Department <planning@edcgov.us>

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To whom it may concern,

I am writing to voice my concern about the proposed Arco gas station at South Shingle and Durrock Road. I doubt that you live in this part of the county, so you don't understand the congestion, especially during Ponderosa High School times. We already have two gas stations in that area and we don't need another gas station. We are losing our rural community. This corridor is already overburdened and poorly functioning, additional development will only worsen the existing traffic and safety issues. Please consider the views of those of us who live here every day. Thank you.

*Sharon Steffens
Chief Financial Officer
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Plan for Durock and South Shingle development

From Joan Shewmaker <joan.shewmaker@gmail.com>

Date Fri 11/7/2025 9:55 AM

To Planning Department <planning@edcgov.us>

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As a resident living off of South Shingle road I would like to oppose the planned development of a gas station, store, carwash on the corner of Durock and South Shingle.

That intersection already has those services and more importantly that intersection is a disaster for traffic !

That intersection is also the on and off ramp to highway 50 so that area with multiple traffic lights is very congested at all times of day.

So I oppose the planned development of that intersection.

Joan Shewmaker - resident



No Arco gas station at s shingle springs

From bmillergiants@comcast.net <bmillergiants@comcast.net>

Date Fri 11/7/2025 9:42 AM

To Planning Department <planning@edcgov.us>

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This proposed location for another gas station is completely unnecessary. Why turn Shingle Springs into a community of gas stations---just because the owners think they will make the most profit (?) or is it to help fund the road alignment improvements? This exit is frequented by travelers heading up/down Tahoe and Sacramento. Surely, there are funds that can be drawn from those areas.

There are plenty of gas stations within this area, at Cameron Park Drive (3), at this Ponderosa exit (2), and the Miwok gas station. Another gas station will further erode this small community. Other businesses would be greatly appreciated, even a county office or two. Another gas station brings in more congestion and transient travelers.

Please reconsider this ill-thought development.

Rebecca and Jim Miller
4811 Quail Run Rd
Shingle Springs