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

Placerville Office:	Placerville Office:	Placerville Office:	South Lake Tahoe Office:
Building:	**Planning:**	**Code Enforcement:**	**All Services:**
(530) 621-5315	**(530) 621-5355**	**(530) 621-5999**	**(530) 573-3330**
bldgdept@edcgov.us	planning@edcgov.us	cdacode.enforcement@edcgov.us	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.

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

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