



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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BUILDING

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PLANNING

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February 14, 2022

TO ALL CONCERNED AGENCIES:

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

CUP21-0010/PD21-0004 - Quick Quack Car Wash (Quick Quack Car Wash Holdings, LLC/Bruce LaRose-CRM Architects & Planners, Inc./Sophia Parkway Retail Partners, LLC-c/o Kristen Longwell and Kurt Hilbers-Sutter Retail Development Corporation): A Conditional Use Permit request for a new Quick Quack Car Wash to include one car wash tunnel lane as well as interior employee and equipment space. The site will include 15 total parking stalls with vacuum access, landscaping, outdoor lighting sconces, and a waste disposal area. The site is currently undeveloped. The property, identified by Assessor's Parcel Number 124-301-045, consists of 2.38 acres, and is located on the south western corner of the intersection between Green Valley Road and Sophia Parkway, **in the El Dorado Hills community region.**

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 March 1, 2022.** 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 March 7, 2022 to take one or more of the following actions; 1) Make an environmental determination, 2) Determine Final project conditions and/or, 3) Confirm the public hearing date. The meeting will be held in the *El Dorado County Planning Commission Conference Room*, at 2850 Fairlane Court, Placerville, CA. Please call this office 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.

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

EL DORADO COUNTY PLANNING SERVICES

County Planner: Matthew Aselage, (530) 621-5977

Email: Matthew.Aselage@edcgov.us

MAA/nap

cc: John Vegna, Planning Commissioner District 1
John Hidahl, Supervisor District 1
Air Quality Management District
Assessor's Office

cc: Department of Transportation, Dave Spiegelberg
El Dorado Hills Fire Protection District
El Dorado Irrigation District
Environmental Management
Pacific Gas and Electric
Stormwater, El Dorado County
Surveyor's Office, El Dorado County