

DEC 02 2022



COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 www.edcgov.us/Planning/

CUP22-0014

APPLICATION FOR: **CONDITIONAL/MINOR USE PERMIT** FILE # PD-R22-0004

ASSESSOR'S PARCEL NO.(s) 123-570-01100 016

PROJECT NAME/REQUEST: (Describe proposed use) Quick Quack Car Wash

Fully Automated Car Wash

APPLICANT/AGENT Quick Quack Car Wash Holdings, LLC.

Mailing Address 1380 Lead Hill Blvd., Suite 260 Roseville CA., 95661
P.O. Box or Street City State & Zip

Phone (916) 451-1500 ext 102 EMAIL: brianf@crmarchitects.com

PROPERTY OWNER Donahue Schriber Realty Group, L.P.

Mailing Address 200 E. Baker Street, Suite 100, Costa Mesa, CA 92626
P.O. Box or Street City State & Zip

Phone (714) 966.3206 EMAIL: rvidales@firstwash.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Bruce LaRose (CRM Architects & Planners, Inc.)

Mailing Address 5800 Stanford Ranch Road, Suite 720 Rocklin CA., 95765
P.O. Box or Street City State & Zip

Phone (916) 451-1500 EXT 102 EMAIL: brianf@crmarchitects.com

LOCATION: The property is located on the West side of Sienna Ridge Road
N / E / W / S street or road

800 feet/miles South of the intersection with Bass Lake Road
N / E / W / S major street or road

in the area. PROPERTY SIZE 1.59 +/- / 69,218 +/-
acreage / square footage

X Ramona Vidales, Authorized Agent *Ramona Vidales* Date 5-11-22
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 12/2/2022 Fee \$ 5670.00 Receipt # R 43865 Rec'd by MAA 2 Census
Zoning CC GPD AP Supervisor Dist 1 Sec 31 Twn 10N Rng 09E

ACTION BY PLANNING COMMISSION
 ZONING ADMINISTRATOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date

Hearing Date

Approved Denied
findings and/or conditions attached

Approved Denied
findings and/or conditions attached

APPEAL:
Approved Denied

Executive Secretary

Revised 11/2017

PD-R22-0004, CUP22-0014



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May 19th, 2022
County of El Dorado
Planning Services Division
Attn: Matthew Aselage
2850 Fairlane Court
Placerville, CA. 95667

Re: Quick Quack Car Wash
Bass Lake and Sienna Ridge
APN 123-570-016

PROPERTY OWNER

"Donahue Schriber Realty Group, L.P., a Delaware limited partnership"

Ramona Vidales
Project Administration Manager
First Washington Realty
200 E. Baker Street, Suite 100
Costa Mesa, CA 92626
D: +1 (714) 966-3206
rvidales@firstwash.com
www.firstwash.com

Carissimi Rohrer McMullen Architects & Planners, Inc.
5800 Stanford Ranch Road, Suite 720 – Rocklin CA 95765 PH: 916.451.1500 FAX: 916.451.1600
www.crmarchitects.com

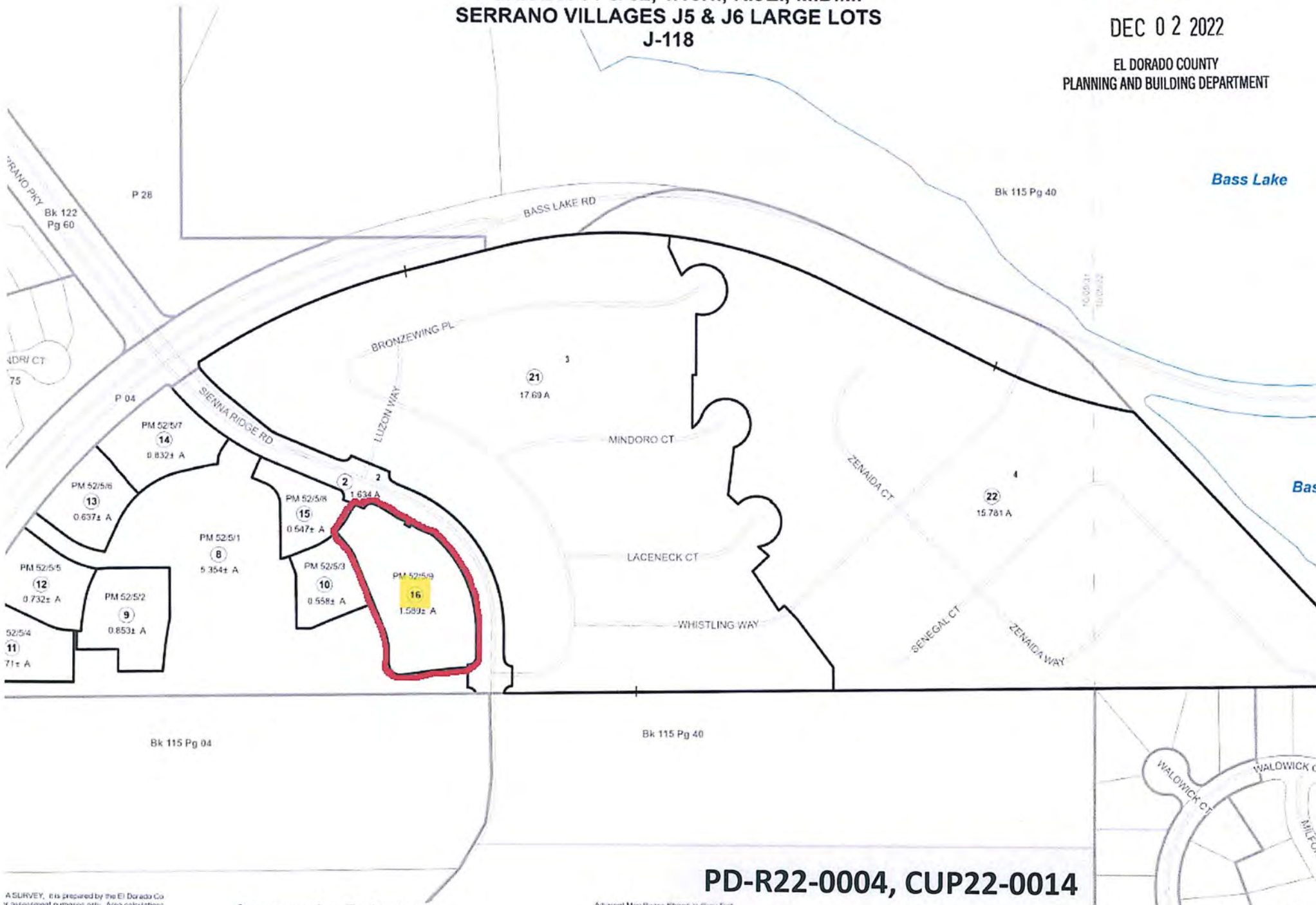
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POR.SEC. 31 & 32, T.10N., R.9E., M.D.M.
SERRANO VILLAGES J5 & J6 LARGE LOTS
J-118



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Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. September 14, 2018

Assessor's Map
County of El

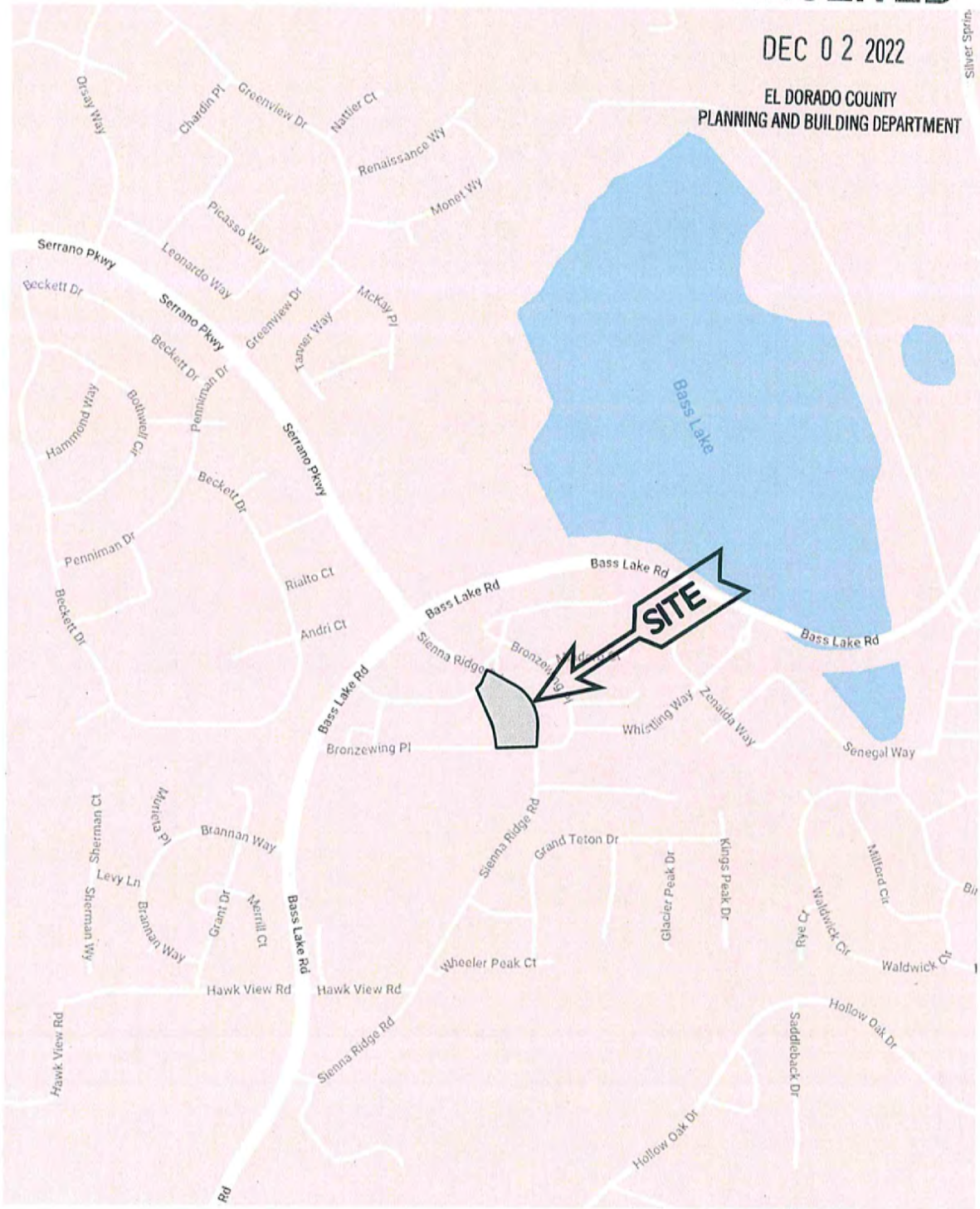
ASURVEY, it is prepared by the El Dorado Co
for assessment purposes only. Area calculations
are not guaranteed. Users should verify them
s and acreage. Map updated 1/9/20

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Silver Springs



VICINITY MAP
NTS



CRM Architects & Planners, Inc.
 Carissmi Rohrer McMullen Architects and Planners, Inc.
 5800 Stanford Ranch Road #720, Rocklin CA 95765
 phone: (916) 451-1500

© 2022 CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INC.

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Conditional/Minor Use Permit
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**COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT**

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

EL DORADO COUNTY PLANNING SERVICES
ENVIRONMENTAL QUESTIONNAIRE

File Number _____

Date Filed _____

Project Title Quick Quack Car Wash Lead Agency El Dorado County
 Name of Owner Donahue Schriber Realty Group, L.P. Telephone 714-966-3206
 Address 200 East Baker Street, Suite 100 Costa Mesa, CA. 92626
 Name of Applicant Quick Quack Car Wash Holdings, LLC. Telephone 916-451-1500 EXT 102
 Address 1380 Lead Hill Blvd., Suite 260 Roseville, CA. 95661
 Project Location Sienna Ridge and Bass Lake Road El Dorado Hills
 Assessor's Parcel Number(s) 123-570-01-100 Acreage 1.59 +/- Zoning CP

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

- Type of project and description:
Construction of a fully automated car wash within the Sienna Ridge commercial retail project site
- What is the number of units/parcels proposed? 1

GEOLOGY AND SOILS

- Identify the percentage of land in the following slope categories: previously graded site as part of the Sienna Ridge Retail Commercial project
 0 to 10% 11 to 15% 16 to 20% 21 to 29% over 30%
 85% 3% 4% 8%
- Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? no
- Could the project affect any existing agriculture uses or result in the loss of agricultural land? no

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DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? no
If so, which one? _____
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
1,700 ft Name of the water body? Carson Creek
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? no
9. Will the project result in the physical alteration of a natural body of water or drainage way?
If so, in what way? no
10. Does the project area contain any wet meadows, marshes or other perennially wet areas? no

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each:
Commercial development Landscape/plantings/irrigation system along perimeter (+/- 30%)
Native Grasses hydroseed mix (+/- 55%)
Paving, drive aisles (+/- 15%)
12. How many trees of 6-inch diameter will be removed when this project is implemented?
none

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? El Dorado Hills Fire Dept.
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? Unknow
15. What is the distance to the nearest fire station? Approx. 1 Mile
16. Will the project create any dead-end roads greater than 500 feet in length? No
17. Will the project involve the burning of any material including brush, trees and construction materials? No

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? Yes
If so, how far? Approx 5 miles from Highway 50
19. What types of noise would be created by the establishment of this land use, both during and after construction? Short term construction equipment. Long term operational noise consists of car wash, blowers, vacuums and HVAC equipment

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? No

WATER QUALITY

21. Is the proposed water source public or private, treated or untreated?

22. What is the water use (residential, agricultural, industrial or commercial)? Commercial

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or public bodies of water or roads? No

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) No

SEWAGE

25. What is the proposed method of sewage disposal? septic system sanitation district
Name of district: EID

26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? No

28. Will the project reduce or restrict access to public lands, parks or any public facilities?
No

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community? No

30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?

31. Will the project require the extension of existing public utility lines? No
If so, identify and give distances: _____

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? No
33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
No
34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)?
35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents and other disease vectors)? No
36. Will the project displace any community residents? No

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attached additional sheets if necessary)

MITIGATION MEASURES (attached additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

Form Completed by: Brian Firenze Date: 5.18.2022



DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING RECEIVED

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

DEC 02 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. **An OSTR is typically required for all projects.**

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: DOT, Transportation Planning
Attn: Natalie Porter / Tia Raamot
2850 Fairlane Court
Placerville, CA 95667

Fax: (530) 698-8019
Phone: (530) 621-5442
Email: natalie.porter@edcgov.us

Date Received by Transportation Planning: _____

Applicant Information:

Name: Quick Quack Car Wash Holdings, LLC.

Phone #: 916-451-1500 EXT 102

Address: 1380 Lead Hill Blvd., Suite 260 Roseville, CA. 95661

Email: brianf@crmarchitects.com

Project Information:

Name of Project: Quick Quack Car Wash

Planning Number: _____

Project Location: Bass Lake Road and Sienna Ridge

Bldg Size: 3,596

APN(s): 123-570-01-100

Project Planner: _____

Number of units: _____

Description of Project: (Use, Number of Units, Building Size, etc.)

Construction of a fully automated car wash to include main building, vacuum canopies, vacuum enclosures, trash enclosure, landscaping

Please attach a project site plan

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities

Rev 3/24/2020

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DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- | | |
|------------------------------------------------------------------------|----------------------------------------------------------------------|
| <input type="checkbox"/> 4 or less single family homes | <input type="checkbox"/> 10,000 square feet or less for industrial |
| <input type="checkbox"/> 4 or less multi-family units | <input type="checkbox"/> 20,000 square feet or less for church |
| <input type="checkbox"/> 2,000 square feet or less for shopping center | <input type="checkbox"/> 40,000 square feet or less for warehouse |
| <input type="checkbox"/> 6,000 square feet or less for general office | <input type="checkbox"/> 45,000 square feet or less for mini-storage |
- None apply – a TIS is required with applicable fee.

County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Transportation Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- TIS and OSTR are both waived. No further transportation studies are required.
- On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by DOT Transportation Planning staff. See Attached TIS Initial Fund Request letter.

TIS waiver approved by:

DOT Transportation Planning Signature

Date

ADH TS

OSTR waiver approved by:

Department of Transportation Director or Designee

Date