



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

****REVISED****

~~January 25, 2023~~

January 26, 2023

TO ALL CONCERNED AGENCIES:

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

CUP22-0014/PD-R22-0004 – SIENNA RIDGE QUICK QUACK CAR WASH (Quick Quack Car Wash Holdings, LLC/Donahue Schriber Realty Group, L.P./CRM Architects & Planners, Inc.-Bruce LaRose): A Conditional Use Permit and Planned Development Revision requesting the development and ongoing operation of an approximately 3596-square-foot automatic Quick Quack Car Wash. The car wash facilities would gain entrance from an encroachment onto Sienna Ridge Drive and includes a secondary encroachment onto Bass Lake Road. The site will include associated parking, vacuum accessible parking, waste disposal area, landscaping and outdoor lighting. The property, identified by Assessor's Parcel Number 123-570-016, consists of 1.59 acres, and is located on the west side of Sienna Ridge Road, approximately 800 feet south of the intersection with Bass Lake Road, **in the El Dorado Hills area, Supervisorial District 1.**

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 February 9, 2023.** 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 February 20, 2023, February 27, 2023, 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. TAC Meetings are currently being held remotely via Zoom only (no physical meeting location). 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.

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

cc: Jon Vegna, Planning Commissioner District 1
Air Quality Management District
Building Division
Chief Administrative Office
Commission on Aging
El Dorado County Economic Development
El Dorado County Emergency Services Authority
El Dorado Disposal
El Dorado Hills Fire Protection District
Environmental Management, County of El Dorado
Parks and Trails, County of El Dorado
Post Office
Sheriff's Office, County of El Dorado
Surveyor's Office, County of El Dorado
Department of Transportation Planning

John Hidahl, Supervisor District 1
Assessor's Office, County of El Dorado
CAL Fire
Comcast
El Dorado County Chamber of Commerce
El Dorado County Emergency Medical Services
El Dorado County Transit Authority
El Dorado Hills Chamber of Commerce
El Dorado Irrigation District
Local Agency Formation Commission
Pacific Gas and Electric
Recorder's Office, County of El Dorado
Stormwater, County of El Dorado
Department of Transportation