

**EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT  
PLANNING COMMISSION  
STAFF REPORT**



**Agenda of:** July 13, 2023

**Staff:** Matthew Aselage

**Conditional Use Permit and Planned Development Revision Permit**

**FILE NUMBER:** CUP22-0008/PD-R22-0002/ Missouri Flat Quick Quack

**APPLICANT/OWNER:** Quick Quack Car Wash Holdings, LLC.

**ENGINEER:** LA Design Group, Inc.

**REQUEST:** Conditional Use Permit for the development and ongoing operation of a new Quick Quack Car Wash facility with associated vacuum facilities as well as parking lot and landscaping improvements.

**LOCATION:** On the west side of the intersection between Missouri Flat Road and Plaza Drive, in the unincorporated areas west of Placerville, Supervisorial District 3 (Exhibit A).

**APN's:** 327-290-061 and 327-290-062 (Exhibit B)

**ACREAGE:** 1.47 acre

**GENERAL PLAN:** Commercial (C) (Exhibit C)

**ZONING:** Regional Commercial – Planned Development (CR-PD) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Conditional Use and Planned Development Revision Permit (CUP22-0008/PD-R22-0002) have been found to be Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303, New Construction or Conversion of Small Structures, of the CEQA Guidelines.

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

1. Find Conditional Use Permit CUP22-0008 and Planned Development Permit Revision

- PD-R22-0002 to be Categorically Exempt pursuant to Section 15303, New Construction of Conversion of Small Structures, of the CEQA Guidelines; and
2. Approve Conditional Use Permit CUP22-0008, based on the Findings and subject to the Conditions of Approval as presented.

## **EXECUTIVE SUMMARY**

The proposed project includes a Conditional Use Permit request for the development and ongoing operation of an approximately 3,596-square-foot automatic Quick Quack Car Wash. The car wash facilities would gain entrance from an encroachment onto Missouri Flat Road and would include circular access as provided within the existing Prospector's Plaza. Within the project site, there would be two (2) stacking lanes leading up to the entrance of the automatic car wash structure, nine regular parking stalls, including one Americans with Disabilities Act (ADA) compliant stall, and 15-vacuum accessible parking stalls- of which one (1) is ADA compliant. The site will include associated waste disposal area, landscaping, and outdoor lighting.

## **BACKGROUND/HISTORY/EXISTING CONDITIONS/SITE CHARACTERISTICS**

The project site includes two parcels (2) of which one (1) is vacant and the other includes an existing commercial structure located in the unincorporated Placerville area. The project site consists of approximately one-acre of relatively flat land which has been previously disturbed per an existing commercial center. The surrounding properties are zoned for commercial uses. The closest residentially zoned lands are approximately 580-feet to the northeast of the subject parcels and do not border the site (Exhibit C). All surrounding properties have been developed.

## **PROJECT DESCRIPTION**

The proposed project includes a Conditional Use Permit request for the development and ongoing operation of a new automatic 3,596-square-foot Quick Quack Car Wash facility. The car wash is proposed to include two (2) stacking lanes leading to one (1) car wash tunnel lane, employee lounge, office, closet, and restroom. Additional supporting equipment will be housed within an equipment room, electrical room, and quarterback station. The plan proposes four (4) standard parking stalls, one (1) ADA compliant stall, and 15-vacuum accessible parking stalls- of which one (1) is ADA compliant. There will be additional site improvements including a trash enclosure, exterior lighting, and landscaping. Electricity/utility services are provided by Pacific Gas & Electric (PG&E). The project site takes water and sanitation service from the El Dorado Irrigation District (EID). The project as proposed would result in no expected cut or fill and no trees are proposed for removal at this time.

## **ANALYSIS**

**General Plan Consistency:** The project is consistent with all applicable General Plan policies including Policy 2.2.1.2. (Commercial Land Use Designation), Policy 2.2.5.2 (General Plan Consistency), Policy 2.2.5.21 (compatibility with adjoining land uses), TC-Xa (Indefinite Transportation and Circulation Policies), Policy TC-Xb (Available Roadway Capacity), Policy

TC-Xc (Developer Traffic Impact Fees), Policy TC-Xd (Level of Service), Policy TC-Xe (Impact of Increased Project Trips), Policy TC-Xf (Conditions for Worsened Circulation Impacts), Policy TC-Xh (Traffic Impact Fees), Policy TC-Xi (U.S. Highway 50 Capacity), Policy 5.1.2.1 (adequacy of public services and utilities), Policy 5.2.1.2 (adequate quantity and quality of water for all uses, including fire protection), Policy 5.7.1.1 (fire protection in Community Regions), Policy 6.5.1.2 (Non-Residential Noise Level), Policy 6.2.3.2 (adequate access for emergencies), and Policy 7.4.4.4 (Oak Resources Impacts). Further details are discussed in the Findings section below.

**Zoning Ordinance Consistency:** Staff has determined that the proposed project, as conditioned, is consistent with all applicable standards and requirements of Title 130 of the County Ordinance Code (Zoning Ordinance). The project parcel is zoned Regional Commercial – Planned Development (CR-PD) and the project has been analyzed in accordance with all applicable development standards for this zone district.

#### **AGENCY COMMENTS:**

The project was distributed to all applicable local, County and state agencies for review and comment. Comments were received from EID, the County Surveyor's Office, the Air Quality Management District (AQMD), Environmental Management Department, Department of Transportation (DOT), Diamond Springs El Dorado Fire Protection District, County Sheriff's Office, County Stormwater Division, and PG&E. DOT issued a project specific requirement to maintain vegetation below a height of 24 inches in landscape areas adjacent to the car wash exit lane and shopping center entrance/exit. AQMD, the County Surveyor's Office, County Stormwater Division, Environmental Management Department, Diamond Springs El Dorado Fire Protection District, provided a set of standard project conditions. EID, County Sheriff's Office, and PG&E provided a statement of no concerns with the project.

#### **ENVIRONMENTAL REVIEW:**

Staff has reviewed the project and found it exempt from CEQA pursuant to Section 15303, New Construction or Conversion of Small Structures. Class Three exemptions consist of the construction and location of limited numbers of new, small facilities or structures including, as stated in Section 15303 (c), "A store, motel, office, restaurant, or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies up to four (4) such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive."

Filing of a Notice of Exemption is required in accordance with CEQA Guidelines Section 15062 to initiate a 35-day statute of limitations on legal challenges to the County's decision that the project is exempt from CEQA. **The applicant shall submit a \$50.00 recording fee within 48 hours of project approval to Planning Services** in order for the County Recorder to file the Notice of Exemption.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Findings  
Conditions of Approval

Exhibit A.....Location/Vicinity Map  
Exhibit B.....Assessor's Parcel Map  
Exhibit C.....General Plan Land Use Map  
Exhibit D.....Zoning Map  
Exhibit E.....Site Plan Sheet Set  
Exhibit F.....Noise Impact Study  
Exhibit G.....On-Site Transportation Review

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