

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



Agenda of: November 9, 2023

Staff: Matthew Aselage

CONDITIONAL USE PERMIT/PLANNED DEVELOPMENT REVISION

FILE NUMBER: CUP22-0014/PD-R22-0004/Sienna Ridge Quick Quack

APPLICANT/AGENT: Quick Quack Car Wash Holdings, LLC.

OWNER: Donahue Schriber Realty Group, L.P.

ENGINEER: Bruce LaRose

REQUEST: Conditional Use Permit and Planned Development Permit Revision 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 east side of Serrano Parkway, approximately 1,050 feet south of the intersection with Bass Lake Road, in the El Dorado Hills Community Region, Supervisorial District 1 (Exhibit A).

APN's: 123-570-016 (Exhibit B)

ACREAGE: 1.59 acres

GENERAL PLAN: Area Plan (AP) (Exhibit C)

ZONING: Community Commercial – Planned Development (CC-PD) (Exhibit D)

ENVIRONMENTAL DOCUMENT: 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 CUP22-0014 and Planned Development Permit Revision PD-R22-0004 to be Categorically Exempt pursuant to Section 15303, New Construction or Conversion of Small Structures, of the CEQA Guidelines; and
2. Approve Conditional Use Permit CUP22-0014 and Planned Development Permit Revision PD-R22-0004, based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

The proposed project includes a Conditional Use Permit and Planned Development Permit Revision 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 Sienna Ridge Drive and includes a secondary encroachment onto Bass Lake Road via reciprocal access rights approved under Planned Development PD07-0008. There would be two (2) stacking lanes leading up to the entrance of the automatic car wash structure. The facility would be served by three (3) regular parking stalls and 12 vacuum-accessible parking stalls - of which one (1) each is ADA compliant. The site will include associated waste disposal area, landscaping, and outdoor lighting. The design of the structure has received approval from the Serrano Homeowners Association (HOA) architectural review committee.

BACKGROUND/HISTORY/EXISTING CONDITIONS/SITE CHARACTERISTICS

The project parcel is a vacant, mostly undeveloped parcel located within the Sienna Ridge Shopping Center. The site contains an area consisting of 11 parking spots along the northern portion of the project parcel. The site includes a Planned Development overlay per a prior approved entitlement, PD07-0008/P07-0013. The project parcel is identified as "Parcel H" pursuant to PD07-0008/P07-0013. The project site consists of 1.59 acres of relatively flat land, with an elevation incline along the eastern side of the site. The site includes existing landscaping installed as part of the initial commercial center development phase. The properties across Sienna Ridge Road to the east are zoned and developed for Single-Family Residential (R1). Adjacent parcels on all other sides are located within the same commercial central and zoned for similar commercial uses. The closest residentially zoned lands are approximately 60 feet to the east of the subject parcel (Exhibit D).

PROJECT DESCRIPTION

The proposed project includes a Conditional Use Permit and Planned Development Permit Revision 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. The car wash facility would include an employee lounge, office, closet, and restroom. Additional supporting equipment will be housed within an equipment room, electrical room, and quarterback station. The project proposes three (3) standard parking stalls and 12 vacuum accessible parking stalls - of which one (1) each is ADA compliant. There will be additional site improvements including additional landscaping, a trash

enclosure, and signage to include directional signs, and outdoor lighting. Electricity/utility services would be provided by Pacific Gas & Electric (PG&E). The project site takes water and sanitation service from the El Dorado Irrigation District (EID). Grading of the site would result in an estimated total of 1,085 cubic yards of soil removed from the site. 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 6.2.3.2 (adequate access for emergencies), and Policy 7.4.4.4 (Oak Resources Impacts). Further details are discussed in the attached Findings.

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 CC-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, El Dorado Hills Fire Department, the County Surveyor's office, the Air Quality Management District (AQMD), PG&E, the County Sheriff's Office, and the County Stormwater Division. PG&E and the County Sheriff's Office confirmed no issues with the project as proposed. AQMD, County Stormwater Division, and the County Surveyor's Office issued standard project Conditions. The El Dorado Hills Fire Department issued project specific Conditions including installation of new fire hydrants, inclusion of standard fire access roadways, and the inclusion of standard fire-safe setbacks.

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 2,500 square feet in floor area. In urbanized areas, the exemption also applies up to four 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 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.....Preliminary Grading Plans
Exhibit G.....Photosimulations
Exhibit H.....Noise Impact Study
Exhibit I.....Traffic Impact Assessment