



BARGHAUSEN

Justification Letter

Quick Quack Car Wash (QQ 26-066)

PREPARED BY

Barghausen Consulting
Engineers, LLC.

PREPARED FOR

Quick Quack Car Wash

CLIENT ADDRESS

1380 Lead Hill Boulevard, Suite 260
Roseville, CA 95661

SITE ADDRESS

N.W.C. of Brace Road
and Sierra College
Boulevard
Loomis, California 95650

PROJECT NO.

23456

DATE

June 12, 2024

JURISDICTION

City of Loomis

Project Overview

The scope of the project includes the development of a Quick Quack Car Wash that features a 108-foot tunnel with two (2) vehicle queuing lanes. The proposed site improvements include 14 vacuum stations, three (3) employee parking stalls, trash and vacuum enclosures, utility connections, exterior lot lighting, stormwater improvements, and landscaping.

The subject property consists of one (1) parcel (Parcel No. 044-122-008) with an area of 3.96 acres (172,591 square feet). The subject property is zoned General Commercial (CG), and the City's Development Standards identify car washes as a conditional use in the CG zone.

Surrounding Uses

Surrounding the project site to the north, east, and west are other commercial uses, including an auto repair store, auto body shop, building materials supplier, construction company, and restaurants. To the south is vacant land.

Quick Quack Business Model

Quick Quack is a well-established business with 200 successful stores and one million loyal members. At Quick Quack, it is believed that one "Quack" of kindness can help make someone's day. From hosting fundraisers to support the community, to granting wishes through the Make-A-Wish foundation, Quick Quack has a mission to change lives for the better. Their charitable efforts raised funds to support families that lost their homes to fires, community members that needed money for medical expenses, and even provided a miniature car wash for a child with a neurological disorder to support their sensory needs. Quick Quack continues to spread kindness and smiles in every new location proposed.

Operational Measures

The vehicle wash will include a conveyor belt or motorized track that routes vehicles through the showroom. In the showroom, vehicles are rinsed and washed utilizing a combination of spinning wraps, reclaimed water, and biodegradable and environmentally friendly soaps. Payment kiosks are provided within the stacking lanes to allow for point-of-sale transactions prior to vehicles entering the wash cycle. Quick Quack has the capacity to run up to 155 cars an hour through the wash, loading one (1) car every 24 seconds onto the conveyor. Once on the conveyor, the average wash is approximately 2 minutes 10 seconds before discharge at the front of the showroom. The business will have approximately 18 employees and will be open daily between 7 a.m. and 9 p.m.

Quick Quack has a membership program that utilizes license plate readers, so when members arrive, there is no wait, the gate will open automatically, and they can drive straight into the wash without stopping. This technology significantly increases the efficiency and throughput of the Quick Quack queue lines. The queuing process allows for rapid processing of vehicles that minimizes on-site idling.

The Quick Quack locations utilize a water reclamation process and reverse osmosis chambers to lighten the environmental footprint and reuse water. The car wash utilizes 65 percent less water than the average person does washing their vehicle at home. In addition, the water from the vehicle wash will go directly to the sewer system, as opposed to the storm drain when the average person washes their vehicle at home. On top of the energy efficient processes, the proposed car wash only uses detergents and soaps that are considered environmentally safe and biodegradable.

Site Characteristics

The project proposes new two-way driveways onto Sierra College Blvd and Brace Road. The Sierra College Blvd driveway is proposed to be right-in and right-out only, and the Brace Road driveway is proposed to accommodate full-access turn movements. The Quick Quack showroom is located within the center of the project site. The entrance to the vehicle wash starts in the northeast portion of the project site and extends along the site's north property line to maximize queuing. Customers will exit the car wash in the southern

portion of the project site. Customer vehicle vacuum stations are located between the vehicle showroom and Sierra College Boulevard.

Critical Areas

Area West Environmental prepared an Aquatic Resources Delineation Report for the project site. The report found that there is an unnamed intermittent stream that flows along the site's northern and western property line and two seasonal wetlands on the project site: one in the northern portion of the site and another near the site's southwest corner. Lastly, the FEMA FIRMS flood map for the area identifies that the project site is located within an AE flood zone and the northern portion of the site as being in the floodway.

The Town of Loomis does not have critical areas regulations that provide standards for the impacts that a project can have to the onsite critical areas or required setbacks/buffers. The project's site plan, however, has been designed to minimize impacts to the onsite critical areas. All onsite improvements are located outside of the onsite wetlands and stream, and outside of the floodway. The project is required to fill up to approximately 500 square feet of the seasonal wetland in the northern portion of the site to accommodate the City's required frontage improvements along the Sierra College Boulevard frontage.

Architecture

The proposed building will include green metal roofing and neutral toned finishes for exterior walls. The building features modulation with a tower element near the showroom exit, building wall and roofline articulation, and building materials that are aesthetic and compatible with other newer developments in the community. Articulated parapets heights and material changes are integrated to break up the vertical massing. Decorative, but functional, architectural elements are included, like the yellow arched entrance and exit and yellow pilasters flanking the exit tower.

Site lighting will be provided at the project site for the safety and security of all customers, pedestrians, and employees. Outdoor lighting and illumination at the site will include parking lot security lighting and exterior building lighting will be installed on the building façade. All lights will include shields to direct light toward the project site and keep glare away from the adjacent land uses and rights-of-way.

Design Review Approval Criteria

LMC 13.62.040 identifies the criteria for the City to approve a Design Review. Below are answers to how the proposed Quick Quack Car Wash is consistent with the City's Design Review approval criteria.

- a) Provides architectural design, building massing and scale appropriate to and compatible with the site surroundings and the community.

Response: The proposal will not adversely affect the established character of the development within the sounding vicinity of the subject property and will include similar building materials and colors as the surrounding commercial buildings. The showroom building features modulation with a tower element near the showroom exit, building wall and roofline articulation, and building materials that are aesthetic and compatible with other newer developments in the community. Articulated parapets heights and material changes are integrated to break up the vertical massing. Decorative, but functional, architectural elements are included, like the yellow arched entrance and exit and yellow pilasters flanking the exit tower. In addition, the project's accessory structures will include similar building material and colors as the showroom building to ensure that the proposed project will have a cohesive appearance.

- b) Provides attractive and desirable site layout and design, including, but not limited to, building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.

Response: The project's site layout has been designed to satisfy the applicable development standards for a new commercial development in the General Commercial zone. The below table identifies how the project's design complies with the applicable development standard. In addition, the site is designed to satisfy the Town's and State's stormwater requirements. Lastly, the site plan includes vehicle drive aisles and pedestrian walkways to accommodate both vehicles and pedestrians within the site.

Development Standards	Required	Proposed
Commercial Area and Dimension Standards		
Lot Size:	Area (net) 5,000 sf	
Maximum Building coverage	60%	4%
Maximum Floor Area Ratio (FAR)	0.60	0.05
Front yard setback	15 feet	22-24 feet
Rear yard setback	0 feet	0 to 8 feet
Interior yard setback	0 feet	0 to 8 feet
Corner Side yard setback	15 feet	15 feet
Building height	35 feet – 2 stories	29 feet
Parking Standards		
Minimum Parking	Per the City's comments issued on November 16, 2024, Staff has determined that the required parking will be determined by how many employees will be present on site at all times.	3 parking spaces, one for each employee anticipated per shift.
Parking Stall dimensions	9 feet x 18 feet	9 feet x 18 feet
Width of Driveway Aisle (Two-Way)	24 feet	26 feet

- c) Provides efficient and safe public access, circulation and parking.

Response: The project's site plan design is intended to provide efficient and safe public access, circulation, and parking. The site plan includes three parking stalls for its employees and 14 vacuum stations for car wash customers. In addition, the site plan includes vehicle drive aisles and pedestrian walkways that are designed to satisfy the City's development standards and accessibility standards.

- d) Provides appropriate open space and landscaping, including the use of water efficient landscaping.

Response: The proposed project includes interior and perimeter landscaping that satisfies the Town of Loomis minimum landscape standards. The provided landscaping will also comply with the Town's water efficient landscaping standards.

- e) Is consistent with the general plan; and

Response: The approval of the proposed Quick Quack Car Wash is consistent and compatible with the goals and policies of the City's Comprehensive Plan. Furthermore, the project is designed to satisfy the development and building design standards for a project in the CG zone and the applicable engineering design standards. Below is a list of General Plan Policies that the proposed project will implement.

- Policy LU 1.3.1 - design of development shall respect the key natural resources and existing quality development on each site, including ecological systems, vegetative communities, major trees, water courses, landforms, archaeological resources, and

historically and architecturally important structures. Proposed project designs shall identify and conserve special areas of high ecological sensitivity.

- Policy LU-1.3.5: New commercial and industrial development shall be encouraged to preserve and integrate existing natural features (e.g. creeks, native trees, rock outcrops) and topography into project landscaping.
- Policy LU-3.1.1: Ensure a range of employment, recreation, commercial, and housing opportunities.
- Policy BIO-1.2.1: The Town will require projects to avoid or minimize direct and indirect impacts to streams and associated riparian habitats to the maximum extent feasible.
- Policy BIO-1.3.1: Aquatic resources, including wetlands shall be preserved whenever feasible. Appropriate mitigation approved by the Town and applicable regulatory agencies shall be implemented when direct or indirect impacts to aquatic resources cannot be avoided.
- Policy Noise-1.1.1: New commercial and industrial development in the Town shall be sited and designed to minimize the potential for harmful or annoying noise that would create conflict with existing noise-sensitive land uses.
- Policy PSF-1.4.2: The Town shall encourage efficient water use and reduced sewer system demand by coordinating with and promoting Placer County Water Agency (PCWA) water conservation policies and public education, requiring water conserving design, landscaping, and fixtures in new construction, encouraging water conservation device retrofits in existing uses, and encouraging water-conserving agricultural operations.

f) Complies with any applicable design guidelines and/or adopted design review policies.

Response: As identified in the table above, the proposed project complies with all applicable development standards.

Use Permit Approval Criteria

LMC 13.62.050 identifies the criteria for the City to approve a Design Review. Below are answers to how the proposed Quick Quack Car Wash is consistent with the City's Design Review approval criteria.

a) The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this title and the municipal code.

Response: Automatic Car Washes are allowed in the General Commercial (CG) zone with a Conditional Use Permit. The Quick Quack Car Wash is consistent with the City's Conditional Use Permit approval criteria, as answered below.

b) The proposed use is consistent with the general plan and any applicable specific plan.

Response: The approval of the proposed Quick Quack Car Wash will be consistent and compatible with the goals and policies of the City's Comprehensive Plan, development and building design standards for a project in the CG zone, engineering design standards, and all applicable City and State requirements. Below is a list of General Plan Policies that the proposed project will implement.

- Policy LU 1.3.1: The design of development shall respect the key natural resources and existing quality development on each site, including ecological systems, vegetative communities, major trees, water courses, landforms, archaeological resources, and historically and architecturally important structures. Proposed project designs shall identify and conserve special areas of high ecological sensitivity.

- Policy LU-1.3.5: New commercial and industrial development shall be encouraged to preserve and integrate existing natural features (e.g. creeks, native trees, rock outcrops) and topography into project landscaping.
 - Policy LU-3.1.1: Ensure a range of employment, recreation, commercial, and housing opportunities.
 - Policy BIO-1.2.1: The Town will require projects to avoid or minimize direct and indirect impacts to streams and associated riparian habitats to the maximum extent feasible.
 - Policy BIO-1.3.1: Aquatic resources, including wetlands shall be preserved whenever feasible. Appropriate mitigation approved by the Town and applicable regulatory agencies shall be implemented when direct or indirect impacts to aquatic resources cannot be avoided.
 - Policy Noise-1.1.1: New commercial and industrial development in the Town shall be sited and designed to minimize the potential for harmful or annoying noise that would create conflict with existing noise-sensitive land uses.
 - Policy PSF-1.4.2: The Town shall encourage efficient water use and reduced sewer system demand by coordinating with and promoting Placer County Water Agency (PCWA) water conservation policies and public education, requiring water conserving design, landscaping, and fixtures in new construction, encouraging water conservation device retrofits in existing uses, and encouraging water-conserving agricultural operations.
- c) The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.

Response: The intensity and character of the proposed Quick Quack Car Wash is consistent with the character and intensity of the surrounding properties. The subject property is located within an already commercially developed area and is zoned General Commercial (CG). Enclosed with the application is a Traffic Report, Air Quality Analysis, Noise Study, Cultural Resources Report, and Drainage Report. The findings of these reports conclude that the project is not expected to result with an adverse impact on the surrounding environment and existing development.

- d) The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and

Response: The subject property is sufficiently sized to accommodate the proposed Quick Quack Car Wash. As provided in the above table, the proposal satisfies all the applicable standards for yards, landscaping, and parking.

- e) Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

Response: Quick Quack Car Wash is not detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located. Enclosed with the application is a Traffic Report, Air Quality Analysis, Noise Study, Cultural Resources Report, and Drainage Report. A CEQA Environmental Review is anticipated, and any conditions of approval will be implemented into the project design, as required.