



TOWN OF LOOMIS

6140 Horseshoe Bar Rd, Suite K
Loomis, CA 95650
(916) 652-1840 FAX (916) 652-1847

For Town Use

File Number _____

Application Fee(s) _____

Receipt # _____ Date _____

Date Received _____

Paid \$ _____

PLANNING DEPARTMENT

Planning Application

1. **Project Title:** Quick Quack Car Wash

2. **Street Address/ Location:** Brace Road and Sierra College

3. **APN(s):** 044-122-008 **Acreage:** 4.0 (172089.00 sf)

Zoning: CG - General Commercial **General Plan Designation:** N/A

Current Site Use: Vacant

Surrounding Land Use(s): Commercial / Industrial

4. **Property Owner:** Quick Quack Car Wash

Address: 6020 West Oaks Blvd., Suite 300 Rocklin CA 95765
City State Zip

Telephone: 916-505.8960 **email:** Vshannon@dontdrivedirty.com

5. **Project Applicant:** Vance A. Shannon, PreConstruction Manager

Address: 6020 West Oaks Blvd., Suite 300 Rocklin CA 95765
City State Zip

Telephone: 916-505.8960 **email:** Vshannon@dontdrivedirty.com

6. **Project Engineer/Architect:** Stantec Architecture, Inc.

Address: 3133 West Frye Road Suite 300 Chandler AZ 85226
City State Zip

Telephone: 410-598-6865 **email:** ashley.hodgson@stantec.com

7. **What actions, approvals or permits by the Town of Loomis does the proposed project require?**

- | | | | |
|-------------------------------------|-----------------------------|--------------------------|---------------------------|
| <input type="checkbox"/> | Appeal | <input type="checkbox"/> | Miscellaneous Permit |
| <input type="checkbox"/> | Certificate of Compliance | <input type="checkbox"/> | Planned Development |
| <input checked="" type="checkbox"/> | Conditional Use Permit | <input type="checkbox"/> | Second Unit Permit |
| <input checked="" type="checkbox"/> | Design Review | <input type="checkbox"/> | Sign Review |
| <input type="checkbox"/> | Development Agreement | <input type="checkbox"/> | Tentative Review |
| <input type="checkbox"/> | Environmental Review | <input type="checkbox"/> | Minor Land Division |
| <input type="checkbox"/> | General Plan Amendment | <input type="checkbox"/> | Subdivision |
| <input type="checkbox"/> | Hardship Mobile Home Permit | <input type="checkbox"/> | Variance |
| <input type="checkbox"/> | Lot Line Adjustment | <input type="checkbox"/> | Zoning Amendment (Rezone) |
| <input type="checkbox"/> | Other _____ | | |

8. **Does the proposed project need approval by other governmental agencies?**

Yes no if yes, which agencies? Town of Rocklin (left turn pocket)

9. **Which agencies/utilities provide the following services to the project? (Please note if not hooked up to sewer or water)**

Electricity	<u>PG&E</u>	Natural Gas	<u>PG&E</u>
Fire Protection	<u>South Placer Fire District</u>	Water/Well	<u>Placer County Water Agency</u>
Sewer/Septic	<u>South Placer Municipal Utility District</u>	Telephone	<u>-</u>

High School Del Oro High School Elem. School Loomis Grammar School
Other _____

10. **The Town had informed me of my responsibilities pursuant to California Government Code, Section 65962.5(f), regarding notifying the Town of hazardous waste and/or hazardous substance sites on the project site. I have consulted the lists consolidated by the State Environmental Protection Agency dated 11/21/2023 and find:** Regulatory identification number 60002680
Date of list certified 11/13/2023 No problems identified 1 within 1000 ft, None found on QQ property
Type of problem Costco Voluntary clean-up due to past agricultural uses
I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.
Dated 11/21/2023 Applicant Vance Shannon, for Quick Quack Car Wash

11. **Project Description (Describe the project so that a person unfamiliar with the project would understand the purpose , size, phasing, duration, required improvements, duration of construction activities, surrounding land uses, etc. associated with the project. Attach additional pages as necessary.)**
The proposed site work includes, but is not limited to, concrete walks, curbs, landscaping, vacuum stalls, utilities and all associated fixtures, furnishings and equipment. The building will be a single story concrete masonry building comprised of the main wash tunnel, utility and equipment rooms, employee restroom and lounge, as well as a pay area intended for employee use only.

12. **Owner Authorization:**
I hereby authorize Vance Shannon, the above-listed applicant, to make applications for project approvals by the Town of Loomis, regarding the above-described project and to receive all notices, correspondence, etc., from the Town regarding this project. I also hereby authorize the town staff to place a noticing board (approximately 4' x 3') on my property, visible from the street, at least ten (10) days prior to the first hearing on my project, and for subsequent hearings as determined necessary by the Planning Director.

Signature(s) of Owner(s)	Printed Name(s)	
_____	<u>Vance Shannon</u>	_____
		Date
_____	_____	_____
		Date

13. **Applicant and/or Owner Hold Harmless:**
Owner, and Applicant (if different from Owner), agrees to hold Town harmless from all injuries, damages, costs and expenses, including attorney's fees resulting from the negligence of owner, and Applicant (if different from Owner), and their employees, contractors, subcontractors and agents, in connection with any proceeding brought in any State or Federal court with respect to the applicant's project.

Signature(s) of Owner(s)	Printed Name(s)	
_____	<u>Vance Shannon</u>	_____
		Date
_____	_____	_____
		Date

14. **Applicant and/or Owner Acknowledgment:**
Owner/Applicant expressly agree they are solely responsible for assuring compliance with all applicable laws, rules, regulations, and practices required to implement this development, and that Town staff's errors or omissions in explaining what is required, whether on this application form or otherwise, do not establish a basis for Owner/Applicant failing to comply with all such laws, rules, regulations and practices.

Signature(s) of Owner(s) and/or Applicant	Printed Name(s)	
_____	<u>Vance Shannon</u>	_____
		Date
_____	_____	_____
		Date

TOWN OF LOOMIS
PLANNING DEPARTMENT

ENVIRONMENTAL REVIEW APPLICATION

I. LAND USE AND PLANNING

1. Project Name (same as on Planning Application) Quick Quack Car Wash
2. What is the general land use category for the project? Commercial, Vehicle services - Minor maintenance/repair
(residential, commercial, industrial, etc.)
3. What are the number of units or gross floor area proposed? 3,588 SF
4. Are there existing facilities on the site? (buildings, wells, septic systems, parking, etc.) Yes [] No [X]
If yes, show on the site plan and describe. _____

5. Is adjacent property in common ownership? Yes [] No [X] If yes, Assessor's Parcel Number (s) and acreage(s). _____
6. Describe previous land use(s) of the site over the last 10 years. Vacant

7. Will the project require or provide storage for vehicles, equipment, materials, etc.? Yes [] No [X]
If yes, describe the location, size and type of storage (secured, covered, etc.) proposed. _____

II. POPULATION AND HOUSING

1. How many new residents will the project generate? 0
2. Will the project displace or require the relocation of any residential units? Yes [] No [X] If yes, the number. _____
3. What changes in character of the neighborhood would result from project development? (surrounding land uses such as residential, agricultural, commercial, etc.) increased commercial corridor

4. Will the project create or destroy job opportunities? Create [X] Destroy [] Describe Typ. 18 employees

5. Will the proposed project displace any currently productive use? Yes [] No [X] If yes, describe.

III. GEOLOGY AND SOILS

1. Are there any potential geologic hazards (soil settlement, steep slopes, slides, faults, etc.) associated with the project property or on surrounding properties? Yes [X] No [] If yes, describe. Several mounded end-dump soil piles are present at the southeastern portion of the site, approx. 2-4 feet in height. The soil is believed to be imported from the grading of Sierra College Blvd; however, the potential exists that the imported soil is contaminated with heavy metals and pesticide/herbicide from the historical farming operations.

2. Will grading on the site be required? Yes [] No [] If yes, describe the grading anticipated for the project (locations, maximum depths/slopes of excavations and fills). SEE ATTACHED PLANS

Estimate the grading area/quantities. 0.6+/- acres 966 cubic yards

3. Will site excavation and fill quantities balance? Yes [] No [] If no, describe the source(s) or disposal site(s), transport methods and haul routes required for grading materials. TBD BY CONTRACTOR

4. Are retaining walls proposed? Yes [] No [] If yes, describe location(s), type(s), height(s), etc. _____

5. Describe the erosion potential of the project site and the measures that will be utilized to reduce erosion. TBD

6. Will blasting be required during project construction? Yes [] No [] If yes, describe. _____

7. Are there any known natural economic mineral resources on the project site? (sand, gravel, mineral deposits, etc.) Yes [] No [] If yes, describe. _____

IV. HYDROLOGY AND DRAINAGE

1. Is there any body of water within or on the boundaries of the project site? (lake, pond, stream, canal, etc.) Yes [] No [] If yes, name/describe the body of water and show on the site plan. SUCKER REVINE SEE ATTACHED PLANS

2. If there is a body of water within or on the boundaries of the project site, will water be diverted from this water body? Yes [] No [] If yes, describe. _____

3. If water will be diverted, does the project applicant have an appropriate or riparian water right? Yes [] No [] If yes, describe. _____

4. Where is the nearest off-site body of water such as a waterway, river stream, pond, canal, irrigation ditch or drainageway? Include the name of this water body, if applicable. SUCKER REVINE SEE ATTACHED PLANS

5. What area/percentage of the project site is presently covered by impervious surface? 0%
What will be the area/percentage of impervious surface coverage after development? 24%

6. Will any runoff from the project site enter any off-site body of water? Yes [] No [] If yes, identify the destination of the runoff. _____

7. Will there be a discharge to surface waters of wastewater other than stormwater runoff? Yes [] No [] If yes, identify/describe the materials/contaminants present in this runoff. _____

8. Will the project result in the physical alteration of a body of water? Yes [] No [] If yes, describe.

9. Will the drainage or runoff from this project cause or exacerbate downstream flooding? Yes [] No []
 If yes, describe. _____

10. Are there any areas of the project site that are subject to flooding or inundation? Yes [] No [] If yes,
 describe. [BEF IS AT ELEVATION 320 EXISTING GROUND ELEVATION IS 312 TO 323 SEE ATTACHED PLANS](#)
11. Will the project alter existing drainage channels and/or drainage patterns? Yes [] No [] If yes,
 describe. _____

V. AIR QUALITY

Note: Specific air quality studies may be required to be conducted as part of the project review/approval process. Such specific studies may be included with the submittal of this questionnaire.

1. Are there currently any known sources of air pollution such as an industrial use or major roadway in the vicinity of the project? Yes [] No [] If yes, describe. [I-80 is located 2,000' SE of the project site](#)

2. Describe the following emissions sources related to project development:
 Construction emissions - Extent and duration of site grading activities: [Estimated site preparation and grading to start 12/9/23 and expected to last 13 days.](#)

 Stationary source emissions - Are woodstoves proposed in residential projects? Yes [] No [] **NA**
 Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses:
[See Table 8 of the AQ study for full equipment list](#)

3. Based on proposed use, will the project significantly contribute to the violation of ambient air quality standards? Yes [] No [] If yes, describe (may require the results from specific air quality studies).

4. Are there any sensitive receptors to air pollution (such as schools or hospitals) located in the vicinity of the project? Yes [] No [] If yes, describe. _____

5. Describe measures that are proposed by the project to reduce stationary and mobile source emissions?
[Construction and operational emissions are below significance thresholds, emission mitigation measures are not required.](#)

6. Will vegetation be cleared from the project? Yes [] No [] If yes, describe the method of disposal.
[Local Green waste](#)

VI. TRANSPORTATION/CIRCULATION

Note: Detailed traffic studies prepared by a qualified traffic consultant may be required, following review of the information presented below. Such studies may be included with the submittal of this questionnaire.

1. Does the project front on a local roadway? Yes No If yes, what is the name of the roadway?
Brace Road and Sierra College
If no, what is the name and distance of the nearest roadway? _____
2. Will new entrances onto local roadways be constructed. Yes No
If yes, describe. New driveways on both Brace Road and Sierra College
3. Would any non-automobile traffic result from the development of the project? Yes No If yes, describe. Minor bicycle traffic for employees
4. If applicable, what road standards are proposed within the project? Widening of Sierra College (due to dedications)
(Show typical street sections(s) on the site plan.)
5. Will a new entrance(s) onto local roadways be constructed? Yes No
If yes, show location(s) on site plan.
6. Describe any frontage improvements to the local roadway(s). Southern ROW curb to be shifted north to accommodate road dedications and easements, utility poles will also shift; left turn pocket on Sierra College to Brace Rd provided to accommodate future Costco traffic
7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). See Table 3 of the traffic study. The project is forecasted to result in 27 net new AM peak hour trips and 33 net new PM peak hour trips.
8. Will this traffic affect the service levels at an existing major street intersection or freeway interchange? Yes No If yes, describe. The study takes into account the future street improvements and impacts to the Brace and Sierra College intersection of the Costco at the SE corner. The project does not add any substantial amount of traffic to the study intersections.
9. Are pedestrian, bicycle, equestrian and/or transit facilities proposed with the project? Yes No
If yes, describe. (1) Long-term locker and (5) short-term bike parking provided
10. Will the project require provisions for parking? Yes No If yes, describe the number, size, location and access of the parking facilities proposed. 9'x20' parking stalls for employees, 13'x20' vacuum stalls with canopies for customers
11. Will there be company vehicles associated with the project? Yes No If yes, describe the number and type of vehicles and the parking that will be provided for these vehicles (see 10, above).

VII. BIOLOGICAL RESOURCES

Note: Detailed studies or exhibits (e.g., tree survey, wetlands delineation) may be required, following a review of the information presented below. Such studies or exhibits may be included with the submittal of this questionnaire.

1. Briefly describe site vegetation. Weeds, brush, mature trees.

2. Will any trees of 6-inches diameter breast height (dbh) or greater be removed as a result of project development? Yes [] No [] If yes, describe the number of trees to be removed, tree species, tree inches and the percentage of the trees on the site that the removals represent. See arborist report for area surveyed and a complete list of recommended removals. A total of 65 trees were inventoried with 28 trees to be removed (43%).

3. Briefly describe wildlife typically found in the area. Weeds, brush, mature trees.

4. Describe changes to site habitat(s) resulting from development of the project. The wetlands in the north and western portions of the site will not be altered. No habitats have been observed in the SE corner of the site where construction is due to take place.

5. Are any rare or endangered species (as defined in Section 15380, CEQA Guidelines) found in the project area? Yes [] No [] If yes, describe. _____

6. Are any federally-listed threatened species, or candidates for listing, found in the project area? Yes [] No [] If yes, describe. _____

7. Is there a rare natural community (monitored by the DFG Natural Diversity Data Base) present on the project site? Yes [] No [] If yes, describe. _____

8. Are there wetlands (i.e., seasonal wetlands, wetland swales, riparian corridor, etc.) on the project site? Yes [] No [] If yes, describe (type, acreage, etc.). A designated Riverine wetland is located within the northern and western portions of the subject site. Based on the location and elongated configuration of the Riverine wetland, it appears to be associated with a natural drainage of a former irrigation canal present when the subject site and surrounding properties were being utilized for agricultural purposes.
9. If yes, will project development affect these wetland areas? Yes [] No [] If yes, describe. _____

10. If yes, will a Corps of Engineers permit be required for disturbing site wetlands? Yes [] No []

VIII. HAZARDOUS MATERIALS

Hazardous material are defined as any material that, because of its quantity, concentration or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste and any material (including oils, lubricants and fuels) which a handler or administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or environment.

- 1. Will the proposed project involve the handling, storage or transportation of hazardous materials? Yes [] No [X]

If yes, attach a list of all hazardous materials to be handled/stored at the project site. The list needs to include (but is not limited to) fuels, chemicals, cleaners, lubricants, coolants, biocides, etc. A description needs to be included explaining how these materials will be managed, used, stored, disposed/recycled.

Describe any hazardous wastes that will be generated and detail how/where they will be stored and disposal of. Include an outline of the proposed chemical emergency spill response plan.

If yes, will the project involve the handling, storage or transportation of more than 55 gallons, 500 pounds or 200 cubic feet (STP) at any one time of a product or formulation containing hazardous materials or will any of these materials be stored in underground storage tanks? Yes [] No []

If yes, please contact the Placer County Environmental Health Division at 889-7335 for an explanation of additional requirements.

IX. NOISE

Note: Projects located near a major noise source and/or projects that will result in increased noise generation or exposure may require a detailed noise study (with any proposed mitigations) prior to environmental determination.

- 1. Is the project located near a major noise source? Yes [] No [X] If yes, describe. Ambient noise from adjacent roadways

- 2. Describe the noise that will be generated by this project, both during construction and following project development. Construction will only occur between 7AM and 7PM Monday through Friday and 8AM and 7PM on Saturday per Town of Loomis regulations. Noise levels are anticipated to be greatest during the grading phase per the noise impact study. Project car wash operational hours are 7AM to 9PM. The sound from the blowers produce the most noise but are anticipated to be intermittent and cycle on/off depending on customer usage. The blowers are contained inside the building, and Quick Quack is able to comply with sound regulations.

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

- 1. Describe the nearest fire protection facilities (location, distance, agency). South Placer Fire Protection District - Station 18, 5,200 ft away at Horseshoe and Magnolia.
- 2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). The nearest existing hydrant is located across Sierra College Blvd outside Kniesel's Collision.
- 3. Describe the fire hazard and fire protection needs created as a result of project development. The car wash tunnel poses minimal fire hazard and the car wash building is less than the threshold requiring an automatic sprinkler system.

4. Describe the on-site fire protection facilities proposed with this project. New hydrants and fire extinguishers will be provided.
5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? The site is accessible from both Sierra College and Brace Rd.
6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. The site is accessible from both frontages. The fire apparatus can pull into the queuing lane up to the license plate reader or into the vacuum area where the exit gate can be opened to accommodate the vehicle the full length of the building.
7. Are there any site limitations that will limit accessibility by emergency service vehicles? Yes [] No [X] If yes, describe. _____
8. Estimate the number of persons on-site (residents or employees/visitors) 3-4 employees are anticipated at any given time; however the building is not accessible to the public. See traffic report for anticipated visits per hour.

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). A gate is provided at the queuing lanes and at the pond exit to prevent anyone from accessing the carwash tunnel or vacuum equipment without paying.
2. Describe the security protection that will be provided on the site, if any. Rolling doors at each end of the tunnel will be closed during off hours. Trash and vacuum enclosures will be enclosed with a roof and mesh above the CMU.
3. Describe the location, visibility and lighting of vehicle and equipment storage areas. General site lighting is provided; however additional lighting is provided under the pay and vacuum canopies as well as down-lighting on the building.

WATER

1. Is the project within a public domestic water system district or service area? Yes [X] No [] If yes, describe the district/area. Placer County Water Agency
2. Can the district serve the project? Yes [X] No []
3. What will be the water source(s) for the project? Project will connect to an existing water line in Sierra College Blvd.
4. What is the estimated usage and peak usage of the project? 9800 gpd/ 100 gpm ~~gpd~~
5. Are there any existing or abandoned wells on the site? Yes [] No [X] If yes, describe (location, depth, yield, contaminants, etc.) _____

WASTEWATER

1. Is wastewater presently disposed on the site? Yes [] No [X] If yes, describe the method(s) and quantities (gpd). _____
2. Is the project located within a sewer district? Yes [X] No [] If yes, describe. South Placer Municipal Utility District

If yes, can the district serve the project? Yes [X] No []

Is there sewer service in the area? Yes [] No [] If yes, what is the distance to the nearest collector line? _____

3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? 9800 gpd pipes feed through clarifier and connect to sanitary sewer in Sierra College Blvd.
4. Will there be any unusual characteristics associated with project wastewater? Yes [X] No [] If yes, describe any special treatment processes that may be necessary for these wastes. 100% of the water used is reclaimed from the showroom and recycled. The water is pumped back into the showroom and through cleaning and filtering equipment, then back to the wash equipment again to be re-used.
5. During the wettest time of year, is the groundwater level on the project site less than 8 feet below the surface of the ground? Yes [X] No [] 7.5'-8' per geotech report

SOLID WASTE

1. Describe the type(s) of solid waste and estimate the quantities of waste per day/month that will be produced by the project. Specify if there are any special wastes (chemicals, infectious waste, oils, solvents, recyclables, etc.) Recyclables and standard trash, 2yd bins picked up once a week
2. Describe the disposal method of this waste material. Dumpsters are provided within the trash enclosure area.
3. Describe the access that will be provided to refuse removal vehicles and the location and design of recycling and refuse storage equipment. There is clear access to the trash enclosure apart from the vehicle traffic in the car wash pond. The trash enclosure is of CMU construction to match the building with gates and a roof to protect from the elements as well to prevent ingress from the public.

PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? 2,800 ft
What is the name of this facility? Christine Anderson Park
2. Are any park or recreation facilities proposed as part of the project? Yes [] No [X] If yes, describe.

SCHOOLS

1. What are the nearest elementary and high schools to the project? See below

What are the distances to these schools from the project? _____

Rocklin Elementary School - 1.78 mi, Spring View Middle School - 2.18 mi, Rocklin High School - 2.52 mi

XI. AESTHETICS

1. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes [X] No []
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. The car wash is located adjacent to another automotive use in what is shaping to be a commercial development area and is well situated on the corner for ease of access to its customer. There is no consistent building style on the surrounding developed properties; however, the clean lines and color palette, as well as the contemporary look of proposed building, should not detract from any future development.
2. Is the proposed project consistent/compatible with adjacent architectural styles? Yes [X] No []
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. Adjacent parcels are largely undeveloped, and nearby commercial buildings range in style.

The proposed car wash has a clean, modern design that does not detract from existing businesses in the area, but is easily identifiable by Quick Quack customers as it is consistent with other locations.

3. Describe the signage and/or lighting proposed by the project. _____
(4) wall signs, (1) monument sign at driveway along Sierra College proposed

4. Is landscaping proposed? Yes [] No [] If yes, describe. _____

XII. CULTURAL RESOURCES

Note: If the project site is located on or near an archaeological, historical or paleontological site, specific studies may be required.

1. Does the project site support any archaeological, historical or paleontological features (e.g., Native American habitation sites, old foundations or structures, etc.)? Yes [] No [] If yes, describe. _____

2. What is the nearest archaeological, historical or paleontological site? Loomis Station Historical Landmark
(historic train station)

What is the name of this site? _____