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## Quick Quack Car Wash

Quick Quack Car Wash is an express, soft cloth car wash proposed at the corner of Brace Road and Sierra College Boulevard in the General Commercial Zone bordering the City of Rocklin. Quick Quack is dedicated to water conservation and environmentally friendly practices, as well as employs and supports people from the community. They anticipate being a convenience for their customers, providing a quick individualized experience with clean facilities and professional staff.

### Project Objectives

The project objectives are as follows:

- Complement the existing and proposed uses in this commercial corridor.
  - The overall architecture features a clean line, modern design that is recognizable but will not detract from adjacent businesses.
- Encourage customers frequenting adjacent businesses to add a quick stop to their trip, collecting existing drivers as they commute or run errands, lessening stress on the existing infrastructure.
  - An entire wash cycle lasts approximately three minutes, and use of the vacuums typically less than ten minutes. Approximately 75% of customers are members – a license plate reader scans their plates and they bypass paying at the quarterback station, keeping vehicles from backing up
- Promote water conservation & water recycling.
  - Quick Quack's reclaim system uses as little as eighteen to twenty-three gallons of fresh water per car and the environmentally friendly shampoos are water soluble and biodegradable. Quick Quack does not use any acids or other corrosive materials that touchless car washes typically employ.

### Community Benefits

The proposed Quick Quack addresses the following of the Town's land use issues:

- Loomis should support the expansion of bicycle, equestrian and hiking trail systems both within and surrounding the Town of Loomis
  - (5) short term bike stalls and (1) long term bike locker are provided for the employee use and a connection to the ROW is provided
- The lack of street trees and landscaping in some commercial areas detracts from the Town's aesthetic quality
  - The majority of the existing trees on site will remain. New landscaping will be proposed that is respectful to the existing landscape, is water efficient, provides visibility at the drive aisles and is easy to maintain.

The proposed Quick Quack addresses the following of the Town's land use goals:

- To preserve, maintain, and enhance creeks and riparian areas for both their aesthetic and wildlife habitat values.
  - Quick Quack will maintain the creek area flowing through the northwest portion of the site. Construction of the car wash building and associated vacuum stalls and drive aisles will be contained to the southeast corner of the site
- To protect groundwater and surface water quality

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**Reference:**      **Reference**

- Catch basins will be installed as well as a trench drain at the tunnel exit to collect any runoff. The wash uses environmentally friendly shampoos that are water soluble and biodegradable.
- To protect oak woodlands and significant stands of native trees
  - Per the arborist report, the majority of the trees will remain onsite. Trees to be removed have minor to major structural or health problems (rated 1-3)
- To improve the Town's commercial base to increase municipal revenues and provide a wider range of goods and services for local residents, in addition to encouraging some commercial uses near the freeway and in the downtown that can attract or serve patrons from outside the community.
  - The car wash will be located on the border to the City of Rocklin across from the future Costco. The location anchored on the corner will pick up residents moving south along Sierra College as well as going both directions east-west on Brace Road. Patrons of Costco will easily be able to maneuver from the store to the carwash during their trip without adding significant time to the trip.