

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2005022022

Project Title: Addendum to the Final Environmental Impact Report (SCH # 2005022022) for the Quick Quack Car Wash

Lead Agency: Nevada County Contact Person: Matt Kelley
 Mailing Address: 950 Maidu Avenue, Suite 170, P.O. Box 599002 Phone: 530-265-1423
 City: Nevada City Zip: 95959 County: Nevada County

Project Location: County: Nevada County City/Nearest Community: Lake of the Pines

Cross Streets: Highway 49 & Woodridge Road & Combie Road and Higgins Road Zip Code: 95602

Longitude/Latitude (degrees, minutes and seconds): 39 ° 1 ' " N / 121 ° 5 ' " W Total Acres: 0.96

Assessor's Parcel No.: 057-260-019 Section: 28 Twp.: 13N Range: 8E Base: MDB&M

Within 2 Miles: State Hwy #: Highway 49 Waterways: Ragsdale Creek

Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: Addendum to an EIR FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Preczone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 3,452 Acres _____ Employees 5 Transportation: Type _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Educational: _____ Power: Type _____ MW
 Recreational: _____ Waste Treatment: Type _____ MGD
 Water Facilities: Type _____ MGD Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Zoning: Community Commercial (C2) - Scenic Corridor Combining District (SC) - Site Performance Combining District (SP), General Plan: Community Commercial (CC)

Project Description: (please use a separate page if necessary)

The project as proposed is an application for a Development Permit (DVP21-1) to construct an approximately 3,452-Square-Foot Quick Quack Drive-Through Car Wash, within the Higgins Marketplace Shopping Center. Development would include the construction of the proposed drive-through car wash along with fourteen (14) self-service vacuum parking spaces, located under two detached approximately 9-foot tall canopies with a combined size approximately 2,382 square feet. Further development would include the construction of an approximately 238-square-foot QB Pay Station with an approximately 442-square-foot, 8-foot tall covered Pay Station canopy, which would be located across the proposed access driveway leading to the car wash tunnel. Associated development would include the installation of six (6) off-street parking spaces for employee use, landscaping and a trash enclosure. Exterior lighting would be downcast and shielded and would consist of five (5) parking lot pole lights at a height of 15 feet along with gooseneck style lights mounted on the exterior of the building along with lighting mounted under the vacuum canopies. Please see proposed Draft Addendum to the Final EIR for full project description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

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|---|---|
| <u>S</u> Air Resources Board | _____ Office of Historic Preservation |
| _____ Boating & Waterways, Department of | _____ Office of Public School Construction |
| _____ California Emergency Management Agency | <u>S</u> Parks & Recreation, Department of |
| <u>X</u> California Highway Patrol | _____ Pesticide Regulation, Department of |
| <u>S</u> Caltrans District # <u>3</u> | _____ Public Utilities Commission |
| _____ Caltrans Division of Aeronautics | <u>S</u> Regional WQCB # <u>5</u> |
| <u>X</u> Caltrans Planning | _____ Resources Agency |
| _____ Central Valley Flood Protection Board | _____ Resources Recycling and Recovery, Department of |
| _____ Coachella Valley Mtns. Conservancy | _____ S.F. Bay Conservation & Development Comm. |
| _____ Coastal Commission | _____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| _____ Colorado River Board | _____ San Joaquin River Conservancy |
| _____ Conservation, Department of | _____ Santa Monica Mtns. Conservancy |
| _____ Corrections, Department of | _____ State Lands Commission |
| _____ Delta Protection Commission | _____ SWRCB: Clean Water Grants |
| _____ Education, Department of | _____ SWRCB: Water Quality |
| _____ Energy Commission | _____ SWRCB: Water Rights |
| <u>S</u> Fish & Game Region # <u>2</u> | _____ Tahoe Regional Planning Agency |
| _____ Food & Agriculture, Department of | <u>S</u> Toxic Substances Control, Department of |
| _____ Forestry and Fire Protection, Department of | _____ Water Resources, Department of |
| _____ General Services, Department of | _____ Other: _____ |
| _____ Health Services, Department of | _____ Other: _____ |
| _____ Housing & Community Development | |
| <u>S</u> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date May 6, 2022 Ending Date June 6, 2022

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>QUICK QUACK CAR WASH</u>
Address: _____	Address: <u>1380 LEAD HILL BLVD., SUITE 260</u>
City/State/Zip: _____	City/State/Zip: <u>ROSEVILLE, CA 95661</u>
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 5/5/22

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.