

**NEVADA COUNTY, CALIFORNIA**  
**NOTICE OF AVAILABILITY FOR PUBLIC REVIEW AND NOTICE OF INTENT TO**  
**ADOPT AN ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT (STATE**  
**CLEARINGHOUSE NO. 2005022022) FOR THE QUICK QUACK CARWASH PROJECT**  
**(PLN21-0161; DVP21-1; EIS21-0004)**

**TO:** Department of Public Works – Surveyor  
Department of Public Works – Engineering  
Department of Public Works – Sanitation  
Department of Public Works – Transit  
Environmental Health Department  
Building Department  
County Counsel\*  
Nevada County Transportation Commission  
Northern Sierra Air Quality Management Dist.  
Ag Commissioner / Weights & Measures  
Housing/Community Services  
CEO – Alison Lehman  
LAFCO  
PG&E  
Higgins Fire District  
Pleasant Ridge Union School District  
Placer County Planning  
US Army Corp of Engineers  
US Fish & Wildlife  
Nevada County Economic Resource Council  
General Plan Defense Fund  
Nevada City Rancheria Nisenan Tribe  
Shingle Springs Band of Miwok Indians  
CALFire, Nevada Yuba Placer Unit – Brian Estes  
Commissioner Duncan, District II  
Brian Foss, Planning Director  
Trisha Tillotson, CDA Director  
Property Owners w/in 300-Foot  
Caltrans Highways  
Fire Protection Planner  
CA Fish & Wildlife  
Central Valley Regional Water Quality Control  
Department of Water Resources  
Native American Heritage Commission  
Nevada Irrigation District  
CA State Fire Marshal  
Air Resources Control Board  
Resource Conservation District  
CA Native Plant Society - Redbud  
Nevada County Association of Realtors  
Lake of the Pine HOA – Tom Wright  
Kevin Johnston  
Sierra Nevada Group/Sierra Club  
Federation of Neighborhoods  
Tsi Akim Maidu  
United Auburn Indian Community  
Bear Yuba Land Trust  
Friends of Nevada City  
Keep Nevada County Rural  
COB – Jeff Thorsby  
Nevada County Contractor’s Association  
Forest Springs, LLC.  
John Fenstermacher  
California State Clearinghouse  
Supervisor Scofield, District II  
Tyler Barrington, Principal Planner

*\*receives full report, others receive NOA/NOI only with report available online.*

**Date:** May 6, 2022

**Prepared by:** Matt Kelley, Senior Planner  
Nevada County Planning Department  
950 Maidu Avenue, Suite 170  
Nevada City, CA 95959  
(530) 265-1423  
Email: matt.kelley@co.nevada.ca.us

**File Number(s):** PLN21-0161; DVP21-1; EIS21-0004

**Assessor’s Parcel Number:** 057-260-019

**Applicant:** Quick Quack Car Wash Holdings – Cameron Drennan  
1380 Lead Hill Boulevard, Suite 260  
Roseville, CA 95661

Quick Quack Car Wash – PLN21-0161; DVP21-1; EIS21-0004  
May 6, 2022

- Property Owner:** KKP Lake of the Pines, LLC.  
5011 Waverly Way  
Granite Bay, CA 95746
- Representative:** Brian Firenze  
CRM Architects & Planners, Inc.  
5800 Stanford Ranch Road, Suite 720  
Rocklin, CA 95765
- Zoning Districts:** Community Commercial (C2) – Scenic Corridor Combining District (SC) – Site Performance Combining District (SP)
- General Plan Designation:** Community Commercial (CC)
- Project Location:** The proposed project site is located within the existing Higgins Marketplace and contains an existing approximately 6,000-square-foot graded building pad, within an approximately 0.96-acre parcel, known as Parcel 3 of Parcel Map 04-020 (Higgins Market Place, 21 of Parcel Maps, Page 62), shown as Assessor Parcel Number 057-260-019. The Higgins Marketplace is located on the east side of Highway 49, in unincorporated southern Nevada County, near the Lake of the Pines community. The project site is also located within the Lake of the Pines Village Center and is located within the boundaries of the Higgins Area Plan.

**Project Description:** 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. The subject project site is currently un-developed and is located within the existing Higgins Marketplace, and contains an existing approximately 6,000-square-foot graded building pad, within an approximately 0.96-acre parcel, known as Parcel 3 of Parcel Map 04-020 (Higgins Market Place, 21 of Parcel Maps, Page 62). 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 2,392 square feet. Further development would include the construction of an approximately 238-square-foot QB Pay Station with an approximately 442-square-foot, 9-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. As proposed, all exterior lighting would be styled to match the Higgins Marketplace Shopping Center. Signage for the proposed Quick Quack Car Wash would be externally illuminated and would consist of wall signs located on the exterior of the building identifying Quick Quack Car Wash and additions to the Higgins Marketplace Pole Sign and Monument Signs, identifying Quick Quack Car Wash. The Higgins Marketplace project was originally approved by the Nevada County Board of Supervisors on August 18, 2009 (EIR04-001, GP04-005, Z04-012, PM04-020, U04-019)

*For full Project Description please see the proposed Addendum to the Final Environmental Impact Report.*

**PUBLIC REVIEW:** As a Lead agency in accordance with CEQA, this Notice of Availability serves as public notice that the County of Nevada has prepared an Addendum to an EIR for the project identified above in accordance with CEQA Guidelines Section 15164. Nevada County is inviting comments and concerns regarding this Addendum to an EIR during the public review period as outlined below. The decision-making body shall consider the Addendum with the certified EIR, prior to making a decision on the project, pursuant to CEQA Guidelines Section 15164(d). Although not required, this Addendum to an EIR is being circulated for a 30-day public review period. Prior to approval of the project, the Planning Commission will consider comments received on this Addendum to an EIR. The Planning Commission will hold a public hearing before it considers certification of the Addendum with the certified EIR and approval of the proposed project at a duly noticed public hearing on a date to be determined.

Quick Quack Car Wash – PLN21-0161; DVP21-1; EIS21-0004

May 6, 2022

The public review period for the proposed project is from **May 6, 2022 to June 6, 2022. Comments must be received by 5:00 p.m. on the last day of the comment period, June 6, 2022.** Written comments should be sent to the following address:

Matt Kelley, Senior Planner  
Nevada County Planning Department  
950 Maidu Avenue, Suite 170  
Nevada City, CA 95959  
Phone: 530-264-1423  
Email: [matt.kelley@co.nevada.ca.us](mailto:matt.kelley@co.nevada.ca.us)

**DOCUMENT AVAILABILITY:** The Addendum to the EIR prepared for this project and the documents used in preparation of this Addendum are available for review on the County's website at <https://www.mynevadacounty.com/512/Planning-Department>, under the Projects and Supporting Documents link. Hardcopies may be reviewed at the Nevada County Planning Department, 950 Maidu Avenue, Suite 170, Nevada City, CA 95959.

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970," as amended to date, an Addendum to a previously certified EIR has been prepared because none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR have occurred.

Prepared by:

  
\_\_\_\_\_  
Matt Kelley, Senior Planner

  
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Date