



**PLANNING COMMISSION  
STAFF REPORT  
May 17, 2022**

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**Prepared by:** Lance E. Lowe, AICP, Principal Planner  
**Reviewed by:** Thomas Last, Community Development Director

**DATA SUMMARY:**

**Application Number:** 22PLN-02  
**Subject:** Development Review and Use Permit for the construction of a ±3600 square foot attended Quick Quack Carwash and related site improvements.  
**Location/APN:** 2059 Nevada City Highway/035-400-001  
**Applicant:** Doug Livingston, Quick Quack Carwash  
**Zoning/General Plan:** Central Business (C-2) Zone/Commercial  
**Entitlement(s):** Development Review & Use Permit  
**Environmental Status:** Categorical Exemption

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**RECOMMENDATION:**

The Development Review Committee recommends that the Planning Commission approve the Quick Quack Carwash project as presented, or as modified by the Planning Commission, which includes the following actions:

1. Determine the project Categorically Exempt as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
2. Adoption of Findings of Fact for approval of the Quick Quack Carwash project as presented in the Staff Report; and,
3. Approval of the project in accordance with the Conditions of Approval as presented in the Staff Report.

**BACKGROUND:**

The Development Review Committee considered the project at its March 22, 2022, meeting. The DRC discussed and recommended approval of the project subject to the following modifications: 1) Additional landscaping along the Gates Place frontage and modification of landscape tree selection 2) Reduction of the carwash egress turning movements 3) Fencing along Caltrans right-of-way and 4) Architectural elevation design changes.

The DRC recommended modifications are briefly discussed below:

1. *Additional landscaping along the Gates Place frontage and modification of landscape tree selection* – As outlined in the March 22, 2022, DRC report, Condition of Approval A – 4 requires an increase in the landscape planter width along the Gates Place property frontage to ten feet or as wide as practicable.

The revised plans show an increased landscape planter width along the Gates Place property frontage from six feet to nine feet, three inches consistent with Condition of Approval No. A – 4.

Landscaping has also been provided on the City owned triangular right-of-way property fronting Nevada City Highway consistent with Condition of Approval No. A – 5.

Condition of Approval No. A – 10 has been revised to allow for a landscape maintenance agreement in lieu of vacation of the City's triangular right-of-way. The City owned triangular right-of-way property may accommodate a monument sign and landscaping provided a landscape maintenance agreement is ratified.

Lastly, concerns relating to the type of Maple Tree with respect to pavement upheaval was expressed by the DRC. The revised landscape plans replace the New World Red Maple Trees with Prairifire Crabapple Trees throughout.

2. *Reduction of the carwash egress turning movements* – The carwash egress turning movements have been further evaluated to ensure that the turning radius is adequate. The revised plans reduce the turning radius required for egress of the carwash.
3. *Fencing along Caltrans right-of-way* – The DRC noted that the existing chain link fencing along the Caltrans right-of-way may not be upgraded to black metal fencing as outlined in Condition of Approval No. A – 7. Condition of Approval No. A – 7 has been modified to be subject to the approval of Caltrans.
4. *Architectural elevation design changes* – Condition of Approval No. A – 6 notes the following architectural elevation modifications. Status of the modifications follows:
  - a. Metal wall canopy system should be replaced with alternating shed roofs on north elevation.  
  
Status – Shed roofs have been provided as recommended.
  - b. Shed roofs over doors.  
  
Status – Same as comment above.

- c. Additional natural materials such as stone, wood, or horizontal siding should be added, particularly to the north elevation.

*Status* – The north elevation of the carwash and the entirety of the QB station include natural materials with Hardi-board horizontal siding as the predominate building material. Additionally, the tower elevations include stucco architectural joints thereby providing additional architectural detailing of the vertical wall facade. The revised elevations comply with revisions outlined in Condition of Approval No. A – 6.

- d. Gooseneck wall lighting to replace wall pack lighting.

*Status* – Gooseneck wall lighting has been added to north and west elevations for sign illumination.

- e. QB architectural elevations consistent with the building architecture.

*Status* – Architectural elevations have been provided for the QB station consistent with the architecture of the building in accordance with Condition of Approval No. A – 6.

Staff will provide a PowerPoint presentation at the May 17, 2022, Planning Commission meeting to illustrate the revised elevations for Planning Commission consideration.

See **Exhibit A** – Development Review Staff Report dated March 22, 2022, for discussion of Background, Project Description, Site Description and Environmental Setting, Environmental Determination, General Plan and Zoning, Staff Analysis of site plan, parking, Drive-through, Landscaping, Architectural Design, Corporate Building Colors, Fencing, Signage, and Vacation of City property.

#### **EXHIBIT**

**Exhibit A** – March 22, 2022, DRC Staff Report with the following Attachments:

**Attachment 1** – Vicinity Map

**Attachment 2** – Aerial Photograph

**Attachment 3** – Site Photographs

**Attachment 4** – Findings and Revised Conditions of Approval

**Attachment 5** – Revised Quick Quack Project Plans dated April 4, 2022



# EXHIBIT



**DEVELOPMENT REVIEW  
COMMITTEE  
STAFF REPORT  
March 22, 2022**

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**Prepared by:** Lance E. Lowe, AICP, Principal Planner  
**Reviewed by:** Thomas Last, Community Development Director

**DATA SUMMARY:**

**Application Number:** 22PLN-02  
**Subject:** Development Review and Use Permit for the construction of a ±3,600 square foot attended Quick Quack Carwash and related site improvements.  
**Location/APN:** 2059 Nevada City Highway/035-400-001  
**Applicant/Owner:** Doug Livingston, Quick Quack Carwash  
**Zoning/General Plan:** Central Business (C-2) Zone/Commercial  
**Entitlement:** Development Review & Use Permit  
**Environmental Status:** Categorical Exemption

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**RECOMMENDATION:**

The Development Review Committee recommend that the Planning Commission approve the Quick Quack Carwash project as presented, or as modified by the Development Review Committee, which includes the following actions:

1. Determine the project Categorically Exempt as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
2. Adoption of Findings of Fact for approval of the Quick Quack Carwash project as presented in the Staff Report; and,
3. Approval of the project in accordance with the Conditions of Approval as presented in the Staff Report.

**BACKGROUND:**

On August 22, 2018, the Planning Commission approved an ±8,700 square foot O'Reilly Auto Parts Store with associated parking, landscaping, and signage. Building permits were ready to issue when O'Reilly representatives withdrew their application.

On January 19, 2021, the Community Development Department issued a demolition permit for the fire damaged ±10,000 square foot office building. Except for the monument sign on the City's triangular property fronting the site and foundation and curbing remnants, the project site is presently vacant with chain link fencing around the perimeter of the former building site.

## **PROJECT DESCRIPTION:**

The applicant is requesting a Development Review and Use Permit for the construction of a ±3,600 square foot attended Quick Quack Carwash building and related site improvements in the C-2 Zone. The C-2 Zone permits commercial buildings contingent upon Development Review Permit (i.e. Design Review) approval for site plan and architectural building design in accordance with the City's Design Guidelines and Development Code Standards. A Use Permit is required for Vehicle Services – Minor Maintenance/Repair, which includes attended and self-service car washes.

The project plans include the following details:

*Site Plan* – Development of the ±0.867-acre site includes the construction of a carwash building of ±3,600 square feet and ±238 square foot QB station, including parking, landscaping, lighting, and wall signage. The building is located at the northwest corner of the property ±50 feet from the westerly property line adjoining the Dollar General store. The building is setback ±8 feet from the front property line; ±36 feet from Nevada City Highway; and, ±144 feet from the rear property line.

The City owns the triangular unmaintained landscaped property that separates the property and Nevada City Highway. The City is amenable to granting the property to the property owner. Vacation of the property is required to relinquish the property for use by Quick Quack Carwash. The property owner has indicated that he is interested in acquiring the property, subject to Council approval.

*Access, Parking & Circulation* – Access to the site is via a 40-foot-wide driveway at the northeast end of the property from Gates Place. The driveway connects to a 26-foot-wide ingress/egress drive isle and 24-foot ingress/egress driveway. The existing driveway at the northwest corner of the property on Nevada City Highway will be removed and re-curbed.

An existing 24-foot reciprocal ingress/egress easement is reserved along the southern portion of the property connecting with Dollar General. The easement will continue to be maintained.

Within the property, two accessible parking spaces are provided. In addition, twelve under canopy vacuum stations are proposed with dimensions of nine by eighteen feet with backing distances of twenty-six feet.

A bicycle rack and storage are located at northwest corner of the property adjoining the carwash egress.

*Landscaping* – A landscaping plan has been submitted with the project plans (Sheet L1). The landscaping consists of a combination of grasses/shrubs/perennials and ornamental trees including Hunnington Carpet Rosemary, Lemon Drift Rose, Deer Grass, Little Gem Dwarf Southern Magnolia, Chaparral Yucca, California Coffeeberry, Stela de Oro Daylilly,

Little John Weeping Bottlebrush, Feather Reed Grass, Western Redbud, Incense Cedar and Red Maple. Total landscaped area represents  $\pm 8,681$  square feet or  $\pm 0.20$  acre (23%) of the  $\pm 0.867$ -acre site.

*Architectural Design* – Architectural plans and detailing includes the following design components:

- Split-face concrete masonry wainscoting with masonry sill (Dark Gray);
- 4° 4° faux windows on north and south elevations;
- Metal perpendicular wall canopies over windows;
- Concrete masonry smooth face wall façade (Light Gray);
- Plaster smooth coat on upper wall (Snowboard);
- Pop-outs highlighting ingress/egress drives (Decisive Yellow);
- Metal cantilevered canopy covering Pay and Vacuum stations (Greenbelt)

*Lighting* – Lighting consists of a combination of LED site lighting and exterior wall pack fixtures on the building facade. Parking Lot lighting consists of under canopy lighting for the vacuum stalls and 16-foot-high pole lights spaced throughout the site. Exterior wall lighting consists of wall sconces, under façade wall lighting, and wall packs. All lighting is to be directed downward.

A photometric plan has been prepared together with the building plans to show the type of fixture and foot-candle in accordance with City of Grass Valley Standards.

*Trash Enclosure* – A roofed trash enclosure is proposed immediately south of the QB Station. The trash enclosure materials consist of thin brick to match the building over CMU with solid metal doors. Landscaping is proposed on all non-accessible sides. The colors match the proposed building colors.

*Signage* – An existing abandoned monument sign is located on the City's triangular property fronting the project. No monument signage is proposed at this time.

The wall signage proposed consists of signs on all elevations with approximate square footages of  $\pm 75$  feet on the north, south and east elevations. The west elevation fronting East Main Street is  $\pm 150$  square feet. The wall signs include internal illumination with lite backing and individual channel letters.

*Drainage* – The property drains from north to south with proposed bioretention drainage areas, planted with Deer Grass, located at the southwest area of the property. Drainage systems are required to convey 24-hour storm events and mitigate any potential runoff increases as outlined in the City of Grass Valley standards.

#### **SITE DESCRIPTION AND ENVIRONMENTAL SETTING:**

The  $\pm 0.867$ -acre site was developed with a  $\pm 10,000$  square foot two-story office building. The eastern side of the parcel fronts SR 20/49. Mature landscaping exists in the Caltrans

right-of-way screening much of the site from the freeway views. Commercial uses are located to the north, south and west of the project site (**Attachment 3 – Site Photographs**).

### **ENVIRONMENTAL DETERMINATION:**

The project qualifies for a Class 32 Categorical Exemption. A Class 32 consists of projects characterized as in-fill development meeting the following conditions: (a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the project site has no value as habitat for endangered, rare or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; (e) the site is adequately served by all required utilities and public services.

### **GENERAL PLAN AND ZONING:**

**General Plan:** The project area has a land use designation of Commercial according to the City of Grass Valley 2020 General Plan. The Commercial designation is a broad category intended to encompass all types of retail commercial and commercial service establishments.

**Zoning:** The property is within the Central Business (C-2) Zone District. The C-2 Zone implements the Commercial General Plan land use designation. Per Table 2-10, Vehicle Services – Minor Maintenance/Repair including attended and self-service car washes are permitted uses with approval of a Development Review and Use Permit.

### **ANALYSIS:**

In review of the project with respect to compliance with the City's Community Design Guidelines and Development Code, staff offers the following for Development Review Committee consideration:

*Site Plan* – The existing 24-foot ingress/egress easement along the southern property line connecting with Dollar General and triangular shaped property largely dictate site design. The site plan layout with building fronting Nevada City Highway and parking/vacuum stations in the rear is preferred. Additional and refreshed landscaping on the City's triangular property that the applicant is willing to assume will provide a landscaped buffer when viewed from Nevada City Highway.

*Parking* – Two accessible parking spaces are provided immediately southeast of the building. Carwashes require four (4) spaces for each service or wash bay in addition to spaces for office use at a ratio of 1/250 sq. ft. The required parking for the project is therefore five (5) parking spaces (1 bay plus ±238 sq. ft. QB Station) resulting in a deficit of three (3) parking spaces. However, the proposed vacuum stations may also serve as required parking. Condition of Approval No. A – 3 requires the site plan shall be revised to show a minimum of five (5) parking spaces with minimum dimensions consistent with the City's parking standards.



*Drive-through* – The City's Development Code defines Vehicle Services with Minor Maintenance/Repair including attended and self-service car washes separately from drive-throughs. Accordingly, the City's Development Code standards for drive-throughs does not necessarily apply to the proposed carwash site design. However, the project is consistent with the City's drive-through standards for car stacking, aisle design, and separation of stacking areas from other traffic. Except for having stacking areas adjacent and parallel to the street or public right-of-way, the proposed design is consistent with the City's drive-through development standards. The below landscaping Conditions of Approval will ensure that additional screening is provided between Gates Place and the carwash drive aisle.

*Landscaping* – Landscape planters of  $\pm 6$  feet are proposed along the side and front property lines. The City's Development Code requires 6-and 10-foot planters in the side and front yards, respectively. The side yard setback is consistent with the City's Development Code; however, the front yard landscape planter should be ten feet. Increasing the landscape planter fronting the triangular property is not necessary; however, Condition of Approval No. A – 4 requires the front planter fronting the drive isle to be ten feet or as wide as practicable. This may require the dual travel lane to be eliminated and the entrance to be shifted further east. The final design shall be to the satisfaction of the Community Development Director.

No planters are proposed along the rear property line fronting the Cal-Trans right-of-way as trees and vegetation exists in the right-of-way.

Conditions of Approval F1 – 4 requires the final landscaping to comply with the State's Model Water Efficiency Landscape Ordinance.

*Architectural Design* – The proposed building design contains architectural components similar to buildings in the area, with compatible materials and architectural features. Condition of Approval No. A – 6 requires the following architectural modifications be made consistent with the City's Design Guidelines:

- Metal wall canopy system should be replaced with alternating shed roofs on north elevation;
- Shed roofs over doors;
- Additional natural materials such as stone, wood, or horizontal siding should be added, particularly to the north elevation;
- Gooseneck wall lighting to replace wall pack lighting;
- QB architectural elevations consistent with the building architecture.

*Corporate Branding Colors* – Corporate Colors of Quick Quack Carwash are off white (Light Gray) (Snowboard), Green Trim (Greenbelt) with yellow detailing (Decisive Yellow). The Community Design Guidelines require color selection of buildings to reflect or complement the natural environment of Grass Valley utilizing earth tone and natural colors.

Color Palettes may include the introduction of bright accent colors for emphasizing details. Buildings shall be of architectural quality, color and texture and should be harmonious with the surrounding neighborhood buildings. The off-white colors are consistent with the City's Design Guidelines and blend with the colors of the Fowler Center, Dollar General and Lumberjack Restaurant. The Greenbelt trim is also consistent with the Lumberjack trim colors. The Decisive Yellow color emphasizes architectural details consistent with the City's Design Guidelines.

*Fencing* – No new fencing is proposed with the project. An existing chain link fence exists along the Cal-Trans right-of-way. Condition of Approval No. A – 7 requires the chain link fencing to be replaced with a black metal fence along the property.

*Signage* – Condition of Approval A – 8 requires the wall signage to comply with the City's design and square footage size standards for primary and secondary frontages. Externally lite gooseneck lighting is also required.

Condition of Approval No. A – 10 requires the existing monument signage to be removed prior to the issuance of a Certificate of Occupancy for the carwash. A new monument sign may be located on the property upon vacation and acceptance by Quick Quack Carwash. A sign permit shall be obtained for the approval of the monument sign prior to installation.

*City Vacation* – The City is amenable to vacating the unmaintained triangular property to Quick Quack Carwash at fair market value. Condition of Approval No. A – 11 requires the applicant shall apply for a summary vacation in accordance with Government Code § 65402 and Streets and Highways Code Section 8334 et. seq.

**ATTACHMENTS:**

- Attachment 1** – Vicinity Map
- Attachment 2** – Aerial Photograph
- Attachment 3** – Site Photographs
- Attachment 4** – Findings and Conditions of Approval
- Attachment 5** – Quick Quack Project Plans



# ATTACHMENTS

# 2059 Nevada City Highway



ATTACHMENT 1

March 1, 2022

1:9,028

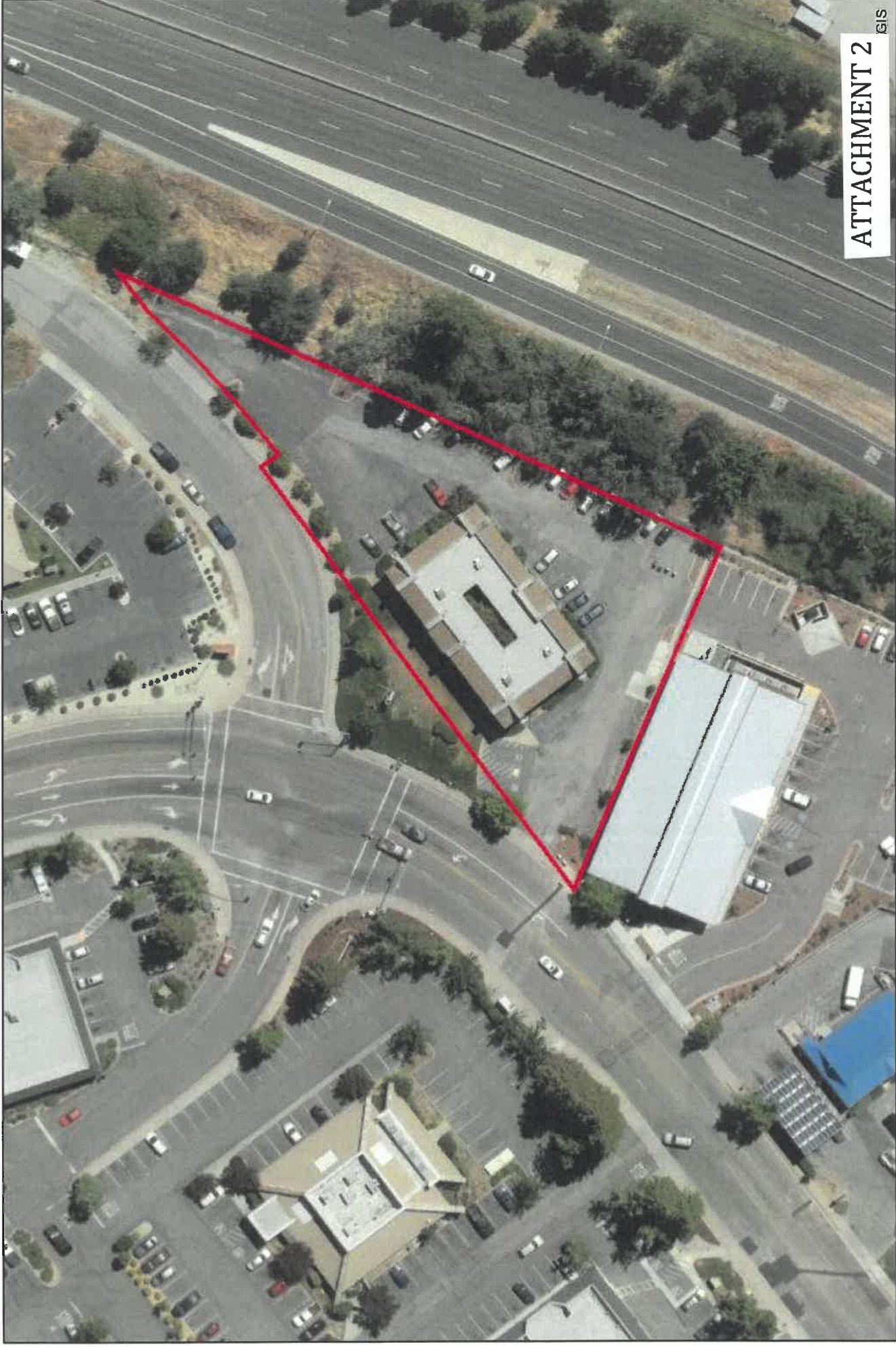
0 0.075 0.15 0.3 mi

0 0.1 0.2 0.4 km

Nevada County GIS  
©2018



# 2059 Nevada City Highway



ATTACHMENT 2  
GIS

March 1, 2022

1:1,128  
0 0.0075 0.015 0.03 0.03 mi  
0 0.015 0.03 0.06 km  
Nevada County GIS  
©2018





**FINDINGS & CONDITIONS OF APPROVAL  
QUICK QUACK CARWASH DEVELOPMENT REVIEW AND USE PERMIT  
(22PLN-02)**

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**FINDINGS:**

In accordance with Sections 17.81.060 and 17.72.030 of the Development Code the Planning Commission is required to make specific findings before it approves a Development Review and Use Permit.

1. The City received a complete application for Development Review Application 22PLN-02.
2. The Community Development Department determined the project is Categorically Exempt as the appropriate environmental review in accordance with the California Environmental Quality Act (CEQA).
3. The Grass Valley Development Review Committee reviewed the application at its regularly scheduled meeting on March 22, 2022.
4. The Planning Commission has considered the recommendations of the Development Review Committee, including the proposed Categorical Exemption at its regularly scheduled meeting on May 17, 2022.
5. The project is consistent with the applicable sections and development standards in the Development Code.
6. The project, as conditioned, complies with the City of Grass Valley Community Design Guidelines.
7. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.
8. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.

**A. GENERAL CONDITIONS (Bold represents inserted text resulting from the DRC Meeting):**

1. The approval date for this project is May 17, 2022. The Development Review and Use Permit are approved for a period of 1 year and shall expire on May 17, 2023, unless the project has been effectuated (i.e. building permit has been obtained) or the applicant requests a time extension that is approved by the Grass Valley Planning Commission pursuant to the Development Code.
2. The project shall be constructed in accordance with the plans approved by the Planning Commission for Development Review Permit 22PLN-02 unless changes are approved by the Planning Commission prior to commencing such changes. Minor design changes may be approved by the Community Development Department as determined appropriate by the Community Development Director.

**FINDINGS & CONDITIONS OF APPROVAL**  
**QUICK QUACK CARWASH DEVELOPMENT REVIEW AND USE PERMIT**  
**(22PLN-02)**

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Major changes, as determined by the Community Development Director, shall be approved by the Planning Commission.

3. The site plan shall be revised to show a minimum of five (5) parking spaces with minimum dimensions consistent with the City's parking standards. The revised site plan shall be to the satisfaction of the Community Development Director and City Engineer.
4. ~~The landscape planter along the property frontage shall be increased to ten (10) feet or as wide as practicable. This may require the dual travel lane to be eliminated and the entrance to be shifted east. The final design shall be to the satisfaction of the Community Development Director.~~
5. A landscape plan shall be submitted for the vacated triangular property. The landscaping shall be installed prior to the issuance of a Certificate of Occupancy for the carwash. **No tree or plant removal shall occur until the final landscape plan is approved by the Community Development Department.**
6. The architectural elevations shall be modified to include the following:
  - a. Metal wall canopy system should be replaced with alternating shed roofs on north elevation;
  - b. Shed roofs over doors;
  - c. Additional natural materials such as stone, wood, or horizontal siding should be added, particularly to the north elevation. **Hardi-board horizontal siding shall be the predominate material on the north elevation. The east/west tower elevations shall include stucco architectural joints;**
  - d. Gooseneck wall lighting to replace wall pack lighting;
  - e. QB architectural elevations consistent with the building architecture.
7. **If approved by Caltrans**, new black metal fencing or equivalent shall be installed along the Caltrans right-of-way for the entirety of the property replacing the existing chain link fencing. The new fencing shall be shown in the improvement plans and constructed to the satisfaction of the Community Development Director **and Caltrans.**
8. Building lighting shall consist of Gooseneck lighting or equivalent. The signage shall also be externally illuminated with Gooseneck or equivalent lighting fixtures. The signage backing shall be removed and shall also consist of individual channel lettering with Quick Quack emblem. The final lighting fixtures and signage shall be to the satisfaction of the Community Development Director.
9. Prior to the installation of the monument or building signage, the applicant shall obtain a sign permit from the Community Development Department.
10. The existing monument sign located on the City's triangular property shall be removed prior to the issuance of a Certificate of Occupancy. A new monument sign



**FINDINGS & CONDITIONS OF APPROVAL  
QUICK QUACK CARWASH DEVELOPMENT REVIEW AND USE PERMIT  
(22PLN-02)**

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may be located on the property upon vacation and acceptance by Quick Quack Carwash **or upon ratification of a landscape maintenance agreement.** A sign permit shall be obtained for the approval of the monument sign prior to installation.

11. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit an application for a summary vacation in accordance with Government Code § 65402 and Streets and Highways Code Section 8334 et. seq. **or enter into a Landscape Maintenance Agreement.**
12. All trash and storage areas, mechanical equipment, and all other building appurtenances (i.e. utility meters, electrical boxes, air conditioners, fire sprinkler backflow valves, etc.) shall be screened from public view and adjacent properties. Details shall be shown on the final construction and/or improvement plans. All screening materials shall be consistent with the main building materials and colors. Roof-mounted screens and vents shall be compatible with the final roof materials and colors.
13. Energy efficient LED lighting and high efficiency HVAC and appliances shall be used for the project.
14. Prior to construction, the applicant shall obtain the requisite building, plumbing, mechanical and electrical permits from the building division, in compliance with the California Codes.
15. The applicant shall pay all City impact fees prior to issuance of a grading and/or building permit or issuance of a Certificate of Occupancy, as applicable.
16. With five (5) days of approval of the project, the applicant shall record the Notice of Exemption (NOE) with the Nevada County Clerk/Recorder.
17. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

**B. PRIOR TO ISSUANCE OF GRADING PERMIT, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:**

1. The applicant shall submit to the City Engineer for review and approval, an improvements and grading plan prepared by a Registered Civil Engineer; shall obtain a Grading Permit; and shall pay all appropriate fees for plan check and inspection. The grading and improvement plans shall include but not be limited to roadway/driveway/parking lot slopes and elevations, curb, gutters, sidewalks, striping and signing, paving, water and sewer pipelines, storm drains, street/parking lot lights, accessible access from the sidewalk to the building and from the accessible parking spaces to the building, retaining walls, any necessary alteration

**FINDINGS & CONDITIONS OF APPROVAL  
QUICK QUACK CARWASH DEVELOPMENT REVIEW AND USE PERMIT  
(22PLN-02)**

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- of existing utilities, and all easements, in accordance with City Improvement Standards.
2. The existing driveway is not constructed to current City standards. The driveway shall be constructed to a new commercial driveway per City Standard Detail ST-9.
  3. The applicant shall submit to the City Engineer for review and acceptance two copies of a detailed Soils Engineering Report and Engineering Geology Report certified by a Civil Engineer registered in the State of California. In addition to the California Building Code requirements, the report shall specify the pavement structural sections for the proposed roadways in relation to the proposed traffic indexes. The improvements and grading plans shall incorporate the recommendations of the approved Soils Engineering Report and Engineering Geology Report. The project developer shall retain a civil engineer, soils engineer, and engineering geologist to provide professional inspection of the grading operations. If work is observed as not being in compliance with the California Building Code and the approved improvements and grading plans, the discrepancies shall be reported immediately in writing to the permittee, the building official, and the Engineering Division.
  4. The applicant shall submit to the City Engineer for review and approval, drainage plans and hydrologic and hydraulic calculations in accordance with the City of Grass Valley Improvement Standards and Storm Drainage Master Plan & Criteria. All on-site drainage shall be treated prior to discharge to the City drainage system to eliminate the potential for any toxins to reach local waterways.
  5. If the project creates and/or replaces 5,000 sf. or more of impervious surfaces, measures must be implemented for site design, source control, runoff reduction, storm water treatment and baseline hydro modification management measures per the City of Grass Valley Design Standards.
  6. If more than 50 cubic yards of soil is disturbed with the project, a detailed grading, permanent erosion control and landscaping plan shall be submitted for review and approval by the Engineering Division prior to commencing grading. Erosion control measures shall be implemented in accordance with the approved plans. Any expenses made by the City to enforce the required erosion control measures will be paid by deposit.
  7. The improvements and grading plans shall be signed by all other jurisdictional agencies involved (i.e. NID), prior to receiving City Engineer approval.
  8. Per the Development Code, the Grading Permit shall expire one (1) year from the effective date of the permit unless an extension is granted by the City Engineer (for up to 180 days).
  9. All sidewalk fronting the property with cracks greater than ¼ inch in width and ½ or more vertical displacement shall be replaced.

**FINDINGS & CONDITIONS OF APPROVAL  
QUICK QUACK CARWASH DEVELOPMENT REVIEW AND USE PERMIT  
(22PLN-02)**

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10. The applicant shall submit final landscape and irrigation plans, prepared by a licensed landscape architect, for review and approval by the Planning and Engineering Divisions. Landscaping design shall comply with all provisions of the City's Water Efficient Landscape Ordinance.

**C. PRIOR TO INITIATING GRADING AND/OR CONSTRUCTION OF THE SITE IMPROVEMENTS FOR THE PROJECT, THE DEVELOPER SHALL COMPLETE THE FOLLOWING:**

1. Prior to any work being conducted within the State, County or City right-of-way, the applicant shall obtain an Encroachment Permit from the appropriate Agency(s).
2. A minimum of forty-eight (48) hours prior to commencement of grading activities, the developer's contractor shall notify both the Community Development Department and Engineering Division of the intent to begin grading operations. Prior to notification, all grade stakes shall be in place identifying limits of all cut and fill activities. After notification, Community Development and Engineering staff shall be provided the opportunity to field review the grading limits to ensure conformity with the approved improvement and grading plans. If differences are noted in the field, grading activities shall be delayed until the issues are resolved.
3. The applicant shall submit two copies to the Engineering Division of the signed improvement/grading plans.

**D. DURING CONSTRUCTION, THE FOLLOWING CONDITIONS SHALL APPLY:**

1. If prehistoric or historic-period archaeological resources or human remains are encountered during grading or excavation, work shall avoid altering the materials and their context until a qualified professional has evaluated, recorded, and determined appropriate treatment of the resource, in consultation with the City. Project personnel shall not collect cultural resources. Cultural resources shall be recorded on DPR 523 historic resource recordation forms. If it is determined that the proposed development could damage a unique archaeological resource, mitigation shall be implemented in accordance with Public Resources Code Section 21083.2 and Section 15126.4 of the CEQA Guidelines, with a preference for preservation in place. If human remains are discovered, mitigation shall be implemented in compliance with CEQA section 15064.5.
2. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Nevada County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all these agencies.
3. The developer shall keep adjoining public streets free and clean of project dirt, mud,

**FINDINGS & CONDITIONS OF APPROVAL  
QUICK QUACK CARWASH DEVELOPMENT REVIEW AND USE PERMIT  
(22PLN-02)**

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materials, and debris during the construction period.

4. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted by the applicant, for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.
5. Where trucks may transport excavated material off-site unless the loads are adequately wetted and either covered with tarps or loaded such that the material does not touch the front, back or sides of the cargo compartment at any point less than six inches to the top of the cargo compartment. Also, all excavated material must be properly disposed of in accordance with the City's Standard Specifications.
6. The contractor shall comply with all Occupational Safety & Health Administration (OSHA) requirements.
7. Construction and demolition waste recycling shall occur in accordance with Waste Management requirements.
8. For any public work, the contractor shall comply with all Department of Industrial relations (DIR) requirements including complying with prevailing wage requirements.

**E. PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS AND/OR EXONERATION OF BONDS, OR OTHER FORM OF SECURITY, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:**

1. A Warranty and Guarantee security guaranteeing the public improvements for a period of one year shall be provided in the amount of 10% of the total improvement costs.
2. The applicant shall offer to dedicate to the City for public use, all the public streets right-of-way or easements necessary to install, maintain, and re-install all public improvements described on the improvements and grading plans. All offers of dedication must be recorded and a copy provided to the Engineering Division.
3. The Applicant shall sign and record a covenant and agreement to ensure that the onsite storm water facilities will be maintained by the property owner(s).
4. "As-built" plans, signed by the Engineer of Record, must be submitted to the Engineering Division on Mylar and a CD with an AutoCAD (or equivalent) drawing of the public improvements.

**FINDINGS & CONDITIONS OF APPROVAL  
QUICK QUACK CARWASH DEVELOPMENT REVIEW AND USE PERMIT  
(22PLN-02)**

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5. A final report prepared by the soils engineer, in accordance with the California Building Code, must be submitted to the Engineering Division.
6. The grading contractor shall submit a statement of conformance to the as-built plans and specifications. Statement must meet intent of the California Building Code. An example follows: "As the grading contractor, I confirm that all improvements were constructed as shown on these improvement plans." Include the signature, company, and date.

**F. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:**

1. The applicant shall obtain final approval from the City of Grass Valley, fire, planning, engineering, and building divisions.
2. The applicant's landscape architect shall submit a letter specifying that the landscaping and irrigation has been installed in accordance with the approved landscape plans.
3. The applicant's landscape architect or landscape contractor shall submit to the City for approval the "certificate of completion" form as required by MWELo.
4. The applicant shall conduct an irrigation audit pursuant to the requirements of the MWELo. This shall be conducted by a third-party certified landscape irrigation auditor that did not install or design the landscape and irrigation. Prior to the audit City must confirm the selected auditor complies with MWELo requirements.

**G. NEVADA IRRIGATION DISTRICT:**

1. A Water Demand Analysis is required to be approved by NID to confirm that the existing meter is adequate for the proposed use. If upsizing is required, applicant is responsible for all fees associated with upsizing the meter.
2. The appropriate backflow prevention will be required on all connections to NID's system at applicant's expense.
3. Applicant should include existing PUE's and utility easements on site plans.
4. Applicant is required to provide new easements, acceptable to NID, adequate to cover any proposed NID facilities not located within the existing right-of-way.
5. NID recommends the applicant request a Fire Flow letter.
6. If a private Fire Service is requested, NID requires improvement plans to be submitted for approval.