



## NOTICE OF INTENT TO CONSIDER ADOPTION OF A MITIGATED NEGATIVE DECLARATION

County Clerk Please Stamp Here

**Project Name:** Blue Wave Car Wash Project  
**Application No(s):** AP-21-1562 (RZ, UP, DR)  
**Date:** August 12, 2022

Notice is hereby given that the City of Pittsburg finds that no significant impact on the environment, as prescribed by the California Environmental Quality Act of 1970 (CEQA), as amended, will occur for the following proposed project:

- Project Proponent:** Blue Wave Express Car Wash and CEI Engineering, 710 W. Pinedale Avenue, Fresno, CA 93711
- Project Description:** The proposed project would develop a Blue Wave Express Car Wash and self-service vacuum facility on an approximately 1.36-acre site. The proposed project would provide a total of 26 parking spaces and would include a 100-foot drive-through vehicle wash tunnel; three 12.5-foot drive-through pay lanes; three drive-through payment stations; 22 vacuum stalls (two Americans with Disabilities Act [ADA] accessible); and paved driveways. Paved surfaces would total 43,971 square feet. There would be a 10-foot setback along the north and south ends of the project site. The proposed project would require an Overlay zone and Conditional Use Permit granted by the City.
- Project Location:** The project site is located at 1160 East Leland Road in the eastern portion of the City of Pittsburg, in northern Contra Costa County, California. The project site is located on the south side of East Leland Road, just west of Loveridge Road, on the Antioch North, California United States Geological Survey (USGS) 7.5-minute Topographic Quadrangle Map on Assessor's Parcel No. 088-230-028-8.
- Findings:** The City of Pittsburg has completed an Initial Study/Mitigated Negative Declaration for the proposed project. The Initial Study found the project would have less-than-significant impacts with mitigation in the areas of Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Transportation, and Tribal Cultural Resources. The Initial Study found the project would have a less-than-significant impacts in the areas of Aesthetics, Agriculture and Forestry, Energy, Greenhouse Gas Emissions, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, Recreation, Utilities and Service Systems, and Wildfire.

6. Initial Study: The Initial Study/Mitigated Negative Declaration (IS/MND) and project plans may be reviewed by making an appointment with the Planning Division during normal business hours at the City of Pittsburg Planning Division, located at 65 Civic Avenue, Pittsburg, CA 94565, or on the City's website via the Environmental Review page at <https://www.pittsburgca.gov/services/community-development/planning/environmental-review>. Background and reference materials related to the IS/MND can be reviewed upon request to the City of Pittsburg's Planning Division.
7. Public Review: The minimum 30-day public review and comment period for this environmental determination will begin on Friday, August 12, 2022. Anyone who wishes to comment on the findings of this environmental analysis must submit these comments in writing to Celina Palmer, Associate Planner at the address noted above, by email to [cpalmer@pittsburgca.gov](mailto:cpalmer@pittsburgca.gov), or by fax to (925) 252-4814. **Comments must be received by 8:00 a.m. on Monday, September 12, 2022.**
8. Notice of Intent to Adopt a Mitigated Negative Declaration: Notice is hereby given that the Pittsburg Planning Commission is tentatively scheduled to consider adoption of the proposed Negative Declaration. This proposed Mitigated Negative Declaration does not signify approval or disapproval of this project by City decision-making bodies. The Planning Commission will consider the proposed Mitigated Negative Declaration together with any comments received during the public review process to determine whether the project will have a significant impact on the environment.



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Celina Palmer,  
Associate Planner