



# City of Pittsburg

Community and Economic Development Department – Planning Division  
65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

## NOTICE OF DETERMINATION

**TO:**

Office of Planning and Research  
P.O. Box 3044  
1400 Tenth Street, Room 222  
Sacramento, CA 95812-3044

**FROM:**

City of Pittsburg (Lead Agency)  
Community and Economic Development  
Department  
Planning Division  
65 Civic Avenue  
Pittsburg, CA 94565

County Clerk  
County of Contra Costa  
555 Escobar Street  
Martinez, CA 94553

**Subject:** Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

**Project Title:** BlueWave Car Wash

**Applicant:** CEI Engineering Associates, Inc., 12012 Wickchester Ln. #240, Houston, TX, 77079

**Project Location:** 1160 E. Leland Road, Pittsburg, CA, 94565, Contra Costa County, Assessor's Parcel No. 088-230-028.

**SCH#:** 2022080293

**Lead Agency Contact:** Kelsey Gunter, Associate Planner  
Tel: (925) 252-4824, Email: kgunter@pittsburgca.gov

**Project Description:** BlueWave Express Car Wash and CEI Engineering (Applicant) proposes to develop a BlueWave Express Car Wash and self-service vacuum facility (proposed project) 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 (2 American 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 drive-thru vehicle wash tunnel would be located on the northern end of the site. The vehicle wash tunnel would have a floor area of 3,600 square-feet. The building

height would be 18-feet 4-inches but would include a 31-foot tower at the west side and a 25-foot 4-inch tower at the east side. The building exterior would consist of white aluminum panels, gray stucco accents, a black metal roof, and a blue cloth canopy.

**This is to advise that on February 21, 2023, the City of Pittsburg as Lead Agency approved the above-described project, and made the following determinations regarding the project:**

1. The BlueWave Car Wash Project will not have any project-specific significant effects on the environment beyond what was analyzed within the project's Initial Study and Mitigation Monitoring and Reporting Program.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made as conditions of approval of the project.
4. A Mitigation Reporting or Monitoring Plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

A copy of the ISMND and record of project approval is available to the general public at the City of Pittsburg Planning Division, location at 65 Civic Avenue, Pittsburg, CA.

  
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**John L. Funderburg, III, M.S., AICP**  
**Assistant Director of Planning**

April 13, 2023  
**Date**