



Community and Economic Development Department – Planning Division

County Clerk Please Stamp Here

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

**Project Name:** Quick Quack Car Wash Project  
**Application No(s):** AP-24-0004 (RZ, UP, DR, and SR)  
**Date:** December 18, 2024

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

1. **Project Proponent:** Vance Shannon, Director, Entitlements, Quick Quack Car Wash, 6020 West Oak Blvd. Rocklin, CA 95675, Phone: 916-505-8960.
2. **Project Description:** The proposed project consists of: an application for a Zoning Map Amendment to rezone the site from CC (Community Commercial) to CC-O (Community Commercial with a Limited Overlay) to establish a limited overlay district; 2) a Use Permit to establish an automobile washing facility and construct a freestanding sign as required by Pittsburg Municipal Code section 19.12.020; 3) Design Review of a 3,588 square-foot commercial self-service carwash for Quick Quack, pay station canopy, vacuum area canopy, trash enclosure, and associated site improvements; and 4) a Sign Exception to exceed the maximum square-footage allowed on site per PMC 19.16.060. The project site is bound to the north by a dialysis center, to the east by North Park Plaza shopping center, to the south by North Park Boulevard, and to the west by a dentist office use.
3. **Project Location:** The project site is located approximately 700' east of the intersection of Loveridge Road and North Park Boulevard in the City of Pittsburg. The project is proposed along the southern portion of Assessor's Parcel No. 088-151-047.
4. **Findings:** The Initial Study prepared for the project identified potentially significant impacts in the categories of Air Quality, Biological Resources, Cultural

Resources, Geology/Soils, Hazards/Hazardous Materials, Noise, and Transportation and identified mitigation measures to reduce each of the potentially significant impacts to a less-than-significant level.

All other impacts in the categories of Aesthetics, Agricultural and Forestry Resources, Energy, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities/Service Systems, Wildfire, and Mandatory Findings of Significance were found to be less than significant. Based on the Initial Study, the Assistant Director of Community and Economic Development has determined that preparation of a Mitigated Negative Declaration is appropriate for the project described above.

6. Initial Study: Project plans, an environmental analysis of the potential effects of the project, and related background source materials may be reviewed during normal business hours at the City of Pittsburg Planning Division, located at 65 Civic Avenue, Pittsburg, CA 94565. The environmental analysis can also be viewed online under the “Public Environmental Reviews” section of the City of Pittsburg website, at:  
<https://www.pittsburgca.gov/services/community-development/planning/public-reviews>.
7. Public Review: The public comment period for this environmental determination will begin on Wednesday, December 18, 2024. Anyone who wishes to comment on the findings of this environmental analysis must submit these comments in writing to Ariana Ruiz, Assistant Planner with the Planning Division, at the address noted above, by email to [aruiz@pittsburgca.gov](mailto:aruiz@pittsburgca.gov), or by fax to (925) 252-4814. **Comments must be received by 5:00 p.m. on Friday, January 17, 2025.**
8. Notice of Intent to Adopt a Mitigated Negative Declaration: Notice is hereby given that the Pittsburg Planning Commission is tentatively scheduled to consider this proposed Mitigated Negative Declaration. The 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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Ariana Ruiz  
Assistant Planner