Pittsburg
CALIFORNIA

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Community and Economic Development Department – Planning Division

June 11, 2026

NOTICE OF DETERMINATION

TO:

_X_ Governor's Office of
Land Use and Climate Innovation
1400 Tenth Street
Sacramento, CA 95814

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

FROM:
City of Pittsburg
Planning Division
65 Civic Avenue
Pittsburg, CA 94565

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

Project Title: Extending the Use Permit and Design Review Term of Approval for the BlueWave Car Wash; AP-21-1562; AP-26-0009

2022080293	Kelsey Gunter	(925) 252-4824
State Clearinghouse No.	**Lead Agency Contact**	**Telephone No.**

Project Applicant: Isaac Suarez, Cross Development, 1160 E. Leland Road, Pittsburg, CA 94565, isaac@crossdevelopment.net, 346-441-8279

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

Project Description: This is a request for a three-year extension of approval for a Use Permit and design review of plans to construct an automobile washing facility. BlueWave Express Car Wash (c/o CCross Development) 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 the City of Pittsburg as Lead Agency approved the above-described project on June 9, 2026, and made the following determinations regarding the project:

1. The BlueWave Car Wash Project and Time Extension 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 the original 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.

Kelsey Gunter
Associate Planner

June 11, 2026
Date

June 11, 2026
Date Received for Filing at OPR