

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Quick Quack Car Wash Project

Lead Agency: City of Pittsburg

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Project Location: Along North Park Boulevard, City of Pittsburg, Contra Costa County

City

County

Project Description (Proposed actions, location, and/or consequences).

See attached.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project would have potentially significant impacts related to Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, and Hazards and Hazardous Materials. The following mitigation measures would reduce these impacts to a less than significant level:

MM AIR-1: Implement BAAWMD Best Management Practices During Construction; MM BIO-1a: Nesting Birds Pre-Construction Surveys; MM CUL-1: Inadvertent Discovery of Cultural Resources; MM CUL-2: Accidental Discovery of Human Remains; MM GHG-1 Implementation of EV charging infrastructure; MM HAZ-1: Conduct Soil Sampling; MM HAZ-2: Conduct Soil Sampling and Complete any Identified Remediation Actions.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials

Provide a list of the responsible or trustee agencies for the project.

None.

Attachment to OPR Summary Form: Project Description for Quick Quack Car Wash Project

The proposed project would develop a car wash building and associated improvements along North Park Boulevard, located within the Community Commercial District. Project entitlements include a Zoning Map Amendment to establish a limited overlay district, a Use Permit, a Design Review, and a Sign Review - Sign Exception permit. The Commercial Design Review will include the following: One 3,588-square-foot commercial self-service carwash. One 2,457 square-foot vacuum canopy. One 286-square-foot pay station canopy. One 260-square-foot corrugated metal, detached trash enclosure. Customer and employee vehicle parking. Associated site landscaping, hardscaping, and improvements. The project site is currently within the CC (Community Commercial) Zoning District. As the current zoning does not allow for the use classification of Automobile Washing, the applicant is requesting a Rezone to establish a Limited Overlay District, which would change the zoning designation of the project site from the CC (Community Commercial) Zoning District to the CC-O (Community Commercial, Limited Overlay) Zoning District. The CC-O District Zoning would be consistent with the existing Community Commercial General Plan Land Use Designation and would allow for an Automobile Washing facility subject to an approved Use Permit. A Sign Review – Sign Exception permit is required for the proposed on-site signage, which exceeds the maximum allowable sign face square footage as provided by the Pittsburgh Municipal Code section 19.16.060.