



Community and Economic Development Department – Planning Division

NOTICE OF EXEMPTION

To: County Clerk-Recorder, County of Contra Costa
555 Escobar Street
Martinez, CA 94553

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title/File No.: Burger King – Administrative Design Review, Sign Review AP-25-0027 (ADR, SR)

Project Location: 2162 Railroad Avenue, Pittsburg - Assessor Parcel No. 087-030-060

Project Description: This is a request for Administrative Design Review and Sign Review for multiple façade improvements including: (1) removal of existing roof canopy, (2) installation of brick wall panel, wood cladding and LED strip lighting, (3) replacement of existing wall signage, (4) refacing of existing pylon sign, (5) replacement of drive-thru canopy and clearance bar, (6) replacement of existing directional signs, (7) repair and restriping of parking lot, and (8) updated exterior paint for the property located at 2162 Railroad Avenue in the PD-1319 District.

Name of approving public agency: City of Pittsburg, Planning Division

Lead Agency Name, Address, Telephone Number

Alison Spells, Associate Planner, City of Pittsburg Planning Division, 65 Civic Avenue, Pittsburg CA 94565, aspells@pittsburgca.gov, (925) 252-6987

Project Applicant Name, Address, Telephone Number

Amir Sahebalzamany, QSR West, 7011 Koll Center Pkwy Ste 150, Pleasanton, CA 94566, 530-720-3781, amir@qsrwest.com

- Exempt Status:**
- Ministerial (Section 21080(b)(1); 15268);
 - Declared Emergency (Section 21080 (b)(3); 15269(a));
 - Emergency Project (Section 21080(b)(4); 15269(b)(c));
 - Categorical Exemption – Section: 15301 – Existing Facilities**
 - Statutory Exemptions – Section:
 - General Rule Exemption – Section:

Reason(s) why Project is Exempt: The proposed project is categorically exempt from the provisions of the CEQA Guidelines pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15301 (Existing Facilities) because the proposed façade improvements involve minor exterior alteration and no expansion of use. There is no reasonable possibility that the project would have a significant effect on the environment.

Lead Agency/Contact Person: City of Pittsburg/Alison Spells, 925-252-6987, aspells@pittsburgca.gov

Signature: Alison Spells

Date: 5/28/2025

Title: Senior Planner

Tel: 925-252-6987

2025-00151

FILED

May 28, 2025

KRISTIN B. CONNELLY
CLERK-RECORDER

Date received for filing and posting: 5/28/2025

By S. Thomas

S. Thomas
Deputy Clerk



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
 07-05/28/2025-152
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY ALISON SPELLS	LEAD AGENCY EMAIL aspell@pittsburgca.gov	DATE 05/28/2025
COUNTY/STATE AGENCY OF FILING CONTRA COSTA COUNTY		DOCUMENT NUMBER 2025-00151

PROJECT TITLE
 BURGER KING-ADMINISTRATIVE DESIGN REVIEW, SIGN REVIEW AP-25-0027 (ADR, SR)

PROJECT APPLICANT NAME AMIR SAHEBALZAMANY	PROJECT APPLICANT EMAIL amir@qsrwest.com	PHONE NUMBER (530) 720-3781
PROJECT APPLICANT ADDRESS QSR WEST, 7011 KILL CENTER PKWY STE 150	CITY PLEASANTON	STATE CA
		ZIP CODE 94566

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$ 4,123.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ _____

- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
- County documentary handling fee \$ 50.00 \$ _____ **50.00**
- Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ _____ **50.00**

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Shanise Thomas Deputy Clerk
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RF# 53491