November 14, 2023

NOTICE OF DETERMINATION

TO:

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

FROM:

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

X 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

<u>Project Title</u>: Extending the Design Review Term of Approval for the San Marco Villas III Apartments located at the Northwest Corner of West Leland Road and Villa Drive (Village B and C) in the San Marco PD (Planned Development, Ordinance No. 12-1362) District, AP-23-0135 (EXT).

91073029 Alison Hodgkin (925) 252-6987 State Clearinghouse No. Lead Agency Contact Telephone No.

<u>Project Applicant:</u> Douglas Messner, Sierra Pacific Properties, LLC, 1800vWillow Pass Ct., Bay Point, CA 94520, <u>dmessner@spprop.com</u>, 925-609-6200

<u>Project Location:</u> Northwest Corner of West Leland Road and Villa Drive. Portion of Assessor's Parcel No. 091-050-071.

<u>Project Description:</u> This is a request for a three-year extension of design review approval of plans originally approved on October 6, 2020 (Resolution No. 10155) to construct a 270-unit extension, consisting of 11, new three-story buildings and one clubhouse, to the existing San Marco Villas apartment complex. The project site consists of approximately 14.92 acres and is within the PD (Planned Development, City Council Ordinance No. 12-1362) District.

This is to advise that the <u>City of Pittsburg</u> as <u>Lead Agency</u> approved the above-described project on <u>November 14, 2023</u>, and made the following determinations regarding the project:

- 1. The Project <u>will not</u> have any project-specific significant effects on the environment beyond what was analyzed within the San Marco SEIR.
- 2. On January 19, 1993, the City Council adopted Resolution No. 93-7888, certifying a subsequent environmental impact report (SEIR, SCH #91073029) for the 2,938-unit project currently known as the San Marco Development.
- 3. The proposed project is within the scope of the SEIR (SCH #91073029) prepared for the San Marco Development Plan Area. The project is in substantial conformance with the multi-family residential units analyzed in the SEIR for Villages B and C of the San Marco Development Plan area.
- 4. A Statement of Overriding Considerations <u>was</u> adopted for the San Marco SEIR.
- 5. A mitigation monitoring program was adopted for this project.
- 6. Mitigation measures <u>were</u> made conditions of the approval of the project.
- 7. Pursuant to the provisions of the State CEQA Guidelines contained in sections 15182 and 15183, it has been determined that the environmental impacts of the proposed project were adequately analyzed within the EIR and no factors are present, in accordance with CEQA guidelines section 15162, which would trigger the requirement for preparation of a subsequent EIR.
- 8. Findings were made pursuant to the provisions of CEQA.

A copy of the Draft and Final San Marco SEIRs, staff report detailing the project's consistency with the adopted SEIR, 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.

John Funderburg III
Assistant Director of Planning

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November 14, 2023

Date



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TO:

Office of Planning and Research

P.O. Box 3044

1400 Tenth Street, Room 222 Sacramento, CA 95812-3044 FROM:

City of Pittsburg

Community 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:

San Marco Development Plan (Village B/C, known as "Villas III")

Applicant:

Discovery Builders, Inc., 4021 Port Chicago Highway, Concord, CA

94520

Project

Location:

The project site consists of approximately 14.92 acres located

north of West Leland Road and San Marco Boulevard in the City of Pittsburg, California. The parcel is identified by Assessor's Parcel

Number (APN) 091-050-047.

SCH#:

#91073029

Lead Agency:

City of Pittsburg

Agency Contact:

Trishia Caguiat, Associate Planner

Tel: (925) 252-4855, Email: tcaguiat@ci.pittsburg.ca.us

Project

Description:

The project includes construction of a 270-unit apartment complex, consisting of eleven new three story buildings and one clubhouse,

to the existing San Marco Villas apartment complex located at the northwest corner of West Leland Road and San Marco Boulevard with access off of Villa Drive. The proposed project includes a Site

Plan and Design Review.

This is to advise that the <u>City of Pittsburg</u> as <u>Lead Agency</u> approved the above-described project on <u>October 6, 2020,</u> and made the following determinations regarding the project:

- 1. The project will have a significant effect on the environment.
- 2. A <u>Final Subsequent Environmental Impact Report</u> has been <u>adopted</u> for this project pursuant to the provisions of the California Environmental Quality Act (CEQA).
- 3. Mitigation measures <u>were</u> incorporated into issuance of approvals for the project.
- 4. A Statement of Overriding Considerations was adopted for this project.
- 5. Findings were made pursuant to the provisions of CEQA.

A copy of the <u>Final Subsequent Environmental Impact Report</u> and record of project approval is available to the general public at:

City

City of Pittsburg

Hall:

Community Development Department

65 Civic Avenue Pittsburg, CA 94565

Online:

http://www.ci.pittsburg.ca.us/Modules/ShowDocument.aspx?documentid=1366

Kristin Pollot, AICP

Planning Manager

October 21, 2020

Date



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SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY LEAD AGENCY	LEADAGENCY EMAIL			DATE ·		
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COUNTY/STATE AGENCY OF FILING					DOCUMENT NUMBER	
CONTRA COSTA COUNTY				2020-00871		
PROJECT TITLE		***************************************	2		·	
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PROJECT APPLICANT NAME	PROJECT APPLICANT	PROJECT APPLICANT EMAIL			PHONE NUMBER	
DISCOVERY BUILDERS			yt	(925) -		
PROJECT APPLICANT ADDRESS	CITY		STATE	ZIP CODE		
4021 PORT CHICAGO HIGHWAY	CONCORD		CA	94520		
PROJECT APPLICANT (Check appropriate box)						
☐ Local Public Agency ☐ School District	Other Special District		☐ State Ag	ency	✓ Private Entity	
CHECK APPLICABLE FEES:						
Environmental Impact Report (EIR)		\$ 3.	343.25 s		3,343.25	
☐ Mitigated/Negative Declaration (MND)(ND)						
☐ Certified Regulatory Program (CRP) document - payment	due directly to CDFW					
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☐ Exempt from fee						
☐ Notice of Exemption (attach)						
□ CDFW No Effect Determination (attach)						
☐ Fee previously paid (attach previously issued cash receipt	сору)					
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☐ Water Right Application or Petition Fee (State Water Resou	urces Control Board only)	\$				
County documentary handling fee		\$			50.00	
Other			\$ _			
PAYMENT METHOD:					3,393,25	
☐ Cash ☐ Credit ☑ Check ☐ Other 6362	TOTAL	RECE	VED \$ _		3,333.23	
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X SEDICITAL A	rosemena larosema Deputy	Clerk				

3929216

Deborah Cooper Contra Costa County Clerk-Recorder 555 Escobar Street Martinez, CA 94553 (925) 335-7900

Public

Receipt No.: 202003929226

Cashier:

189

Register:

WINDOW6

Date/Time: 11/17/2020 11:46 AM

Description

Fee

Environmental Impact Report

Filing Time:

11:46 AM

Filing Total:

\$3,393.25

Filing Fee:

\$3,393.25

Total Amount Due:

\$3,393.25

Total Paid

Check Tendered:

\$3,393.25

#6362

Amount Due:

\$0.00

THANK YOU PLEASE KEEP FOR REFERENCE

