



July 24, 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**

**Project Title:** Extending the Design Review Term of Approval for the Esperanza Apartments at San Marco (Village M) of the San Marco PD (Planned Development, Ordinance No. 12-1362) District, AP-23-0074 (EXT).

91073029 \_\_\_\_\_  
**State Clearinghouse No.**

Alison Hodgkin \_\_\_\_\_  
**Lead Agency Contact**

(925) 252-6987 \_\_\_\_\_  
**Telephone No.**

**Project Applicant:** Louis Parsons, Discovery Builders, Inc., 4061 Port Chicago Hwy, Concord, CA 94520 [lp Parsons@discoverybuilders.com](mailto:lp Parsons@discoverybuilders.com) 925-682-6419

**Project Location:** South side of West Leland Road, immediately west of Tomales Bay Drive. Assessor’s Parcel Nos. 091-050-068 and portion of 091-050-069.

**Project Description:** This is a request for a second, three-year extension of approval for design review of plans to construct a 318-unit apartment complex, consisting of twelve three-story buildings and one clubhouse, on a 13.3-acre site located at 2009 West Leland Road, Pittsburg, also known as “Village M” of the San Marco Planned Development Area.

**This is to advise that the City of Pittsburg as Lead Agency approved the above-described project on July 11, 2023, and made the following determinations regarding the project:**

1. The Project will not 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 Village M of the San Marco Development Plan area.

4. A Statement of Overriding Considerations was adopted for the San Marco SEIR.

5. A mitigation monitoring program was adopted for this project.

6. Mitigation measures were 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**

**Date**  
**July 24, 2023**