



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**

**Project Title:** 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  
**State Clearinghouse No.**

Alison Hodgkin  
**Lead Agency Contact**

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

**Project Applicant:** Douglas Messner, Sierra Pacific Properties, LLC, 1800vWillow Pass Ct., Bay Point, CA 94520, [dmessner@spprop.com](mailto:dmessner@spprop.com), 925-609-6200

**Project Location:** Northwest Corner of West Leland Road and Villa Drive. Portion of Assessor’s Parcel No. 091-050-071.

**Project Description:** 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 City of Pittsburg as Lead Agency approved the above-described project on November 14, 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 Villages B and C 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.



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**John Funderburg III**  
**Assistant Director of Planning**

November 14, 2023

**Date**



# City of Pittsburg

Community Development Department – Planning Division

65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

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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](mailto: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 City of Pittsburg as Lead Agency approved the above-described project on October 6, 2020, and made the following determinations regarding the project:

1. The project will have a significant effect on the environment.
2. A Final Subsequent Environmental Impact Report has been adopted for this project pursuant to the provisions of the California Environmental Quality Act (CEQA).
3. Mitigation measures were 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 Final Subsequent Environmental Impact Report 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>

  
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**Kristin Pollot, AICP**  
Planning Manager

October 21, 2020  
**Date**



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

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Public

Receipt No.: 202003929226

Cashier: 189

Register: WINDOW6

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

<u>Description</u>	<u>Fee</u>
Environmental Impact Report	
Filing Time:	11:46 AM
Filing Total:	\$3,393.25
Filing Fee:	\$3,393.25
<hr/>	
Total Amount Due:	\$3,393.25
<hr/>	
Total Paid	
Check Tendered:	\$3,393.25
#6362	
Amount Due:	\$0.00

THANK YOU  
PLEASE KEEP FOR REFERENCE

