City of Pittsburg
California

65 Civic Avenue
Pittsburg, CA 94565
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Community and Economic Development Department – Planning Division

2024-00335

FILED
September 26, 2024
KRISTIN B. CONNELLY
CLERK-RECORDER
By M. Neal
M. Neal
Deputy Clerk

September 24, 2024

NOTICE OF DETERMINATION

TO:

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

X County Clerk
County of Contra Costa
555 Escobar Street
Martinez, CA 94553

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

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

Project Title: Veranda at San Marco (Units 3 and 4A), AP-24-0070 (DR).

1991073029	Alison Spells	(925) 252-6987
State Clearinghouse No.	**Lead Agency Contact**	**Telephone No.**

Project Applicant: Ron Nixon, Legacy Builders, Inc., 4021 Port Chicago Hwy, Concord, CA 94520 rnixon@seenohomes.com 925-766-6245

Project Location: Assessor's Parcel Nos. 091-120-065, 091-110-009, -010, -011, -012, -013, -014, -015, -016, -017, -048, -047, -050.

Project Description: This is a public hearing on a request for Design Review approval of plans to construct 13 detached, single-family dwellings within the existing San Marco Subdivision – Units 3 and 4A (Veranda) Planned Development, Ordinance No. 24-1519 (PD-1519), also known as "Village G" 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 September 24, 2024, 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 the San Marco SEIR.

6. Mitigation measures were made conditions of the approval of the San Marco SEIR.

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
Assistant Director of Economic and Community Development

September 24, 2024
Date

Kristin B. Connelly
Contra Costa
Clerk-Recorder
555 Escobar Street
Martinez, CA 94553
(925) 335-7900

Public

Finalization No.: 202400089762
Cashier: S
Register: MNPC
Date/Time: 09/26/2024 12:22 PM

Description	Fee
Environmental Impact Report - CEQA Previously Paid	
Filing Time:	12:22 PM
Filing Total:	$50.00
Filing Fee:	$50.00
Total Amount Due:	$50.00
Total Paid	
Credit Card Tendered: #5673	$50.00
Amount Due:	$0.00

THANK YOU
PLEASE KEEP FOR REFERENCE



State of California - Department of Fish and Wildlife

2024 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

Print | StartOver | Save

RECEIPT NUMBER: 07-09/26/2024-335

STATE CLEARINGHOUSE NUMBER *(If applicable)*: 1991073029

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF PITTSBURG		09/26/2024

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
CONTRA COSTA COUNTY	2024-00335

PROJECT TITLE

VERANDA AT SAN MARCO (UNITS 3 AND 4A) AP-24-0070 (DR)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
LEGACY BUILDERS INC	RNIXON@SEENOHOMES.COM	(925) 766-6245

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
4021 PORT CHICAGO HWY	CONCORD	CA	94520

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$ 4,051.25	$
☐ Mitigated/Negative Declaration (MND)(ND)	$ 2,916.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$ 1,377.25	$

☐ 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	AGENCY OF FILING PRINTED NAME AND TITLE
X M. Neal	Margaret Neal Deputy Clerk

R 89762

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012024)