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CALIFORNIA

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Community and Economic Development Department – Planning Division

June 10, 2026

NOTICE OF DETERMINATION

TO:

_X_ Governor's Office of
Land Use and Climate Innovation
1400 Tenth Street
Sacramento, CA 95814

_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: 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. 24-1519) District, AP-26-0060 (EXT).

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

Project Applicant: David Fish, Seeno Homes, 4021 Port Chicago Hwy, Concord, CA 94520, dfish@seenohomes.com, 925-250-8358

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 third, 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 June 9, 2026, 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 #1991073029) 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 #1991073029) 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.

Alison Spells

Alison Spells
Senior Planner

June 10, 2026

Date