



Community and Economic Development Department – Planning Division

February 27, 2025

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 (Lead Agency)
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 or 21108 of the Public Resources Code

Project Title: Siena at San Marco Residential Subdivision (Units 16 and 17), AP-21-1584 (DR)

State Clearinghouse #: 91073029

Lead Agency Contact: John Funderburg, 65 Civic Ave., Pittsburg CA 94565
jfunderburg@pittsburgca.gov, (925) 252-4043

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

Project Location: The approximately 58-acre portion of the San Marco project site is located immediately south of the Willow Pass Road interchange on State Route 4, near the westernmost edge of Pittsburg city limits in the PD-1519 (Planned Development, Ordinance No. 24-1519) district. Assessor's Parcel Nos. 091-050-072 and portion of 091-050-071.

Project Description: On April 3, 1990, the City Council adopted Ordinance No. 90-990 certifying a negative declaration and authorizing the execution of the Southwest Development Agreement (DA) for the development of 2,938 residential units on 639 acres in the southwest hills of Pittsburg. The DA established provisions under which the development would be built, including land use regulations, fees and assessments, and infrastructure. On January 19, 1993, the City Council adopted Resolution No. 93-7888 certifying a subsequent environmental impact report (SEIR) for the 2,938-unit project currently known as the San Marco Development.

This is a public hearing on a request for Design Review approval of plans to construct 206 detached, single-family dwellings within the existing Siena at San Marco Subdivision (Units 16 and 17) located on an approximately 58-acre portion of the San Marco project site located immediately south of the Willow Pass Road interchange on State Route 4, near the westernmost edge of Pittsburg city limits in the PD-1519 (Planned Development, Ordinance No. 24-1519) district. Assessor's Parcel Nos. 091-050-072 and portion of 091-050-071.

This is to advise that the City of Pittsburg as Lead Agency approved the above-described project on February 25, 2025, 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.
4. A Statement of Overriding Considerations was adopted for the San Marco SEIR.
5. A Mitigation and 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 section 15164, subd. (a), an Addendum to the previously certified SEIR was prepared supporting the conclusion that none of the conditions described in CEQA Guidelines Section 15162, calling for preparation of a Subsequent EIR or ND have occurred, and that no further environmental analysis is required.
8. Findings were not made pursuant to the provisions of CEQA for this project.

A copy of the Draft and Final San Marco SEIRs, Addendum to the San Marco 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
Community and Economic Development Department**

February 27, 2025
Date