



Community and Economic Development Department – Planning Division

February 6, 2024

## 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 (GP, PD/RZ, SUBD)

**State Clearinghouse #:** 91073029

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

**Project Applicant:** West Coast Home Builders, Inc., 4021 Port Chicago Highway, Concord CA 94520, [dchen@seenohomes.com](mailto:dchen@seenohomes.com), 925-602-7211

**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-1362 (Planned Development, Ordinance No. 12-1362) 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.

The Siena at San Marco (Units 16 and 17) Subdivision Project consists of: (1) a General Plan Map Amendment to change the land use designation of the project site from High Density Residential and Open Space to Low Density Residential and Open Space, 2) an amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District to transfer a total of 112 units from other villages into Village C and convert a total of 206 multi-family units to single-family units, and 3) a Vesting Tentative Map for a 206-lot Major Subdivision (Siena at San Marco).

**This is to advise that the City of Pittsburg as Lead Agency has approved the above-described project on February 5, 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.
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.



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**John Funderburg, Assistant Director  
Community and Economic Development Department**

February 6, 2024

**Date**