

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Aruna Bhat
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Amalia Cunningham
Assistant Deputy Director

July 29, 2022

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A
PROPOSED MITIGATED NEGATIVE DECLARATION**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Contra Costa County Department of Conservation and Development, Community Development Division, has prepared an initial study evaluating the potential environmental impacts of the following project:

- 1. Project Title:** Loreto Bay Estates 15-Lot Subdivision
- 2. County File Number:** #CDRZ21-03260, CDSD21-09588, CDDP21-03028
- 3. Lead Agency:** Contra Costa County
Department of Conservation and Development
- 4. Lead Agency Contact Person and Phone Number:** Jennifer Cruz, Principal Planner
(925) 655-2867
- 5. Project Location:** 2.88-acre parcel on Pullman Avenue and Fairview Avenue, Bay Point, CA
APN: 096-050-016
- 6. Applicant's Name, Address, and Phone Number:** Monte Davis for Discovery Builders Inc.
4021 Port Chicago Hwy.
Concord, CA 94520
(925) 682-6419
- 7. Description of Project:** The applicant seeks approval of a rezoning of the subject property from H-1, Heavy Industrial Zoning District, Railroad Corridor Combining District to a Planned

Unit District (P-1), a tentative map to subdivide the approximately 2.88-acre project site into 15 residential lots and four common area parcels for bioretention basins and a park, and a preliminary and final development plan to allow the construction of 15 residences. The residential lots will range in size from approximately 3,821 – 6,114 square feet. The common area parcels for the bioretention basins (Parcels A, B, D) range in size from approximately 6,611 – 10,263 square feet. The proposed park will be located on Parcel C and will be approximately 3,590 square feet. The proposed residences will range in size from approximately 1,829 – 2,559 square feet of living area. There will be approximately five code-protected trees removed, all consisting of *Ailanthus Altissima* trees, commonly known as Tree of Heaven. A request for a variance to allow the rezoning of the 2.88-acre property to a P-1 (where 5 acres is the minimum) is included in the project. There will be approximately 2,000 cubic yards of cut and fill that will be balanced on-site.

The subject property is not located within the Delta Diablo service boundary. Therefore, the project will require approval from the Local Agency Formation Commission (LAFCO).

8. **Surrounding Land Uses and Setting:** The subject property is located in the Bay Point area of the County. The immediate surrounding area to the south and west primarily consists of single-family residential uses. However, further west and south of the subject property includes multiple-family residential uses. The Union Pacific Railroad (UPRR) line borders the entire length of the northern property line and the Burlington Northern and Santa Fe (BNSF) Railway exist further to the north of the site, running east and west. The land further to the north is designated as open space and is adjacent to the Sacramento/San Joaquin River. The land immediately to the east is currently vacant with residential uses within the City of Pittsburg further to the east. Highway 4 is approximately 0.75 miles south of the property.

The approximately 2.88-acre triangular shaped vacant site is located at the corner of Fairview Avenue and Pullman Avenue in the Bay Point area of the County. Pullman Avenue is located to the south of the project site and Fairview Avenue is located to the west of the project site. The project site is relatively flat and located within the Urban Limit Line. The site has approximately five multi-stemmed *Ailanthus Altissima* trees, commonly known as *Tree of Heaven*.

9. **Determination:** The County has determined that without mitigation the project may result in significant impacts to the environment. Therefore, pursuant to California Code of Regulations Section 15070, a Mitigated Negative Declaration/Initial Study has been prepared which identifies mitigation measures to be incorporated into the project that will reduce the impacts to less than significant levels. Prior to adoption of the Mitigated Negative Declaration, the

County will be accepting comments on the Mitigated Negative Declaration/Initial Study during a 20-day public comment period.

A copy of the Mitigated Negative Declaration/Initial Study may be reviewed on the Department of Conservation & Development webpage at the following address:

Weblink: <https://www.contracosta.ca.gov/4841/CEQA-Notifications>

Public Comment Period – The period for accepting comments on the adequacy of the environmental document will begin on **Friday, July 29, 2022** and extend to **5:00 P.M., Thursday, August 18, 2022**. Any comments should be submitted in writing to the following address:

Contra Costa County
Department of Conservation & Development
Attn: Jennifer Cruz
30 Muir Road
Martinez, CA 94553

or;

via email to Jennifer.Cruz@dcd.cccounty.us

The proposed Mitigated Negative Declaration will be considered for adoption at a meeting of the County Planning Commission. The hearing date before the County Planning Commission has not yet been scheduled. The hearing will be held online, with public participation available via online access or via telephone. Hearing notices will be sent out prior to the finalized hearing date.

For additional information on the Mitigated Negative Declaration and the proposed project, you can contact me by telephone at (925) 655-2867, or email at Jennifer.Cruz@dcd.cccounty.us.

Sincerely,



Jennifer Cruz
Principal Planner

cc: County Clerk's Office (2 copies)

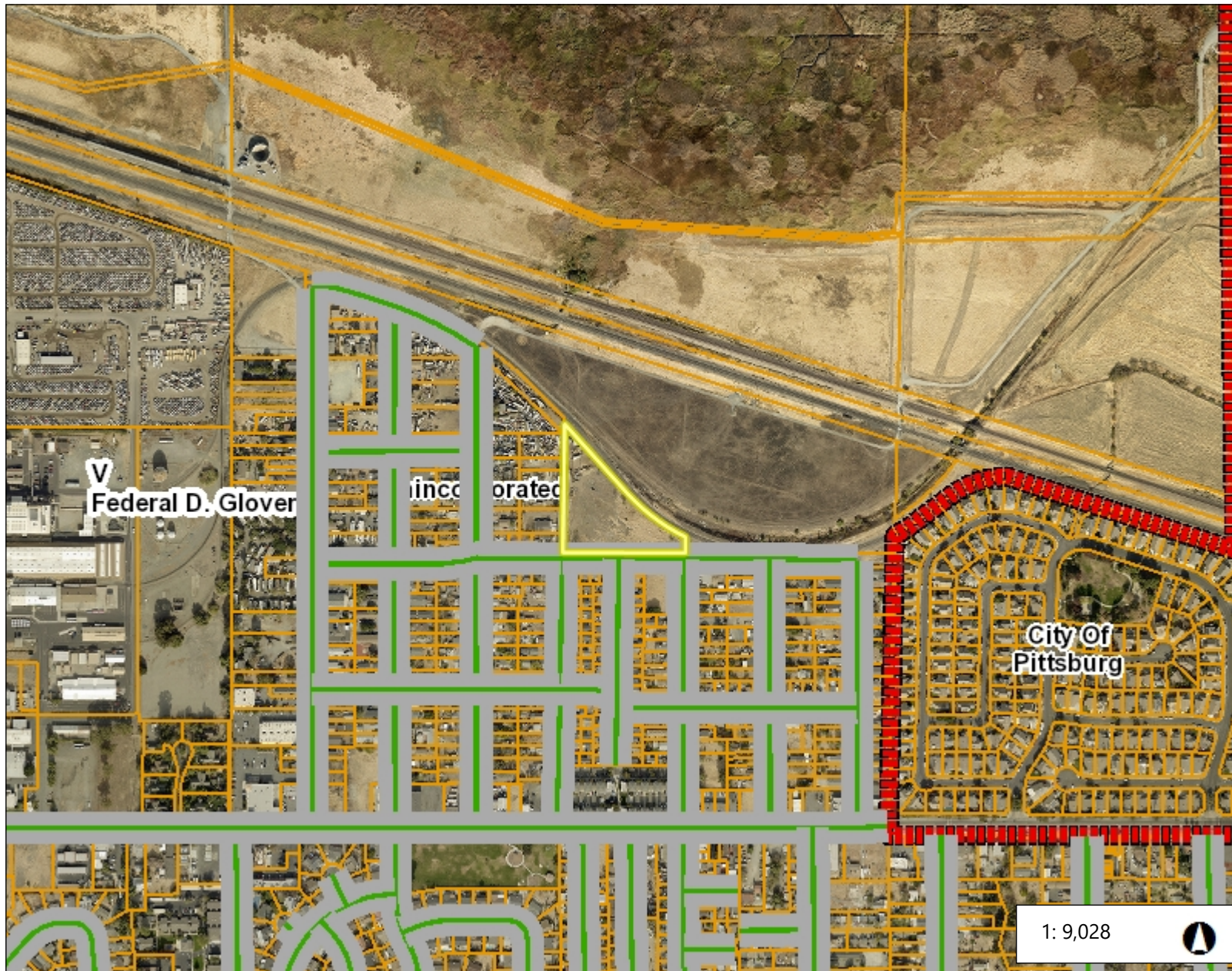
Attachments: Project Vicinity Map and Project Plans

Vicinity Map



Legend

- Maintained Roads
- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Maintained Roads
- Board of Supervisors' Districts
- Water Bodies
- County Boundary
- Bay Area Counties
- Assessor Parcels
- Aerials 2019**
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- World Imagery**
 - Low Resolution 15m Imagery
 - High Resolution 60cm Imagery
 - High Resolution 30cm Imagery
 - Citations



1: 9,028



0.3 0 0.14 0.3 Miles

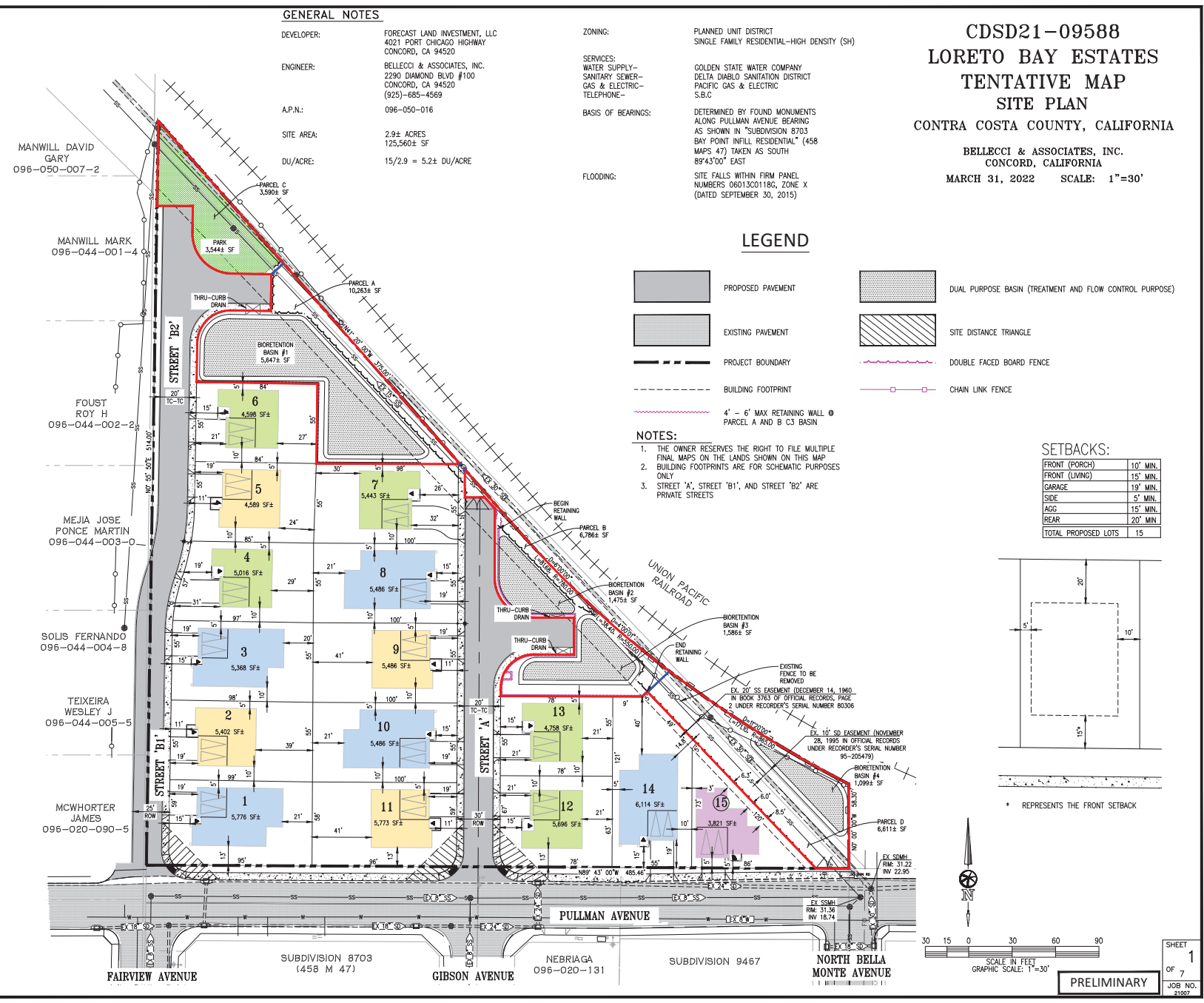
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Contra Costa County -DOIT GIS



MATERIAL LEGEND

A COMPOSITE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
BOARD AND BATTEN
MOCK VENTS
ROLL-UP GARAGE DOORS

B COMPOSITE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
MOCK WOOD SHUTTERS
MOCK VENTS
ROLL-UP GARAGE DOORS



Scheme #4



Scheme #1

Front Elevations

Plan 1

LORETO BAY ESTATES

BAY POINT, CA

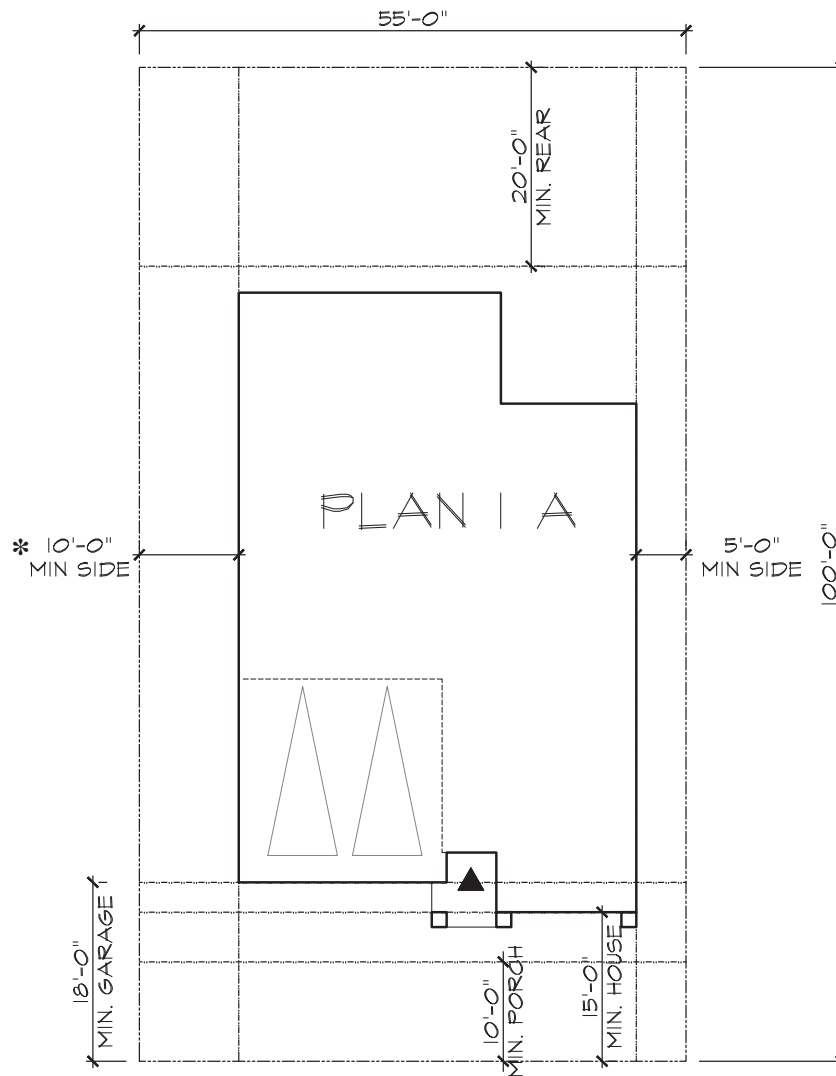


Discovery Builders, Inc.

Date 10/08/2021

PRELIMINARY AND FINAL DEVELOPMENT PLAN

A.1



Contra Costa County ZONING SETBACKS

SETBACK

FRONT OF HOUSE:	15'
PORCH:	10'
GARAGE:	18'
REAR YARD:	20'
SIDE YARD:	5'/10'

**Note: 5' min. sideyard
15' aggregate side yard**

**(*) Location of 10' sideyard
may vary on lots.**

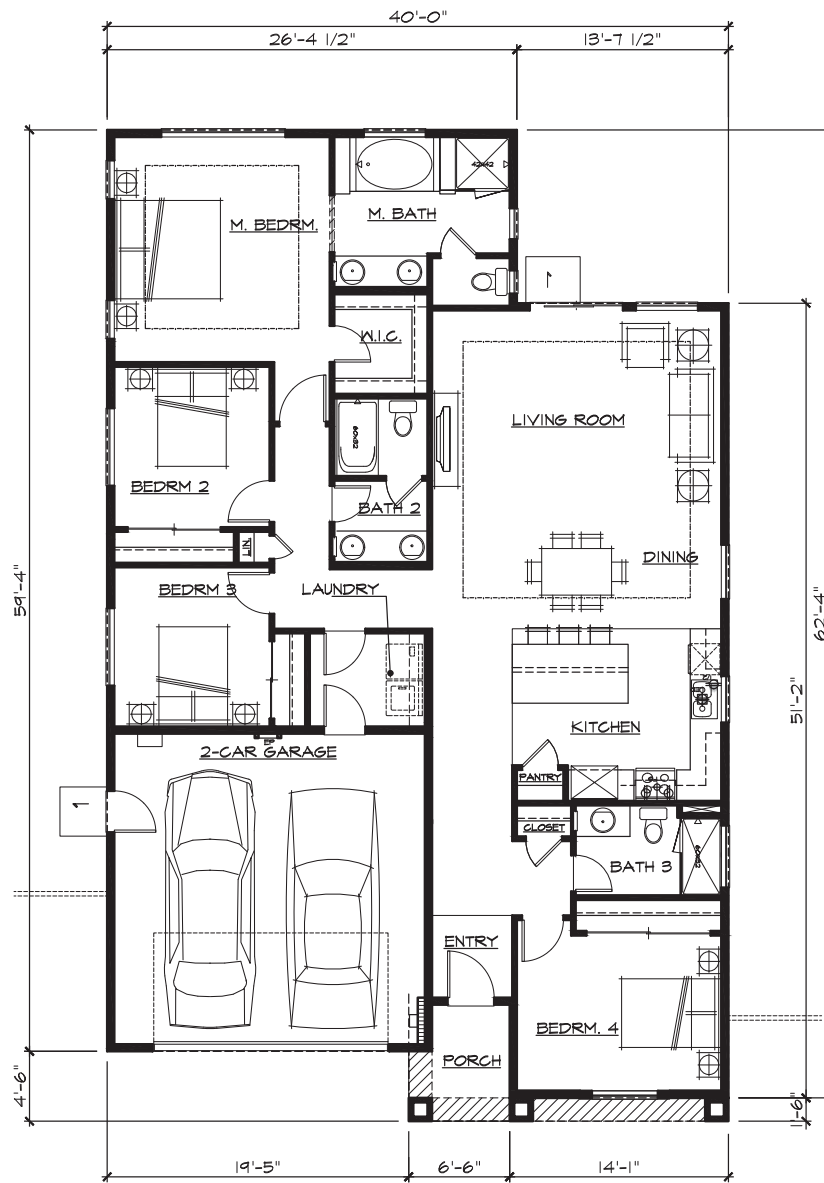
Plan 1 Site Plan



LORETO BAY ESTATES
BAY POINT, CA



Discovery Builders, Inc.
Date 10/08/2021



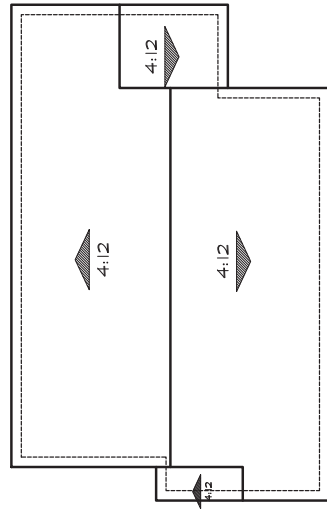
SQUARE FOOTAGE	
TOTAL LIVING AREA	1029 SF
PORCH	44 SF
GARAGE	420 SF
FOOTPRINT	2243 SF



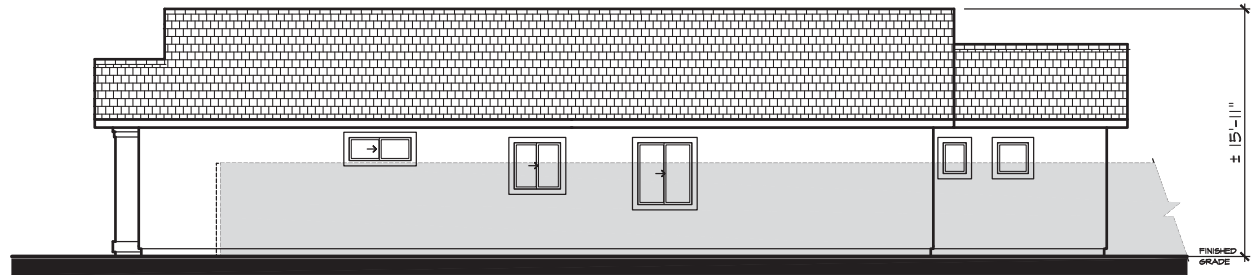
Plan 1
Floor Plan
LORETO BAY ESTATES
 BAY POINT, CA

DISCOVERY
DESIGN
GROUP

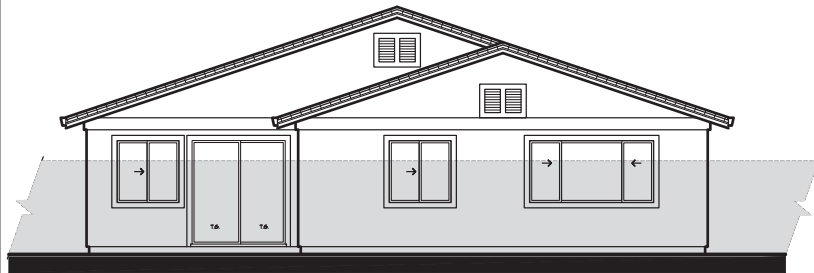
Discovery Builders, Inc.
 Date 10/08/2021



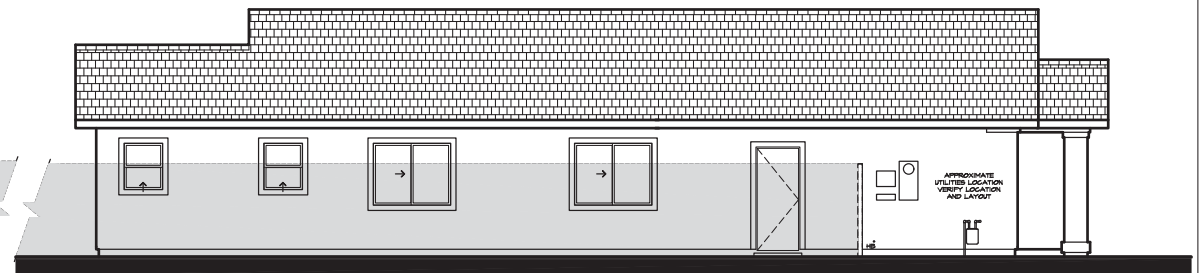
Roof Plan 'A'



Right



Rear



Left

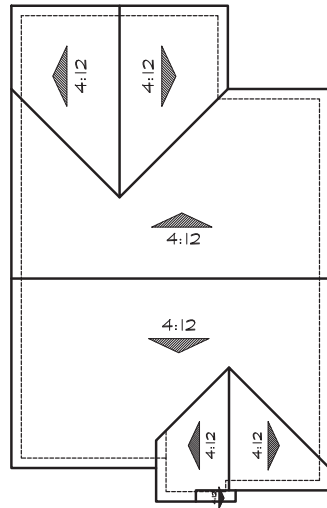
**Plan 1
Elevations 'A'**



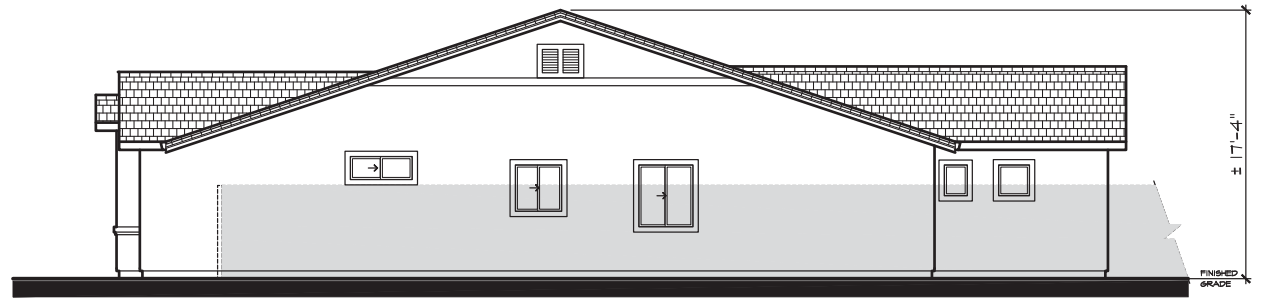
LORETO BAY ESTATES
BAY POINT, CA



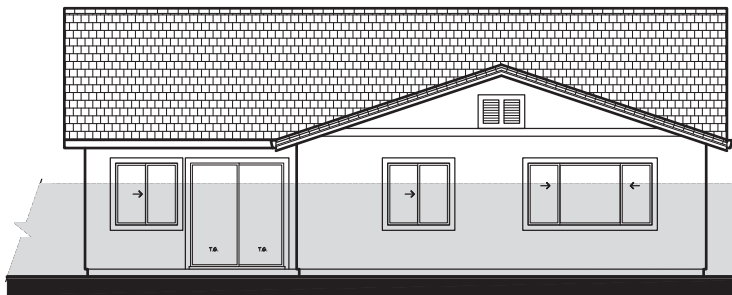
Discovery Builders, Inc.
Date 10/08/2021



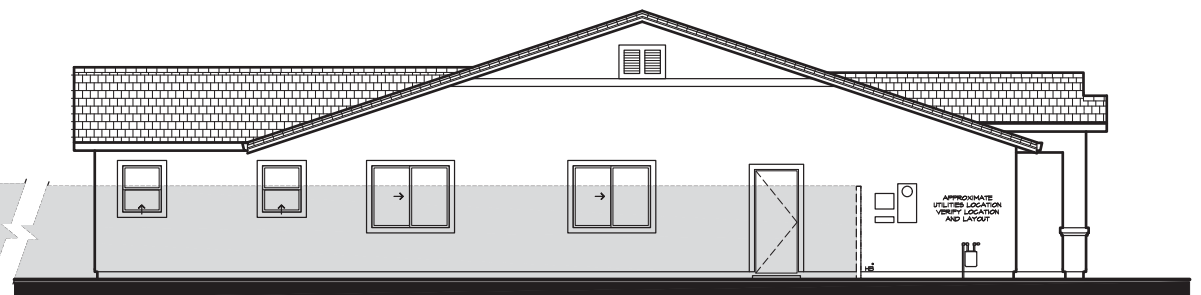
Roof Plan 'B'



Right



Rear



Left

**Plan 1
Elevations 'B'**



LORETO BAY ESTATES
BAY POINT, CA



Discovery Builders, Inc.
Date 10/08/2021

A.5

MATERIAL LEGEND

A COMPOSITE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
BOARD AND BATTEN
MOCK VENTS
ROLL-UP GARAGE DOORS

B COMPOSITE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
MOCK WOOD SHUTTERS
MOCK VENTS
ROLL-UP GARAGE DOORS



**Elevation A
Scheme #3**



**Elevation B
Scheme #2**

Front Elevations

Plan 2

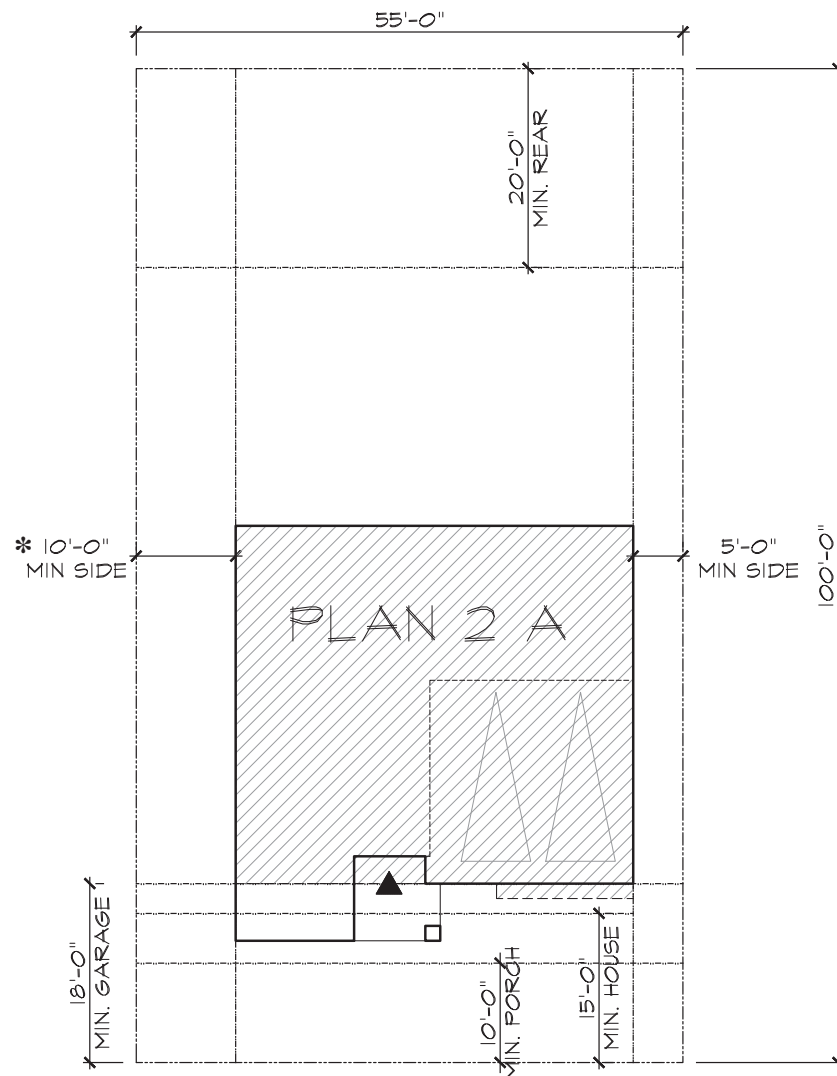
LORETO BAY ESTATES

BAY POINT, CA



**DISCOVERY
DESIGN
GROUP**

Discovery Builders, Inc.
Date 10/08/2021



Contra Costa County ZONING SETBACKS

SETBACK

FRONT OF HOUSE:	15'
PORCH:	10'
GARAGE:	18'
REAR YARD:	20'
SIDE YARD:	5'/10'

**Note: 5' min. sideyard
15' aggregate side yard**

**(*) Location of 10' sideyard
may vary on lots.**



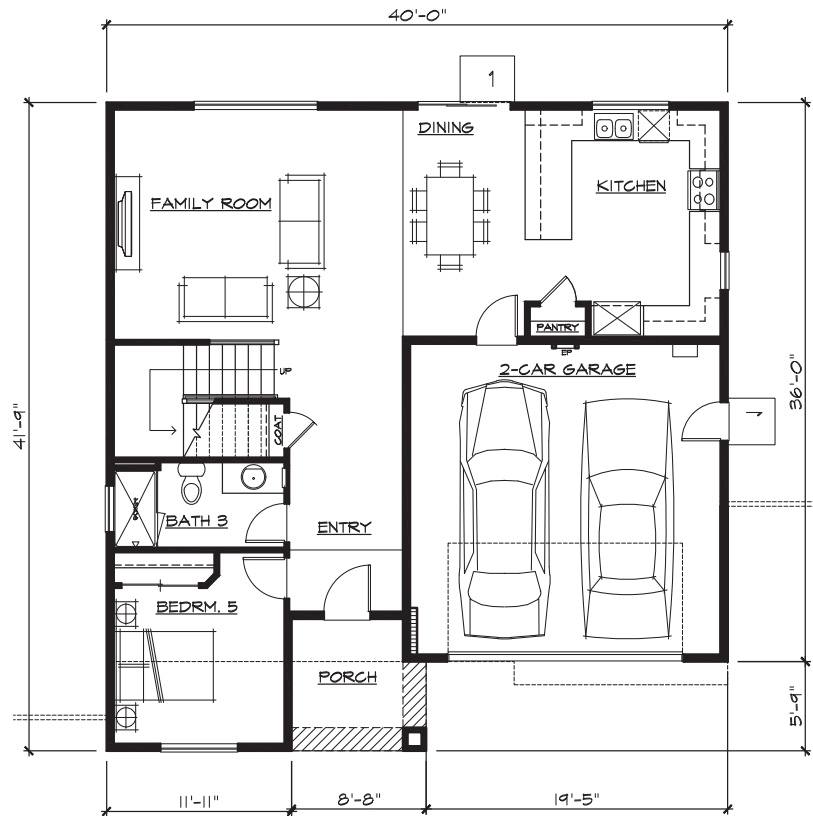
Plan 2 Site Plan



LORETO BAY ESTATES BAY POINT, CA



Discovery Builders, Inc.
Date 10/08/2021



SQUARE FOOTAGE	
FIRST FLOOR	1069 SF
SECOND FLOOR	1369 SF
TOTAL LIVING AREA	2438 SF
PORCH	70 SF
GARAGE	420 SF
FOOTPRINT	1559 SF

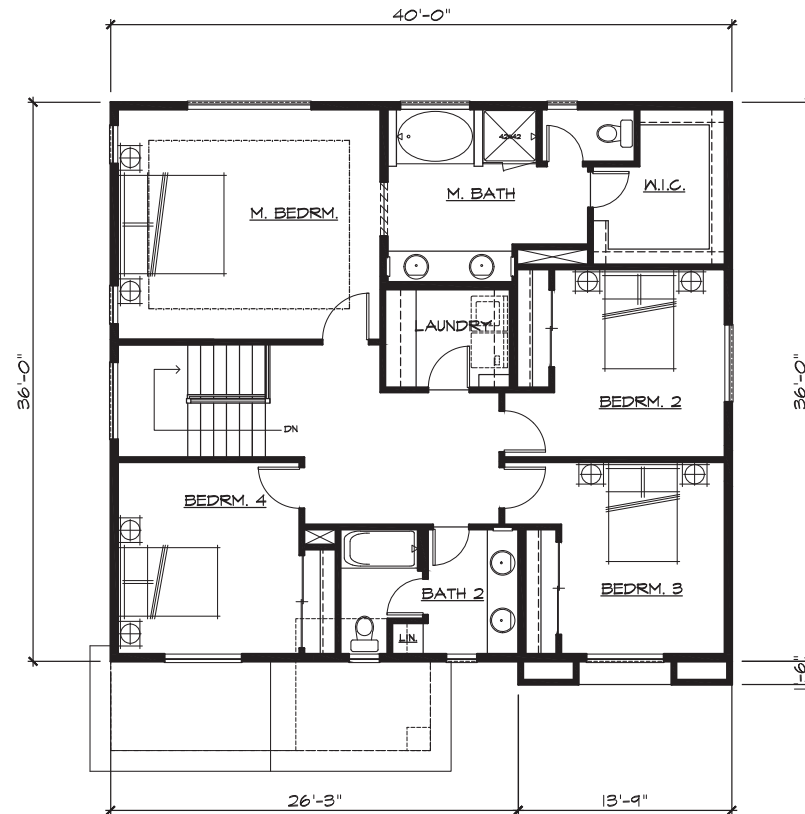


Plan 2
First Floor
LORETO BAY ESTATES
 BAY POINT, CA



Discovery Builders, Inc.
 Date 10/08/2021

A.8



SQUARE FOOTAGE	
FIRST FLOOR	1069 SF
SECOND FLOOR	1369 SF
TOTAL LIVING AREA	2438 SF
PORCH	70 SF
GARAGE	420 SF
FOOTPRINT	1559 SF

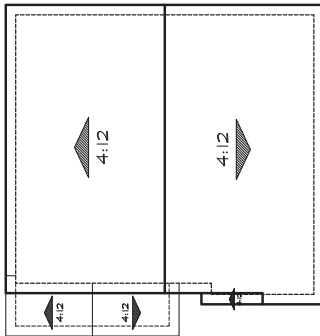


Plan 2
Second Floor
LORETO BAY ESTATES
 BAY POINT, CA

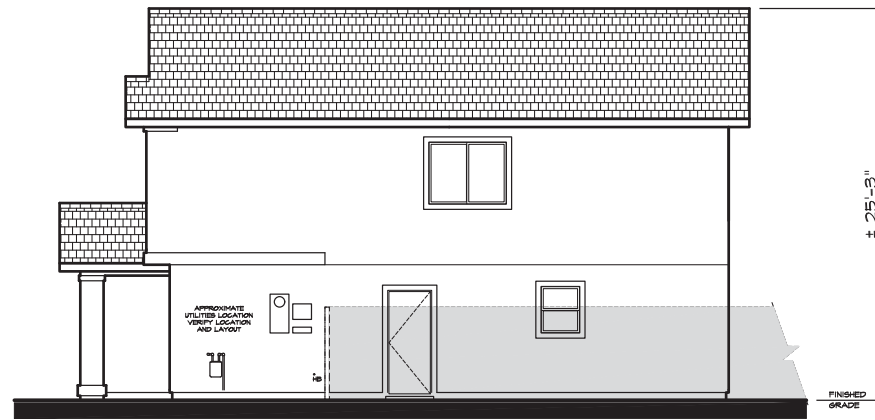


Discovery Builders, Inc.
 Date 10/08/2021

A.9



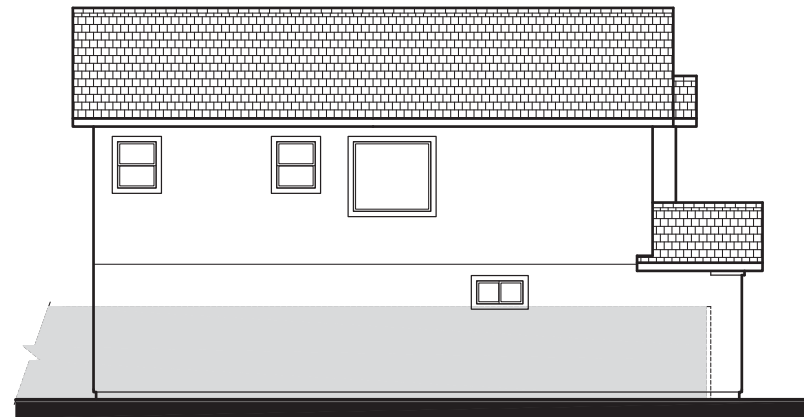
Roof Plan 'A'



Right



Rear



Left

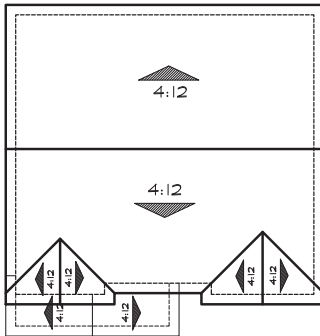
**Plan 2
Elevations 'A'**



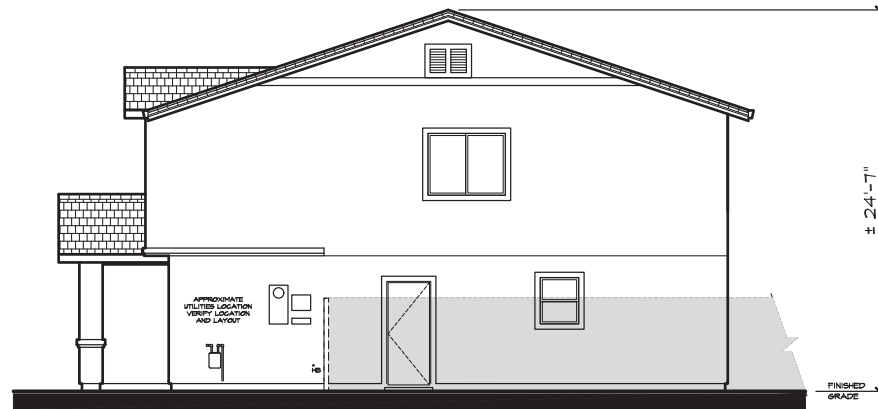
LORETO BAY ESTATES
BAY POINT, CA



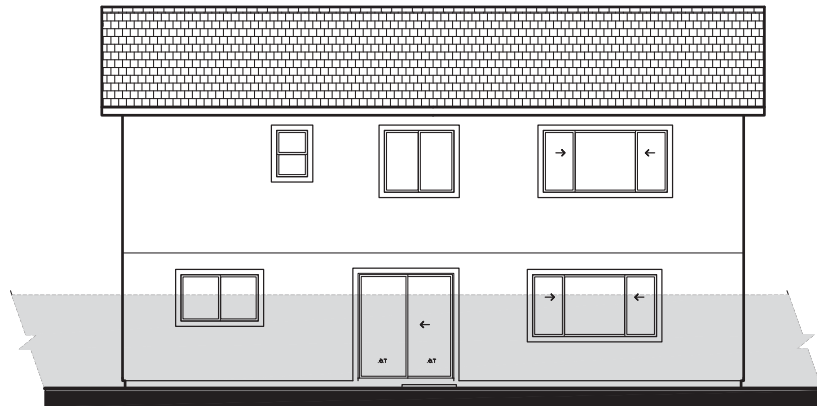
Discovery Builders, Inc.
Date 10/08/2021



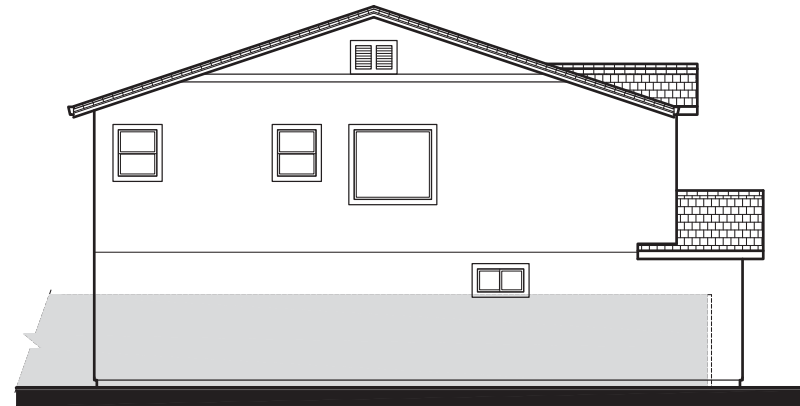
Roof Plan 'B'



Right

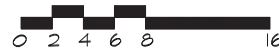


Rear



Left

**Plan 2
Elevations 'B'**



LORETO BAY ESTATES
BAY POINT, CA



Discovery Builders, Inc.
Date 10/08/2021

MATERIAL LEGEND

A COMPOSITE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
BOARD AND BATTEN
MOCK VENTS
ROLL-UP GARAGE DOORS

B COMPOSITE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
MOCK WOOD SHUTTERS
MOCK VENTS
ROLL-UP GARAGE DOORS



**Elevation A
Scheme #1**



**Elevation B
Scheme #4**

Front Elevations

Plan 3

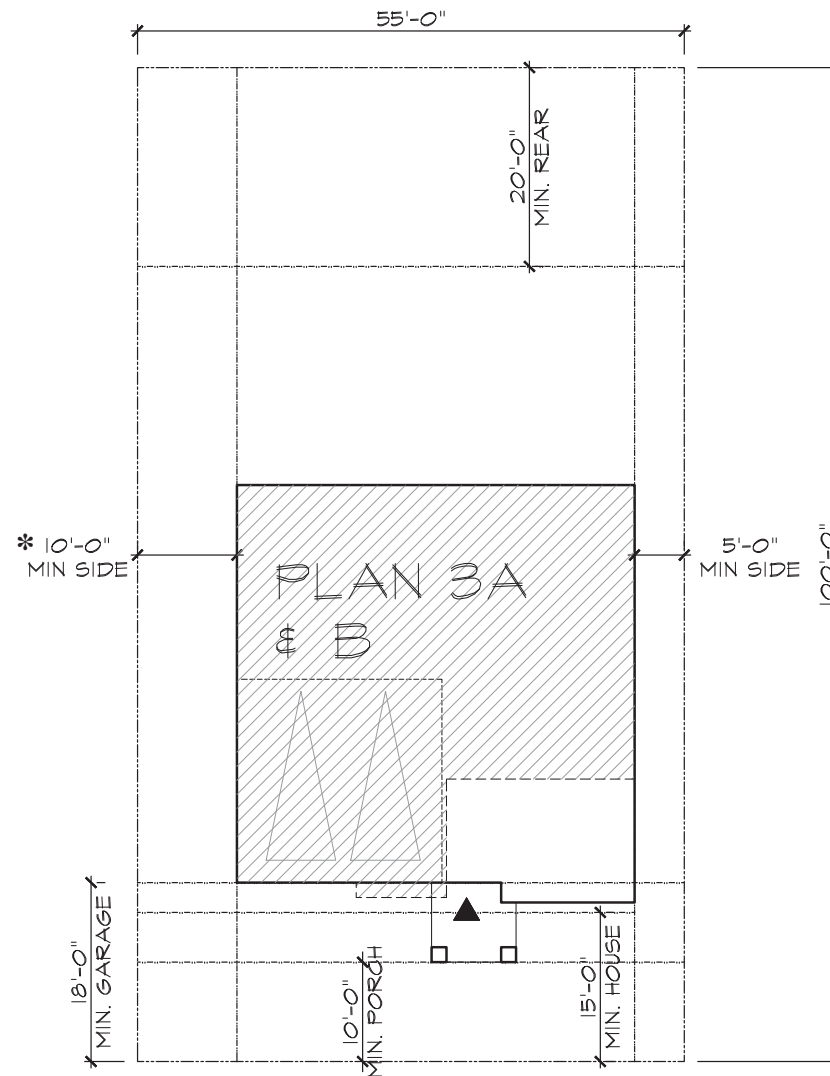
LORETO BAY ESTATES

BAY POINT, CA



Discovery Builders, Inc.
Date 10/08/2021

A.12



Contra Costa County ZONING SETBACKS

SETBACK

FRONT OF HOUSE:	15'
PORCH:	10'
GARAGE:	18'
REAR YARD:	20'
SIDE YARD:	5'/10'

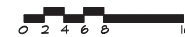
**Note: 5' min. sideyard
15' aggregate side yard**

**(*) Location of 10' sideyard
may vary on lots.**



SECOND FLOOR

Plan 3 Site Plan

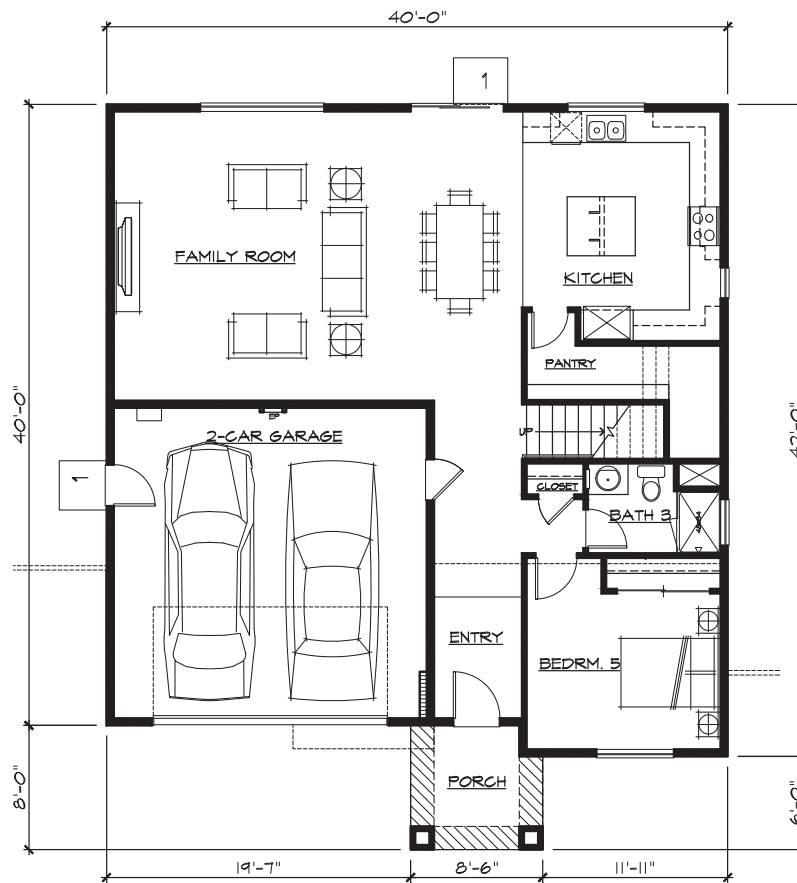


LORETO BAY ESTATES
BAY POINT, CA



Discovery Builders, Inc.
Date 10/08/2021

A.13



SQUARE FOOTAGE	
FIRST FLOOR	1205 SF
SECOND FLOOR	1354 SF
TOTAL LIVING AREA	2559 SF
PORCH	65 SF
GARAGE	422 SF
FOOTPRINT	1692 SF

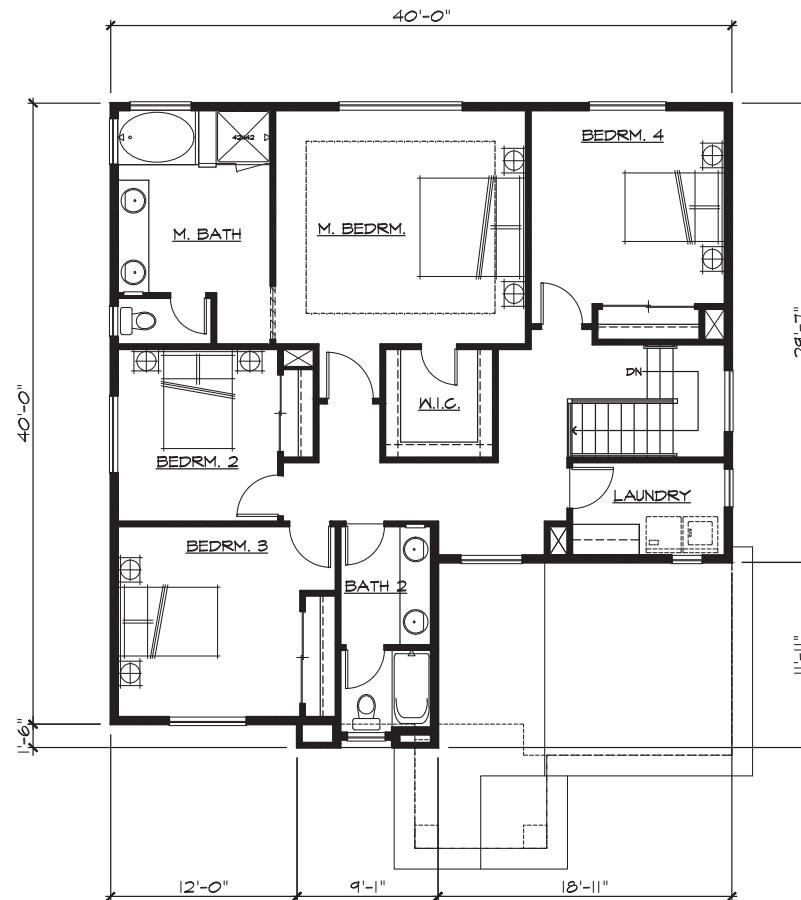


Plan 3
First Floor
LORETO BAY ESTATES
 BAY POINT, CA



Discovery Builders, Inc.
 Date 10/08/2021

A.14



SQUARE FOOTAGE	
FIRST FLOOR	1205 SF
SECOND FLOOR	1354 SF
TOTAL LIVING AREA	2559 SF
PORCH	65 SF
GARAGE	422 SF
FOOTPRINT	1692 SF

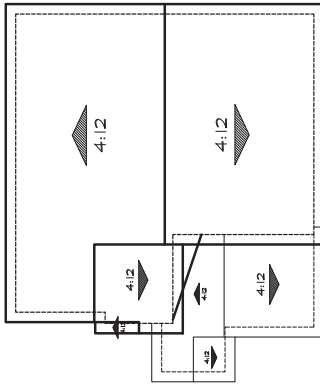


Plan 3
Second Floor
LORETO BAY ESTATES
 BAY POINT, CA

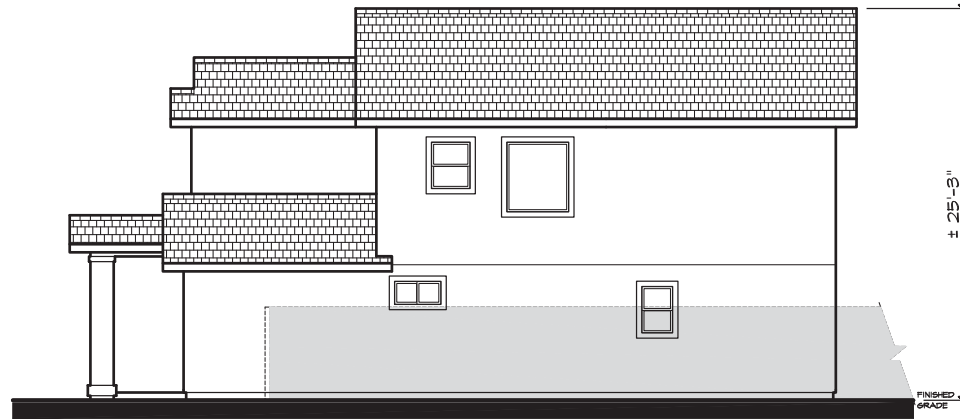


Discovery Builders, Inc.
 Date 10/08/2021

A.15



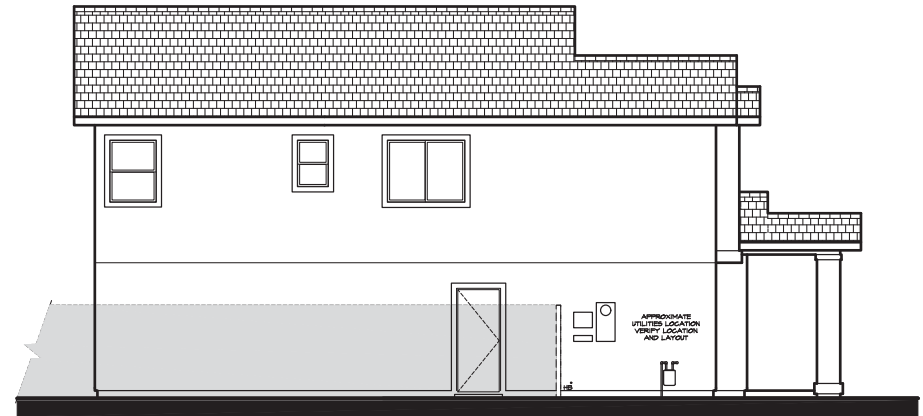
Roof Plan 'A'



Right



Rear



Left

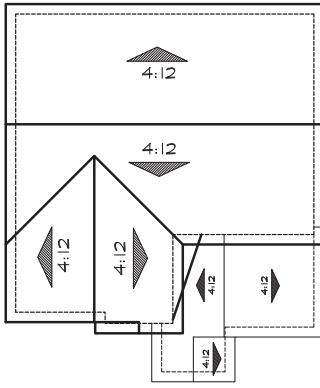
**Plan 3
Elevations 'A'**



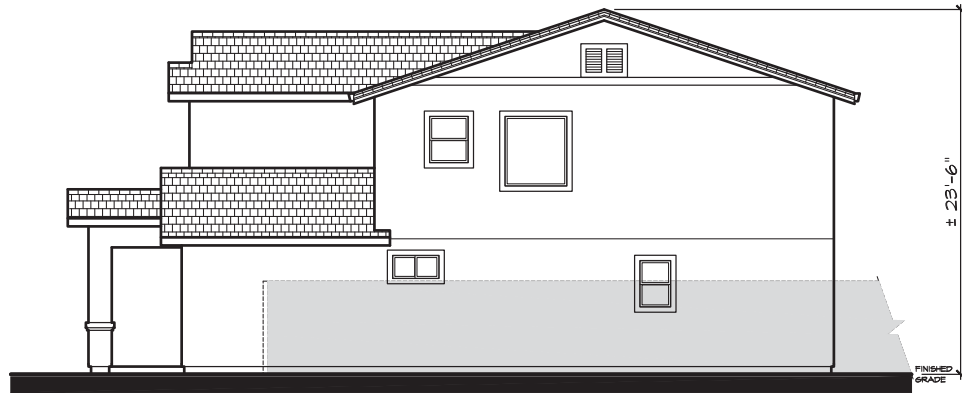
LORETO BAY ESTATES
BAY POINT, CA



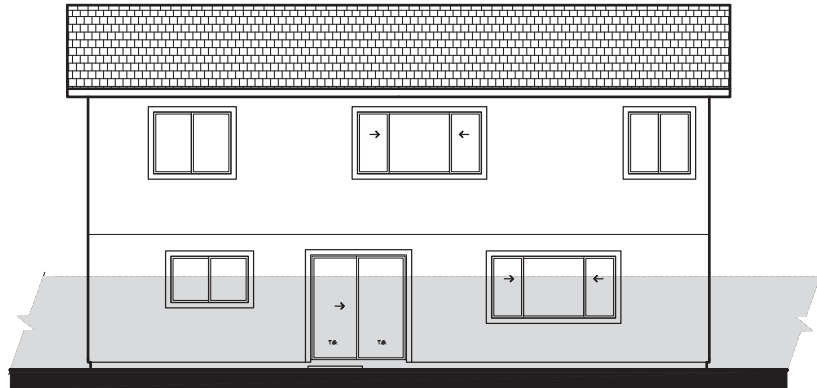
Discovery Builders, Inc.
Date 10/08/2021



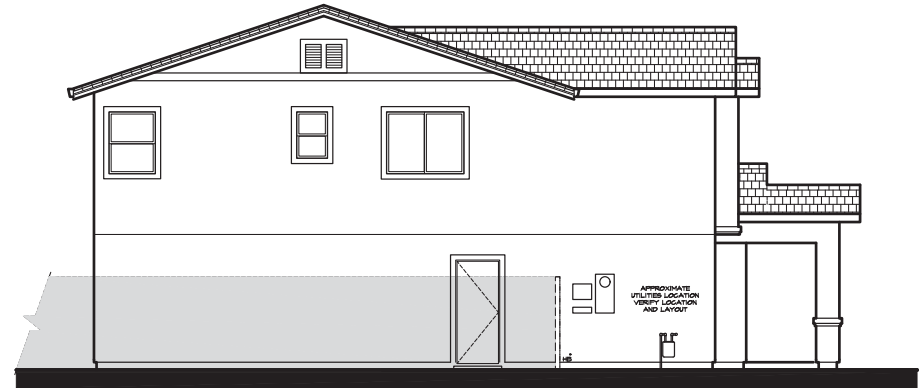
Roof Plan 'B'



Right



Rear



Left

**Plan 3
Elevations 'B'**



LORETO BAY ESTATES
BAY POINT, CA



Discovery Builders, Inc.
Date 10/08/2021

A.17

MATERIAL LEGEND

A COMPOSITE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
BOARD AND BATTEN
MOCK VENT
ROLL-UP GARAGE DOORS



Scheme #2

Front Elevation

Plan 4

LORETO BAY ESTATES

BAY POINT, CA



**DISCOVERY
DESIGN
GROUP**

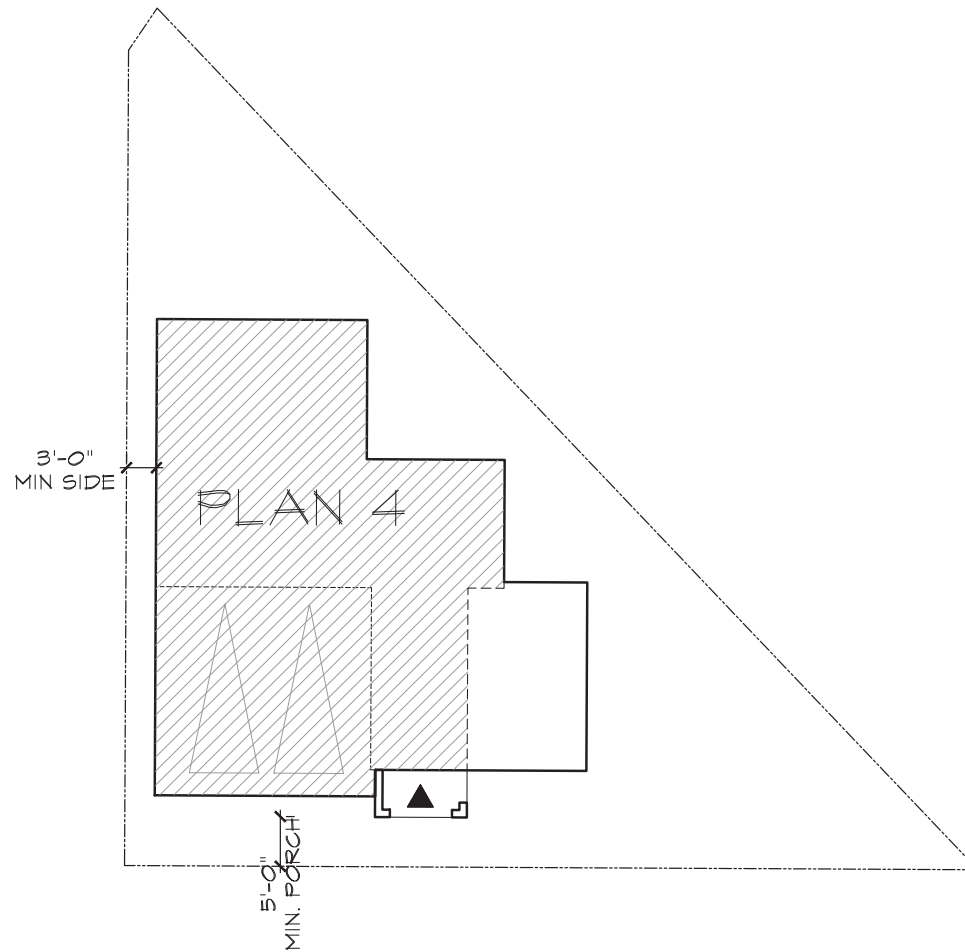
Discovery Builders, Inc.
Date 10/08/2021

A.18

Contra Costa County **ZONING SETBACKS**

SETBACK WITH VARIANCE

FRONT: 5'
SIDE YARD: 3'



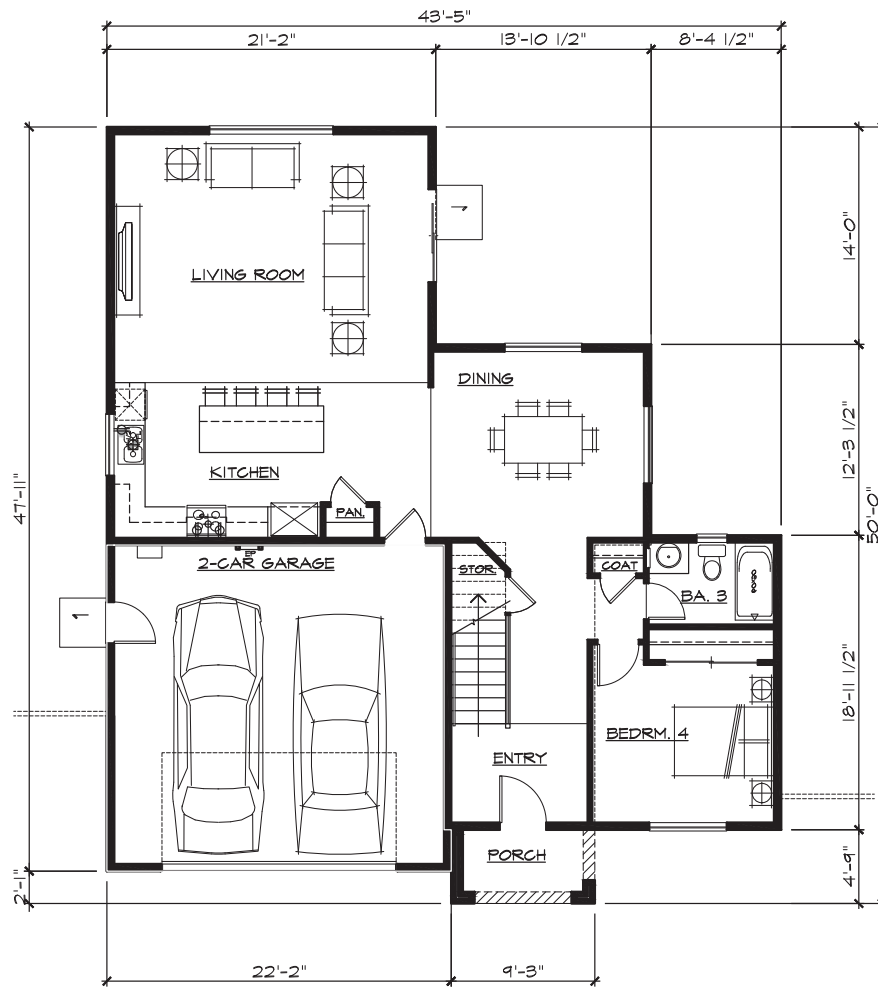
Plan 4 **Site Plan**



LORETO BAY ESTATES BAY POINT, CA



Discovery Builders, Inc.
Date 03/30/2022



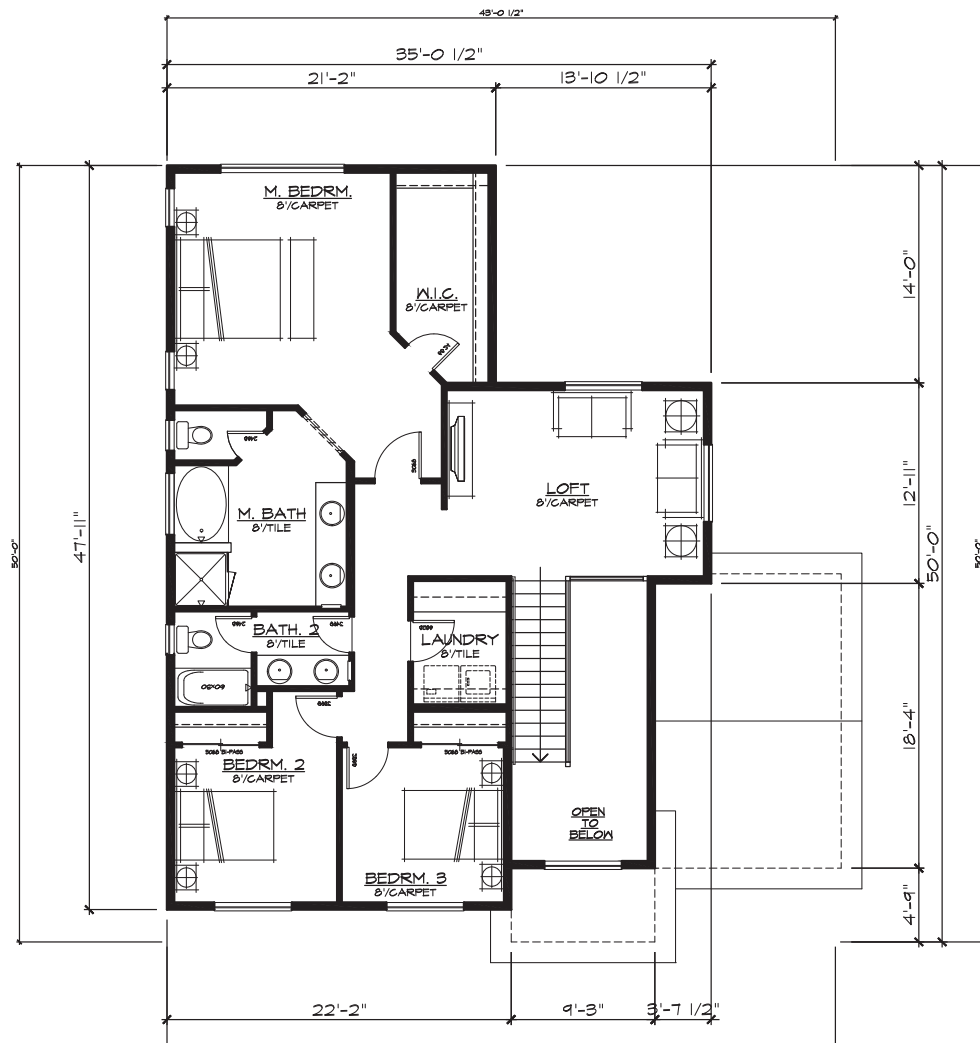
SQUARE FOOTAGE	
FIRST FLOOR	1152 SF
SECOND FLOOR	1223 SF
TOTAL LIVING AREA	2375
PORCH	40 SF
GARAGE	456
FOOTPRINT	1648 SF



Plan 4
First Floor
LORETO BAY ESTATES
 BAY POINT, CA



Discovery Builders, Inc.
 Date 03/30/2022



SQUARE FOOTAGE	
FIRST FLOOR	1152 SF
SECOND FLOOR	1223 SF
TOTAL LIVING AREA	2375
PORCH	40 SF
GARAGE	456
FOOTPRINT	1648 SF

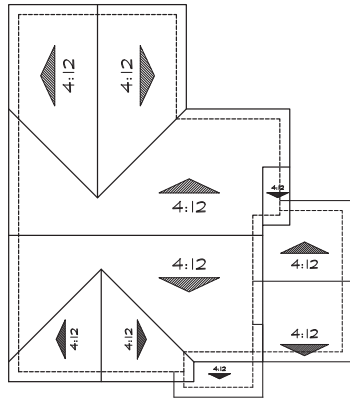


Plan 4
Second Floor
LORETO BAY ESTATES
 BAY POINT, CA

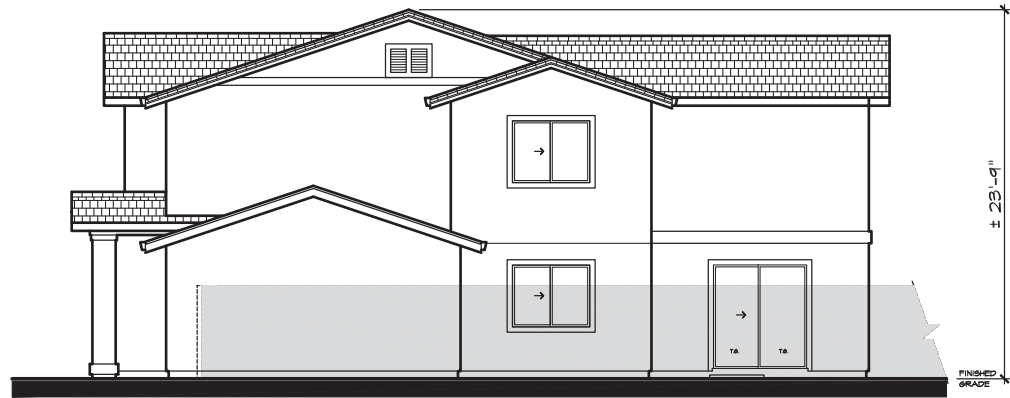


Discovery Builders, Inc.
 Date 03/30/2022

A.21



Roof Plan



Right



Rear



Left

**Plan 4
Elevations**



LORETO BAY ESTATES
BAY POINT, CA



Discovery Builders, Inc.
Date 10/08/2021

A.22