

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

To:
 Office of Planning and Research
For U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

From:
 Contra Costa County
 Dept. of Conservation and Development
 30 Muir Road
 Martinez, CA 94553
 (925) 655-2705

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

State Clearinghouse Number (if submitted to State Clearinghouse): SCH 2022070551

Project Title: Loreto Bay Estates 15-Lot Subdivision, County Files #CDRZ21-03260, CDS21-09588, CDDP21-03028

Project Applicant: Monte Davis for Discovery Builders Inc., 4021 Port Chicago Hwy., Concord, CA 94520
 (925) 682-6419

Project Location: 2.88-acre vacant property on Pullman Avenue and Fairview Avenue, Bay Point, CA; APN: 096-050-016

Lead Agency: Contra Costa County Department of Conservation and Development – Jennifer Cruz (925) 655-2867

Project Description:

The application below has been approved by the County Planning Commission:

County File #CDS21-09588: The applicant seeks approval of 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. 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 applications below were recommended for approval by the Board of Supervisors:

County File #CDRZ21-03260: The applicant seeks approval of a rezoning of the subject property from Heavy Industrial Zoning District (H-I), Railroad Corridor Combining District (-X) to a Planned Unit District (P-1).


County File #CDDP21-03028: The applicant seeks approval of a preliminary and final development plan to allow the construction of 15 residences. 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. 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 annexation and approval from the Local Agency Formation Commission (LAFCO). The subject property is a 2.88-acre vacant parcel located on Pullman Avenue and Fairview Avenue in the Bay Point area of the County. [Zoning: Heavy Industrial Zoning District (H-I), Railroad Corridor Combining District (-X)]

The project was approved on: December 14, 2022, by the County Planning Commission.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

Notice of Determination sent to Office of Planning and Research.*

This is to certify that the final Environmental Impact Report with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at: 30 Muir Road, Martinez, CA 94553

Signature :  Date: 12/28/22 Title: Principal Planner

Print Name: Jennifer Cruz
Contra Costa County Department of Conservation and Development

Date: _____ Date Received for filing at OPR: _____

AFFIDAVIT OF FILING AND POSTING

I declare that on _____ I received and posted this notice as required by California Public Resources Code Section 21152(c). Said notice will remain posted for 30 days from the filing date.

Signature _____ Title _____

Department of Fish and Wildlife Fees Due:

Applicant's			
Name:	Monte Davis for Discovery Builders Inc.	<input type="checkbox"/>	EIR - \$3445.25
Address:	4021 Port Chicago Hwy. Concord, CA 94520	<input checked="" type="checkbox"/>	Neg. Dec. - \$2,548.00
		<input checked="" type="checkbox"/>	County Clerk - \$50
		<input checked="" type="checkbox"/>	DCD- \$25
Phone	(925) 682-6419	<input type="checkbox"/>	
			Total Due: \$
			Total Paid: \$
			Receipt #

*Notice Of Determination may be sent by fax to (916)323-3018, if followed up with a duplicate mailed copy.