

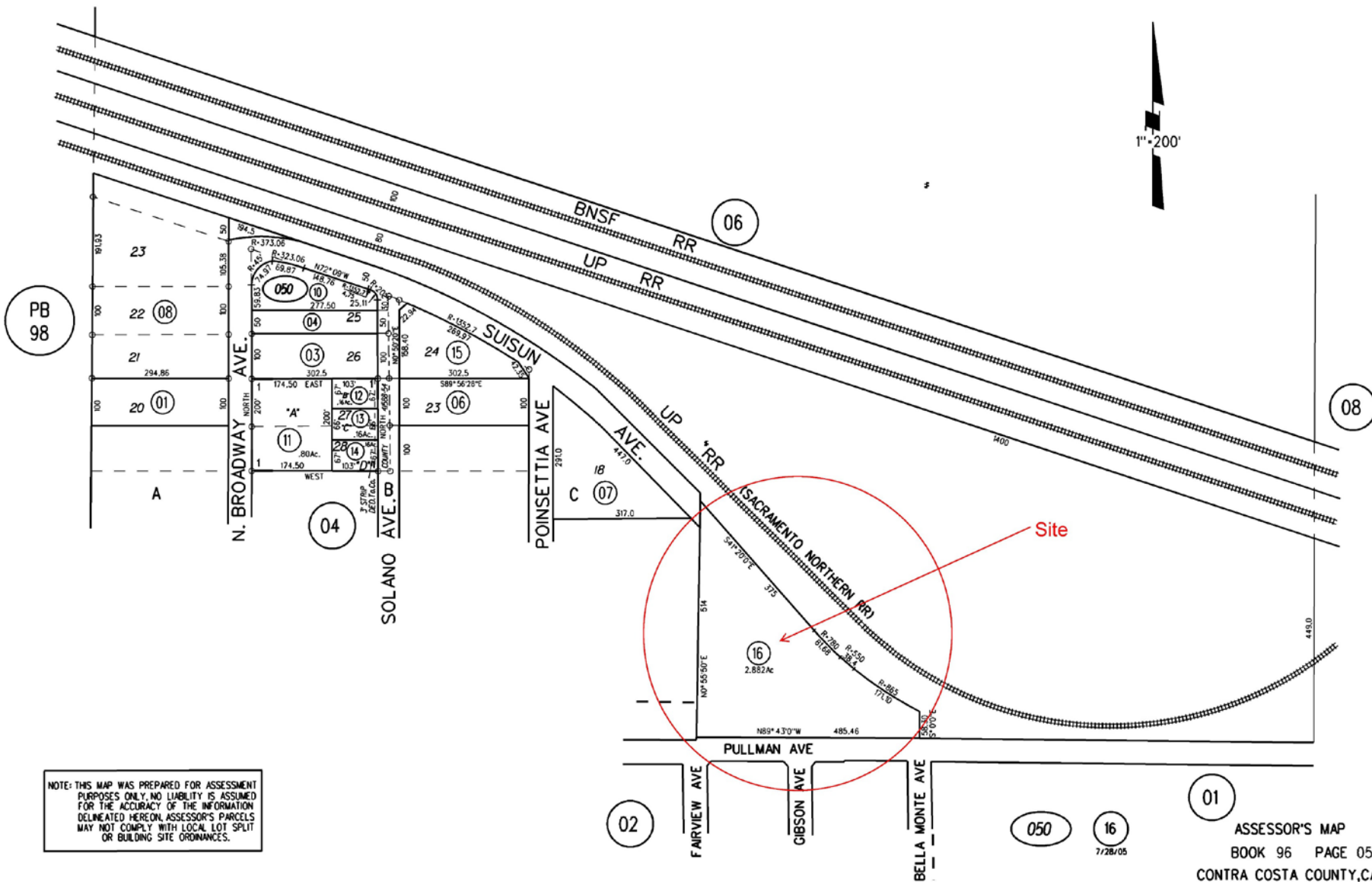
LORETO BAY ESTATES 15-LOT SUBDIVISION

CDRZ21-03260, CDSD21-09588, CDDP21-03028

BOARD OF SUPERVISORS

FEBRUARY 7, 2023





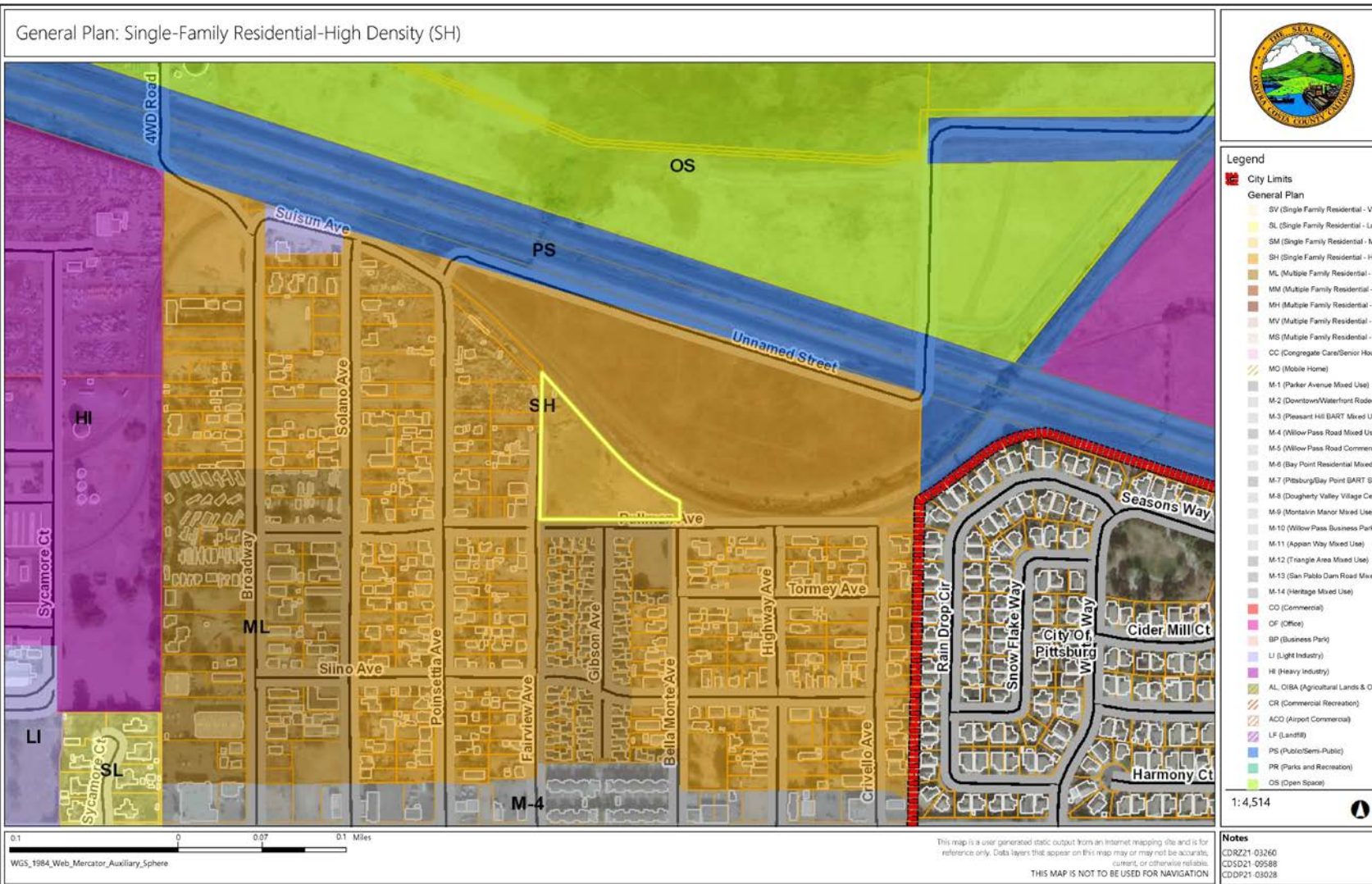
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

ASSESSOR'S MAP
 BOOK 96 PAGE 05
 CONTRA COSTA COUNTY, CALIF.

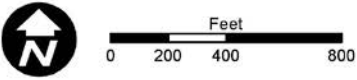
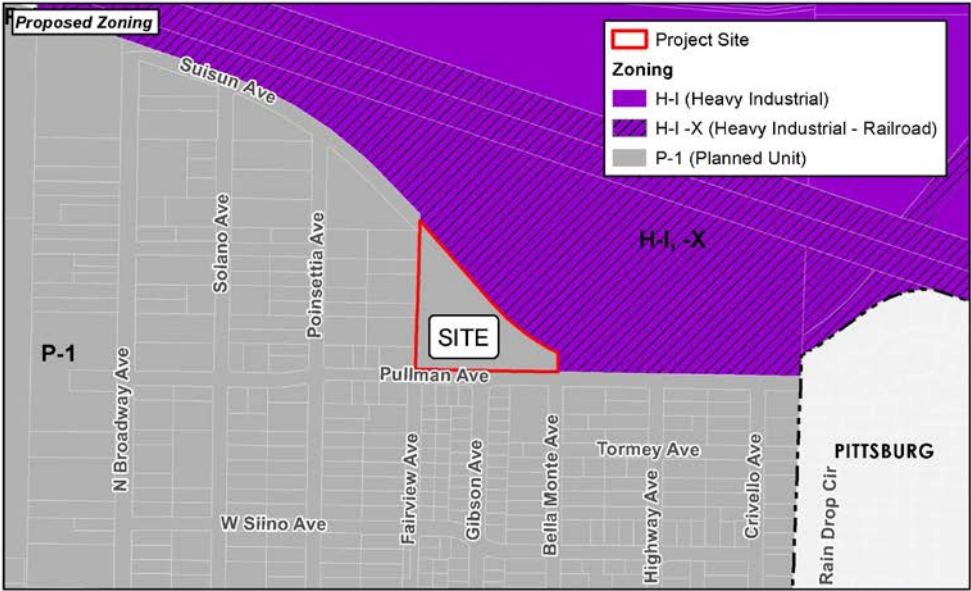
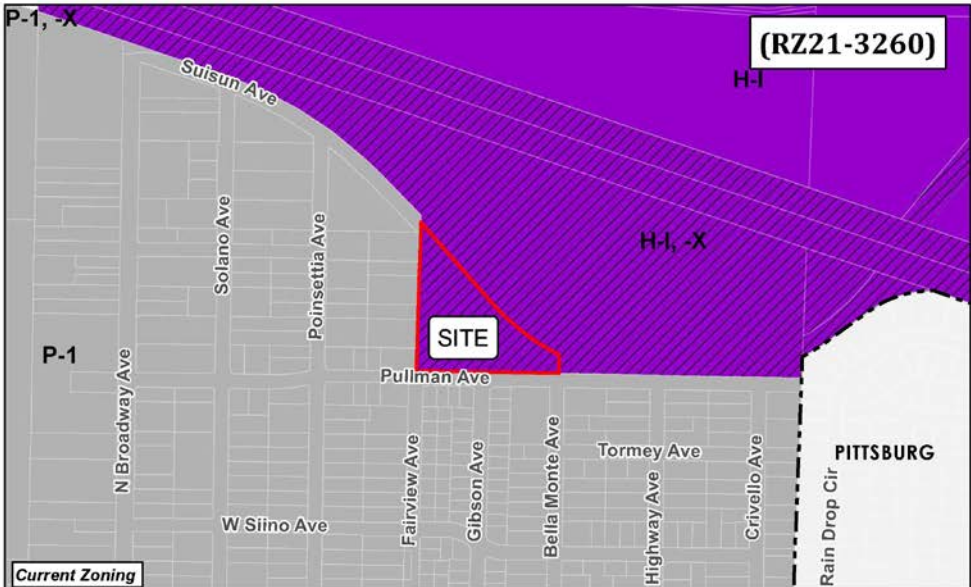
Aerial Photograph



General Plan



Zoning



Map Created 10/25/2022
 by Contra Costa County Department of
 Conservation and Development, GIS Group
 30 Main Road, Martinez, CA 94553
 37.59.41.791W 122.07.03.756N

This map was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.



Project Components

- ❖ Rezoning, Subdivision, Preliminary and Final Development Plan
- ❖ 15 residential lots, four common areas (bioretention basins and a park)
- ❖ Five trees to be removed
- ❖ Lot sizes range in size from approximately 3,821 – 6,114 square feet.
- ❖ Four floor plans, residences will range in size from approximately 1,829 – 2,559 square feet of living area
- ❖ Grading of approximately 2,000 cubic yards of cut and fill





GENERAL NOTES

DEVELOPER: FORECAST LAND INVESTMENT, LLC
4021 PORT CHICAGO HIGHWAY
CONCORD, CA 94520

ENGINEER: BELLECCI & ASSOCIATES, INC.
2290 DIAMOND BLVD #100
CONCORD, CA 94520
(925)-685-4569

AP.N.L: 096-050-016

SITE AREA: 2.9± ACRES
125,562± SF

DU/ACRE: 15/2.9 = 5.2± DU/ACRE

ZONING: PLANNED UNIT DISTRICT
SINGLE FAMILY RESIDENTIAL-HIGH DENSITY (SH)

SERVICES: WATER SUPPLY-
SANITARY SEWER-
GAS & ELECTRIC-
TELEPHONE-

GOLDEN STATE WATER COMPANY
DELTA DIABLO SANITATION DISTRICT
PACIFIC GAS & ELECTRIC
S.B.C

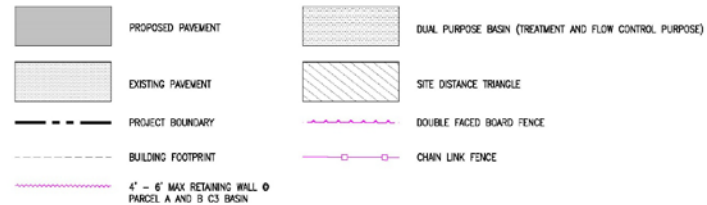
BASIS OF BEARINGS: DETERMINED BY FOUND MONUMENTS
ALONG PULLMAN AVENUE BEARING
AS SHOWN IN "SUBDIVISION 8703
BAY POINT INFILL RESIDENTIAL" (458
MPS 47) TAKEN AS SOUTH
89°43'00" EAST

FLOODING: SITE FALLS WITHIN FIRM PANEL
NUMBERS 0601300118G, ZONE X
(DATED SEPTEMBER 30, 2015)

**CDS21-09588
LORETO BAY ESTATES
TENTATIVE MAP
SITE PLAN
CONTRA COSTA COUNTY, CALIFORNIA**

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA
MARCH 31, 2022 SCALE: 1"=30'

LEGEND

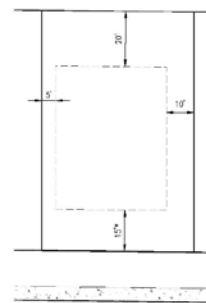


NOTES:

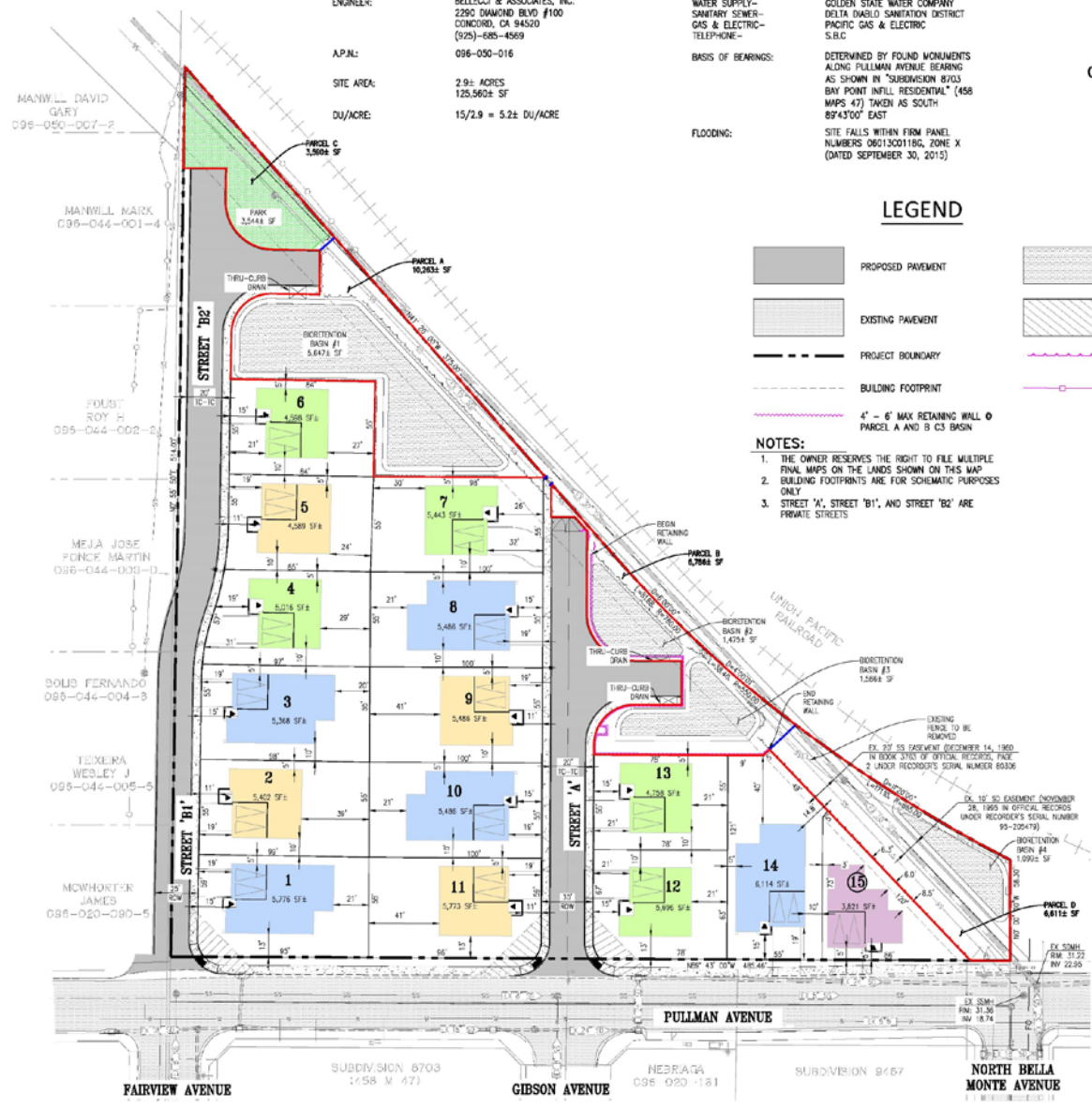
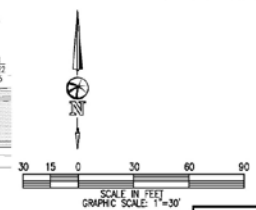
1. THE OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS ON THE LANDS SHOWN ON THIS MAP
2. BUILDING FOOTPRINTS ARE FOR SCHEMATIC PURPOSES ONLY
3. STREET 'A', STREET 'B1', AND STREET 'B2' ARE PRIVATE STREETS

SETBACKS:

FRONT (PORCH)	10' MIN.
FRONT (LAND)	15' MIN.
GARAGE	15' MIN.
SIDE	5' MIN.
REAR	15' MIN.
REAR	20' MIN.
TOTAL PROPOSED LOTS	15



• REPRESENTS THE FRONT SETBACK



PRELIMINARY

SHEET 1 OF 7
JOB NO. 2022



Scheme #4



Scheme #1

BOARD AND BATTEN
MOCK VENTS
ROLL-UP GARAGE DOORS

MOCK WOOD SHUTTERS
MOCK VENTS
ROLL-UP GARAGE DOORS



Elevation A
Scheme #1



Elevation B
Scheme #4

STUCCO BODY
STUCCO TRIM
BOARD AND BATTEN
MOCK VENTS
ROLL-UP GARAGE DOORS

STUCCO BODY
STUCCO TRIM
MOCK WOOD SHUTTERS
MOCK VENTS
ROLL-UP GARAGE DOORS

Front Elevations
Plan 1
LORETO BAY ESTATES
BAY POINT, CA
DISCOVERY

Front Elevations
Plan 3
LORETO BAY ESTATES
BAY POINT, CA



Elevation A
Scheme #3



Elevation B
Scheme #2

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

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

Front Elevations
Plan 2
LORETO BAY ESTATES
BAY POINT, CA



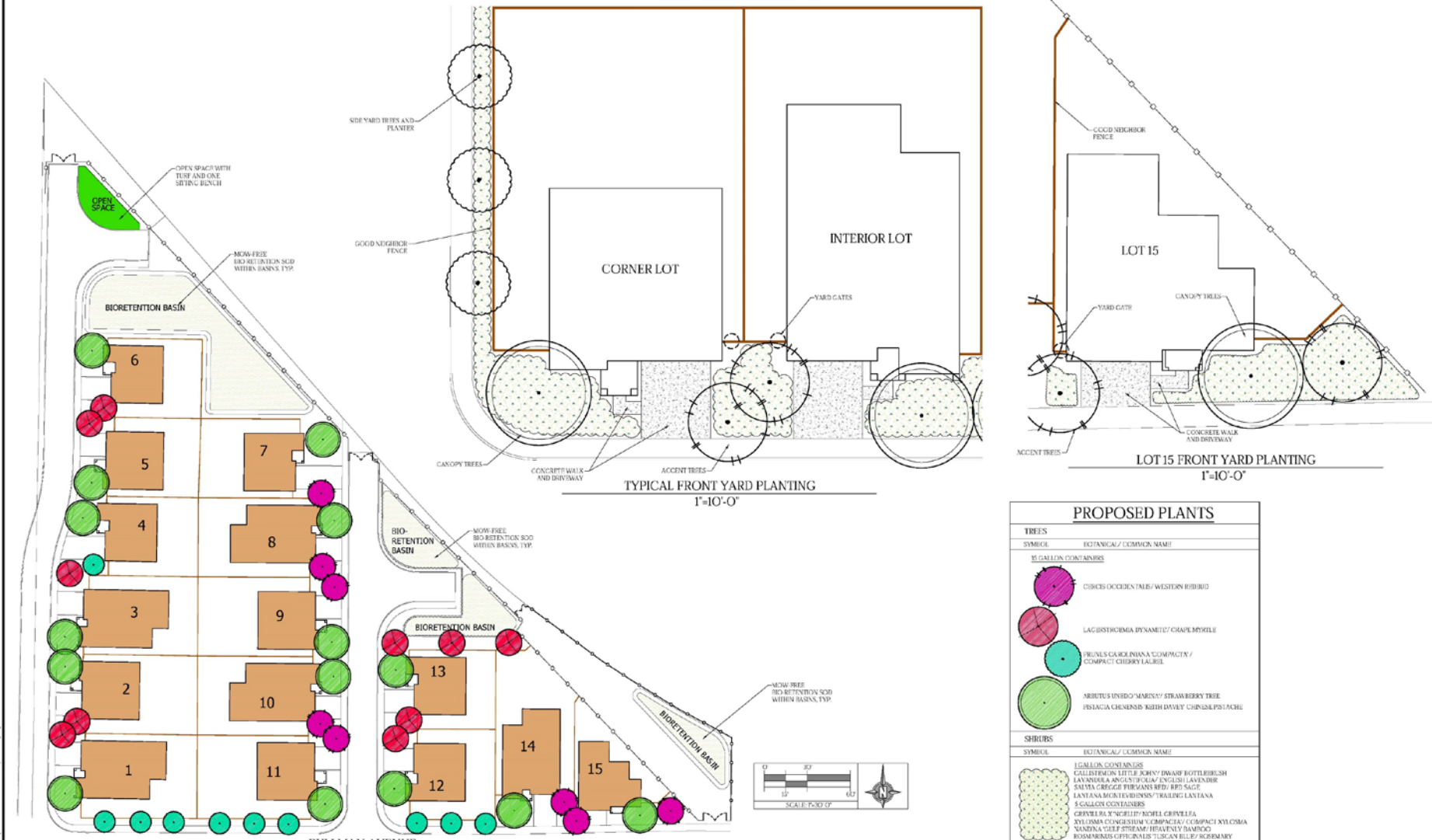
Scheme #2

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

Front Elevation
Plan 4
LORETO BAY ESTATES

LORETTO BAY ESTATES

CONTRA COSTA COUNTY, CALIFORNIA



PROPOSED PLANTS	
TREES	
SYMBOL	BOTANICAL / COMMON NAME
1 GALLON CONTAINERS	
	CORCIS OCCIDENTALIS / WESTERN REDBUD
	LACINSTRUM DYNAMITE / GRAPE MORTLE
	FRAXINUS CAROLINIANA / COMPACT / COMPACT CHERRY LAUREL
	ARBUTUS UNIFOLIUS / MARY'S STRAWBERRY TREE PRUNELLA CHENSINENSIS / RUTH DAVELY CHENSIN PRUNELLA
SHRUBS	
SYMBOL	BOTANICAL / COMMON NAME
1 GALLON CONTAINERS	
	CALLISTEMON LITTLE JONNY DWARF BOTTLEBRUSH LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER SANTALINA CRISTATA / FURVANS RED / RED SAGE LANTANA MEXICANA / SHRUBS / TRAILING LANTANA 1 GALLON CONTAINERS GRAPTELLA 3" / NOBEL GRAPTELLA XYLOPIA CONGESTA / COMPACT / COMPACT XYLARIA NANDINA GLENN DREW / HEAVENLY BAMBINO ROSMARINUS OFFICINALIS / TUSCAN BLUE / ROSEMARY



PRELIMINARY LANDSCAPE PLAN
AUGUST 4, 2021

SHEET
P1
OF
TOTAL
2

Staff Recommendations

1. OPEN the public hearing on the Loreto Bay Estates Project, RECEIVE testimony, and CLOSE the public hearing.
2. FIND that the mitigated negative declaration prepared for the Project adequately analyzes the Project's environmental impacts, that there is no substantial evidence the Project will have a significant effect on the environment, and that the mitigated negative declaration reflects the County's independent judgment and analysis.
3. ADOPT the mitigated negative declaration for the Project.
4. ADOPT the mitigation monitoring and reporting program for the Project.
5. ADOPT Ordinance No. 2023-05, rezoning the subject property from Heavy Industrial Zoning District (H-I), Railroad Corridor Combining District (-X) to Planned Unit District (P-1) (County File #CDRZ21-03260).
6. APPROVE a variance from the five-acre minimum lot size required of the Planned Unit District to allow the rezoning of the subject 2.88-acre property.
7. APPROVE the preliminary and final development plan for the Project, including the associated tree removal program (County File #CDDP21-03028).
8. APPROVE the findings in support of the Project.
9. APPROVE the Project conditions of approval.
10. APPROVE the Loreto Bay Estates Project.
11. ACKNOWLEDGE that the Planning Commission approved the tentative map for the Project, and that no appeal of this approval was filed.
12. DIRECT the Department of Conservation and Development to file a CEQA Notice of Determination with the County Clerk.
13. SPECIFY that the Department of Conservation and Development, located at 30 Muir Street, Martinez, California, is the custodian of the documents and other material that constitutes the record of proceedings upon which the decision of the Board of Supervisors is based.



Questions?
