



ENVISION CONTRA COSTA 2040

Montalvin Manor, Tara Hills, and Bayview Community Meeting #3: Draft Community Profile

Montara Bay Park Community Center
2250 Tara Hills Drive, San Pablo, CA
Tuesday, February 11, 2020

The third community meeting for Montalvin Manor, Tara Hills, and Bayview residents as part of Envision Contra Costa 2040 took place on Tuesday, February 11, 2020, from 6:30 to 8:30 PM at the Montara Bay Park Community Center. The purpose of this workshop was to collect feedback on the draft community profile for these three communities, as well as potential changes to the General Plan land use map. The first part of the draft profile provides context about the communities, including their character, demographic information, exposure to hazards, and factors that contribute to their identification as a disadvantaged community. The second section includes an overview of planned land uses, guiding principles, policies, and actions that will provide guidance to the County when making decisions affecting the communities related to growth and development over the next twenty years.

County staff and consultants facilitated the workshop and one Tara Hills resident attended and participated. After a short one-on-one conversation between staff and the participant about the Envision Contra Costa 2040 process, the workshop participant and staff went over the draft community profile. Input and ideas are summarized below. Detailed notes from the discussion are attached to this summary.

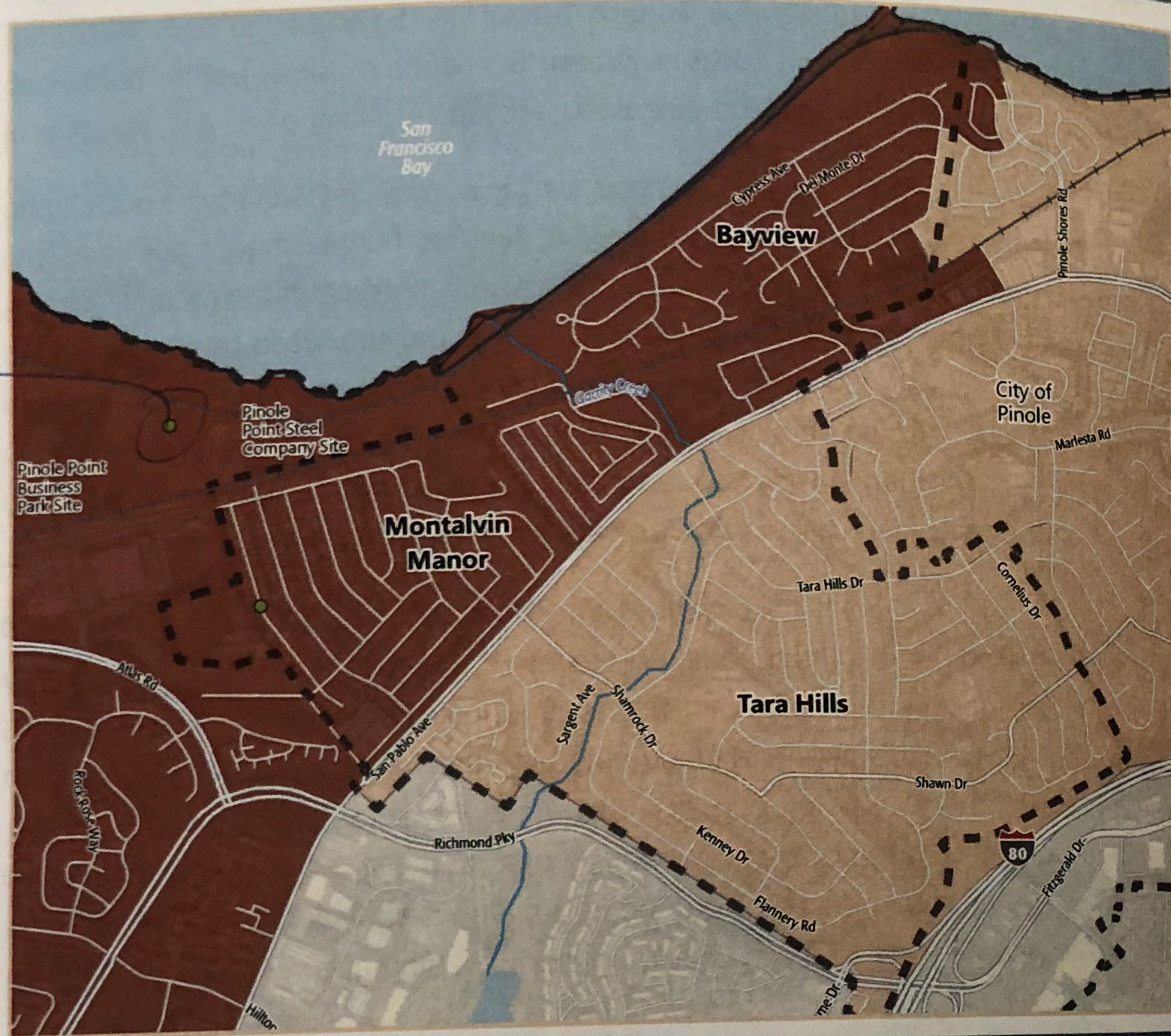
- There should be an increased focus on creatively re-using vacant lots and storefronts. Residents avoid these areas because they feel unsafe due to the presence of homeless encampments.
- Supporting the development of new pocket parks and dog parks should be a standalone policy and/or action, rather than solely a requirement of new development as is currently implied in Policy 2.
- Policy 9, regarding public safety, is especially important to prioritize, along with Action 4 regarding an emergency shelter for homeless residents.
- Augment Action 3 to also work to improve connections to BART stations, in particular to the El Cerrito Del Norte BART station, a major hub for bus lines.
- Prioritize implementation of Action 6, which addresses neighborhood beautification through urban greening and clean-up efforts.
- Policies and actions should more explicitly address environmental justice, given the proximity of two environmental clean-up sites, several groundwater threats, and two hazardous waste sites.
- Policies and/or actions should address the lack of on-street parking.

MONTALVIN MANOR, TARA HILLS, & BAYVIEW | CONTEXT (CONTINUED)

4

emphasize
more
larger

concern that
map ~~is~~
misrepresents
threat - whole
tract isn't
clean up.



CLEAN UP SITES

- Clean Up Sites
- Clean Up Sites Ranking**
 - >90 to 100
 - >80 to 90
 - >70 to 80
 - >60 to 70
 - >50 to 60
 - 0 to 50
- ▬ Incorporated City
- ▬ Urban Limit Line
- ▬ Outside Urban Limit Line
- ▬ Railroads
- ▬ Creeks and Drainages

This map ranks Census tracts based on the concentration of clean up sites, which are sites undergoing clean up actions by governmental authorities or property owners due to environmental degradation from hazardous substances. The ranking also considers the nature and magnitude of the threat and the site type and status. Parts of Montalvin Manor, Tara Hills, and Bayview are ranked at 99 percent, meaning that the Census tract has a concentration of clean up sites that is higher than 99 percent of the state.



GROUNDWATER THREATS

- Groundwater Threats Sites
- Groundwater Threats Ranking**
 - >90 to 100
 - >80 to 90
 - >70 to 80
 - >60 to 70
 - >50 to 60
 - 0 to 50
- ▬ Incorporated City
- ▬ Urban Limit Line
- ▬ Outside Urban Limit Line
- ▬ Railroads
- ▬ Creeks and Drainages

This map ranks Census tracts based on their susceptibility to groundwater threats from activities like the storage and disposal of hazardous materials on commercial and industrial sites (e.g., the Pinole Point Steel site). Montalvin Manor, Tara Hills, and Bayview are ranked at 99 percent, meaning that the Census tract is more susceptible to groundwater threats than 99 percent of the state.

0
Scale (Miles)

Source: CalEnviroScreen, 2018; Contra Costa County, 2018; Pinole Point Steel Company, 2018.

POLICIES

1. Prioritize the preservation of scenic views and access to wildlife habitat, open spaces, and trail connections to nature.
2. Require new development to protect habitat areas and create pocket parks and dog parks.
3. Encourage the establishment of high-quality, health-conscious, neighborhood-serving stores and restaurants, especially at the shopping center at the intersection of San Pablo Avenue and Tara Hills Drive. Encourage commercial uses to be at a neighborhood scale and serve the needs of the community.
4. Require the massing and scale of new development to be consistent with the community's small-town character.
5. Consider the cumulative impacts on traffic congestion from development, and require new development to improve sidewalk connections and provide bicycle infrastructure.
6. Incentivize the development of medical care services or hospitals nearby to improve access to health care.
7. Coordinate with the Cities of Richmond and Pinole on decisions that affect Montalvin Manor, Tara Hills, and Bayview residents.
8. Require that new private and public development, including roadway projects, incorporate Crime Prevention Through Environmental Design (CPTED) principles of access control (such as appropriately located doors and fences), visibility (such as adequate lighting, windows that look onto public and private spaces, and landscaping that does not offer hiding places), clear boundaries between public spaces and private spaces (through signage, sidewalks, or other visual cues), and maintenance.
9. Increase law enforcement presence with more frequent patrol service to reduce crime.
10. Beautify the community, including along the shoreline, through increased code enforcement that targets property and vegetation maintenance.
11. Allow for urban agriculture uses on vacant lots, in coordination with property owners, to encourage community cohesion and health.

ACTIONS

1. Conduct a traffic study to analyze and address circulation deficiencies and constraints. The study should evaluate the high traffic congestion along San Pablo Avenue, Richmond Parkway, Tara Hills Drive, and adjacent surface streets, and identify mitigation, such as improved signal timing and effective left-turn lanes, especially at the intersection of Richmond Parkway and San Pablo Avenue.
2. Add resident-friendly pedestrian and bicycle infrastructure along major thoroughfares, including San Pablo Avenue, Richmond Parkway, and Tara Hills Drive, such as crosswalks, sidewalks, a sound barrier, landscaping, and other streetscape improvements.
3. Work with local transit providers to construct additional transit stop shelters that improve the safety and comfort of transit users without attracting loitering.
4. Coordinate with County agencies, non-profits, and other organizations to investigate the feasibility of opening an emergency shelter to house residents of all ages that are homeless.
5. Evaluate available land for tiny homes or accessory dwelling units (ADUs) as alternatives to accommodate the homeless population.
6. Invest in neighborhood beautification, such as through urban greening and clean-up efforts.
7. Work with the Association of Bay Area Governments (ABAG) and the East Bay Regional Park District (EBRPD) to connect existing open spaces ^{with} ~~to create~~ a contiguous, well-maintained Bay Trail link along the shoreline from Point Wilson to Point Pinole for outdoor recreation and fishing.
8. Study the feasibility of constructing a bridge over the railroad at Point Wilson to facilitate connections to the water.
9. Improve and increase connections to wildlife habitat, open spaces, and trails along the shoreline and Garrity Creek.
10. Increase youth programming at the Montara Bay Community Center and other recreation spaces throughout the three communities.
11. Study the feasibility of solar panel installations at underutilized sites along the waterfront.
12. Create a plan to develop publicly owned property as a town center to serve as a gathering space for residents of the three communities. As part of this plan, identify funding sources and strategies.
13. Identify locations and develop additional opportunities for recreation and access to nature, including a conveniently accessible dog park and a playground.

How can EJ issues be remedied?

+ transit cnxns to BART (El Cerrito del Norte)

← priority

safety is v. imp.

(back of on street pkg)

NOTES

> R-B @ O'Hatche San Pablo ← (Retail Business)

> ZP designation = SH Single Family High
surrounding homes are R-6

> used car lot - ph# disconnected - homeless ppl living in
cars there - blighted.

