

MONTALVIN MANOR, TARA HILLS, & BAYVIEW | CONTEXT

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Situated along San Pablo Avenue, these three communities are made up of single-family neighborhoods with some multi-family homes and commercial storefronts. Residents enjoy spectacular views of San Pablo Bay and close highway access to regional job centers in Richmond, Oakland, and beyond. Residents also appreciate the relatively modest home prices in this area.

Montalvin Manor, Tara Hills, and Bayview offer recreational opportunities in pocket parks, along trails, and at the Montara Bay ballfields/community center; residents would like to enhance the trail network along the shoreline to connect two existing segments of the Bay Trail near Garrity Creek. The historic Union Pacific Railroad also runs along this shoreline, creating challenges for safe and convenient access to the bay.

Interstate 80 skirts the eastern edge of Tara Hills, and traffic congestion and related air pollution during peak commute hours cause problems for residents in these communities. Surface streets can be severely congested, which, coupled with a lack of adequate pedestrian and bicycle infrastructure, impedes residents' abilities to access local amenities. Furthermore, many of the neighborhood-serving commercial spaces in the community have gradually become vacant over time, limiting local service options and attracting illegal dumping and blight.



Source: Contra Costa County, 2018; PlaceWorks, 2020.










WHO LIVES IN MONTALVIN MANOR, TARA HILLS, AND BAYVIEW?

Median Age 36 years old in Montalvin Manor, Tara Hills, & Bayview VS 39 years old in Contra Costa County	Average Life Expectancy 80 years old in Montalvin Manor, Tara Hills, & Bayview VS 81 years old in Contra Costa County	Median Household Income \$74,666 in Montalvin Manor, Tara Hills, & Bayview VS \$88,456 in Contra Costa County	Race <ul style="list-style-type: none"> ► 54% White ► 21% Asian ► 19% Black or African American Ethnicity <ul style="list-style-type: none"> ► 40% Hispanic or Latino
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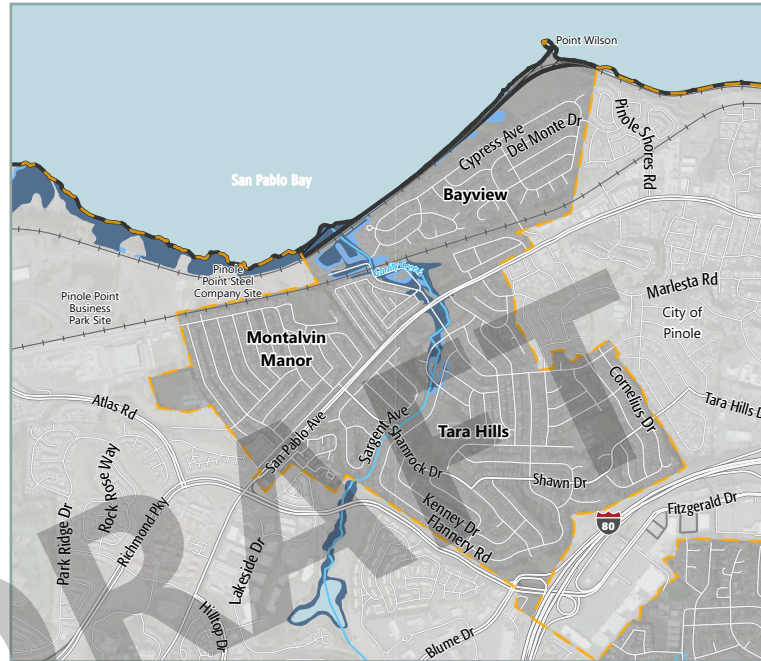
The information on this page presents a summary of hazards and vulnerabilities in Montalvin Manor, Tara Hills, and Bayview based on the Contra Costa County Vulnerability Assessment; please see the [online Vulnerability Assessment](#) for a full description of these hazards and vulnerabilities.

Hazards

-  Air quality from increased ozone and diesel particulate matter
-  Coastal flooding
-  Extreme heat
-  Flooding
-  Human health hazards
-  Landslide and debris flow
-  Seismic hazards










Major Vulnerabilities

- Persons experiencing chronic illnesses, homeless persons, and households in poverty are vulnerable to poor air quality, extreme heat, and human health hazards.
- Homes in Bayview are vulnerable to sea level rise and coastal flooding.
- Amtrak and freight rail lines that run through Montalvin Manor are vulnerable to coastal flooding and sea level rise.
- Homes and schools in Tara Hills are vulnerable to landslides and debris flows.
- Public transit access, water and wastewater services, energy delivery services, and solid waste removal services are vulnerable to multiple hazards.



FLOOD ZONES

Flood Hazard Areas

-  100-Year Flood Zone
-  500-Year Flood Zone
-  Areas of Undetermined but Possible Flood Hazard
-  Water
-  Unincorporated Areas
-  Incorporated Cities
-  Urban Limit Line
-  Outside Urban Limit Line
-  Railroads
-  Creeks and Drainages

A 100-year flood zone represents a 1% chance of flooding in any given year.









A 500-year flood zone represents a 0.2% chance of flooding in any given year.

Source: FEMA, 2019;
Contra Costa County, 2018;
PlaceWorks, 2020.



LANDSLIDES

Landslides

-  Mapped landslides
-  Few large mapped landslides, but contains scattered small landslides and questionably-identified larger landslides
-  Areas of gentle slope at low elevation that have little or no potential for landslides
-  Incorporated Cities
-  Urban Limit Line
-  Outside Urban Limit Line
-  Railroads
-  Creeks and Drainages



Source: US Geological Survey, 2018; Contra Costa County, 2018; PlaceWorks, 2020.

DISADVANTAGED COMMUNITY

The County has identified Montalvin Manor, Tara Hills, and Bayview as disadvantaged communities under Senate Bill (SB) 1000, which requires the County to integrate environmental justice into the General Plan. This law is based on the understanding that some communities have experienced a combination of historic discrimination, negligence, and political and economic disempowerment. Often, this has resulted in a disproportionate burden of pollution and health impacts and disproportionate social and economic disadvantages in these communities.

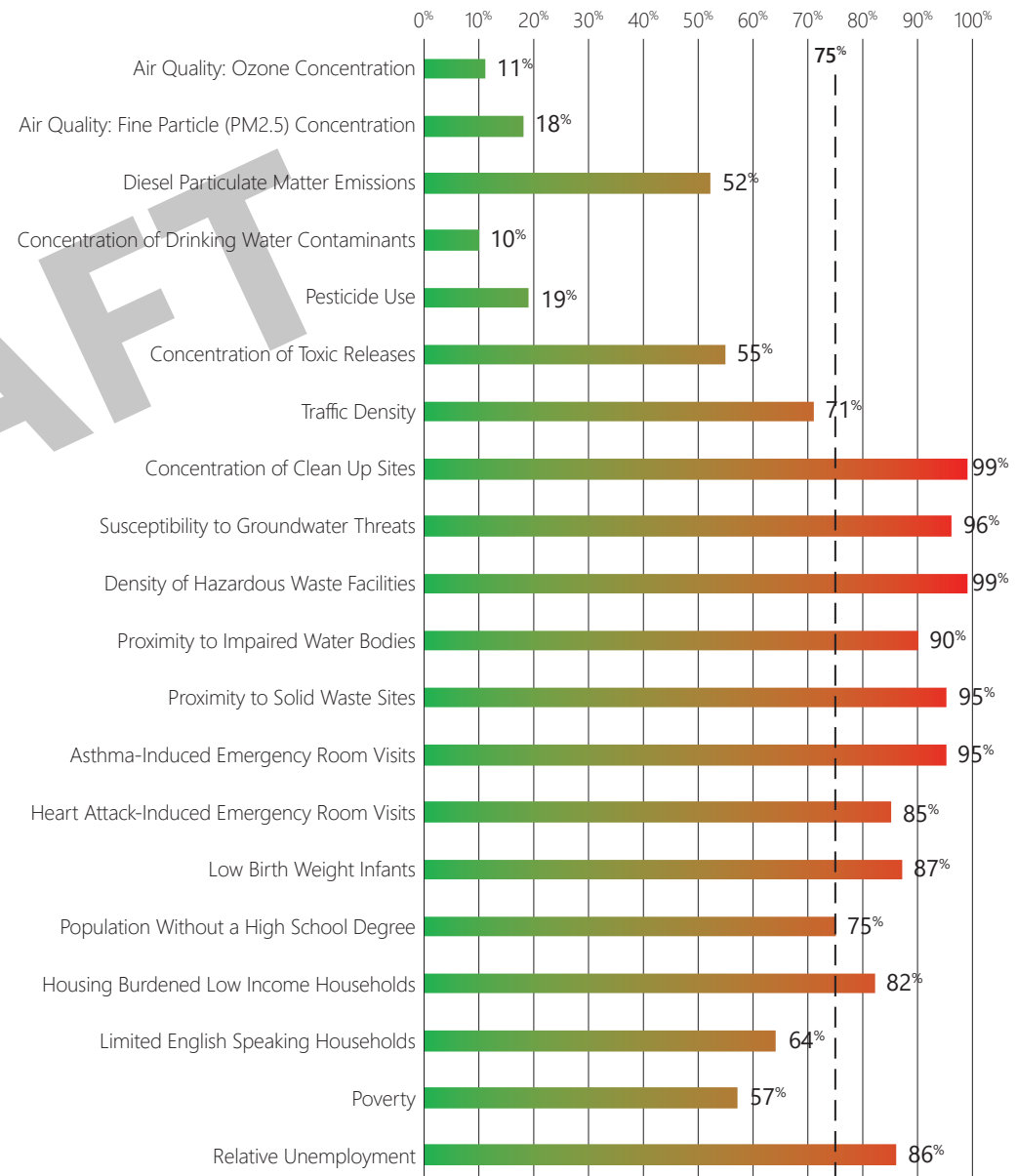
The 20 indicators that contribute to Montalvin Manor, Tara Hills, and Bayview identification as disadvantaged communities are highlighted in the chart to the right, with additional details provided in the maps that follow, based on State data from [CalEnviroScreen](#). The chart shows how Montalvin Manor, Tara Hills, and Bayview rank for each indicator compared to the rest of the state. The State identifies disadvantaged communities as those where the combined ranking for all factors is 75 percent or higher. While there are multiple Census tracts that make up Montalvin Manor, Tara Hills, and Bayview, this chart presents only the most-impacted Census tract for each indicator.

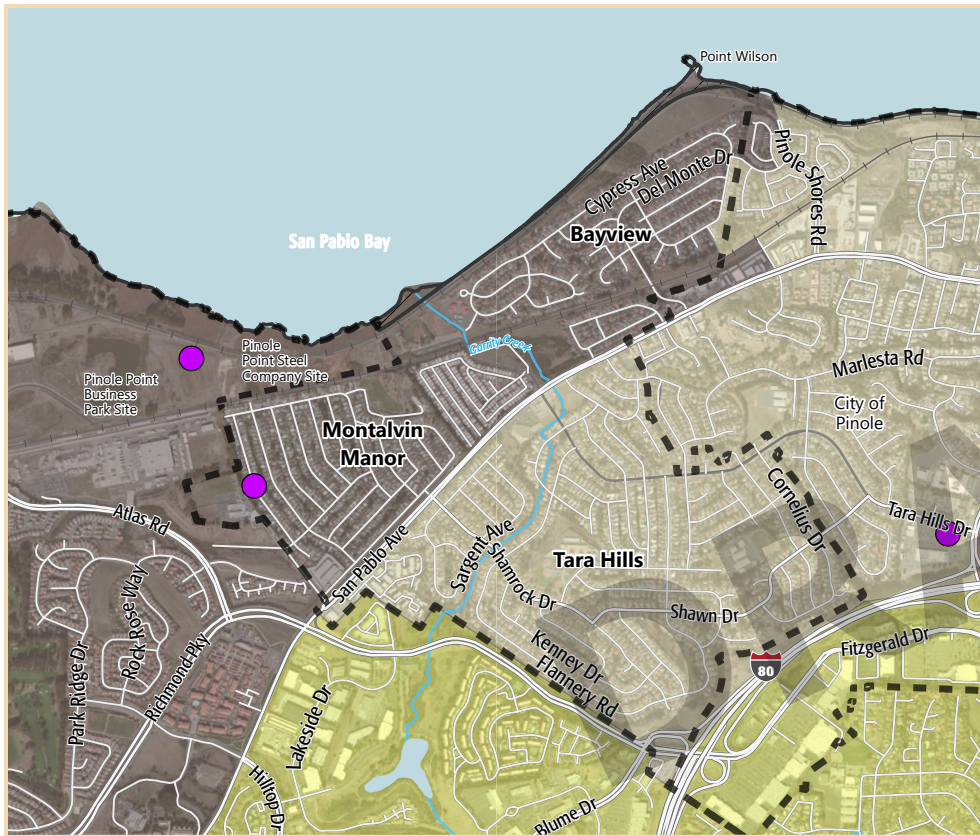
There are multiple brownfield sites in the area, some of which remain vacant due to clean up costs or risk of contact with hazardous substances. For the decade prior to 1975, the nearby Pinole Point Steel Company discharged toxins into an on-site pond, which is now monitored with land use restrictions to prevent contamination. Clean up for hazardous materials has also been required at the Pinole Point Business Park and Chevron Historic Pipeline, and other remediation efforts are ongoing within the community. Other nearby industrial and manufacturing facilities in Richmond, Hercules, and Pinole impact the human and environmental health of local residential neighborhoods.

In addition, the car-oriented landscape constrains active transportation or recreation, decreasing opportunities to engage in healthy lifestyles, which could also contribute to the higher rates of cardiovascular disease, asthma, and low birth weight infants shown in the chart, relative to the rest of the state. Access to emergency services and hospitals is of significant concern in these three communities. With the recent closure of a nearby medical center, residents must travel farther on highly trafficked roads to receive care.

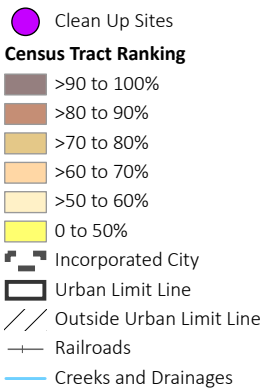
DISADVANTAGED COMMUNITY INDICATORS (2017)

Ranking of Most Impacted Census Tract in Montalvin Manor, Tara Hills, and Bayview Relative to the State

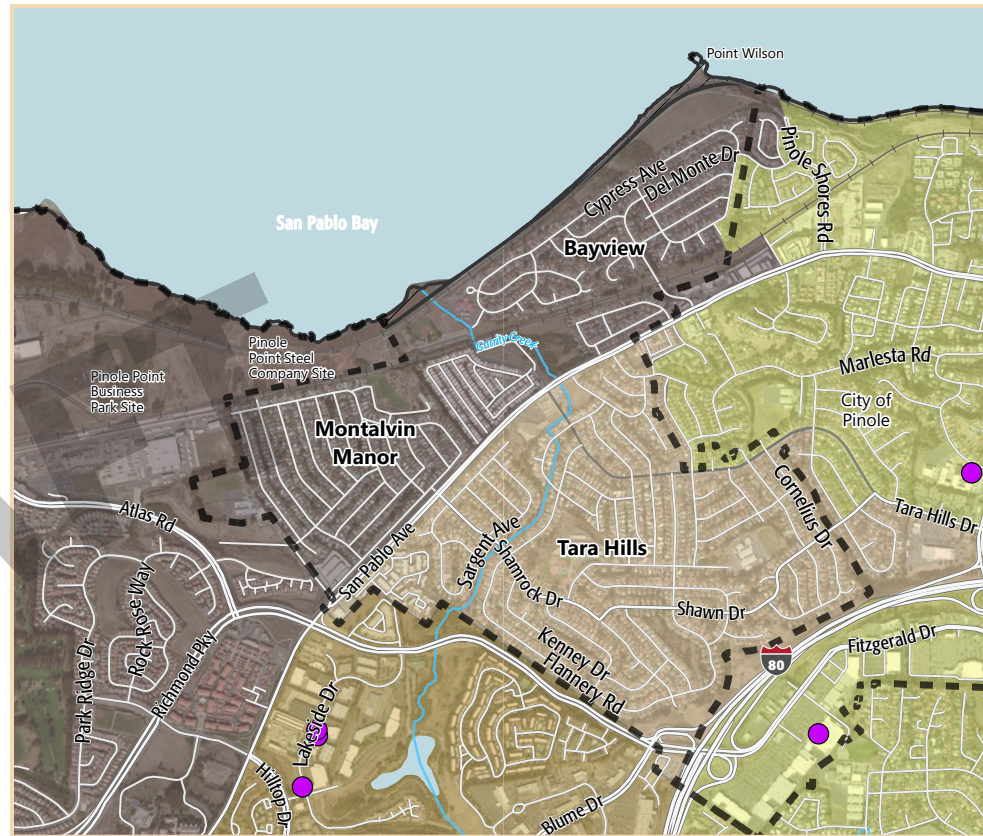




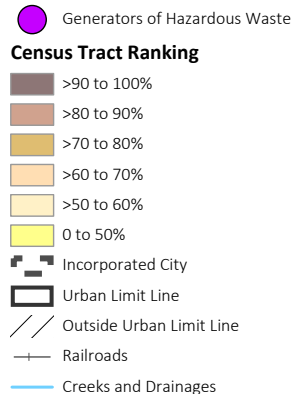
CLEAN UP SITES



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.



HAZARDOUS WASTE



This map ranks Census tracts based on the density of hazardous waste facilities and generators, considering each facility's type and permit status and generator activities. Parts of Montalvin Manor, Tara Hills, and Bayview are ranked at 100 percent, meaning that the Census tract has a density of hazardous waste facilities and generators that is among the highest in the state.



PLANNED LAND USE

Land use designations for Montalvin Manor, Tara Hills, and Bayview are shown on the Land Use Map and defined in the Land Use Element.

Montalvin Manor, Tara Hills, and Bayview are planned primarily for high density single-family residential use with small pockets of mixed uses, commercial uses, high density multi-family residential, public/institutional sites, and parks and recreation land.

There are two small commercial areas located along San Pablo Avenue, at Tara Hills Drive and Richmond Parkway. Both sites are planned for community-serving businesses that are walkable and conveniently accessed by alternative transportation modes. Ideally, the commercial center at Tara Hills Drive would also serve as a central community gathering place.

Montalvin Manor, Tara Hills, and Bayview wrap around the shoreline of San Pablo Bay, providing residents with beautiful views and valued access to nature. As such, access to shoreline and trail connections will be preserved through parks and recreation designations. Montalvin Manor, Tara Hills, and Bayview also include numerous locations designated for public use, including Montalvin Elementary School, Montalvin Park, Montara Bay Park & Community Center, Tara Hills Elementary School, Tara Hills Baseball Park, North Campus School, Juan Crespi Middle School, and the Richmond Parkway Transit Center.



Existing single-family home in the community.



Existing multi-family housing in Tara Hills.



Existing shopping center in Bayview.



Existing park and open space in Montalvin Manor.

GUIDING PRINCIPLES

The following guiding principles articulate the values, priorities, and aspirations for the future shared by Montalvin Manor, Tara Hills, and Bayview community members:

1. The diverse, yet unified, small-town welcoming atmosphere of these communities should be preserved and promoted.
2. Sweeping views of San Pablo Bay and Mount Tamalpais provide a beautiful backdrop for the area and should be preserved.
3. Montalvin Manor, Tara Hills, and Bayview residents value their access to wildlife habitat, open spaces, and trail connections to nature along the shoreline and at Garrity Creek. Residents' access to these areas should be preserved and increased.
4. Water recreation uses along the shoreline should be encouraged, and shoreline access should be improved.
5. Local retail and commercial centers, particularly at the intersection of San Pablo Avenue and Tara Hills Drive, should be revitalized with new neighborhood-serving businesses within walking distance of residential uses.
6. Residents of Montalvin Manor, Tara Hills, and Bayview need a community gathering space/center at the San Pablo Avenue and Tara Hills Drive intersection shopping center.
7. Young residents of these communities should be nurtured with high-quality youth programming.
8. Residents should have access to a comprehensive transportation system with reduced congestion; continuous maintenance of easy, multi-modal access to Interstate 80 and regional employment centers; and improved sidewalk connections and bicycle infrastructure along major thoroughfares to service the diverse needs of these communities and to make streets safer for pedestrians, pets, cyclists, young children, and people with disabilities.
9. The variety of the existing housing stock should be maintained and enhanced.
10. Residents should have local access to quality medical care and emergency services.
11. Residents should be protected from adverse health impacts, especially those associated with traffic congestion along Interstate 80.

GUIDING PRINCIPLES (CONTINUED)

12. Neighborhoods in Montalvin Manor, Tara Hills, and Bayview should be invested in and beautified to attract businesses and improve community pride.
13. Residents of Montalvin Manor, Tara Hills, and Bayview who lack housing should be treated with dignity and respect and have access to quality services. Vital, easy-to-access community programs related to homelessness, rehabilitation, education and training, youth, and elderly services should be available. Residents who are at risk of losing housing should be protected from displacement.
14. Residents of Montalvin Manor, Tara Hills, and Bayview should feel safe in their communities with quality police protection services and a built environment that deters crime.

POLICIES

1. The maximum allowed density and intensity of development in the Mixed Use designation is X units per acre and Y floor area ratio (FAR).
2. Prioritize the preservation of scenic views and access to wildlife habitat, open spaces, and trail connections to nature.
3. Require new development to protect habitat areas and create pocket parks and dog parks.
4. Encourage the establishment of high-quality, health-conscious, neighborhood-serving stores and restaurants that support a town center concept 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.
5. Require the massing and scale of new development outside of the mixed-use area to be consistent with the community's small-town character.
6. Consider the cumulative impacts on traffic congestion from development, and require new development to improve sidewalk connections and provide bicycle infrastructure.
7. Address parking problems in Montalvin Manor, Tara Hills, and Bayview by implementing parking management strategies and requiring sufficient off-street space when new development is approved.
8. Incentivize the development of medical care services or hospitals nearby to improve access to health care.

POLICIES (CONTINUED)

9. Coordinate with the Cities of Richmond and Pinole on decisions that affect Montalvin Manor, Tara Hills, and Bayview residents.
10. 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.
11. Beautify the community, including along the shoreline, through increased code enforcement that targets property and vegetation maintenance.
12. 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. Develop a communitywide parking management plan that addresses the lack of on-street parking.
4. Work with local transit providers to increase connections to BART stations, especially the El Cerrito Del Norte station, and to construct additional transit stop shelters that improve the safety and comfort of transit users without attracting loitering.

ACTIONS (CONTINUED)

5. As a high priority, coordinate with non-profits and other organizations to investigate the feasibility of opening an emergency shelter for homeless residents of all ages.
6. As a high priority, 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 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. Establish a town center at the shopping center at the intersection of San Pablo Avenue and Tara Hills Drive to serve as a gathering space for residents of the three communities. Identify funding sources and strategies to support development of the town center.
12. Identify locations and develop additional opportunities for recreation and access to nature, including conveniently accessible dog parks, pocket parks, and playgrounds.