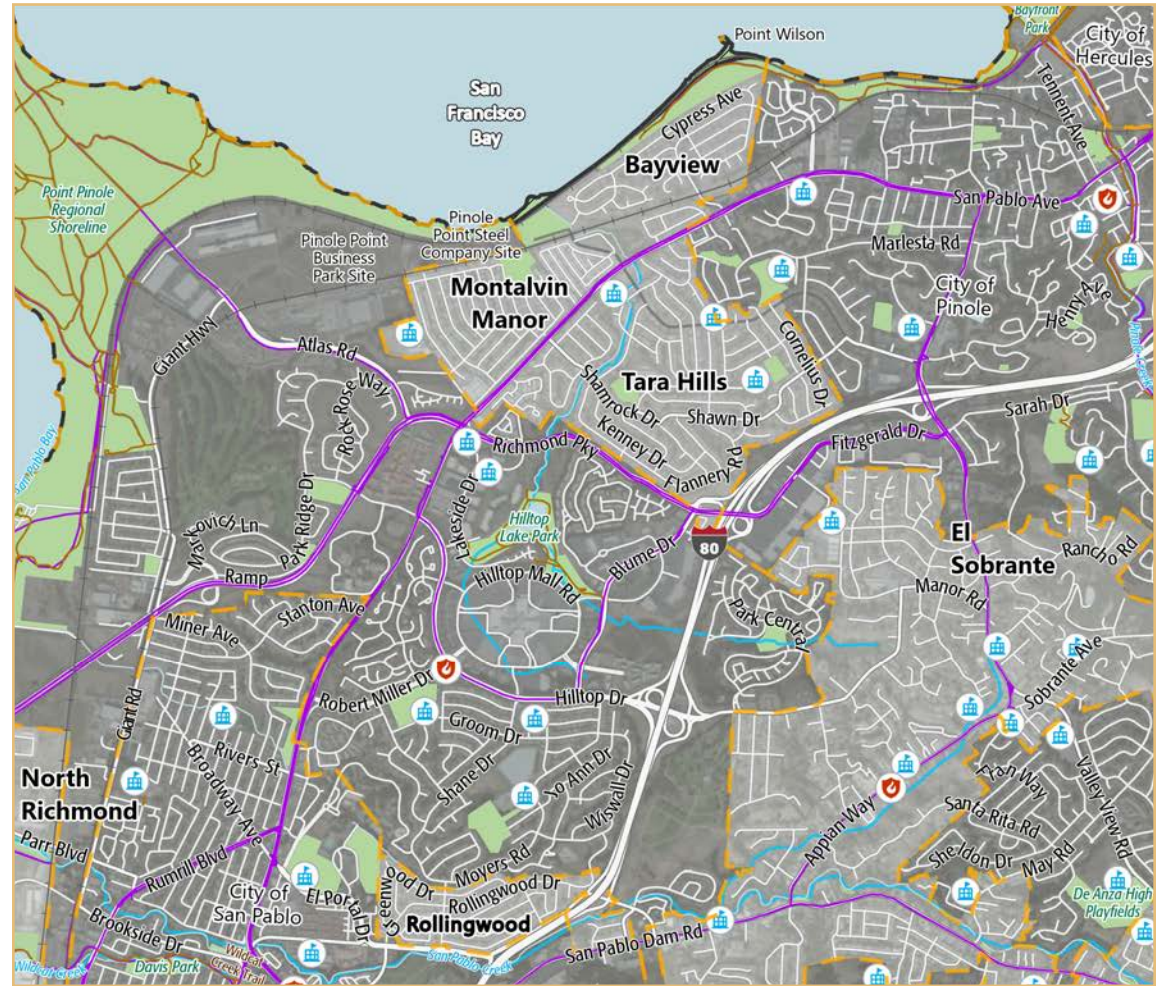


MONTALVIN MANOR, TARA HILLS, BAYVIEW, AND ROLLINGWOOD - CONTEXT - 1

Situated near the cities of San Pablo and Pinole, and within the Spheres of Influence of both, these four communities are made up of single-family neighborhoods with some multiple-family homes and small commercial areas. Residents enjoy spectacular views of San Pablo Bay and easy 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, Bayview, and Rollingwood 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 runs along this shoreline, creating challenges for safe and convenient access to San Pablo Bay.

Interstate 80 skirts the eastern edge of Tara Hills, and traffic congestion and related air pollution during peak commute hours impact residents. Surface streets can be severely congested, and pedestrian and bicycle infrastructure is limited, impeding access to local amenities. Many of the neighborhood-serving commercial spaces in these communities have become vacant over time, limiting local service options and attracting illegal dumping.



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

Source: Contra Costa County, 2018; PlaceWorks, 2022.








<p>Median Age 38 years old in Montara Bay and Rollingwood</p> <p>VS</p> <p>40 years old in Contra Costa County</p>	<p>Average Life Expectancy 80 years old in Montara Bay and Rollingwood</p> <p>VS</p> <p>81 years old in Contra Costa County</p>	<p>Median Household Income \$87,838 in Montara Bay and Rollingwood</p> <p>VS</p> <p>\$103,997 in Contra Costa County</p>	<p>Race & Ethnicity</p> <ul style="list-style-type: none"> ▶ 50% Hispanic or Latino ▶ 19% Asian ▶ 14% White ▶ 13% Black or African American
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The information on this page presents a summary of hazards and vulnerabilities in Montalvin Manor, Tara Hills, Bayview, and Rollingwood based on the Contra Costa County Vulnerability Assessment; please see the [online Vulnerability Assessment](#) for a full description of these hazards and vulnerabilities. For information on tsunami hazards, see Figure HS-5, Tsunami Hazard Areas, in the Health and Safety Element.

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
-  Incorporated Cities
-  Urban Limit Line
-  Outside Urban Limit Line
-  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, 2022.



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
-  Regional Faults
-  Railroads
-  Creeks and Drainages



Source: US Geological Survey, 2018; Contra Costa County, 2018; PlaceWorks, 2022.

IMPACTED COMMUNITY

The County has identified Montalvin Manor, Tara Hills, Bayview, and Rollingwood as Impacted 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, neglect, 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.

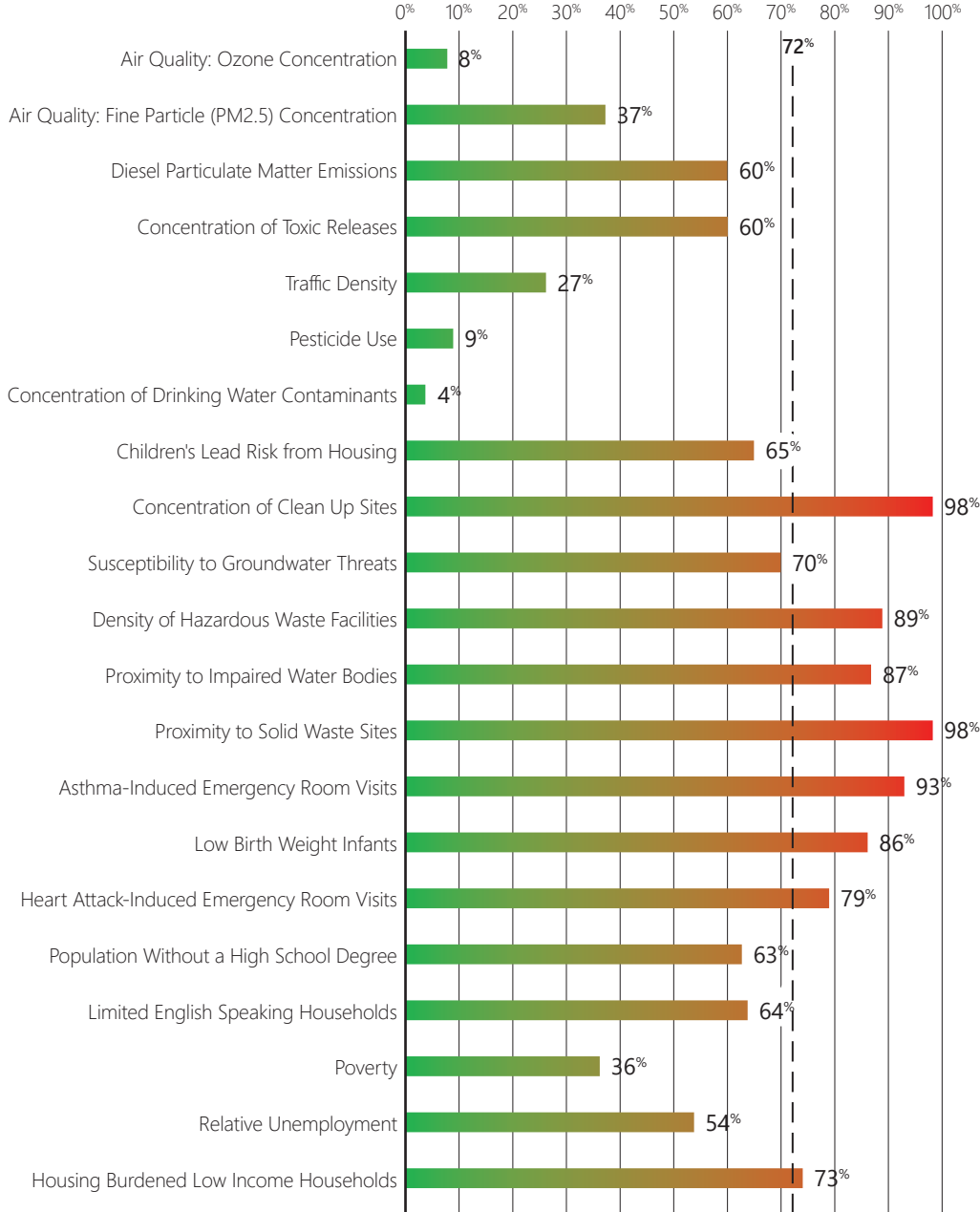
The 21 indicators that contribute to Montalvin Manor, Tara Hills, Bayview, and Rollingwood's identification as Impacted Communities are highlighted in the chart to the right, with additional details provided in the maps that follow, based on State data from **CalEnviroScreen**. The chart shows how Montalvin Manor, Tara Hills, Bayview, and Rollingwood rank for each indicator compared to the rest of the state. The County identifies Impacted Communities as those where the combined ranking for all factors is 72 percent or higher. While there are multiple Census tracts that make up Montalvin Manor, Tara Hills, Bayview, and Rollingwood, this chart presents only the most-impacted Census tract among these communities.

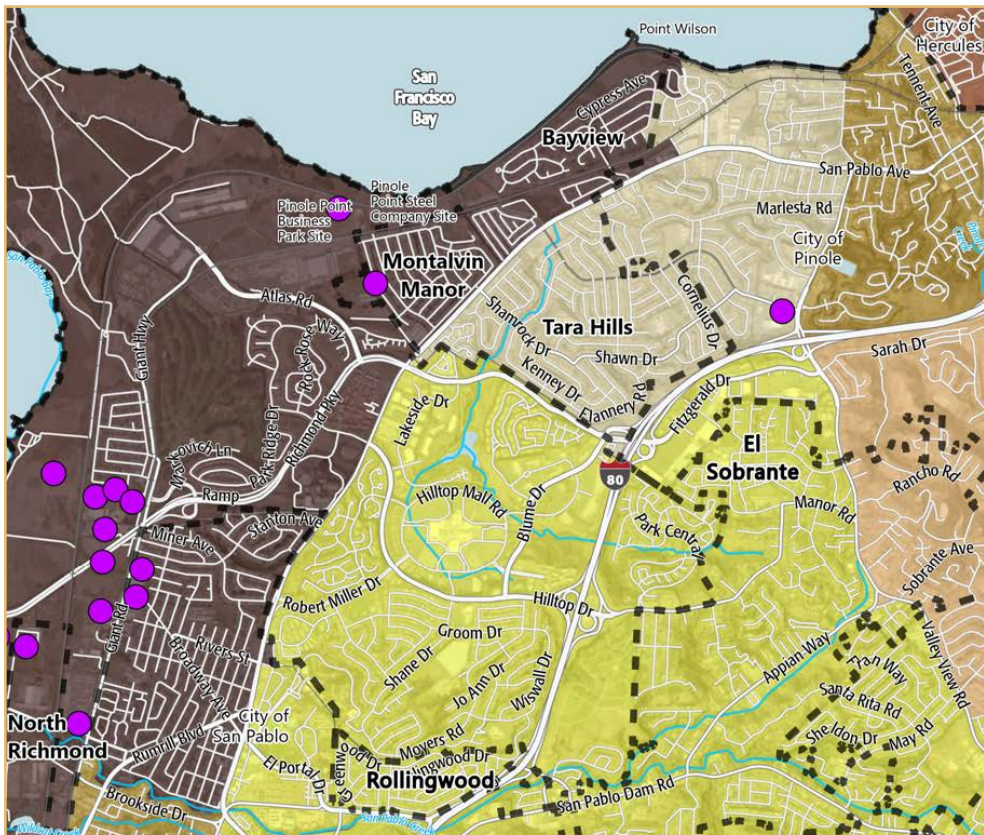
There are multiple brownfield sites in the area, some of which remain vacant due to high clean-up costs or risk of contact with hazardous substances. In the decade prior to 1975, the nearby Pinole Point Steel Company discharged toxins into an on-site pond, which is now monitored with land use restrictions to prevent contamination. Clean up of hazardous materials has also been required at the Pinole Point Business Park and former Chevron facilities, 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 such as walking and bicycling, which may be a contributing factor to high rates of cardiovascular disease, asthma, and low birth weight infants, as shown in the chart. Access to emergency services and hospitals is of significant concern in these four communities. Residents must travel to Richmond on congested roads to reach the nearest hospital.

IMPACTED COMMUNITY INDICATORS (2021)

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





CLEAN UP SITES

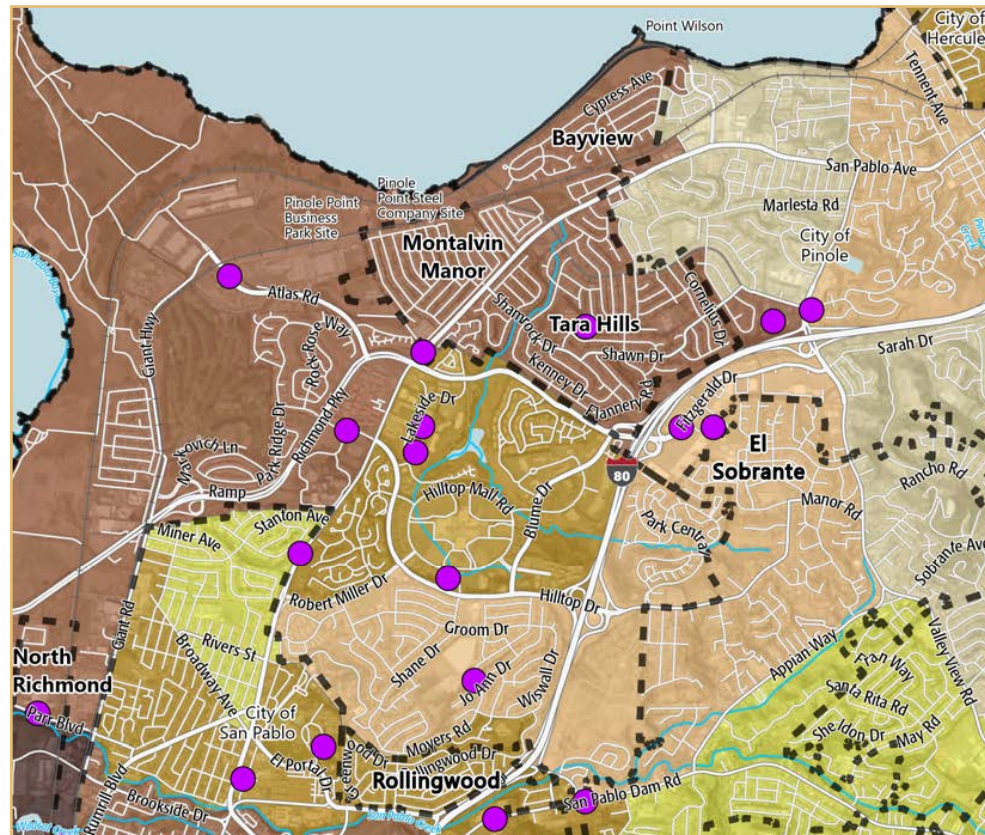
Census Tract Ranking

- >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, Bayview, and Rollingwood are ranked at 98 percent, meaning that the Census tract has a concentration of clean up sites that is higher than 98 percent of the state.



Source: CalEnviroScreen, 2021; Contra Costa County, 2018; PlaceWorks, 2022.



HAZARDOUS WASTE

Generators of Hazardous Waste Census Tract 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 density of hazardous waste facilities and generators, considering each facility's type and permit status and generator activities. Parts of Montalvin Manor, Tara Hills, Bayview, and Rollingwood are ranked at 89 percent, meaning that the Census tract has a density of hazardous waste facilities and generators that is worse than 89 percent of the state.



Source: CalEnviroScreen, 2021; Contra Costa County, 2018; PlaceWorks, 2022.



PLANNED LAND USE

Land use designations for Montalvin Manor, Tara Hills, Bayview, and Rollingwood are shown on Figure LU-1, General Plan Land Use Map, and defined in Table LU-1 in the Land Use Element. Montalvin Manor, Tara Hills, Bayview, and Rollingwood are planned primarily for low-medium and medium-density residential uses with small pockets of mixed use, commercial, higher-density residential, public/institutional, and parks and recreation land uses. 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 accessible by multiple transportation modes.

The area designated Mixed-Use Community-Specific Density at the intersection of San Pablo Avenue and Tara Hills Drive is intended to serve as a town center and commercial core planned for a range of neighborhood shopping, residential, and office uses that will stimulate improvements and reinvestment. In Rollingwood, high-density residential and commercial uses are concentrated at the southwest end of Rollingwood Drive; one parcel in the eastern part of the community is planned for commercial use and is accessible via El Portal Drive.

Montalvin Manor and Bayview border 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 the Park and Recreation land use designation.



GUIDING PRINCIPLES

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

1. The diverse and distinctive character 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. Residents value their access to wildlife habitat, open spaces, and nature along the shoreline and at Garrity Creek. Trail access to these areas should be preserved and increased.
4. Water-oriented 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 and community gathering places within walking distance of residential uses.
6. Residents should have access to a comprehensive transportation system that is safe, functional, and meets the need of multiple user groups.
7. The variety of the existing housing stock should be maintained and enhanced.
8. Residents should have local access to quality medical care and emergency services.
9. Residents should be protected from adverse health impacts, especially those associated with traffic congestion and emissions along Interstate 80.
10. Neighborhoods should be beautified to attract businesses and improve community pride.



GUIDING PRINCIPLES (CONTINUED)

- 11.** Residents who lack housing should be treated with dignity and respect and have access to quality programs and services that facilitate access to secure and stable housing. Residents who are at risk of losing housing should be protected from displacement.
- 12.** Residents should feel safe in their communities with quality law enforcement services and a built environment that deters crime.

POLICIES

- 1.** Require the intersection of San Pablo Avenue and Tara Hills Drive to be developed as a town center that includes a community gathering space and incorporates unified design elements to provide a sense of identity. Encourage high-quality neighborhood-serving businesses and a mix of residential unit types.
- 2.** Encourage development of neighborhood-scale commercial uses throughout the four communities.
- 3.** Prioritize preservation of scenic views and access to natural lands, open spaces, and trails.
- 4.** Require new development to protect on-site habitat areas whenever possible.
- 5.** Require the massing and scale of new development to be consistent with the community's character whenever possible.
- 6.** Address parking problems by implementing parking management strategies.
- 7.** Prioritize approval of projects that incorporate community-serving medical facilities and services.
- 8.** Coordinate with the cities of Richmond, San Pablo, and Pinole on decisions that affect Montalvin Manor, Tara Hills, Bayview, and Rollingwood.

POLICIES (CONTINUED)

- 9.** Support beautification of the four communities and shoreline through physical improvements such as urban greening, effective code enforcement, and efforts to address graffiti, illegal dumping, and abandoned vehicles.
- 10.** Support urban agriculture uses to encourage community cohesion and health.

ACTIONS

- 1.** Evaluate the necessity of conducting a study to analyze and address circulation deficiencies, opportunities, and constraints along San Pablo Avenue, Tara Hills Drive, and nearby neighborhood streets.
- 2.** Provide crosswalks, sidewalks, bike lanes, landscaping, and other essential pedestrian and bicycle infrastructure along San Pablo Avenue and Tara Hills Drive.
- 3.** Assist a community-led effort to 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 and construct additional transit stop shelters.
- 5.** Work with ABAG/MTC and East Bay Regional Park District to improve and increase connections to wildlife habitat, open spaces, and trails along the shoreline and Garrity Creek.
- 6.** Assist a community-led process to improve youth programming at the Montara Bay Park Community Center and other recreation spaces throughout the four communities.
- 7.** Study the feasibility of developing additional opportunities for recreation and access to nature, including a conveniently located dog park and playground.
- 8.** Identify funding to upgrade existing park facilities and do so.