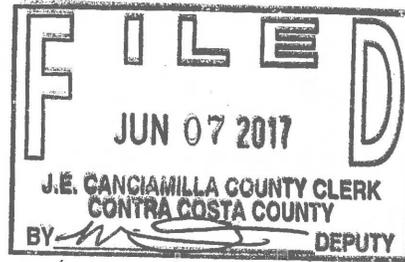


**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

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Assistant Deputy Director

Victoria Mejia
Business Operations Manager

June 7, 2017

Notice of Preparation & Notice of Scoping Meeting for a Draft Environmental Impact Report (DEIR) on the proposed Bayview Residential Project in the Vine Hill/ Pacheco area

To: Responsible and Trustee Agencies, and Otherwise Interested Agencies, Organizations and Individuals

The Contra Costa County Department of Conservation and Development, Community Development Division, is renewing an Environmental Impact Report for the Bayview Residential Project located in the unincorporated Vine Hill / Pacheco area of central Contra Costa County at 850 Central Avenue (See Vicinity Map attached).

We need to know the views of your agency as to the scope and content of the environmental information which are germane to your agency's concerns in connection with the proposed project.

Vine Hill Investment Inc. is requesting approval of a 144 single-family residential lot subdivision that includes a General Plan Amendment, Rezoning, Major Subdivision and Preliminary & Final Development Plan and Tree Removal.

Brief History of Application

The original project was for 163 single-family homes and associated internal roadways on a 78-acre project site. During the environmental review process, in conformance with the California Environmental Quality Act (CEQA), the project was revised to retain the existing top elevation of Vine Hill and alleviate potential water pressure issues of the originally proposed project by lowering the maximum residential pad elevation, thereby lower the number of proposed residential lots, from 163 lots to 144 lots. Because of the time that has elapsed since the previous EIR in 2010 and the revised scope of the project, the County is starting a new EIR process.

Location of Project

The vacant 78-acre project site is located in the unincorporated community of Vine Hill in Central Contra Costa County, Assessor's Parcel Number (APN) 380-030-046. The western half

of the property contains Vine Hill that has a maximum elevation of 283 feet, while the eastern half includes flat land and wetlands.

Proposed Project

The proposed project would develop 144 single-family residential lots and associated internal roadways on a 30-acre portion of a 78-acre site, with a number of code protected trees removed. The remainder of site would consist of 11-acres of Park Land, and 37-acres of Open Space. The water would be provided by Contra Costa Water District and the sanitary service would be provided by the Mt. View Sanitary District. Access to the site would be gained by Central Avenue and Palm Drive. To implement the project the applicant is requesting approval of the following entitlements:

Project Entitlements

- **General Plan Amendment:** A request to change the General Plan designation from Heavy Industrial (HI) to Single Family Medium (SM), Open Space (OS) and Parks and Recreation (PR).
- **General Plan Text Amendment:** A request to amend the text of the General Plan as it relates to the Vine Hill/ Pacheco Boulevard area.
- **Rezoning:** A request to change the zoning from Heavy Industrial (HI) to Planned Unit Development (P-1).
- **Subdivision:** A request for a vesting tentative map approval to subdivide 78-acres into 144 single-family lots, Open Space and Parks and Recreation.
- **Development Plan:** A request for a Preliminary and Final Development Plan to construct 144 single-family lots, with associated streets and landscaping. Also proposed are a Public Park and Retention Basin.
- **Tree Removal:** A request to remove of a number of code protected trees on the site.

Potential Environmental Impacts

The proposed project may have significant impact on the following resources: Aesthetics, Air Quality, Biology, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use / Planning, Noise, Public Services, Transportation / Traffic, Utilities / Service Systems.

Public Comments

All responsible and trustee agencies, and interested agencies, organizations, and individuals are invited to submit comments which address environmental concerns resulting from the proposed project. Responses to this Notice of Preparation must be received at the following address by **Monday, July 24, 2017.**

Department of Conservation and Development
Community Development Division
Attn: John Osborne
30 Muir Road
Martinez, CA 94553

Project name "Bayview Residential Project" should be included in all correspondence.

Scoping Meeting

A Scoping Meeting will be held on **Monday, July 17, 2017 at 3:30 p.m.** located at 30 Muir Road, Martinez. At this meeting, interested agencies, organizations, and individuals may submit oral and written comments pertaining to environmental concerns related to the proposed project.

Information regarding the project and supporting documents are available for review at the offices of Department of Conservation and Development, Community Development Division. If you wish to obtain a copy of documents related to this project please contact John Osborne at 925-674-7793 or john.osborne@dcd.cccounty.us.

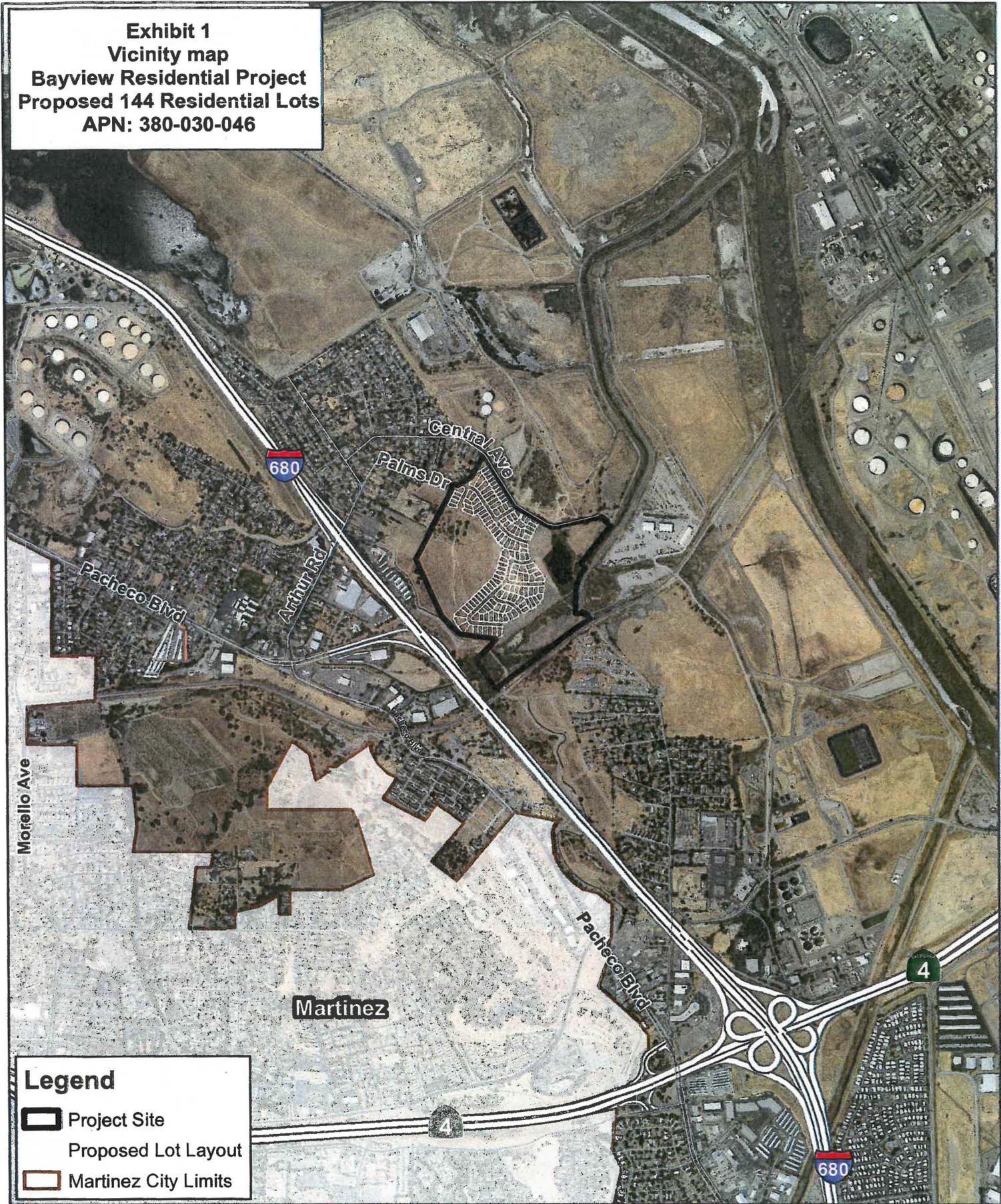
Sincerely,



John Osborne, Senior Planner
Contra Costa County
Department of Conservation and Development
Community Development Division

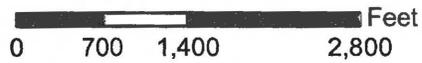
Attachment A – Project Vicinity Map

Exhibit 1
Vicinity map
Bayview Residential Project
Proposed 144 Residential Lots
APN: 380-030-046



Legend

-  Project Site
-  Proposed Lot Layout
-  Martinez City Limits



Map Created 4/17/2017
 by Contra Costa County Department of
 Conservation and Development, GIS Group
 30 Muir Road, Martinez, CA 94553
 37:59:41.791N 122:07:03.756W

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.

