

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

May 10, 2021

**Contra
Costa
County**



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PUBLIC COMMENT PERIOD EXTENDED TO 5:00 PM, MONDAY JULY 12, 2021

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

State Clearinghouse #2008032074

County File Nos. CDS04-08809, CDGP04-00013, CDRZ04-03148, CDDP04-03080

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Community Development Division of the Department of Conservation and Development of Contra Costa County has prepared an Environmental Impact Report for the following project:

PROJECT TITLE: Bayview Residential Project

APPLICANT: Discovery Builders
Attn: Doug Chen, Ph. (925) 250-2658
4021 Port Chicago Highway
Concord, CA 94520

LOCATION: The proposed Project site is a vacant parcel located along the northern I-680 corridor in Contra Costa County. It is within the unincorporated Vine Hill/Pacheco Boulevard community. The Vine Hill/Pacheco Boulevard area is located in North Central Contra Costa County, east of the City of Martinez and northwest of the City of Concord. (Assessor Parcel No.: 380-030-046) (Zoning: Heavy Industrial District (H-I))

PROJECT DESCRIPTION:

The Project sponsor proposes to develop a phased 144-unit residential subdivision on approximately 78.2-acres of vacant land in the Vine Hill/Pacheco Boulevard area of unincorporated Contra Costa County. The proposed Project includes the following major components on and adjacent to the Project site:

1. A Vesting Tentative Map (VTM) for development of up to 144 detached single-family homes and associated new internal roadways on approximately 31.8 acres of the Project site;
2. Approximately 46.4 acres of open space, marshes and undeveloped land, including:

- The preservation of approximately 20.1 acres of the upper hill area shown as “Parcel A” on the VTM;
 - The preservation of approximately 19.8 acres of the lower site areas (containing wetlands, coastal salt marsh, freshwater marsh, open water, and alkali meadow) shown as “Parcel B” on the VTM;
 - The development of a new 2.0-acre stormwater treatment basin, in accordance with the County’s C.3 Guidebook, and shown as “Parcel F” on the VTM;
3. Development of an approximately 4.5-acre private neighborhood park in proximity to “Parcel B” and “Parcel F”;
 4. Onsite grading of approximately 900,000 cubic yards of earth material for residential subdivision development, including substantial grading of the lower hill area and limited grading of the upper hill area in order to balance overall project cut and fill earthwork volumes;
 5. Extension of new utility lines to and throughout the Project site, and the repair and upgrade of existing off-site utility lines;
 6. Improvement of two existing off-site roadways, Central Avenue and Palms Drive, to better accommodate two lanes of moving vehicular traffic to/from the Project site; and
 7. A tree permit to remove up to 30 code-protected trees.
 8. The project will also include exceptions to Title 9 relating to roadway and detention basin standards.

To support the proposed land use and density, the Project proposes to amend the existing *Contra Costa County General Plan* (“General Plan”) land use map to change the existing Heavy Industrial (HI) land use designation to the Single Family Residential-High Density (SH [5.0-7.2 units/acre]) and Open Space (OS) land use designations. Also, the Project proposes to rezone the existing Heavy Industrial (H-I) zoning designation on the Project site to the Planned Unit District (P-1) designation.

The applicant is also requesting exceptions to Division 98 (Streets) and Division 914 (Drainage) of Title 9 of the County Ordinance Code.

SITE AND AREA DESCRIPTION:

The Project site is a single 78.2-acre parcel and is bounded by the Contra Costa Canal and Burlington Northern Santa Fe Railroad (BNSF) Railway tracks to the southwest and south, residential development to the northwest, a self-storage facility to the west, Pacheco Creek to the east, and Central Avenue to the northeast. The Project site is currently undeveloped and consists of relatively flat wetland and marsh areas in the east, rising sharply to the summit of the prominent hill in the western part of the site. Elevations on the site range from 4 to 283 feet above mean sea level (msl). The property supports permanent and seasonal wetlands and an extensive band of freshwater marsh in the eastern and southern part of the site. A valley oak woodland grove of 34 native oak trees covers a small area mid-slope on the north-facing side of the hill. The immediate vicinity of the Project site is characterized by a variety of land uses. The area is developed with roads, trails and residential communities, as well as industrial uses including gas pipelines, a landfill and wastewater treatment facilities, and includes areas of open space. The area directly west of the freeway supports a mix of residential, commercial and light industrial uses. Further west, the uses are primarily residential development, including the County’s unincorporated Mountain View neighborhood and suburban areas of the City of Martinez. Parcels to the northwest of the site and east of the freeway are characterized by single-family homes within land use designation “SH” (5.0-7.2 units/acre). Further northwest is the Waterbird Regional Preserve, which is an approximately 198-acre wetland and associated upland area

managed jointly by the East Bay Regional Park District (EBRPD), the Mountain View Sanitary District (MVSD), the Contra Costa County Mosquito and Vector Control District and the California Department of Fish and Wildlife (CDFW). Lands to the northeast, east and south are mostly undeveloped properties zoned for heavy industrial purposes. Undeveloped lands and recreational vehicle storage occupy areas immediately south of the railroad tracks. The Maltby sanitary sewer pumping station, operated by the Central Contra Costa Sanitary District (CCCSD), is directly adjacent to the Project site to the east. The Conco construction and trucking yard is also located east of the site and Pacheco Creek. The majority of the land to the north and northeast of the Project site is property of the Acme Landfill. While the landfill is currently mostly inactive, a fully operational refuse transfer station is located approximately 0.3 miles north of the Project site. In addition, heavily industrialized land areas supporting Shell Martinez Refinery and the Tesoro Refinery are located approximately one-mile northwest and east respectively. Underground pipelines carrying crude oil and refined petroleum products (gasoline, diesel fuel and jet fuel) run under Central Avenue and the Project site along a wetland area on the northeastern boundary of the site.

ENVIRONMENTAL EFFECTS OF THE PROJECT:

Pursuant to Article 9 of the California Environmental Quality Act (CEQA), the Draft EIR describes the proposed Project; identifies, analyzes, and evaluates the environmental impacts which may result from the proposed Project; and identifies measures to mitigate adverse environmental impacts. The mitigations identified in this document and designed for the proposed Project ensure that the Project will not cause a significant impact on the environment. The Draft EIR for the proposed Project identified significant and unavoidable impact to transportation (vehicle miles travelled/VMT), in addition to potentially significant impacts in the environmental topics of aesthetics, air quality, biological resources, cultural & tribal cultural resources, geology & soils, GHG emissions, hazards & hazardous, hydrology/water quality, hazardous materials, noise, public services, transportation, and utilities/service systems. Environmental analysis determined that measures were available to mitigate potential adverse impacts to less-than-significant levels. As a result, a Draft EIR has been prepared pursuant to Public Resources Code Section 21080(d) of the California Environmental Quality Act (CEQA) Guidelines.

WHERE TO REVIEW THE DRAFT EIR:

Due to the COVID-19 shelter-in-place order, the mitigated negative declaration can be viewed online at the following link: <https://www.contracosta.ca.gov/4841/Public-Input>. Any sources of information referenced in the Initial Study and MND can be provided upon request by contacting the project planner.

PUBLIC COMMENT PERIOD:

PUBLIC COMMENT PERIOD EXTENDED TO 5:00 PM, MONDAY JULY 12, 2021

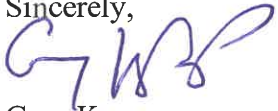
Comments may be sent by e-mail to: gary.kupp@dcd.cccounty.us

Prior to adoption of the Draft EIR, the County will be accepting comments on the adequacy of the document during a 45-day public comment period; the Draft EIR may be certified at a future date in a public hearing following the public comment period. The period for accepting comments on the adequacy of the environmental document will begin on **Thursday, May 13, 2021** and extends to **Monday, June 28, 2021, until 5:00 P.M.** Any comments should be in writing and submitted to the following address:

**Gary Kupp, Senior Planner
Community Development Division
Contra Costa County, Department of Conservation and Development
30 Muir Road, Martinez, CA 94553**

OR emailed to gary.kupp@dcd.cccounty.us

Sincerely,



Gary Kupp
Senior Planner
(925) 655-2871
gary.kupp@dcd.cccounty.us

cc: County Clerk's Office (2 copies)
Adjacent Occupants and Property Owners
Notification List

attach: Vicinity Map & Vesting Tentative Map (see original notice)