

CHAPTER TWO

MONTALVIN MANOR PROJECT DESCRIPTION

2.1 PROJECT LOCATION AND CHARACTERISTICS

The proposed Montalvin Manor Redevelopment Project Area is located in the western portion of unincorporated Contra Costa County, approximately one-half mile south of the City of Pinole, via San Pablo Avenue. The Project Area is generally bounded by Lettia Road (adjacent to Burlington Northern Santa Fe or BNSF railroad tracks) on the north, Murphy Road on the east, San Pablo Avenue on the south, and Christine Drive and Kay Road on the east. See Figure 2-1, Site Map; Figure 2-2, Site Map (Ortho Photo).

The Project Area includes a variety of land uses. There is a vacant 12.8-acre parcel located at the northeast corner of San Pablo Avenue and Tara Hills Drive, which is designated under the General Plan for high density multiple-family residential uses (MH); 5.96 acres of the parcel is zoned for multiple-family use at a maximum density of 29 units per acre, and 6.84 acres is zoned for Retail Business, which can be developed at a floor-to-area ratio (FAR) of 0.25. A second vacant parcel, on the southeast corner of San Pablo Avenue and Tara Hills Drive, has a General Plan designation of Commercial (CO) and is zoned for retail business.

The Tara Hills Mobile Home Park is located within the Project Area at the northwest corner of San Pablo Avenue and Tara Hills Drive. The Montalvin Manor residential subdivision is an established single-family residential subdivision of approximately six hundred seventy homes located southwest of the mobile home park. Montalvin Park and MonTara Bay Community Center are located within the Project Area. Montalvin Manor Elementary School is located at the western boundary of the Project Area.

The commercial uses within the Project Area are located along San Pablo Avenue at Tara Hills Drive, including an existing shopping center and adjoining parcels of approximately 19 acres, and 801 Madeline Road adjacent to San Pablo Avenue, consisting of a public storage facility on a 3.7-acre parcel.

The Project Area is predominantly flat in the eastern portion. Garrity Creek flows through the eastern portion in a southwesterly direction, passing through the vacant parcel located at the northeast corner of San Pablo Avenue and Tara Hills Drive and east of the community center. San Pablo Avenue rises in elevation as it proceeds westerly through the Project Area. Montalvin Manor Elementary School is located on a site that is higher in elevation than surrounding residential properties, with views to San Pablo Bay.

The Preliminary Report will provide detailed information regarding blighting conditions in the Project Area. The Preliminary Plan indicates that the Project Area is affected by the following blight conditions:

Adverse physical factors affecting the Project Area include:

- Buildings that exhibit deterioration and dilapidation, defective design or physical condition, faulty or inadequate utilities, or other similar factors that may cause structures to be unhealthy or unsafe to occupy.
- The existence of parcels designated for commercial use with irregular form and shape and of inadequate size for proper usefulness and development.

Adverse economic conditions prevalent in the Project Area include:

- Depreciated or stagnant property values or impaired investments in commercial property, including, but not necessarily limited to, those properties containing hazardous waste that require the use of agency authority.
- A lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores banks and other lending institutions.
- Residential overcrowding.

Regional access to the Project Area is provided via San Pablo Avenue. Tara Hills Drive provides access to the MonTara Bay Community Center. Madeline Road runs parallel to San Pablo Avenue adjacent to the 670-unit residential neighborhood within the Project Area.

The Project Area consists of six hundred ninety four parcels totaling approximately 171.5 acres.

2.2 PROJECT DESCRIPTION AND OBJECTIVES

The project being evaluated in this environmental impact report (EIR) is the approval and full implementation of the Montalvin Manor Redevelopment Project. The project includes (1) creation of the Montalvin Manor Redevelopment Project Area, (2) adoption of a Redevelopment Plan for the Project Area, and (3) amendments to the General Plan to promote mixed use development on vacant parcels within the Project Area.

The proposed project is intended to improve economic conditions in the Project Area, and could facilitate the development of the two vacant parcels at the intersection of San Pablo Avenue and Tara Hills Drive. The vacant parcels include a 12.8-acre parcel at the northeast corner of the intersection, and a 3.13-acre parcel at the southeast corner.

The proposed project would include a General Plan amendment to provide for mixed use on the 12.8-acre parcel at the northeast corner. The proposed project does not propose any specific development of either of the vacant parcels, and the parcels could develop in a variety of ways in the future. This EIR has taken into account the density of development that could occur in a mixed use setting, and commercial uses that could be developed on the 3.13-acre parcel at the southeast corner. Site constraints, market conditions and other factors would affect the actual

development that occurs, and the potential impacts of possible future development are analyzed here on a programmatic basis.

In developing an estimate of potential development on the two parcels, it was assumed that the 5.96-acre portion of the parcel at the northeast corner that is currently zoned for multiple-family units would develop in that use. A total of 173 multiple-family units could be developed on that portion at 29 units per gross acre. The remaining acreage on the two vacant parcels is zoned for retail. Some of this acreage on the parcel at the northeast corner of San Pablo Avenue and Tara Hills Drive could be devoted to mixed use development. A floor-to-area ratio (square footage of structure divided by square footage of the lot) of 0.25 for commercial uses in mixed use development was applied given the general character and density of commercial and residential development in the vicinity. The FAR range identified in the General Plan for the Commercial designation is 0.1 to 1.0, and a 0.25 FAR is viewed as reasonable for the parcel at the southeast corner as well.

Development of the commercially-zoned portions of the two vacant parcels at this density would result in construction of 109,000 square feet of commercial space. Based on this approach, the land use assumption utilized in this EIR for evaluation of environmental impacts for the two vacant parcels at the intersection of San Pablo Avenue and Tara Hills Drive includes a total of 173 multiple-family dwelling units, and 109,000 square feet of commercial space.

The goals and objectives of the project are to eliminate blight and blighting influences, eliminate substandard buildings and those that conflict with the uses proposed in the Contra Costa County General Plan and applicable County standards and guidelines, and to create residential opportunities for all segments of the community. The proposed project includes consideration of an amendment to the Contra Costa County General Plan (1995-2010) to re-designate a limited set of parcels along San Pablo Avenue under a mixed use designation to allow for the combining of commercial and residential uses on such parcels.

2.3 RELATIONSHIP TO OTHER PLANS, ORDINANCES AND POLICIES

Land uses and population density in the Project Area would continue to be controlled by the Contra Costa County General Plan (1995-2010). Land uses in the Project Area include residential, commercial, school, park and community center. The type, size, height and density of commercial, industrial and other structures would continue to be determined by the applicable federal, state and local statutes, ordinances and regulations, applicable General Plan provisions, all as they currently exist or as amended from time to time. It is generally anticipated that population densities in the Project Area would be consistent with the existing density and patterns.

The existing street pattern would not be changed by the project, with the exception of changes in conformity with the Transportation and Circulation Element of the Contra Costa County General Plan. Normal extensions or improvements to the existing street system would occur as required to serve new development or to remove development constraints in the area. Use of the adopted

General Plan and County zoning regulations would ensure that redevelopment activities would remain consistent with the General Plan over the life of the project.

The project would comply with the General Plan, and all new development within the boundaries of the Project Area would be subject to the applicable zoning and environmental review requirements. Development activity in the Project Area would be facilitated by the redevelopment plan at a rate that is likely to be greater than if no redevelopment activity were undertaken.

Improvements to and use of public services and facilities will be evaluated using the land use patterns and population densities as established in the General Plan, with the exception of the vacant parcel at the northwest corner of San Pablo Avenue and Tara Hills Drive, which is evaluated based on the more specific zoning classifications.