

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra  
Costa  
County**



2019039051

**John Kopchik**  
Director

**Aruna Bhat**  
Deputy Director

**Jason Crapo**  
Deputy Director

**Maureen Toms**  
Deputy Director

**Kelli Zenn**  
Business Operations Manager

March 7, 2019

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT  
A PROPOSED MITIGATED NEGATIVE DECLARATION**

County File No. SD18-9491/DP18-3022

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 initial study on the following project:

**PROJECT NAME:** County File #SD18-9491/DP18-3022  
Tara Hills Townhomes

**APPLICANT:** Jason Bernstein  
City Ventures  
444 Spear St., Ste. 200  
San Francisco, CA 94105



**LOCATION:** The southwest corner of San Pablo Avenue & O'Hatch Drive  
San Pablo, CA 94806 (Assessor's Parcel Number: 403-202-011)

**DESCRIPTION:** The applicant proposes to subdivide the subject 2.78-acre property into 33 new residential parcels and two common space parcels and to construct new townhome units on each new residential parcel with associated site improvements for the entire development, including new private roadways, storm drain and cleanwater improvements, and the establishment of an open space parcel.

The applicant proposes to construct a 33-unit townhouse project, consisting of 30 three-story townhomes and three two-story townhomes. These townhome units will be constructed in six total buildings, which will contain three, five, six and seven units per building, with a maximum height of 37 feet, 6 inches. The three-story townhomes range from 1,234 to 1,774 square feet of living area, and the two-story townhomes will be

approximately 1,850 square feet each, with both types containing both two-bedroom and three-bedroom units. Each proposed unit will have private yard space and a two-car garage. The project site will be accessed through two separate 26-foot-wide private driveways from O'Hatch Drive. These private access roads will service the entire development and is one of the common area parcels, labeled as "Parcel A." The project also proposes to re-establish a 0.76-acre open space area across Garrity Creek and along Tara Hills drive as an undeveloped open space area. This open space area is the second common space parcel, labeled as "Parcel B." Off-street parking for the proposed project is provided by 66 parking spaces for the residences located in each unit's two-car garage and eight additional guest parking spaces for a total of 74 off-street parking spaces. The proposed project also includes a tree permit request to remove one code-protected tree, a 10-inch Coast Live Oak.

The proposed project includes requests for deviations to the Montalvin Manor Planned Unit District (P-1). Building 2 includes a proposed front setback of 6 feet, 11 inches from O'Hatch Drive, where 10 feet is required. Building 4 includes a proposed setback of 9 feet, 7 inches from O'Hatch Drive, where 10 feet is required. As such, deviations to the Montalvin Manor P-1 are included for these front setbacks. A variance is also included to allow these two front, highway setbacks, where 10 feet is required pursuant to Section 82-12.402(a). Additionally, Buildings 1, 2, 3 and 4 include a maximum height of 37 feet, 6 inches, where 30 feet is the maximum height allowed, and Buildings 5 and 6 include a maximum height of 37 feet, 6 inches, where 20 feet is allowed within 50 feet of a single-family residential district. Finally, off-street guest parking spaces #4 and #8 include a five-foot setback from O'Hatch Drive, where 10 feet is required.

The proposed project also includes requests for exceptions to Title 9 of the County Ordinance, including the requirement to construct a turnaround at the terminus of the streets, the restriction on street gradients within 30 feet of intersections to a maximum grade of 6%, creek structure setbacks, and undergrounding of utilities.

The applicant has submitted a preliminary Storm Water Control Plan that provides an underground storm drain system with a bioretention basin. The applicant proposes to tie this bioretention basin to the existing storm drain system in San Pablo Avenue, with the storm water being filtered before it is discharged to the offsite storm drain system.

#### **SURROUNDING USE/SETTINGS:**

The subject site is an approximately 2.78-acre lot is located at the southwest corner of San Pablo Avenue and O'Hatch Drive in Montalvin Manor, within the Montalvin Manor Planned Unit District. The subject property is situated in an established community that consists of various types of commercial and residential. These commercial uses include the automotive sales business on the corner of Tara Hills Drive and San Pablo Avenue, a

Valero gas station directly across Tara Hills Drive, and Nation's Giant Hamburgers directly southwest of Valero. The Tara Hills mobile home park is located cornerwise to the northwest of the subject property, the Montalvin Manor community is located southwest of the Tara Hills mobile home park, and the Tara Hills community is located directly to the south and east of the property. The Montalvin Manor community is comprised of high-density, single-family residential properties that range from approximately 3,500 square-feet to approximately 5,000 square feet. The Tara Hills community also consists of high-density, single-family residential properties that are all approximately 6,000 square feet in area. The property across San Pablo Avenue is a vacant, open space property with Garrity Creek continuing on through it. This property is designated similar to the subject property for mixed-use development. Additionally, the San Pablo Bay is located approximately 0.4 miles northwest of the subject property, and Interstate 80 is located approximately 0.75 miles southeast of the property.

Existing Site Condition: Currently, the property is vacant. The property is generally level but slopes upward approximately 30 feet from northwest to southeast towards the rear of the property. There is a small number of trees along the southeastern property line, and Garrity Creek runs through the western portion of the site.

#### **ENVIRONMENTAL EFFECTS:**

The Initial Study for the proposed project identified potentially significant environmental impacts in the areas of air quality, biological resources, cultural resources, geology/soils, noise, and tribal cultural resources. Environmental analysis determined that measures were available to mitigate potential adverse impacts to less than significant levels. As such, a Mitigated Negative Declaration (MND) has been prepared pursuant to Public Resources Code Section 21080(c), 21063.5 and Article 6 of the California Environmental Quality Act (CEQA) Guidelines.

A copy of the mitigated negative declaration and all documents referenced in the mitigated negative declaration may be reviewed during business hours in the offices of the Department of Conservation and Development, Application and Permit Center at **30 Muir Road, Martinez, CA.**

#### **PUBLIC COMMENT PERIOD:**

The period for accepting comments on the adequacy of the environmental documents extends to **Monday, April 8, 2019, at 5:00 P.M.** It is anticipated that this subdivision/development plan application will be heard before the County Zoning Administrator on **Monday, May 20, 2019 at 1:30 P.M.** Any comments should be in writing and submitted to the following address:

Name: Daniel Barrios, Planner II (925) 674-7788  
Community Development Division  
Contra Costa County, Department of Conservation and Development  
30 Muir Road  
Martinez, CA 94553

A handwritten signature in blue ink, appearing to read 'Daniel Barrios', is written over a horizontal line.

Daniel Barrios  
Project Planner

Att: Vicinity Map

Cc: County Clerk's Office (2 copies)

TARA HILLS-UNIT NO. 1  
M.B. 45-22

TAX CODE AREA

3

9

19

21



