

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # **2008032074**

## Project Title: Bayview Residential Project

Lead Agency: Contra Costa County Department of Conservation and Development Contact Person: Gary Kupp  
Mailing Address: 30 Muir Road Phone: 925.655.2871  
City: Martinez Zip: 94553 County: Contra Costa

**Project Location:** County: Contra Costa (North Central) City/Nearest Community: Martinez; unincorp. Vine Hill/Pacheco Blvd. community  
Cross Streets: South Terminus of Palms Drive; Central Avenue; Contra Costa Canal; BNSF Railroad Tracks Zip Code: 94553  
Lat. / Long. (degrees, minutes, and seconds): 38° 00' 43.1" N/ 122° 04' 56.8" W Total Acres: 78.2  
Assessor's Parcel No.: 380-030-046 Section: n/a Twp.: n/a Range: n/a Base: n/a  
Within 2 Miles: State Hwy #: CA-4; I-680 Waterways: Pacheco Creek, Walnut Creek and Grayson Creek  
Airports: Buchanan Field Airport Railways: Burlington Northern Santa Fe Schools: various

## Document Type:

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS  Other \_\_\_\_\_  
 Mit Neg Dec Other \_\_\_\_\_  FONSI \_\_\_\_\_

## Local Action Type:

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other \_\_\_\_\_

## Development Type:

Residential: Units 144 Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational 4.5-acre private neighborhood park  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

## Project Issues Discussed in Document:

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: Energy, GHG, Tribal

## Present Land Use/Zoning/General Plan Designation:

Present Use: Undeveloped land. 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. Existing Zoning Designation: Heavy Industrial (H-I). Existing General Plan Designation: Heavy Industrial (HI) land use designation

## Project Description: (please use a separate page if necessary)

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;

Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

- 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.

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## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input checked="" type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 4	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 2
<input checked="" type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Wildlife Region # 3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date May 13, 2021 Ending Date June 28, 2021, 5:00 PM

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Environmental Science Associates</u>	Applicant: <u>Discovery Builders, Doug Chen</u>
Address: <u>180 Grand Avenue, Suite 1050</u>	Address: <u>4021 Port Chicago Highway</u>
City/State/Zip: <u>Oakland, CA 94612</u>	City/State/Zip: <u>Concord, CA 94520</u>
Contact: <u>Crescentia Brown</u>	Phone: <u>925.250.2658</u>
Phone: <u>510-839-5066</u>	

Signature of Lead Agency Representative: \_\_\_\_\_ Date: \_\_\_\_\_

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.