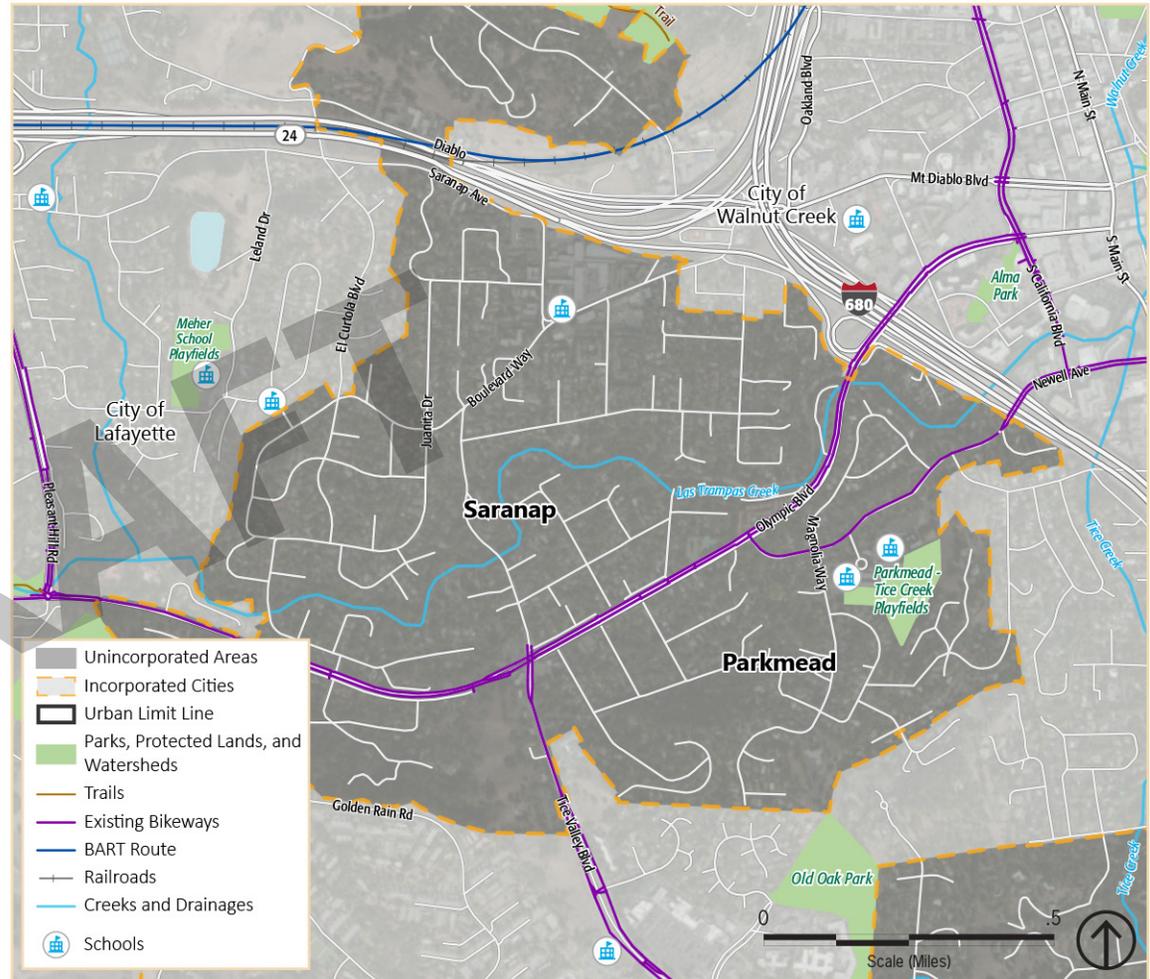


SARANAP/PARKMEAD | CONTEXT

Saranap is located between Lafayette and Walnut Creek, generally south of Highway 24 and west of Interstate 680. Parkmead lies southeast of Saranap, with Olympic Boulevard forming the boundary between the two communities. Most homes have Walnut Creek addresses, but the area retains a distinct identity and sense of place. Saranap and Parkmead have a long tradition of being family-friendly communities that combine suburban amenities with easy access to Downtown Walnut Creek and BART.

Saranap was founded as a railroad town in 1911, named after Sarah Napthaly, mother of the railroad developer. The area became popular as a summer getaway, with cottages located among fruit and walnut orchards. The gas station at Olympic Boulevard and Boulevard Way is located where the railroad station once stood. Much of the area was developed during the 1950s, although development continued throughout the 60s, 70s, and 80s. Apartments and commercial businesses were developed along Boulevard Way and on Saranap Avenue near the Interstate 680/Highway 24 interchange. Today, about one-quarter of the housing units in Saranap are apartments and condominiums. The Parkmead neighborhood was primarily developed during the 1950s, with community life focused around the Tice Creek and Parkmead Schools. It consists almost entirely of single-family residences.

While most of Saranap and Parkmead is built out, the existing commercial and light industrial area along Boulevard Way has potential for redevelopment. The recently approved Saranap Village project will add about 200 housing units, along with retail businesses and services.



Source: Contra Costa County, 2018; PlaceWorks, 2019.

WHO LIVES IN SARANAP/PARKMEAD?

<p>Median Age 47 years old in Saranap/Parkmead</p> <p>VS</p> <p>39 years old in Contra Costa County</p>	<p>Average Life Expectancy 82 years old in Saranap/Parkmead</p> <p>VS</p> <p>81 years old in Contra Costa County</p>	<p>Median Household Income \$147,788 in Saranap/Parkmead</p> <p>VS</p> <p>\$88,456 in Contra Costa County</p>	<p>Race</p> <ul style="list-style-type: none"> ▶ 85% White ▶ 11% Asian ▶ 4% Black or African American <p>Ethnicity</p> <ul style="list-style-type: none"> ▶ 5% Hispanic or Latino
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SARANAP/PARKMEAD | CONTEXT (CONTINUED)

Hazards

-  Drought
-  Extreme heat
-  Flooding
-  Human health hazards
-  Landslides
-  Seismic hazards
-  Severe storms
-  Wildfire

Major Vulnerabilities

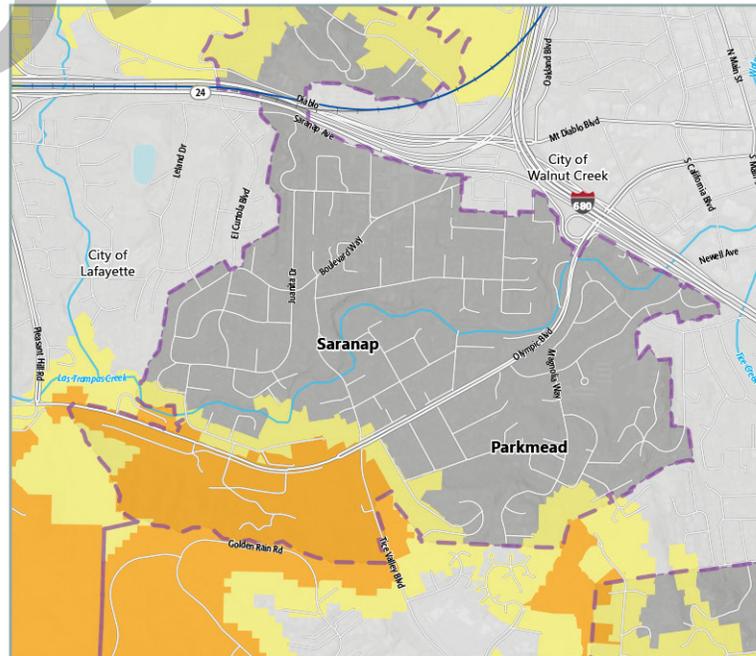
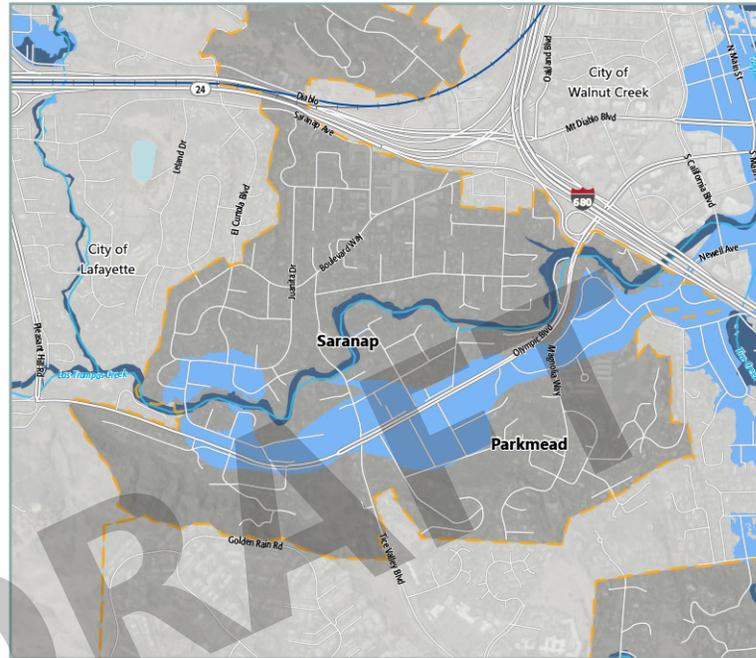
Seniors (including seniors living alone), persons experiencing homelessness, and children are vulnerable to extreme heat, human health hazards, and wildfire.

Renters and cost-burdened households are vulnerable to increased housing costs from drought, extreme heat, flooding, landslides, seismic hazards, severe storms, and wildfire.

Interstate 680, Highway 24, and Olympic Boulevard are vulnerable to flooding, landslides, severe storms, and wildfire.

Parkmead Elementary School and Tice Creek Elementary school are vulnerable to flooding, severe storms, and wildfire.

Safety and medical responses and public transit access is vulnerable to flooding, seismic hazards, severe storms, and wildfire.



FLOOD ZONES

Flood Hazard Areas

-  100-Year Flood Zone
-  500-Year Flood Zone
-  Areas of Undetermined but Possible Flood Hazard
-  Water
-  Unincorporated Areas
-  Incorporated Cities
-  BART Route
-  Railroads
-  Creeks and Drainages

A 100-year flood zone represents a 1% chance of flooding in any given year.

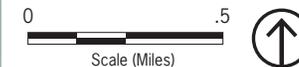
A 500-year flood zone represents a 0.2% chance of flooding in any given year.

Source: FEMA, 2019; Contra Costa County, 2018; PlaceWorks, 2019.

WILDFIRE

Wildfire Severity Zones

-  Very High
-  High
-  Moderate
-  Unincorporated Areas
-  Incorporated Cities
-  BART Route
-  Railroads
-  Creeks and Drainages



Source: CalFire, 2018; Contra Costa County, 2018; PlaceWorks, 2019.