

# EAST RICHMOND HEIGHTS - CONTEXT - 1

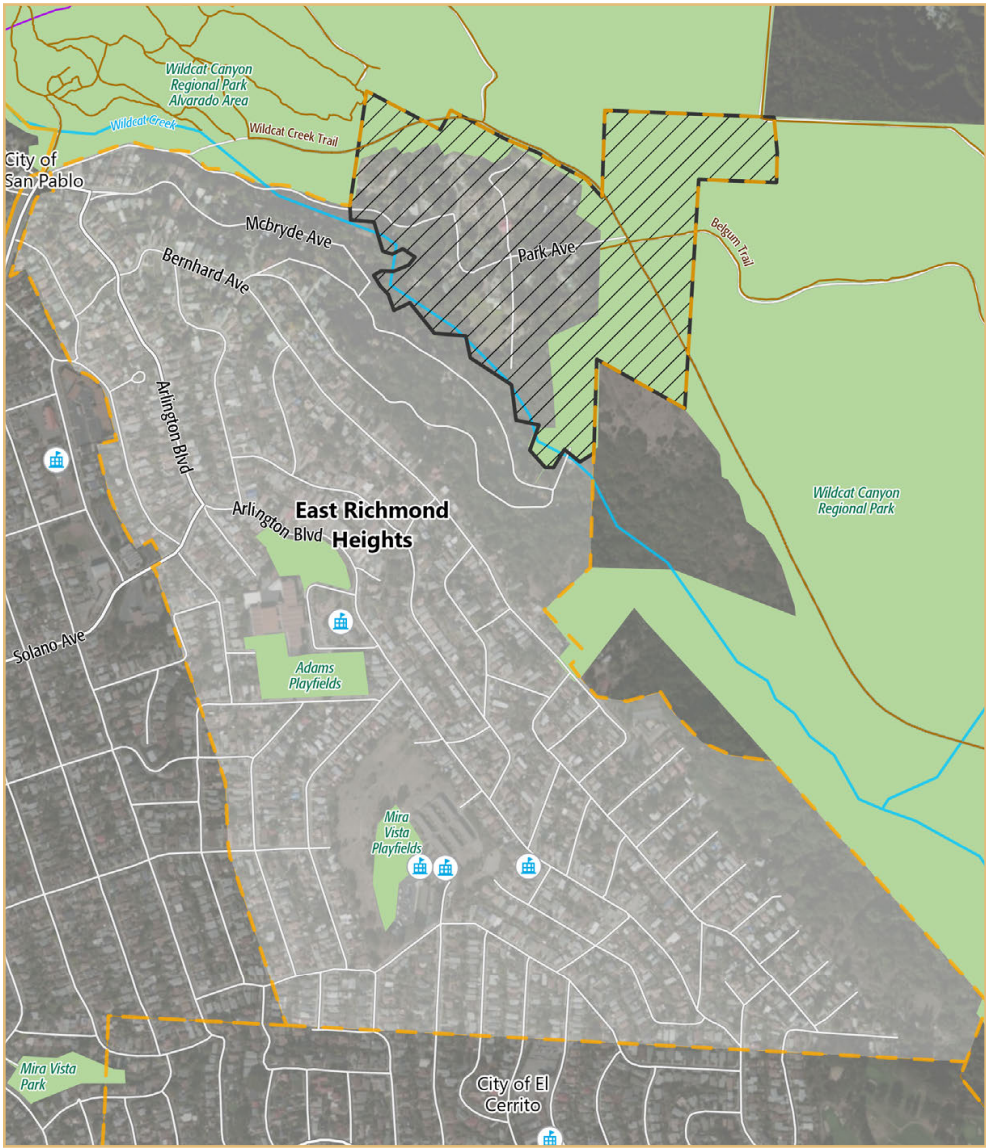
Situated north of El Cerrito and Richmond in the Berkeley Hills, East Richmond Heights is a primarily residential community of about 3,600 residents. Adjacent open space in Wildcat Canyon provides respite and outdoor recreation for residents. Given East Richmond Heights' location, the community has panoramic views of San Francisco Bay, Mount Tamalpais, and beyond. Residents cite access to open space and views as important community assets that should be preserved for generations to come. East Richmond Heights is also home to two schools, Crestmont School and Mira Vista Elementary School, which contribute to the area's family-oriented character. Interstate 80, located about a ½ mile to the west, provides regional transportation access, and Arlington Boulevard serves as the major north-south thoroughfare.



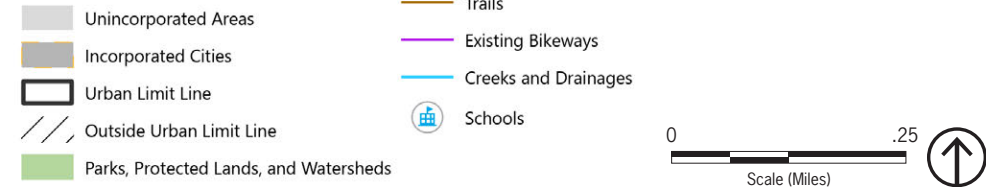
Despite the small-town community feel, residents are concerned about safety and formed the East Richmond Heights Neighborhood Watch team to prevent crime, enhance emergency preparedness, and improve neighborhood communication. In addition, residents would like more street lighting and new and expanded community facilities and events. Residents are also concerned about fire hazards from vegetation in Wildcat Canyon Regional Park and throughout the neighborhood, particularly from dead, standing trees. The community would like to enhance fire protection services and evacuation preparedness to ensure resident safety in the event of a natural disaster.

## WHO LIVES IN EAST RICHMOND HEIGHTS?

<p><b>Median Age</b> <b>49 years old</b> in East Richmond Heights</p> <p><b>VS</b></p> <p><b>40 years old</b> in Contra Costa County</p>	<p><b>Average Life Expectancy</b> <b>84 years old</b> in East Richmond Heights</p> <p><b>VS</b></p> <p><b>81 years old</b> in Contra Costa County</p>	<p><b>Median Household Income</b> <b>\$101,172</b> in East Richmond Heights</p> <p><b>VS</b></p> <p><b>\$103,997</b> in Contra Costa County</p>	<p><b>Race &amp; Ethnicity</b></p> <ul style="list-style-type: none"><li>► 52% White</li><li>► 17% Hispanic or Latino</li><li>► 14% Asian</li><li>► 11% Black or African American</li></ul>
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Source: Contra Costa County, 2018; PlaceWorks, 2022.



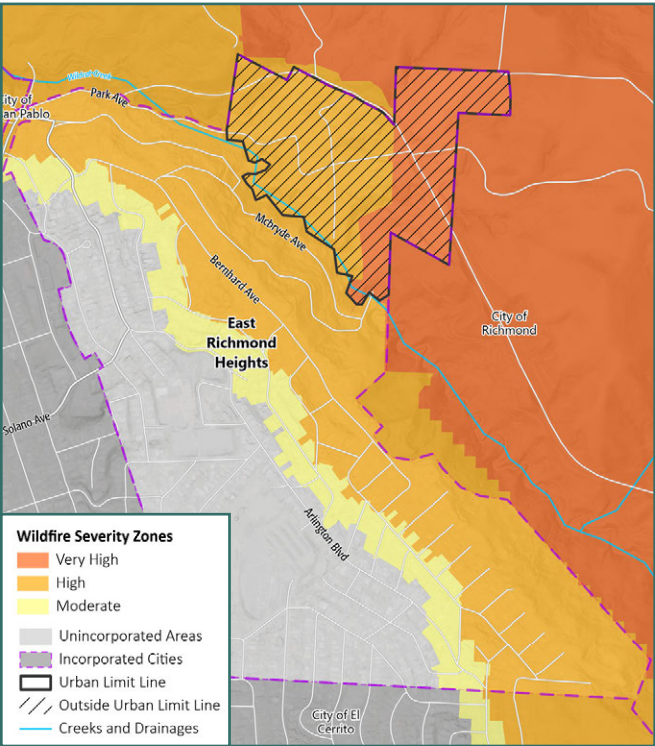


HAZARDS	
	Air Quality
	Drought
	Extreme Heat
	Flooding
	Human Health Hazards
	Landslides
	Seismic Hazards
	Severe Weather
	Wildfire

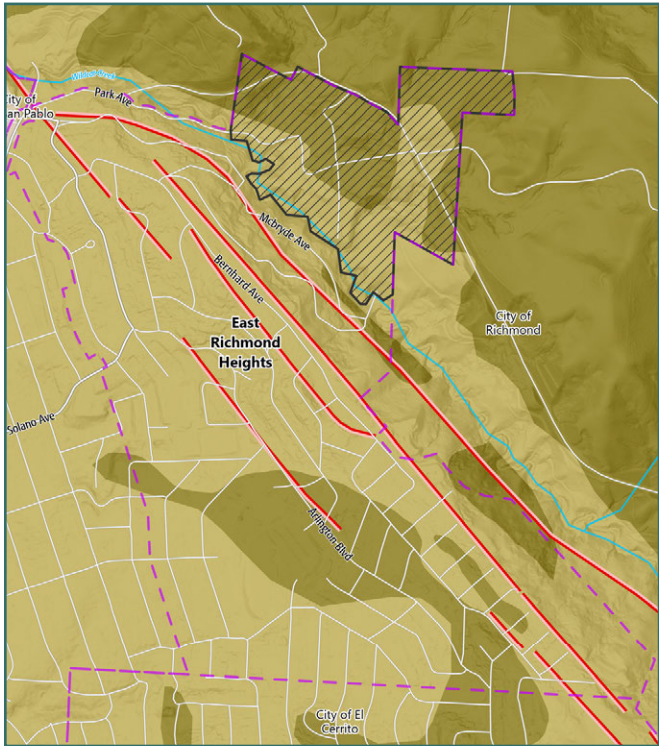
MAJOR VULNERABILITIES	
Persons living on single access roads and seniors living alone are vulnerable to flooding, landslides, seismic hazards, and wildfire.	
Cost-burdened households and renters are vulnerable to extreme heat, flooding, landslides, seismic hazards, severe storms, and wildfires.	
Persons with chronic illnesses and seniors (including those living alone) are vulnerable to air quality, extreme heat, human health hazards, and wildfire.	
Single access roads are vulnerable to damage from flooding, landslides, seismic hazards, and wildfire.	
Electricity transmission and distribution lines are vulnerable to landslides, wind from severe storms, and wildfire.	
Mira Vista Elementary, Adams Middle School, and Crestmont School are vulnerable to landslides, seismic hazards, and wildfires.	
Public safety and emergency medical response are vulnerable to flooding, landslides, severe storms, and wildfire.	
Woodland habitat in the eastern area of the community is vulnerable to drought, severe storms, and wildfire.	

The information on this page presents a summary of hazards and vulnerabilities in East Richmond Heights based on the Contra Costa County Vulnerability Assessment; please see the [online Vulnerability Assessment](#) for a full description of these hazards and vulnerabilities.

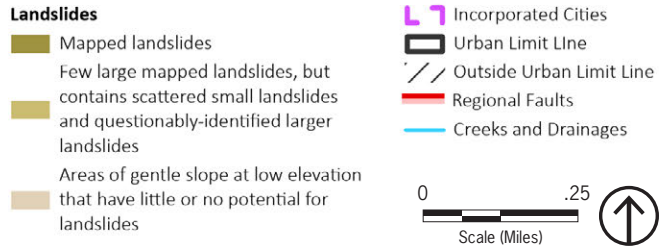
## WILDFIRE HAZARD SEVERITY ZONES



## LANDSLIDES



This image represents wildfire as one of the hazards to which East Richmond Heights is vulnerable.



Source: CalFire, 2018; Contra Costa County, 2018; PlaceWorks, 2020.  
Source: US Geological Survey, 2018; Contra Costa County, 2018; PlaceWorks, 2022.



## PLANNED LAND USE

Land use designations for East Richmond Heights are shown on Figure LU-1, General Plan Land Use Map, and are defined in the Land Use Element. East Richmond Heights is planned for continued medium density residential uses. The community has two existing small commercial pockets, which are intended to support neighborhood-serving businesses. The area designated Mixed-Use is envisioned to attract neighborhood-serving commercial and services, affordable housing, and alternative dwelling types, while supporting and encouraging more community events. Adjacent areas designated Parks and Recreation, Resource Conservation, and Agricultural Lands will continue to preserve access to outdoor recreational opportunities and open space.



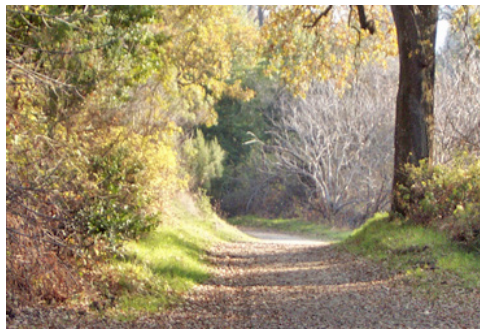
Retail example in a nearby community.



Existing single-family home in East Richmond Heights.



Existing single-family home in East Richmond Heights.



Existing open space in the region.

## GUIDING PRINCIPLES

The following guiding principles articulate the values, priorities, and aspirations for the future shared by East Richmond Heights community members:

1. East Richmond Heights has a small community feel because of its diverse housing stock, moderate densities, and compact form. Residents know their neighbors, and care for each other and the community. This tightly knit, small community feel should be preserved.
2. East Richmond Heights' panoramic views of San Francisco Bay, bridges, cities, and natural landscapes should be preserved.
3. Existing public services, such as the Contra Costa County Sheriff's Office and Fire Protection District, should be supported and enhanced to ensure a safe community.
4. Because East Richmond Heights is proximate to Wildcat Canyon Regional Park and the Hayward Fault, it is exposed to wildfires and earthquakes. The community should be protected from these hazards through proper planning and emergency response.
5. A variety of housing types should be encouraged to ensure housing opportunities for residents of all ages, incomes, and abilities.



## POLICIES

1. When reviewing new development proposals, consider the need for mitigation of wildfire and earthquake exposure as appropriate.
2. Ensure new development provides reasonable protection for existing residences regarding views, design compatibility (including building mass, height, and mechanical devices), adequate parking, privacy, and access to sunlight.
3. When reviewing new development proposals, ensure views of scenic natural features (e.g., San Francisco Bay, mountains) and the developed environment (e.g., bridges, San Francisco skyline) are preserved.
4. Ensure that new construction and home renovation activities minimize impacts on neighbors and local roads, which may be compounded by existing small lots and narrow, winding roadways.
5. Improve pedestrian and roadway infrastructure in a manner that balances the needs of users with the desire to retain East Richmond Heights' small community feel.
6. Promote local-serving commercial establishments to encourage local business growth, create retail shopping near residents, and provide opportunities for residents to conduct business within their own community.
7. Improve local drainage infrastructure and encourage improvements to local wastewater infrastructure.
8. Recognize affordable housing as a community asset and encourage alternative dwelling types such as accessory dwellings and co-housing.

## ACTIONS

1. Coordinate with public safety and health agencies to install additional fire hydrants.
2. Improve pedestrian safety and roadway infrastructure by performing routine pavement management and maintenance, installing continuous street lighting, illuminating pedestrian crossings, adding ADA compliant amenities, and delineating on-street parking spaces along major roads.
3. Explore the possibility of constructing a community library.
4. Assist a community-led process to coordinate with the Richmond Unified School District on a plan for the future of Adams Middle School. The site should be a model for sustainable, green development that meets the housing (including workforce housing), retail, recreational, and service needs of the community while mitigating impacts to existing neighborhoods.
5. Should the Mira Vista Elementary School property ever be redeveloped with a non-public use, redesignate the western, downslope portion of the property between Zinn Street and Sierra Avenue to Parks and Recreation.