

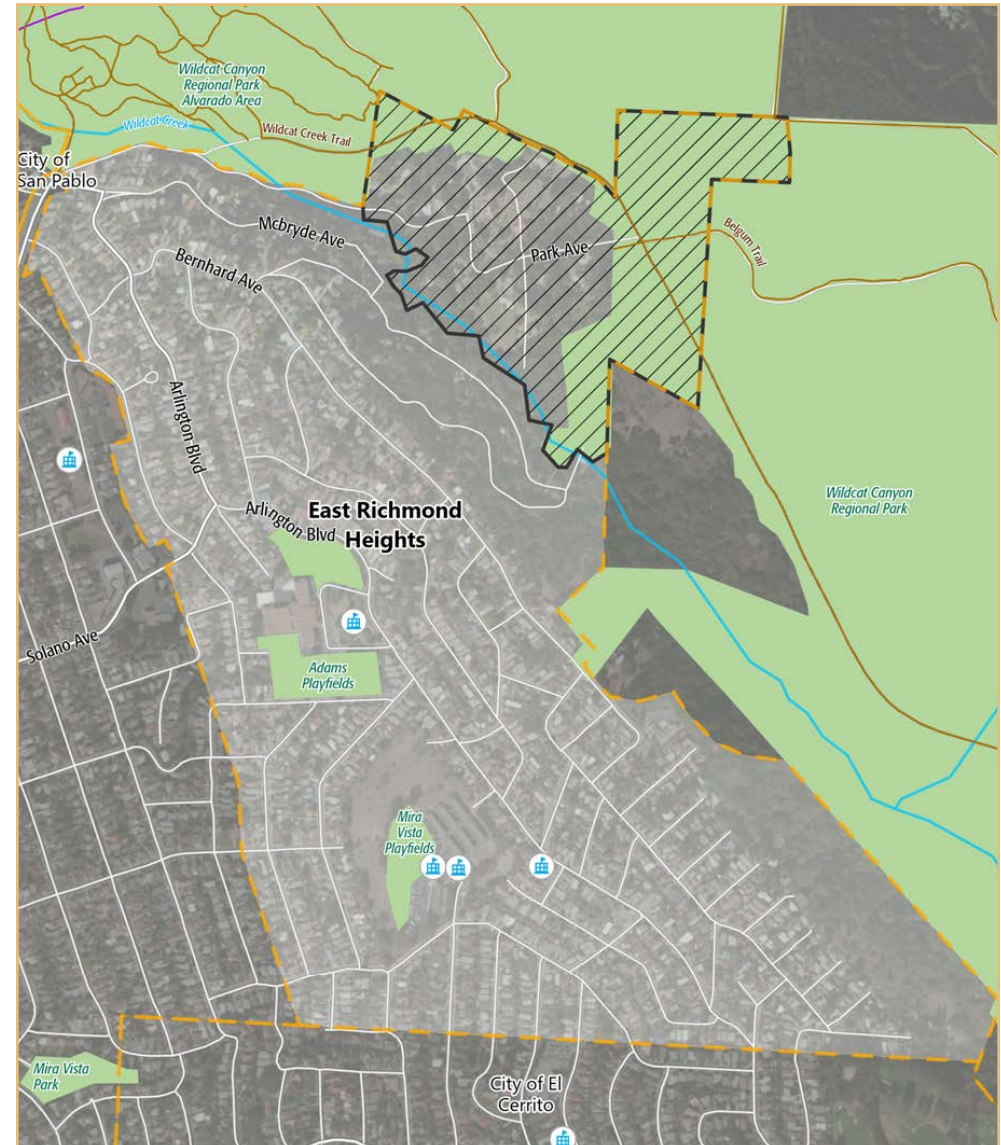
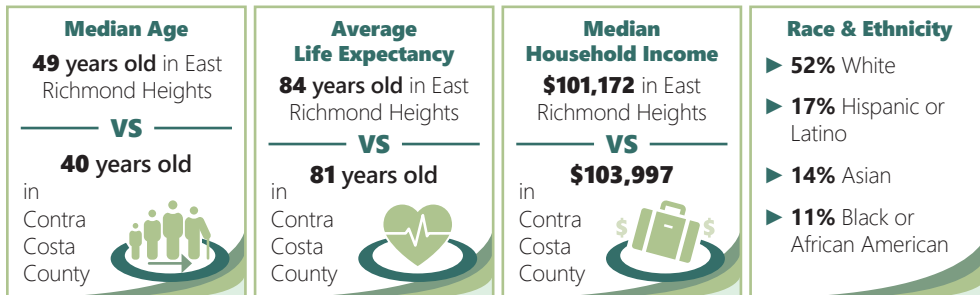
EAST RICHMOND HEIGHTS - CONTEXT - 1

Situated in the Berkeley Hills near El Cerrito and Richmond, and within the Spheres of Influence of both cities, East Richmond Heights is a primarily residential community of about 3,600 residents. Adjacent open space in Wildcat Canyon provides respite and outdoor recreation. 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 and the El Cerrito Del Norte BART Station provide regional transportation access, and Arlington Boulevard serves as the major north-south thoroughfare.

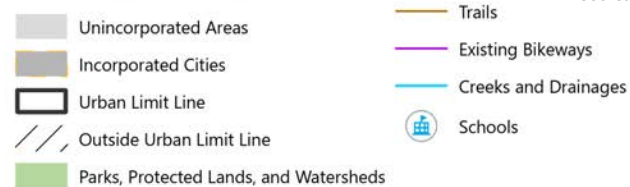


Despite the small-town community feel, residents are concerned about safety and formed the East Richmond Heights Neighborhood Watch team to prevent crime, enhance emergency preparedness, and improve neighborhood communication. Residents would like more street lighting and new and expanded community facilities 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?



Source: Contra Costa County, 2018; PlaceWorks, 2022.

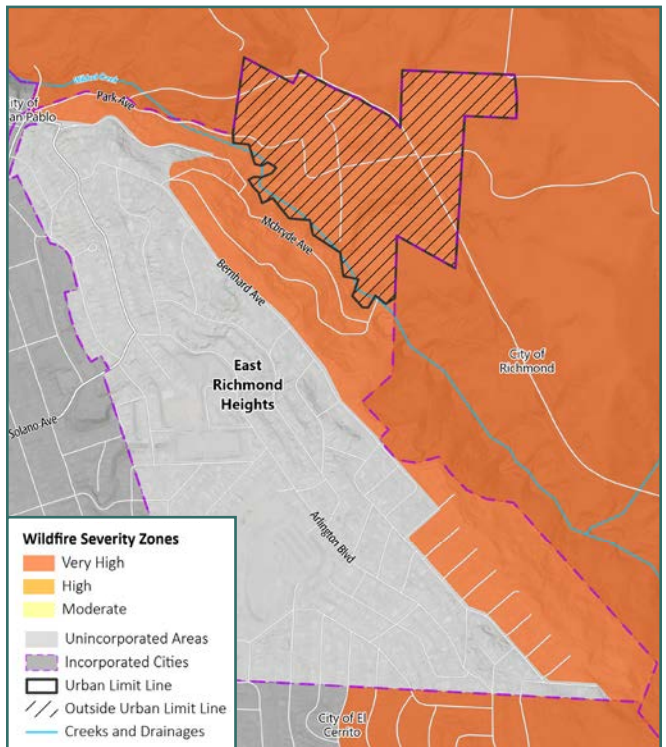




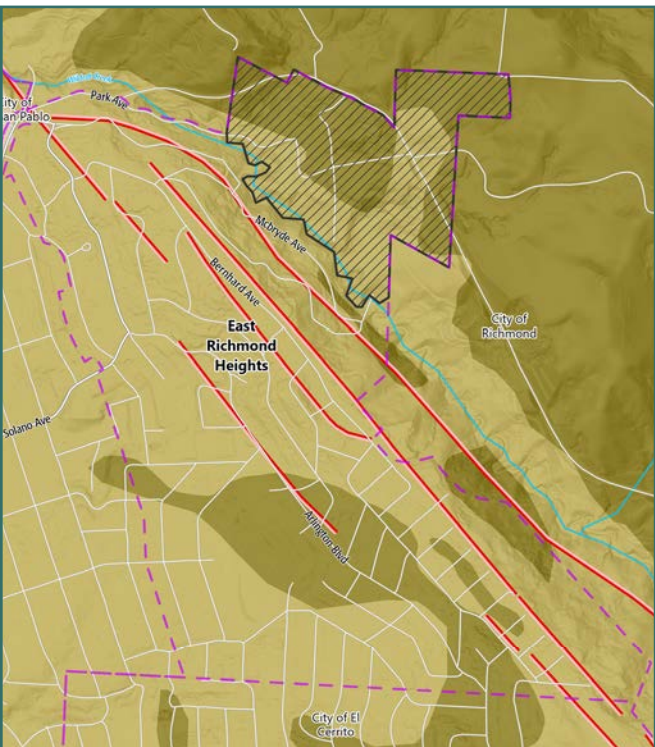
HAZARDS	
	Air Quality
	Drought
	Extreme Heat
	Flooding
	Human Health Hazards
	Landslides
	Seismic Hazards
	Severe Weather
	Wildfire

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 earthquakes, landslides, severe storms, and wildfire.
	Woodland habitat in the eastern area of the community is vulnerable to drought, severe storms, and wildfire.

WILDFIRE HAZARD SEVERITY ZONES



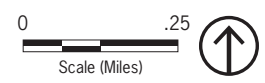
SEISMIC HAZARDS



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.

- Incorporated Cities
- Urban Limit Line
- Outside Urban Limit Line
- Regional Faults
- Creeks and Drainages

- Landslides**
- Mapped landslides
 - Few large mapped landslides, but contains scattered small landslides and questionably-identified larger landslides
 - Areas of gentle slope at low elevation that have little or no potential for landslides

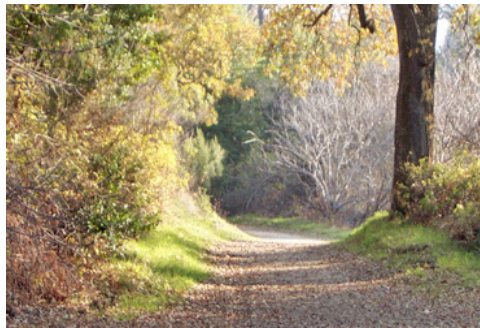


Source: CalFire, 2024; Contra Costa County, 2018; PlaceWorks, 2020.
Source: US Geological Survey, 2018; Contra Costa County, 2018; PlaceWorks, 2022.



PLANNED LAND USE

Land use designations for East Richmond Heights are shown on Figure LU-1, General Plan Land Use Map, and defined in Table LU-1 in the Land Use Element. East Richmond Heights is planned for continued medium density residential uses. The community has two existing small commercial pockets that are intended to support neighborhood-serving businesses. The Adams Middle School site, designated Mixed-Use Low Density, is envisioned to attract neighborhood-serving commercial and service uses, 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.



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. Prioritize mitigation of wildfire and earthquake exposure when reviewing new development proposals.
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, distant mountains) and the developed environment (e.g., bridges, San Francisco skyline) are substantially preserved.
4. Condition new development projects to 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 uses to encourage small business growth, create retail shopping near residents, and provide opportunities for residents to conduct business within their own community.
7. Emphasize affordable housing as a community asset and encourage alternative dwelling types such as co-housing.
8. Consider the impacts of each project, individually and cumulatively, on emergency access and response to the neighborhood and immediate project area. New projects should not negatively impact access or response by emergency service providers.
9. Determine on a project-by-project basis whether a traffic impact analysis is warranted, considering factors beyond peak-hour trip generation, such as individual and cumulative impacts on pedestrian safety and neighborhood-scale evacuation plans.
10. For new developments, encourage building scale, massing, architectural style, and materials to provide harmonious scale transitions and blend with the surrounding existing residential neighborhood.

POLICIES (CONTINUED)

11. Encourage a mix of unit types and densities in new housing projects to diversify the housing stock and better serve residents of all ages, incomes, and abilities. To achieve the required density, encourage development of greater numbers of smaller-scaled buildings that are harmonious with surrounding areas and contain fewer units per building, instead of large-scale buildings containing higher numbers of units.
12. Provide pedestrian-friendly streetscape improvements with large-canopied street trees, open spaces, ground cover, and flowering plants where opportunities exist.
13. Encourage new development on large parcels, such as the Adams Middle School site, to closely follow the natural slope of the site with grading and building forms and heights.
14. Encourage seamless integration of new development on large parcels into the surrounding street pattern and evaluate opportunities to reestablish historic street patterns. For example, Loring Avenue and Rosalind Avenue, which are shown as through streets on historic Assessor's maps, were interrupted by consolidation of the Adams Middle School site and may be appropriate for extension.



ACTIONS

1. Work with East Bay Municipal Utility District and Contra Costa County Fire Protection District to determine whether additional fire hydrants are necessary within the community.
2. Upgrade pedestrian and roadway infrastructure on Arlington Boulevard and in the North Arlington neighborhood, with emphasis on improving pedestrian safety.
3. Study the feasibility of constructing a community library.
4. Conduct community workshop(s) to explore options for future development at the Adams Middle School site. Concepts and direction developed at the workshop(s) would provide community preferences and guidance to the County, local officials, property owner, prospective developer, and design team. 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 the surrounding area. Such workshops should also be conducted for projects requiring General Plan amendments or rezonings in East Richmond Heights.
5. Redesignate the western, downslope portion of the Mira Vista Elementary School property, between Zinn Street and Hazel Avenue, to Parks and Recreation should it ever be redeveloped with a non-public use.

