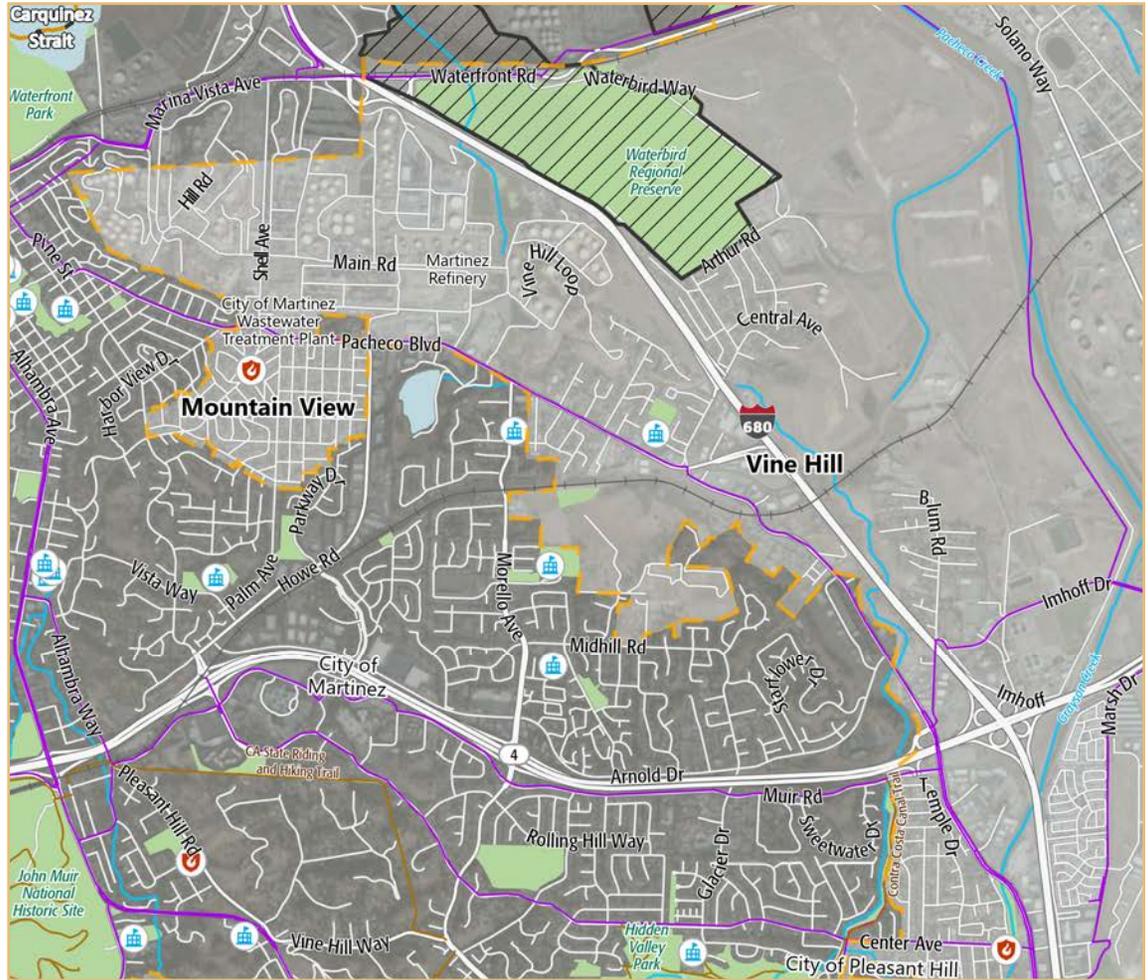
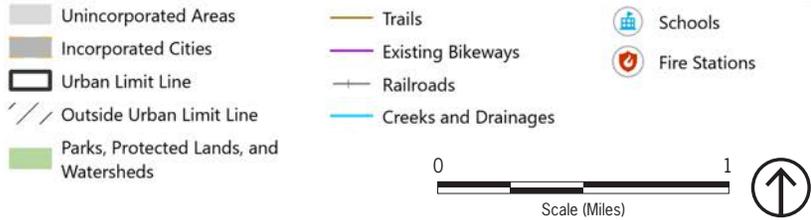


# VINE HILL AND MOUNTAIN VIEW - CONTEXT - 1

Vine Hill and Mountain View are small unincorporated communities located on the northern border of Martinez and within its Sphere of Influence. The communities consist primarily of single-family homes and pockets of commercial uses along Pacheco Boulevard, Howe Road, and Arthur Road, and are situated adjacent to the Martinez Refining Company and other industrial uses. Interstate 680 runs through Vine Hill and Highway 4 runs just south of the two communities, providing regional access to other parts of the Bay Area. Many residents travel to Martinez or beyond for education, work, services, and amenities. The Burlington Northern Santa Fe Railroad runs east-west through Vine Hill, transporting cargo to and from Bay Area ports.

Residents appreciate the relatively affordable cost of housing in their communities, as well as its access to nature and the Contra Costa Canal Trail. Residents are also proud of their independent, self-sufficient nature, and recognize that the communities are distinct from Martinez and Concord. Community members have noted that the friendly, neighborly feeling cultivated in these communities would be enhanced with improved public safety and beautification, and that sidewalks, trail connections, and public transit could be expanded. Residents also cite parking as an issue in their neighborhoods and would like to increase parking availability near their homes.



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

## WHO LIVES IN VINE HILL AND MOUNTAIN VIEW?

<p><b>Median Age</b> 38 years old in Vine Hill and Mountain View</p> <p><b>VS</b></p> <p>40 years old in Contra Costa County</p>	<p><b>Average Life Expectancy</b> 79 years old in Vine Hill and Mountain View</p> <p><b>VS</b></p> <p>81 years old in Contra Costa County</p>	<p><b>Median Household Income</b> \$105,946 in Vine Hill and Mountain View</p> <p><b>VS</b></p> <p>\$103,997 in Contra Costa County</p>	<p><b>Race &amp; Ethnicity</b></p> <ul style="list-style-type: none"> <li>▶ 60% White</li> <li>▶ 23% Hispanic or Latino</li> <li>▶ 9% Asian</li> <li>▶ 2% Black or African American</li> </ul>
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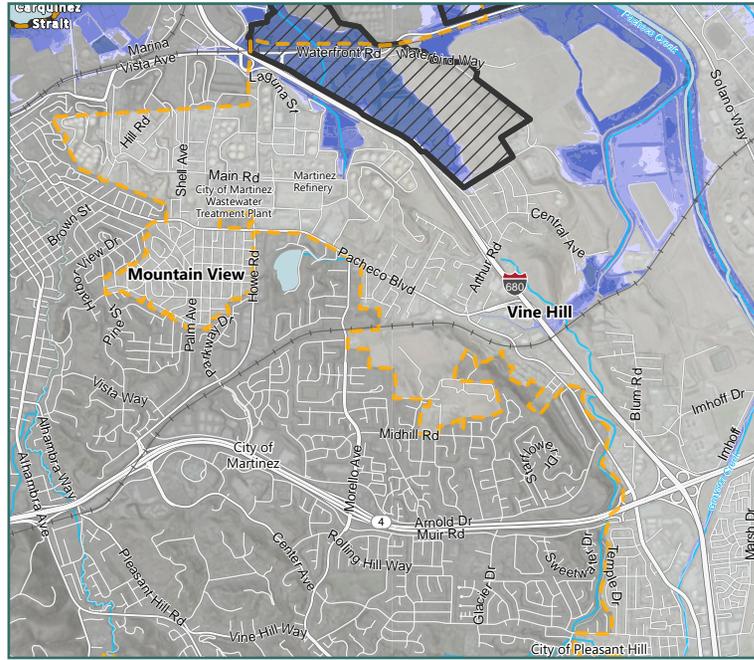
# VINE HILL AND MOUNTAIN VIEW - CONTEXT - 2



The information on this page presents a summary of hazards and vulnerabilities in Vine Hill and Mountain View based on the Contra Costa County Vulnerability Assessment; please see the **online Vulnerability Assessment** for a full description of these hazards and vulnerabilities.

HAZARDS	
Air quality	Landslides
Coastal flooding	Sea level rise
Drought	Seismic hazards
Extreme heat	Severe weather
Flooding	Wildfire
Human health hazards	

MAJOR VULNERABILITIES
Cost-burdened households and low-income households are vulnerable to coastal flooding, drought, flooding, landslides, seismic hazards, severe weather, and wildfire.
Persons experiencing homelessness, persons with chronic illnesses, and children are vulnerable to poor air quality, extreme heat, human health hazards, and wildfire.
Interstate 680, Highway 4, and their bridges are vulnerable to damage from coastal flooding, flooding, landslides, sea level rise, seismic hazards, and severe storms.
The Martinez Refinery, wastewater treatment plant, and Waterbird Regional Preserve are vulnerable to inundation from sea level rise, coastal flooding, and flooding.
Wetlands and aquatic habitats are vulnerable to damage from coastal storms, drought, sea level rise, and severe weather.



## SEA LEVEL RISE

### Sea Level Rise 2050 with 100-Year Storm Severity

Water Depth (feet)

- 0-2
- 2-4
- 4-6
- 6-8
- 8-10
- 10-12
- 12+

- Unincorporated Areas
- Incorporated Cities
- Urban Limit Line
- Outside Urban Limit Line
- Creeks and Drainages



Source: San Francisco Bay Conservation and Development Commission, 2017; Contra Costa County, 2018; PlaceWorks, 2022.



## 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
- Urban Limit Line
- Outside Urban Limit Line
- 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, 2022.

## IMPACTED COMMUNITY

The County has identified Vine Hill and Mountain View as Impacted Communities under Senate Bill (SB) 1000, which requires the County to integrate environmental justice into the General Plan. This law is based on the understanding that some communities have experienced a combination of historic discrimination, neglect, and political and economic disempowerment. Often, this has resulted in a disproportionate burden of pollution and health impacts and disproportionate social and economic disadvantages in these communities.

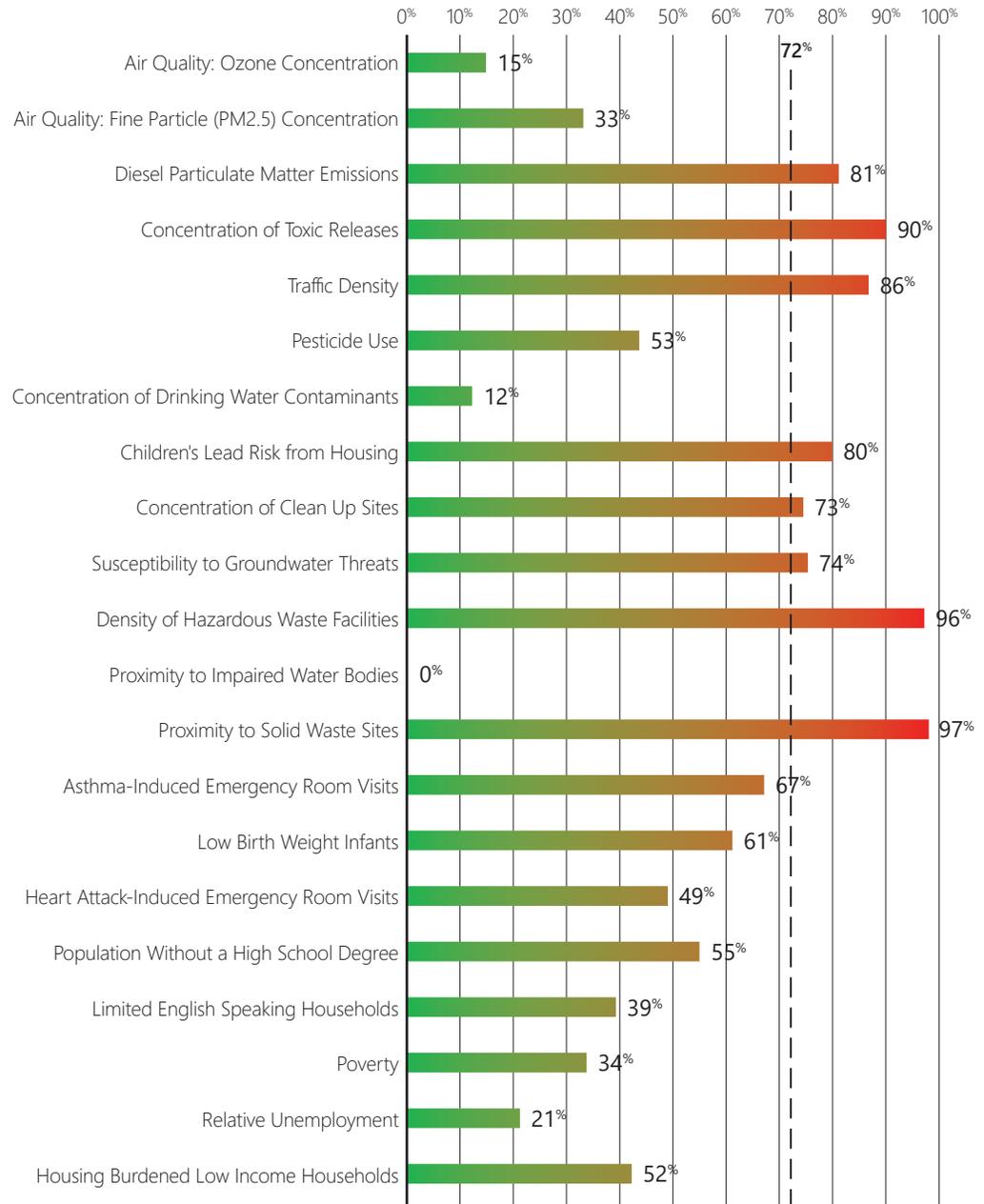
The 21 indicators that contribute to Vine Hill and Mountain View's identification as Impacted Communities are highlighted in the chart to the right, with additional details provided in the maps that follow, based on State data from **CalEnviroScreen**. The chart shows how Vine Hill and Mountain View rank for each indicator compared to the rest of the state. The County identifies Impacted Communities as those where the combined ranking for all factors is 72 percent or higher. While there are multiple Census tracts that make up Vine Hill and Mountain View, this chart presents only the most-impacted Census tract among these communities.

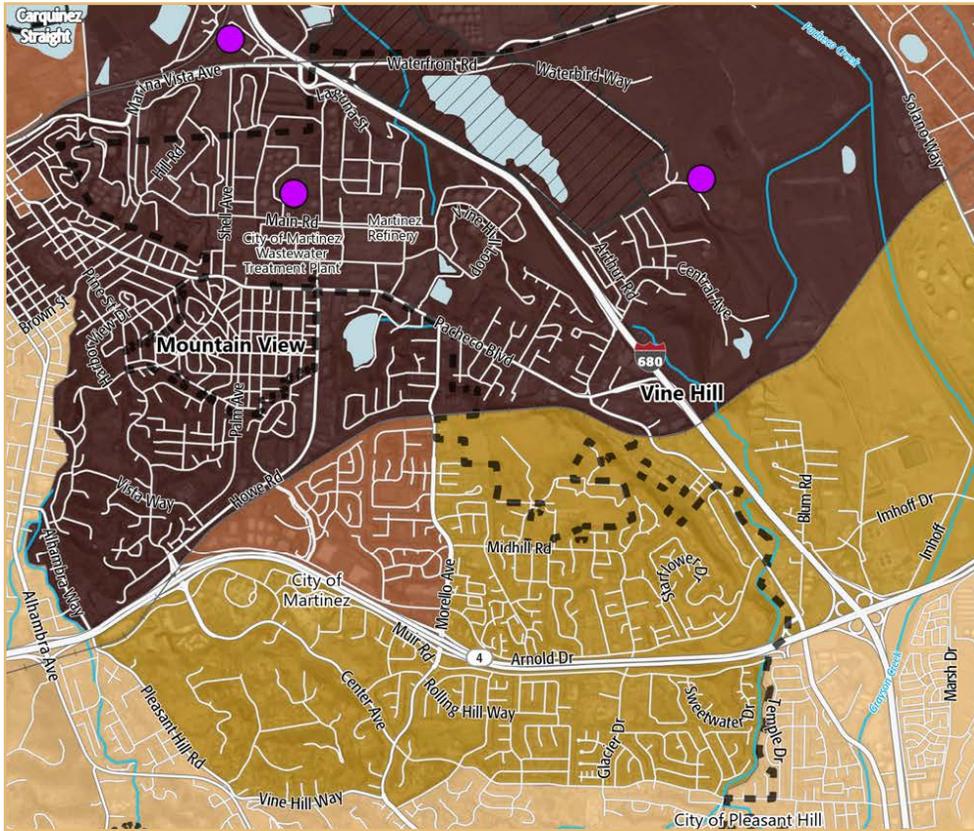
Given the communities' close proximity to a refinery and other heavy industrial and manufacturing operations, residents may be at higher risk of exposure to harmful substances in the air, water, and land. Hazardous waste disposal facilities and domestic landfills, officially termed the Vine Hill Complex, are also located just east of these communities. These sites have undergone clean up but are subject to ongoing maintenance to prevent releases of hazardous substances.

There have been violations of air quality standards in recent years, including a release of nearly 20 tons of gases during a power outage in 2016. High levels of air pollution can induce asthma, especially in vulnerable populations such as children and seniors. State data indicates that Vine Hill and Mountain View residents visit the emergency room for asthma conditions at a rate that is 67 percent higher than other communities in California.

## IMPACTED COMMUNITY INDICATORS (2021)

Ranking of Most Impacted Census Tract in Vine Hill and Mountain View Relative to the State





## TOXIC RELEASES

### Census Tract Ranking

- >90 to 100%
- >80 to 90%
- >70 to 80%
- >60 to 70%
- >50 to 60%
- 0 to 50%

Incorporated City

Urban Limit Line

Outside Urban Limit Line

Railroads

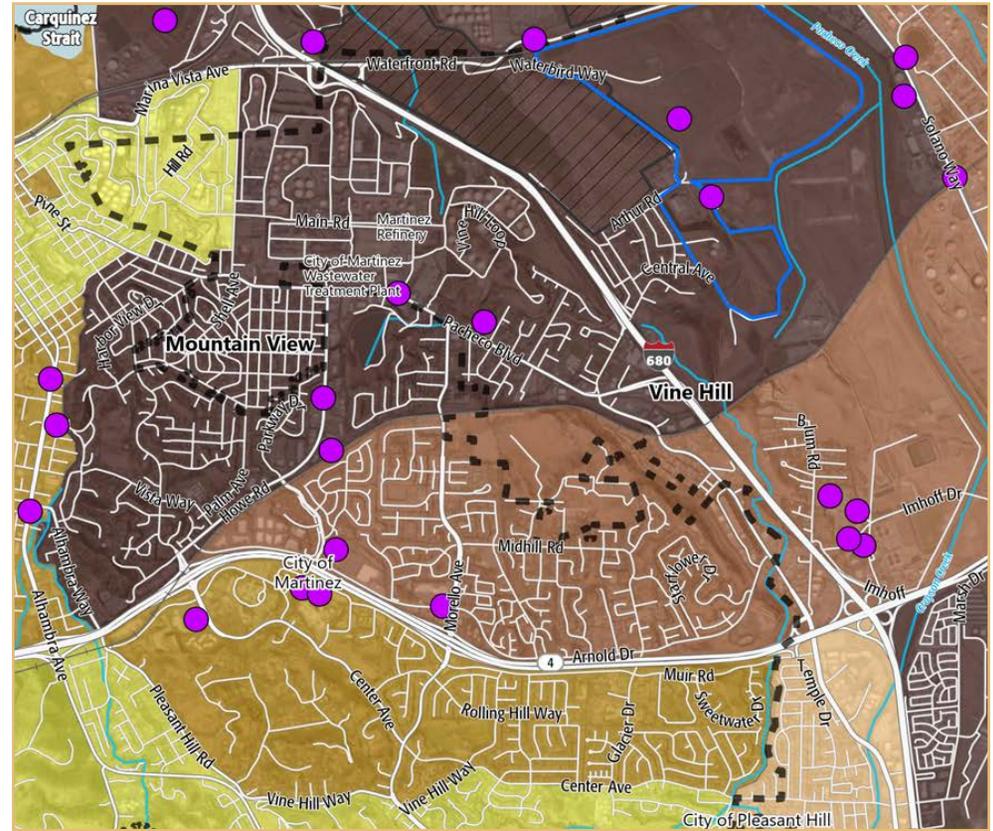
Creeks and Drainages

Toxic Release Facilities

This map ranks Census tracts based on the concentration of toxic chemical releases from industrial facilities. Parts of Vine Hill and Mountain View are ranked at 90 percent, meaning that the area has a concentration of toxic releases that is worse than 90 percent of the state.



Source: CalEnviroScreen, 2021; Contra Costa County, 2018; PlaceWorks, 2022.



## HAZARDOUS WASTE

### Census Tract Ranking

- >90 to 100%
- >80 to 90%
- >70 to 80%
- >60 to 70%
- >50 to 60%
- 0 to 50%

Incorporated City

Urban Limit Line

Outside Urban Limit Line

Railroads

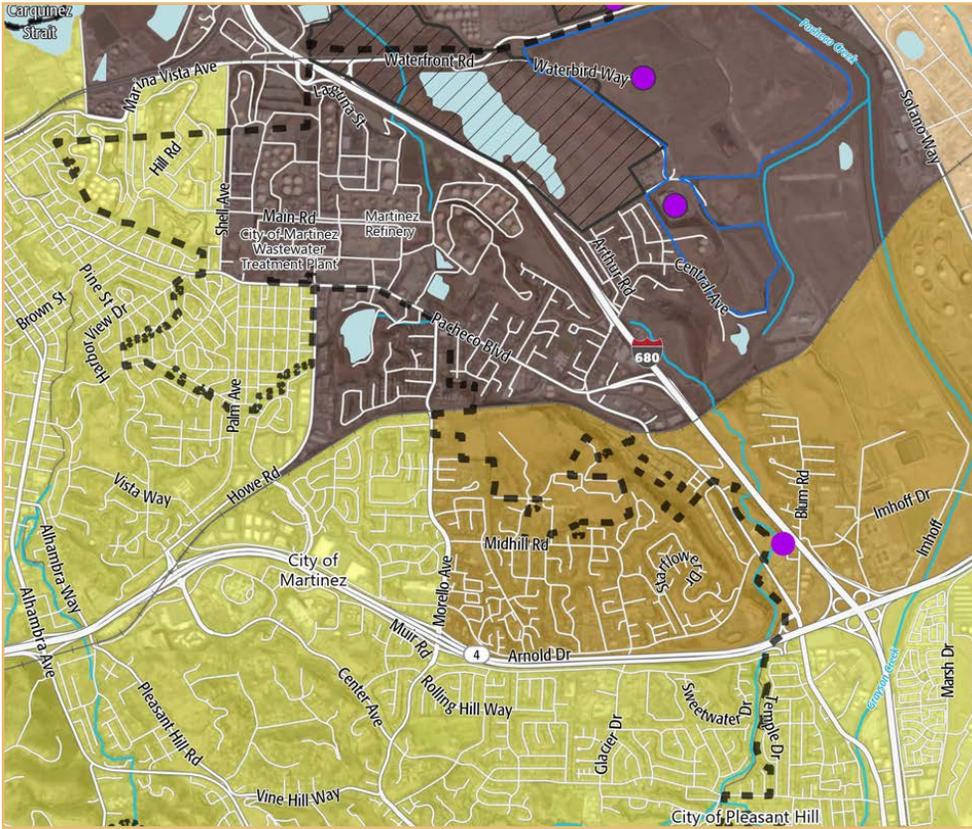
Creeks and Drainages

This map ranks Census tracts based on the density of hazardous waste facilities and generators (e.g., the Martinez Refinery Company), considering each facility's type and permit status and generator activities. Parts of Vine Hill and Mountain View are ranked at 96 percent, meaning that the area has a density of hazardous waste facilities and generators that is higher than 96 percent of the state.

Generators of Hazardous Waste  
 Permitted Hazardous Waste Storage Facilities



Source: CalEnviroScreen, 2021; Contra Costa County, 2018; PlaceWorks, 2022.



## SOLID WASTE

- Incorporated City
- Urban Limit Line
- Outside Urban Limit Line
- Railroads
- Creeks and Drainages

### Census Tract Ranking

- >90 to 100%
- >80 to 90%
- >70 to 80%
- >60 to 70%
- >50 to 60%
- >0 to 50%

This map ranks Census tracts based on the proximity to solid waste sites and facilities, considering each facility's type, proximity to nearby communities, reported odor complaints, and more. Parts of Vine Hill and Mountain View are ranked at 97 percent, meaning that the area is exposed to more solid waste hazards than 97 percent of the state.

- Solid Waste Facilities
- Landfill Boundaries



Source: CalEnviroScreen, 2021; Contra Costa County, 2018; PlaceWorks, 2022.





## PLANNED LAND USE

Land use designations for Vine Hill and Mountain View are shown on Figure LU-1, General Plan Land Use Map, and defined in Table LU-1 in the Land Use Element. Most of the land in these communities is designated for continued residential, industrial, and conservation uses, with the commercial pockets also remaining. No major developments or changes are planned, except along a portion of Pacheco Boulevard where the Mixed-Use Community-Specific Density designation is applied. This area is envisioned as a community core that provides an array of uses to support residents while stimulating reinvestment in the community at large. Community-serving businesses that are walkable and conveniently accessed by alternative transportation modes are highly desired.



## GUIDING PRINCIPLES

The following guiding principles articulate the values, priorities, and aspirations for the future shared by Mountain View and Vine Hill community members:

1. Mountain View and Vine Hill's rich history and heritage should be celebrated.
2. The independent culture that separates Mountain View and Vine Hill from surrounding cities should be preserved and the friendly, neighborly atmosphere should be maintained.
3. Mountain View and Vine Hill residents identify the surrounding wetlands, open spaces, and connections to nature as some of the most valuable assets of this area. Preservation, natural resource restoration efforts, and support for local wildlife should be expanded.
4. Roadways should be safe for all users, including pedestrians, bicyclists, and drivers. Sidewalks and bike lanes should be added.
5. The affordability and variety of the existing housing stock should be maintained and enhanced.
6. Residents should be protected from adverse health impacts associated with traffic congestion along Highway 4 and Interstate 680.
7. Mountain View and Vine Hill residents should live in a healthy environment safe from short- and long-term air quality and health hazards associated with industrial facilities in and near the community.



## POLICIES

1. Maximize opportunities to protect and enhance Vine Hill Creek.
2. Support community beautification and safety. Encourage improved community appearance through graffiti removal, litter reduction, street and sidewalk maintenance, abatement of illegal dumping, and code enforcement.
3. Encourage economic investment, especially commercial and mixed-use development, along Pacheco Boulevard.

## ACTIONS

1. Install improvements along Pacheco Boulevard to enhance pedestrian and bicycle safety, community appearance, and traffic flow.
2. Address local flooding problems.
3. Close sidewalk gaps and improve pedestrian infrastructure, especially in the vicinity of Las Juntas Elementary School.
4. Study the feasibility of creating secondary roadway access to and from the portion of Vine Hill east of Interstate 680.