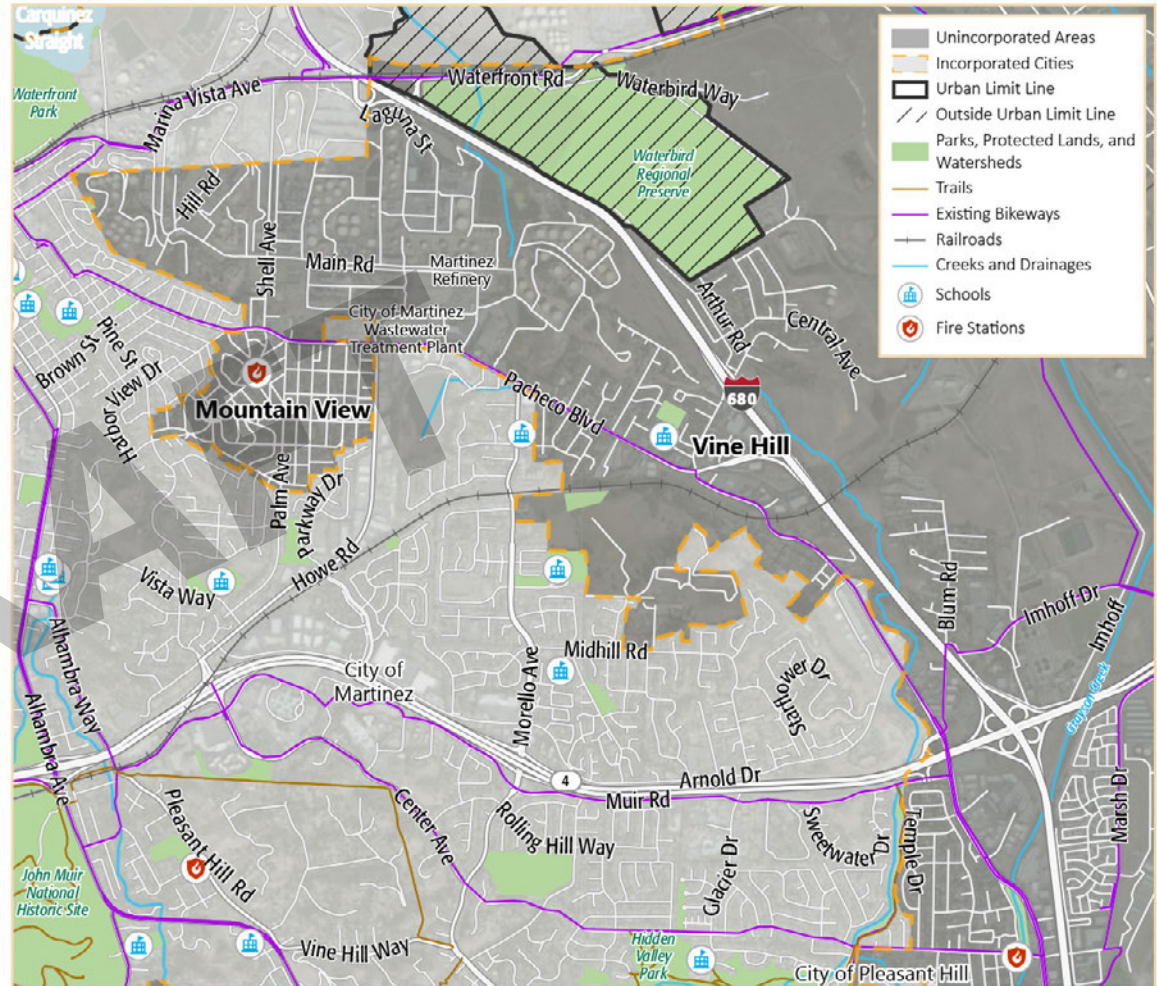


VINE HILL AND MOUNTAIN VIEW | CONTEXT

On the northeastern border of Martinez, Vine Hill and Mountain View are pockets of unincorporated land primarily consisting of single-family homes with a few commercial 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. These two communities are situated adjacent to the Martinez Refinery and other industrial uses, and the Burlington Northern Santa Fe Railroad runs east-west through Vine Hill, transporting cargo to and from Bay Area ports. Given the relatively narrow array of land use types, many residents travel to Martinez or further for education, work, and other amenities. However, the relatively affordable cost of housing is an attractive quality that residents would like to preserve.

Residents appreciate easy access to nature in the hills west of Martinez and the Contra Costa Canal Trail to the south. 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 enhanced sidewalks, better trail connections, and expanded public transit would support healthier lifestyles. Residents also cite parking as a prevalent issue in their neighborhoods and would like to increase parking availability near their homes.



Source: Contra Costa County, 2018; PlaceWorks, 2020.












WHO LIVES IN VINE HILL AND MOUNTAIN VIEW?

| | | | |
|---|--|--|---|
| <p>Median Age 37 years old in Vine Hill and Mountain View</p> <p>VS</p> <p>39 years old in Contra Costa County</p> | <p>Average Life Expectancy 79 years old in Vine Hill and Mountain View</p> <p>VS</p> <p>81 years old in Contra Costa County</p> | <p>Median Household Income \$80,577 in Vine Hill and Mountain View</p> <p>VS</p> <p>\$88,456 in Contra Costa County</p> | <p>Race</p> <ul style="list-style-type: none"> ▶ 82% White ▶ 7% Asian ▶ 3% Black or African American <p>Ethnicity</p> <ul style="list-style-type: none"> ▶ 27% Hispanic or Latino |
|---|--|--|---|



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

Major Vulnerabilities

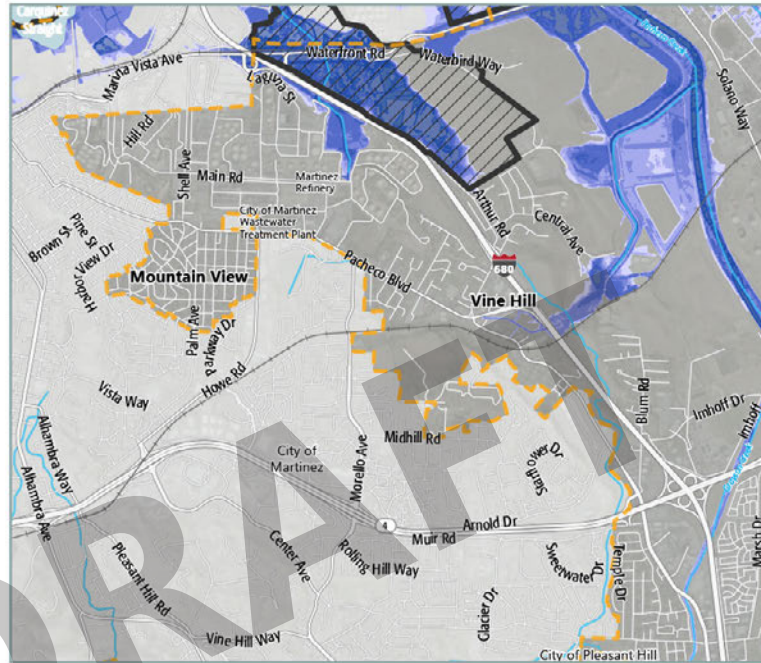
Cost-burdened households and low-income households are vulnerable to coastal flooding, drought, flooding, landslides, seismic hazards, severe weather, and wildfire.

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.







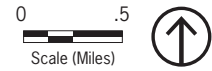
SEA LEVEL RISE

Sea Level Rise 2050 with 100-Year Storm Severity

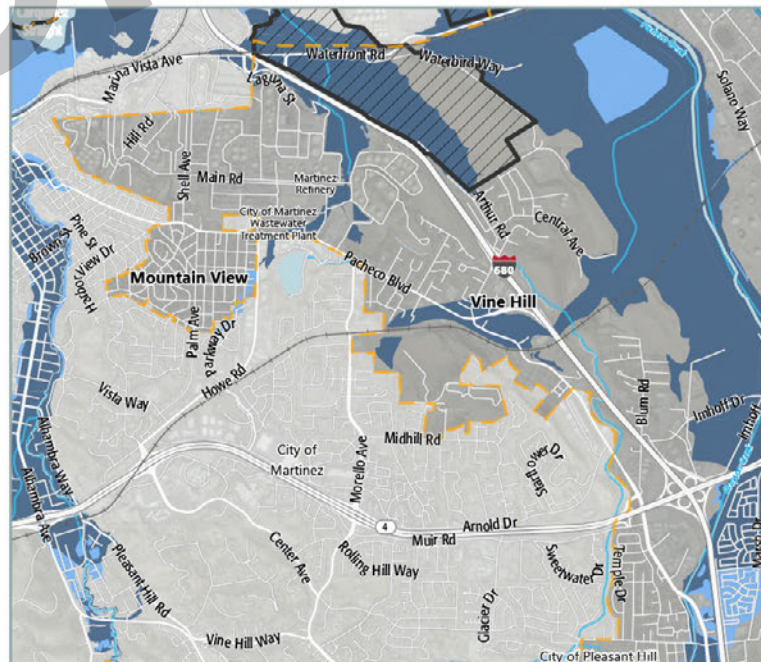
Water Depth (feet)

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

-  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, 2020.



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, 2019.

DISADVANTAGED COMMUNITY

The County has identified Vine Hill as a disadvantaged community 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, negligence, 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.

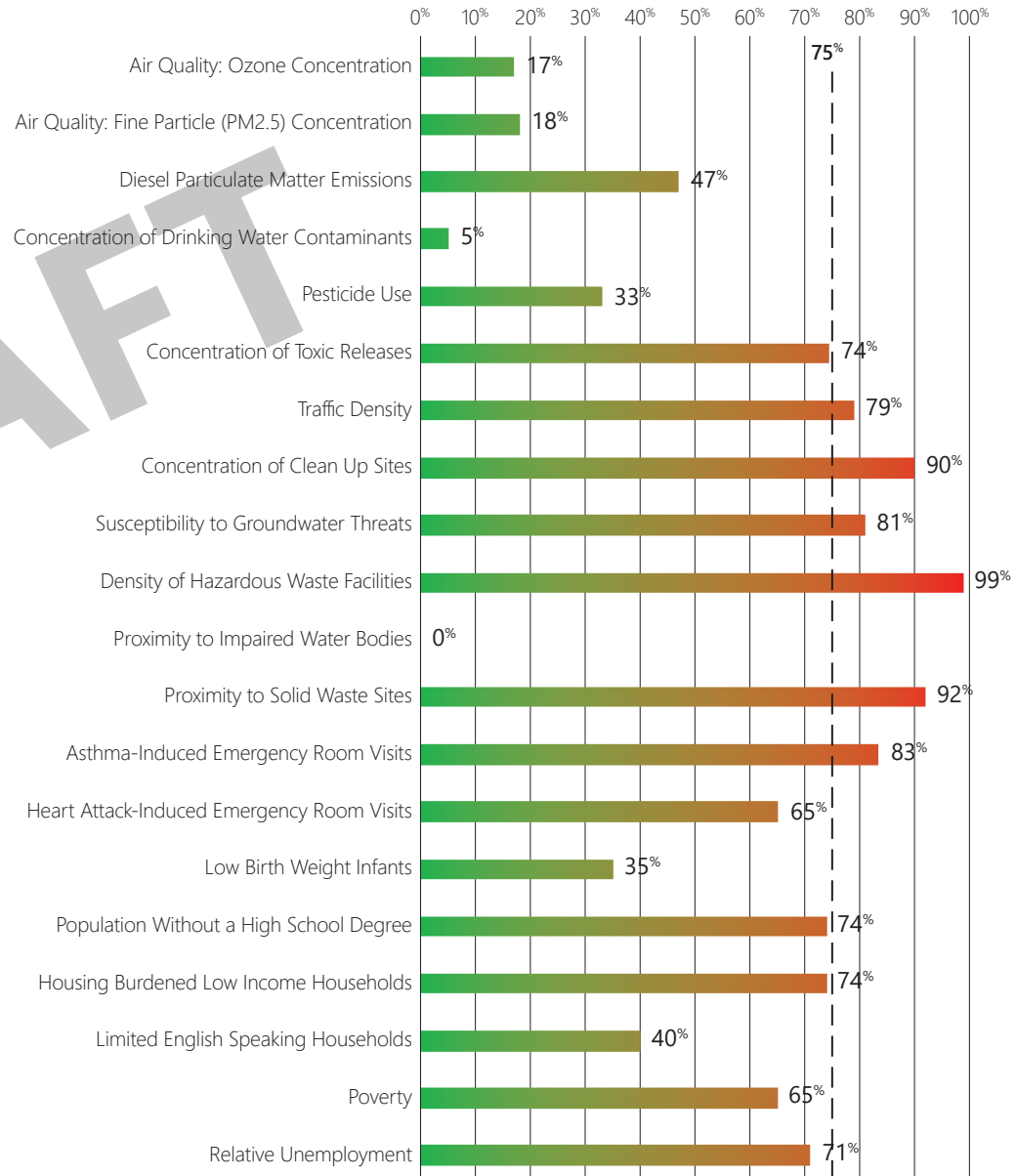
The 20 indicators that contribute to Vine Hill's identification as a disadvantaged community are highlighted in the chart to the right, with additional details provided in the maps that follow, based on State data from [CalEnviroScreen](#). The chart shows how Vine Hill ranks for each indicator compared to the rest of the state. The State identifies disadvantaged communities as those where the combined ranking for all factors is 75 percent or higher. While there are multiple Census tracts that make up Vine Hill, this chart presents only the most-impacted Census tract for each indicator.

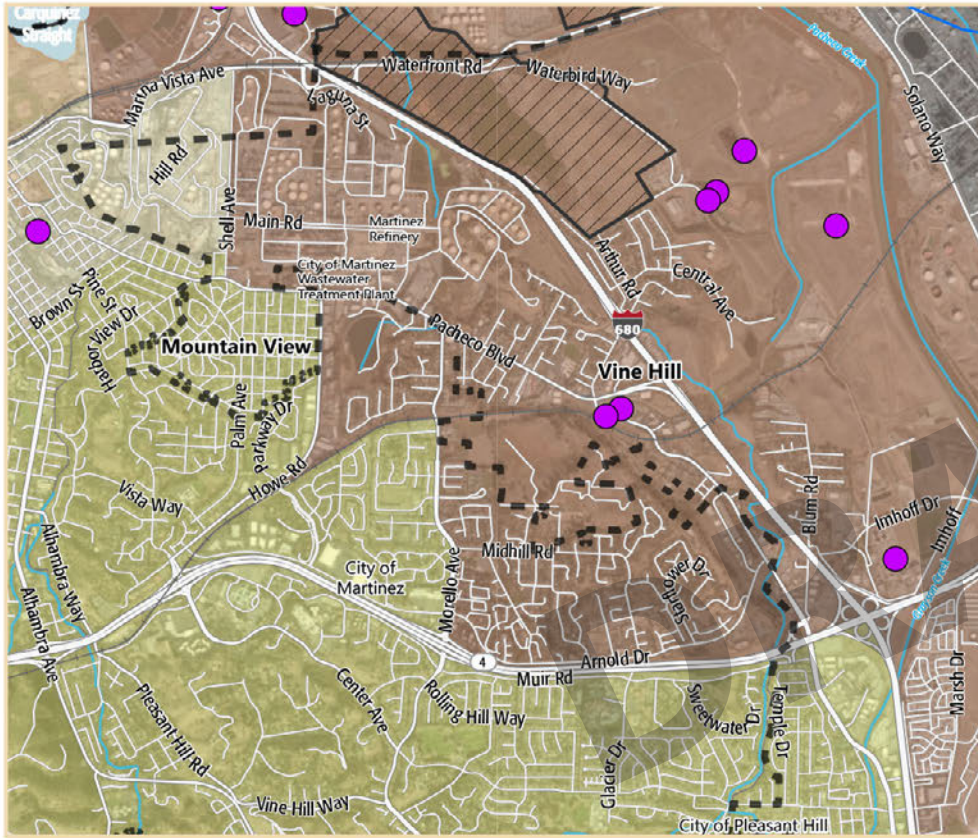
Given the community's close proximity to the Martinez Refinery, Tesoro Golden Eagle Refinery, and many other heavy industrial and manufacturing operations, residents may be at higher risk of exposure to harmful substances in the air, water, and land. Hazardous waste disposal facilities and domestic landfills,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

The Martinez Refinery in Vine Hill has visibly violated 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. Accordingly, residents in Vine Hill visit the emergency room for asthma conditions at a rate that is 84 percent higher than other communities in California. In 2020, Shell, the owner for the prior 105 years, sold the Martinez Refinery to PBF Energy, a large independent company.

DISADVANTAGED COMMUNITY INDICATORS (2017)

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

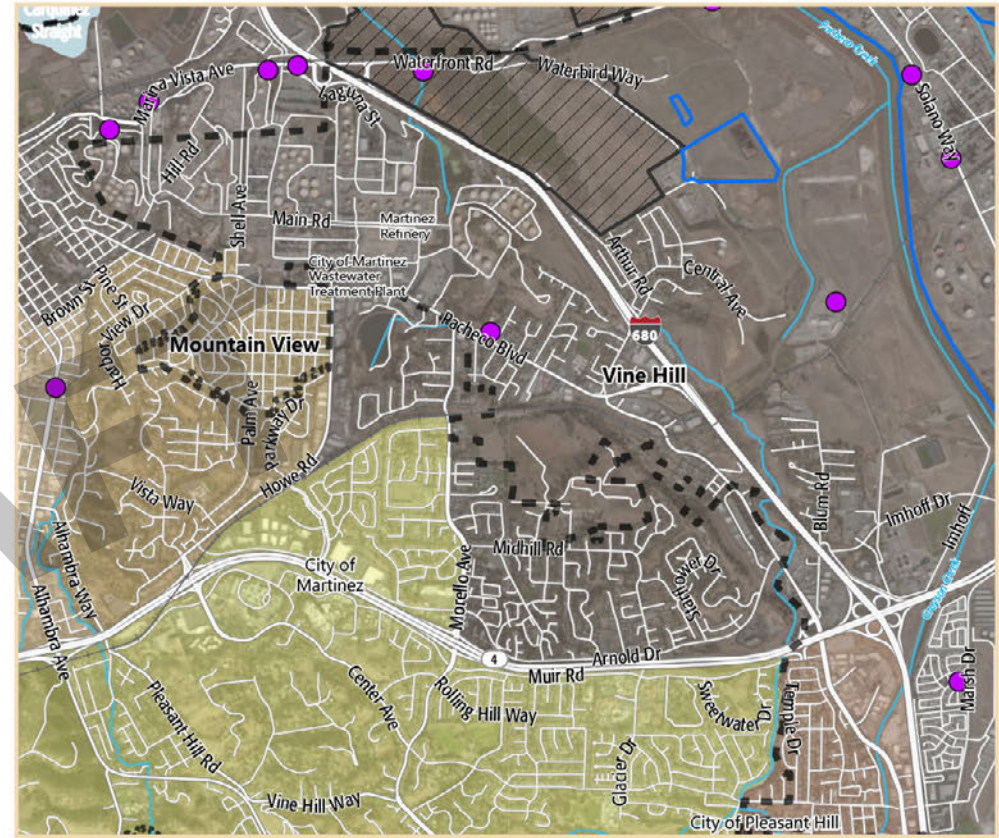




CLEAN UP SITES

- Clean Up Sites
- 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 concentration of clean up sites, which are sites undergoing clean up actions by governmental authorities or property owners due to environmental degradation from hazardous substances. The ranking also considers the nature and magnitude of the threat and the site type and status. Parts of Vine Hill are ranked at 90 percent, meaning that the area has a concentration of clean up sites that is higher than 90 percent of the state.

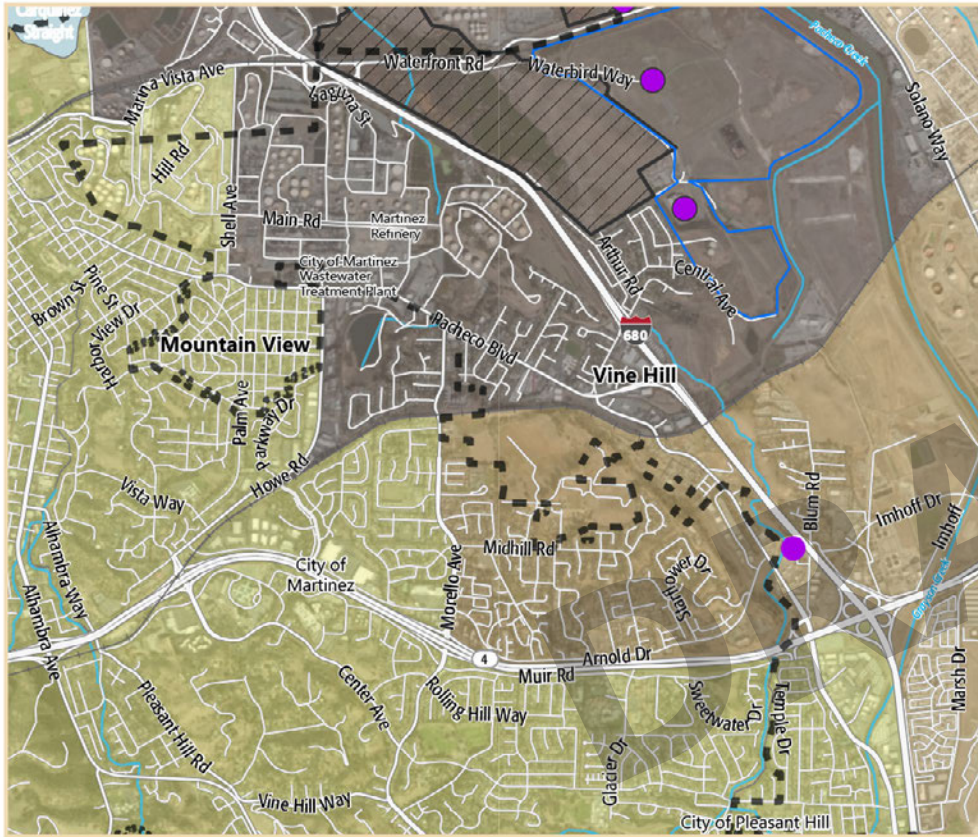


HAZARDOUS WASTE

- Generators of Hazardous Waste
- Permitted Hazardous Waste Storage Facilities
- 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), considering each facility's type and permit status and generator activities. Parts of Vine Hill are ranked at 99 percent, meaning that the area has a density of hazardous waste facilities and generators that is higher than 99 percent of the state.





SOLID WASTE

- Solid Waste Facilities
- Landfill Boundaries
- 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 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 are ranked at 92 percent, meaning that the area is exposed to more solid waste hazards than 92 percent of the state.



Source: CalEnviroScreen, 2018; Contra Costa County, 2018; PlaceWorks, 2020.

