



ENVISION CONTRA COSTA 2040

Pacheco, Vine Hill, and Mountain View Community Meeting: Issues and Vision

Pacheco Community Center
5800 Pacheco Boulevard, Pacheco, CA 94553
Wednesday, May 8th, 2019

A community meeting for Pacheco, Vine Hill, and Mountain View residents as part of Envision Contra Costa 2040 took place on Wednesday, May 8th, 2019, from 6:30 to 8:30 PM at the Pacheco Community Center. The purpose of this workshop was to begin establishing a vision for the future of these communities and identify issues the General Plan should address to achieve that vision. County staff and consultants facilitated the workshop and 16 residents attended and participated. After a presentation about the Envision Contra Costa 2040 process, community members worked in three small groups discussing questions regarding the future of these communities. Responses to each question are summarized below. Detailed notes from the small group discussions are attached to this summary.

Question 1: What do you like most about Pacheco, Vine Hill, and Mountain View? What would you like to see supported, preserved, or enhanced as part of this planning effort?

- Preserve the friendly, neighborly atmosphere throughout the three communities.
- Preserve wildlife habitat, open spaces, and connections to nature, such as along Grayson Creek.
- Support good schools and the Pacheco Community Center.
- Respect and preserve historic buildings in Pacheco.
- Preserve the flexible, independent culture of the unincorporated area that separates it from surrounding cities.
- Support ongoing aviation at Buchanan Field.

Question 2: What are the challenges facing Pacheco, Vine Hill, and Mountain View? What would you like to see changed in Pacheco, Vine Hill, and Mountain View in order to make them better places to live and work?

- Improve public transit options and accessibility, add bicycle lanes, and promote alternative transportation modes.
- Improve pedestrian infrastructure, especially on school routes.
- Reduce traffic congestion on the freeways and improve road maintenance.
- Support the homeless population with housing and services.
- Improve public safety and reduce property crime, in part by increasing coordination across adjacent jurisdictions.
- Clean up illegal dumping.
- Address stormwater drainage issues.
- Construct a sound barrier along the new Highway 4 and Interstate 680 interchange.
- Coordinate with Buchanan Field Airport to limit flight patterns over residential areas.
- Encourage economic investment along major thoroughfares with attractive commercial uses.

Question 3: Do you think changes are needed to the planned land uses shown in the General Plan land use and zoning maps? If so, what changes are needed?

- Create more connections between the Contra Costa Canal Trail, Iron Horse Trail, and Benicia Bridge.
- Create more connections to Pacheco Creekside Park.
- Designate more official parkland.
- Promote the creation of affordable housing, especially for students and teachers, with accessory dwelling units (ADUs), mobile home parks, and other housing alternatives.
- Rezone residential areas to allow for multi-family units without impacting parking availability.
- Consider the potential revenue generated by zoning for commercial cannabis activities.



The future of Pacheco/Vine Hills/Mountain View is...

Pacheco

Traffic

Homeless camps me too!

Multi-family housing ☺

Historic Preservation
Light Industrial Complexes

Limit new housing

Clean/maintain
creeks/waterway

Restored access
to Creekside Park
Brown

Respect Private
Property Rights ☺

Better law enforcement
presence

Homeless Support Services

Airport: training of be
away from home

No Cannabis distributor(s)

Vine Hills

KEEP OPEN SPACES

NO MORE MAJOR
HOUSING DEVELOPMENTS

NO INCREASE IN
HEAVY INDUSTRIAL

Additional road
access besides Arthur Rd.

More official parkland.

PROTECT Marshlands +
wildlife (beavers, birds, reptiles)

Mountain View



Assets

- Historic/Economic Center of County
- Friendly
- Quiet in neighborhoods
- Kid Friendly
- Good Schools (middle/high)
- Strong Community? (Pride is tied to schools)
- Contra Costa Canal Trail (more bikers, less congestion)
- Mobile Home Park (affordable rent, more space)

Community Center- Pacheco

(P) Pacheco

(V) Vinehill

(M) Mountain View

- Need sound wall at new 4-680 interchange
- More Parks
Develop trail along Grayson Creek
- Need sidewalks M. View
- ~~CoT~~
- Economic Investment in area across the street from Pacheco Community Center (more bagel shops, Starbucks, etc.)
- Need more student/teacher housing (affordable housing)
- More public transit options
- Storm drains
- homeless

- Allow Multi-Family along Center Ave.
- Connect Canal trail w/ Iron Horse Trail
- Allow/ADU's
Promote



SUPERSTICKY EASYLEAF
LIMPIER & FOLGAS MUY FÁCIL
SUPERADHESIVO SIN DEJAS RESIDUOS



30

25 NPD x 30 NPD
63.5 cm x 76.2 cm
5.2 50 FT. 1.69 0.48 cm

3M

Daniel's Table

— Like

— Challenge

— Suggestions

- Public safety / property
crime - esp. storage units,
Berry Dr. / Center underpass,
along 680 homeless encampments
- garbage, dumping
- Traffic congestion
- road repair & maintenance
→ + concern about safety
and evacuation
- recreational cyclists (add bike lanes)
- Hidden Valley Park (more like it)
- new store - work clothes - went in
vacant building - YAY!

Suggestion:

- Coordination of public safety response with Cities

- historic preservation

→ increased outreach in other languages

→ banners / large signs

→ fliers in Starbucks

LIKE - Pacheco:

- freedom / flexibility of being in unincorporated area

- friendly, neighbors help each other out

- stability of single-family residents



- bike paths & access
- access to services

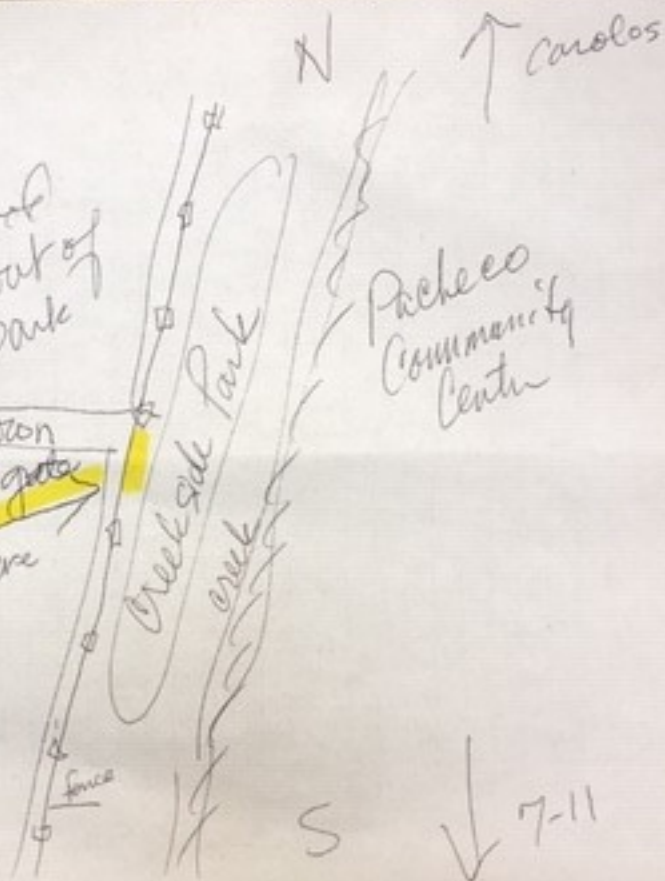
BRIONES:

- trees, open space, wilderness, animals, wild life
- people coexist with deer and turkeys
- Infrastructure maintenance
- drainage / stormwater maintenance / ~~app~~ improvements e.g. High St.
- rainwater capture

Q: Cannabis revenue?

Pacheco
neighborhood
is fenced out of
park

Baron
Add gate
here





- Open space
 - ↳ supported/preserved
 - ↳ views
 - ↳ trails - canal
 - ↳ buffer from heavy industrial

- Historic Resources

- Urban Farming

- Independent community feel

- Less regulation (no HoAs)

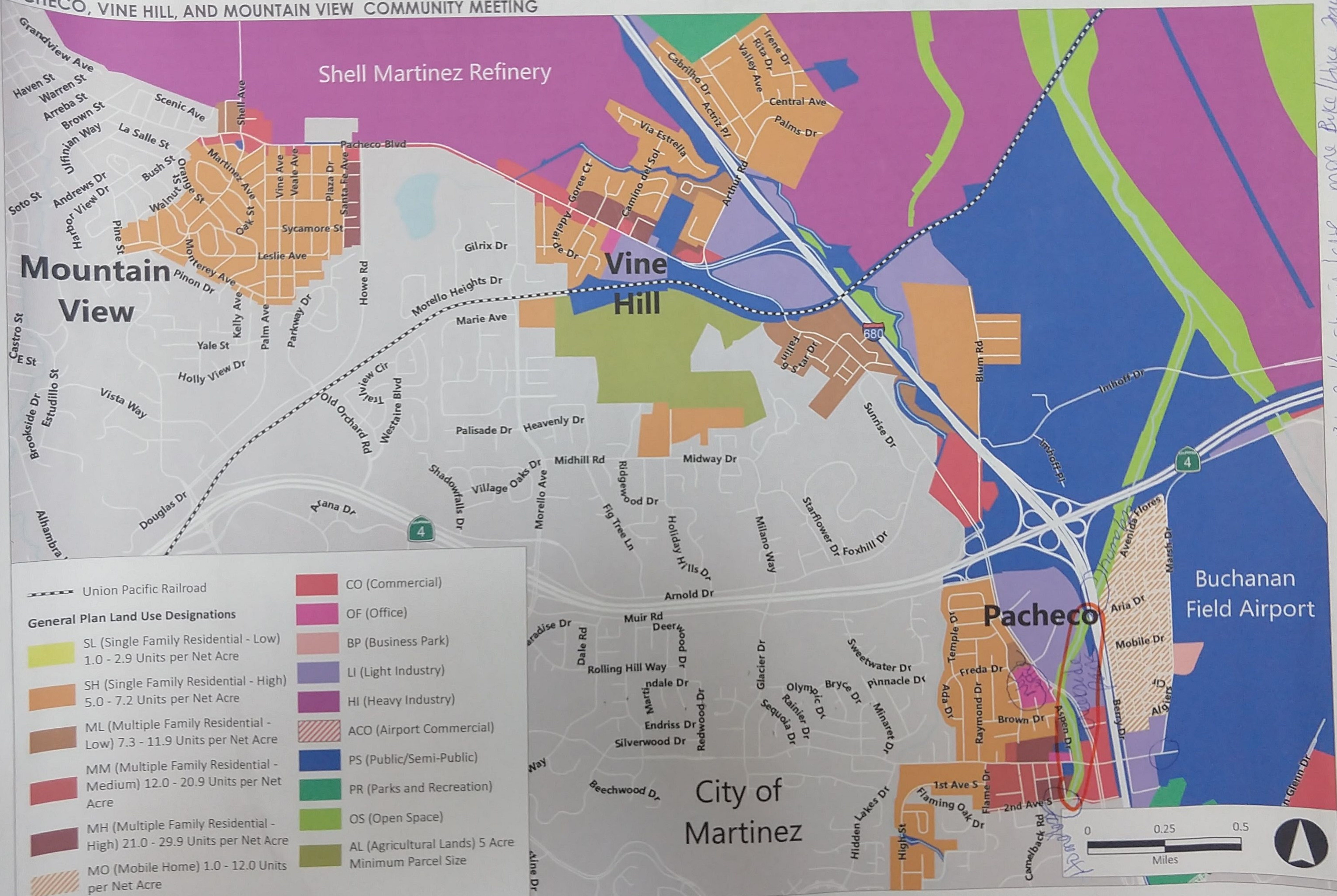
- Sheriff + CHP support

- Airport
 - ↳ bird watching

Wild life corridors
- Schools

- Better access to parks + open space
↳ more
- Less regulation for CAP
↳ more hiking + biking trails
- Traffic - additional access to VH
↳ road condition due to population increase
↳ traffic pattern at Pacheco + Center
Pacheco + Carlos
- increase support for homeless
↳ better ways to clean up after homeless
- ^{VH} No Bay View development
- Less flight patterns over Residential districts
- Library
- Tree ordinance improvements
↳ easier
↳ personal property rights

PACHECO, VINE HILL, AND MOUNTAIN VIEW COMMUNITY MEETING

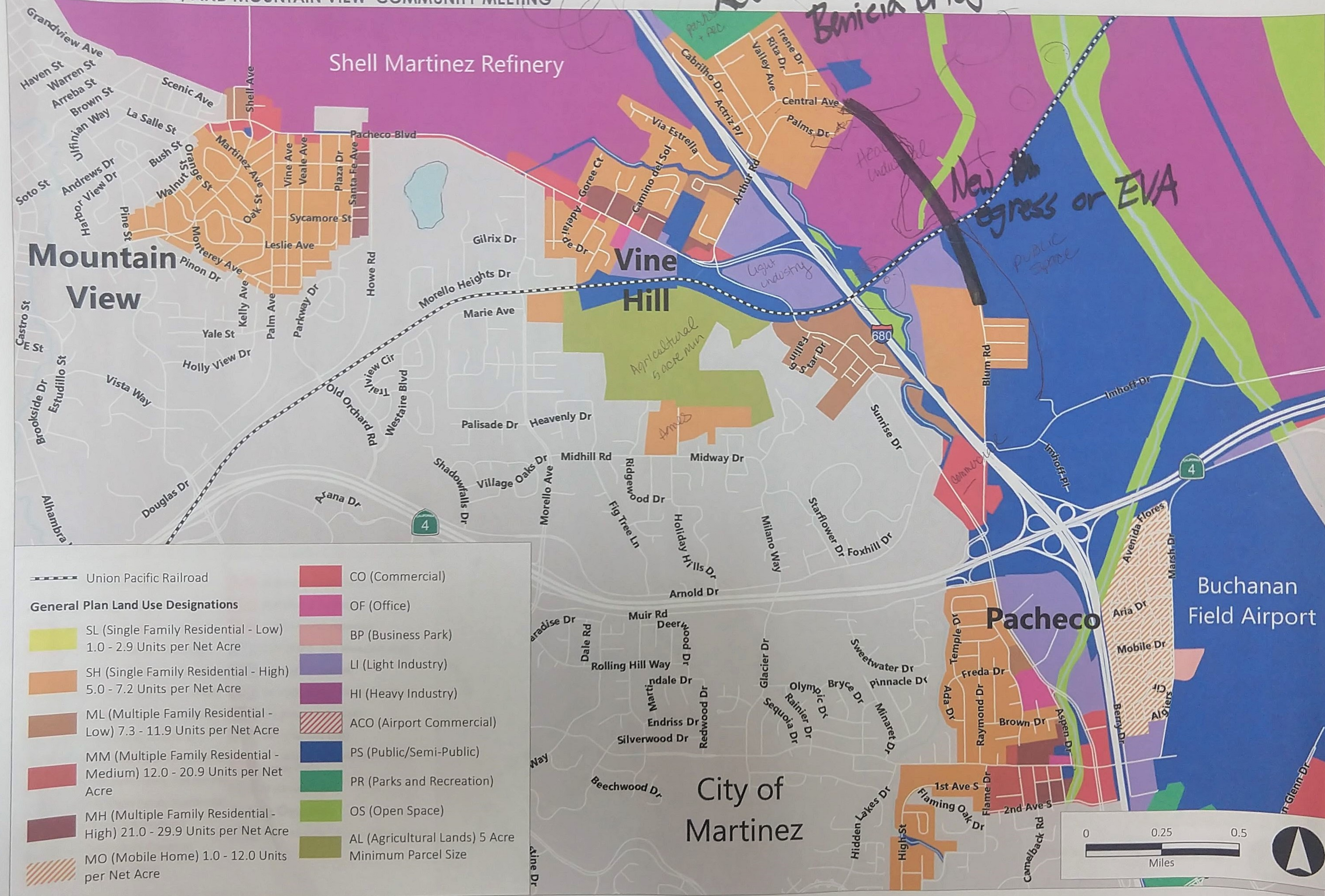


Source: Contra Costa County, 2018; PlaceWorks, 2019.



General Plan Land Use Designations for Pacheco, Vine Hill, and Mountain View

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Look at location of new site
Look at this area
Could this be multi-family? MFR
Connect Canal trail to creek area
more access and development of this as rec. trail and park
THIS IS now single family housing
Look at this area
DVC and school near-by