



## ENVISION CONTRA COSTA 2040

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### **Pacheco Meeting #2: Guiding Principles**

Pacheco Community Center  
5800 Pacheco Boulevard, Pacheco, CA 94553  
Thursday, September 5<sup>th</sup>, 2019

The second community meeting for Pacheco residents as part of Envision Contra Costa 2040 took place on Tuesday, September 5th, 2019, from 6:30 to 8:30 PM at the Pacheco Community Center on Pacheco Boulevard. The purpose of this workshop was to collect feedback on draft guiding principles, which articulate the values, priorities, and aspirations for the future of Pacheco shared by community members at the first community meeting. The guiding principles are organized into five categories: Community Character, Mobility, Housing, Recreation and Nature, and Safety and Resiliency. In addition, participants were asked to share ideas for potential policies, actions, and other strategies that support those guiding principles.

County staff and consultants facilitated the workshop and five residents attended and participated. After a presentation about the Envision Contra Costa 2040 process, community members discussed their roles in Pacheco, asked questions regarding their future, and reviewed guiding principles, policies, actions, and other strategies specific to Pacheco. Input and ideas are summarized below. Detailed notes from the group discussion are attached to this summary.

#### ***Community Character***

- Preserve the close-knit and family-friendly feel of the community.
- Maintain the existing business community in Pacheco, especially related to industrial uses north of Highway 4.
- Update zoning and land use designations to reflect existing land uses.
- Avoid further regulation of the built environment with design guidelines or other County requirements.
- Utilize Pacheco's convenient location to promote economic development through redevelopment on major thoroughfares, such as the Pacheco Boulevard and Center Avenue intersection.
- Continue to support Buchanan Field Airport as part of the community.
- Coordinate with both Pleasant Hill and Martinez to ensure land use conformity across community boundaries.
- Resolve property owner confusion surrounding the timing of General Plan amendments, zoning changes, and the General Plan Update.

#### ***Mobility***

- Beautify Pacheco Boulevard, including wider sidewalks, more landscaping, and better lighting, and consider limiting on-street parking.
- Provide wayfinding signage for bicyclists along Pacheco Boulevard and Blum Road.
- Create kid-friendly bike routes and infrastructure to promote outdoor activity.
- Preserve the easy regional highway access in Pacheco.

- Plan the development of the transportation network in consideration of the future of ride-hailing services, such as Uber and Lyft, and driverless vehicles.

***Housing***

- Address the homelessness problem in Pacheco at a regional level through services and programs.

***Recreation and Nature***

- Continue to support regional trail access to the Iron Horse Trail and Contra Costa Canal Trail.
- Support opportunities to enable children to play outside.

***Safety and Resiliency***

- Increase law enforcement's presence throughout the community.



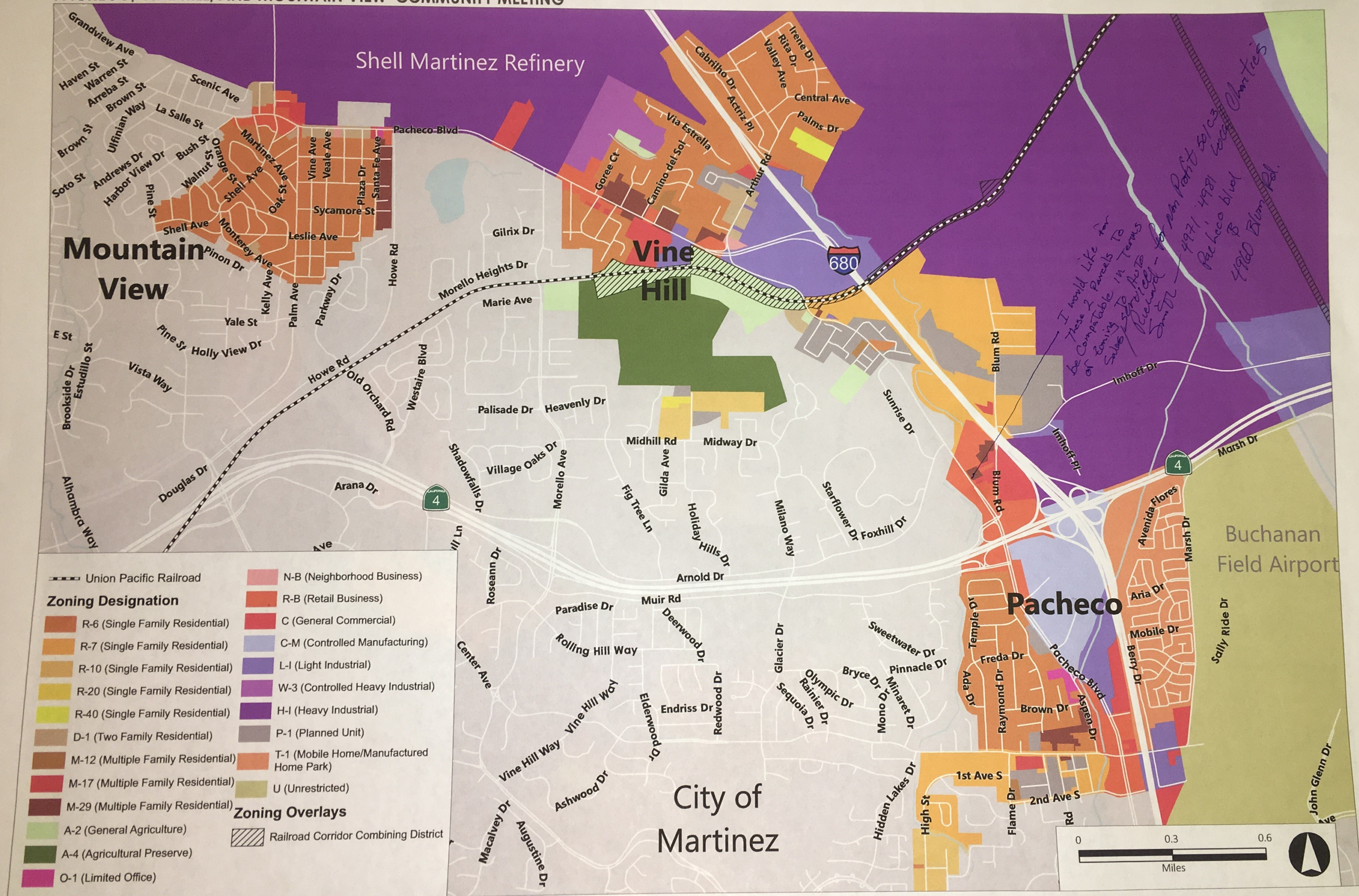
# PACHECO, VINE HILL, AND MOUNTAIN VIEW COMMUNITY MEETING



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



# PACHECO, VINE HILL, AND MOUNTAIN VIEW COMMUNITY MEETING





# Mobility

- Connectivity of sidewalks & bicycle routes





## ENVISION CONTRA COSTA 2040

### Draft Guiding Principles for Pacheco

The following guiding principles articulate the values, priorities, and aspirations for the future shared by community members at our first community meeting for Pacheco:

#### COMMUNITY CHARACTER

*\* acknowledge (e) busn cmtty & sustain*

- Pacheco is a strong, friendly, and family-oriented community. The diverse, independent culture that distinguishes it from nearby cities should be preserved and cultivated.
- The good schools and public amenities, such as the Pacheco Community Center, should be supported, and additional services for the community should be established.
- Pacheco's rich history and heritage should be celebrated, and the historic buildings should be preserved. *("Port of Pacheco")*
- Economic development along major thoroughfares, featuring attractive commercial uses, should be encouraged. *Convenient location*

#### MOBILITY

- Public transit options and accessibility should be improved, and alternative transportation modes should be promoted.
- Bicycle and pedestrian infrastructure should be improved, particularly on school routes.
- Measures should be implemented to reduce traffic congestion on local roads and freeways, and road maintenance should be improved.
- Aviation activities at Buchanan Field Airport should be supported.

#### HOUSING

- The affordability and diversity of the existing housing stock should be maintained.
- Development of additional affordable housing should be encouraged.
- The homeless population should be supported with additional housing and services.

#### RECREATION AND ACCESS TO NATURE

- Pacheco's wildlife habitat, open spaces, and connections to nature, such as along Grayson Creek, should be preserved and expanded.
- Connections to local and regional trails, such as the Pacheco Creekside Park path, Contra Costa Canal Trail, Iron Horse Trail, and Bay Trail over the Benicia Bridge, should be improved.

## SAFETY AND RESILIENCY

- Public safety and property crime should be addressed, in part by increasing coordination across adjacent jurisdictions.
- Stormwater drainage issues and illegal dumping should be addressed.
- Livability should be improved by reducing noise impacts, such as through construction of a sound barrier along the State Route 4/Interstate 680 interchange and by coordinating with Buchanan Field Airport to limit flight patterns over residential areas.

Grant getting better

noise ←  
less  
of a  
concern  
for them

light  
industrial

- Call urban lumber partners for recycling, TLC landscaping, "aluminum guys", car donations, gardening, arborists,
- lots of ugly businesses that won't Δ, but new apartments across street may suggest change is afoot? But they've never had problems w/ anyone. Integral industrial County-wide serving uses here are important to preserve. Close-knit community would like to see zoning updates that are friendly to their industrial uses & preserve them over next 20 years. Would be a disservice to move to East County (or elsewhere). NO COMPLAINTS from their uses.

Guiding Principles SAFETY = Sheriff could improve his job. Illegal dumping is being addressed well.

- Parking situation recently has been improved, but still needed along Pacheco Boulevard.
- Bike route needs more wayfinding (Pacheco Blvd, Plum)
- Need more sidewalks & clear property boundaries next to easements
- Noise from Buchanan & freeway = not an issue bc we chose to live here
- Don't find much flooding ~~near~~ in some neighborhoods
- HCP (habitat conservation plan) = history of Pacheco as waterfront
- MOBILITY - more kid-friendly bicycle routes = create safe routes to school! Enable kids to play outside.
- How dealing w/ pockets of unincorporated area when surrounded by cities? Listening to communities 1<sup>st</sup>. Coordination w/ cities is ongoing when conflicts occur.
- 2 spheres of influence (PH & Martinez). We will coordinate with them in event of potential annex if ever challenged.



- Would County want annex? Not an often occurrence, but could be good in some instances but it's not a preference.

★ - Zoning is so outdated here which is a hurdle, but also don't have strict design guidelines etc.

★ - Presence <sup>and support</sup> commercial areas of Pacheco.

- Will I have to still rezone my property after GP update? No, we can make these changes as part of the update.

- Heather needs GP change, which would require a GP amendment which isn't needed if ~~Δ~~ in the GP update.

- Timeline Q: have been out of compliance for a while. Eminent domain has been pushed down road. Pressured to rezone, will be able to peek out this GP/EIR by 2020. Ppl are in process - so decision (overarching) needs to be made.

- Bike & ped infrastructure <sup>Plan</sup> - need update to plan. Countywide bike & ped plan adopted last year, but

- Homeless - this place is so small, difficult to address it here. There's a lot of ppl living in the canals. <sup>putting</sup> Shelter in city nearby should address the problem (up by Arnold?) ★

- Old Casino building is historic, so won't Δ. Redeveloping these properties could ~~ex~~ transform this area. That Pacheco + Center intersection could be the focal point of the community. Don't need that gas station there necessarily → could become a charging station even!

- Look @ potential for TNCs & automated cars in addition to TOD potentials