



ENVISION CONTRA COSTA 2040

Rodeo Community Meeting #3: Draft Community Profile

Lefty Gomez Recreation Center
470 Parker Avenue, Rodeo, CA 94572
Thursday, November 21st, 2019

The third community meeting for Rodeo residents as part of Envision Contra Costa 2040 took place on Thursday, November 21, 2019, from 6:30 to 8:30 PM at the Lefty Gomez Recreation Center. The purpose of this workshop was to collect feedback on the draft community profile for Rodeo, as well as potential changes to the General Plan land use map. The first two pages of the draft profile provide context about the community, including its character, demographic information, and exposure to natural hazard risks. The following pages include an overview of planned land uses, guiding principles, policies, and actions that will provide guidance to the County when making decisions affecting the community related to growth and development over the next twenty years.

County staff and consultants facilitated the workshop and eight residents attended and participated. After a short presentation about the Envision Contra Costa 2040 project, community members worked in two small groups to go over the draft community profile. Input and ideas are summarized below. Detailed notes from the small group discussions are attached to this summary.

- Change “refinery” to “heavy industrial” throughout the profile.
- Mention the work of the Rodeo Citizens Association in the profile.
- Reorganize the guiding principles to begin with more positive messages (i.e., Guiding Principles #4 and #5) and avoid leading with the refinery.
- Clarify Guiding Principle #5 to indicate that the community seeks to preserve historic buildings and promote affordable and connected housing.
- Update Guiding Principle #10 to reference affordable housing.
- Revise Policy #8 to include adequate parking with new Downtown development.
- In Policy #10, clarify that the community also desires commercial and civic uses in Downtown Rodeo that reflect Rodeo’s close-knit community, not exclusively housing developments.
- Revise Policy #11 to be less specific regarding street frontage distance.
- Clarify the meaning of “infill” opportunities in Policy #14.
- Ensure Policy #16 addresses the importance of celebrating cultural diversity when developing new public spaces.
- Ensure local businesses are protected from competition from food trucks (i.e., if expanded under Policy #17).
- Consider removing Policy #19; participants do not feel the need to attract new medical clinics, but would support expanded hours and services at the existing clinic.
- Consider categorizing Policies #17 to #20 as actions instead of policies.
- Add more policies that address land use, mixed use at the waterfront, promoting community events, and distinct signage for Downtown.

- Ensure land use policies clearly define flexible zoning pertaining to housing and infill development, while prioritizing visual cohesiveness, economic vitality, and people-oriented development.
- Ensure new church development adheres to zoning regulations; residents worry too many churches are moving into unfit buildings not intended for churches in their neighborhood.
- Explore additional ways to involve community members in the planning process through partnerships with local organizations.
- Update Action #1 to specifically mention the entire community in order to avoid segregating communities living near refinery.
- Consider amending Action #3 to also promote the development of new publicly owned facilities, such as a water facility, at the old marina location.
- Update Action #4 to include more dog parks and public swimming pools.
- Mention in Action #7 the need to improve fencing around Rodeo Creek.
- Consider a new action to conduct a cost-benefit-analysis of the refinery because the community does not feel protected. A “Good Neighbor Agreement” was cut off under new ownership and taxes were reduced, leading the community to feel it is no longer a valuable asset.

- mention Rodeo Citizens Assoc.

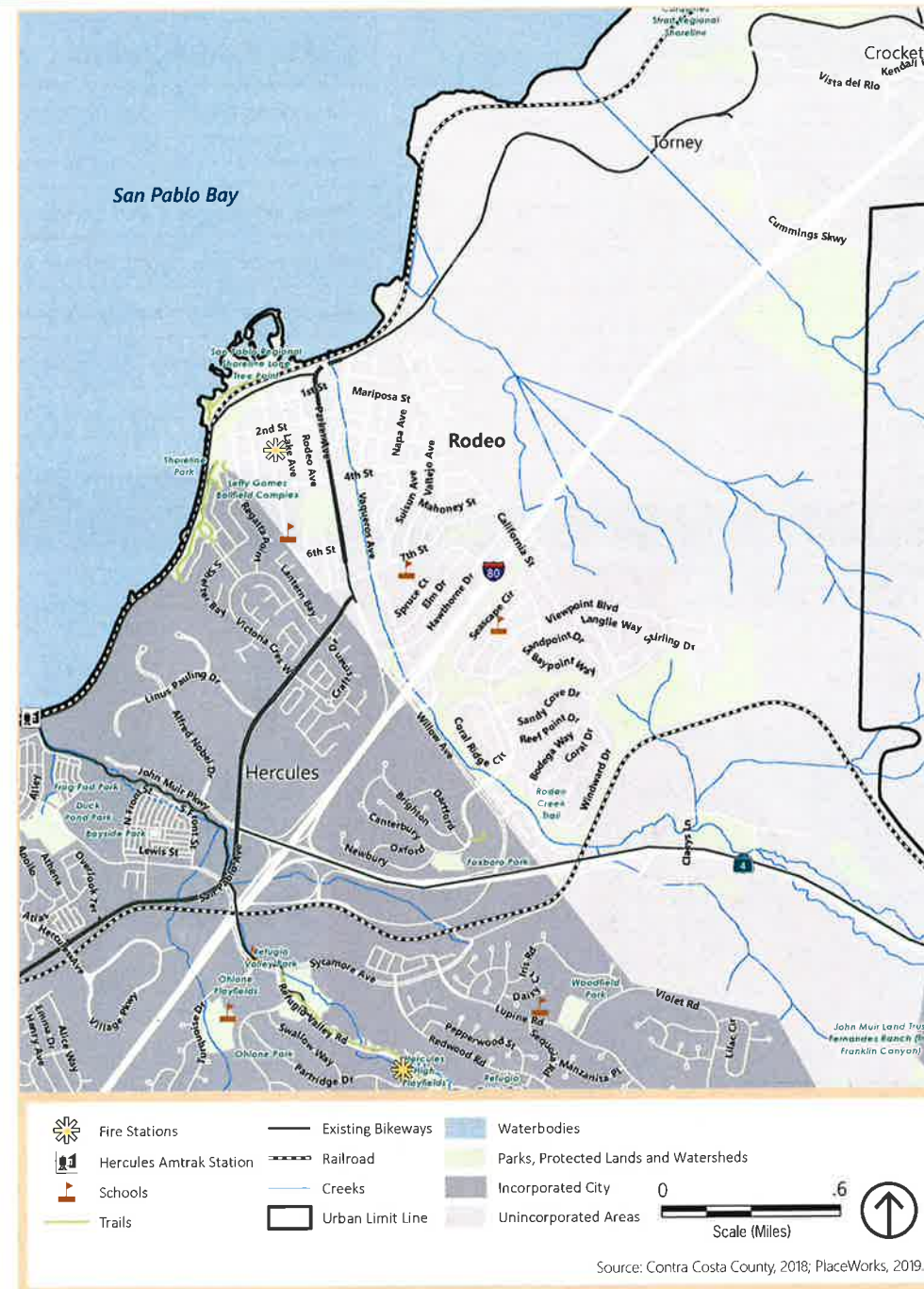
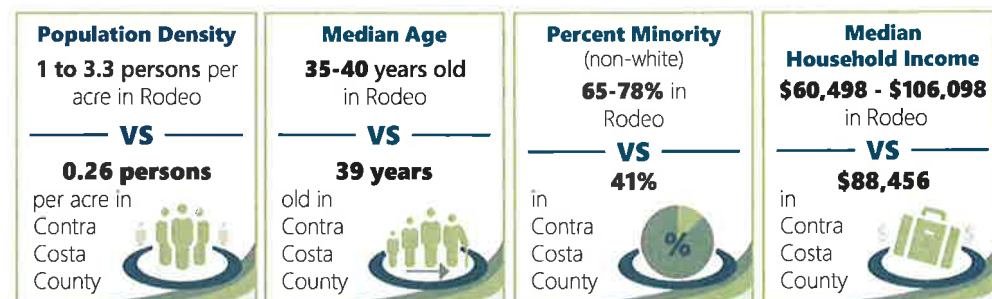
RODEO | CONTEXT

Rodeo has grown from an agrarian ranching community to an industrial hub at the intersection of a railroad line and shipping port to the close-knit community it is today. Sitting on San Pablo Bay, this community values its downtown, neighborly atmosphere and access to open space and water-related recreational activities. Situated just north of Hercules, Rodeo maintains close ties to its industrial and ranching roots with the Phillips 66 refinery and agricultural land to the north and east.









There are vital local-serving commercial amenities, including a grocery store, that many residents would like to see augmented to revitalize the Downtown and marina. The community's waterfront location has long been constrained by the railroad tracks that hug the shoreline, but increased infrastructure and view preservation efforts along the waterfront have increased accessibility, also helping to expand aquatic recreation and other commercial uses along the waterfront. With Interstate 80 running the length of Rodeo, coupled with the lack of BART or ferry stations, circulation is constrained at peak commute times. While most residents do not work in Rodeo, Phillips 66 is a major employer in the county and sits on over 1,000 acres in northern Rodeo. It processes crude oil into finished petroleum products, which are then distributed from their private port on San Pablo Bay. Many residents are concerned about potential refinery impacts, such as air quality and safety.

WHO LIVES IN RODEO?



RODEO | CONTEXT (CONTINUED)

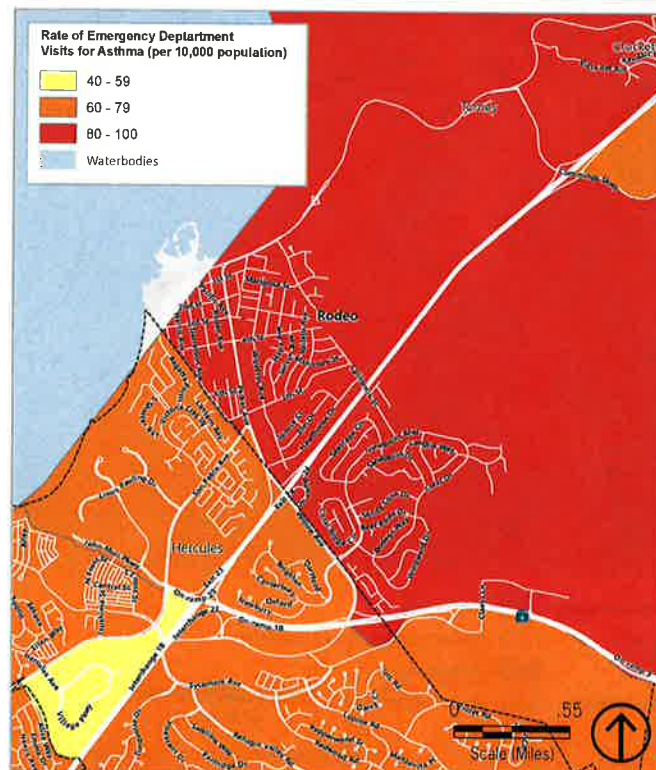
Natural Hazards

-  Air Quality
-  Coastal Flooding
-  Drought
-  Extreme Heat
-  Flooding
-  Human Health Hazards
-  Landslides
-  Seismic Hazards
-  Severe Storms
-  Wildfires

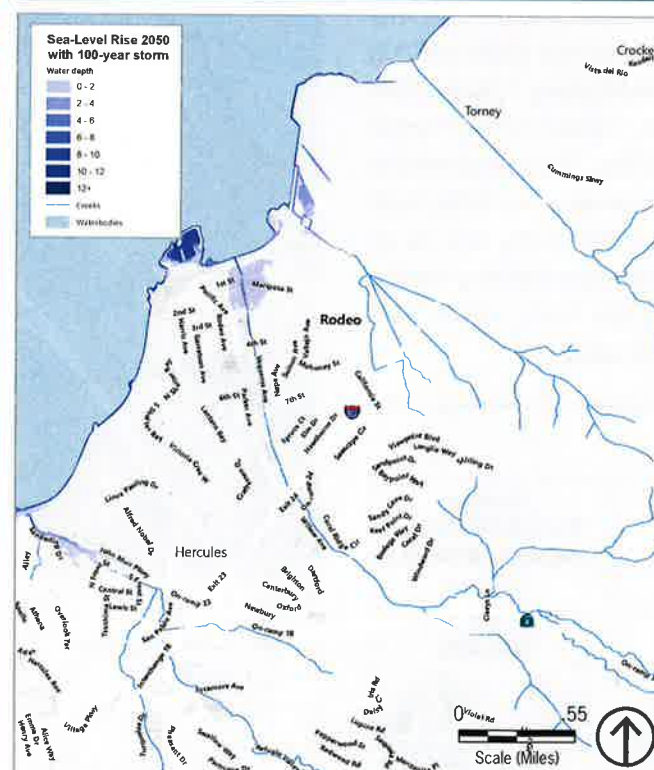
Major Vulnerabilities

- Cost-burdened and low-income households are vulnerable to coastal flooding, drought, extreme heat, flooding, human health hazards, severe storms, and wildfire.
- Persons with chronic illnesses are vulnerable to air quality, extreme heat, and human health hazards.
- Railways, including the Capitol Corridor Amtrak line, are vulnerable to coastal flooding, flooding, landslides, and seismic hazards.
- Wastewater treatment plants and services are vulnerable to coastal flooding, flooding, landslides, seismic hazards, and severe storms.
- Government and commercial buildings are vulnerable to coastal flooding, flooding, landslides, seismic hazards, severe storms, and wildfires.
- The Phillips 66 oil refinery is vulnerable to coastal flooding, flooding, landslides, and wildfires.
- Public safety response, public transit access, and solid waste removal are vulnerable to coastal flooding, flooding, landslides, severe storms, and wildfires.

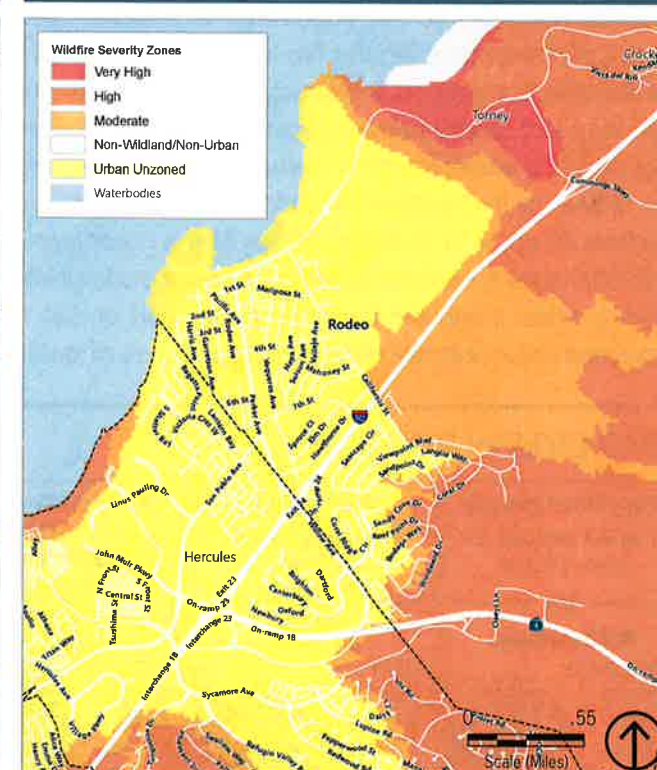
ASTHMA RATES



SEA-LEVEL RISE 2050 WITH 100-YEAR STORM SEVERITY ZONES



WILDFIRE HAZARD SEVERITY ZONES



RODEO | GUIDANCE

PLANNED LAND USE

Land use designations for Rodeo are shown on the land use map. Generally, the majority of Rodeo is planned for a mixture of residential and commercial land uses. Northeast of the community, the existing Phillips 66 refinery is designated for industrial use. Between the eastern industrial and residential areas, lands are designated Resource Conservation to serve as an open space buffer between the refinery and residential uses.

Rodeo includes a Mixed Corridor designation along Parker Avenue, which represents the revival of a once common concept: the placement of residential units over street-level businesses. To make this concept work, small parcels along Parker Avenue will need to be consolidated to create at least 100 feet of continuous frontage as a prerequisite for retail or office uses.

Rodeo also includes a Town Center designation in the Downtown and along the waterfront. This designation encourages the revitalization of Downtown Rodeo by concentrating commercial and office uses into logical areas and developing multi-family residential buildings, primarily townhouses.

See also the Rodeo Waterfront/Downtown Specific Plan (1997) and Rodeo Redevelopment Area Planned Unit Development Zoning Code and Design Guidelines (2005), which provide more detailed guidance for this area.



GUIDING PRINCIPLES

The following guiding principles articulate the values, priorities, and aspirations for the future shared by Rodeo community members:

1. Rodeo residents should be safe and be healthy while living adjacent to the refinery by mitigating risks from refinery accidents and exposure to air pollutants.
2. Potential sea level rise impacts to Rodeo should be monitored and mitigated.
3. Rodeo residents should be safe from crime and able to safely walk around all parts of the community at all times of day and night.
4. Rodeo residents know their neighbors and care about their community. This connectedness among community members should be preserved and enhanced both now and into the future.
5. Downtown Rodeo should be energized as a bustling downtown core through infill development, beautification, community facilities, walking and biking amenities, and regular events that bring people together.
6. Rodeo should remain a full-service community with amenities like a fire station and grocery store, and services should expand so that residents don't need to travel outside the community for daily or weekly needs.
7. Rodeo's waterfront should serve as a focal point for the community, with easy access to the shoreline, waterfront parks and open space, and a mixture of adjacent multi-family residential, retail, and commercial recreational land uses.
8. Rodeo residents should have amenities available to make healthy lifestyle choices, including community gardens, farmers markets, parks, and medical facilities.
9. People living or working in Rodeo should be able to get around the community easily without needing to drive.
10. All Rodeo residents should have access to safe and secure housing.
11. Creeks and waterways should serve as linear parks through Rodeo.

-concern about gentrification

RODEO | GUIDANCE (CONTINUED)

POLICIES

1. Prioritize above all else the safety and health of Rodeo residents in the face of living adjacent to the Phillips 66 refinery.
2. Reinvest a greater share of the taxes collected from the refinery back into Rodeo to benefit the community that bears the brunt of the refinery's impacts.
3. Increase opportunities for the community to participate in any agreements with the refinery.
4. Attract and support clean, green industry to Rodeo.
5. Continue to mitigate the effects of industrial traffic on downtown streets. (3-146)
6. Work with the Rodeo-Hercules Fire District to ensure that appropriate response times can be met throughout the community, including in the event of a refinery accident.
7. Provide frequent and consistent law enforcement patrol service in Rodeo.
8. Require that new development adhere to the Rodeo Waterfront/Downtown Specific Plan goals, policies, and design standards and guidelines, which support a vision for a visually cohesive, economically viable, and people-oriented Downtown and waterfront area. (3-155, 3-156)
9. Partner with the Bay Front Chamber of Commerce and other organizations to market Downtown Rodeo and the waterfront to businesses that support the vision of the Rodeo Waterfront/Downtown Specific Plan.
10. Encourage more housing development in Downtown Rodeo.
11. Support and enable consolidation of parcels along Parker Avenue to facilitate retail or office uses with residential above; utilize parcels with less than 100 feet of street frontage for multi-family housing.
12. Promote the development of water-oriented commercial, (recreation) and transportation uses at the waterfront.

13. Maximize public access to the Bay. (3-152)

14. Direct all new development towards infill opportunities. (3-147)

15. Use consistent signage and streetscape design on both sides of Interstate 80 to create a better sense of cohesiveness among the entire Rodeo community.

16. Design public spaces to celebrate the historic and current diversity Rodeo.

17. Work with the Bay Front Chamber of Commerce to support and enhance food truck events in Rodeo.

18. Actively seek a new community market or grocery store to locate in Rodeo, ideally one that reflects the community's ethnic and cultural diversity.

19. Collaborate with non-profit partners to attract medical clinics or a hospital to Rodeo.

20. Support beautification and walkability in Rodeo by enforcing codes related to streets, sidewalks, properties, and building facades.

21. Coordinate with the City of Hercules on decisions that affect Rodeo residents.

22. Support the East Bay Regional Park District's efforts to complete the San Francisco Bay Trail. (3-162)

on vacant parcels ← ppl didn't understand term "infill"

→ but concern that these compete w/ local-owned brick & mortar restaurants.

(e) clinic is underutilized (lifelong Medical) working well in Pinole

toxic remediation in parks

ok - but want a town center - not just apartment blocks + creek cleanup

(+ programs to support small businesses)

-new development sh have adequate parking
-major new development provide rec. facility amenity

RODEO | GUIDANCE (CONTINUED)

ACTIONS

1. Establish a comprehensive, long term strategy that coordinates efforts from all regulatory agencies to mitigate the oil refinery's impacts on the community, both acute and long-term. The strategy must include specific mitigations for the Bayo Vista residents who live closest to the refinery.
2. Continue to implement the Implementation Tasks identified in Chapter 5 of the Rodeo Waterfront/Downtown Specific Plan, including the development of a linear park along the Rodeo Creek Trail and a waterfront promenade. (3-151, 3-155, 3-156, 3-161)
3. Actively market the marina location to a new business that would dredge and re-open the marina.
4. Create a plan to develop publicly owned properties in Rodeo for public uses, such as a community center, youth center, new senior center, sports center, town plaza, and/or parks and open spaces. As part of this plan, identify funding sources and strategies.
5. Create a Safe Routes to School program for Rodeo schools.
6. Complete sidewalk gaps on San Pablo Avenue, Willow Avenue, and Vaqueros Avenue, especially near bus stops.
7. Improve safety on the Rodeo Creek Trail by installing pedestrian-scale lighting and improving maintenance, especially in the area just north of Seventh Street.

yes.
want a
gathering

+ evacuation

dog park
swimming pool

- NuStar - uncoordinated & chaotic
cmty warning system was too late
PSPS causes extreme flaring

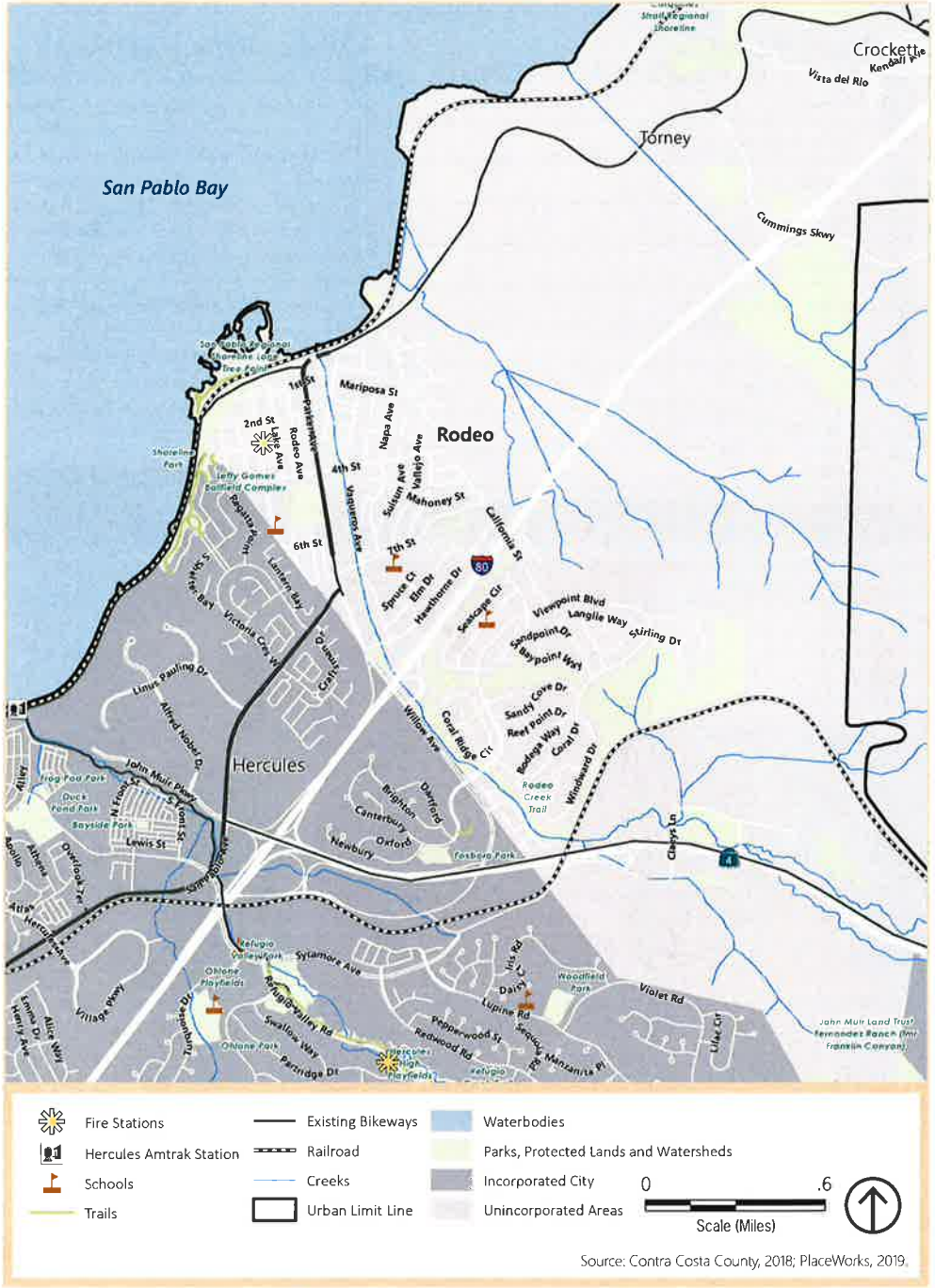
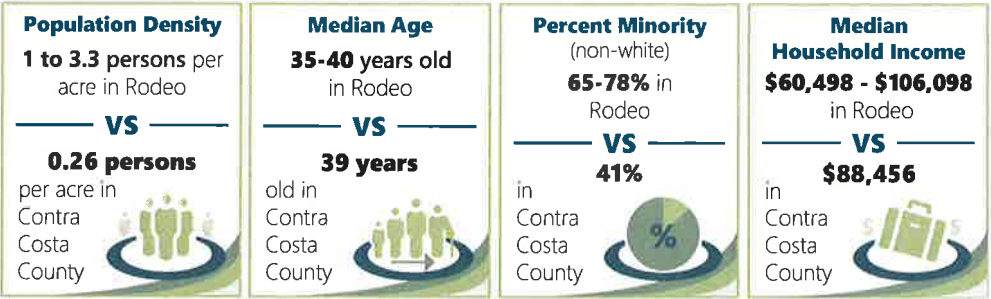
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WHO LIVES IN RODEO?



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

RODEO | CONTEXT (CONTINUED)

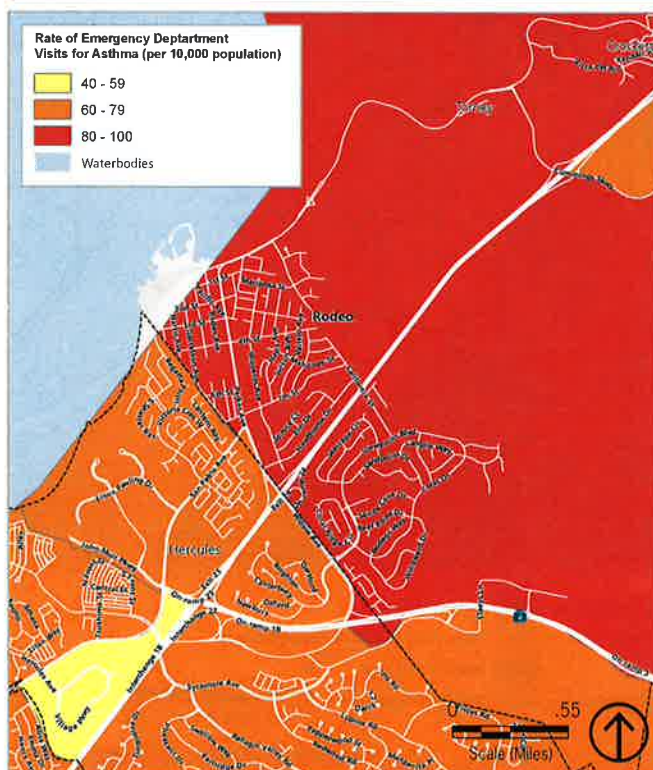
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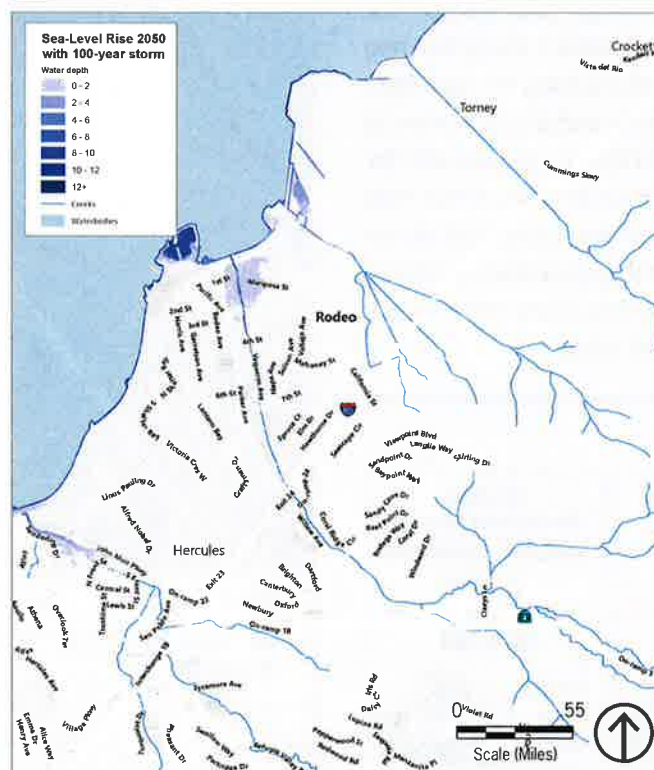
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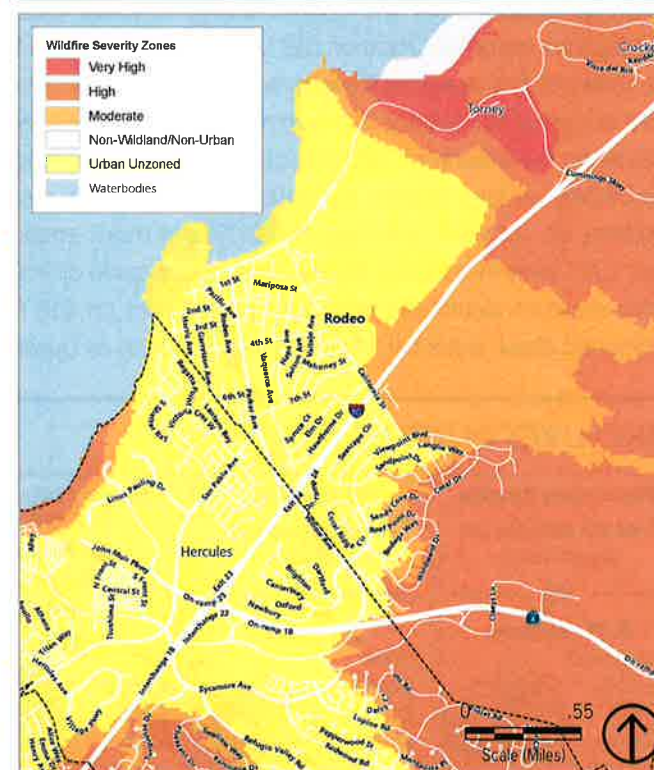
ASTHMA RATES



SEA-LEVEL RISE 2050 WITH 100-YEAR STORM SEVERITY ZONES



WILDFIRE HAZARD SEVERITY ZONES



WHY NOT TABLE @ THESE LOCAL EVENTS?

POPEO
* DON'T SCHEDULE DURING FOOD TRUCK THURS.

RODEO | GUIDANCE

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10. All Rodeo residents should have access to safe and secure housing.
11. Creeks and waterways should serve as linear parks through Rodeo.

DON'T LEAD w/ NEGATIVE
AND ACKNOWLEDGE
THAT ONE REFINERY
DOES A LOT OF GOOD
FOR COMMUNITY

NEEDS TO BE
EXTRA
SINCE RODEO IS
ALREADY A VULNERABLE
COMMUNITY

PRESERVE HISTORIC
BUILDING CHARACTER

DON'T WANT A
SINGLE OVERRIDING
STYLE (STALE MODERN)

FLEXIBLE
VARIATION
FORMS
OF

ALL AGREE

LOTS OF NOISE

VERY EXCITED ABOUT BAY TRAIL CONNECTION

AFFORDABLE

MULTIPLE BENEFITS

CRIME & PERCEPTION
OF CRIME IS
AN ISSUE HERE
HOW CAN WE
ADDRESS/RESOLVE?
HOW TO CHANGE THE NARRATIVE
IN ORDER TO ATTRACT
BUSINESSES

MAKE
#1

*2

★ DON'T TARGET OR REFINERY

RODEO | GUIDANCE (CONTINUED)

POLICIES *FIND A MIDDLE GROUND STATEMENT*

1. Prioritize ~~above all else~~ the safety and health of Rodeo residents in the face of living adjacent to the Phillips 66 refinery. *HEAVY INDUSTRY*
2. Reinvest a greater share of the taxes collected from the ~~refinery~~ back into Rodeo to benefit the community that bears the brunt of the ~~refinery's~~ impacts. *HEAVY INDUSTRY*
3. Increase opportunities for the community to participate in any agreements with the refinery. *REMOVE! HEAVY INDUSTRY*
4. Attract and support clean, green industry to Rodeo. *ALL AGREE*
5. Continue to mitigate the effects of industrial traffic on downtown streets. (3-146)
6. Work with the Rodeo-Hercules Fire District to ensure that appropriate response times can be met throughout the community, including in the event of a ~~refinery~~ accident. *INDUSTRIAL*
7. Provide frequent and consistent law enforcement patrol service in Rodeo.
8. Require that new development adhere to the Rodeo Waterfront/Downtown Specific Plan goals, policies, and design standards and guidelines, which support a vision for a visually cohesive, economically viable, and people-oriented Downtown and waterfront area. (3-155, 3-156) *ALL AGREE TO*
9. Partner with the ~~Bay Front Chamber of Commerce~~ and other organizations to market Downtown Rodeo and the waterfront to businesses that support the vision of the Rodeo Waterfront/Downtown Specific Plan. *LOCAL APP*
10. Encourage more housing development in Downtown Rodeo.
11. Support and enable consolidation of parcels along Parker Avenue to facilitate ~~retail or office uses with residential above; utilize parcels with less than 100 feet of street frontage for multi-family housing.~~ *ALL AGREE, BUT MIGHT BE TOO SPECIFIC*
12. Promote the development of water-oriented ~~commercial, recreation, and transportation uses at the waterfront.~~ *MIXED-USE*

13. Maximize public access to the Bay. (3-152) ✓

14. Direct all new development towards infill opportunities. (3-147)

15. Use ~~consistent~~ signage and streetscape design on both sides of Interstate 80 to create a better sense of cohesiveness among the entire Rodeo community. *DISTINCT BUT GOAL IS TO MAKE DOWNTOWN UNIQUE*

16. Design public spaces to celebrate the historic and ~~current~~ diversity Rodeo. *CULTURAL*

17. Work with the Bay Front Chamber of Commerce to support and enhance food truck events in Rodeo. *COMMUNITY EVENTS*

18. Actively seek a new community market or grocery store to locate in Rodeo, ideally one that reflects the community's ethnic and cultural diversity.

19. Collaborate with non-profit partners to attract medical clinics or a hospital to Rodeo.

20. Support beautification and walkability in Rodeo by enforcing codes related to streets, sidewalks, properties, and building facades.

21. Coordinate with the City of Hercules on decisions that affect Rodeo residents.

22. Support the East Bay Regional Park District's efforts to complete the San Francisco Bay Trail. (3-162)

*REVISE
INCORPORATE
TO 1 POLICY?*

*Merge to
ACTIONS*

*Merge to
CITY WIDE POLICY*

*CONFUSING
THESE LAST
SEPARATE*

*Remove
SPECIFIC NAME!
LAND USE DOCUMENT
NOT LIP SERVICE
NOT A FINANCIAL
REMOVE?
IF INAPPROPRIATE?*

*A LOT OF THESE
POLICIES ARE
NOT FOCUSED ON
LAND USE*

*FLEXIBLE
MIXED USE*

RODEO | GUIDANCE (CONTINUED)

ACTIONS

HEAVY INDUSTRIAL

1. Establish a comprehensive, long term strategy that coordinates efforts from all regulatory agencies to mitigate the ~~oil refinery's~~ impacts on the community, both acute and long-term. The strategy must include specific mitigations for the ~~Bayo Vista residents who live closest to the refinery.~~
ADJACENT RESIDENTS / WHOLE COMMUNITY
2. Continue to implement the Implementation Tasks identified in Chapter 5 of the Rodeo Waterfront/Downtown Specific Plan, including the development of a linear park along the Rodeo Creek Trail and a waterfront promenade. (3-151, 3-155, 3-156, 3-161)
3. Actively market the marina location to a new business that would dredge and re-open the marina.
4. Create a plan to develop ~~publicly owned~~ properties in Rodeo for public uses, such as a community center, youth center, new senior center, sports center, town plaza, and/or parks and open spaces. As part of this plan, identify funding sources and strategies.
UPDATE FENCING
5. Create a Safe Routes to School program for Rodeo schools.
6. Complete sidewalk gaps on San Pablo Avenue, Willow Avenue, and Vaqueros Avenue, especially near bus stops. PACIFIC AVE.
7. Improve safety on the Rodeo Creek Trail by installing pedestrian-scale lighting and improving maintenance, especially in the area just north of Seventh Street.

OK

REWORD TO DEVELOP AS AQUATIC PARK
KAYAKING, ETC.
ADD LINK TO WATER TRAIL
MARKET AS PUBLIC PROJECT

NO MORE
SEGREGATED
COMMUNITY

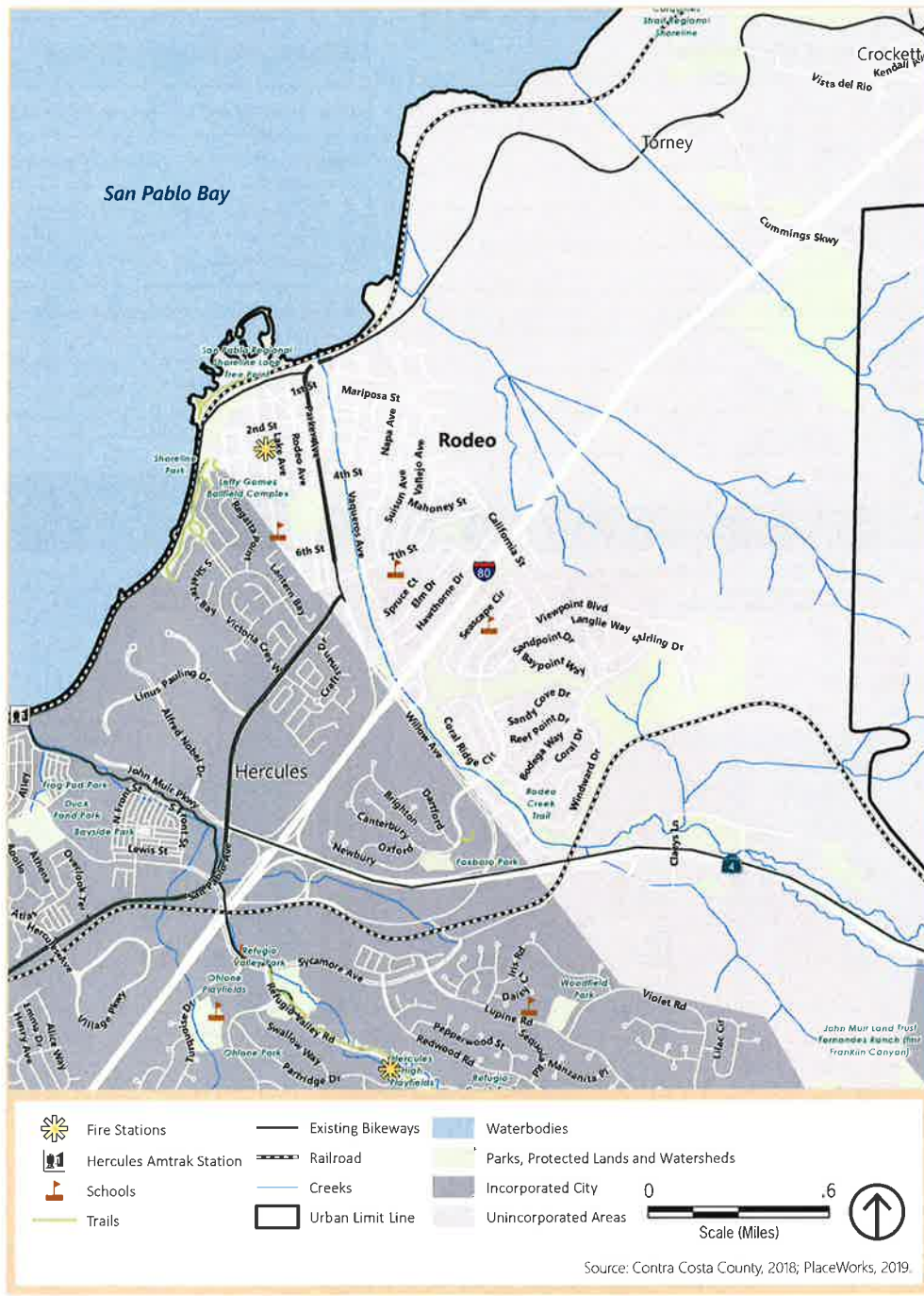
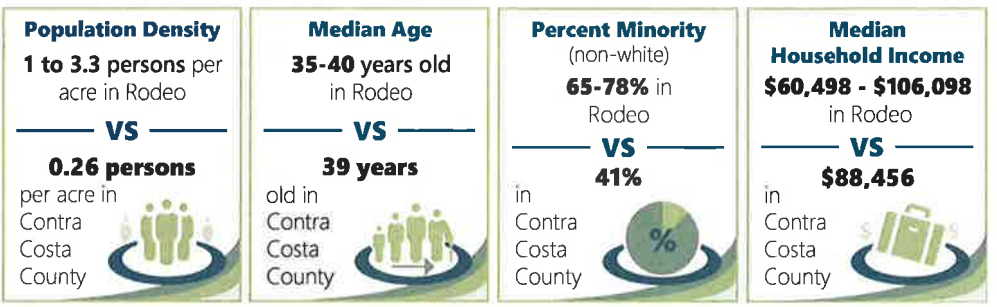
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WHO LIVES IN RODEO?



RODEO | CONTEXT (CONTINUED)

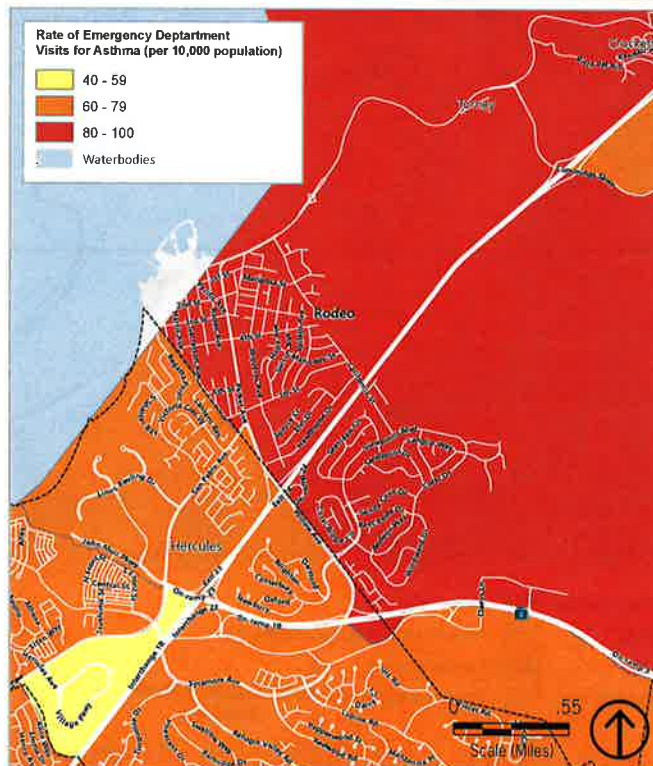
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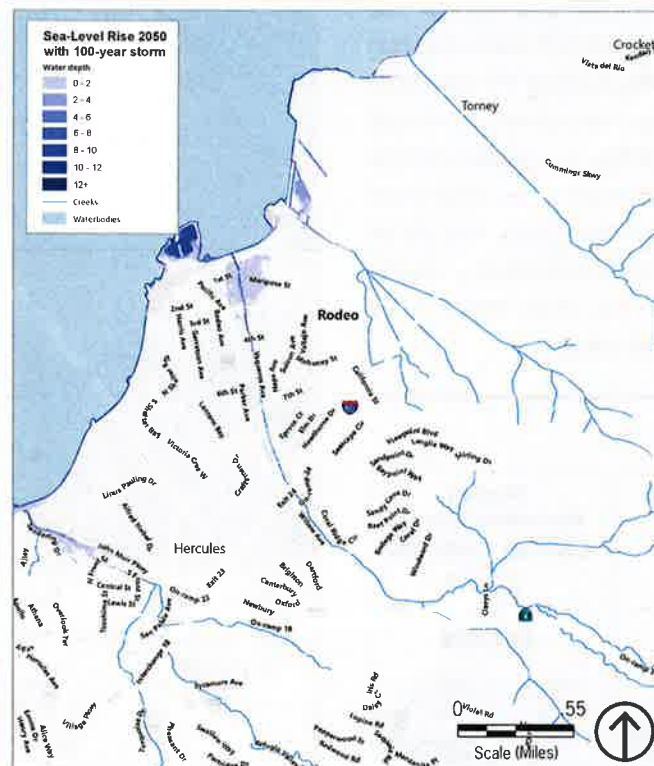
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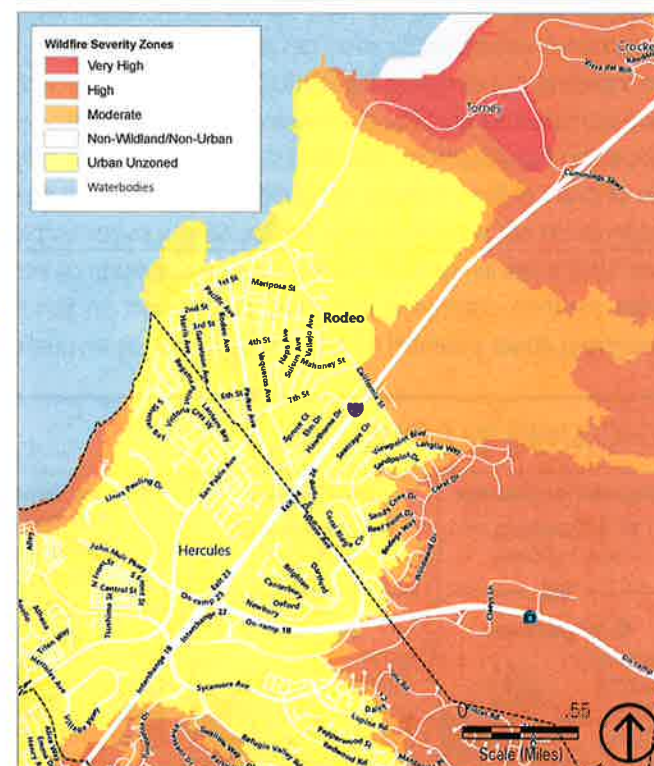
ASTHMA RATES



SEA-LEVEL RISE 2050 WITH 100-YEAR STORM SEVERITY ZONES



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RODEO | GUIDANCE

PLANNED LAND USE

Land use designations for Rodeo are shown on the land use map. Generally, the majority of Rodeo is planned for a mixture of residential and commercial land uses. Northeast of the community, the existing Phillips 66 refinery is designated for industrial use. Between the eastern industrial and residential areas, lands are designated Resource Conservation to serve as an open space buffer between the refinery and residential uses.

Rodeo includes a Mixed Corridor designation along Parker Avenue, which represents the revival of a once common concept: the placement of residential units over street-level businesses. To make this concept work, small parcels along Parker Avenue will need to be consolidated to create at least 100 feet of continuous frontage as a prerequisite for retail or office uses.

Rodeo also includes a Town Center designation in the Downtown and along the waterfront. This designation encourages the revitalization of Downtown Rodeo by concentrating commercial and office uses into logical areas and developing multi-family residential buildings, primarily townhouses.

See also the Rodeo Waterfront/Downtown Specific Plan (1997) and Rodeo Redevelopment Area Planned Unit Development Zoning Code and Design Guidelines (2005), which provide more detailed guidance for this area.



GUIDING PRINCIPLES

The following guiding principles articulate the values, priorities, and aspirations for the future shared by Rodeo community members:

1. Rodeo residents should be safe and be healthy while living adjacent to the refinery by mitigating risks from refinery accidents and exposure to air pollutants.
2. Potential sea level rise impacts to Rodeo should be monitored and mitigated.
3. Rodeo residents should be safe from crime and able to safely walk around all parts of the community at all times of day and night.
4. Rodeo residents know their neighbors and care about their community. This connectedness among community members should be preserved and enhanced both now and into the future.
5. Downtown Rodeo should be energized as a bustling downtown core through infill development, beautification, community facilities, walking and biking amenities, and regular events that bring people together.
6. Rodeo should remain a full-service community with amenities like a fire station and grocery store, and services should expand so that residents don't need to travel outside the community for daily or weekly needs.
7. Rodeo's waterfront should serve as a focal point for the community, with easy access to the shoreline, waterfront parks and open space, and a mixture of adjacent multi-family residential, retail, and commercial recreational land uses.
8. Rodeo residents should have amenities available to make healthy lifestyle choices, including community gardens, farmers markets, parks, and medical facilities.
9. People living or working in Rodeo should be able to get around the community easily without needing to drive.
10. All Rodeo residents should have access to safe and secure housing.
11. Creeks and waterways should serve as linear parks through Rodeo.

make more positive, aspirational. Is a hindrance to econ devel. A mom mentioned doesn't feel safe in some places w/ family, especially at certain times of day.

don't lead w/ negative

lemon into lemonade
Make into a more positive statement. Protect Rodeo from impacts & position it to reach in a positive way to these impacts

more to stop

previous forms of

which respects preserves its eclectic architectural history

and affordable

stays multi-use

RODEO | GUIDANCE (CONTINUED)

POLICIES

1. Prioritize ~~above all else~~ the safety and health of Rodeo residents in the face of living adjacent to the ~~Phillips 66~~ refinery. *heavy industry*
2. Reinvest a greater share of the taxes collected from the refinery back into Rodeo to benefit the community that bears the brunt of the refinery's impacts. *industries*
3. Increase opportunities for the community to participate in any agreements with the refinery. *reward*
4. Attract and support clean, green industry to Rodeo.
5. Continue to ~~mitigate~~ *avoid &* the effects of industrial traffic on downtown streets. (3-146)
6. Work with the Rodeo-Hercules Fire District to ensure that appropriate response times can be met throughout the community, including in the event of a refinery accident.
7. Provide frequent and consistent law enforcement patrol service in Rodeo.
8. Require that new development adhere to the Rodeo Waterfront/Downtown Specific Plan goals, policies, and design standards and guidelines, which support a vision for a visually cohesive, economically viable, and people-oriented Downtown and waterfront area. (3-155, 3-156)
9. Partner with the ~~Bay Front Chamber of Commerce~~ *civic* and other organizations to market Downtown Rodeo and the waterfront to businesses that support the vision of the Rodeo Waterfront/Downtown Specific Plan. *such as chambers of commerce, etc*
10. Encourage more housing development in Downtown Rodeo.
11. Support and enable consolidation of parcels along Parker Avenue to facilitate retail or office uses with residential ~~above~~; *utilize parcels with less than 100 feet of street frontage for multi-family housing.*
12. Promote the development of water-oriented commercial, recreation, and transportation uses at the waterfront.
13. Maximize public access to the Bay. (3-152)
14. Direct all new development towards infill opportunities. (3-147)
15. Use consistent signage and streetscape design on both sides of Interstate 80 to create a better sense of cohesiveness among the entire Rodeo community.
16. Design public spaces to celebrate the historic and ~~current~~ *civic* diversity Rodeo.
17. Work with the ~~Bay Front Chamber of Commerce~~ *civic orgs* to support and enhance food truck events in Rodeo.
18. Actively seek a new community market or grocery store to locate in Rodeo, ideally one that reflects the community's ethnic and cultural diversity.
19. Collaborate with non-profit partners to attract medical clinics or a hospital to Rodeo.
20. Support beautification and walkability in Rodeo by enforcing codes related to streets, sidewalks, properties, and building facades.
21. Coordinate with the City of Hercules on decisions that affect Rodeo residents.
22. Support the East Bay Regional Park District's efforts to complete the San Francisco Bay Trail. (3-162)

borderline, too fiscal?

make more
land-use ish
or remove

] - distinct signage
for downtown (west
of community)

] - Action?

] - redundant?

] - generalize? county-wide?

2 maybe

too specific
especially

and mixed uses

Concern from Marc that he can't subdivide marina to
spinoff the flood plain lands from the ~~se~~ developable lands. Claims that having two types of land in
same parcel makes it hard to get anything done (too many agencies involved)

RODEO | GUIDANCE (CONTINUED)

ACTIONS

1. Establish a comprehensive, long term strategy that coordinates efforts from all regulatory agencies to mitigate the oil refinery's impacts on the community, both acute and long-term. The strategy must include specific mitigations for the Bayo Vista residents who live closest to the refinery.
2. Continue to implement the Implementation Tasks identified in Chapter 5 of the Rodeo Waterfront/Downtown Specific Plan, including the development of a linear park along the Rodeo Creek Trail and a waterfront promenade. (3-151, 3-155, 3-156, 3-161)
3. Actively market the marina location to a new business that would dredge and re-open the marina.
4. Create a plan to develop publicly owned properties in Rodeo for public uses, such as a community center, youth center, new senior center, sports center, town plaza, and/or parks and open spaces. As part of this plan, identify funding sources and strategies.
5. Create a Safe Routes to School program for Rodeo schools.
6. Complete sidewalk gaps on San Pablo Avenue, Willow Avenue, and Vaqueros Avenue, especially near bus stops.
7. Improve safety on the Rodeo Creek Trail by installing pedestrian-scale lighting and improving maintenance, especially in the area just north of Seventh Street.

Update ferry

industry's

adjacent

3 whole community. Let's not segregate it.

Revisit

Make it a practical water facility. Dredging not realistic. Kayak & SUP. EBRPD water facility, link to water trail. Marc says it needs to be a public park/agric park to receive grants.

NOTES

Principles

- ~~Policies~~ : - Lead w/ the positive, hopeful provisions
- Multiple forms of infill, flexible. Not just mixed use.
 - preserve (eclectic) architectural history

- Policies : - more focus on land use issues
- distinct signage for downtown
 - mixed use - allow at waterfront

- Actions - Stress actions that bring the whole community together
- Maybe ~~we need~~ look to a public aquatic park w/ kayaks and paddle boards rather than dredge marina.

General - ~~Package~~ ~~Make~~ May need to recategorize some provisions (some policies sound like actions)

Stop summary here

- Town Center designation should not insist on commercial on ground floor in all cases. Should be flexible to allow exclusive housing if that is all market will support for a certain site so that we don't inadvertently inhibit investment.
- Commercial/Rec - doesn't allow mixed use (Harbor master idea - commercial on 1st floor, residential on second)



NOTES

Refinery seeking to expand. EPA doesn't protect us.

"good neighbor agreement" - cut off when refinery ownership changed.

- ② 2011 Co. reassessed refinery & taxes were reduced. From \$4200 to \$39/ac.
or changed from price per barrel to profit based?

No political representation - RMAC reduced. Not elected.
ppl give up. Discouraged.

Refinery related proj: = 1) SLC 2) BAAQMD 3) — 4) —
h. hard to navigate/deal w/ for avg residents.

- ③ lost VFW - torn down

Lefty Homes not available to residents or Sr. Ctr. No ee w/ key

Pinole Lib - 200 ppl to talk abt dredging plan

Bayo Vista - concern that ppl sh not live there but impt.

source of aff hsg

Concern about proliferation of churches in (e) bldgs that
were not designed as churches.

Consider providing "bike locker" type storage for homeless

Overall - are refinery costs worth impacts? Cost/ben analysis

Hercules is doing fine w/ a their refinery (Pacific Refin)



NOTES

More waterfront recreation: Fishing, walking, recreational boating/kayak

Contaminated parks: Can they be cleaned up?

No expansion of industrial activities

Conflict between desire for affordable housing and wanting not to have people live near the refinery

Convert industry east of the 80 to open space

Lots of churches coming into Orateo - too many of them?

- Noise and loss of tax base

Need to talk about the importance of identifying evacuation routes and plans

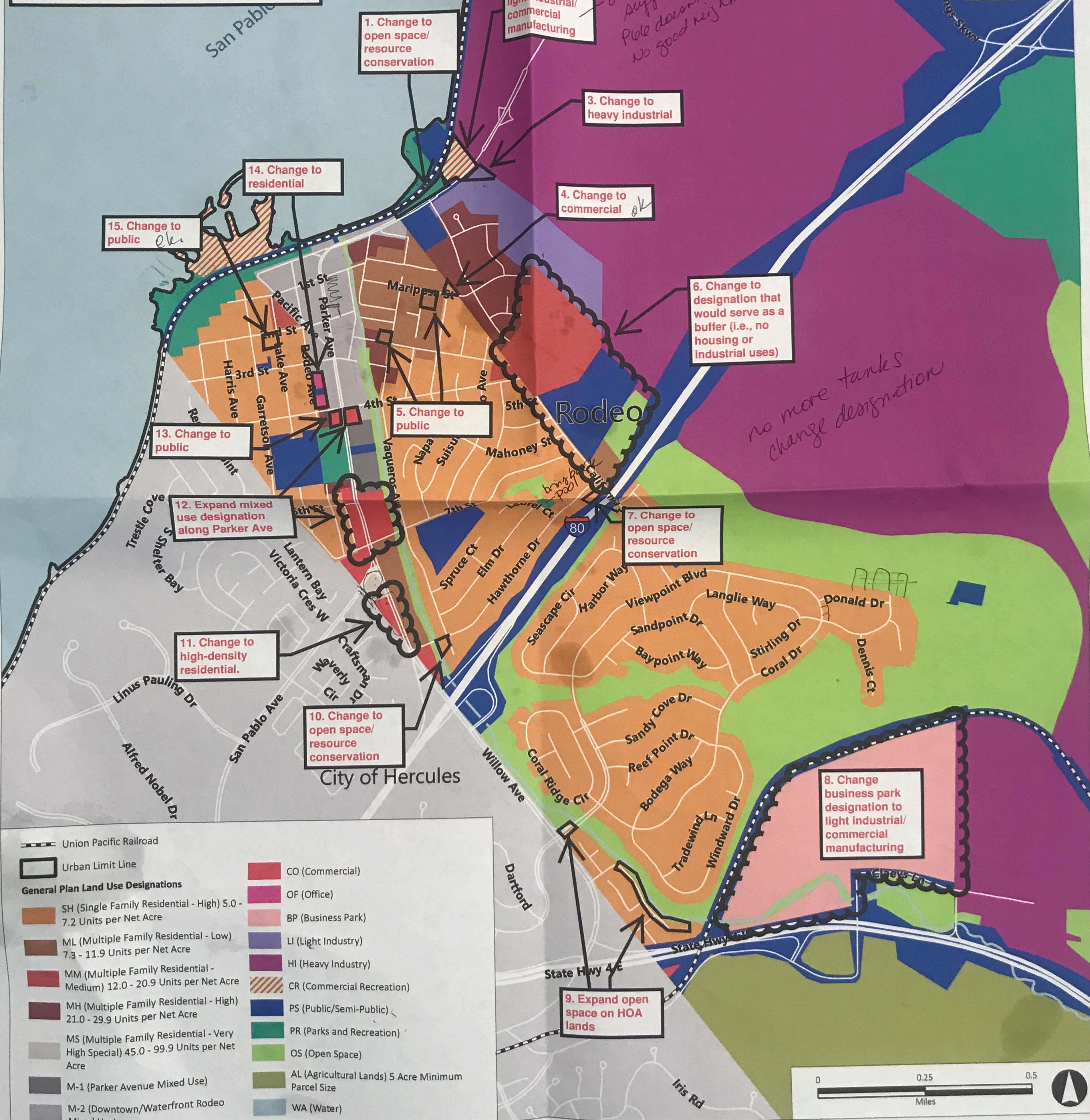
Lack of community gathering places



RODEO COMMUNITY MEETING

Additional Notes/Context

1. Vacant land owned by Carquinez Strait Preserve Trust (between railroad and San Pablo Ave.)
2. Vacant Phillips 66 and AT&T owned land
3. Part of existing refinery
4. Existing small grocery store
5. Existing churches
6. Land owned by Phillips 66
7. Existing open space
8. Owned by CS Land
9. HOA open space
10. Existing open space
11. County-owned parcel with pending application for Multi-Family Residential - Very High Special
12. Based on workshop input
13. JSUSD administrative building
14. Existing residential uses
15. Church/YMCA



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