



ENVISION CONTRA COSTA 2040

Bay Point Community Meeting #3: Draft Community Profile

Ambrose Community Center
3105 Willow Pass Road, Bay Point, CA
Thursday, January 30th, 2020

The third community meeting for Bay Point residents as part of Envision Contra Costa 2040 took place on Thursday, January 30, 2020, from 6:30 to 8:30 PM at the Ambrose Community Center. The purpose of this workshop was to collect feedback on the draft community profile for Bay Point, as well as potential changes to the General Plan land use map. The first part of the draft profile provides context about the community, including its character, demographic information, exposure to hazards, and factors that contribute to its identification as a disadvantaged community. The second section includes 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 approximately 30 residents attended and participated, including many residents affiliated with the East County Regional Group. After a short presentation about the Envision Contra Costa 2040 process, community members worked in 6 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.

- Guiding Principles #7 (develop the waterfront with recreational and commercial uses) and #11 (be resilient to sea level rise) sound contradictory to each other; consider changing the wording or combining them to ensure that resiliency to sea level rise will guide any future development along the waterfront.
- Emphasize in Policy #2 the importance of establishing proactive and effective partnerships with community organizations like the East County Regional Group (ECRG), First 5, and other community leaders. Add a policy that would expand the County's current approach to community outreach, such as through schools and community centers and by establishing better partnerships with local organizations.
- Strengthen language of Policy #3 about beautifying Bay Point by improving code enforcement at all levels, curbing illegal dumping, improving trash collection, and removing graffiti.
- Clarify in Policy #8 that retail should not only be concentrated along Willow Pass Road, while still promoting the expansion of grocery stores and retail throughout Bay Point.
- In Policy #10, mention the implementation of wider sidewalks throughout Bay Point, while ensuring that Willow Pass Road will not become a freeway.
- Change Policy #11 to welcome more commercial signage to improve commercial visibility on Willow Pass Road.
- Policy #12 about providing housing on vacant and underutilized land should be moved higher on the list, since residents see this as a key issue in this community. In addition, policies should protect tenants and avoid gentrification and displacement.
- Reword Policy #13 to reflect the findings of the ECRG's park assessment and support preservation of green open spaces for new park development. In addition, support the Ambrose Park and Recreation

District in building more community-oriented parks, especially in Shore Acres, augmenting services at the community center, and seeking funding for park development and maintenance.

- Add a subsection to Policy #14 that mentions safe street design, including speed bumps and safe crosswalks to reduce speeds.
- Reword Policy #15, which is about at-risk youth, to have a more positive message.
- Revise Policy #16 to support an increase of all types of police presence, not just bicycle police, and to support healthy relationships between law enforcement and the community.
- Add a policy to establish clear roles of County Department of Conservation and Development divisions and staff to ensure accountability, while also improving communication with Bay Point residents.
- Add a policy to support the redevelopment of McAvoy Harbor.
- Revise Action #1 to pursue stricter enforcement of illegal dumping with higher penalties and better regulation.
- Split Action #3 into two actions in order to include a separate action related to street lighting, clarifying that the community feels unsafe due to the lack of existing lighting throughout Bay Point. Also consider expanding Action #3 to include the implementation of streetscape plans for other streets throughout Bay Point.
- Strengthen Action #4 by mentioning the improvement of micro transit to include first and last mile services to connect commuters from BART, and to increase ADA-accessible options on public transit.
- Update Action #6 to include the development of amenities, including social, mental health, and other medical services, co-located with an emergency shelter.
- Consider expanding Action #8 to encourage the Ambrose Recreation and Park District to prepare a community-wide park master plan that considers new bike trails and new recreation opportunities through sports, a new skate park, and a youth center.
- Amend Action #10 to highlight water quality.
- Add an action to mirror Policy #3 to consider the creation of a mural/public art program to provide a positive alternative and deterrent to graffiti.
- Add an action to encourage more local businesses through countywide programs that help small business owners through orientation and business development services.
- Add policies and/or actions to promote more jobs in Bay Point through local hiring practices and a workforce development program that trains residents for County jobs.
- Add an action to amend zoning regulations to maintain Bay Point's small-town feel.
- Add an action to work with the Mount Diablo Unified School District to identify a location for a new high school in Bay Point, which would help to mitigate the low high school education attainment in the community.
- Add an action to work with the school districts to bring more school bus services to Bay Point neighborhoods.
- Consider an action to start a rehabilitation program for housing units in need of repair (both occupied and vacant).
- Identify ways to better enforce County municipal codes to hold unresponsive landlords responsible for meeting regulations and standards.



ENVISION CONTRA COSTA 2040

COMMENT CARD

Date: 1/30/20

Please fill out this form if you have any comments about the General Plan, Zoning Code, and/or Climate Action Plan Updates. (Name and contact information are optional).

Name: Lupe Lopez Garcia
Affiliation: The Mae / Amrose Park Dist. / ECNLN.
Address: [REDACTED]
Phone / Email: [REDACTED]

Comments (Use back if necessary):

We need more meetings as we
are ~~running~~ running through all
Policies / Actions list. Wish we had
more time Did not get to the Actions
list! even feel rushed through this need
more time to really hear and talk to
each other on table!



ENVISION CONTRA COSTA 2040

COMMENT CARD

Date:

11/30/20

Please fill out this form if you have any comments about the General Plan, Zoning Code, and/or Climate Action Plan Updates. (Name and contact information are optional).

Name:

Carol Jackson

Affiliation:

Community Leader Network

Address:

Phone / Email:

Comments (Use back if necessary):

I feel we need another meeting to continue this matter it was a lot of we need maybe next meeting have food for some have worked & came right over I was hungry even though we brought snacks it was a long session. As well I hope to see some improvements before 2040 we want to be alive some of us would be nice to see any changes in Bay Point Bay Point needs to be incorporated it seems that Volunteering it might help. I strongly feel it should be a two part meeting. I felt like we were rushing to go through all the things & issues can't be really addressed



ENVISION CONTRA COSTA 2040

COMMENT CARD

Date: 1/30/2020

Please fill out this form if you have any comments about the General Plan, Zoning Code, and/or Climate Action Plan Updates. (Name and contact information are optional).

Name: Gabi Rivas

Affiliation: First \$ Contra Costa

Address:

Phone / Email:

Comments (Use back if necessary):

- logistics:
 - translate materials
 - interpretation during presentation/overview
 - childcare space
 - Food or snacks for such a long meeting
- more community outreach

- Actions →
 - Bike & Pedestrian Master Plan
- ~~more~~

- Policy:
 - New Development preventing gentrification
 - rent control / just-cause policy
 - more affordable housing

- more local jobs
- expansion of more green space & recreation activities, specially for Shore Acres Community.

(Bay Point)



ENVISION CONTRA COSTA 2040

COMMENT CARD

Date: 1/30/20

Please fill out this form if you have any comments about the General Plan, Zoning Code, and/or Climate Action Plan Updates. (Name and contact information are optional).

Name: Orlando

Affiliation: Library ccdlib.org

Address: [REDACTED]

Phone / Email: [REDACTED]

Comments (Use back if necessary):

Looking forward to seeing a final plan that includes
services & facilities for this community & its kids.
A new library w/ 21st Century equipment, information
staff & programs that will engage, inform, empower
this area's youth with the skills and education
to compete in tomorrow's world.

NOTES

1. NEED FOR LOCAL HIGH SCHOOL
2. BIKE PATHS (w/ LIGHTING) ON INTERSECTIONS ^{BIKE} OF PATH ^{CROSS STREET}
3. LIGHTING! LIGHTING! ~~every~~ EVERYWHERE!
4. ENFORCEMENT - WHO IS RESPONSIBLE / ACCOUNTABLE
FOR ADDRESS CONCERNS
THAT MIRRORS PITTSBURG ~~has~~ RESPONSE
5. NEIGHBORHOOD ORIENTED COMMERCIAL SERVICES
(^{LOCAL} COFFEE SHOP & GROCERY) & JOBS!
6. GRAFFITI REMOVAL / STREET ART / MURALS
7. ILLEGAL DUMPING - CHEAPER TO DUMP
& HIGHER FINES FOR ILLEGAL DUMPING
8. BETTER COMMUNICATION / COLLAB w/
PARK DISTRICT.



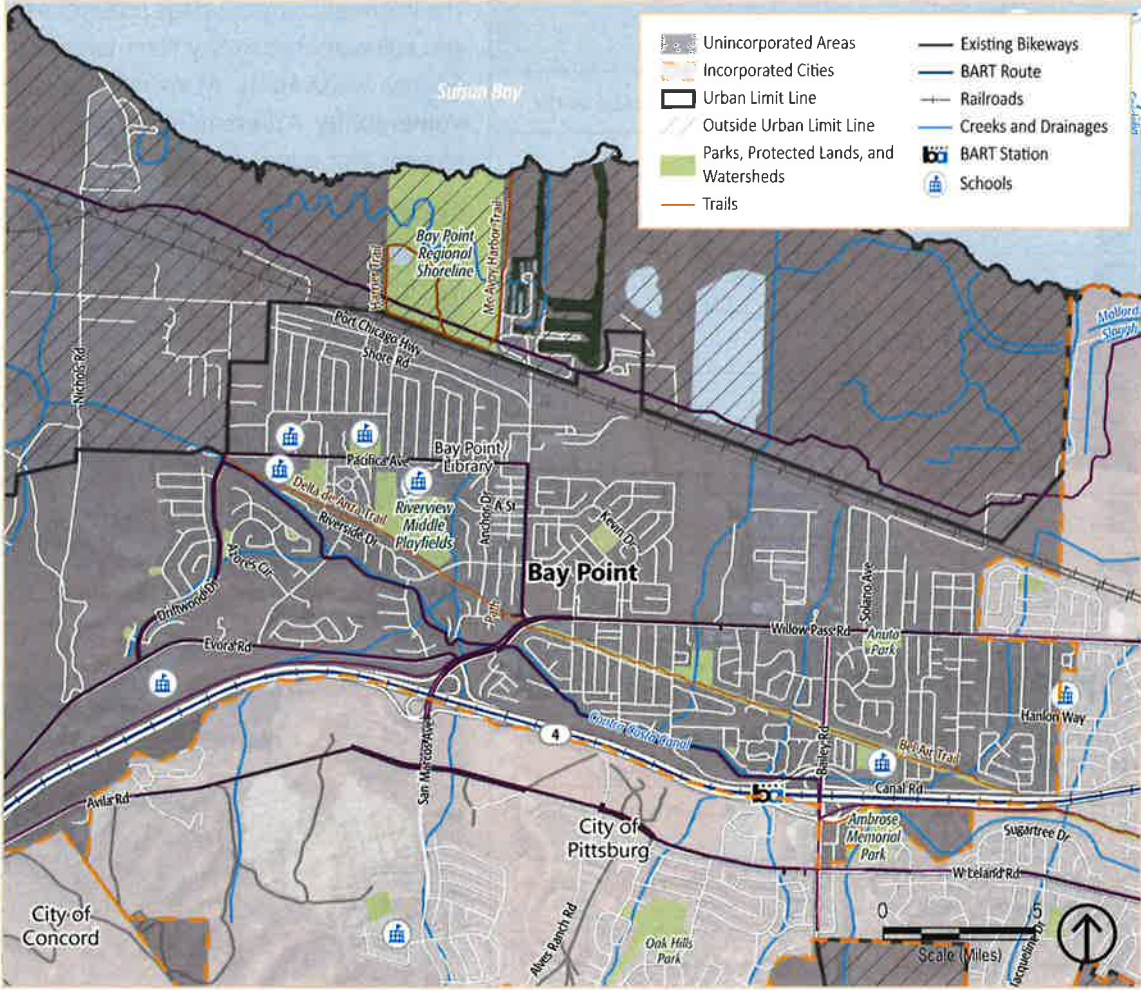
BAY POINT | CONTEXT

Bay Point, a tule marshland originally settled for ranching land in the 1800s, was established as a lumber manufacturing and distribution port in the early 1900s. The area's prime location along the Southern Pacific Company's transcontinental tracks and the deep water of Suisun Bay facilitated shipment of raw materials and products by both land and water, spurring quick economic growth in the community.

Over time, Bay Point's waterfront has maintained an industrial character. Most of the community consists of single- and multi-family residential uses. While there are some commercial uses in Bay Point, primarily situated along the major thoroughfares of Willow Pass Road and Bailey Road, local neighborhood-serving amenities are relatively limited.

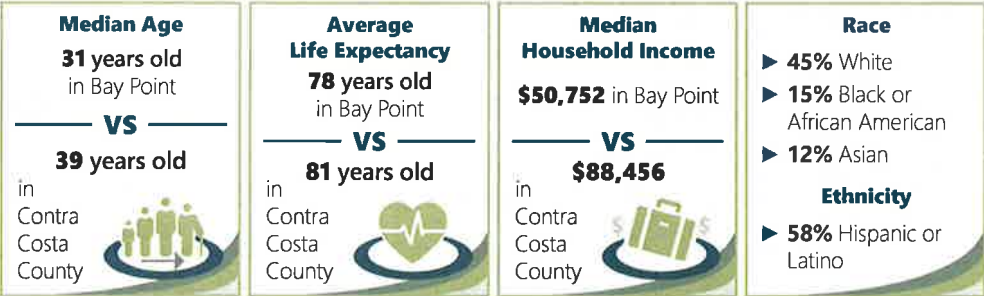
In 1993, the community voted to be renamed from "West Pittsburg" to "Bay Point" to solidify its identity as separate from Pittsburg to the east. Residents take pride in their independence from nearby cities, but they cite concerns about the need for increased services and coordination among service providers. The waterfront, along with other parks in the community, is reportedly unsafe and rife with homeless encampments, and major thoroughfares lack continuous street lighting and pedestrian infrastructure.

The nearby BART station is an important node for the community, sitting on the southeast edge of the unincorporated area. BART provides many residents with an essential regional transportation link to jobs in Walnut Creek and beyond. However, many in the community would like improved Tri Delta Transit bus services and improved transit stop amenities.












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

WHO LIVES IN BAY POINT?



Hazards

	Air quality from increased ozone and diesel particulate matter
	Coastal flooding
	Extreme heat
	Flooding
	Human health hazards
	Landslides and debris flows
	Sea level rise
	Seismic hazards
	Wildfire

Major Vulnerabilities

Cost-burdened households, households in poverty, and persons with chronic illnesses are vulnerable to coastal flooding.
Cost-burdened households and households in poverty are vulnerable to landslides and debris flows.
Households in poverty, cost-burdened households, and low-income households are vulnerable to sea level rise.
Households in poverty are vulnerable to seismic hazards.
Persons experiencing homelessness are vulnerable to wildfire.
The Amtrak line, neighborhoods connected by single access roads, the library, and the fire station are vulnerable to coastal flooding.
The Amtrak line, neighborhoods connected by single access roads, the library, Bay Point BART stop, and commercial buildings are vulnerable to sea level rise.
Public transit access, water and wastewater services, energy delivery services, and solid waste removal services are vulnerable to multiple hazards.

The information on this page presents a summary of hazards and vulnerabilities in Bay Point based on the Contra Costa County Vulnerability Assessment; please see the [online Vulnerability Assessment](#) for a full description of these hazards and vulnerabilities.



Traffic on Highway 4 poses air quality hazards to Bay Point residents. Photo by Trish Dominguez.



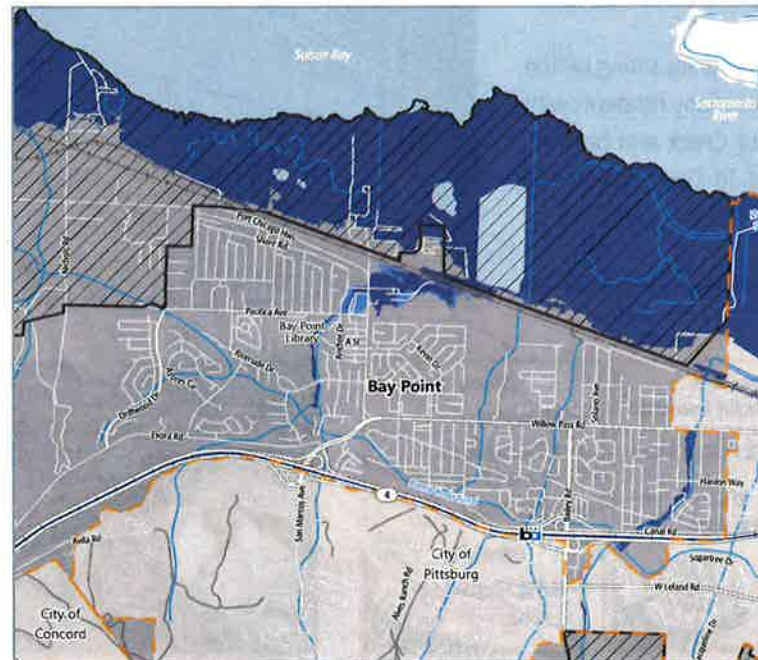
Parts of Bay Point are vulnerable to wildfire hazards; local industrial uses also pose risks from industrial accidents.



Bay Point communities and structures are vulnerable to seismic hazards.















Many communities and facilities are vulnerable to flooding in Bay Point.



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
-  BART Route
-  Railroads
-  Creeks and Drainages
-  BART Station

0 .5
Scale (Miles)



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 Bay Point 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.

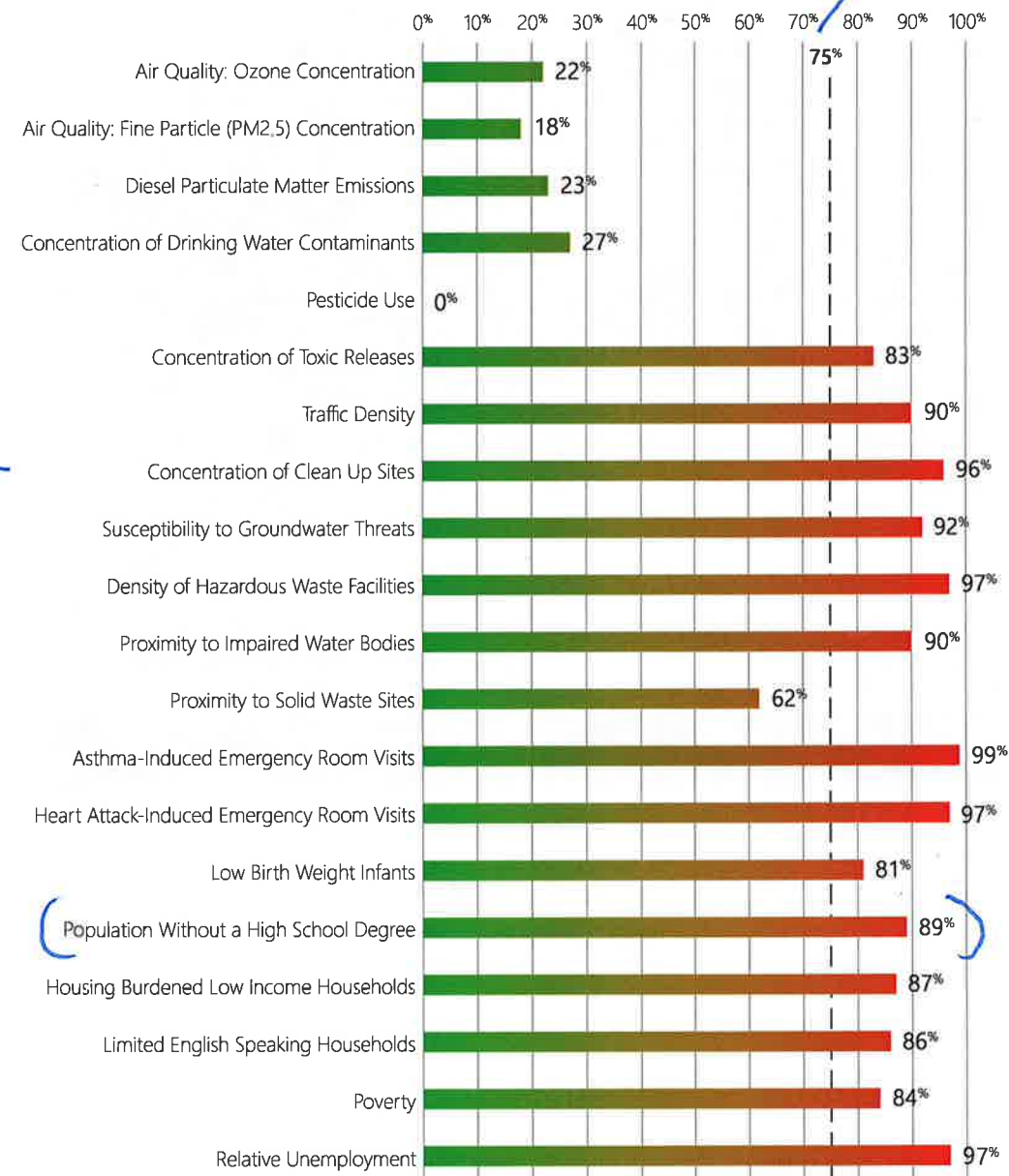
The 20 indicators that contribute to Bay Point's identification as a disadvantaged community are highlighted in the chart to the right, with additional details provided in the maps that follow, based on State data from **CalEnviroScreen**. The chart shows how Bay Point ranks for each indicator compared 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 Bay Point, this chart presents only the most-impacted Census tract for each indicator.

Chemical pollution from heavy industrial and manufacturing uses has severely impacted Bay Point. While remediation efforts are underway, their continued presence risks community exposure to associated hazards. Meanwhile, despite their large presence, these businesses often do not hire from the local population due to mismatched skill sets and language barriers. Therefore, many residents endure longer commutes to often low-paying jobs in central Contra Costa County where higher housing costs price them out of residency. This emigration is mirrored by a larger trend in eastern Contra Costa County to drive into the Bay Area's employment centers, causing roadway congestion, increasing driving times, and polluting the air.

Water quality has long been a concern among Bay Point residents. In the last decade, the level of disinfection byproducts in the drinking water was found to be scarcely within compliance. After strong community advocacy, the local private water company began purchasing treated water, and today the water company is compliant with all water quality standards. However, residents still cite concerns about bad tastes and odors in the water, which may be a result of an aging housing stock with degraded pipes and water fixtures.

DISADVANTAGED COMMUNITY INDICATORS (2017)

Ranking of Most Impacted Census Tracts in Bay Point Relative to the State



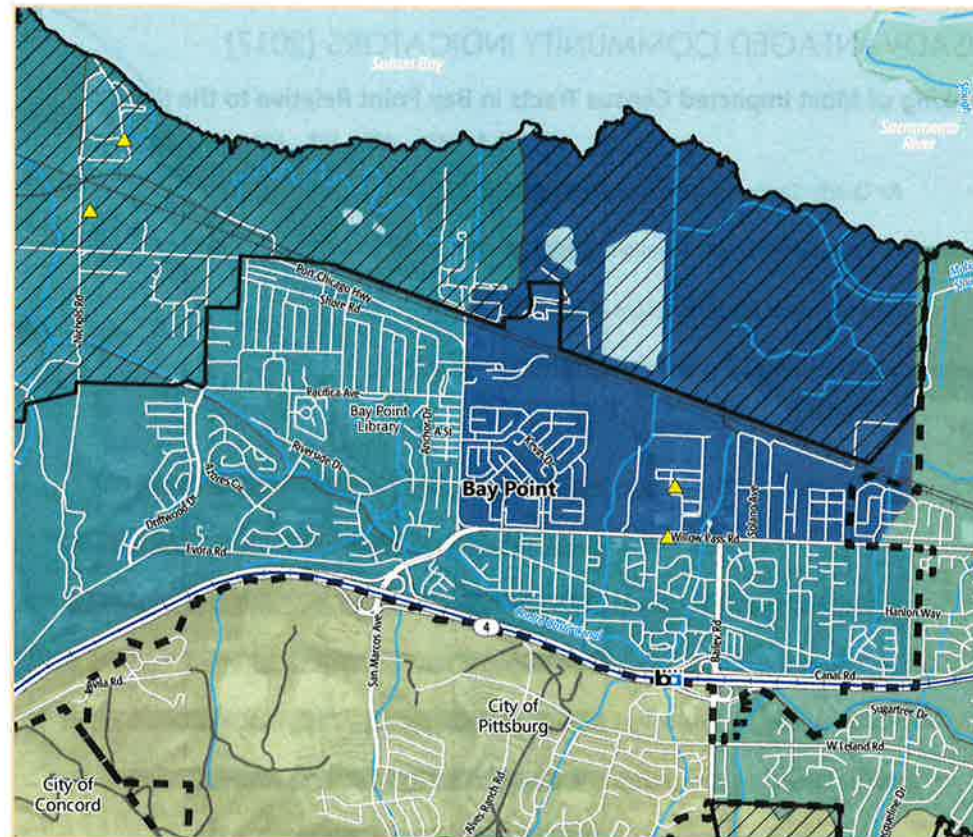
more ACCESSIBLE TRANSPORTATION
for DIFFERENTLY ABLED PEOPLE

ENCOURAGE EXERCISE TRANSPORTATION
SCOOTER

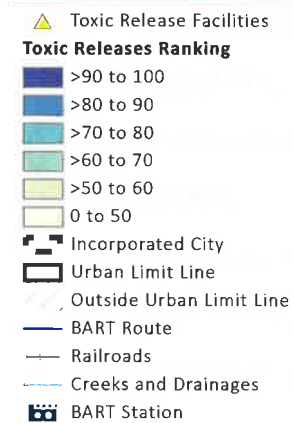
more BUST TRANSIT CONNECTIONS
FREQUENCY

WHY?

NO HIGH SCHOOL IN BAY POINT!
CLOSED ~ 1976

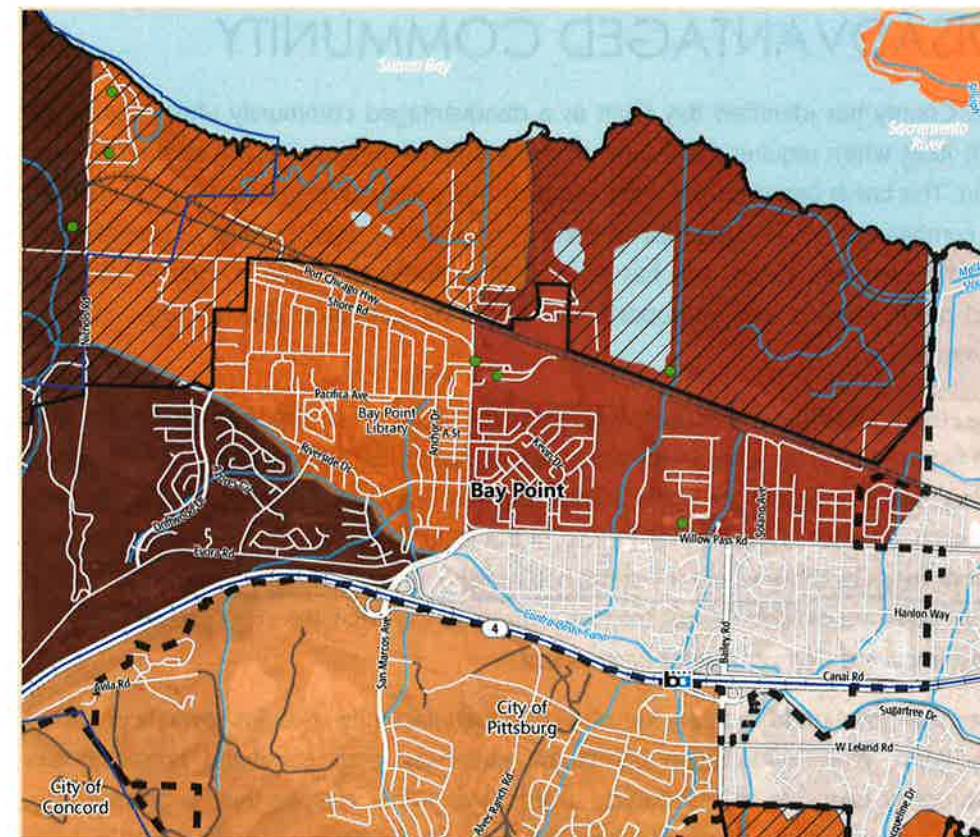


TOXIC RELEASES



This map ranks Census tracts based on the concentration of toxic chemical releases from industrial facilities. Parts of Bay Point are ranked at 83 percent, meaning that the area has a concentration of toxic releases that is worse than 83 percent of the state.

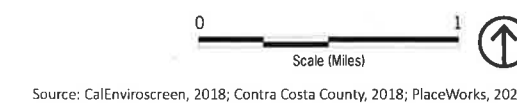
Source: California Office of Environmental Health Hazard Assessment, 2018; Contra Costa County, 2018; PlaceWorks, 2019.

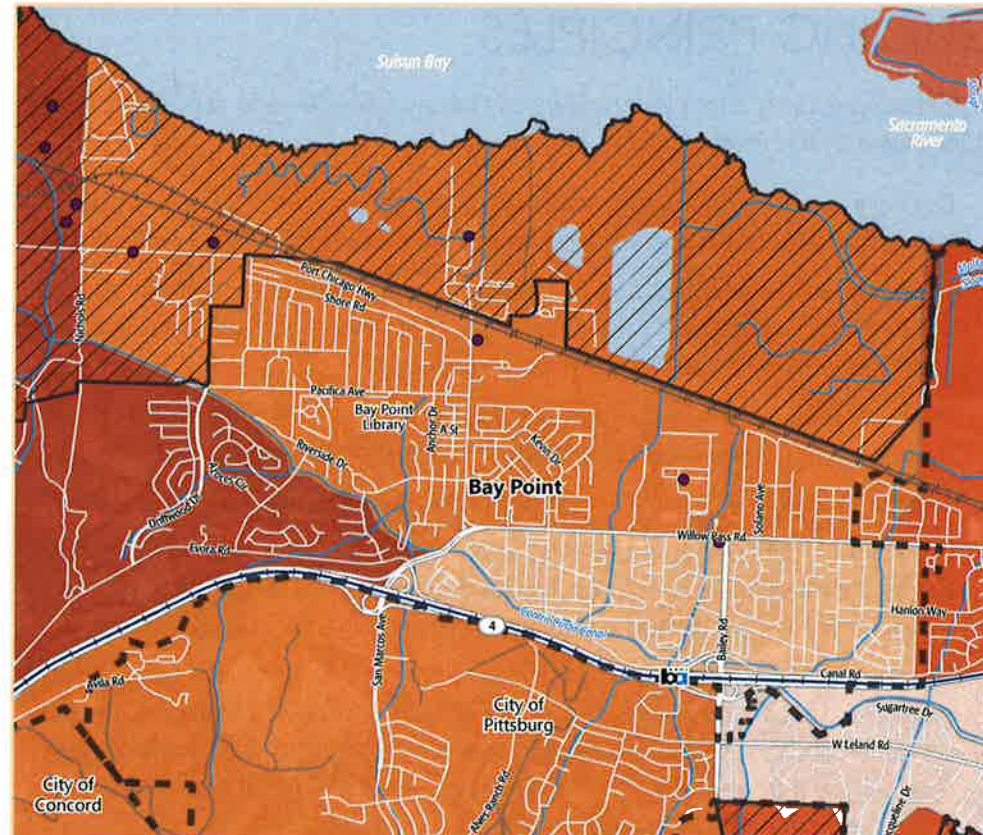


CLEAN UP SITES



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 Bay Point are ranked at 96 percent, meaning that the area has a concentration of clean up sites that is higher than 96 percent of the state.

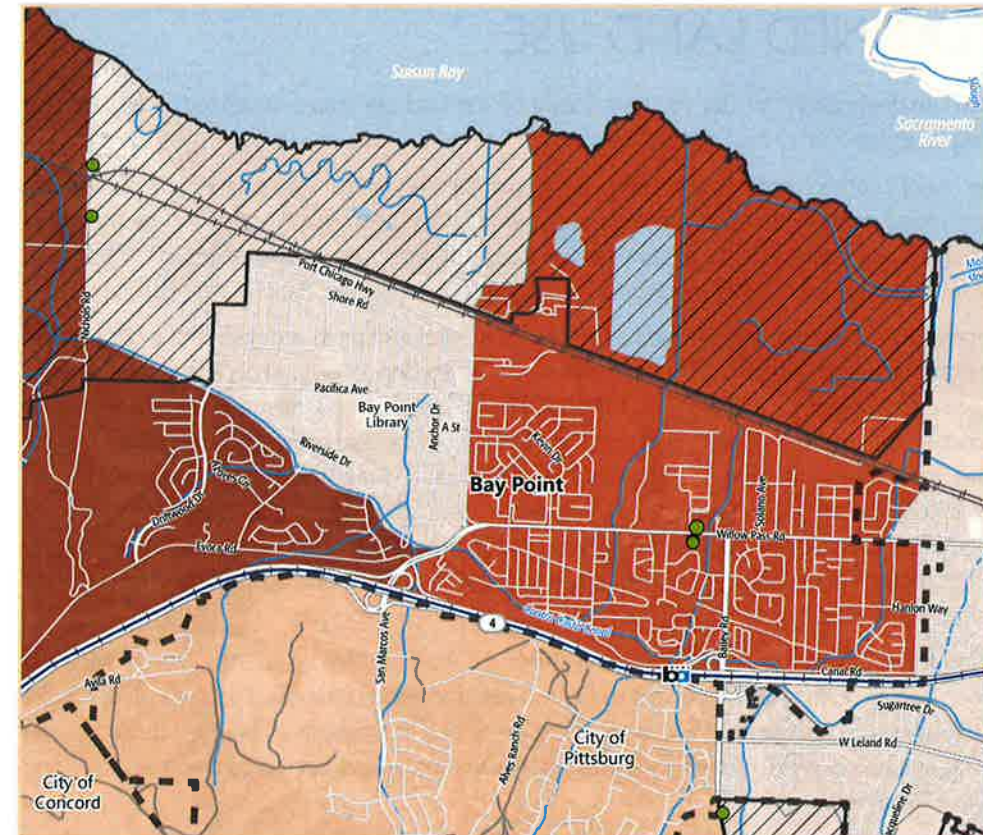




GROUNDWATER THREATS

- Groundwater Threats Sites
- Groundwater Threats Ranking**
- >90 to 100
- >80 to 90
- >70 to 80
- >50 to 60
- 0 to 50
- Incorporated City
- Urban Limit Line
- Outside Urban Limit Line
- BART Route
- Railroads
- Creeks and Drainages
- BART Station

This map ranks Census tracts based on their susceptibility to groundwater threats from activities like the storage and disposal of hazardous materials on commercial and industrial sites. Parts of Bay Point are ranked at 92 percent, meaning that the area is more susceptible to groundwater threats than 92 percent of the state.



HAZARDOUS WASTE

- Generators of Hazardous Waste
- Hazardous Waste 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
- BART Route
- Railroads
- Creeks and Drainages
- BART Station

This map ranks Census tracts based on the density of hazardous waste facilities and generators, considering each facility's type and permit status and generator activities. Bay Point is ranked high, reaching up to 97 percent, indicating that the area has a density of hazardous waste facilities and generators that is higher than 97 percent of the state.



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

TABLE #1

BAY POINT | GUIDANCE

6

PLANNED LAND USE

Land use designations for Bay Point are shown on the land use map and defined in the land use designations section of the Land Use Element.

The majority of the community is planned for continued residential uses at a variety of densities, surrounded primarily by open space, public, and industrial uses. Hillside areas will be preserved through open space and agriculture designations. At the major interchanges of Highway 4, commercial uses are planned to continue, providing services like gas stations and restaurants.

Generally, the land use map envisions that Bay Point will transition to a denser and more bustling community around the Pittsburg/Bay Point BART Station. Portions of Willow Pass Road are designated Mixed Corridor, envisioning a range of neighborhood shopping, residential, and office uses that will stimulate improvements and reinvestment along the corridor. Southeast of the Highway 4/Bailey Road intersection, within the Pittsburg/Bay Point BART Station Area, the Mixed Corridor designation will encourage dense residential development that takes advantage of the area's close proximity to both the BART Station and Ambrose Park. Limited commercial uses are intended as secondary to the residential development and oriented to providing goods and services to neighborhood residents and visitors to Ambrose Park.

Along the south side of Willow Pass Road within the Pittsburg/Bay Point BART Station Area, the Urban Center designation is intended to create a neighborhood commercial district as a focal point of the Bay Point community. The area should be developed as a pedestrian-oriented district serving residents who live nearby. Parking should be adequate but located behind commercial uses along Willow Pass Road.

The Pittsburg/Bay Point BART Station Area Specific Plan (2002) remains in effect and provides more detailed guidance for this area.

The County's zoning map will implement the planned land uses described above. The zoning map is also being updated as part of Envision Contra Costa 2040; draft changes will be published for public review and discussion when available.



Multi-family housing in Bay Point.



Single-family housing in Bay Point.



Mixed-use development in Bay Point.



Commercial use in Bay Point.

GUIDING PRINCIPLES

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

1. Bay Point is a great place to raise a family. Its small-town community-mindedness and relative affordability should be preserved and supported for future generations.
2. The entire Bay Point community should enjoy streetscapes and open spaces that are free from abandoned cars, debris, and litter, and street lighting should be improved to make people feel safer walking at night.
3. Bay Point residents need more local, high-quality jobs from a diverse business base. Businesses should be encouraged to hire locally and provide living wage jobs.
4. Additional retail development should be encouraged along Willow Pass Road.
5. Bay Point residents enjoy a central location in the Bay Area, with easy regional access via multiple transportation modes. Quality access to local and regional transportation should be maintained and enhanced.
6. Bay Point residents who lack housing should have access to quality services and programs that will help, including a new shelter, increased mental health and substance abuse services, and facilities that are targeted to specific age groups (e.g., seniors and teens). Bay Point residents who are at risk of losing housing should be protected from displacement.
7. Bay Point's waterfront north of the railroad tracks should be developed with water recreation and commercial uses. *GOOD!!*
8. Park and recreation facilities in Bay Point should be safe and inviting to residents and families through quality maintenance and amenities.
9. The many great agencies that provide community services in Bay Point should coordinate efforts to maximize effectiveness and reach all those who need the services.
10. Bay Point residents should be safe from short- and long-term hazards associated with industrial facilities in and near the community.
11. Bay Point should be resilient to the near- and long-term hazards associated with sea level rise.

AB1492
COMMUNITY
FEEL
\$800
ON FIXED
HUD
INCOME
@ ONE TIME
INCREASE

NEED BETTER QUALITY
OF SCHOOLS

CONTRADICTIONS

NO HIGH SCHOOL IN BAYPOINT!

NOPE POPULATION
NOT ENOUGH
& RESOURCES
JOBS
LITTER DUMPING!!
NEIGHBORHOOD COMMERCIAL
GRAFFITI
REDEVELOPING McADAM HARBOUR
PONT CONTROL
HANE RESEASATION

PLEASED TO
WE SEE A LOT OF WHAT WE SPOKE OF :
ILLEGAL DUMPING
DESIGNATION DUMP DAYS / RECYCLING

BAY POINT | GUIDANCE (CONTINUED)

7

POLICIES

1. Ensure that land use and development projects in Bay Point will not negatively impact the community, such as increased toxic exposures, a net loss of affordable housing, or the displacement of residents and local legacy businesses.
2. Partner with local community-based organizations that have relationships, trust, and cultural competency with Bay Point communities to assist with outreach for local initiatives and issues.
- ★ 3. Proactively enforce County Codes in Bay Point to support community beautification and safety. *even little things / but feel enforcing*
4. Encourage neighborhood-oriented shopping and services to be developed within walking distance to housing.
5. Support local and small business development in Bay Point through training, promotion, and technical, financial, and business assistance.
- [6. Offer incentives for clean, light industrial development that would provide quality jobs for Bay Point residents. *NARROW pieces of LAND OWNED BY SECOND*
7. Partner with Future Build East County and other similar organizations to train Bay Point residents with skills that are tailored to living wage jobs in Bay Point and nearby communities.
8. Actively seek and incentivize commercial development on vacant lots near the BART station, including development that would expand the grocery store options in Bay Point.
9. Encourage the assembly of parcels in medium or higher density residential areas, as appropriate, to ensure quality residential development with adequate infrastructure for drainage and traffic. (3-79; 3-86)
10. Minimize the number of streets and driveways intersecting or entering Willow Pass Road by using secondary roads, assembling frontage parcels, using shared access on abutting properties, and/or other approaches. (3-78(b); 3-80; 3-85; 3-86)
11. Control the placement, design, number, and size of signs on Willow Pass Road to convey business identity without being visually disruptive. (3-80(d))
12. Coordinate with the Housing Authority of Contra Costa County, affordable housing developers, and other organizations to transition vacant and underutilized land into affordable rental and ownership housing that serves Bay Point's diverse population, including single people, families, youth, seniors, and people with disabilities.

13. Coordinate with the Ambrose Recreation and Park District to ensure that Bay Point residents have access to quality park and recreation facilities and programming, and use the County's outreach platforms to promote available park and recreation services and programs to Bay Point residents.
14. Require that new and retrofitted development, particularly along the waterfront, supports effective police and fire protection response and services by using the following principles of crime prevention through environmental design (CPTED):
 - A. Delineate private and public spaces.
 - B. Enhance visibility.
 - C. Control property access.
 - D. Ensure adequate property maintenance.
15. Engage with schools, non-profit organizations, and faith-based organizations to recognize and work with at-risk youth in Bay Point to avert future criminal activity.
16. Increase bicycle police presence in Bay Point to reduce crime with more approachable officers.

ACTIONS

1. Clean up major illegal dumping sites in Bay Point, including at Port Chicago Highway and Driftwood Drive and along Pullman Avenue and Suisun Avenue.
2. Conduct education and outreach to inform Bay Point residents about waste disposal opportunities beyond curbside trash and recycling pickup and about vehicle donation opportunities for unwanted vehicles.
- [3. Prepare and implement streetscape plans for Willow Pass Road and Bailey Road that include protected bike lanes, upgraded sidewalks, lighting, and street trees and landscaping. These plans should also address on-street parking, traffic movements, and transit facilities. If appropriate, revise precise alignment plans for consistency with the streetscape plans. (3-80(e))
4. Work with BART, Tri-Delta Transit, and County Connection to:
 - A. Improve the coordination of bus and BART arrival and departure times.
 - B. Create more frequent and direct bus routes to connect Bay Point residents with BART.

IMPROVE
PTUN
&
RELATIONSHIP
COMMUNITY
PARK DISTRICT.

[LESLIE & DAVID
CHD]

LIGHTING
MIGHT
NEED IT'S
OWN ACTION

NOT JUST
STREET LEVEL
HOUSING LEVEL
MOLD?!?
WHO TO REPORT
@ COUNTY
HOW CAN COUNTY
SUPPORT RESIDENTS
w/ unresponsive
LAND LORDS
LIGHTING!!! FOR SAFETY

ACTIONS (CONTINUED)

5. Work with the Golden State Water Company to conduct education and outreach about how old pipes and water fixtures can affect water quality in older homes. Identify a funding source to provide financial assistance to low-income residents to improve degrading pipes and water fixtures.
6. Coordinate with non-profit and other organizations to investigate the feasibility of opening an emergency shelter to house Bay Point residents of all ages that are homeless.
- * 7. Work with the Ambrose Recreation and Park District to expand youth recreation and education opportunities, such as expanded sports programs, after-school programs, a skate park, and/or a youth center.
8. Work with the Ambrose Recreation and Park District to beautify and improve safety at parks, including through the following approaches:
 - A. Locate facilities to ensure visibility along public roadways where appropriate.
 - B. Provide clear access points.
 - C. Plant appropriate vegetation that provides shade and aesthetic benefits.
 - D. Maintain vegetation and regularly clean up trash to maximize visibility and demonstrate active attention to the site.
 - E. Install more lighting to improve visibility.
 - F. Use signage to clearly convey site ownership and rules.
- * 9. Work with the East Bay Regional Park District to develop a trail network that connects Bay Point residents to nature recreation opportunities, the waterfront, and regional destinations, and to improve trail signage and wayfinding.
10. Establish a comprehensive, long term strategy that coordinates efforts from all regulatory agencies to mitigate the impacts on the community from industrial facilities in and near Bay Point, including the Tesoro Refinery and Keller Canyon Landfill. The strategy must address air pollution, pipeline risks, and accidents, including identification of and community education about evacuation routes. (3-78(d))

→ INCLUDING BEHAVIORAL SERVICES
MEDICAL SCREENING

ESPECIALLY
RECENT RENT INCREASE

ESPECIALLY SINCE
NAVAL STATION
NOW PART OF ERPD

BAY POINT | CONTEXT

1

"pretty spot on"

Bay Point, a tule marshland originally settled for ranching land in the 1800s, was established as a lumber manufacturing and distribution port in the early 1900s. The area's prime location along the Southern Pacific Company's transcontinental tracks and the deep water of Suisun Bay facilitated shipment of raw materials and products by both land and water, spurring quick economic growth in the community.

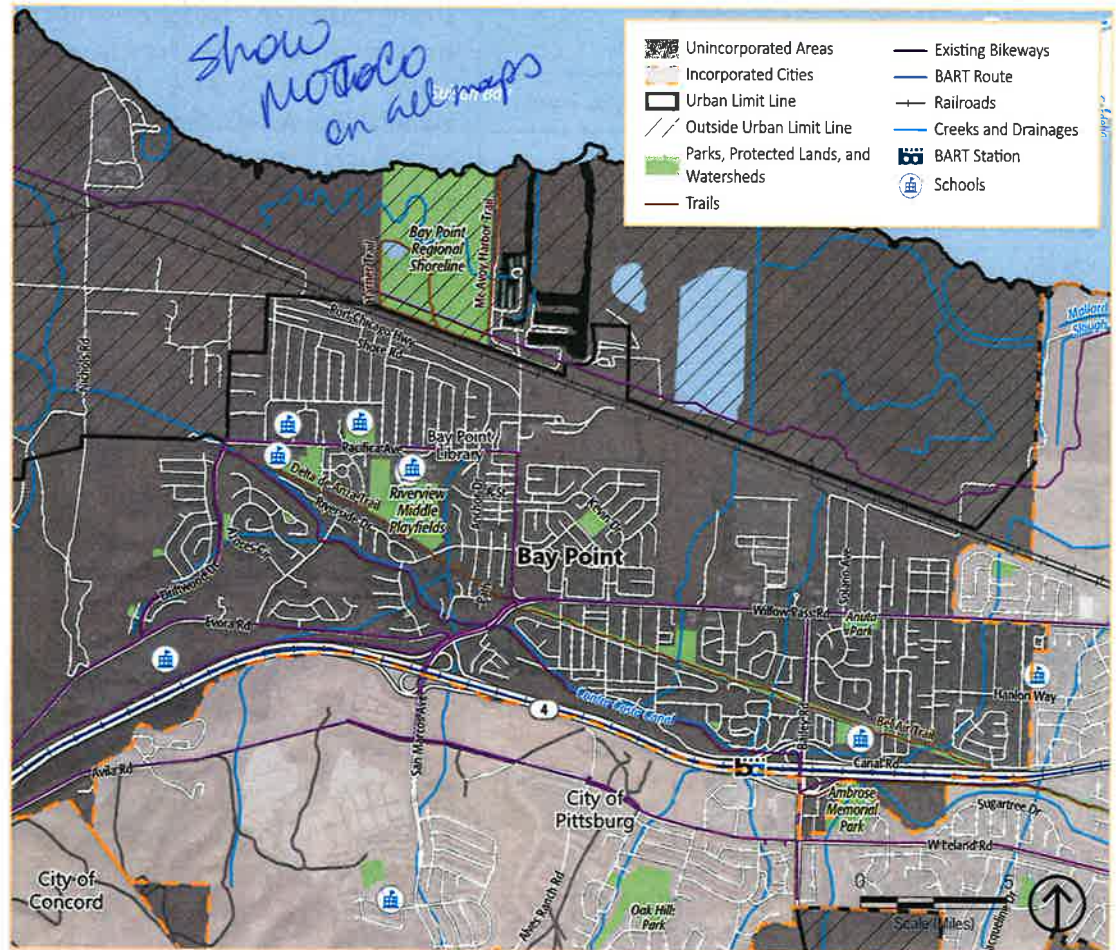
Over time, Bay Point's waterfront has maintained an industrial character. Most of the community consists of single- and multi-family residential uses. While there are some commercial uses in Bay Point, primarily situated along the major thoroughfares of Willow Pass Road and Bailey Road, local neighborhood-serving amenities are relatively limited.

In 1993, the community voted to be renamed from "West Pittsburg" to "Bay Point" to solidify its identity as separate from Pittsburg to the east. Residents take pride in their independence from nearby cities, but they cite concerns about the need for increased services and coordination among service providers. The waterfront, along with other parks in the community, is reportedly unsafe and rife with homeless encampments, and major thoroughfares lack continuous street lighting and pedestrian infrastructure.

The nearby BART station is an important node for the community, sitting on the southeast edge of the unincorporated area. BART provides many residents with an essential regional transportation link to jobs in Walnut Creek and beyond. However, many in the community would like improved Tri Delta Transit bus services and improved transit stop amenities.

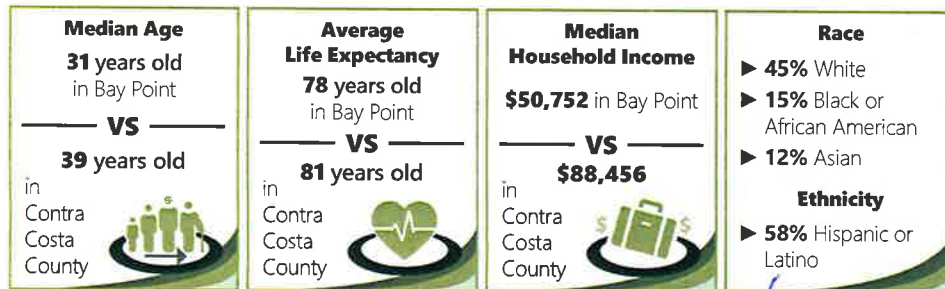
+ mention ECRG

concern about recent rent incr.












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

WHO LIVES IN BAY POINT?



what about County as a whole

Hazards

-  Air quality from increased ozone and diesel particulate matter
-  Coastal flooding
-  Extreme heat
-  Flooding
-  Human health hazards
-  Landslides and debris flows
-  Sea level rise
-  Seismic hazards
-  Wildfire

Major Vulnerabilities

- Cost-burdened households, households in poverty, and persons with chronic illnesses are vulnerable to coastal flooding.
- Cost-burdened households and households in poverty are vulnerable to landslides and debris flows.
- Households in poverty, cost-burdened households, and low-income households are vulnerable to sea level rise.
- Households in poverty are vulnerable to seismic hazards.
- Persons experiencing homelessness are vulnerable to wildfire.
- The Amtrak line, neighborhoods connected by single access roads, the library, and the fire station are vulnerable to coastal flooding.
- The Amtrak line, neighborhoods connected by single access roads, the library, Bay Point BART stop, and commercial buildings are vulnerable to sea level rise.
- Public transit access, water and wastewater services, energy delivery services, and solid waste removal services are vulnerable to multiple hazards.

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



Traffic on Highway 4 poses air quality hazards to Bay Point residents. Photo by Trish Dominguez.



Parts of Bay Point are vulnerable to wildfire hazards; local industrial uses also pose risks from industrial accidents.



Bay Point communities and structures are vulnerable to seismic hazards.















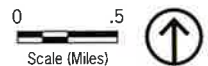
Many communities and facilities are vulnerable to flooding in Bay Point.



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
-  BART Route
-  Railroads
-  Creeks and Drainages
-  BART Station



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.

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The County has identified Bay Point 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.

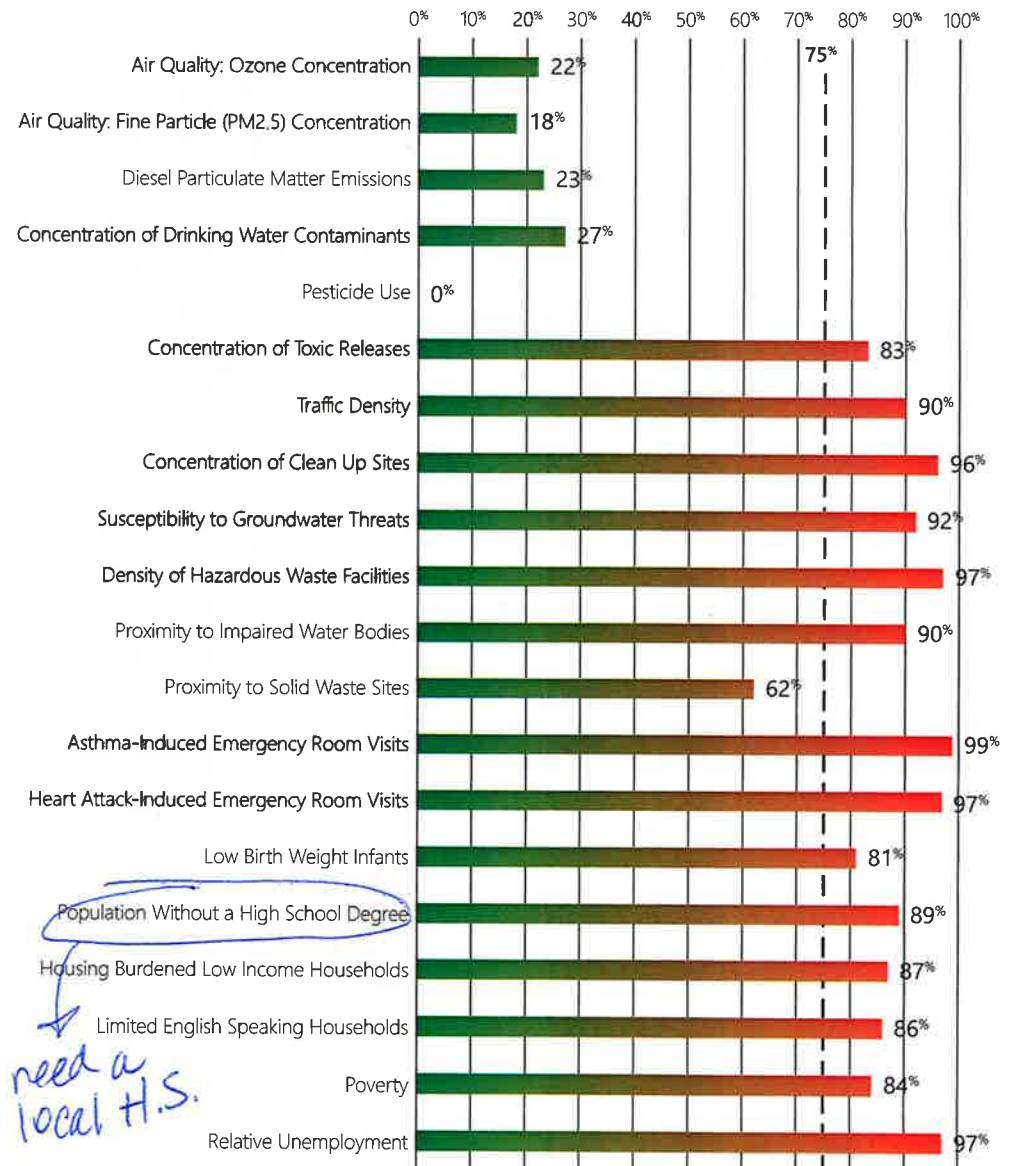
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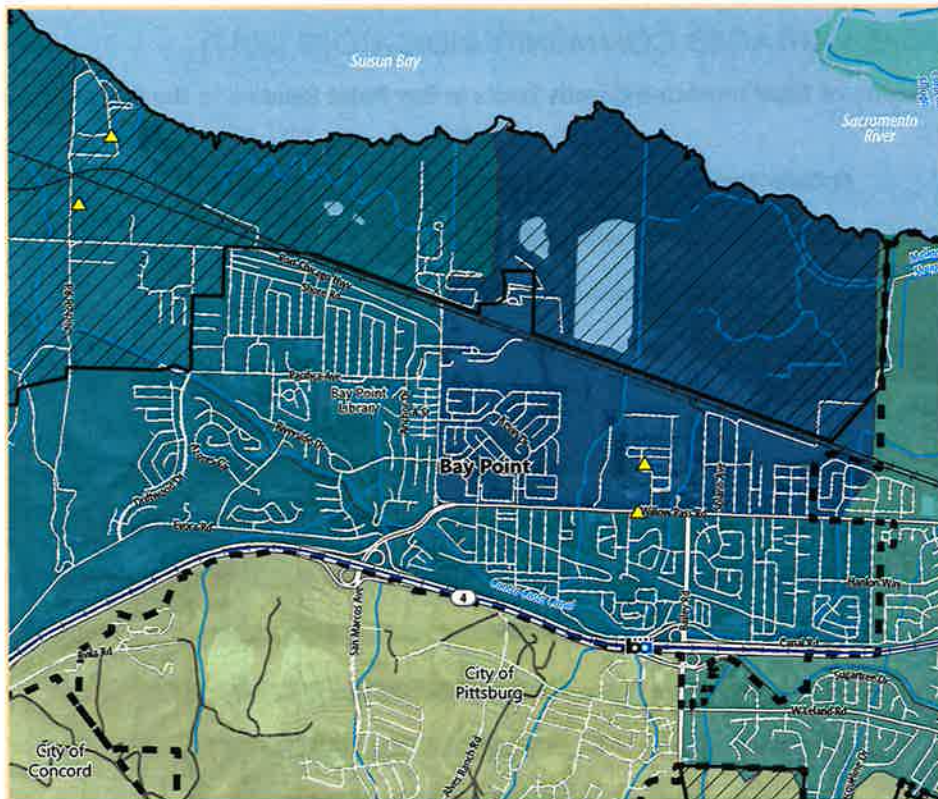
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DISADVANTAGED COMMUNITY INDICATORS (2017)

Ranking of Most Impacted Census Tracts in Bay Point Relative to the State



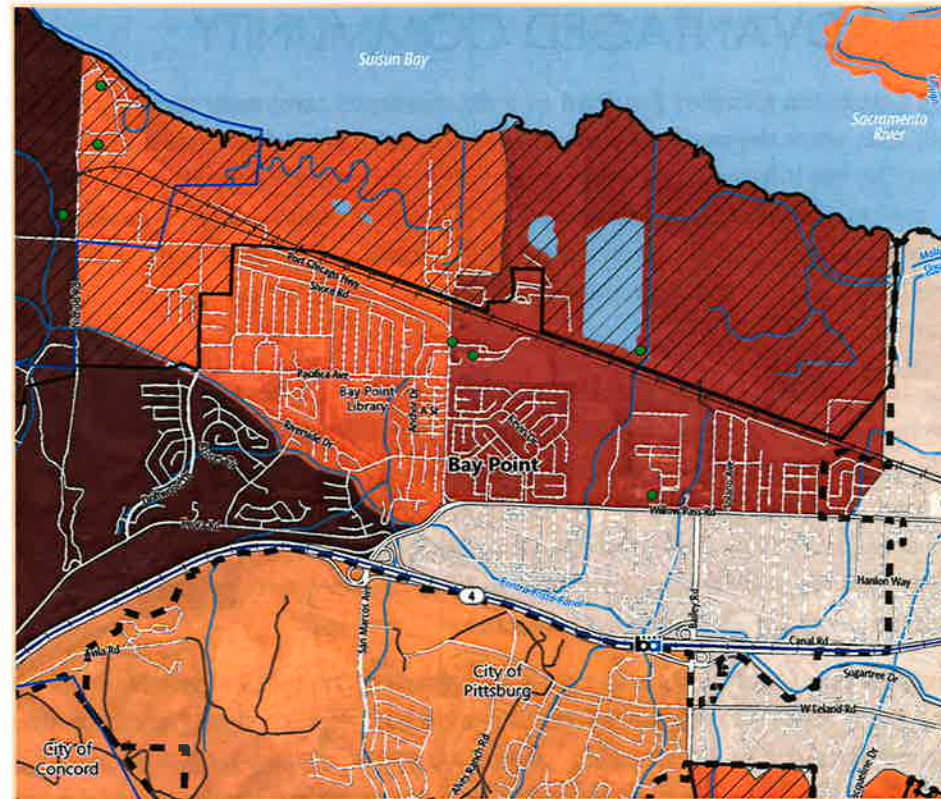


TOXIC RELEASES

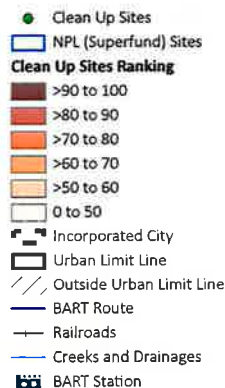


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Source: California Office of Environmental Health Hazard Assessment, 2018; Contra Costa County, 2018; PlaceWorks, 2019.



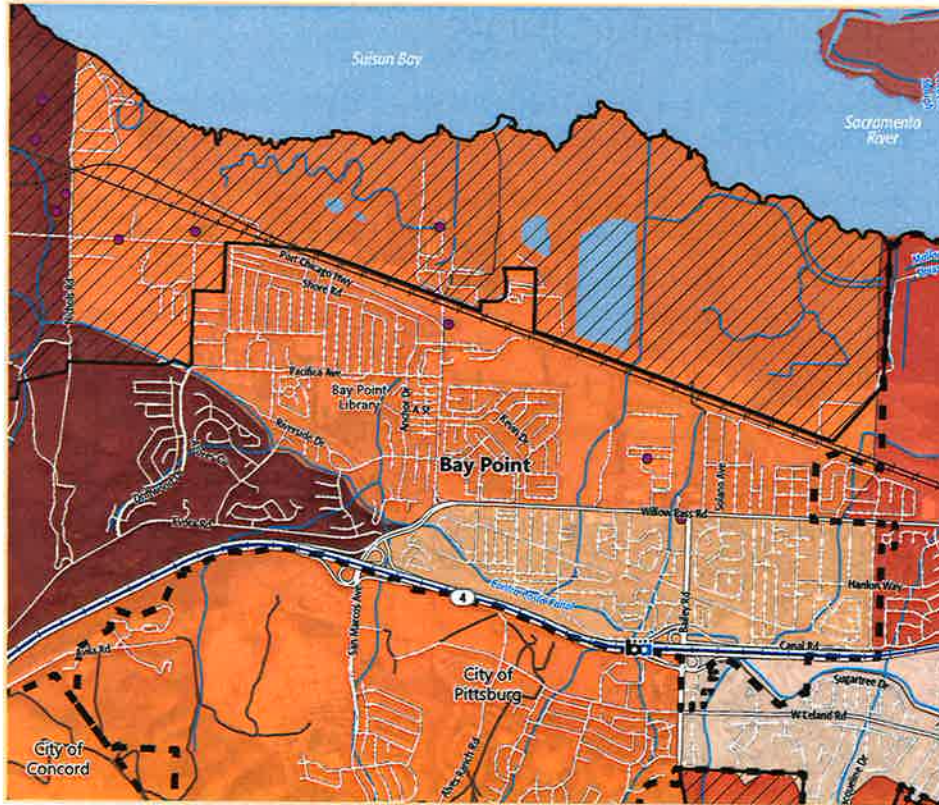
CLEAN UP SITES



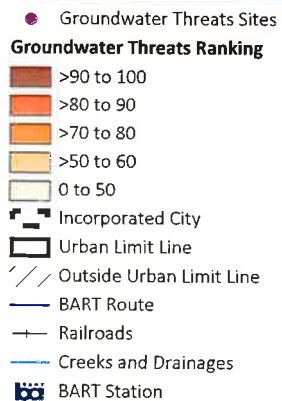
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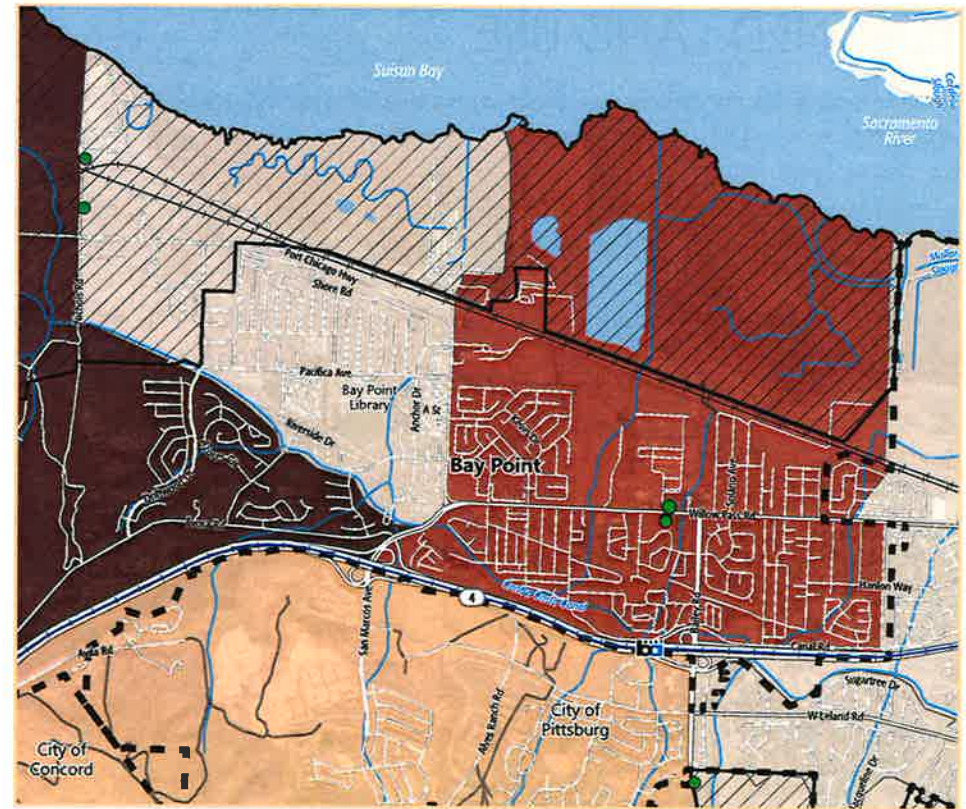
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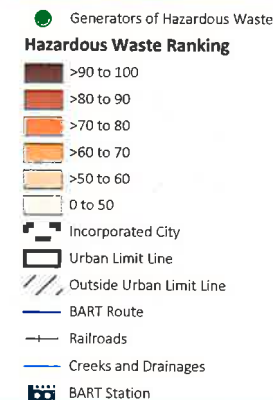
GROUNDWATER THREATS



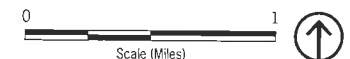
This map ranks Census tracts based on their susceptibility to groundwater threats from activities like the storage and disposal of hazardous materials on commercial and industrial sites. Parts of Bay Point are ranked at 92 percent, meaning that the area is more susceptible to groundwater threats than 92 percent of the state.



HAZARDOUS WASTE



This map ranks Census tracts based on the density of hazardous waste facilities and generators, considering each facility's type and permit status and generator activities. Bay Point is ranked high, reaching up to 97 percent, indicating that the area has a density of hazardous waste facilities and generators that is higher than 97 percent of the state.



PLANNED LAND USE

Land use designations for Bay Point are shown on the land use map and defined in the land use designations section of the Land Use Element.

The majority of the community is planned for continued residential uses at a variety of densities, surrounded primarily by open space, public, and industrial uses. Hillside areas will be preserved through open space and agriculture designations. At the major interchanges of Highway 4, commercial uses are planned to continue, providing services like gas stations and restaurants.

Generally, the land use map envisions that Bay Point will transition to a denser and more bustling community around the Pittsburg/Bay Point BART Station. Portions of Willow Pass Road are designated Mixed Corridor, envisioning a range of neighborhood shopping, residential, and office uses that will stimulate improvements and reinvestment along the corridor. Southeast of the Highway 4/Bailey Road intersection, within the Pittsburg/Bay Point BART Station Area, the Mixed Corridor designation will encourage dense residential development that takes advantage of the area's close proximity to both the BART Station and Ambrose Park. Limited commercial uses are intended as secondary to the residential development and oriented to providing goods and services to neighborhood residents and visitors to Ambrose Park.

Along the south side of Willow Pass Road within the Pittsburg/Bay Point BART Station Area, the Urban Center designation is intended to create a neighborhood commercial district as a focal point of the Bay Point community. The area should be developed as a pedestrian-oriented district serving residents who live nearby. Parking should be adequate but located behind commercial uses along Willow Pass Road.

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The County's zoning map will implement the planned land uses described above. The zoning map is also being updated as part of Envision Contra Costa 2040; draft changes will be published for public review and discussion when available.



Multi-family housing in Bay Point.



Single-family housing in Bay Point.



Mixed-use development in Bay Point.



Commercial use in Bay Point.

GUIDING PRINCIPLES

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

1. Bay Point is a great place to raise a family. Its small-town community-mindedness **and relative affordability should be preserved and supported for future generations.**
2. The entire Bay Point community should enjoy streetscapes and open spaces that are free from abandoned cars, debris, and litter, and street lighting should be improved to make people feel safer walking at night.
3. Bay Point residents need more local, high-quality jobs from a diverse business base. Businesses should be encouraged to hire locally and provide living wage jobs.
4. Additional retail development should be encouraged along Willow Pass Road.
5. Bay Point residents enjoy a central location in the Bay Area, with easy regional access via multiple transportation modes. Quality access to local and regional transportation should be maintained and enhanced.
6. Bay Point residents who lack housing should have access to quality services and programs that will help, including a new shelter, increased mental health and **substance abuse services, and facilities that are targeted to specific age groups** (e.g., seniors and teens). Bay Point residents who are at risk of losing housing should be protected from displacement.
7. Bay Point's waterfront north of the railroad tracks should be developed with water recreation and commercial uses. *but consider SLR*
8. Park and recreation facilities in Bay Point should be safe and inviting to residents and families through quality **maintenance** and amenities.
9. The many great agencies that provide community services in Bay Point should coordinate efforts to **maximize effectiveness and reach all those who need the services.**
10. Bay Point residents **should be safe from short- and long-term hazards associated with industrial facilities in and near the community.**
11. Bay Point **should be resilient to the near- and long-term hazards associated with sea level rise.**

yes!

BAY POINT | GUIDANCE (CONTINUED)

7

POLICIES

Mt. Diablo School Dist

+ local high school - esp. bc adding more people.

1. Ensure that land use and development projects in Bay Point will not negatively impact the community, such as increased toxic exposures, a net loss of affordable housing, or the displacement of residents and local legacy businesses.
2. Partner with local community-based organizations that have relationships, trust, and cultural competency with Bay Point communities to assist with outreach for local initiatives and issues.
3. Proactively enforce County Codes in Bay Point to support community beautification and safety. + graffiti removal
4. Encourage neighborhood-oriented shopping and services to be developed within walking distance to housing. (want a coffee shop)
5. Support local and small business development in Bay Point through training, promotion, and technical, financial, and business assistance.
6. Offer incentives for clean, light industrial development that would provide quality jobs for Bay Point residents.
7. Partner with Future Build East County and other similar organizations to train Bay Point residents with skills that are tailored to living wage jobs in Bay Point and nearby communities.
8. Actively seek and incentivize commercial development on vacant lots near the BART station, including development that would expand the grocery store options in Bay Point.
9. Encourage the assembly of parcels in medium or higher density residential areas, as appropriate, to ensure quality residential development with adequate infrastructure for drainage and traffic. (3-79; 3-86)
10. Minimize the number of streets and driveways intersecting or entering Willow Pass Road by using secondary roads, assembling frontage parcels, using shared access on abutting properties, and/or other approaches. (3-78(b); 3-80; 3-85; 3-86)
11. Control the placement, design, number, and size of signs on Willow Pass Road to convey business identity without being visually disruptive. (3-80(d))
12. Coordinate with the Housing Authority of Contra Costa County, affordable housing developers, and other organizations to transition vacant and underutilized land into affordable rental and ownership housing that serves Bay Point's diverse population, including single people, families, youth, seniors, and people with disabilities.

13. Coordinate with the Ambrose Recreation and Park District to ensure that Bay Point residents have access to quality park and recreation facilities and programming, and use the County's outreach platforms to promote available park and recreation services and programs to Bay Point residents. (relationship is rocky r.n.)
14. Require that new and retrofitted development, particularly along the waterfront, supports effective police and fire protection response and services by using the following principles of crime prevention through environmental design (CPTED):
 - A. Delineate private and public spaces.
 - B. Enhance visibility.
 - C. Control property access.
 - D. Ensure adequate property maintenance.
15. Engage with schools, non-profit organizations, and faith-based organizations to recognize and work with at-risk youth in Bay Point to avert future criminal activity.
16. Increase bicycle police presence in Bay Point to reduce crime with more approachable officers.

ACTIONS

1. Clean up major illegal dumping sites in Bay Point, including at Port Chicago Highway and Driftwood Drive and along Pullman Avenue and Suisun Avenue.
2. Conduct education and outreach to inform Bay Point residents about waste disposal opportunities beyond curbside trash and recycling pickup and about vehicle donation opportunities for unwanted vehicles.
3. Prepare and implement streetscape plans for Willow Pass Road and Bailey Road that include protected bike lanes, upgraded sidewalks, lighting, and street trees and landscaping. These plans should also address on-street parking, traffic movements, and transit facilities. If appropriate, revise precise alignment plans for consistency with the streetscape plans. (3-80(e))
→ add an act/pol dedicated to lighting safety
4. Work with BART, Tri-Delta Transit, and County Connection to:
 - A. Improve the coordination of bus and BART arrival and departure times.
 - B. Create more frequent and direct bus routes to connect Bay Point residents with BART.

ACTIONS (CONTINUED)

5. Work with the Golden State Water Company to conduct education and outreach about how old pipes and water fixtures can affect water quality in older homes. Identify a funding source to provide financial assistance to low-income residents to improve degrading pipes and water fixtures.
6. Coordinate with non-profit and other organizations to investigate the feasibility of opening an emergency shelter to house Bay Point residents of all ages that are homeless.
+ other services - incl health - in comty
7. Work with the Ambrose Recreation and Park District to expand youth recreation and education opportunities, such as expanded sports programs, after-school programs, a skate park, and/or a youth center.
+ street art?
8. Work with the Ambrose Recreation and Park District to beautify and improve safety at parks, including through the following approaches:
 - A. Locate facilities to ensure visibility along public roadways where appropriate.
 - B. Provide clear access points.
 - C. Plant appropriate vegetation that provides shade and aesthetic benefits.
 - D. Maintain vegetation and regularly clean up trash to maximize visibility and demonstrate active attention to the site.
 - E. Install more lighting to improve visibility.
 - F. Use signage to clearly convey site ownership and rules.
9. Work with the East Bay Regional Park District to develop a trail network that connects Bay Point residents to nature recreation opportunities, the waterfront, and regional destinations and to improve trail signage and wayfinding.
and landowners (mention Great Delta Trail by name?)
10. Establish a comprehensive, long term strategy that coordinates efforts from all regulatory agencies to mitigate the impacts on the community from industrial facilities in and near Bay Point, including the Tesoro Refinery and Keller Canyon Landfill. The strategy must address air pollution, pipeline risks, and accidents, including identification of and community education about evacuation routes. (3-78(d))

*+ graffiti removal - now = by volunteers
(City of Pittsb. responds quickly
but other side of road - stays for weeks
do murals (Pol. 3?)*

*Ppl don't see enforcement & don't
understand how/where to
report & get a response.
eg. lead, mold, clean up,
street lighting*

NOTES

ECRGI + First 5

- First 5, NO outreach → w/ non-profit to bring awareness
- move childcare from Contra, more Bilingual outreach @ meeting & documents
- Bring food → events to make it inviting for working ppl
- Not enough access → health services & infrastructure is not kept up in this community high cost living had keep up maintenance
- Have an individual who is solely outreach in the community, flyers, going to church, schools, etc.
- Shore acres NOT enough open space or parks
 - ↳ Parks are run down except outdated equipment
 - ↳ NO Bathrooms
 - ↳ Safety @ parks does not feel safe going
- Not enough lighting on main streets → drifting @ night & no surveillance by cops → No Health facilities
- Setting of cameras @ streetlights/streets → Shore acres absolute no lightings
- ① Outreach between non profits & County 1.5 NO Hospitals/ access to healthcare facilities → more Stop signs & signage in general
- ② Lighting @ BART & along main & minors streets
- ③ Police protection "Safety"
- ④ Bring more parks/forestry/bike/trails to reduce the Disadvantaged Community Indicators
 - ↳ Shuttle transport to BART
 - ↳ HS + Rec center

1976 local HS

- Illegal dumping → code enforcement
- Community oriented development
- Affirmative action
 - ↳ Actively pursue funding for parks

↳ Promote positive activity



to 's, om's, 'mow h
- Better communication for events

BAY POINT | CONTEXT

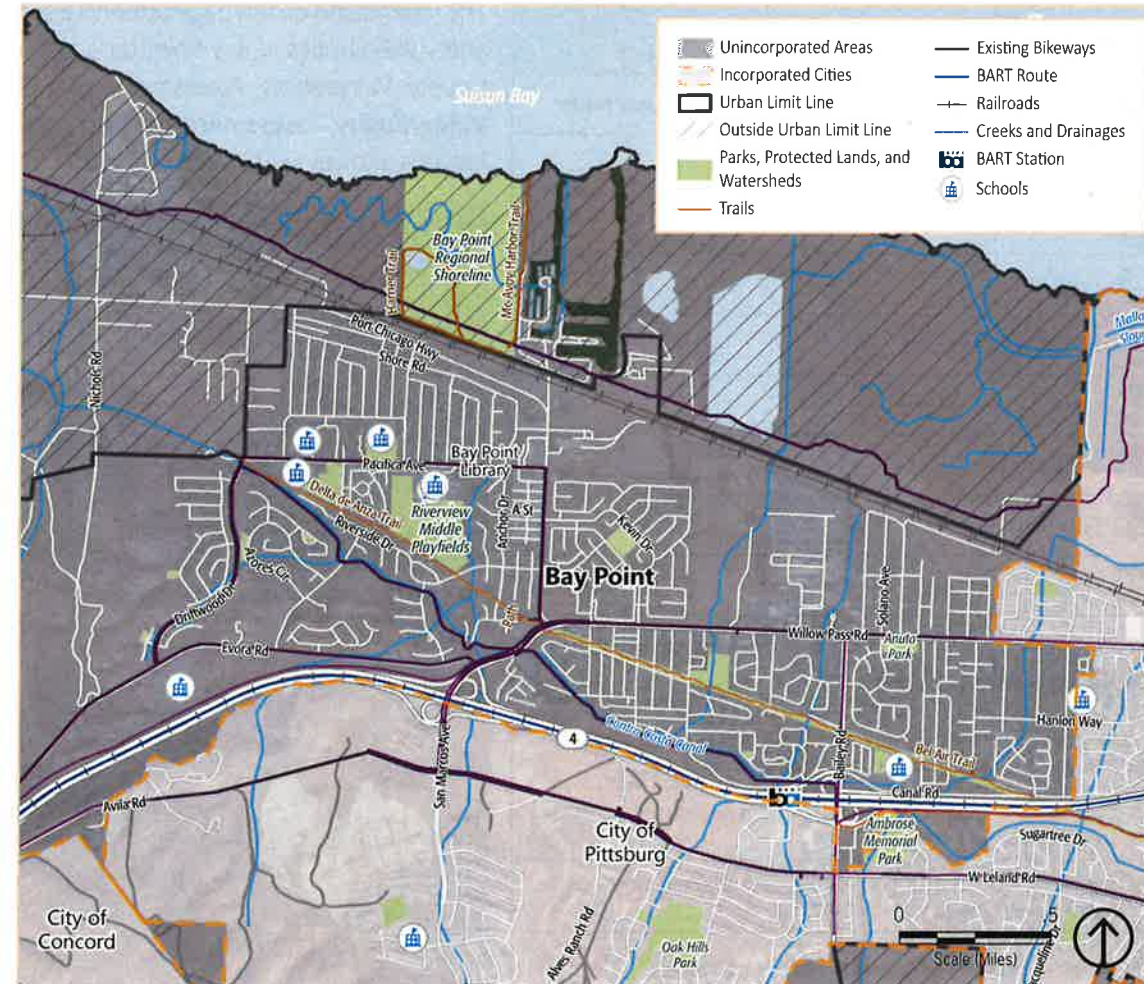
1

Bay Point, a tule marshland originally settled for ranching land in the 1800s, was established as a lumber manufacturing and distribution port in the early 1900s. The area's prime location along the Southern Pacific Company's transcontinental tracks and the deep water of Suisun Bay facilitated shipment of raw materials and products by both land and water, spurring quick economic growth in the community.

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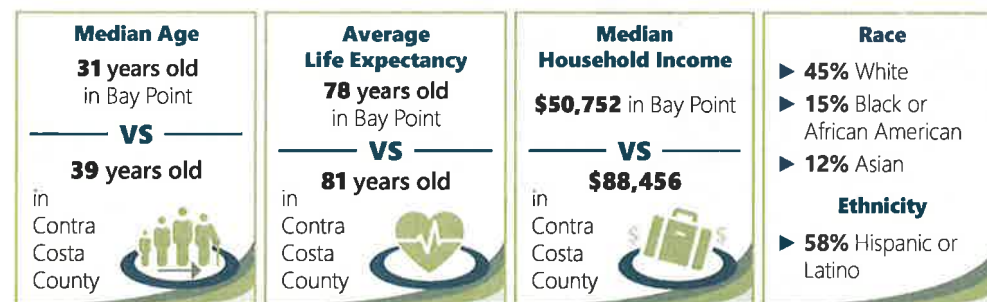
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WHO LIVES IN BAY POINT?



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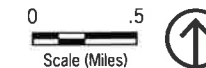
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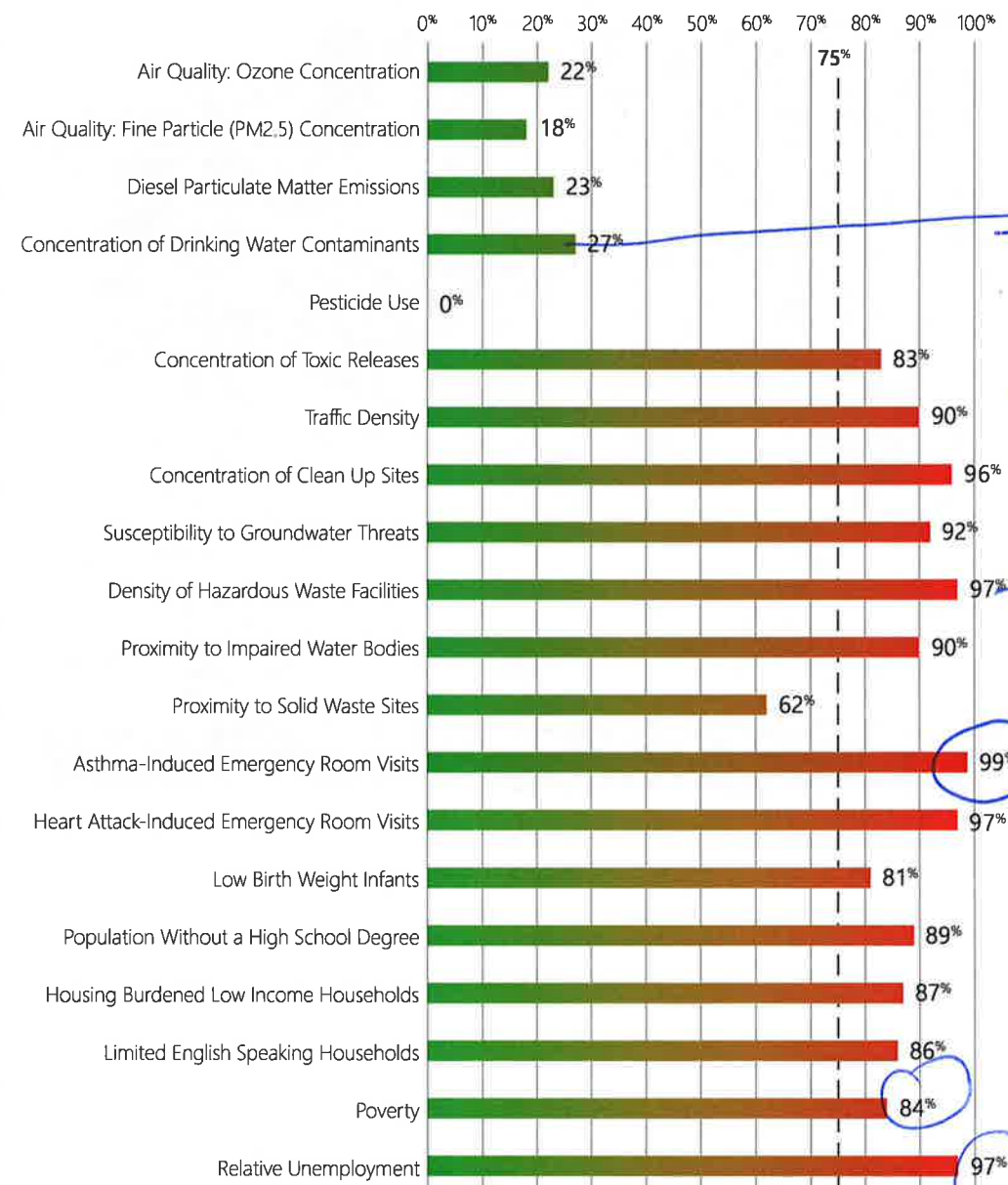
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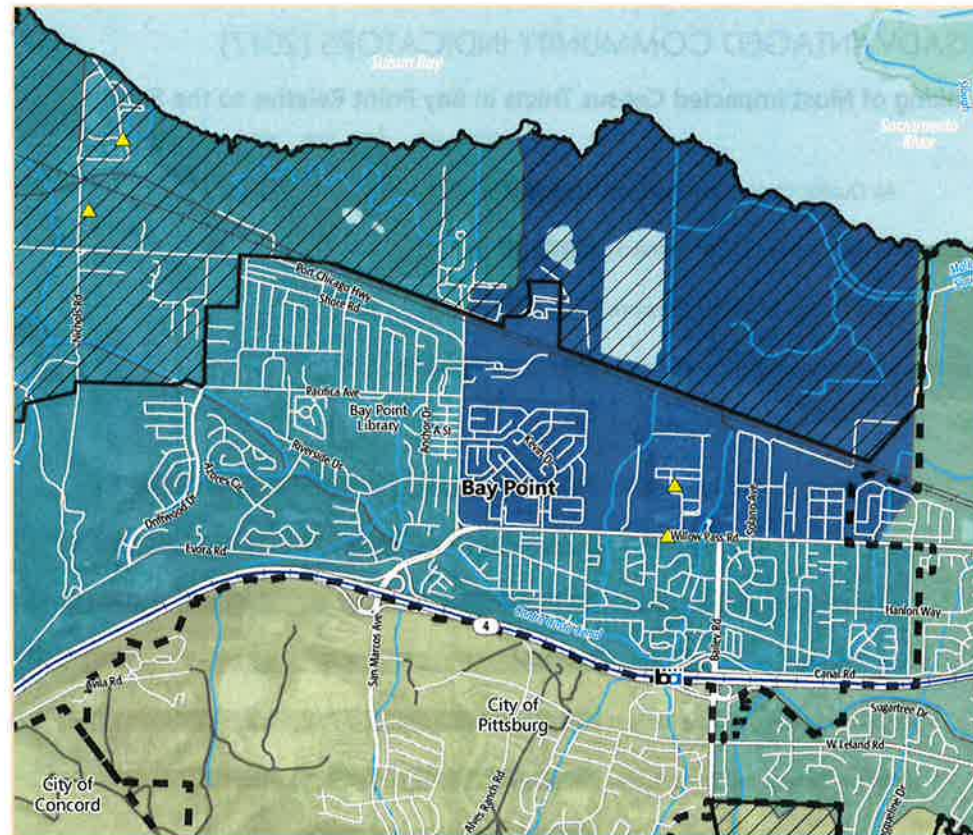


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graph

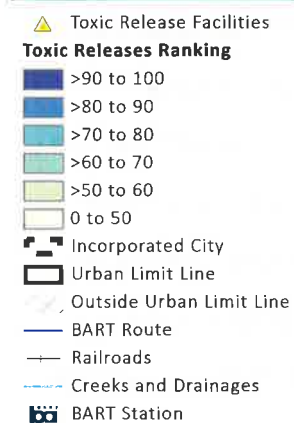
→ water tastes
different in Bay
Point, mainly due
to poor piping

Majority of family
members &
friends have
Asthma

— All work outside
of Baypoint
not enough jobs
— Many fast food
establishment
not enough healthy food
options

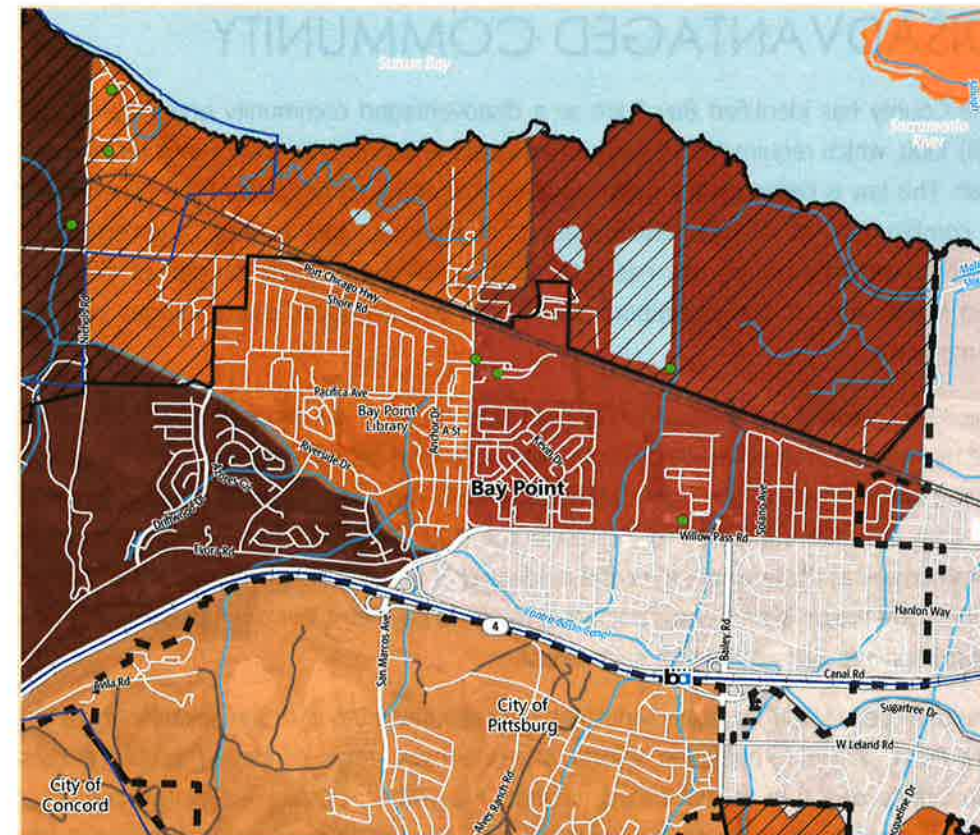


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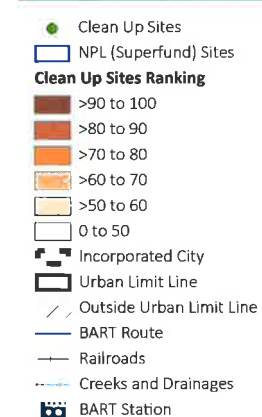


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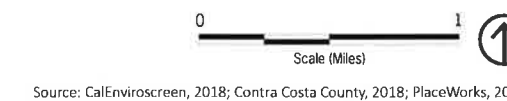
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Single-family housing in Bay Point.



Mixed-use development in Bay Point.

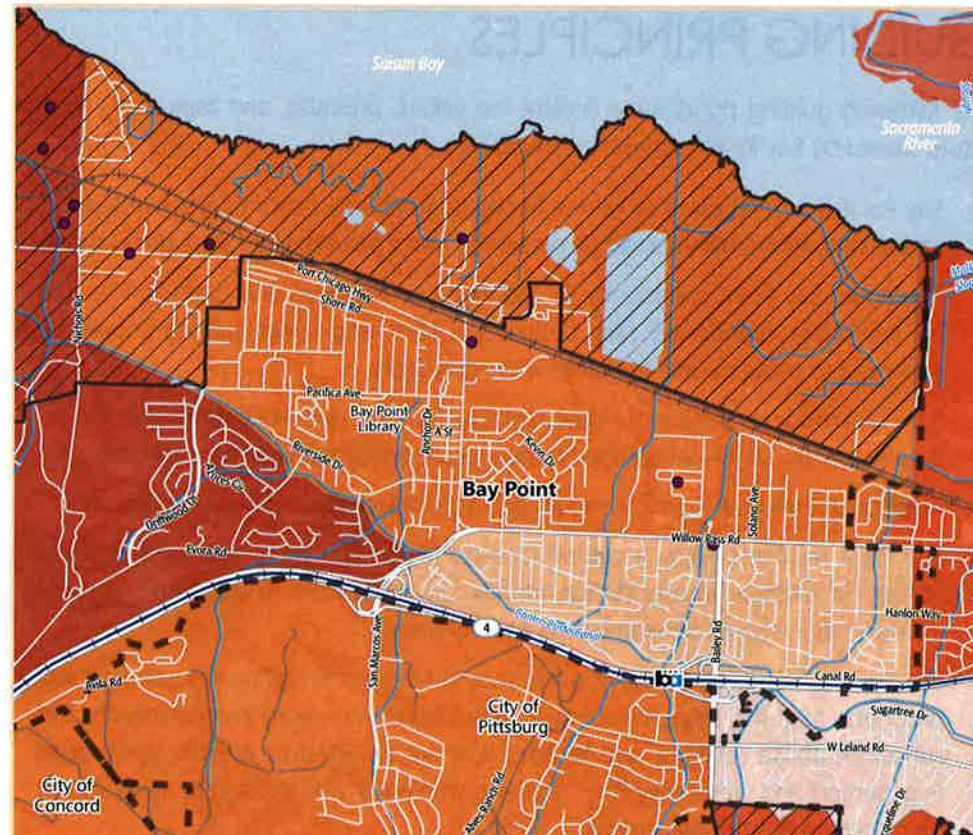


Commercial use in Bay Point.

GUIDING PRINCIPLES

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

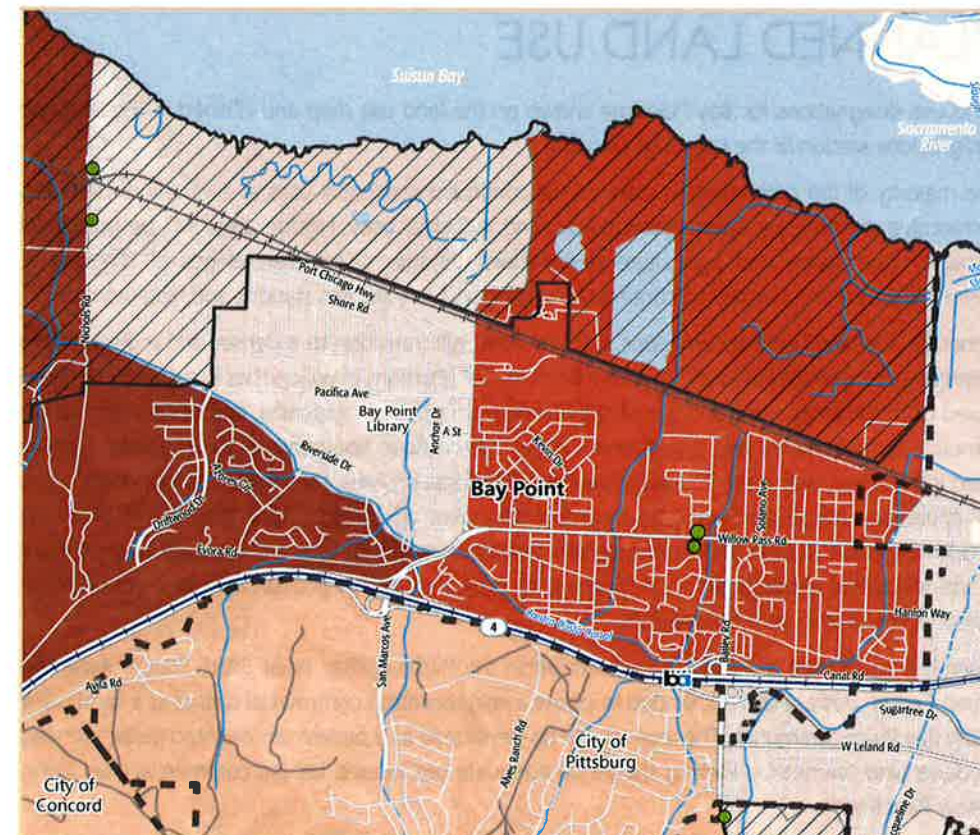
1. Bay Point is a great place to raise a family. Its small-town community-mindedness and relative affordability should be preserved and supported for future generations.
2. The entire Bay Point community should enjoy streetscapes and open spaces that are free from abandoned cars, debris, and litter, and street lighting should be improved to make people feel safer walking at night.
3. Bay Point residents need more local, high-quality jobs from a diverse business base. Businesses should be encouraged to hire locally and provide living wage jobs.
4. Additional retail development should be encouraged along Willow Pass Road.
5. Bay Point residents enjoy a central location in the Bay Area, with easy regional access via multiple transportation modes. Quality access to local and regional transportation should be maintained and enhanced.
6. Bay Point residents who lack housing should have access to quality services and programs that will help, including a new shelter, increased mental health and substance abuse services, and facilities that are targeted to specific age groups (e.g., seniors and teens). Bay Point residents who are at risk of losing housing should be protected from displacement.
7. Bay Point's waterfront north of the railroad tracks should be developed with water recreation and commercial uses.
8. Park and recreation facilities in Bay Point should be safe and inviting to residents and families through quality maintenance and amenities.
9. The many great agencies that provide community services in Bay Point should coordinate efforts to maximize effectiveness and reach all those who need the services.
10. Bay Point residents should be safe from short- and long-term hazards associated with industrial facilities in and near the community.
11. Bay Point should be resilient to the near- and long-term hazards associated with sea level rise.



GROUNDWATER THREATS

- Groundwater Threats Sites
- Groundwater Threats Ranking**
- >90 to 100
- >80 to 90
- >70 to 80
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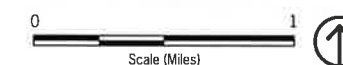
This map ranks Census tracts based on their susceptibility to groundwater threats from activities like the storage and disposal of hazardous materials on commercial and industrial sites. Parts of Bay Point are ranked at 92 percent, meaning that the area is more susceptible to groundwater threats than 92 percent of the state.



HAZARDOUS WASTE

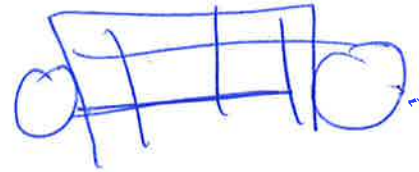
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This map ranks Census tracts based on the density of hazardous waste facilities and generators, considering each facility's type and permit status and generator activities. Bay Point is ranked high, reaching up to 97 percent, indicating that the area has a density of hazardous waste facilities and generators that is higher than 97 percent of the state.



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

① Outreach before



BAY POINT | GUIDANCE (CONTINUED)

7

POLICIES

- ① Ensure that land use and development projects in Bay Point will not negatively impact the community, such as increased toxic exposures, a net loss of affordable housing, or the displacement of residents and local legacy businesses.
2. Partner with local community-based organizations that have relationships, trust, and cultural competency with Bay Point communities to assist with outreach for local initiatives and issues.
- ③ Proactively enforce County Codes in Bay Point to support community beautification and safety.
- ④ Encourage neighborhood-oriented shopping and services to be developed within walking distance to housing.
5. Support local and small business development in Bay Point through training, promotion, and technical, financial, and business assistance.
6. Offer incentives for clean, light industrial development that would provide quality jobs for Bay Point residents.
7. Partner with Future Build East County and other similar organizations to train Bay Point residents with skills that are tailored to living wage jobs in Bay Point and nearby communities.
8. Actively seek and incentivize commercial development on vacant lots near the BART station, including development that would expand the grocery store options in Bay Point.
- ⑨ Encourage the assembly of parcels in medium or higher density residential areas, as appropriate, to ensure quality residential development with adequate infrastructure for drainage and traffic. (3-79; 3-86)
- ⑩ Minimize the number of streets and driveways intersecting or entering Willow Pass Road by using secondary roads, assembling frontage parcels, using shared access on abutting properties, and/or other approaches. (3-78(b); 3-80; 3-85; 3-86)
- ⑪ Control the placement, design, number, and size of signs on Willow Pass Road to convey business identity without being visually disruptive. (3-80(d))
12. Coordinate with the Housing Authority of Contra Costa County, affordable housing developers, and other organizations to transition vacant and underutilized land into affordable rental and ownership housing that serves Bay Point's diverse population, including single people, families, youth, seniors, and people with disabilities.

13. Coordinate with the Ambrose Recreation and Park District to ensure that Bay Point residents have access to quality park and recreation facilities and programming, and use the County's outreach platforms to promote available park and recreation services and programs to Bay Point residents.
14. Require that new and retrofitted development, particularly along the waterfront, supports effective police and fire protection response and services by using the following principles of crime prevention through environmental design (CPTED):
 - A. Delineate private and public spaces.
 - B. Enhance visibility.
 - C. Control property access.
 - D. Ensure adequate property maintenance.
15. Engage with schools, non-profit organizations, and faith-based organizations to recognize and work with at-risk youth in Bay Point to avert future criminal activity.
16. Increase bicycle police presence in Bay Point to reduce crime with more approachable officers.

ACTIONS

1. Clean up major illegal dumping sites in Bay Point, including at Port Chicago Highway and Driftwood Drive and along Pullman Avenue and Suisun Avenue.
2. Conduct education and outreach to inform Bay Point residents about waste disposal opportunities beyond curbside trash and recycling pickup and about vehicle donation opportunities for unwanted vehicles.
3. Prepare and implement streetscape plans for Willow Pass Road and Bailey Road that include protected bike lanes, upgraded sidewalks, lighting, and street trees and landscaping. These plans should also address on-street parking, traffic movements, and transit facilities. If appropriate, revise precise alignment plans for consistency with the streetscape plans. (3-80(e))
4. Work with BART, Tri-Delta Transit, and County Connection to:
 - A. Improve the coordination of bus and BART arrival and departure times.
 - B. Create more frequent and direct bus routes to connect Bay Point residents with BART.

⑬ Bicycle master plan

in bay point or more access to trails → make streets wider / safer for community to use amenities

Best control & protections from gentrification

Speed bumps
lighting, cameras
→ share aces
streets don't have curbs and it leads to oncoming traffic
→ conduct a curb study to take count of curbs

Theres actually lack signs
- some street signs to neighborhoods
one not visible & light

ACTIONS (CONTINUED)

5. Work with the Golden State Water Company to conduct education and outreach about how old pipes and water fixtures can affect water quality in older homes. Identify a funding source to provide financial assistance to low-income residents to improve degrading pipes and water fixtures.
6. Coordinate with non-profit and other organizations to investigate the feasibility of opening an emergency shelter to house Bay Point residents of all ages that are homeless.
7. Work with the Ambrose Recreation and Park District to expand youth recreation and education opportunities, such as expanded sports programs, after-school programs, a skate park, and/or a youth center.
8. Work with the Ambrose Recreation and Park District to beautify and improve safety at parks, including through the following approaches:
 - A. Locate facilities to ensure visibility along public roadways where appropriate.
 - B. Provide clear access points.
 - C. Plant appropriate vegetation that provides shade and aesthetic benefits.
 - D. Maintain vegetation and regularly clean up trash to maximize visibility and demonstrate active attention to the site.
 - E. Install more lighting to improve visibility.
 - F. Use signage to clearly convey site ownership and rules.
9. Work with the East Bay Regional Park District to develop a trail network that connects Bay Point residents to nature recreation opportunities, the waterfront, and regional destinations, and to improve trail signage and wayfinding.
10. Establish a comprehensive, long term strategy that coordinates efforts from all regulatory agencies to mitigate the impacts on the community from industrial facilities in and near Bay Point, including the Tesoro Refinery and Keller Canyon Landfill. The strategy must address air pollution, pipeline risks, and accidents, including identification of and community education about evacuation routes. (3-78(d))

BAY POINT | CONTEXT

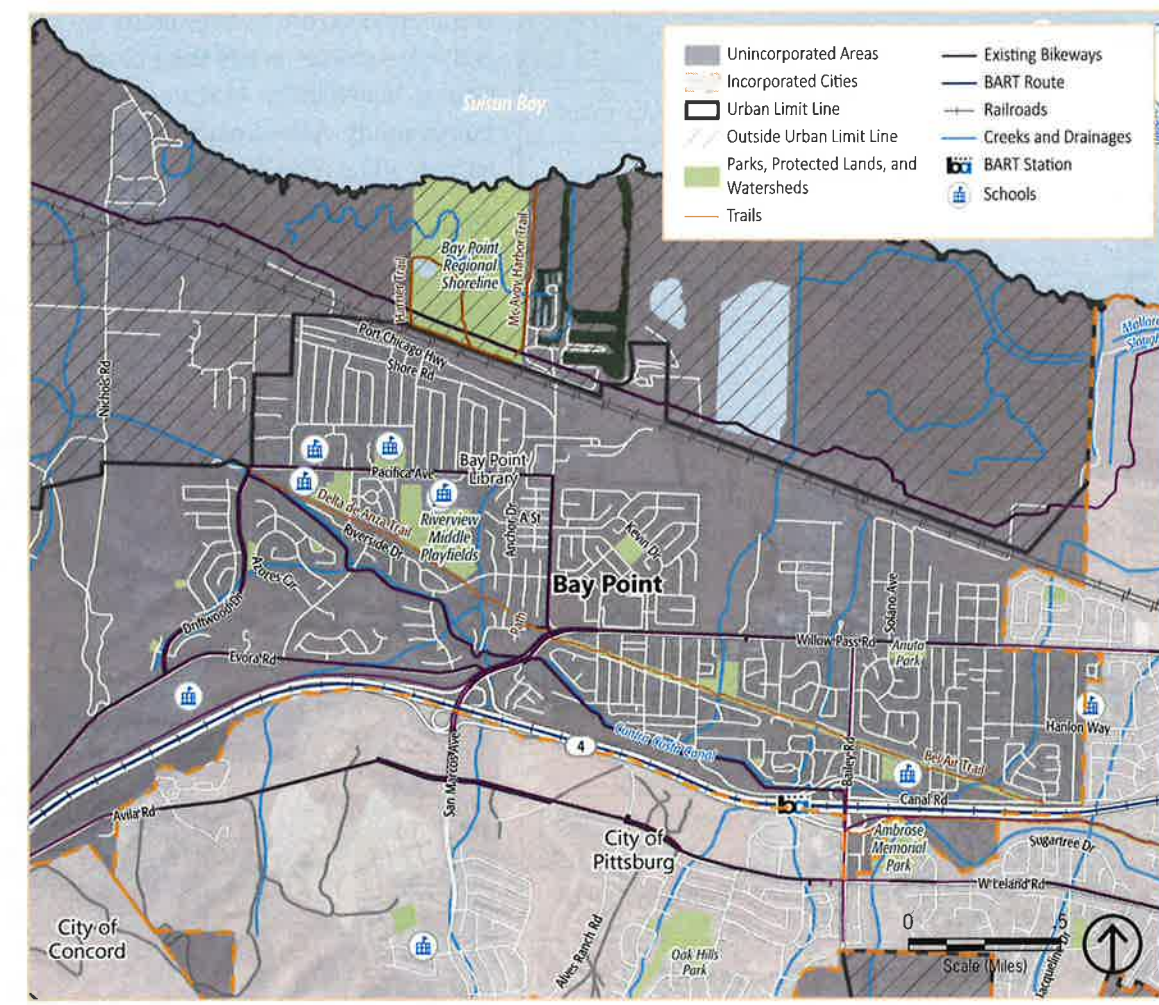
1

Bay Point, a tule marshland originally settled for ranching land in the 1800s, was established as a lumber manufacturing and distribution port in the early 1900s. The area's prime location along the Southern Pacific Company's transcontinental tracks and the deep water of Suisun Bay facilitated shipment of raw materials and products by both land and water, spurring quick economic growth in the community.

Over time, Bay Point's waterfront has maintained an industrial character. Most of the community consists of single- and multi-family residential uses. While there are some commercial uses in Bay Point, primarily situated along the major thoroughfares of Willow Pass Road and Bailey Road, local neighborhood-serving amenities are relatively limited.

In 1993, the community voted to be renamed from "West Pittsburg" to "Bay Point" to solidify its identity as separate from Pittsburg to the east. Residents take pride in their independence from nearby cities, but they cite concerns about the need for increased services and coordination among service providers. The waterfront, along with other parks in the community, is reportedly unsafe and rife with homeless encampments, and major thoroughfares lack continuous street lighting and pedestrian infrastructure.

The nearby BART station is an important node for the community, sitting on the southeast edge of the unincorporated area. BART provides many residents with an essential regional transportation link to jobs in Walnut Creek and beyond. However, many in the community would like improved Tri Delta Transit bus services and improved transit stop amenities.












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

WHO LIVES IN BAY POINT?

<p>Median Age 31 years old in Bay Point</p> <p>VS</p> <p>39 years old in Contra Costa County</p>	<p>Average Life Expectancy 78 years old in Bay Point</p> <p>VS</p> <p>81 years old in Contra Costa County</p>	<p>Median Household Income \$50,752 in Bay Point</p> <p>VS</p> <p>\$88,456 in Contra Costa County</p>	<p>Race</p> <ul style="list-style-type: none"> ► 45% White ► 15% Black or African American ► 12% Asian <p>Ethnicity</p> <ul style="list-style-type: none"> ► 58% Hispanic or Latino
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Hazards

	Air quality from increased ozone and diesel particulate matter
	Coastal flooding
	Extreme heat
	Flooding
	Human health hazards
	Landslides and debris flows
	Sea level rise
	Seismic hazards
	Wildfire

Major Vulnerabilities

Cost-burdened households, households in poverty, and persons with chronic illnesses are vulnerable to coastal flooding.
Cost-burdened households and households in poverty are vulnerable to landslides and debris flows.
Households in poverty, cost-burdened households, and low-income households are vulnerable to sea level rise.
Households in poverty are vulnerable to seismic hazards.
Persons experiencing homelessness are vulnerable to wildfire.
The Amtrak line, neighborhoods connected by single access roads, the library, and the fire station are vulnerable to coastal flooding.
The Amtrak line, neighborhoods connected by single access roads, the library, Bay Point BART stop, and commercial buildings are vulnerable to sea level rise.
Public transit access, water and wastewater services, energy delivery services, and solid waste removal services are vulnerable to multiple hazards.

The information on this page presents a summary of hazards and vulnerabilities in Bay Point based on the Contra Costa County Vulnerability Assessment; please see the [online Vulnerability Assessment](#) for a full description of these hazards and vulnerabilities.



Traffic on Highway 4 poses air quality hazards to Bay Point residents. Photo by Trish Dominguez.

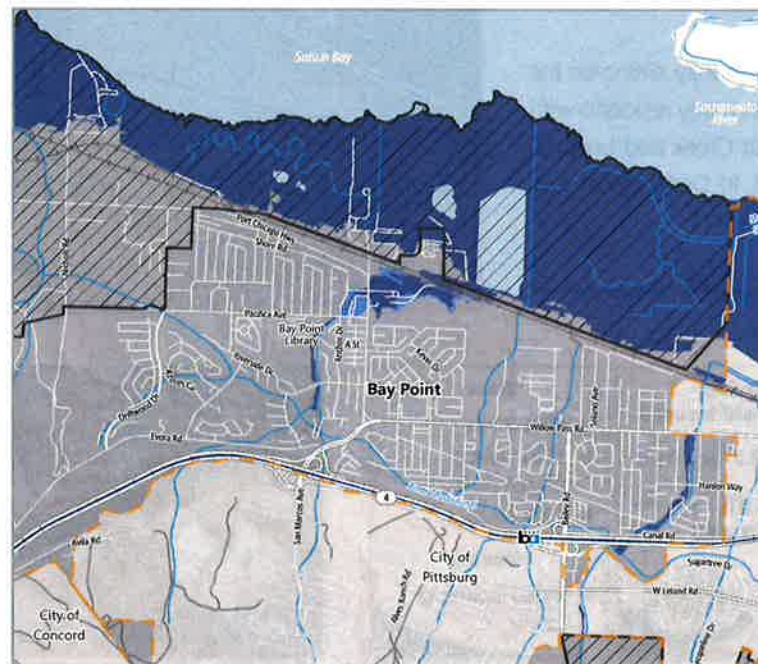


Parts of Bay Point are vulnerable to wildfire hazards; local industrial uses also pose risks from industrial accidents.















Bay Point communities and structures are vulnerable to seismic hazards.

Many communities and facilities are vulnerable to flooding in Bay Point.



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
-  BART Route
-  Railroads
-  Creeks and Drainages
-  BART Station

0 .5
Scale (Miles)



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 Bay Point 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.

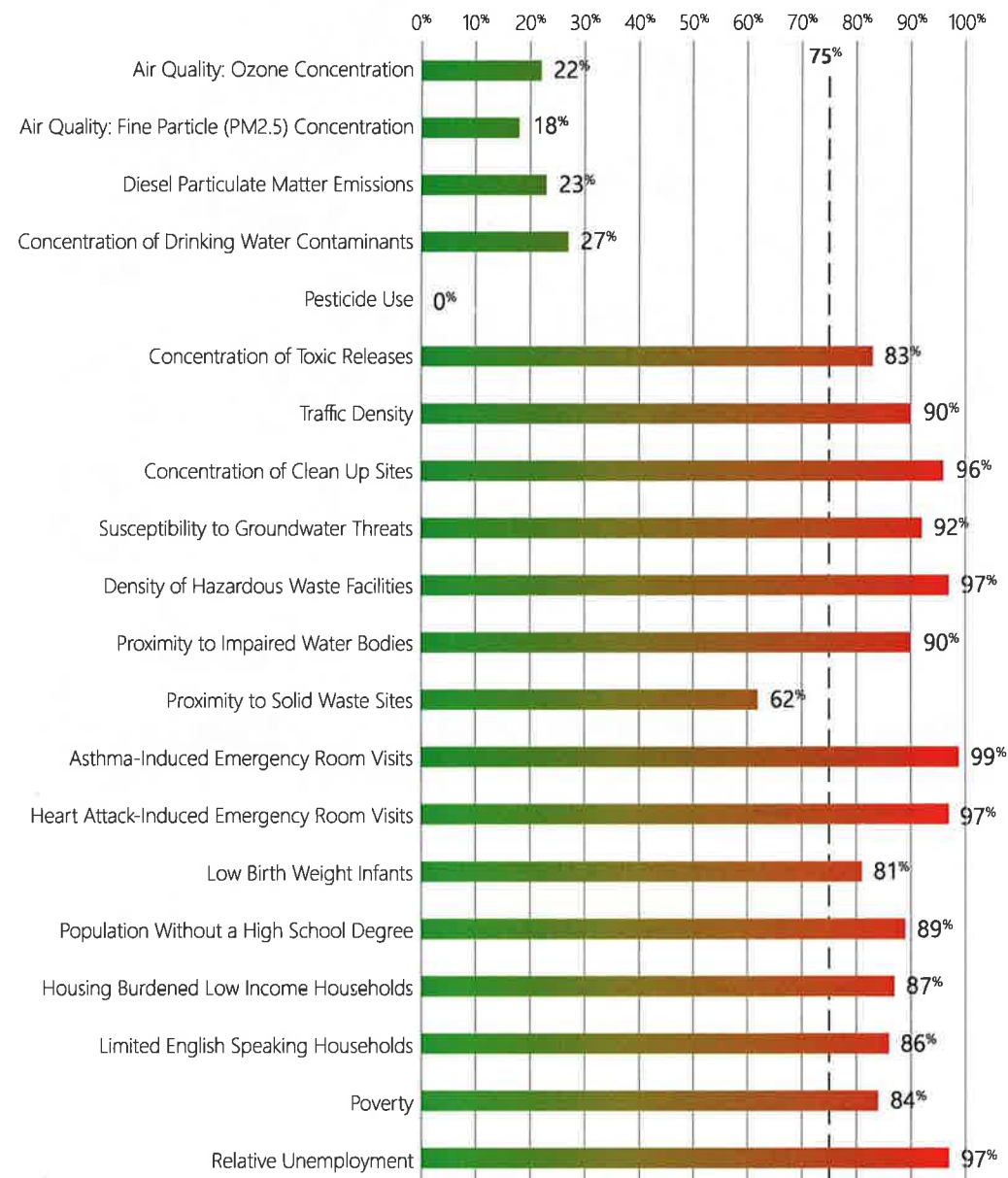
The 20 indicators that contribute to Bay Point's identification as a disadvantaged community are highlighted in the chart to the right, with additional details provided in the maps that follow, based on State data from **CalEnviroScreen**. The chart shows how Bay Point ranks for each indicator compared 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 Bay Point, this chart presents only the most-impacted Census tract for each indicator.

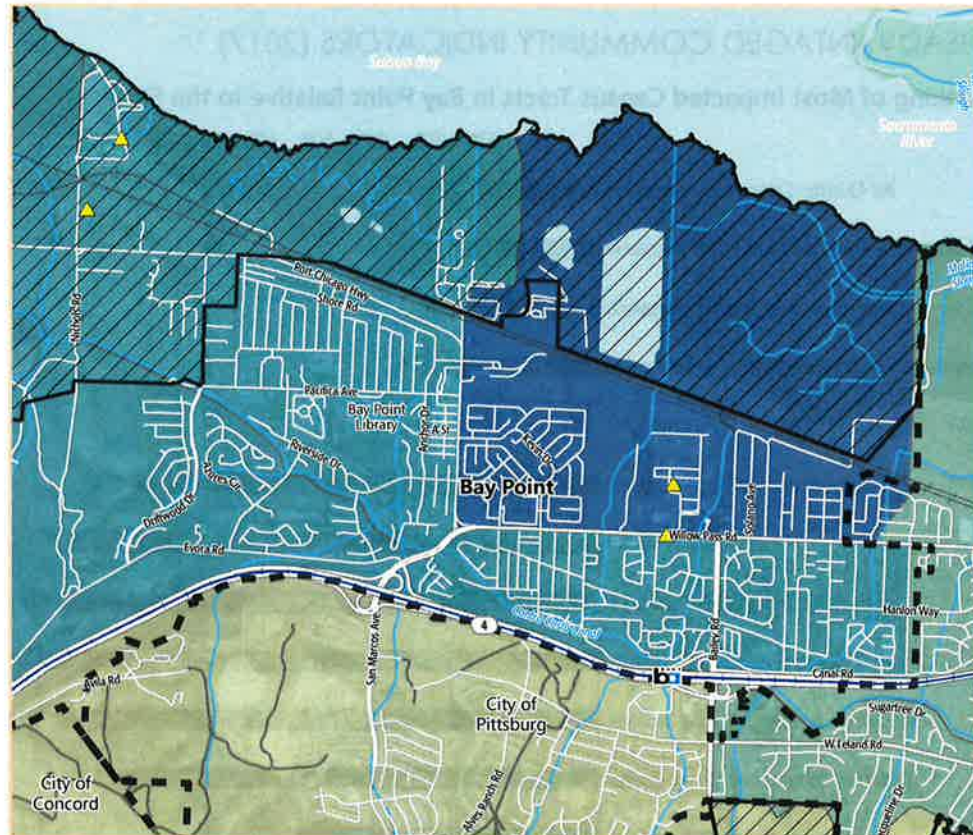
Chemical pollution from heavy industrial and manufacturing uses has severely impacted Bay Point. While remediation efforts are underway, their continued presence risks community exposure to associated hazards. Meanwhile, despite their large presence, these businesses often do not hire from the local population due to mismatched skill sets and language barriers. Therefore, many residents endure longer commutes to often low-paying jobs in central Contra Costa County where higher housing costs price them out of residency. This emigration is mirrored by a larger trend in eastern Contra Costa County to drive into the Bay Area's employment centers, causing roadway congestion, increasing driving times, and polluting the air.

Water quality has long been a concern among Bay Point residents. In the last decade, the level of disinfection byproducts in the drinking water was found to be scarcely within compliance. After strong community advocacy, the local private water company began purchasing treated water, and today the water company is compliant with all water quality standards. However, residents still cite concerns about bad tastes and odors in the water, which may be a result of an aging housing stock with degraded pipes and water fixtures.

DISADVANTAGED COMMUNITY INDICATORS (2017)

Ranking of Most Impacted Census Tracts in Bay Point Relative to the State



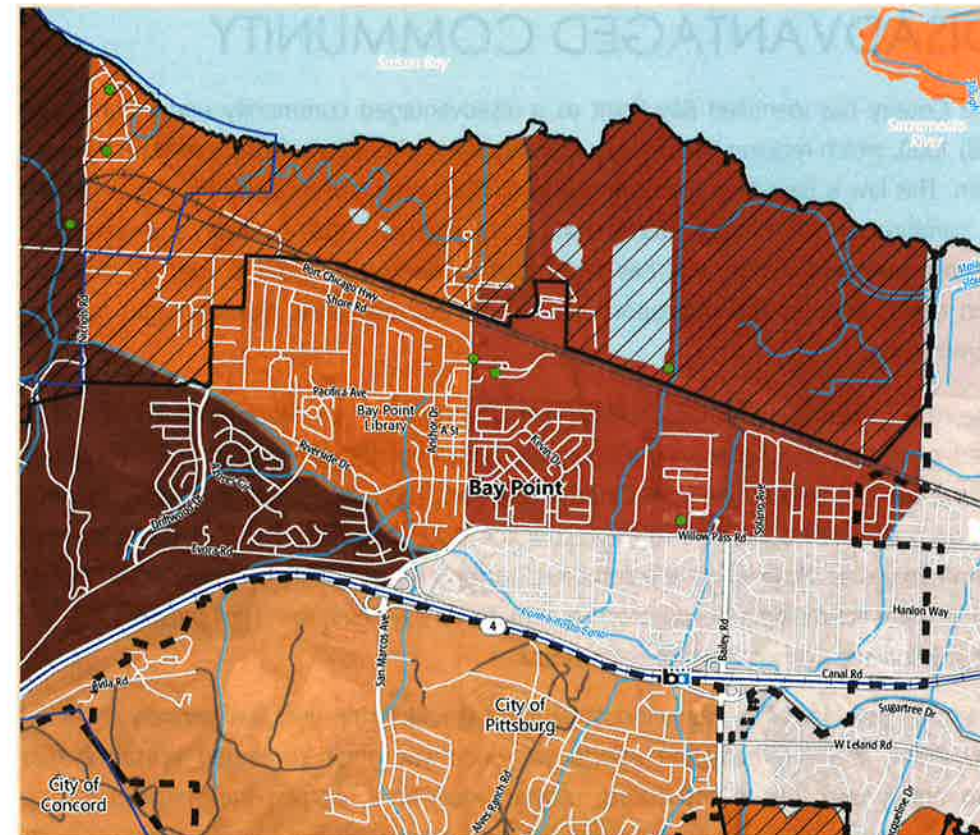


TOXIC RELEASES



This map ranks Census tracts based on the concentration of toxic chemical releases from industrial facilities. Parts of Bay Point are ranked at 83 percent, meaning that the area has a concentration of toxic releases that is worse than 83 percent of the state.

Source: California Office of Environmental Health Hazard Assessment, 2018; Contra Costa County, 2018; PlaceWorks, 2019.



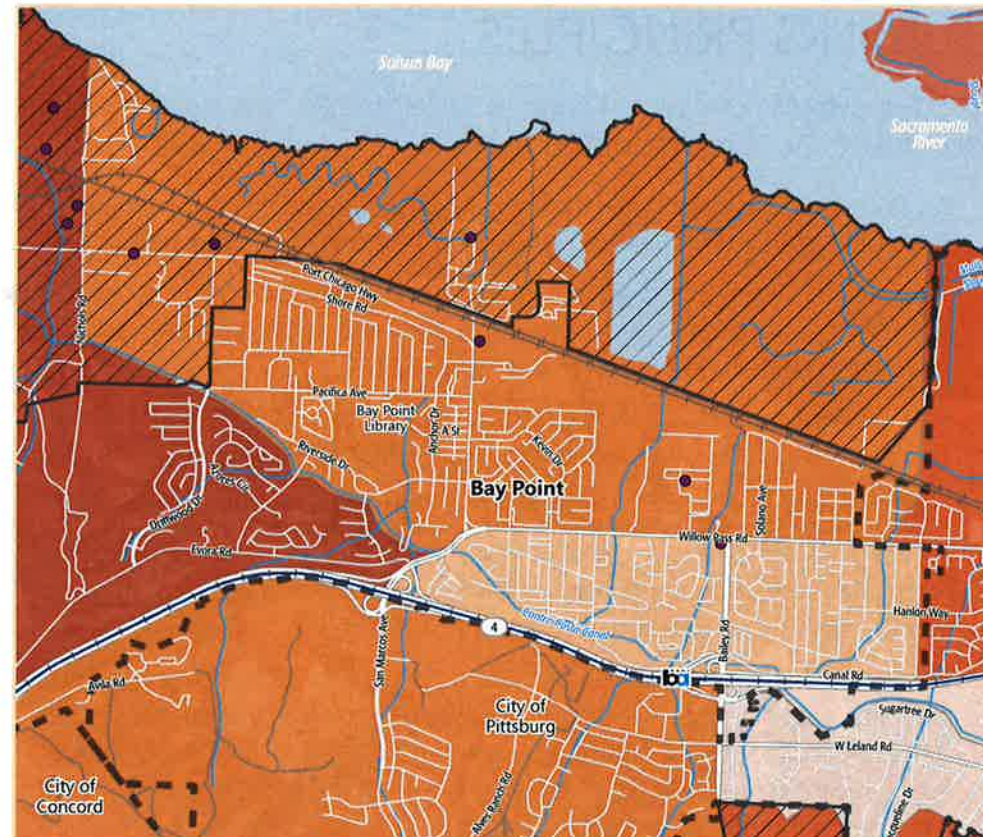
CLEAN UP SITES



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 Bay Point are ranked at 96 percent, meaning that the area has a concentration of clean up sites that is higher than 96 percent of the state.

0 1
Scale (Miles)

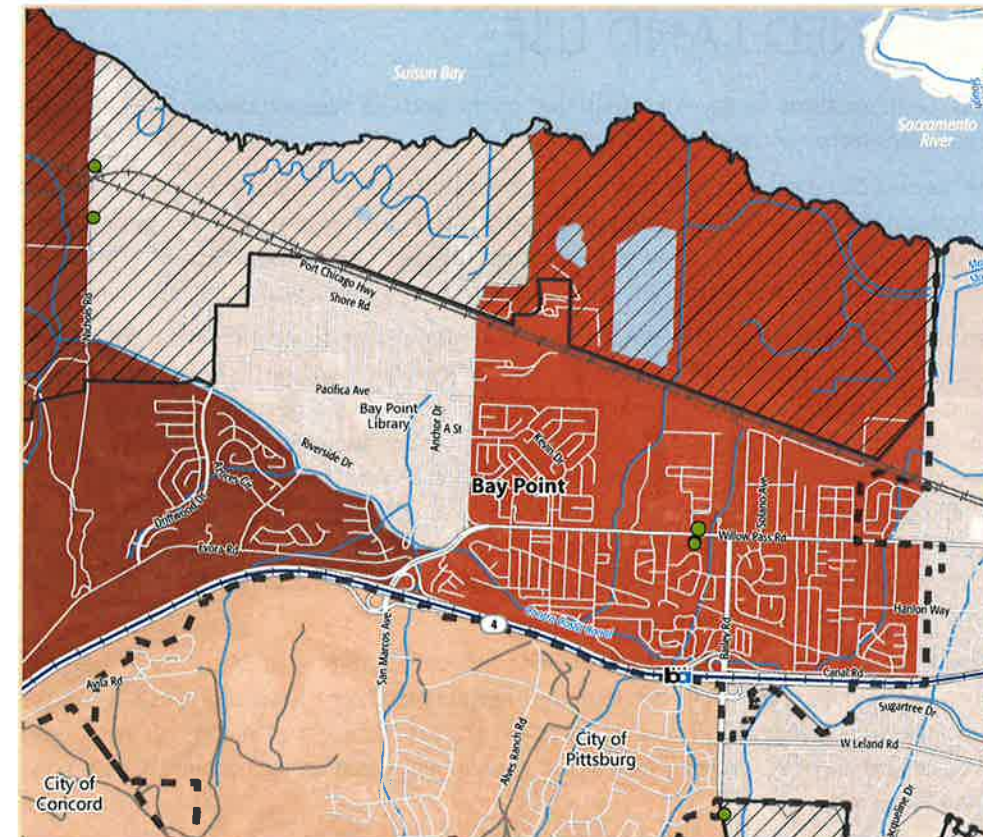
Source: CalEnviroScreen, 2018; Contra Costa County, 2018; PlaceWorks, 2020.



GROUNDWATER THREATS

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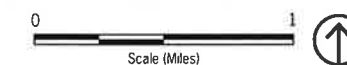
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PLANNED LAND USE

Land use designations for Bay Point are shown on the land use map and defined in the land use designations section of the Land Use Element.

The majority of the community is planned for continued residential uses at a variety of densities, surrounded primarily by open space, public, and industrial uses. Hillside areas will be preserved through open space and agriculture designations. At the major interchanges of Highway 4, commercial uses are planned to continue, providing services like gas stations and restaurants.

Generally, the land use map envisions that Bay Point will transition to a denser and more bustling community around the Pittsburg/Bay Point BART Station. Portions of Willow Pass Road are designated Mixed Corridor, envisioning a range of neighborhood shopping, residential, and office uses that will stimulate improvements and reinvestment along the corridor. Southeast of the Highway 4/Bailey Road intersection, within the Pittsburg/Bay Point BART Station Area, the Mixed Corridor designation will encourage dense residential development that takes advantage of the area's close proximity to both the BART Station and Ambrose Park. Limited commercial uses are intended as secondary to the residential development and oriented to providing goods and services to neighborhood residents and visitors to Ambrose Park.

Along the south side of Willow Pass Road within the Pittsburg/Bay Point BART Station Area, the Urban Center designation is intended to create a neighborhood commercial district as a focal point of the Bay Point community. The area should be developed as a pedestrian-oriented district serving residents who live nearby. Parking should be adequate but located behind commercial uses along Willow Pass Road.

The Pittsburg/Bay Point BART Station Area Specific Plan (2002) remains in effect and provides more detailed guidance for this area.

The County's zoning map will implement the planned land uses described above. The zoning map is also being updated as part of Envision Contra Costa 2040; draft changes will be published for public review and discussion when available.



Multi-family housing in Bay Point.



Single-family housing in Bay Point.



Mixed-use development in Bay Point.



Commercial use in Bay Point.

GUIDING PRINCIPLES

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

1. Bay Point is a great place to raise a family. Its small-town community-mindedness and relative affordability should be preserved and supported for future generations.
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10. Bay Point residents should be safe from short- and long-term hazards associated with industrial facilities in and near the community.
11. Bay Point should be resilient to the near- and long-term hazards associated with sea level rise.

• Shore Acres seems gated, closed off
• Residents would like it to be great
→ Data does not support statement, except for underline

→ Widened sidewalks (too narrow)
• Streetlights need brighter LEDs
• Dumping continues to be an issue

• Not a lot of jobs outside of Hensel & Criterion

• No high quality jobs, but living wage & local
• Want more retail, but don't know where it should go

• Frequency of buses needs improvement

→ Excellent idea!

→ Waterway is beautiful; needs new/fresh ideas

→ Major Need!

(Combine w/ #13 & prioritize)

→ There's a feeling that the Bay Point MAC is not in touch w/ the community, nor do they attempt to involve themselves. Difficult to work w/.

POLICIES

1. Ensure that land use and development projects in Bay Point will not negatively impact the community, such as increased toxic exposures, a net loss of affordable housing, or the displacement of residents and local legacy businesses.
2. Partner with local community-based organizations that have relationships, trust, and cultural competency with Bay Point communities to assist with outreach for local initiatives and issues.
3. Proactively enforce County Codes in Bay Point to support community beautification and safety.
4. Encourage neighborhood-oriented shopping and services to be developed within walking distance to housing.
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16. Increase bicycle police presence in Bay Point to reduce crime with more approachable officers.

→ Major need!
(Combine w/ 8 & prioritize)
• Ambrose Rec & Park District are poor listeners and not receptive to the community.

• Major need; many groups are not aware of what's going on or other groups.

ACTIONS

1. Clean up major illegal dumping sites in Bay Point, including at Port Chicago Highway and Driftwood Drive and along Pullman Avenue and Suisun Avenue.
2. Conduct education and outreach to inform Bay Point residents about waste disposal opportunities beyond curbside trash and recycling pickup and about vehicle donation opportunities for unwanted vehicles.
3. Prepare and implement streetscape plans for Willow Pass Road and Bailey Road that include protected bike lanes, upgraded sidewalks, lighting, and street trees and landscaping. These plans should also address on-street parking, traffic movements, and transit facilities. If appropriate, revise precise alignment plans for consistency with the streetscape plans. (3-80(e))
4. Work with BART, Tri-Delta Transit, and County Connection to:
 - A. Improve the coordination of bus and BART arrival and departure times.
 - B. Create more frequent and direct bus routes to connect Bay Point residents with BART.

5. Address responsiveness and effort of Bay Point MAC
Co. Need health services & grocery stores

ACTIONS (CONTINUED)

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NOTES

1. General Plan - How the County Will Develop
Over the next 20 yrs.

Health, Safety, Traffic

How will the General Plan Be
Organized

Population Projections

April 1st 2020 Census Day Have to
Have a year

Fresh Census Data Helps to get stuff
for the 2020 year



BAY POINT | CONTEXT

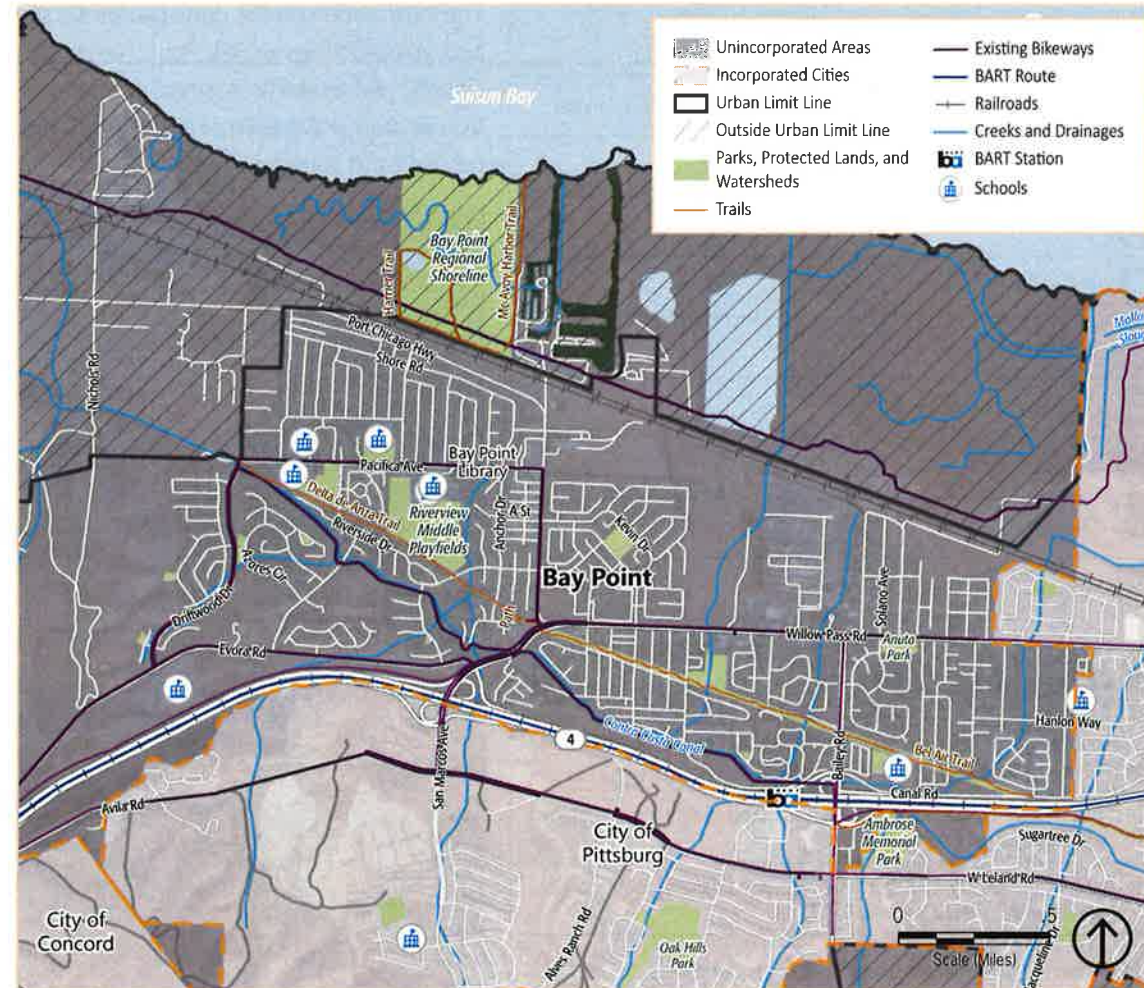
1

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Over time, Bay Point's waterfront has maintained an industrial character. Most of the community consists of single- and multi-family residential uses. While there are some commercial uses in Bay Point, primarily situated along the major thoroughfares of Willow Pass Road and Bailey Road, local neighborhood-serving amenities are relatively limited.

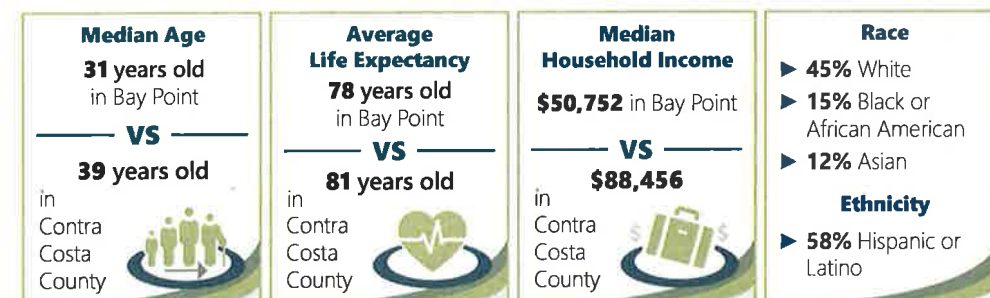
In 1993, the community voted to be renamed from "West Pittsburg" to "Bay Point" to solidify its identity as separate from Pittsburg to the east. Residents take pride in their independence from nearby cities, but they cite concerns about the need for increased services and coordination among service providers. The waterfront, along with other parks in the community, is reportedly unsafe and rife with homeless encampments, and major thoroughfares lack continuous street lighting and pedestrian infrastructure.

The nearby BART station is an important node for the community, sitting on the southeast edge of the unincorporated area. BART provides many residents with an essential regional transportation link to jobs in Walnut Creek and beyond. However, many in the community would like improved Tri Delta Transit bus services and improved transit stop amenities.












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

WHO LIVES IN BAY POINT?



Hazards

-  Air quality from increased ozone and diesel particulate matter
-  Coastal flooding
-  Extreme heat
-  Flooding
-  Human health hazards
-  Landslides and debris flows
-  Sea level rise
-  Seismic hazards
-  Wildfire

Major Vulnerabilities

- Cost-burdened households, households in poverty, and persons with chronic illnesses are vulnerable to coastal flooding.
- Cost-burdened households and households in poverty are vulnerable to landslides and debris flows.
- Households in poverty, cost-burdened households, and low-income households are vulnerable to sea level rise.
- Households in poverty are vulnerable to seismic hazards.
- Persons experiencing homelessness are vulnerable to wildfire.
- The Amtrak line, neighborhoods connected by single access roads, the library, and the fire station are vulnerable to coastal flooding.
- The Amtrak line, neighborhoods connected by single access roads, the library, Bay Point BART stop, and commercial buildings are vulnerable to sea level rise.
- Public transit access, water and wastewater services, energy delivery services, and solid waste removal services are vulnerable to multiple hazards.

The information on this page presents a summary of hazards and vulnerabilities in Bay Point based on the Contra Costa County Vulnerability Assessment; please see the [online Vulnerability Assessment](#) for a full description of these hazards and vulnerabilities.



Traffic on Highway 4 poses air quality hazards to Bay Point residents. Photo by Trish Dominguez.



Parts of Bay Point are vulnerable to wildfire hazards; local industrial uses also pose risks from industrial accidents.



Bay Point communities and structures are vulnerable to seismic hazards.



Many communities and facilities are vulnerable to flooding in Bay Point.



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
- BART Route
- Railroads
- Creeks and Drainages
- BART Station



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 Bay Point 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.

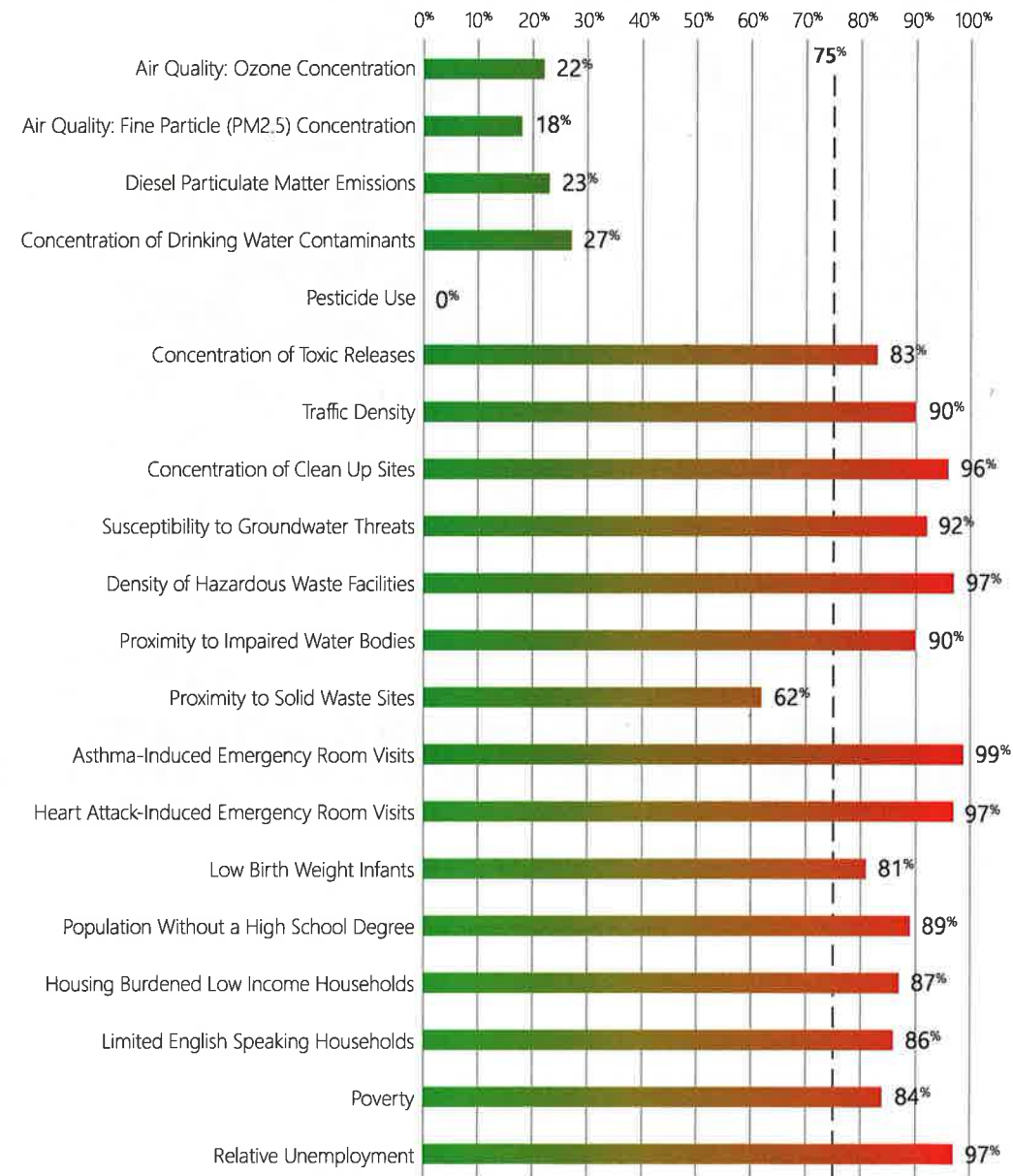
The 20 indicators that contribute to Bay Point's identification as a disadvantaged community are highlighted in the chart to the right, with additional details provided in the maps that follow, based on State data from [CalEnviroScreen](#). The chart shows how Bay Point ranks for each indicator compared 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 Bay Point, this chart presents only the most-impacted Census tract for each indicator.

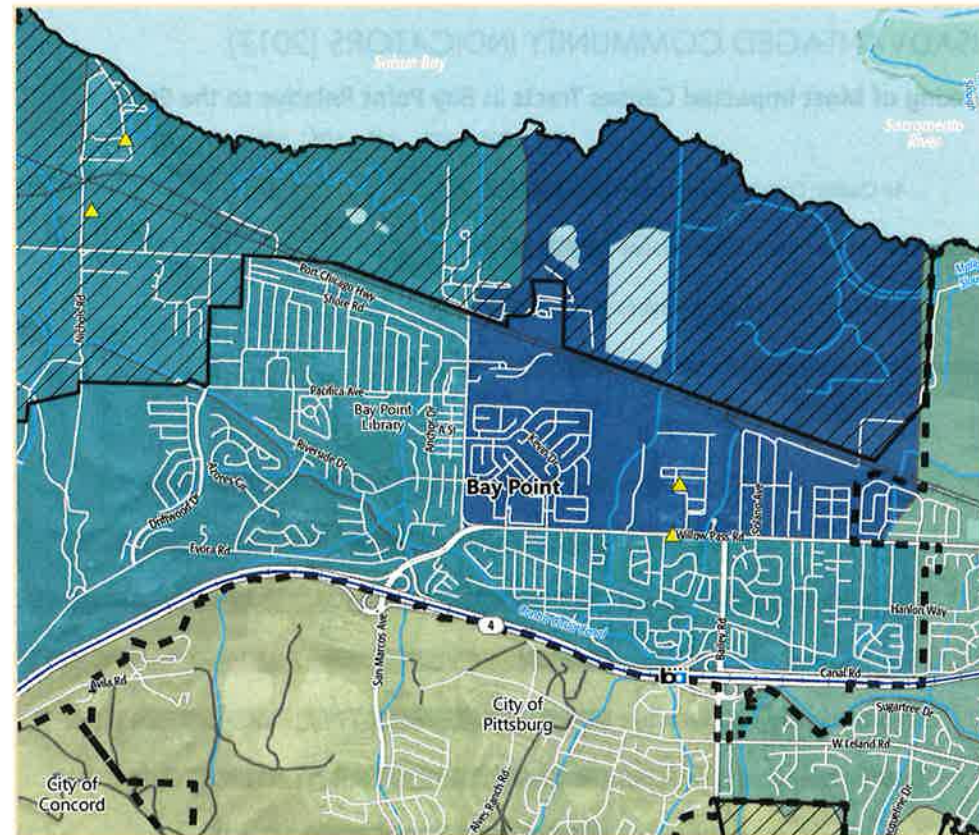
Chemical pollution from heavy industrial and manufacturing uses has severely impacted Bay Point. While remediation efforts are underway, their continued presence risks community exposure to associated hazards. Meanwhile, despite their large presence, these businesses often do not hire from the local population due to mismatched skill sets and language barriers. Therefore, many residents endure longer commutes to often low-paying jobs in central Contra Costa County where higher housing costs price them out of residency. This emigration is mirrored by a larger trend in eastern Contra Costa County to drive into the Bay Area's employment centers, causing roadway congestion, increasing driving times, and polluting the air.

Water quality has long been a concern among Bay Point residents. In the last decade, the level of disinfection byproducts in the drinking water was found to be scarcely within compliance. After strong community advocacy, the local private water company began purchasing treated water, and today the water company is compliant with all water quality standards. However, residents still cite concerns about bad tastes and odors in the water, which may be a result of an aging housing stock with degraded pipes and water fixtures.

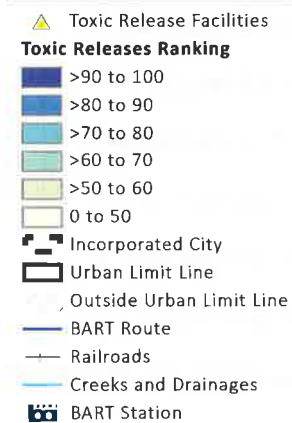
DISADVANTAGED COMMUNITY INDICATORS (2017)

Ranking of Most Impacted Census Tracts in Bay Point Relative to the State



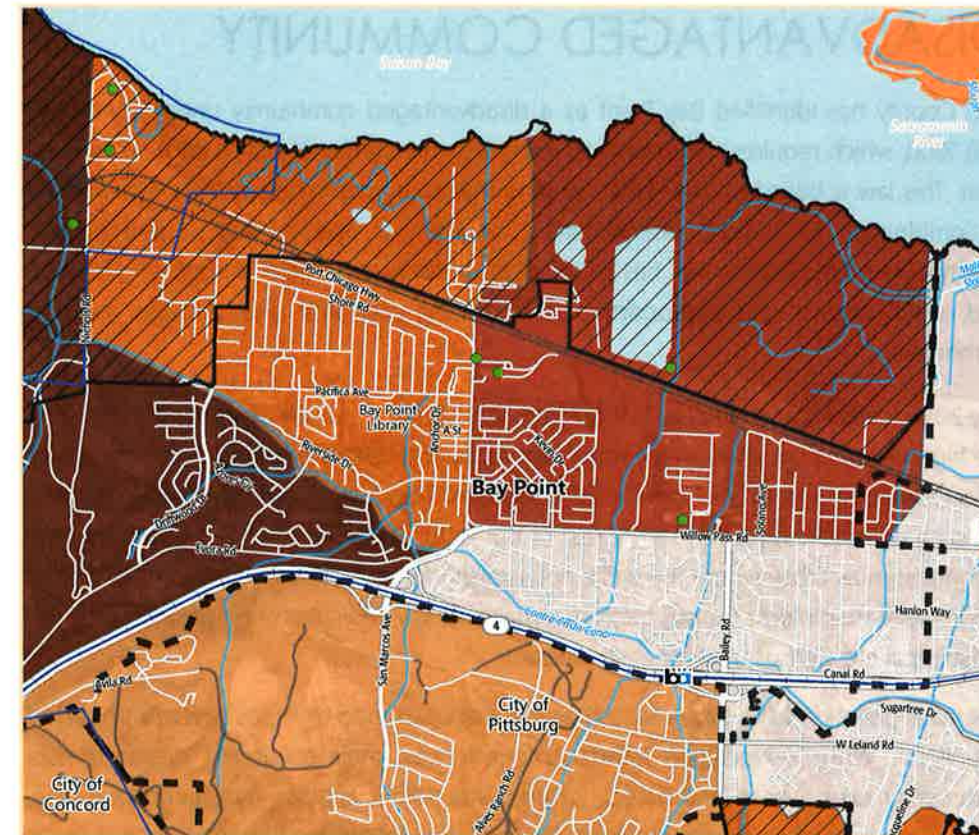


TOXIC RELEASES

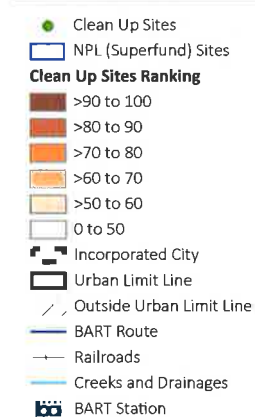


This map ranks Census tracts based on the concentration of toxic chemical releases from industrial facilities. Parts of Bay Point are ranked at 83 percent, meaning that the area has a concentration of toxic releases that is worse than 83 percent of the state.

Source: California Office of Environmental Health Hazard Assessment, 2018; Contra Costa County, 2018; PlaceWorks, 2019.



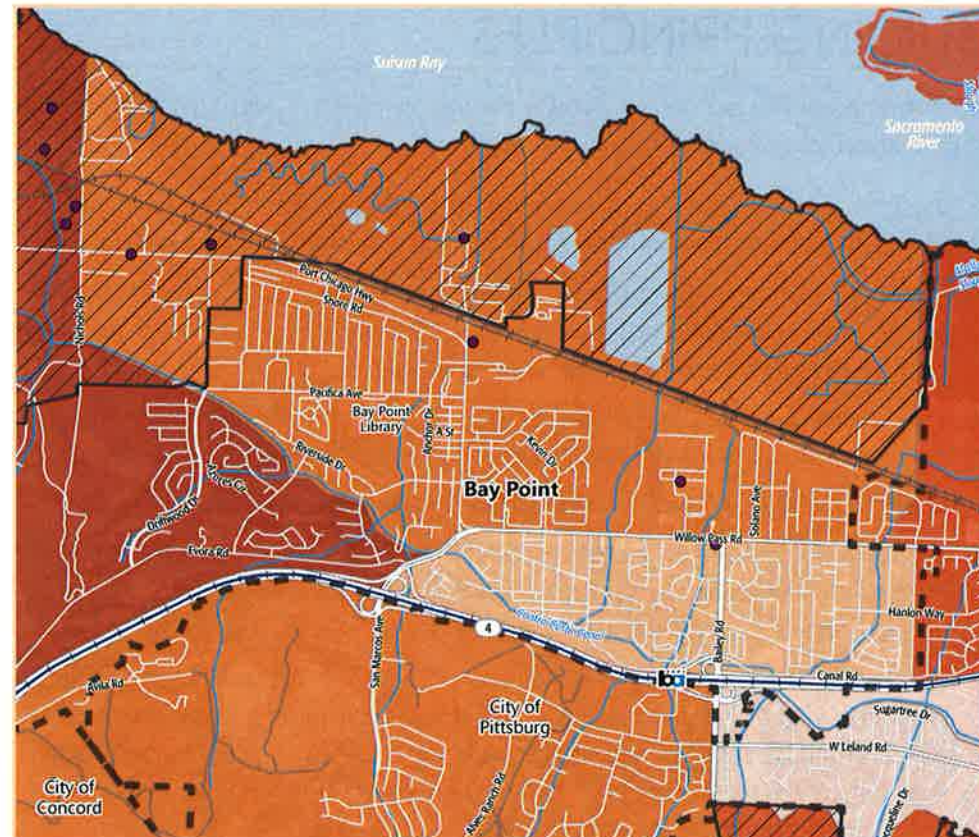
CLEAN UP SITES



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 Bay Point are ranked at 96 percent, meaning that the area has a concentration of clean up sites that is higher than 96 percent of the state.

0 1
Scale (Miles)

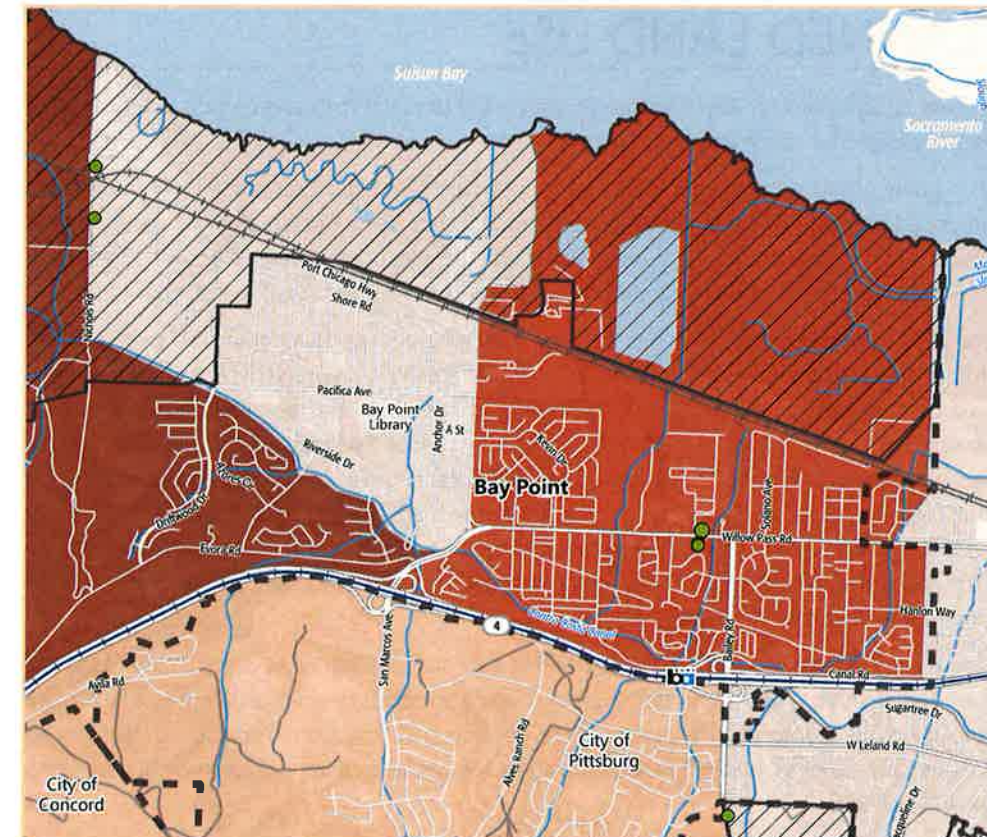
Source: CalEnviroScreen, 2018; Contra Costa County, 2018; PlaceWorks, 2020.



GROUNDWATER THREATS

- Groundwater Threats Sites
- Groundwater Threats Ranking**
 - >90 to 100
 - >80 to 90
 - >70 to 80
 - >50 to 60
 - 0 to 50
- Incorporated City
- Urban Limit Line
- Outside Urban Limit Line
- BART Route
- Railroads
- Creeks and Drainages
- BART Station

This map ranks Census tracts based on their susceptibility to groundwater threats from activities like the storage and disposal of hazardous materials on commercial and industrial sites. Parts of Bay Point are ranked at 92 percent, meaning that the area is more susceptible to groundwater threats than 92 percent of the state.



HAZARDOUS WASTE

- Generators of Hazardous Waste
- Hazardous Waste 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
- BART Route
- Railroads
- Creeks and Drainages
- BART Station

This map ranks Census tracts based on the density of hazardous waste facilities and generators, considering each facility's type and permit status and generator activities. Bay Point is ranked high, reaching up to 97 percent, indicating that the area has a density of hazardous waste facilities and generators that is higher than 97 percent of the state.



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

PLANNED LAND USE

Land use designations for Bay Point are shown on the land use map and defined in the land use designations section of the Land Use Element.

The majority of the community is planned for continued residential uses at a variety of densities, surrounded primarily by open space, public, and industrial uses. Hillside areas will be preserved through open space and agriculture designations. At the major interchanges of Highway 4, commercial uses are planned to continue, providing services like gas stations and restaurants.

Generally, the land use map envisions that Bay Point will transition to a denser and more bustling community around the Pittsburg/Bay Point BART Station. Portions of Willow Pass Road are designated Mixed Corridor, envisioning a range of neighborhood shopping, residential, and office uses that will stimulate improvements and reinvestment along the corridor. Southeast of the Highway 4/Bailey Road intersection, within the Pittsburg/Bay Point BART Station Area, the Mixed Corridor designation will encourage dense residential development that takes advantage of the area's close proximity to both the BART Station and Ambrose Park. Limited commercial uses are intended as secondary to the residential development and oriented to providing goods and services to neighborhood residents and visitors to Ambrose Park.

Along the south side of Willow Pass Road within the Pittsburg/Bay Point BART Station Area, the Urban Center designation is intended to create a neighborhood commercial district as a focal point of the Bay Point community. The area should be developed as a pedestrian-oriented district serving residents who live nearby. Parking should be adequate but located behind commercial uses along Willow Pass Road.

The Pittsburg/Bay Point BART Station Area Specific Plan (2002) remains in effect and provides more detailed guidance for this area.

The County's zoning map will implement the planned land uses described above. The zoning map is also being updated as part of Envision Contra Costa 2040; draft changes will be published for public review and discussion when available.



Multi-family housing in Bay Point.



Single-family housing in Bay Point.



Mixed-use development in Bay Point.



Commercial use in Bay Point.

GUIDING PRINCIPLES

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

1. Bay Point is a great place to raise a family. Its small-town community-mindedness and relative affordability should be preserved and supported for future generations.
2. The entire Bay Point community should enjoy streetscapes and open spaces that are free from abandoned cars, debris, and litter, and street lighting should be improved to make people feel safer walking at night.
3. Bay Point residents need more local, high-quality jobs from a diverse business base. Businesses should be encouraged to hire locally and provide living wage jobs.
4. Additional retail development should be encouraged along Willow Pass Road.
5. Bay Point residents enjoy a central location in the Bay Area, with easy regional access via multiple transportation modes. Quality access to local and regional transportation should be maintained and enhanced.
6. Bay Point residents who lack housing should have access to quality services and programs that will help, including a new shelter, increased mental health and substance abuse services, and facilities that are targeted to specific age groups (e.g., seniors and teens). Bay Point residents who are at risk of losing housing should be protected from displacement.
7. Bay Point's waterfront north of the railroad tracks should be developed with water recreation and commercial uses.
8. Park and recreation facilities in Bay Point should be safe and inviting to residents and families through quality maintenance and amenities.
9. The many great agencies that provide community services in Bay Point should coordinate efforts to maximize effectiveness and reach all those who need the services.
10. Bay Point residents should be safe from short- and long-term hazards associated with industrial facilities in and near the community.
11. Bay Point should be resilient to the near- and long-term hazards associated with sea level rise.

POLICIES

1. Ensure that land use and development projects in Bay Point will not negatively impact the community, such as increased toxic exposures, a net loss of affordable housing, or the displacement of residents and local legacy businesses.
2. Partner with local community-based organizations that have relationships, trust, and cultural competency with Bay Point communities to assist with outreach for local initiatives and issues.
3. Proactively enforce County Codes in Bay Point to support community beautification and safety.
4. Encourage neighborhood-oriented shopping and services to be developed within walking distance to housing. *Keep the neighborhood safety in mind.*
5. Support local and small business development in Bay Point through training, promotion, and technical, financial, and business assistance.
6. Offer incentives for clean, light industrial development that would provide quality jobs for Bay Point residents.
7. Partner with Future Build East County and other similar organizations to train Bay Point residents with skills that are tailored to living wage jobs in Bay Point and nearby communities.
8. Actively seek and incentivize commercial development on vacant lots near the BART station, including development that would expand the grocery store options in Bay Point.
9. Encourage the assembly of parcels in medium or higher density residential areas, as appropriate, to ensure quality residential development with adequate infrastructure for drainage and traffic. (3-79; 3-86)
10. Minimize the number of streets and driveways intersecting or entering Willow Pass Road by using secondary roads, assembling frontage parcels, using shared access on abutting properties, and/or other approaches. (3-78(b); 3-80; 3-85; 3-86)
11. Control the placement, design, number, and size of signs on Willow Pass Road to convey business identity without being visually disruptive. (3-80(d))
12. Coordinate with the Housing Authority of Contra Costa County, affordable housing developers, and other organizations to transition vacant and underutilized land into affordable rental and ownership housing that serves Bay Point's diverse population, including single people, families, youth, seniors, and people with disabilities.

13. Coordinate with the Ambrose Recreation and Park District to ensure that Bay Point residents have access to quality park and recreation facilities and programming, and use the County's outreach platforms to promote available park and recreation services and programs to Bay Point residents.

14. Require that new and retrofitted development, particularly along the waterfront, supports effective police and fire protection response and services by using the following principles of crime prevention through environmental design (CPTED):

A. Delineate private and public spaces.

B. Enhance visibility.

C. Control property access. *While maintaining access for police and fire.*

D. Ensure adequate property maintenance.

15. Engage with schools, non-profit organizations, and faith-based organizations to recognize and work with at-risk youth in Bay Point to avert future criminal activity.

16. Increase bicycle police presence in Bay Point to reduce crime with more approachable officers.

ACTIONS

1. Clean up major illegal dumping sites in Bay Point, including at Port Chicago Highway and Driftwood Drive and along Pullman Avenue and Suisun Avenue.

2. Conduct education and outreach to inform Bay Point residents about waste disposal opportunities beyond curbside trash and recycling pickup and about vehicle donation opportunities for unwanted vehicles.

3. Prepare and implement streetscape plans for Willow Pass Road and Bailey Road that include protected bike lanes, upgraded sidewalks, lighting, and street trees and landscaping. These plans should also address on-street parking, traffic movements, and transit facilities. If appropriate, revise precise alignment plans for consistency with the streetscape plans. (3-80(e))

4. Work with BART, Tri-Delta Transit, and County Connection to:

A. Improve the coordination of bus and BART arrival and departure times.

B. Create more frequent and direct bus routes to connect Bay Point residents with BART.

C. *Encourage micro transit for 1st mile last mile connections.*

13. Affordable housing for that meets the need of the current community's income levels.

High Priority

The County Must

Move to #2

This is really important

We do not want Willow Pass to be a freeway!

Actively pursue funding park upgrades and improvements to existing parks.

Encourage safe smart street design to reduce speeds.

promote opportunities and activities. This needs to be more positive. Also, where is our high school.

Work with adjacent cities and commercial refuse.

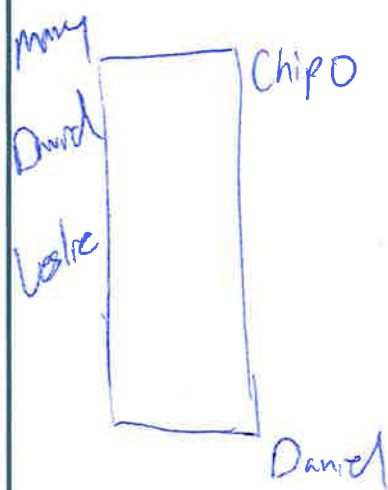
Encourage and condition sign maintenance.

ACTIONS (CONTINUED)

5. Work with the Golden State Water Company to conduct education and outreach about how old pipes and water fixtures can affect water quality in older homes. Identify a funding source to provide financial assistance to low-income residents to improve degrading pipes and water fixtures.
6. Coordinate with non-profit and other organizations to investigate the feasibility of opening an emergency shelter to house Bay Point residents of all ages that are homeless.
7. *Direct Impact fees and other funding to...*
Work with the Ambrose Recreation and Park District to expand youth recreation and education opportunities, such as expanded sports programs, after-school programs, a skate park, and/or a youth center.
8. Work with the Ambrose Recreation and Park District to beautify and improve safety at parks, including through the following approaches:
 - A. Locate facilities to ensure visibility along public roadways where appropriate.
 - B. Provide clear access points.
 - C. Plant appropriate vegetation that provides shade and aesthetic benefits.
 - D. Maintain vegetation and regularly clean up trash to maximize visibility and demonstrate active attention to the site.
 - E. Install more lighting to improve visibility.
 - F. Use signage to clearly convey site ownership and rules.
9. Work with the East Bay Regional Park District to develop a trail network that connects Bay Point residents to nature recreation opportunities, the waterfront, and regional destinations, and to improve trail signage and wayfinding.
10. Establish a comprehensive, long term strategy that coordinates efforts from all regulatory agencies to mitigate the impacts on the community from industrial facilities in and near Bay Point, including the Tesoro Refinery and Keller Canyon Landfill. The strategy must address air pollution, pipeline risks, and accidents, including identification of and community education about evacuation routes. (3-78(d))

Table 4 - Daniel & Nicky

NOTES



East County Regional Group

Guiding Principles

1. +
2. +
3. County could play a stronger role in securing local hires, consider adding to actrans - new policy for local hires
time minimum / anti-gentrification, a tie in with affordable housing
Clean industry, green energy, new economy
4. retail specialty to food & grocery - big point is food desert, farmer's market
something recreational for kids
5. more school buses, more routes, more frequency, shuttles, electric trolleys
add actrans + increase frequency, connectivity, work with bus transit agency
select locations for meetings more accessible to seniors
6. ++ make more actrans for anti displacement
7. +, safety needs to be addressed
8. +, capital improvements
9. +, centralize a service location
10. actively mitigate and reduce exposure to residences
11. Extreme heat rise impacts vulnerable seniors & children

polices

1. +, need more affirmative measures -> include in actrans, add new regulations in conditions to limit emissions/exposure
2. +
3. + add funding to help people come into compliance - for rehab
4. +, Shuttle
5. +
6. hire local policies, maybe as new industry Make new designation for Green Industrial - GI
7. +
8. also willow pass! but would prefer new BART with a shuttle, partner with corporation for shuttle service, more access
to banks, to funds, financial institutions
9. Build up! Increase density, community center, Affordable housing, public benefit
10. +
11. +
12. +
13. Land banking, take inventory of underutilized parcels -> make into an actrans, not just apology, anti-rent
gouging Law
14. increase police presence
15. High School in Bay Point! Better community building -> work with Mt. Diablo School District
16. +

Actions

1. +, need affordable options to haul trash, ~~need~~ more pickups, more enforcement infrastructure, only clean up day
2. +
3. +
4. Shuttle
5. need interim solution to alleviate health concerns
6. ++
7. more things to appeal to youth, get youth outreach
8. +
9. +
10. include new risks from climate change into safety and mitigation conditions
Establish a community evacuation plan

Ins Summary

- affordable housing
- local hires
- affirmative policy
- youth oriented recreation
- high school
- centralized public service facility
- more trash pick up service
- more targeted outreach

- push & now designation for green industry, add new concerns into continuing climate change
- missing middle shuttle transport to BART in neighborhoods for children & seniors

