

CLYDE | CONTEXT

Clyde is located 3 miles from Downtown Concord on the east side of the Port Chicago Highway, north of Highway 4. The community is entirely within the City of Concord's Sphere of Influence and is also included in the Concord General Plan, although Concord has no plans to annex Clyde at this time.



The community was founded in 1917 as a company town for the Pacific Coast Shipbuilding Company. In the waning years of World War I, worker housing was needed to support the Port Chicago shipyards a few miles to the north. Bernard Maybeck was the supervising architect; he oversaw the design of 140 of the initial homes as well as a 176-room hotel. Clyde was designed along a rectangular grid roughly two blocks wide and four blocks long, with north-south alleys between the blocks. The town was named for the River Clyde in Scotland, a place renowned for its shipyards.

Clyde's future was imperiled by the 1944 Port Chicago explosion and subsequent decline of the Port Chicago community. Following the closure of the shipyards, Clyde became a residential enclave surrounded by industrial and military uses. While these uses isolated Clyde from Concord and Bay Point, they also contributed to its strong sense of identity. The community added about 70 homes during the 1990s in the Clyde Commons subdivision, but otherwise has remained stable. There are a few small parks, a community center, and roughly 370 homes. County Service Area M-16 maintains Clyde's parks, recreation areas, and landscaping.



WHO LIVES IN CLYDE?

| | | | |
|--|---|---|--|
| <p>Median Age 38 years old in Clyde</p> <p>VS</p> <p>39 years old in Contra Costa County</p> | <p>Average Life Expectancy 79 years old in Clyde</p> <p>VS</p> <p>81 years old in Contra Costa County</p> | <p>Median Household Income \$85,739 in Clyde</p> <p>VS</p> <p>\$88,456 in Contra Costa County</p> | <p>Race</p> <ul style="list-style-type: none"> ▶ 61% White ▶ 21% Asian ▶ 9% Black or African American <p>Ethnicity</p> <ul style="list-style-type: none"> ▶ 21% Hispanic or Latino |
|--|---|---|--|

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

Hazards

- Air quality
- Coastal flooding
- Drought
- Extreme heat
- Flooding
- Human health hazards 1
- Severe storms
- Sea level rise
- Wildfire

Major Vulnerabilities

The entire community is on a single access road, and thus is vulnerable to coastal flooding, flooding, severe storms, and wildfire.

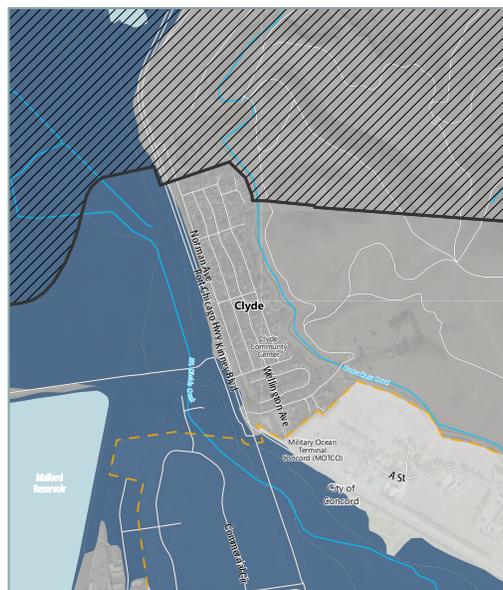
Persons with chronic illnesses are vulnerable to poor air quality, extreme heat, and human health hazards.

Cost-burdened households and low-income households are vulnerable to all hazards in the community.

Public safety and emergency medical response are vulnerable to coastal flooding, flooding, severe storms, and wildfire.

Water and wastewater services are vulnerable to coastal flooding, drought, flooding, and sea level rise.

FLOOD ZONES



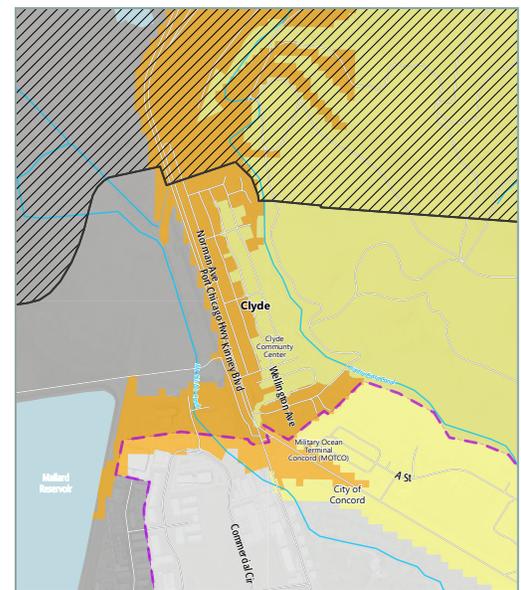
- 100-Year Flood Zone
- 500-Year Flood Zone
- Areas of Undetermined but Possible Flood Hazard
- Water
- Unincorporated Areas
- Incorporated Cities
- Urban Limit Line
- Outside Urban Limit Line
- Creeks and Drainages

A 100-year flood zone represents a 1% chance of flooding in any given year.
A 500-year flood zone represents a 0.2% chance of flooding in any given year.



Source: FEMA, 2019; Contra Costa County, 2018; PlaceWorks, 2020.

WILDFIRE



- Very High
- High
- Moderate
- Unincorporated Areas
- Incorporated Cities
- Urban Limit Line
- Outside Urban Limit Line

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: CAL FIRE, 2007; Contra Costa County, 2018; PlaceWorks, 2020.

Number: 1 Author: tsundberg Subject: Sticky Note Date: 8/13/2020 7:20:42 PM

Clyde ped path built over old RR ROW, where they found contaminated soil. They've reduced that hazard with this cap over the soil, so not really a current hazard, but consider identifying it. Investigate whether there is still a hazard.

Number: 2 Author: tsundberg Subject: Sticky Note Date: 8/13/2020 6:59:33 PM

Question re power grid; we had no PSPS's last year. What is our grid connected to?

PLANNED LAND USE

Land use designations for Clyde 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 use at a density consistent with existing development. This community is primarily residential, with a handful of light industrial parcels at its southern edge. North of the community is Military Ocean Terminal Concord (MOTCO), which is designated Public/Semi-Public. Land designated for heavy industrial uses is located directly west of Clyde. Along the west side of Port Chicago Highway is a buffer zone that is intended to remain undeveloped. Directly east of Clyde are large agricultural parcels owned by the United States government and private landowners. These lands, characterized by primarily undeveloped rolling hills, are planned to remain in agricultural use. The City of Concord’s jurisdiction, which contains decommissioned portions of the former Concord Naval Weapons Station, is directly south of Clyde. Highway 4 and the North Concord /Martinez BART Station are approximately 1 mile away.

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.



Single-family housing in Clyde. Adjacent agricultural land. Community park in Clyde. Industrial uses in Clyde.

GUIDING PRINCIPLES ¹

1. Clyde is a quiet and tight-knit community. Its small-town community-mindedness, relative affordability, and family-friendly amenities should be preserved and supported.
2. Residents enjoy Clyde’s central location within Contra Costa County and the Bay Area. Quality access to local and regional destinations via multiple transportation modes and major highways should be maintained and enhanced.
3. The rolling hills adjacent to Clyde provide an inviting natural backdrop to the community and should be maintained in a generally undeveloped state.
4. Clyde residents should be safe and healthy while living adjacent to both heavy industry and MOTCO. Risks from industrial or military accidents and exposure to air pollutants and odors should be monitored and mitigated.

POLICIES

1. Increase coordination among various public safety services, such as the Contra Costa Fire Protection District and Sheriff’s Office, to ensure appropriate response times can be met relative to wildfire, industrial accidents, crime, and other public safety matters. ²
2. Prioritize the health and safety of Clyde residents in the face of living adjacent to heavy industry and MOTCO. ³
3. Expand access to local and regional parks and recreational facilities, such as the Delta de Anza Regional Trail and future Concord Hills Regional Park.
4. Require new residential development to be compatible with existing architecture to the extent possible and to preserve views of the bay and other natural landscapes. ⁴

Page: E3

Number: 1 Author: tsundberg Subject: Sticky Note Date: 8/13/2020 6:50:57 PM
Community support for these.

Number: 2 Author: tsundberg Subject: Sticky Note Date: 8/13/2020 6:57:05 PM
Don't know who to call when public safety issues. Important, esp during fire season, to have better coordination. I like keeping this #1, even though #2 is very important too.

Number: 3 Author: tsundberg Subject: Sticky Note Date: 8/13/2020 6:53:30 PM
This should be moved to #1. Refinery has a major effect on way we live in Clyde. Odors, flaring, etc.

Shift #3 to #2.

Number: 4 Author: tsundberg Subject: Sticky Note Date: 8/13/2020 6:54:42 PM
Project planned to plant trees along ped path. Some Norman residents (1 or 2) don't want any trees b/c interferes w/ view. If have something in policies re preserving views, interferes w/ planting more trees in town.

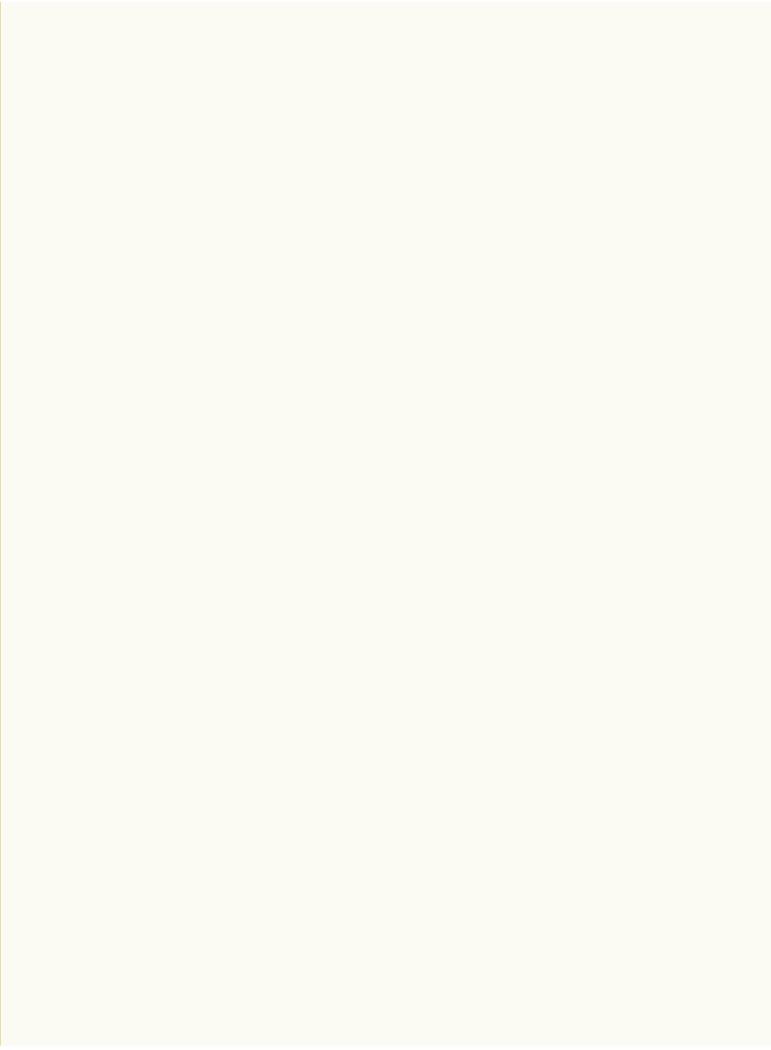
Author: tsundberg Subject: Sticky Note Date: 8/13/2020 6:55:12 PM
But views are nice; good to see animals grazing.

ACTIONS

1. Establish a comprehensive, long term strategy that coordinates efforts from all regulatory agencies to mitigate impacts from adjacent heavy industrial uses on the community, both acute and long-term.
2. Develop an action plan to address impacts related to anticipated sea level rise.
3. Improve pedestrian and community safety, including through closing sidewalk gaps and incorporating better lighting.
4. Coordinate with East Bay Regional Park District and Contra Costa Water District to enhance Clyde's connections with local and regional trails and open spaces.
5. Work with the Public Works Department to improve maintenance of County-maintained parks in Clyde.



2



Number: 1 Author: tsundberg Subject: Sticky Note Date: 8/13/2020 7:07:44 PM

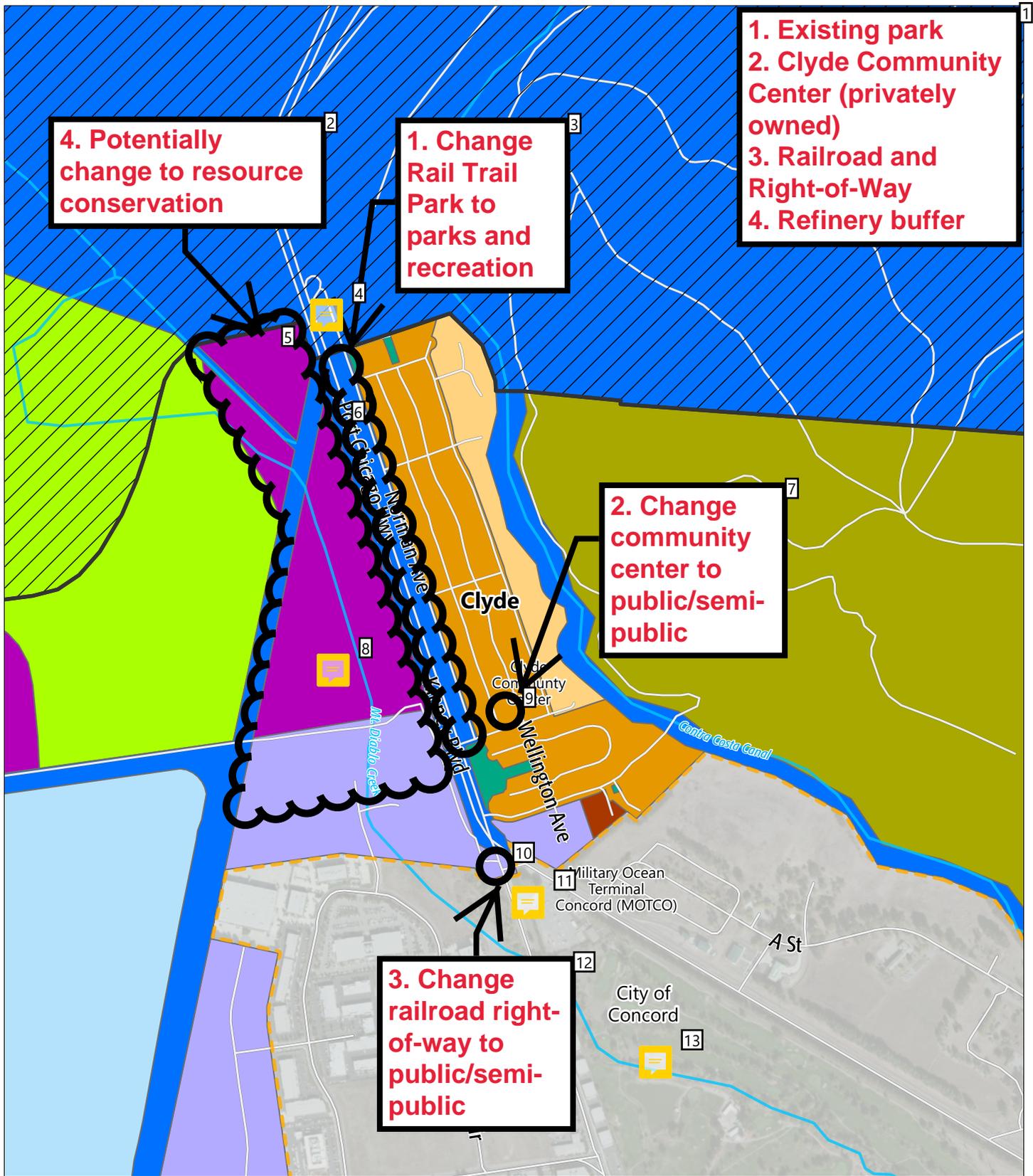
There are established bikeways that connect to the Iron Horse Trail; has the County considered putting in a bike lane along Port Chicago Hwy, right next to Clyde, that would connect to those bikeways (Bates/Arnold Industrial)? Existing bikeways don't extend all the way to Clyde; extending along Port Chicago would improve safety, esp w/ high speed traffic. Often people walk where there is no ped or bike facility.

Number: 2 Author: tsundberg Subject: Sticky Note Date: 8/13/2020 7:09:17 PM

Consider adding an action about tree planting, including street trees.

Author: tsundberg Subject: Sticky Note Date: 8/13/2020 7:10:51 PM

Plus other beautification-related policies/actions.



1. Existing park
 2. Clyde Community Center (privately owned)
 3. Railroad and Right-of-Way
 4. Refinery buffer

4. Potentially change to resource conservation

1. Change Rail Trail Park to parks and recreation

2. Change community center to public/semi-public

3. Change railroad right-of-way to public/semi-public

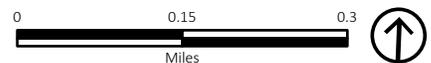
Source: Contra Costa County, 2018; PlaceWorks, 2019.

- Incorporated Cities
- Urban Limit Line
- Outside Urban Limit Line

General Plan Land Use Designations

- SH (Single Family Residential- High) 5.0-7.2 Units Per Net Acre
- SM (Single Family Residential- Medium) 3.0-4.9 Units Per Net Acre
- MM (Multiple Family Residential) 12.0-20.9 Unites Per Net Acre
- PR (Parks and Recreation)
- PS (Public and Semi-Public)

- AL (Agricultural Lands)
- HI (Heavy Industry)
- LI (Light Industry)
- OS (Open Space)
- WA (Water)



☰ Number: 1 Author: tsundberg Subject: Text Box Date: 8/6/2020 8:19:41 AM

- 1. Existing park
- 2. Clyde Community Center (privately owned)
- 3. Railroad and Right-of-Way
- 4. Refinery buffer

☰ Number: 2 Author: Iklein Subject: Callout Date: 8/11/2020 12:11:11 PM

- 4. Potentially change to resource conservation

☰ Number: 3 Author: Iklein Subject: Callout Date: 8/6/2020 8:16:36 AM

- 1. Change Rail Trail Park to parks and recreation

💬 Number: 4 Author: tsundberg Subject: Sticky Note Date: 8/13/2020 6:37:17 PM

What kinds of changes would happen in this parks & rec designation?

↩️ Author: tsundberg Subject: Sticky Note Date: 8/13/2020 6:39:26 PM

Will be open to other people from the county with this designation? Currently, this trail is quiet, and only Clyde residents use it. Don't want to increase access/use by non-Clyde residents.

☁ Number: 5 Author: Iklein Subject: Polygon Date: 8/6/2020 8:13:43 AM

☁ Number: 6 Author: Iklein Subject: Polygon Date: 8/6/2020 8:15:01 AM

☰ Number: 7 Author: Iklein Subject: Callout Date: 8/6/2020 8:16:39 AM

- 2. Change community center to public/semi-public

💬 Number: 8 Author: tsundberg Subject: Sticky Note Date: 8/13/2020 6:36:07 PM

Public access? (No; private land)

○ Number: 9 Author: Iklein Subject: Oval Date: 8/6/2020 8:12:08 AM

○ Number: 10 Author: Iklein Subject: Oval Date: 8/6/2020 8:12:21 AM

💬 Number: 11 Author: tsundberg Subject: Sticky Note Date: 8/13/2020 6:35:04 PM

What would this change mean? Would the stoplight go away?

☰ Number: 12 Author: Iklein Subject: Callout Date: 8/6/2020 8:19:08 AM

- 3. Change railroad right-of-way to public/semi- public

💬 Number: 13 Author: tsundberg Subject: Sticky Note Date: 8/13/2020 6:42:02 PM

Heard about potential plan to connect former Concord military facility with Clyde along canal. Should canal be designated as future parkway space?

↩️ Author: tsundberg Subject: Sticky Note Date: 8/13/2020 6:44:36 PM

Community support for bike/ped path along canal; would turn down one of streets and connect to main Clyde ped path. People want more places to walk/bike; increasing connectivity would be a big benefit for Clyde residents.