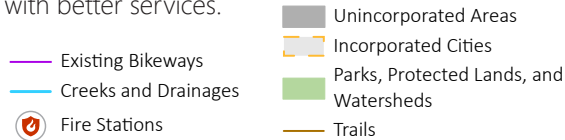


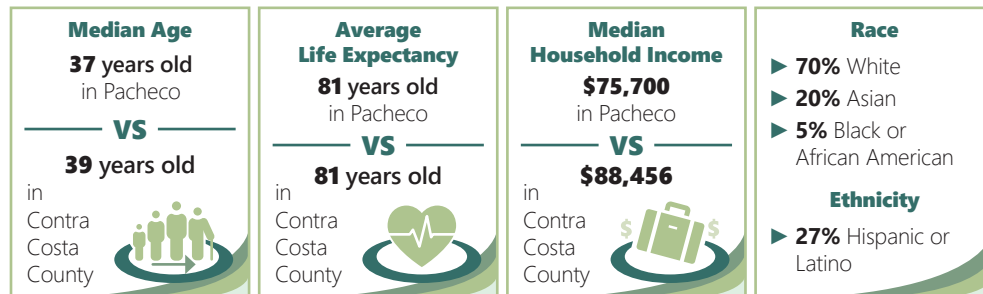
Pacheco sits just east of Martinez in central Contra Costa County. It once was a commercial hub for activity, serving as a shipping port for the county's grain shipments, before fires and earthquakes in the mid-19th century relocated many residents to Concord. Now it encompasses a variety of uses, including residential, commercial, office, and light industry, and is situated adjacent to Buchanan Field Airport. Residents take pride in being part of a neighborly, self-sufficient community with easy access to nature nearby. The community enjoys access to the Iron Horse Trail and Contra Costa Canal Trail, which connect Pacheco to other locations in the region, and they seek more connections to these trails and to the Benicia Bridge to increase walking and biking options for both commuting and recreational enjoyment.

Commercial uses line Pacheco Boulevard and Center Avenue near Interstate 680, with surrounding areas consisting primarily of single- or multi-family residences. The community appreciates the relatively affordable cost of homes in the area and aims to enhance affordable housing options like mobile homes or teacher housing. It's also important to residents that a buffer be maintained between residential areas and active commercial areas. The community would also like to strengthen businesses along main thoroughfares to reinvigorate the area's commercial corridors. In addition, residents are concerned about illegal dumping and homeless encampments and would like to beautify streets, minimize flooding, and support the homeless population with better services.



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






## WHO LIVES IN PACHECO?





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

## Hazards

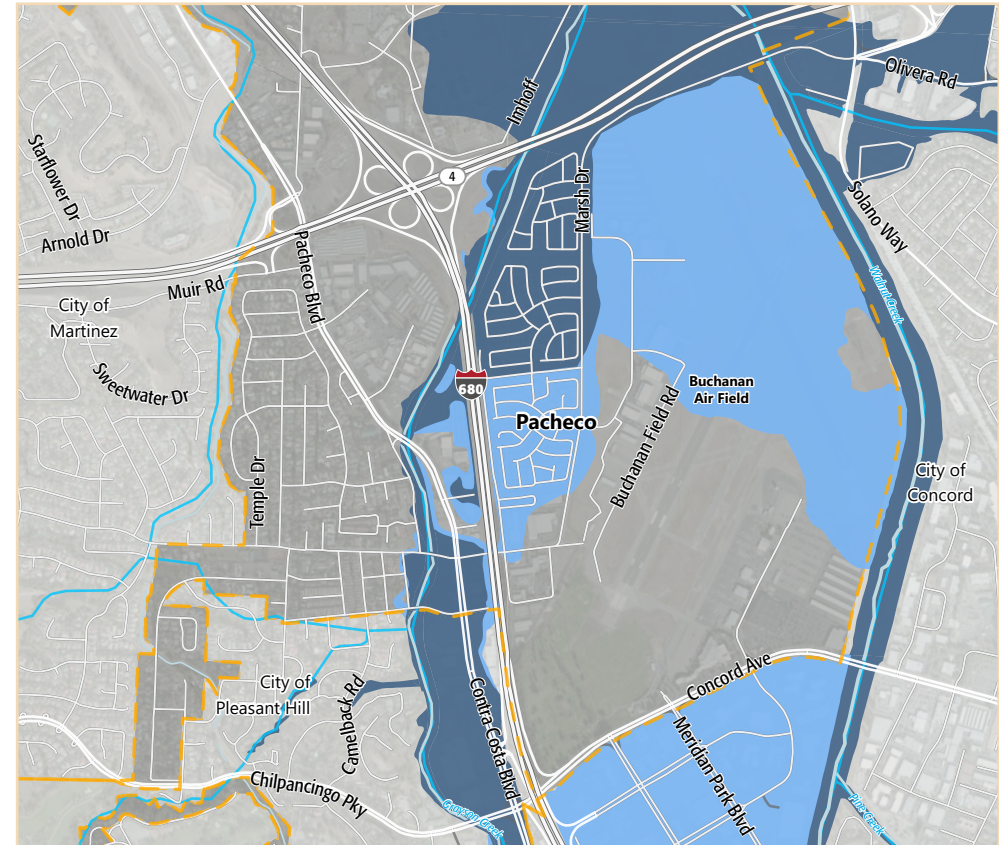
-  Air quality from increased ozone and diesel particulate matter
-  Extreme heat
-  Flooding
-  Human health hazards
-  Seismic hazards

## Major Vulnerabilities

- Households in poverty, persons experiencing homelessness, and persons with chronic illnesses are vulnerable to air quality, extreme heat, and human health hazards.
- Highway 680 and Pacheco Boulevard are vulnerable to flooding.
- Rancho Diablo, Concord Cascade, and Sun Valley Village mobile home parks are vulnerable to flooding, extreme heat, and seismic hazards.
- Commercial buildings and homes are vulnerable to seismic hazards.
- Public transit access, water and wastewater services, energy delivery services, and solid waste removal services are vulnerable to multiple hazards.



These images represent hazards to which Pacheco is vulnerable, including earthquakes, flooding, and air quality.



## FLOOD ZONES

### Flood Hazard Areas

-  100-Year Flood Zone
-  Water
-  500-Year Flood Zone
-  Unincorporated Areas
-  Areas of Undetermined but Possible Flood Hazard
-  Incorporated Cities
-  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: Contra Costa County, 2018; PlaceWorks, 2020.

## PLANNED LAND USE

Land use designations for Pacheco are shown on the Land Use Map and defined in the Land Use Element. Pacheco is planned for a diverse mix of land uses, including single- and multiple-family residential, mixed use, commercial, and light industrial.

Pacheco's residential areas are located on both sides of Interstate 680. Residences west of 680 consist of single-family and multi-family buildings, while residences east of 680 consist of mobile homes. No changes are planned to these residential areas.

Pacheco's commercial and industrial areas begin at the intersection of Pacheco Boulevard and 2nd Avenue South and extend north to Highway 4. This Pacheco Boulevard/680 corridor is planned to remain the central hub of local business and industry for Pacheco residents. Establishing the Mixed Use designation along a portion of Pacheco Boulevard and Aspen Drive is intended to encourage mixed-use development on vacant and underutilized parcels in order to promote development of community-serving uses and new residential options.

Pacheco is proximate to local and regional trails, such as the Pacheco Creekside Park path, Contra Costa Canal Trail, Iron Horse Trail, and Bay Trail over the Benicia Bridge. As such, there are stretches of land designated for resource conservation and open space purposes. Pacheco also includes, or is adjacent to, several areas designated for public use such as the Pacheco Community Center, Fire Station 9, and Buchanan Field Airport. Fire Station 9 is planned to relocate to the airport. The future use of the current fire station site has not been determined.



Existing single-family residential in Pacheco.



Existing community park in Pacheco.

## GUIDING PRINCIPLES

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

1. Pacheco is a strong, friendly, and family-oriented community. The diverse, independent culture that distinguishes it from nearby cities should be preserved and cultivated.
2. The variety of the existing housing stock should be maintained and enhanced.
3. The diverse business community in Pacheco should be supported and enhanced.
4. Pacheco's rich history and heritage should be celebrated.
5. Buchanan Field Airport is integral to the community's identity and should be supported.
6. Pacheco's wildlife habitat, open spaces, and connections to nature should be preserved and expanded.



Existing commercial uses in Pacheco.



Existing office uses in Pacheco.

## POLICIES

1. The maximum allowed density and intensity of development in the Mixed Use designation is X units per net acre and Y floor area ratio (FAR).
2. Coordinate with the cities of Martinez and Pleasant Hill to ensure land use conformity across jurisdictional boundaries.
3. Encourage development of additional affordable housing to maintain and enhance Pacheco's diversity.
4. Encourage the establishment and growth of locally serving businesses that fulfill the needs of Pacheco residents, as well as larger commercial and light industrial businesses to provide job opportunities to the community.
5. Utilize Pacheco's convenient location to promote economic development along major thoroughfares, including at the Pacheco Boulevard and Center Avenue intersection.
6. Preserve Pacheco's historic buildings.
7. Improve connections to local and regional trails, such as the Pacheco Creekside Park path, Contra Costa Canal Trail, Iron Horse Trail, and Bay Trail over the Benicia Bridge.
8. Improve road maintenance and reduce traffic congestion on local roads, including by encouraging transit providers to expand public transit options and accessibility and promoting alternative transportation modes.
9. Improve fire protection services and emergency preparedness in Pacheco.
10. Improve and maintain stormwater infrastructure to prevent flooding in Pacheco.

## ACTIONS

1. Identify a suitable location for additional park facilities, including kid-friendly amenities, such as play structures, and possibly an expanded community gathering space.
2. Improve pedestrian safety and roadway infrastructure by completing sidewalk gaps and installing continuous street lighting, illuminated crossings, landscaping, and ADA facilities.
3. Implement safe bike routes and infrastructure by installing wayfinding signage and painted bike lanes along local roads.
4. Coordinate with public safety and health agencies to create a comprehensive emergency response plan for Pacheco, including establishing evacuation routes and an emergency shelter.
5. Create an inventory of historic buildings in Pacheco.