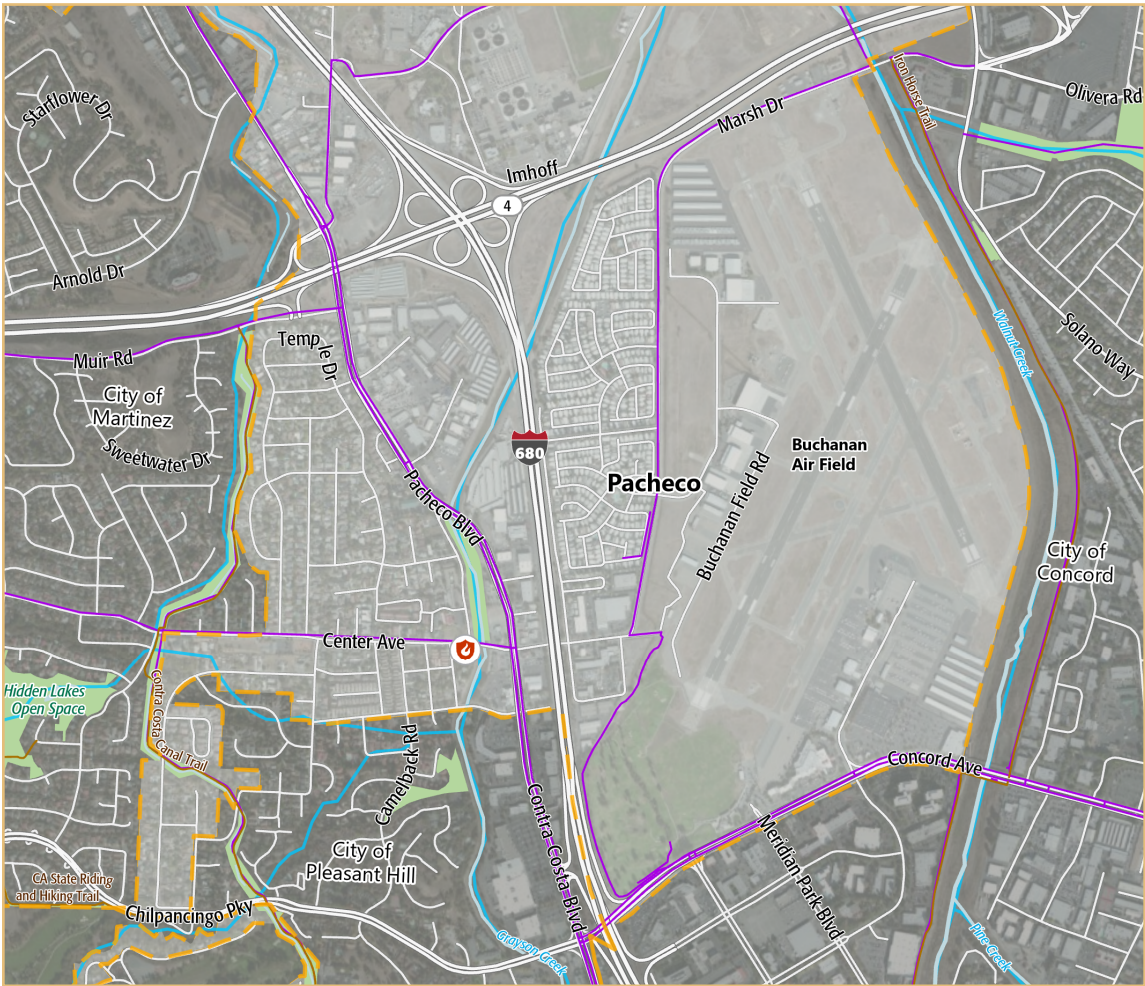


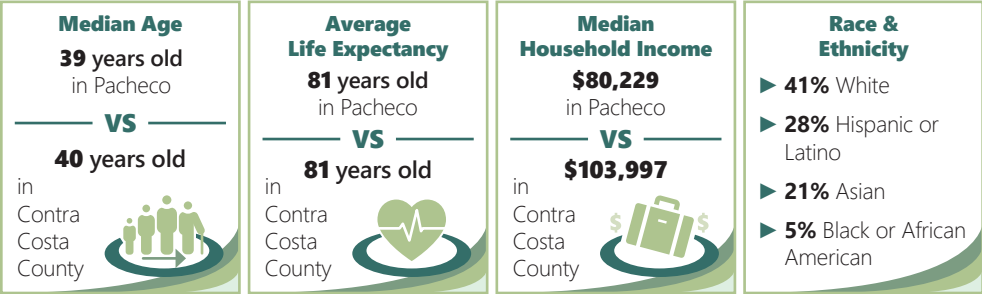
Pacheco sits just east of Martinez and west of Buchanan Field Airport in central Contra Costa County. It was once a prosperous shipping center for grain exports, but fires and earthquakes in the mid-19th century resulted in much of its population relocating to Concord. Today it encompasses a variety of uses, including residential, commercial, office, and light industry. Residents take pride in being part of a neighborly, self-sufficient community with easy access to nature. The community enjoys access to the Iron Horse Trail and Contra Costa Canal Trail, which connect Pacheco to other locations in the region. Residents seek improved connections to these trails and to the Benicia Bridge to increase walking and biking options for commuting and recreation.

Commercial uses line Pacheco Boulevard and Center Avenue near Interstate 680, with surrounding areas consisting primarily of single- or multiple-family residences. The community appreciates the relatively affordable homes in the area and seeks to create additional affordable housing options, including mobile homes and teacher housing. The community would also like to reinvigorate commercial corridors by strengthening businesses along main thoroughfares. It's also important to residents that a buffer be maintained between residential areas and active commercial areas. 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, 2022.

WHO LIVES IN PACHECO?



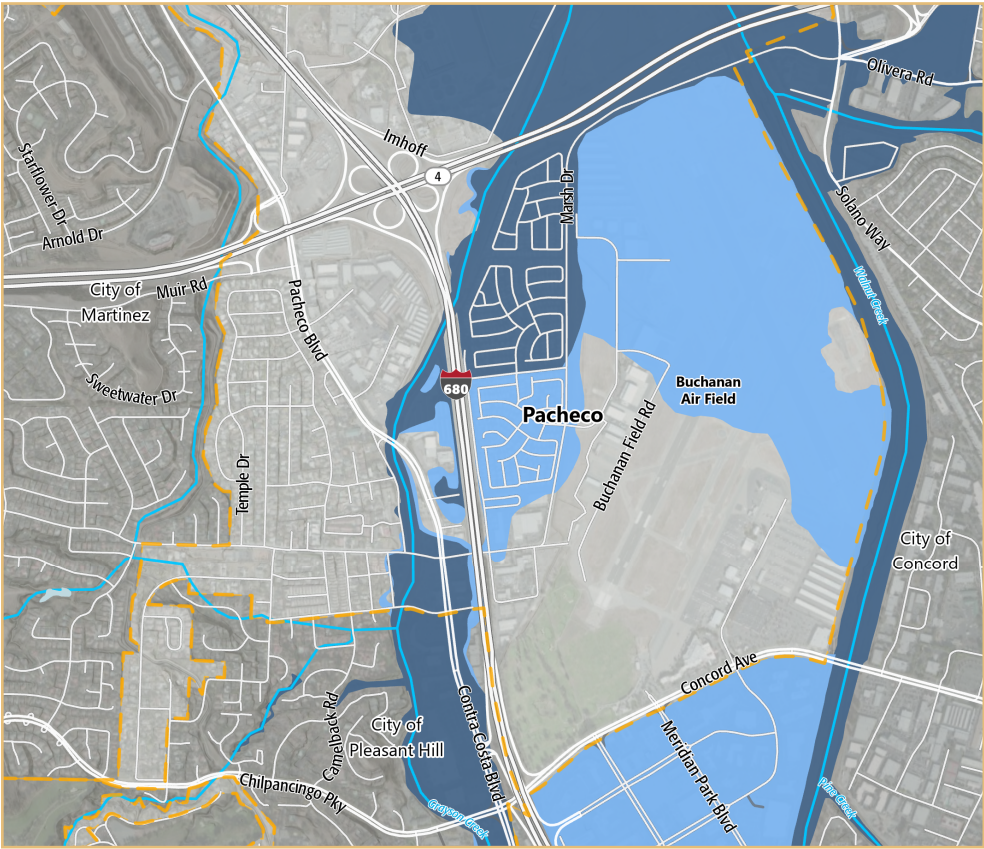
The information on this page presents a summary of hazards and vulnerabilities in Pacheco based on the Contra Costa County Vulnerability Assessment; please see the [online Vulnerability Assessment](#) for a full description of these hazards and vulnerabilities.

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

Source: Contra Costa County, 2018; PlaceWorks, 2022.

0 0.5
Scale (Miles)



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
- Railroads
- 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.

IMPACTED COMMUNITY

The County has identified Pacheco as an Impacted 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.

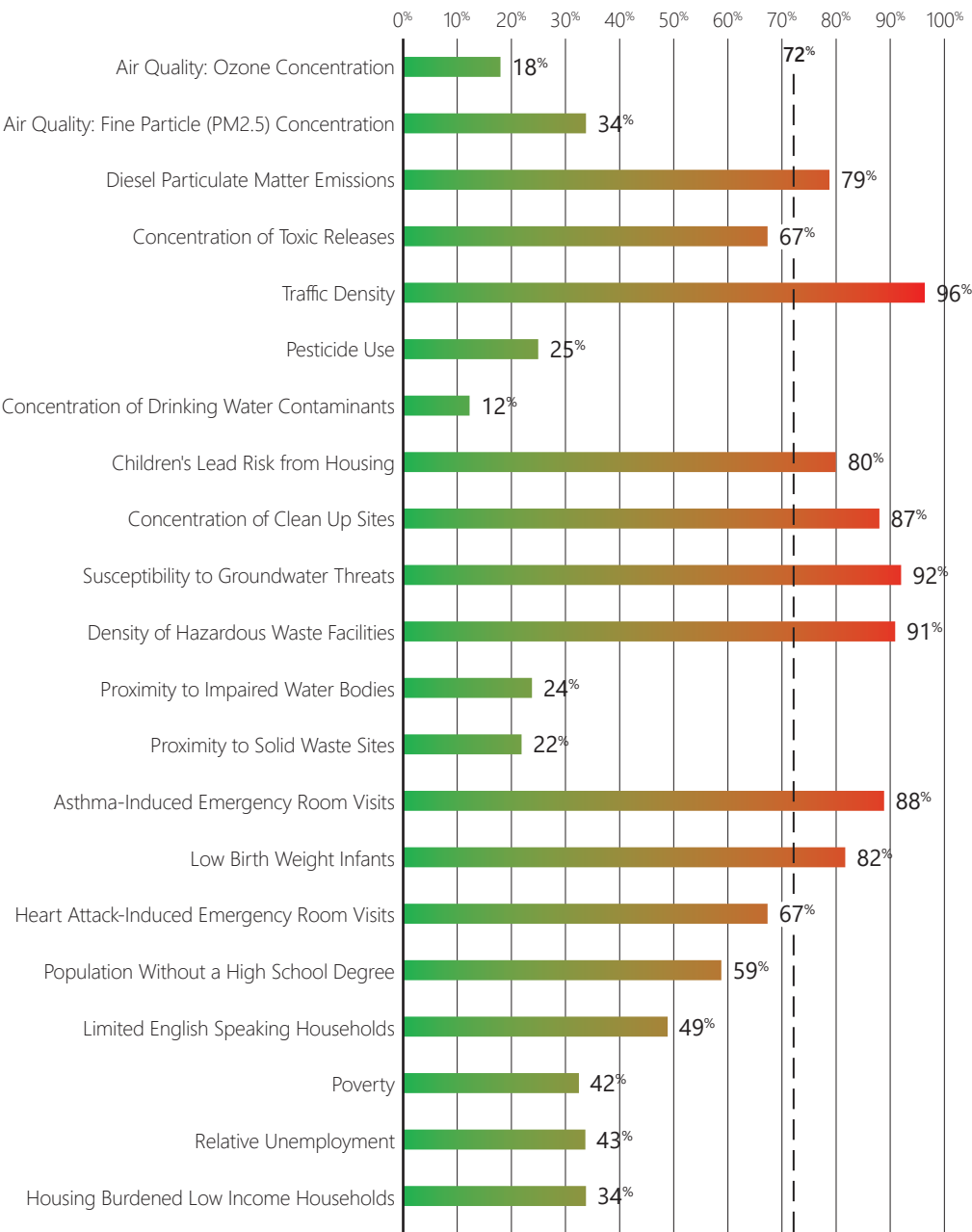
The 21 indicators that contribute to Pacheco’s identification as an Impacted Community are highlighted in the chart to the right, with additional details provided in the maps that follow, based on State data from [CalEnviroScreen](#). The chart shows how the Census tract encompassing Pacheco ranks for each indicator compared to the rest of the state. The County identifies Impacted Communities as those where the combined ranking for all factors is 72 percent or higher. While there are multiple Census tracts that make up Pacheco, this chart presents only the most-impacted Census tract in Pacheco.

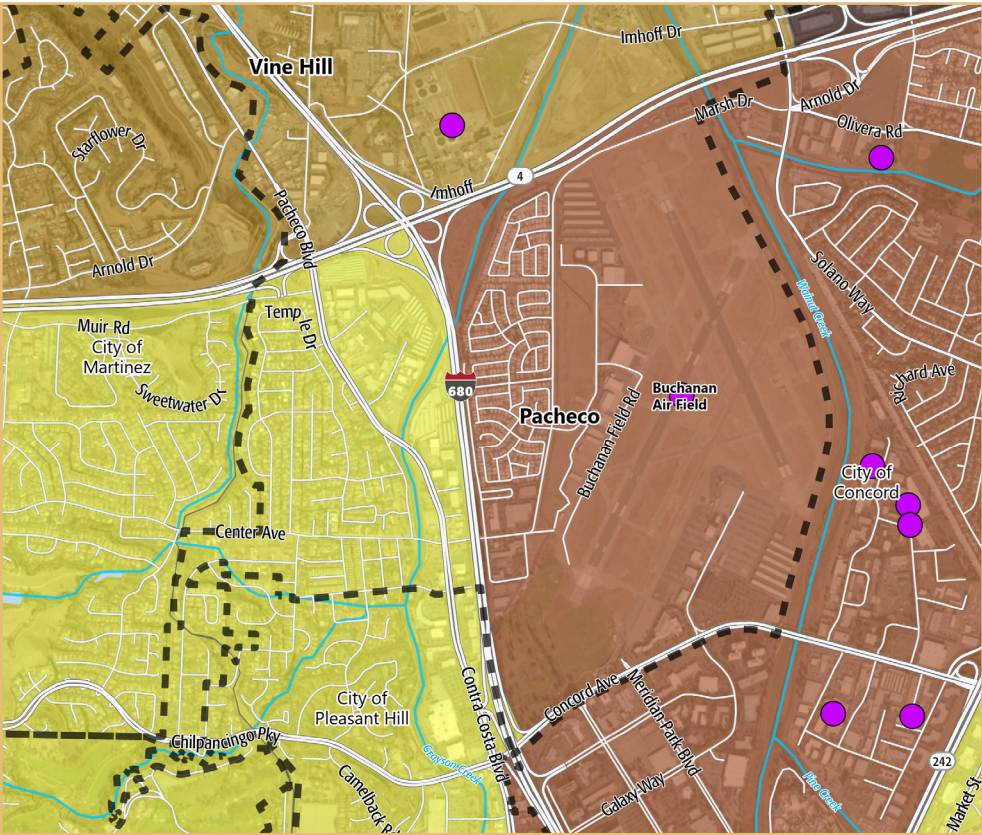
Pacheco is adjacent to the intersection of Highway 4 and Interstate 680, with Interstate 680 bisecting residential parts of the community. Due to its proximity to major thoroughfares and the Buchanan Field Airport, residents in Pacheco face health risks associated with poor air quality, and have higher rates of asthma-induced emergency room visits than other parts of the state. Like other Impacted Communities in the county, there is a high number of cleanup sites in Pacheco. Chemicals from these sites can move through the air or groundwater, placing nearby residents at a greater risk of exposure.

Pacheco residents have raised concerns about increasing traffic congestion along major highways, as well as air quality and noise issues from the airport. They are also concerned about homeless encampments under the highway overpasses in the community. In addition, Pacheco residents have limited recreation access. While Grayson Creek runs through the community, residents are concerned about the lack of creek maintenance; they would also like better maintenance of Pacheco Creekside Park, along with more trail connections and entrances to the park.

IMPACTED COMMUNITY INDICATORS (2021)

Ranking of Most Impacted Census Tract in Pacheco Relative to the State





CLEAN UP SITES

Clean Up Sites

Census Tract Ranking

- >90 to 100%
- >80 to 90%
- >70 to 80%
- >60 to 70%
- >50 to 60%
- 0 to 50%

Incorporated City

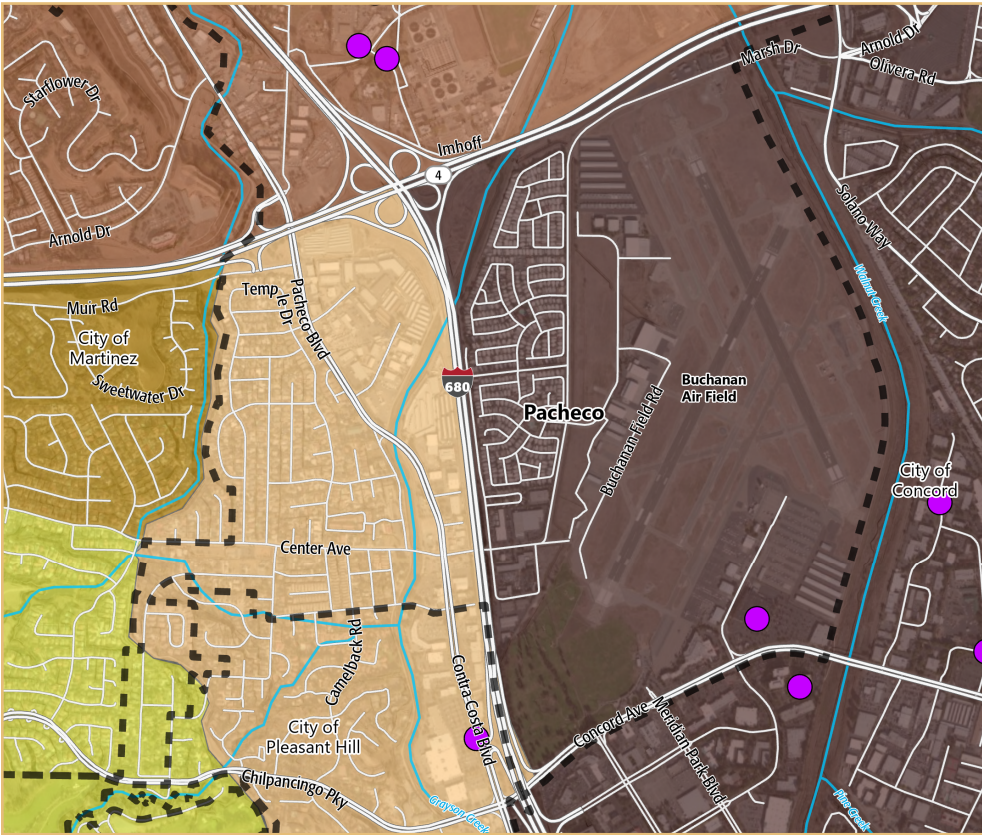
Urban Limit Line

Creeks and Drainages

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 Pacheco are ranked at 87 percent, meaning that the Census tract has a concentration of clean up sites that is higher than 87 percent of the state.



Source: CalEnviroscreen, 2021; Contra Costa County, 2018; PlaceWorks, 2022.



HAZARDOUS WASTE

Generators of Hazardous Waste

Census Tract Ranking

- >90 to 100%
- >80 to 90%
- >70 to 80%
- >60 to 70%
- >50 to 60%
- 0 to 50%

Incorporated City

Urban Limit Line

Creeks and Drainages

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. Parts of Pacheco are ranked at 91 percent, meaning that the Census tract has a density of hazardous waste facilities and generators that is worse than 91 percent of the state.



Source: CalEnviroscreen, 2021; Contra Costa County, 2018; PlaceWorks, 2022.

PLANNED LAND USE

Land use designations for Pacheco are shown on Figure LU-1, General Plan Land Use Map, and are defined in the Land Use Element. Pacheco is planned for a diverse mix of land uses, including medium- and medium high-density residential, mixed-use, commercial, and light industrial. Pacheco's residential areas are located on both sides of Interstate 680. Residential uses west of 680 consist of single-family and multiple-family dwellings, while residences east of 680 consist of mobile homes. No changes are planned for these residential areas. Pacheco's mixed-use and industrial areas begin at the intersection of Pacheco Boulevard and 2nd Avenue South and extend north along Pacheco Boulevard to Highway 4. This corridor is planned to remain the central hub of local business and industry for Pacheco residents. Applying the Mixed-Use designation along the southern portion of Pacheco Boulevard and Aspen Drive is intended to create a town center to revitalize the area and take advantage of the visual quality and access to Grayson Creek. Infill development on vacant and underutilized parcels in this area is encouraged 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, stretches of land designated for resource conservation and parks and recreation will be retained to preserve access.



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 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. Coordinate with the cities of Martinez, Pleasant Hill, and Concord to ensure land use conformity across jurisdictional boundaries.
2. Encourage development of additional affordable housing to maintain and enhance Pacheco's diversity.
3. Encourage the establishment and growth of locally serving businesses that fulfill the needs of residents, as well as larger commercial and light industrial businesses to provide job opportunities to the community.
4. Utilize Pacheco's convenient location to promote economic development along major thoroughfares, especially around the intersection of Pacheco Boulevard and Center Avenue.
5. Preserve Pacheco's historic buildings.
6. 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.
7. Improve road maintenance and reduce traffic congestion on local roads. This should include encouraging transit providers to expand public transit options and promoting alternative transportation modes.
8. Improve and maintain stormwater infrastructure to prevent flooding.

ACTIONS

1. Identify a suitable location for additional park facilities, including kid-friendly amenities such as play structures, and 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 including painted bike lanes along local roads.
4. Update the Historic Resources Inventory to add structures that may not have been considered historic at the time of the last inventory.