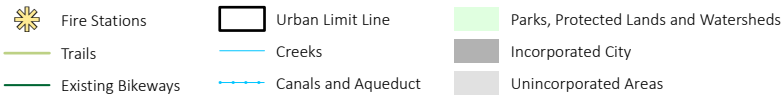


PACHECO | CONTEXT

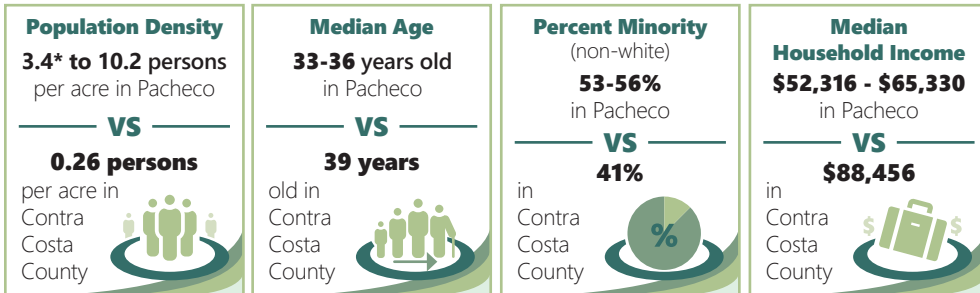
Pacheco sits just east of Martinez in central Contra Costa County. It once was a commercial hub for activity, serving as a shipping port for the county's grain shipments, before fires and earthquakes in the mid-19th century relocated many residents to Concord. Now it encompasses a variety of uses, including residential, commercial, office, and light industry, and is situated adjacent to the Buchanan Field Airport. Residents take pride in being part of a neighborly, self-sufficient community with easy access to nature nearby. The community enjoys 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 multi-family or single-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 and support the homeless population with better services.



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

WHO LIVES IN PACHECO?








*The low end of the population density range is for a Census tract that includes the airport.



PACHECO | CONTEXT (CONTINUED)

Hazards

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

Major Vulnerabilities

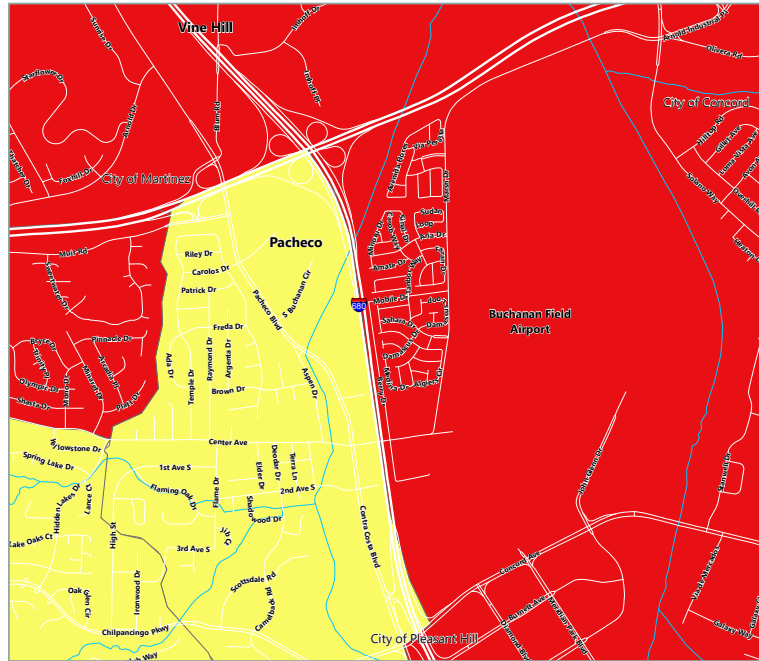
Households in poverty, persons experiencing homelessness, and persons with chronic illnesses are vulnerable to air quality, extreme heat, and human health hazards.

Highway 680 and Pacheco Boulevard are vulnerable to flooding.

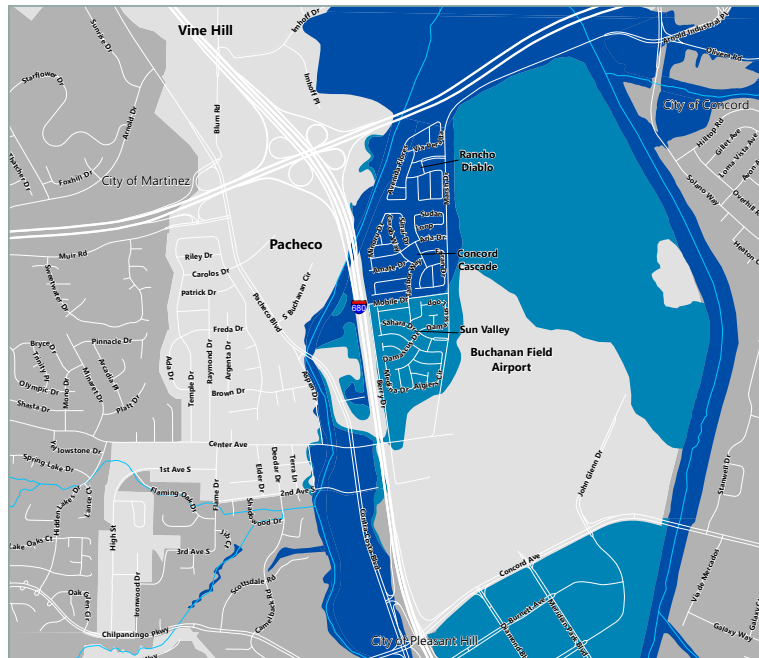
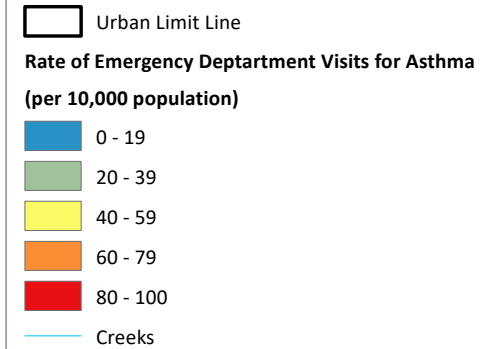
Rancho Diablo, Concord Cascade, and Sun Valley Village mobile home parks are vulnerable to flooding, extreme heat, and seismic hazards.

Commercial buildings are vulnerable to seismic hazards.

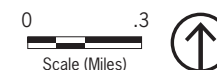
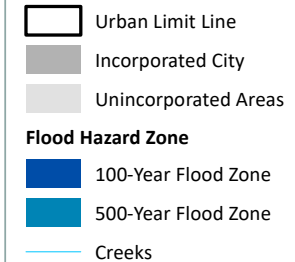
Public transit access, water and wastewater services, energy delivery services, and solid waste removal services are vulnerable to multiple hazards.



ASTHMA RATES



FLOOD ZONES



PLANNED LAND USE

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

Pacheco's mixed-use and commercial areas begin at the intersection of Pacheco Boulevard and Center Avenue and extend north to South Buchanan Circle; light industrial businesses encompass the east side of Pacheco north from North 1st Avenue to Highway 4. This Pacheco Boulevard corridor is planned to be the central hub of local business and industry for Pacheco residents. Extending the Town Center designation north along the Pacheco Boulevard corridor and along the western side of Grayson Creek is intended to encourage mixed-use development on vacant and underutilized parcels in order to promote the proliferation of community-serving uses and new residential development.

Pacheco's 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, provide premier outdoor recreational opportunities. As such, there are stretches of land designated for resource conservation and open space purposes. Pacheco also includes multiple areas designated for public uses, including the Pacheco Community Center, multiple sites owned and operated by the State of California, and most notably, Buchanan Field Airport located directly east of Pacheco.



GUIDING PRINCIPLES

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 affordability and 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 should continue to be supported as part of the community.
6. Pacheco's wildlife habitat, open spaces, and connections to nature should be preserved and expanded.

POLICIES

1. Coordinate with the Cities of Martinez and Pleasant Hill to ensure land use conformity across jurisdictional boundaries.
2. Encourage the 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 Pacheco 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, including at the Pacheco Boulevard and Center Avenue intersection.
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, including by expanding public transit options and accessibility and promoting alternative transportation modes.
8. Improve fire protection services and emergency preparedness 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.