



CONTRA COSTA COUNTY

AGENDA

Pacheco Municipal Advisory Council

Wednesday, November 12, 2025

6:30 PM

5800 Pacheco Blvd., Pacheco, CA 94553

Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee

1. Call to Order/Roll Call
2. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).
3. Approval of the Agenda
4. Approve October Minutes [TMP-13982](#)
Attachments: [October 8th PMAC Meeting Minutes](#)
5. Agency Report
 - 5a. Sheriff's Department
 - 5b. Pacheco Town Council
 - 5c. District 5 Supervisor Shanelle Scales-Preston's Office - General Update.
6. Presentations
 - 6a. Sustainable Contra Costa- Contra Costa County Tree Plan
7. Consent Items
- 7a. Approve the 2025 Annual Report to the Board of Supervisors (Draft) [TMP-13985](#)
Attachments: [2025 PMAC Annual Report to Board of Supervisors - FINAL DRAFT](#)
8. Items for Discussion and/or Action

- 8a. Request for Agency Comments for County File # CDLP25-02034 - approval of a Land Use Permit to allow for the renewal of a licensed cannabis retail and delivery operations (SGI Pacheco LLC DBA STIIIZY Pacheco), previously approved under CDLP20-02003.
- 9. Member Reports
- 10. Future Agenda Items

The next meeting is currently scheduled for January 14, 2026

Adjourn

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at the Pacheco Community Center, 5800 Pacheco Blvd., Pacheco, CA 94553, during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Armando Carrasco - Armando.Carrasco@bos.cccounty.us or (925) 608-4200



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: TMP-13982

Agenda Date: 11/12/2025

Agenda #: 4.

Advisory Board: Pacheco Municipal Advisory Council

Subject: Approval of October Minutes

Recommendation(s)/Next Step(s):

Approve October Minutes.

Pacheco Municipal Advisory Council



**Supervisor Shanelle Preston-
Scales, District V**

Vincent Robb
Chairperson of the Pacheco MAC
5800 Pacheco Boulevard
Pacheco, CA 94553

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RECORD OF ACTION (MINUTES)

Date: Wednesday, October 8, 2025

Location: Pacheco Community Center

1. Call to Order / Roll Call:

The meeting was called to order at 6:32 PM.

Quorum was established with three council members present.

Members Present: Garcia, Pope, Trinh

Members Absent: Robb (Chair), Joslin, Ritter(Alternate)

2. Public Comment:

There were no public comments.

3. Approval of the Agenda:

A motion to approve the agenda was made by Nam Trinh and seconded by Wayne Pope. The motion carried unanimously.

4. Approval of the Minutes:

A motion to approve the minutes from the September meeting was made by Wayne Pope and seconded by Nam Trinh. The motion carried unanimously.

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5. Agency reports

Contra Costa County Sheriff's Office:

Resident Deputy MacDonald provided updates following the recent Sun Valley Mobile Home Park community meeting. Concerns discussed included parking restrictions on Barry Mobile, where inconsistent enforcement has led to confusion and towing. Residents requested that restrictions be lifted to allow parking of secondary vehicles. Ongoing transient activity and speeding on Marsh Drive were also noted, with residents asking for a parked police vehicle to help slow traffic, though the department currently lacks available resources for this.

The community requested a crosswalk across Marsh Drive which may be discussed at a public comment session on October 21. Recent restriping on Marsh Drive has reduced parking and removed bike lanes, which upset residents but was explained as a safety measure following prior pedestrian fatalities. Some concerns also fell under Caltrans jurisdiction, complicating enforcement.

Deputy MacDonald additionally reported that a shooting occurred over the weekend on Willow Street near the shopping center, resulting in non-life-threatening injuries to a female victim. The incident remains under investigation.

Public Works – Special Districts:

Scott Anderson from Contra Costa County Public Works presented updates on Zone 5 (Pacheco Creekside Park) and Zone 18 (Pacheco Manor Frontage Landscaping). Financial reports and boundary maps were distributed, showing that FY 2024–2025 projects were completed well under the \$100,000 budget, with healthy reserves maintained. Tree inventory work led to several removals and trimmings along Creekside Park and medians, followed by replanting, restaking, irrigation upgrades, and mulch application. Beautification efforts have improved landscaping health and appearance. Public Works staff continue to monitor maintenance and irrigation, with plans for regular mulch replacement and potential new tree plantings.

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Residents raised concerns about neglected medians outside Zone 5 boundaries, especially along Center Avenue and Highway 4. Staff clarified that these areas fall under County Road Maintenance, not Special Districts, and that Zone 5 funds cannot be used outside district limits. The council discussed requesting quarterly cleanups from the county. Additionally, unclear ownership of a small median near Corral and Pacheco Boulevard will be investigated. Residents also expressed frustration about partially replaced utility poles left standing due to delays from private utility companies. It was clarified that the final company on the pole is responsible for removal, and the council may consider sending a letter through Supervisor Gioia's office to encourage completion. Public Works recommended residents use the Mobile Citizen app to report maintenance concerns, as it allows photo uploads and automatic routing to the proper department.

Zone 18, covering landscaping along Pacheco Manor and a small strip on Temple Drive, remains in good condition. Despite minor overages caused by irrigation leaks, weed abatement, and restaking, reserves are recovering after earlier tree projects. Staff emphasized cost-efficiency and rebuilding reserves for future improvements such as tree replacement or irrigation repairs.

Pacheco Town Council:

The Town Council reported a checking account balance of \$1,392 and a savings balance of \$3,129. Insurance covered most of the recent community center restroom renovation costs, with the Council contributing approximately \$2,000. The women's restroom renovation has been completed, featuring a new floor and fixtures, and is now fully operational after a four-week project period. Preparations are underway for the annual rummage sale scheduled for Saturday, October 18. Flyers have been distributed throughout the community, and eight vendor spaces remain available. Funds raised will help offset community center operating costs, and donations are being accepted beginning October 10. Arrangements for donation pick-ups can be made by contacting the council.

Code Enforcement:

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Code Enforcement reported that a business applying to convert a property into commercial condominiums was initially denied due to a missing report. After Code Enforcement completed the required report, the Planning Department reviewed and found it compliant, allowing the applicant to resubmit. Additionally, following concerns raised at the September meeting, Code Enforcement investigated possible unpermitted construction and confirmed violations. The case has since been escalated for further action.

District 5 Supervisor's Office:

Representative from Supervisor Shanelle Scales-Preston's office provided updates on the October 6 community meeting at Sun Valley Village, which included discussions with Public Works and law enforcement regarding restriping on Marsh Drive, challenges with unhoused residents, and lighting concerns. Preparations for the upcoming Pacheco Community Cleanup on October 25 are underway, with events scheduled at both the Pacheco Community Center and Sun Valley Village Mobile Home Park. Sheriff's Office recruits from the Pittsburg Academy will assist with the cleanup effort.

6. Discussion/Action Items

Contra Costa County Public Works, in partnership with Fehr & Peers, presented updates on the Pacheco Boulevard Complete Streets Corridor Study, which extends the 2017 project to cover the area between Glenn Road and Shell Avenue. The study aims to improve safety and accessibility for all users, including drivers, pedestrians, cyclists, and individuals with disabilities. Proposed improvements include the installation of Class IV protected bike lanes, sidewalk gap closures, and traffic calming measures consistent with the County's Active Transportation Plan.

Existing challenges such as missing sidewalks, speeding, and narrow bottlenecks near the railroad undercrossing were discussed. Input from a recent walk audit at Las Juntas Elementary highlighted safety concerns due to heavy truck traffic and poor crossings. Potential design improvements include protected bike lanes, intersection upgrades, and possibly a roundabout at Arthur Road. All proposed modifications will remain within the County's right-of-way. Next

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steps include refining design concepts, prioritizing projects, and returning to the MAC for further community feedback.

7. Adjournment

The meeting was adjourned, with the next scheduled meeting to be held on November 12, 2025.

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CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: TMP-13985

Agenda Date: 11/12/2025

Agenda #: 7a.

Advisory Board: Pacheco Municipal Advisory Council

Subject: Approval of the 2025 Annual Report to the Board of Supervisors (Draft)

Recommendation(s)/Next Step(s):

Approve the 2025 Annual Report to the Board of Supervisors (Draft).

**Pacheco
Municipal
Advisory
Council**



Vince Robb, Chair

Office of
Supervisor Shanelle Preston-Scales
1025 Escobar Street
Martinez, CA 94553
(925) 608-4200

Vince Robb, Chair
Shawn Garcia, Vice Chair
Nam Trinh, Secretary
David Joslin, Councilmember
Wayne Pope, Councilmember
Warren Ritter, Alternate

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2025 Annual Report to the Board of Supervisors (DRAFT)

Submitted by:
Vince Robb, Chairperson

Activities and Accomplishments

The primary goals of the MAC in 2025 were to increase community awareness and participation at the monthly MAC meetings and to represent the community's interests, concerns, and voice to the Board of Supervisors. We have done a good job providing a forum of communication between the residents of Pacheco and the Supervisor and County offices and Agencies.

The MAC board's activities and efforts have resulted in improvements and changes in 2025:

- Continual maintenance and upkeep of Pacheco Community Park.
- Continual maintenance and discussions about the upkeep of the median on Pacheco Blvd. and Grayson Creek. The creek desilt project was a big success, and the goats have continued to assist with weed reduction along the creek.
- We held another very successful annual Community Clean Up which included free e-waste recycling and dumpsters for residents to drop off of trash. This year the Sheriff's office volunteers came out in full force and cleaned the banks of Grayson Creek, the surrounding paths, sidewalks, and medians. We appreciate Republic Services, Rapid Recycle, the California Grand Casino, the Office of the Sheriff, and the Supervisor's office for their ongoing support of our annual Community Clean Up.
- Assisted the community in addressing their increasing concerns about homelessness and bringing County agencies together to try to find solutions.
- Assisted the community in participating in the Community Benefits Agreement (CBA) Forums.
- Assisted the community in finding solutions for road improvements on Marsh Drive, including the re-striping and change of parking from one side of the street to the other.
- Continued community participation and MAC attendance as a result of outreach efforts to the community of Pacheco.

The MAC received informative presentations and provided thoughtful feedback on matters that impact Pacheco and look forward to receiving additional updates in 2026:

- Local Hazard Mitigation Plan and the Mitigation Plan report.

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- Presentations from Conservation and Development Department on the Community Benefits Agreements.
- Presentation from Public Works Finance Report for LL-2 Zones, 5 and 18.
- Presentation from Public Works on the Marsh Drive safety improvements.
- Presentation from the Fire Protection District on past accomplishments and the upcoming Pacheco Fire Station improvements
- Updates from Code Enforcement and the County's CORE team
- Updates on the Martinez Refinery Fire

The MAC greatly appreciates the support of the Sheriff and CHP in the Pacheco community. The Deputy Sheriff and Lieutenant regularly attend MAC meetings to provide updates on crime and incidents in the community and works to find solutions to concerns raised by the MAC and community members.

Membership

The current MAC board is dedicated and hard working. We feel that we have made some positive changes in our community.

At this time, there is one alternate vacancy.

Members

- Vince Robb, Chair – elected February 2025
- Shawn Garcia, Vice Chair – elected February 2025
- Nam Trinh, Secretary – elected February 2025
- David Joslin, Councilmember
- Wayne Pope, Councilmember
- Warren Ritter, Alternate (Resigned September 2025)

Attendance in 2025

January	Joslin and Ritter absent
February	Joslin and Ritter absent
March	Trinh, Joslin, and Ritter absent
April	Cancelled – Lack of Quorum
May	Garcia and Joslin absent
June	Joslin and Ritter absent
July	Trinh, Pope, and Ritter absent

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August	No Meeting by Design
September	Joslin and Ritter absent
October	Robb, Joslin, and Ritter absent
November	TBD
December	No Meeting by Design

MAC Work Plan and Objectives for 2026

A priority for the MAC in 2026 will continue to increase community awareness of the MAC and increase community involvement. We will continue to provide a forum of communication between the residents of Pacheco and the Supervisor and County offices and Agencies.

We will work with County entities to coordinate the annual creek cleanup event and the very popular annual community cleanup/dump day. This would include the cost of advertising flyers, food, goat rental and other charges related to the creek cleanup and community cleanup.

We would like to outreach to other MACs and CACs to discuss common interests, ideas, and learn from one another at an annual joint MAC meeting. That would include the cost of food, rental and other charges related to the outreach.

We will continue our work on:

1. Beautification of the medians along Pacheco Blvd.
2. Continued upkeep and development of the Pacheco Creekside Park at Grayson Creek.
3. Community input on safety projects.
4. Community awareness of events taking place at the Community Center.
5. Providing input and/or comments on proposed projects or developments in the Pacheco area.
6. Creating an open forum for communication between Pacheco residents and County and State Agencies in an effort to help find solutions to issues affecting the Pacheco Community, such as homelessness and associated crime.

Pacheco MAC meetings are usually held on the 2nd Wednesday of every month at 6:30 p.m. at the Pacheco Community Center, 5800 Pacheco Blvd., Pacheco.

Chair:	Vince Robb
Vice Chair:	Shawn Garcia
Secretary:	Nam Trinh

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Councilmember:	David Joslin
Councilmember:	Wayne Pope
Alternate:	Warren Ritter
Recording Secretary:	Lynn Enea
Staff District 5:	Armando Carrasco

DRAFT