



City of Pittsburg Planning Commission Agenda

08/12/2025

**City Hall Council Chamber
65 Civic Avenue, Pittsburg, CA 94565**

**Regular Meeting
7:00 P.M.**

Planning Commission Members

**Sarah Foster, Chair
Donna Smith, Vice-Chair
Elissa Robinson, Commissioner
Vacant, Commissioner
Deandra Stokes, Commissioner
Ivelina Popova, Commissioner
Reily Kent, Commissioner**

Any member of the public who wishes to address the Commission should complete a Speaker's Card, available on the public counter below the dais. Please note on the card the agenda item number, or, for items not listed on this agenda, a brief description of the issue on which you would like to address the Commission. Give the completed form to the Minutes Clerk or a staff member, who will give the card to the Commission Chair. The Chair will invite the speaker(s) to the podium at the appropriate time during the meeting. Each individual will be given three minutes to address the Commission, unless additional time is allowed as provided for spokespersons. Prior to speaking, each speaker is requested to state his or her name and business and city of residence in a clear and audible tone of voice. For items listed under the "Public Hearings" or "Commission Consideration" portions of this agenda, the public hearing or public comment period will follow a brief presentation on the item by Planning Department staff and/or the project applicant.

A decision by the Planning Commission is not final until the appeal period expires 10 calendar days after the date the decision occurred. The applicant, City Council member(s), City Manager, or any affected person may appeal the denial, approval, recommendation, or any condition of approval of an item within the 10-day appeal period. A completed appeal form and the applicable filing fee must be filed with the City Planner, 65 Civic Avenue, Pittsburg. The appeal form must include the name and address of the appellant and state the reasons for the appeal. The appeal will be set for City Council consideration and appropriate public notification given.

The Commission requests that you refrain from disruptive conduct during the meeting and that you observe the order and decorum of the Council Chamber. Please turn off or set to vibrate all cellular phones, and refrain from making personal, impertinent or slanderous remarks. Boisterous or disruptive behavior while the Commission is in session, and the display of signs in a manner that violates the rights of others or prevents others from watching or fully participating in the Planning Commission meeting is considered counterproductive and will not be tolerated, and the Commission Chair can order any person who engages in such conduct to leave the Council Chamber.

This agenda was posted in City Hall on Thursday, August 7, 2025

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

PRESENTATIONS

CONSENT

1. **Minutes**
Minutes of July 22, 2025
2. **Three-year Time Extension for East 10th Street and Los Medanos Street Mixed Use Project, AP-22-0102 (DR)**
Request for a three-year time extension of approval for Design Review (DR) application to construct a new 5,214 square-foot mixed-use development that entails three (3) three-bedroom residential units and a 1,371 square-foot ground floor commercial space on a vacant 6,135 square-foot parcel located at the southwest corner intersection of East 10th Street and Los Medanos Street in the CSD (Downtown Service Commercial District) zone and the CS Service Commercial General Plan classification. Assessor's Parcel No. 085-205-011.

Environmental Determination: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects," of the state CEQA Guidelines, section 15332. The project qualifies for this CEQA exemption because, as described in the staff report, it would: a) be consistent with the City's general plan and zoning; b) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; c) be built on a site having no value as habitat for endangered, rare or threatened species; d) result in no significant impacts to traffic, noise, air quality, or water quality; and e) built on a site that is adequately served by utilities and public services.

PUBLIC HEARINGS

3. Baby Yale Academy and City of the Lord Zion Cumberland, AP-25-0041 (UP)

This is a public hearing on a request for approval of a Use Permit to establish a “Religious Assembly,” “Day Care, General,” and “Office, Business, and Administrative” use within an existing multi-tenant commercial building located at 640, 650, and 670 Cumberland. The site is located within the Pedestrian Commercial (CP) Zoning District of the Old Town Pittsburgh Downtown Area. Assessor’s Parcel No. 085-171-004.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, “Existing Facilities,” of the CEQA Guidelines, section 15301. The proposed project qualifies for a Class 1 categorical exemption because the project site is an existing privately owned structure, and the applicant is not proposing any expansion of the existing structure. The proposed project would not have any significant effect on the environment and therefore categorically exempt from the provisions of CEQA.

COMMISSION CONSIDERATIONS

4. Recommendation on Adoption of the Five-Year Capital Improvement Program (CIP) – General Plan Consistency Determination

This is a request for the Planning Commission to determine whether the projects in the proposed Five-Year CIP are consistent with the City’s 2040 General Plan.

Environmental: The determination of consistency between the CIP and the General Plan is not considered a project under the California Environmental Quality Act (CEQA) and is, therefore, not subject to CEQA. Individual CIP projects would be subject to further CEQA analysis before the City Council authorizes construction for individual projects.

ZONING ADMINISTRATOR REPORTS

5. Notice of Intent to Exercise Delegated Design Review Authority

The Zoning Administrator submits two notices of intent to exercise delegated design review authority for:

1) This is an application requesting Administrative Design Review approval to modify the exterior paint colors of an existing building located at 50 Bliss Avenue. The parcel contains an existing Tire Sales and Repair Service Station. The site is classified "Mixed Use" on the Railroad Avenue Specific Plan land use map. Assessor's Parcel No. 088-171-013.

2) This is an application requesting Administrative Design Review (ADR) approval to install large red traditional Chinese lanterns at an existing restaurant located at 2222 Railroad Avenue. The site is classified "Community Commercial" on the Railroad Avenue Specific Plan land use map. Assessor's Parcel No. 087-042-020.

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the city of Pittsburg will provide special assistance for disabled citizens. Upon request, an agenda for any meeting shall be made available in appropriate alternative formats. The Council Chamber is equipped with sound amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the sound amplifier from the City Clerk for personal use during Commission meetings. If you need special assistance to participate in this meeting, or are requesting a specially formatted agenda, please contact the City Clerk at 925-252-4850. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format. (28 CFR 35.102-35.104 ADA Title II)

GENERAL INFORMATION

Copies of the open session agenda packets that are distributed to the Planning Commission are on file in the office of the Planning Department, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning no fewer than 72 hours in advance of the meeting, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except city holidays). Additionally, if any reports or documents that are public records are distributed to the Planning Commission fewer than 72 hours before the meeting, those reports and documents will also be available for public inspection in the city's Planning Department and at the Commission meeting. The Pittsburg Library is also provided a full agenda packet for your convenience. As a courtesy, the agenda is also located on the city's website at pittsburgca.gov

**MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION**

July 22, 2025

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Foster at 7:00 p.m. on Tuesday, July 22, 2025, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Foster, Vice-Chair Smith, Commissioners Kent, Popova, Robinson, Stokes

Staff: Assistant Director of Community and Economic Development John Funderburg,
Associate Planner Kelsey Gunter Farmer, Administrative Analyst I Candace Hatch

PLEDGE OF ALLEGIANCE

Chair Foster led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

4. Consideration of a Resolution Granting a Use Permit and Design Review and adoption of an Initial Study Mitigated Negative Declaration and Mitigation Monitoring Reporting Program for the Penco Iron Salts Manufacturing Facility, AP-23-0167 (UP, DR)

Staff requested a continuance on behalf of the project applicant on this item to a date specific of August 26, 2025

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT ITEM

1. Minutes
Minutes of May June 24, 2025

On a motion by Commissioner Popova, approving the consent item(s), seconded by Commissioner Robinson:

AYES:	Foster, Kent, Popova, Robinson, Smith, Stokes
NAYES:	None
ABSTAIN:	None
ABSENT:	None

PUBLIC HEARING

2. Consideration of a Resolution Granting approval of a Use permit to Establish an Animal Grooming Facility at 268 Atlantic Avenue, AP-25-0060 (UP).

A public hearing was held requesting approval of a Use Permit to establish an Animal Grooming facility within the multi-tenant space located at 268 Atlantic Avenue, in the CC (Community Commercial) Zoning District. Assessor's Parcel No. 088-121-028.

Associate Planner Kelsey Gunter gave a presentation.

Bob Garrison spoke on behalf of the applicant for the project.

Chair Foster opened the public hearing.

There being no public comments at this time, Chair Foster closed the public hearing item.

On a motion by Commissioner Robinson, approving a Use Permit to establish an Animal Grooming facility within the multi-tenant space located at 268 Atlantic Avenue, AP-25-0060 (UP), seconded by Vice-Chair Foster:

AYES: Foster, Kent, Popova, Robinson, Smith, Stokes

NAYES: None

ABSTAIN: None

ABSENT: None

3. Consideration of a Resolution Granting approval of a Use Permit to include ancillary sales of distilled spirits in conjunction with an existing beer and wine sales license for an existing ARCO and AM/PM convenience store, AP-23-0062 (UP)

A public hearing was held requesting approval of a Use Permit to allow for the sale of distilled spirits in conjunction with the sale for beer and wine, at an existing convenience store. The convenience store is located at 2102 West Leland Road, in the CS (Service Commercial) District. Assessor's Parcel No. 091-050-038.

Associate Planner Kelsey Gunter gave a presentation.

Applicant Steve Rawlings spoke on behalf of the project.

Chair Foster opened the public hearing.

There being no public comments at this time, Chair Foster closed the public hearing item.

On a motion by Commissioner Robinson, approving a Use Permit to allow for the sale of distilled spirits in conjunction with the sale for beer and wine, at an existing convenience store. The convenience store is located at 2102 West Leland Road, AP-23-0062 (UP), seconded by Commissioner Kent:

AYES: Kent, Popova, Robinson

NAYES: Foster, Smith, Stokes

ABSTAIN: None

ABSENT: None

ZONING ADMINISTRATOR REPORTS

The Zoning Administrator submitted on notice of intent to exercises Delegated Design Review Authority.

STAFF COMMUNICATIONS

Secretary Funderburg provided an update to the Planning Commission about some upcoming events:

1. Car Show, Thursday, July 24th at John Buckley Square
2. First Friday, Friday, July 25th at the Pittsburgh Marina.

Secretary Funderburg provided an update to the Planning Commission about the Development Title Update Phase I wrap-up on July 24th.

Secretary Funderburg provided an update to the Planning Commission on the tentatively scheduled items for upcoming meetings.

Three (3) additional items to tentatively be presented at the July 22, 2025, meeting:

1. AP-22-0102 Mixed Use Project – 3 year Time Extension request for a Design Review application to construct a new 5,214 square-foot mixed-use development that entails three (3) three-bedroom residential units and a 1,371 square-foot ground floor commercial space on a vacant 6,135 square-foot parcel located at the southwest corner intersection of East 10th Street and Los Medanos Street in the CSD (Downtown Service Commercial District) zone and the CS Service Commercial General Plan classification. Assessor's Parcel No. 085-205-011.
2. AP-25-0046 Edible Blessings - Use Permit approval to establish a multi-use meeting, networking and/or event space that can be rented by small businesses for banquets, conferences, interviews. The proposed use is located at 45 E. 5th Street in the CP (Pedestrian Commercial) District. Assessor's Parcel No. 085-104-002.
3. AP-25-0054 Baby Yale Academy - Use Permit approval to establish a "Religious Assembly", "Day Care, General" and "Office, Business, and Administrative" use within the multi-tenant building identified as Assessor's Parcel Number 085-171-004. The project addresses include 640, 650, and 670 Cumberland Street and are zoned CP (Pedestrian Commercial) District. Assessor's Parcel No. 085-171-004.

Secretary Funderburg informed the Planning Commission that there are no items scheduled for the August 22, 2025, meeting at this time.

There were no further staff communications.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 8:03 p.m. to August 12, 2025.

Respectfully Submitted,

John Funderburg, Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
August 12, 2025**

ITEM: Three-year Time Extension for East 10th Street and Los Medanos Street Mixed Use Project, AP-22-0102 (DR)

ORIGINATED BY: Hossam Nasser, ICG Engineering, Inc. 1708 Margarita Ct, Concord, CA 94521

SUBJECT: Request for a three-year time extension of approval for Design Review (DR) application to construct a new 5,214 square-foot mixed-use development that entails three (3) three-bedroom residential units and a 1,371 square-foot ground floor commercial space on a vacant 6,135 square-foot parcel located at the southwest corner intersection of East 10th Street and Los Medanos Street in the CSD (Downtown Service Commercial District) zone and the CS Service Commercial General Plan classification. Assessor's Parcel No. 085-205-011.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution approving Planning Application No. AP-22-0102, extending Design Review approval for three-years for the East 10th Street and Los Medanos Street Mixed Use Project subject to conditions.

BACKGROUND:

On June 27, 2023, the Planning Commission adopted Resolution No. 10228 approving Design Review to construct a new 5,214 square-foot mixed-use development with ground floor commercial space on a 6,135 square-foot vacant parcel located at the southwest corner intersection of East 10th Street and Los Medanos Street.

At that meeting, the Commission considered public comments and then approved the project by a vote of 6-0. According to Condition No. 51 of Planning Commission Resolution No. 10228, the applicant was given up to June 13, 2025, to obtain a building or grading permit for the project, or to submit a written request to the Planning Division for an extension of approval.

On May 30, 2025, the applicant submitted a request for a three-year extension to extend the design review approval. This is the first request for an extension of design review approval for the East 10th Street and Los Medanos Street Mixed Use Project. The extension request was submitted prior to the expiration of the resolution, thereby allowing the Planning Commission to consider the request.

PROJECT DESCRIPTION:

The applicant has requested approval of the two-year time extension to extend the design review approval through June 13, 2027, in order to allow additional time to accommodate building permit review and issuance of the necessary building permits.

Please refer to Planning Commission Resolution No. 10228 and the original staff report entitled, “East 10th Street and Los Medanos Street Mixed Use Project, AP-22-0102 (DR)” dated June 27, 2023, for a detailed description of the project, conditions of approval and the findings made by the Planning Commission to approve the original project as presented (Attachment 2).

No changes to the project are proposed at this time, and there have been no changes in regulations applicable to this development since its approval in 2023.

GENERAL PLAN/CODE COMPLIANCE:

General Plan/Zoning: The General Plan land use designation and zoning classification for the site have not changed since the initial project approval on June 27, 2023. Please refer to Attachment 2 for more details on the project’s compliance with the General Plan and Zoning Ordinance.

Extension of Approval: When a written request for extension of approval is submitted within the effective period of approval, Pittsburg Municipal Code (PMC) section 18.36.240 authorizes the original reviewing body to extend the period of the approval for Design Review.

Environmental: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, “In-Fill Development Projects,” of the state CEQA Guidelines, section 15332. The project qualifies for this CEQA exemption because, as described in the staff report, it would: a) be consistent with the City’s general plan and zoning; b) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; c) be built on a site having no value as habitat for endangered, rare or threatened species; d) result in no significant impacts to traffic, noise, air quality, or water quality; and e) built on a site that is adequately served by utilities and public services.

Public Notice: Although not required, on or prior to August 1, 2025, notice of the August 12, 2025, public meeting for this item was posted at City Hall and at or near the proposed project site; and on the ‘Public Notices’ section of the city’s website and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice. The notice was also posted on www.nextdoor.com (“Nextdoor”) and was sent directly to all subscribed residents in the Downtown Pittsburg neighborhoods.

ANALYSIS:

Staff believes that there is good cause for a three-year extension of approval at this time as the extension would not only allow time for building plan check review to be

completed and permits issued but also result in orderly development of the currently vacant site.

The proposed project would improve the neighborhood by developing a vacant and empty lot with a well-designed building with modern style residential development and commercial amenities. The building's design, materials, and colors would be compatible with other mixed-use buildings in the area. The project would also conform to all applicable criteria set forth in the City's adopted DRDGs, if conditions of approval are adopted requiring the project to: a) screen all utility box transformers, backflow preventers, meters, and junction boxes from public view and b) incorporate a cool roof on the building and pre-wire the building roof for solar panels.

Staff believes that the Planning Commission can make the required findings to approve the time extension request, subject to conditions.

ACTION REQUIRED:

Move to adopt a Resolution approving a three-year time extension of the term of approval of Design Review Application No. 22-0102, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Approved Project Plans
3. Adopted Resolution No. 10228 and Staff Report, dated June 27, 2023
4. Letter of Request for Extension
5. Public Meeting Notice and Vicinity Map

Prepared by: Maurice Brenyah-Addow, Senior Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Extending the Design)
Review Term of Approval for the)
East 10th Street Mixed - Use)
Project Located at the Southwest)
Corner of East 10th Street and)
Los Medanos Street. AP-22-0102)
(DR) APN: 085-205-011)

Resolution No.

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On October 18, 2022, Hossam Nasser applied for Design Review to construct a new 5,214 square-foot mixed-use development with ground floor commercial space on a 6,135 square-foot vacant parcel located at the corner of East. 10th Street and Los Medanos Street, in the CSD (Downtown Service Commercial District) zone and the Service Commercial General Plan classification. Assessor's Parcel No. 085-205-011.
- B. The proposed project is governed by the applicable goals and policies of the Pittsburg General Plan and the Pittsburg Municipal Code (PMC).
- C. On June 27, 2023, the Planning Commission adopted Resolution No. 10228 approving the design review application for the mixed-use project. At that meeting, the Commission considered public comments and then approved the project by a vote of 6-0. According to Condition No. 51 of Planning Commission Resolution No. 10228, the applicant was given up to June 13, 2025, to obtain a building or grading permit for the project, or to submit a written request to the Planning Division for an extension of approval.
- D. On May 30, 2025, the applicant submitted a request for a three-year time extension to extend the design review approval.
- E. Upon written request submitted within the effective period of approval, PMC section 18.36.240 allows the original reviewing body to extend the period to exercise an approved design review according to its terms.
- F. On August 12, 2025, the Planning Commission considered the request to approve Planning Application No. 22-0102, extending design review approval for three years for the East 10th Street and Los Medanos Street Mixed Use Project, subject to conditions.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Three year Time Extension for East 10th Street and Los Medanos Street Mixed Use Project, AP-22-0102 (DR)," dated August 12, 2025, and based on all the information contained in the Planning Division files on this project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue, and based on evidence presented to the Planning Commission on August 12, 2025, the Planning Commission finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. The design of the project has not changed since the approval of the site plan and architectural plans and elevations for this project.
 3. The request for extension of the project review approval was filed within the effective period of approval, in compliance with the requirements of PMC section 18.36.240.
 4. There is good cause for a three-year time extension of the approval at this time, as it will afford the applicant additional time to secure required building permits, as well as to promote the continued orderly development at a currently vacant site.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby extends approval of Design Review Application No. 22-0102, subject to all of the conditions of Resolution No. 10228, with the exception of Condition No. 51, which is replaced by the following:

51. This approval will expire on June 27, 2028, unless, prior to that date, the use has been established and a building permit or grading permit has been issued for the site improvements authorized herein. The approval shall be valid for no more than twelve months from the date of building or grading permit issuance, unless work is commenced and diligently pursued prior to the expiration of the building permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 12th day of August 2025, by the Planning Commission of the City of Pittsburg, California, by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

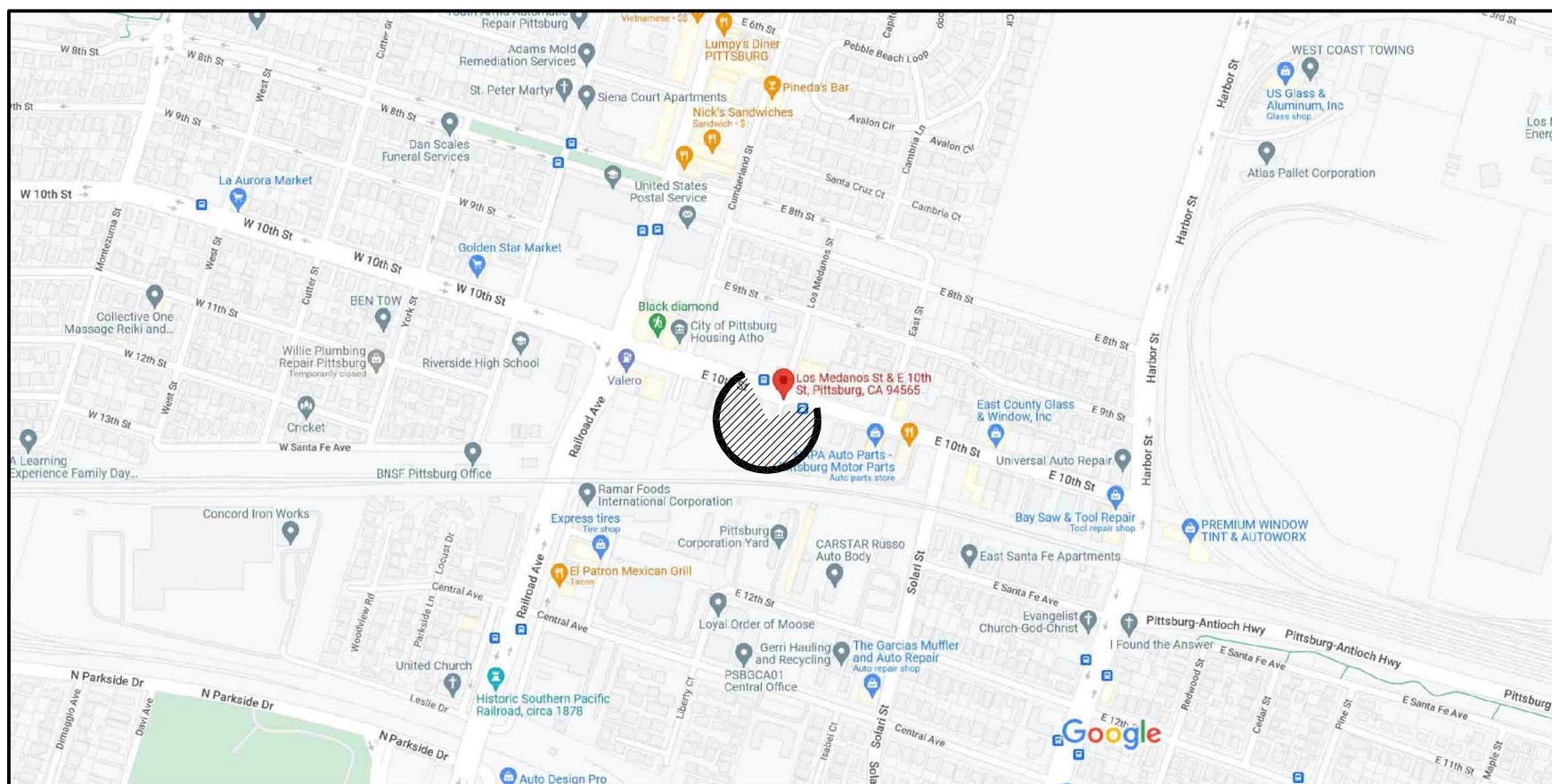
I hereby certify that the above Resolution No. _____ was adopted by the Planning Commission of the City of Pittsburg on August 12, 2025.

JOHN FUNDERBURG, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

CONSTRUCTION OF NEW RESIDENTIAL-COMMERCIAL BUILDING

East 10th Street @ Los Medanos Street, Pittsburg, CA 94565

APN #: 085-205-011



1 VICINITY MAP



2 STREET VIEW

SCOPE OF WORK: CONSTRUCTION OF NEW RESIDENTIAL/COMMERCIAL BUILDING AS FOLLOWS:
1- ONE RETAIL STORE AT 1ST FLOOR WITH AREA OF
2- ONE DWELLING UNIT AT 1ST FLOOR WITH AREA OF 1,145 sq ft
3- TWO DWELLING UNITS AT 2ND FLOOR WITH TOTAL AREA OF 2,290 sq ft
APN: 085-205-011
ADDRESS: SOUTH-WEST CORNER OF EAST 10TH @ LOS MEDANOS STREET, PITTSBURG, CA 94565
ZONING: CS-D
OCCUPANCY: R-2
NO. OF (E) STORIES: 2 STORIES
TYPE OF CONSTRUCTION: (V-B)
FIRE SPRINKLER: YES

AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE NEW BUILDING PER CBC 903.2.8

1- LOT AREA
LOT AREA : 6,135 sq ft.

2- BUILDING COMPONENTS
1 RETAIL STORE
3 DWELLING UNITS

3- PROPOSED FLOOR AREA
FIRST FLOOR
a) RETAIL FLOOR AREA: 1,371 sq ft
b) DWELLING UNIT FLOOR AREA: 1,281 sq ft
SECOND FLOOR
2 DWELLING UNITS: 2x1,281 = 2,562 sq ft

TOTAL FLOOR AREA: 1,371 + 1,281 + 2,562 = 5,214 sq ft

TOTAL RESIDENTIAL FLOOR AREA: 3x1,281 = 3,843 sq ft
TOTAL COMMERCIAL FLOOR AREA: 1,371 sq ft

RESIDENTIAL FLOOR AREA PERCENTAGE: $3,843 / 5,214 = 73.7\% > 25\%$ AND $< 75\%$
COMMERCIAL FLOOR AREA PERCENTAGE: $1,371 / 5,214 = 26.3\%$

FAR: $5,214 / 6,135 = 0.849 < (0.60+0.25)$

4- LOT COVERAGE
BUILDING COVERAGE: 2,992 sq ft
LOT COVERAGE AREA: $2,992 / 6,135 = 48.7\% < 60\%$

5- SETBACKS:
FRONT: 0'-0"
REAR: 55'-3"
SIDE: 5'-0"
SIDF: 0'-0"

6- MAXIMUM HEIGHT:
MAX. HEIGHT: 25'-0" < 48'-0"
PROPOSED STORIES #: 2

7- PARKING #:
OF PARKING: 5

GENERAL NOTES:

1- Codes & Conducts:
It is the responsibility of all persons supplying labor and/or materials in the performance of the work to do so in conformance with the current law and building codes and to keep themselves and their employees informed of the current standards. Governing law and codes take precedence over these drawings and conflicts between the two shall be brought to the designer's attention for resolution before proceeding.
2- Job safety and Liability:
All contractors to maintain proper worker's compensation and general liability insurance throughout the duration of construction. Contractor(s) is solely responsible for the means and methods of construction and for all safety requirements at the site for the protection of workers, owners and visitors as may appear at the site from time to time.
3- Dimensions:
Verify all dimensions and conditions in the field. Dimensions are to face of stud unless otherwise noted. Contractor to verify all plan dimension and rough opening requirements prior to start of framing.
4- Conflicts:
Coordinate the manufacturer specified installation of all appliances, electrical devices, plumbing fixtures, required access panels, etc.. with these plans and with the owner's instructions. Conflicts between designer, engineer's or manufacturer's requirements shall be resolved to satisfy the most stringent requirements.

DRAWING LIST:

A.01 COVER SHEET
A.02 PROPOSED SITE PLAN, SETBACKS
A.03 PROPOSED FIRST FLOOR PLAN
A.04 PROPOSED SECOND FLOOR PLAN
A.05 PROPOSED ROOF PLAN
A.06 PROPOSED NORTH & EAST ELEVATIONS
A.07 PROPOSED SOUTH & WEST ELEVATIONS+
A.08 PROPOSED CROSS SECTION
A.09 PROPOSED ELEVATIONS CLADDING MATERIALS

ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA RESIDENTIAL CODE
CALIFORNIA GREEN BUILDING STANDARD CODE
CALIFORNIA BUILDING STANDARDS CODE
2022 EDITION OF THE TITLE 24 STANDARDS.

CONSTRUCTION OF NEW
RESIDENTIAL-COMMERCIAL BUILDING

East 10th St @ Los Medanos St, Pittsburg CA 94565
OWNER: Nazar Muhammad
Ph. #: (925) 383-5555

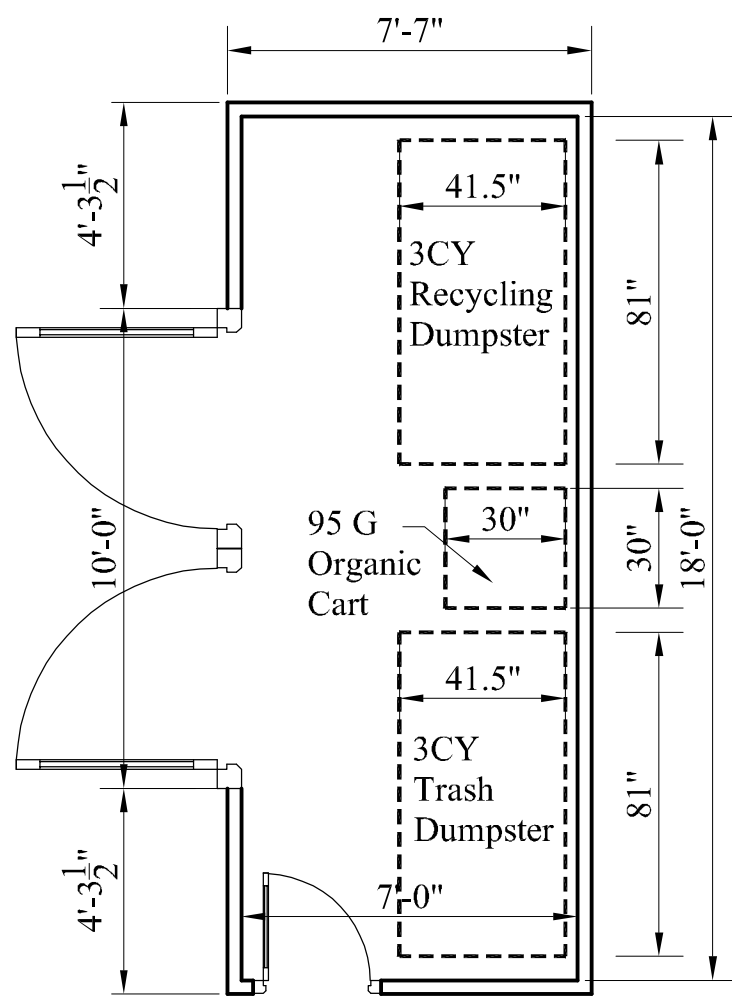
COVER SHEET



DRAWN BY: M. E.
DATE: 09/19/2022
SCALE: AS SHOWN

SHEET NO:

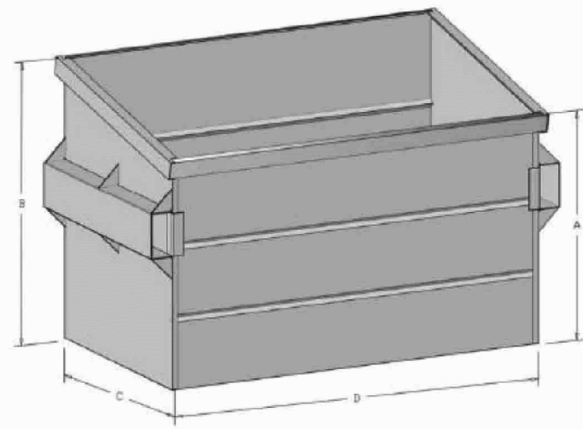
A.01



PLAN

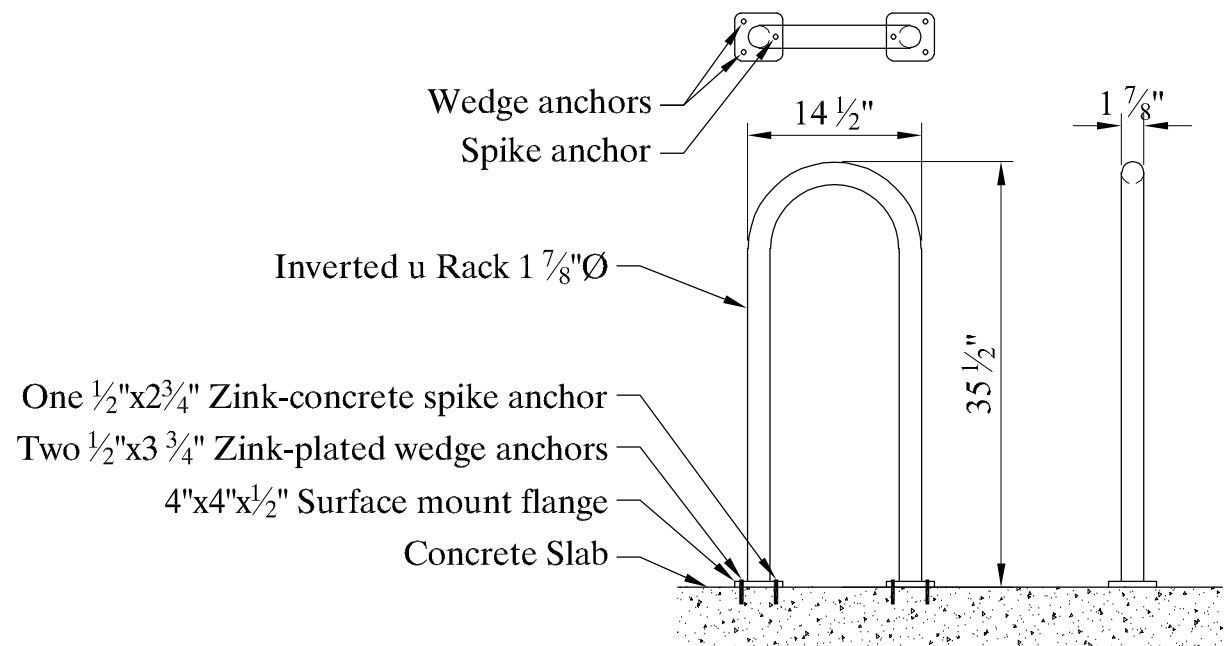
Cart Dimensions				
	35 Gallon	65 Gallon	95 Gallon	
Height with lid	39.13"	40.58"	45.13"	
Width	20.20"	26.70"	28.70"	
Depth	22.98"	28.11"	28.70"	

Dumpster Dimensions (approximate)				
Capacity (CY = cubic yards)	A. Height (front) Includes 8" wheels	B. Height (back) Includes 8" wheels	C. Depth Does not account for lid size/overhang	D. Width Includes 9" for lid and side wings
1.5 CY	37.5"	42.5"	29.5"	81"
2 CY	42.5"	49.5"	34.5"	81"
3 CY	49.5"	58.5"	41.5"	81"
4 CY	54"	65"	50.5"	81"

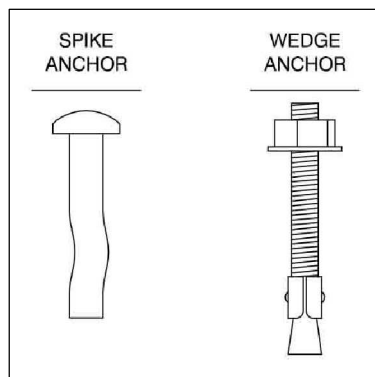


3 YARD TRASH DUMPSTER

1 TRASH ENCLOSURE DETAILS
SCALE 1/8" = 1'-0"

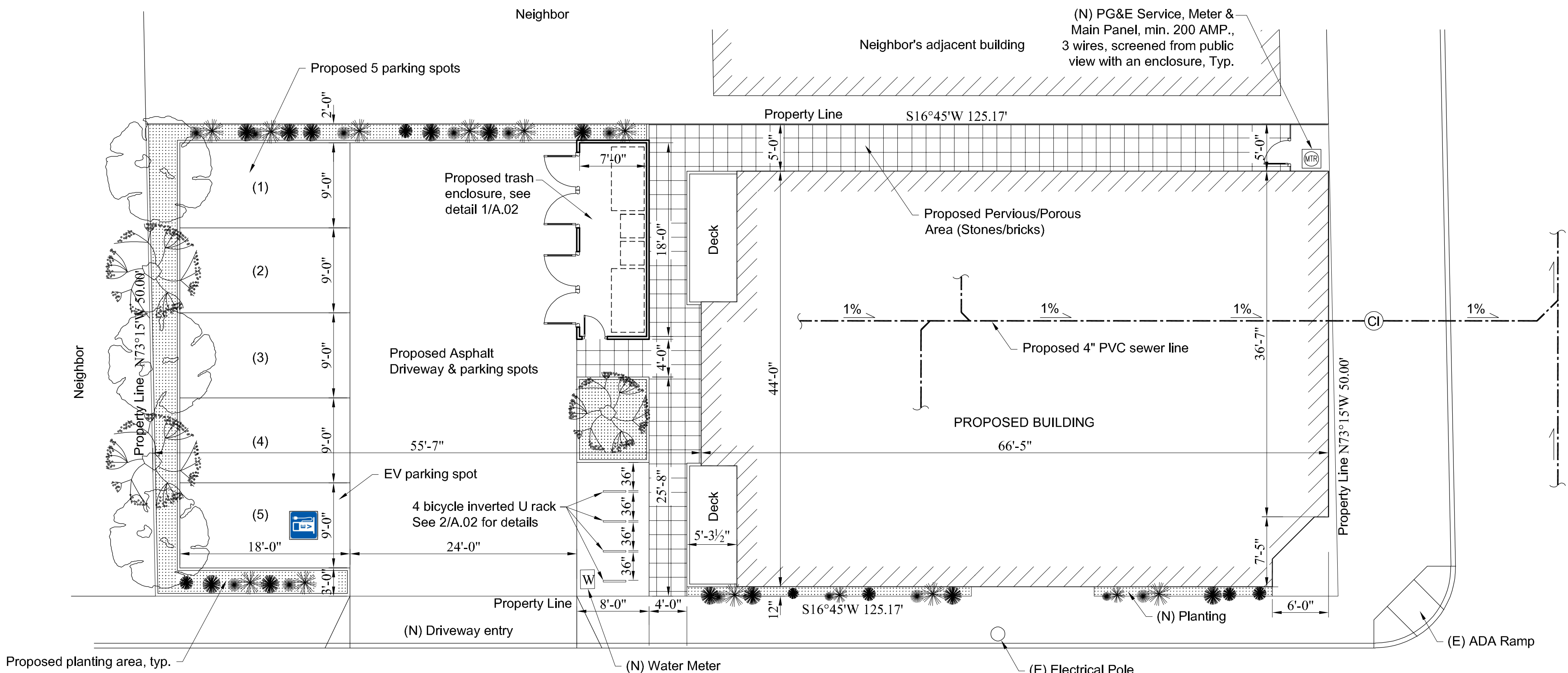
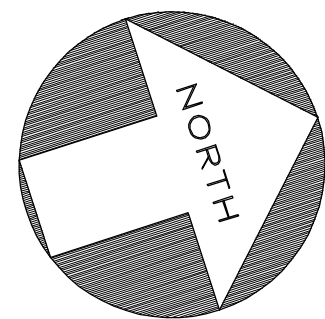


2 BIKE RACK DETAILS
NOT TO SCALE



NOTE:
ALL UTILITY BOX TRANSFORMERS, BACKFLOW PREVENTERS, METERS, AND JUNCTION BOXES SHALL BE SCREENED.

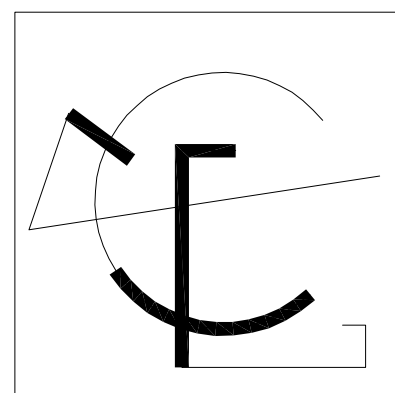
NOTE:
Outdoor design and features should maximize landscaping water conservation.
a. City or State water efficient landscape ordinance.
b. Incorporate community garden as amenity for tenants.
c. Permeable hardscape consistent with C.3 of NPDES regulations.
d. Incorporate a rain garden to utilize rainwater generated by majority of available roof area.



LOS MEDANOS STREET

EAST 10TH STREET

A PROPOSED SITE PLAN & SETBACKS
SCALE 1/8" = 1'-0"



ICG ENGINEERING
Hossam Nasser, P.H.D., P.E.

ICG Engineering, Inc.
1786 Margarita Ct.
Concord, CA 94521
Tel. 925.330.0452
icgengineers@gmail.com
www.icgengineersusa.com

MARK	DATE
3	
2	
1	
REVISIONS	

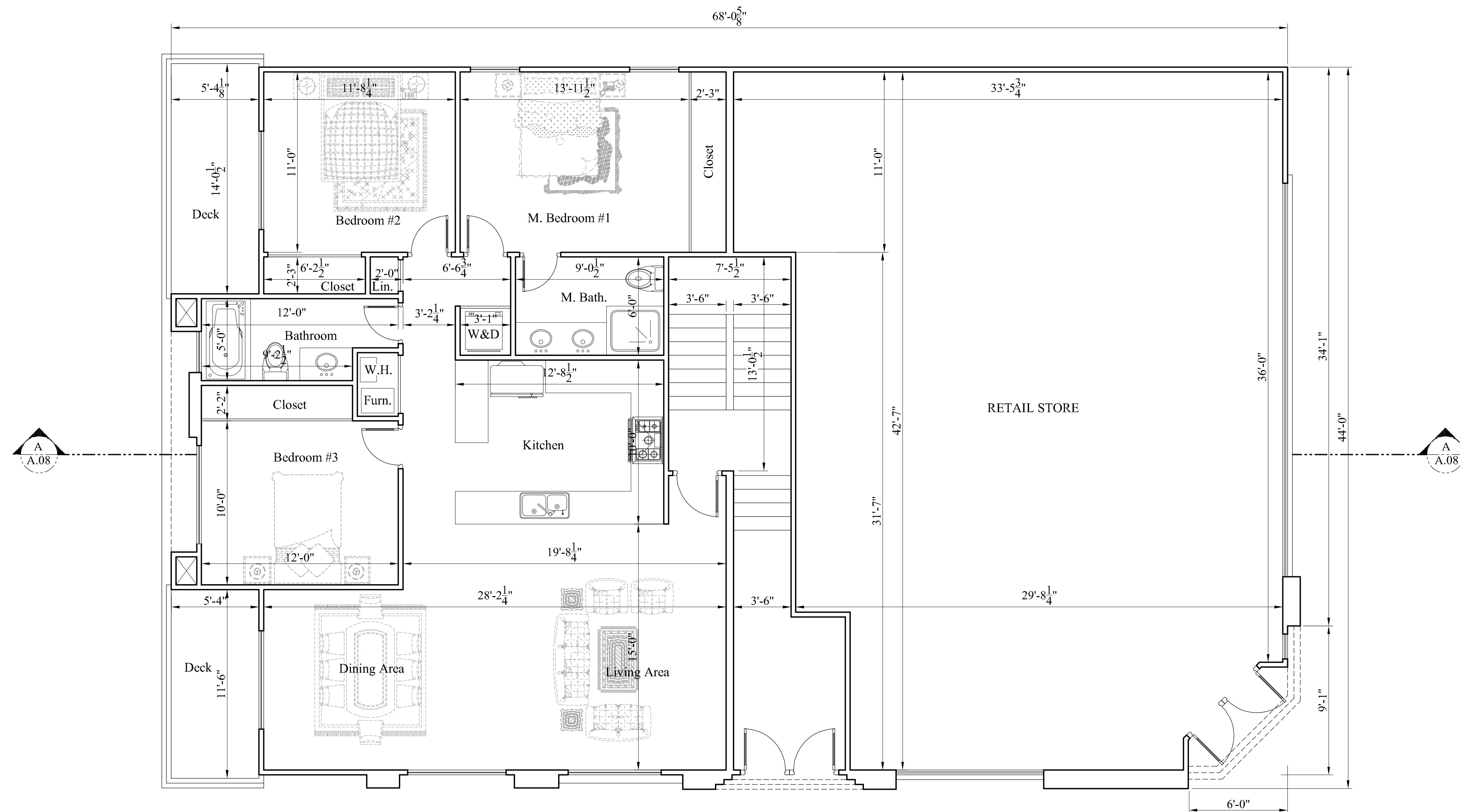
CONSTRUCTION OF NEW
RESIDENTIAL-COMMERCIAL BUILDING
East 10th St @ Los Medanos St, Pittsburg CA 94565
OWNER: Nazar Muhammad
Ph. #: (925) 383-5555

PROPOSED SITE PLAN
AND SETBACKS

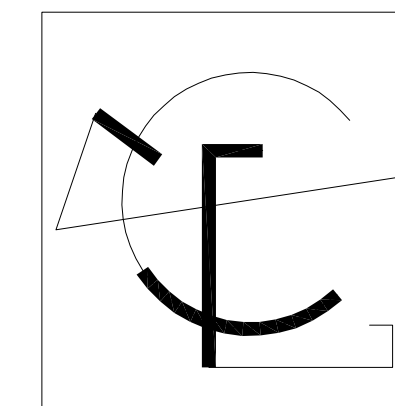
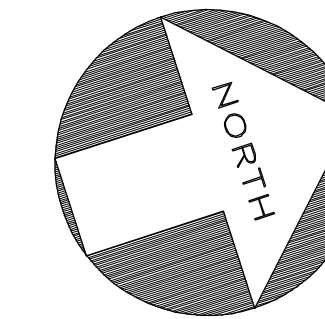


DRAWN BY: M. E.
DATE: 09/19/2022
SCALE: AS SHOWN
SHEET NO:

A.02



A PROPOSED FIRST FLOOR PLAN
SCALE $\frac{1}{4}" = 1'-0"$
DWELLING UNIT AREA = 1,281 sq ft
COMMERCIAL RETAIL FLOOR AREA = 1,355 sq ft



**ICG
ENGINEERING**
Hossam Nasser, PH.D., PE

ICG Engineering, Inc.
1786 Margarita Ct.
Concord, CA 94521
Tel. 925.330.0452
icgengineers@gmail.com
www.icgengineersusa.com

3

2

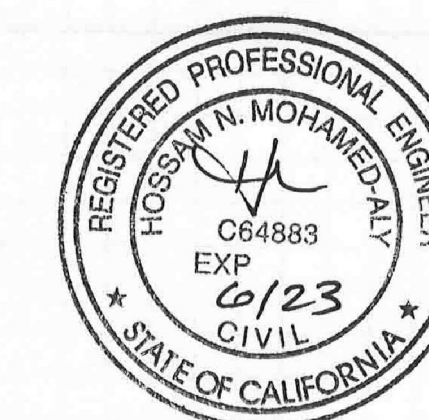
1

MARK DATE
REVISIONS

**CONSTRUCTION OF NEW
RESIDENTIAL-COMMERCIAL BUILDING**

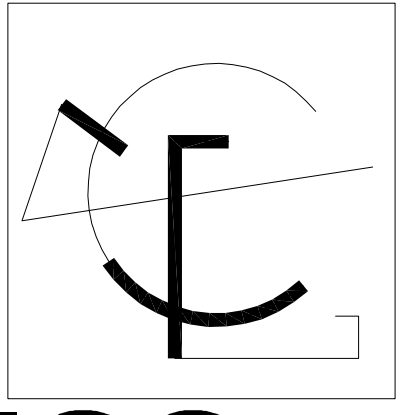
East 10th St @ Los Medanos St, Pittsburg CA 94565
OWNER: Nazar Muhammad
Ph. #: (925) 383-5555

**PROPOSED FIRST
FLOOR PLAN**



DRAWN BY: M. E.
DATE: 09/19/2022
SCALE: AS SHOWN
SHEET NO:

A.03



**ICG
ENGINEERING**
Hossam Nasser, Ph.D., PE

ICG Engineering, Inc.
1786 Margarita Ct.
Concord, CA 94521
Tel. 925.330.0452
icgenlineers@gmail.com
www.icgenlineersusa.com

3	
2	
1	
MARK	DATE
REVISIONS	

CONSTRUCTION OF NEW
RESIDENTIAL-COMMERCIAL BUILDING

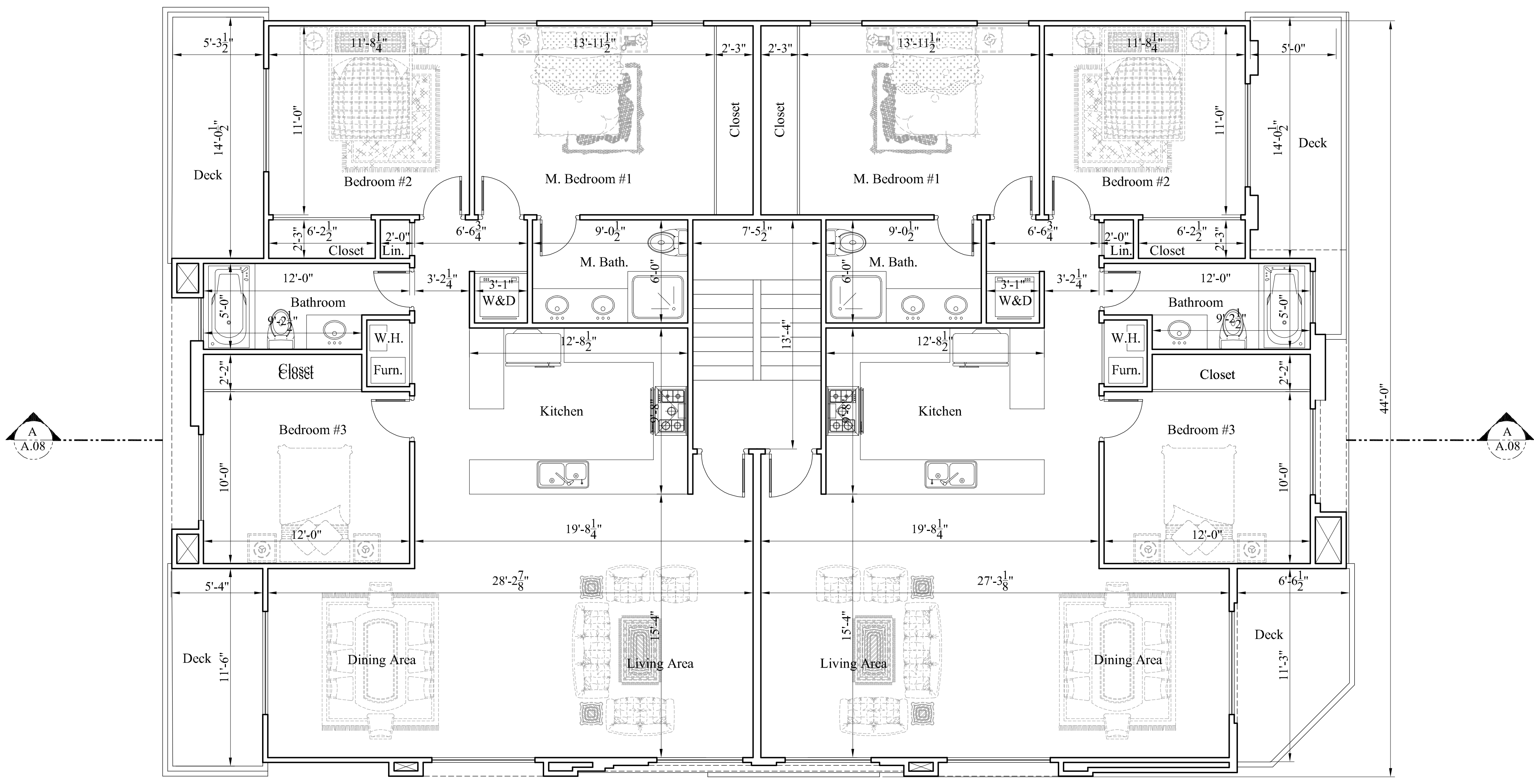
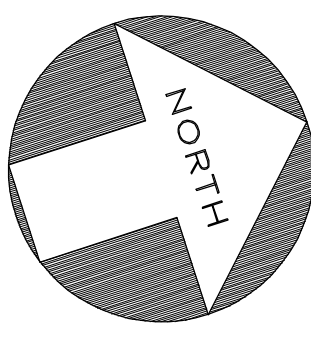
East 10th St @ Los Medanos St, Pittsburg CA 94565
OWNER: Nazar Muhammad
Ph. #: (925) 383-5555

PROPOSED SECOND
FLOOR PLAN

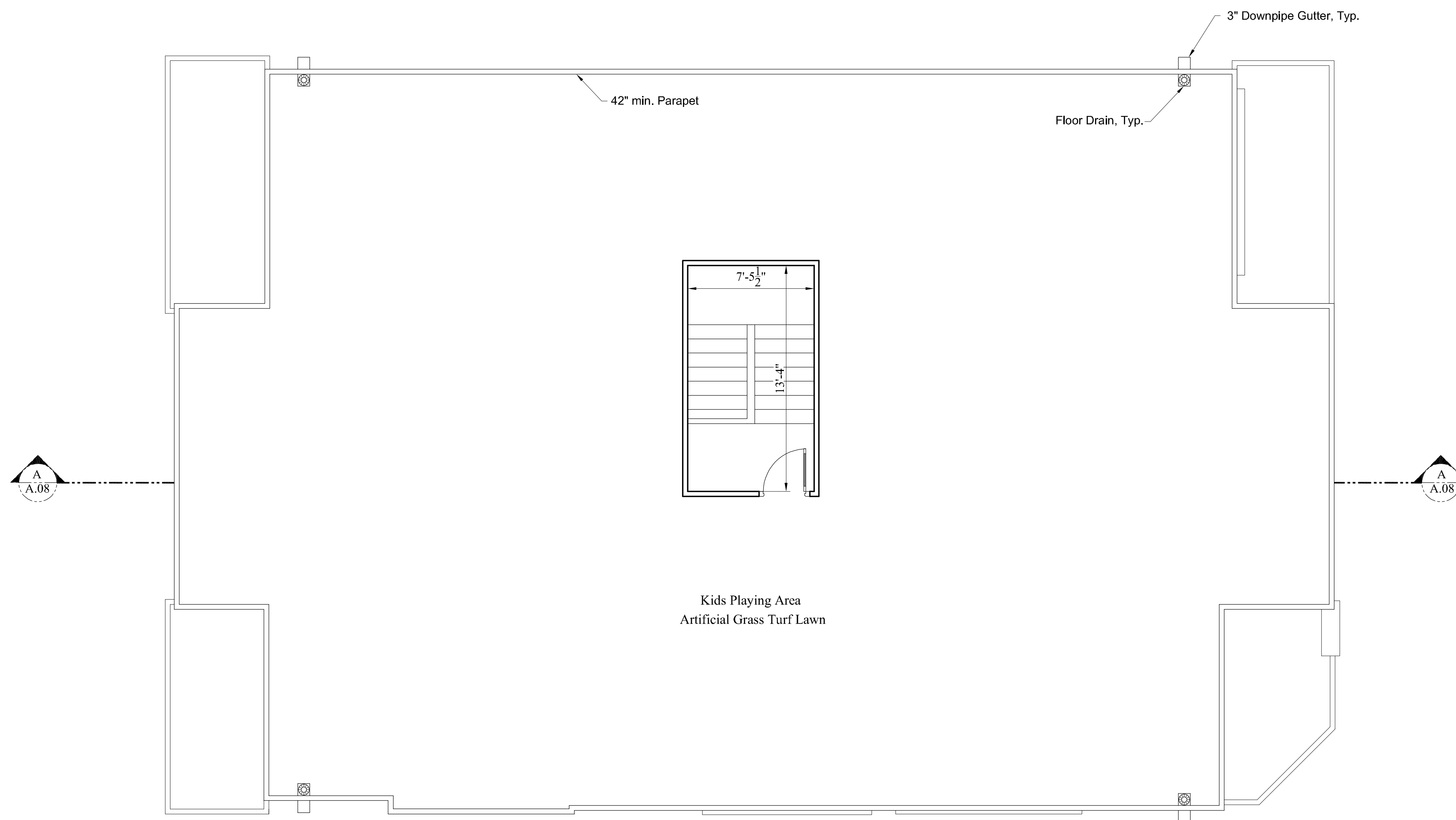


DRAWN BY: M. E.
DATE: 09/19/2022
SCALE: AS SHOWN
SHEET NO:

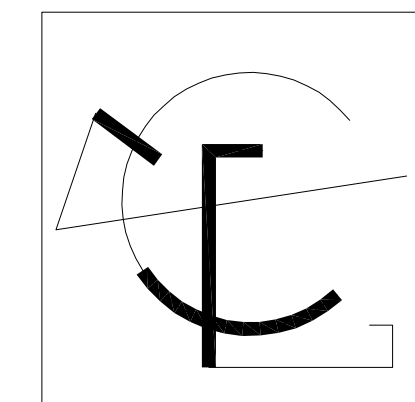
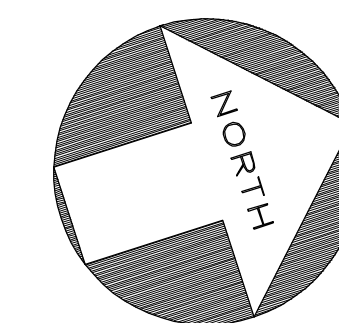
A.04



A PROPOSED SECOND FLOOR PLAN
SCALE $\frac{1}{4}" = 1'-0"$
FLOOR AREA = 2,562 sq ft
DWELLING UNIT AREA = 1,281 sq ft



A PROPOSED SECOND FLOOR PLAN
 SCALE $\frac{1}{4}" = 1'-0"$
 FLOOR AREA = 2,562 sq ft
 DWELLING UNIT AREA = 1,281 sq ft



**ICG
ENGINEERING**
 Hossam Nasser, PhD, PE

ICG Engineering, Inc.
 1786 Margarita Ct.
 Concord, CA 94521
 Tel. 925.330.0452
 icgengineers@gmail.com
 www.icgengineersusa.com

3

2

1

MARK DATE
REVISIONS

**CONSTRUCTION OF NEW
RESIDENTIAL-COMMERCIAL BUILDING**

East 10th St @ Los Medanos St, Pittsburg CA 94565
 OWNER: Nazar Muhammad
 Ph. #: (925) 383-5555

PROPOSED ROOF PLAN



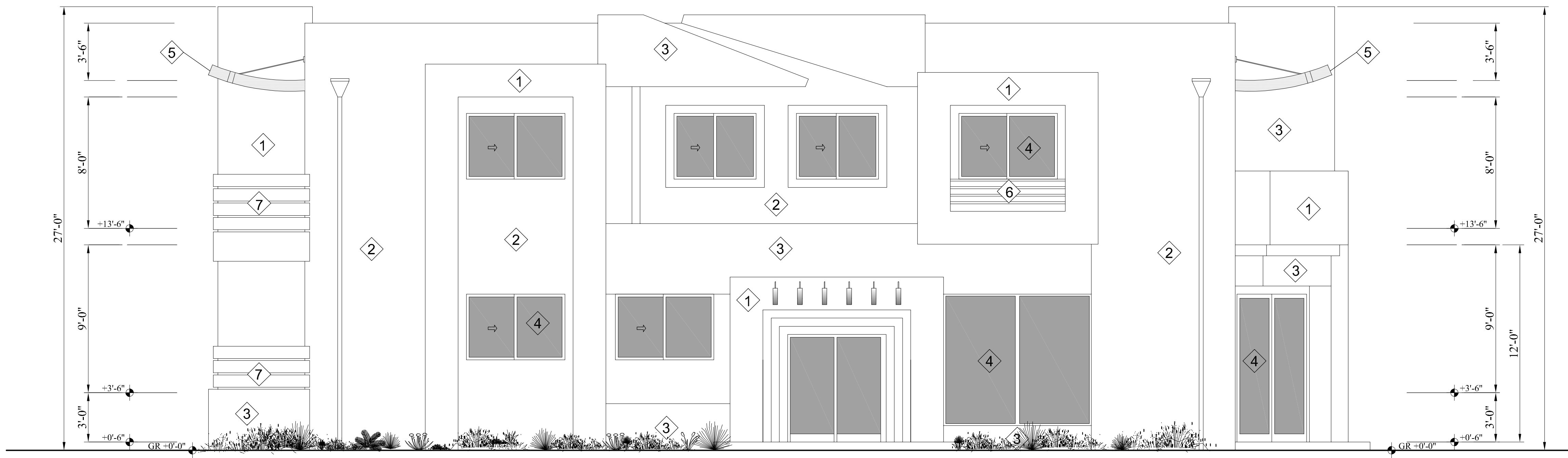
DRAWN BY: M. E.
 DATE: 09/19/2022
 SCALE: AS SHOWN

SHEET NO:

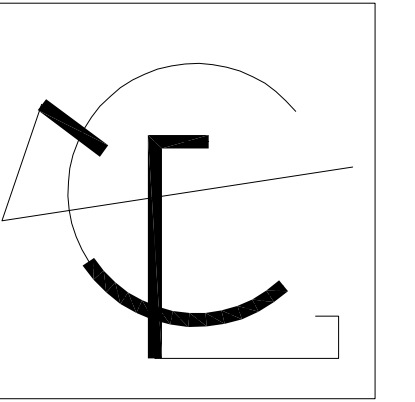
A.05



A PROPOSED FRONT (NORTH) ELEVATION
SCALE $\frac{1}{4}" = 1'-0"$



B PROPOSED FRONT-SIDE (EAST) ELEVATION
SCALE $\frac{1}{4}" = 1'-0"$



ICG
ENGINEERING
Hossam Nasser, PhD, PE

ICG Engineering, Inc.
1786 Margarita Ct.
Concord, CA 94521
Tel. 925.330.0452
icgengineers@gmail.com
www.icgengineersusa.com

MARK	DATE
3	
2	
1	
REVISIONS	

CONSTRUCTION OF NEW
RESIDENTIAL-COMMERCIAL BUILDING

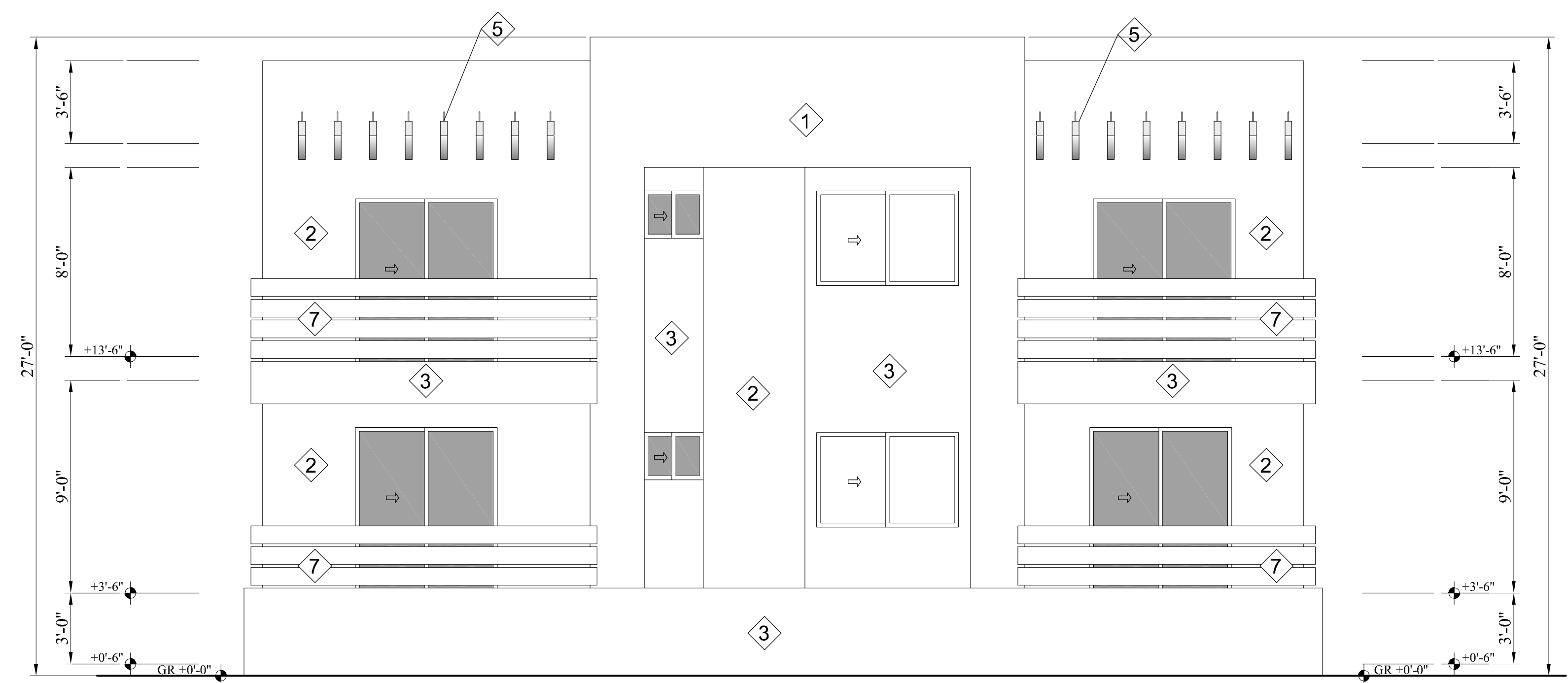
East 10th St @ Los Medanos St, Pittsburg CA 94565
OWNER: Nazar Muhammad
Ph. #: (925) 383-5555

PROPOSED NORTH
& EAST ELEVATIONS

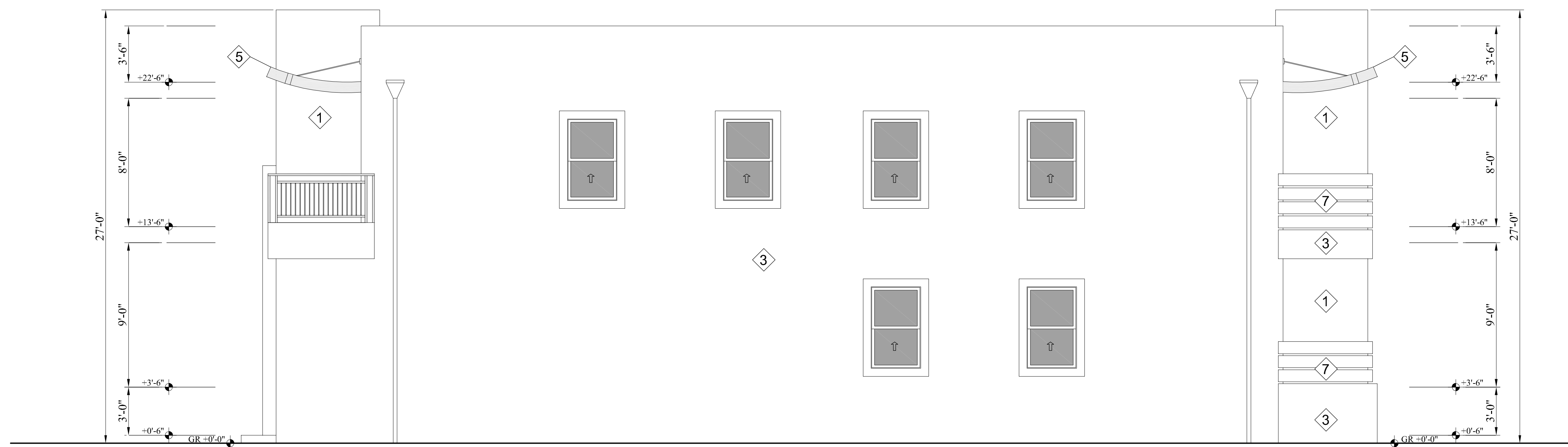


DRAWN BY: M. E.
DATE: 09/19/2022
SCALE: AS SHOWN
SHEET NO:

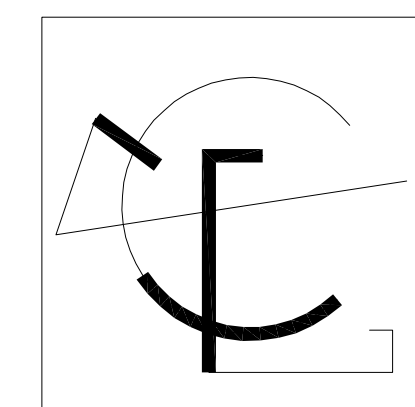
A.06



A PROPOSED REAR (SOUTH) ELEVATION
SCALE 1/4" = 1'-0"



B PROPOSED SIDE (WEST) ELEVATION
SCALE 1/4" = 1'-0"



ICG
ENGINEERING
Hossam Nasser, PhD, PE

ICG Engineering, Inc.
1786 Margarita Ct.
Concord, CA 94521
Tel. 925.330.0452
icgenineers@gmail.com
www.icgenineersusa.com

3

2

1

MARK DATE
REVISIONS

CONSTRUCTION OF NEW
RESIDENTIAL-COMMERCIAL BUILDING

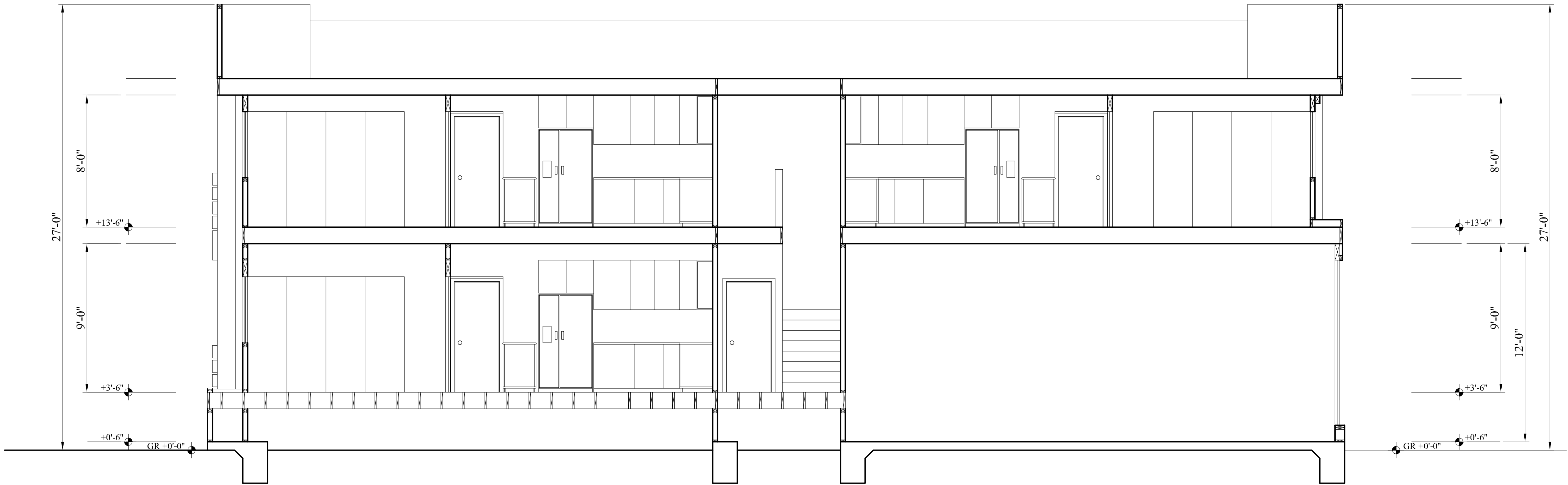
East 10th St @ Los Medanos St, Pittsburg CA 94565
OWNER: Nazar Muhammad
Ph. #: (925) 383-5555

PROPOSED SOUTH
& WEST ELEVATIONS

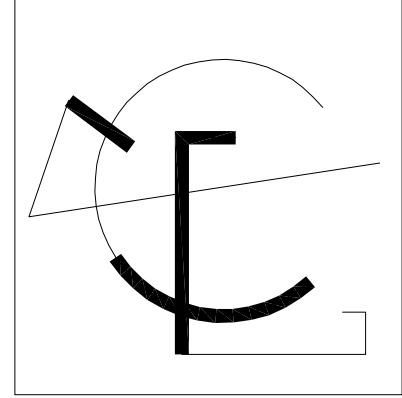


DRAWN BY: M. E.
DATE: 09/19/2022
SCALE: AS SHOWN
SHEET NO:

A.07



A PROPOSED CROSS SECTION
SCALE 1/4" = 1'-0"



**ICG
ENGINEERING**
Hossam Nasser, PhD, PE

ICG Engineering, Inc.
1786 Margarita Ct.
Concord, CA 94521
Tel. 925.330.0452
icgengineers@gmail.com
www.icgengineersusa.com

3

2

1

MARK DATE
REVISIONS

CONSTRUCTION OF NEW
RESIDENTIAL-COMMERCIAL BUILDING

East 10th St @ Los Medanos St, Pittsburg CA 94565
OWNER: Nazar Muhammad
Ph. #: (925) 383-5555

PROPOSED SOUTH
& WEST ELEVATIONS



DRAWN BY: M. E.
DATE: 09/19/2022
SCALE: AS SHOWN
SHEET NO:

A.08



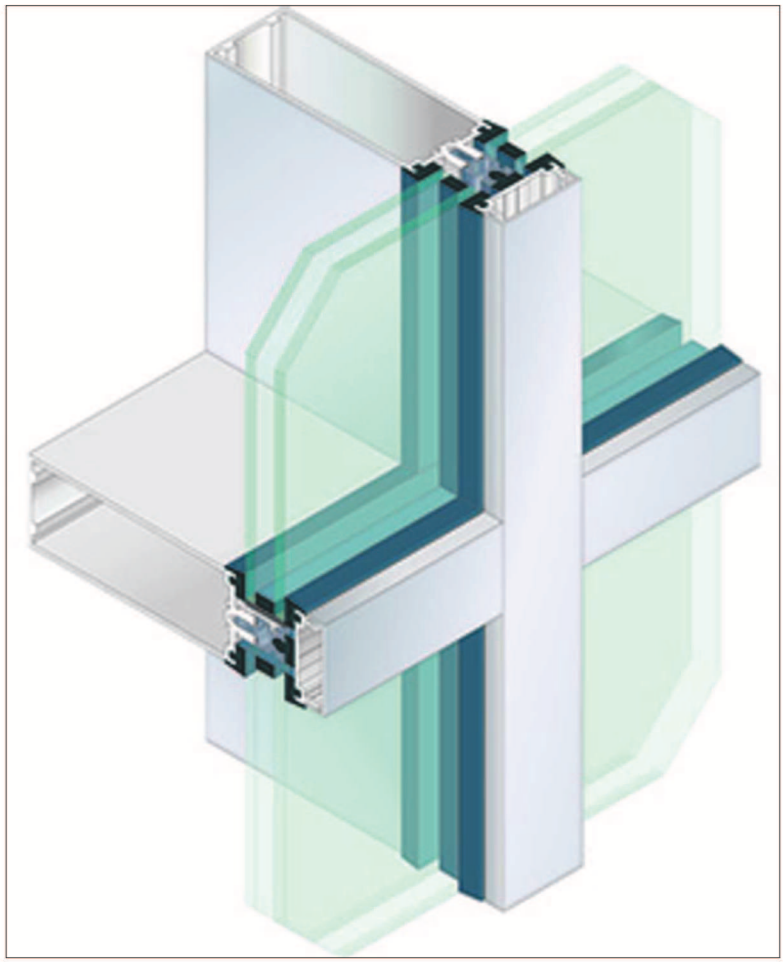
1 ROUGH GRANITE SLAB TEXTURE



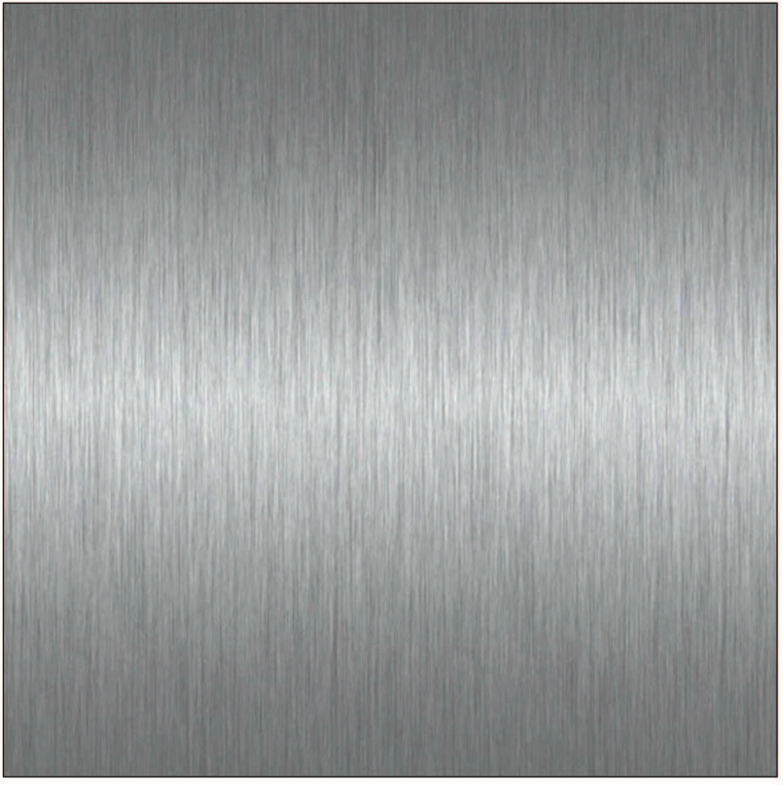
2 ROUGH STUCCO COLORED PAIGE



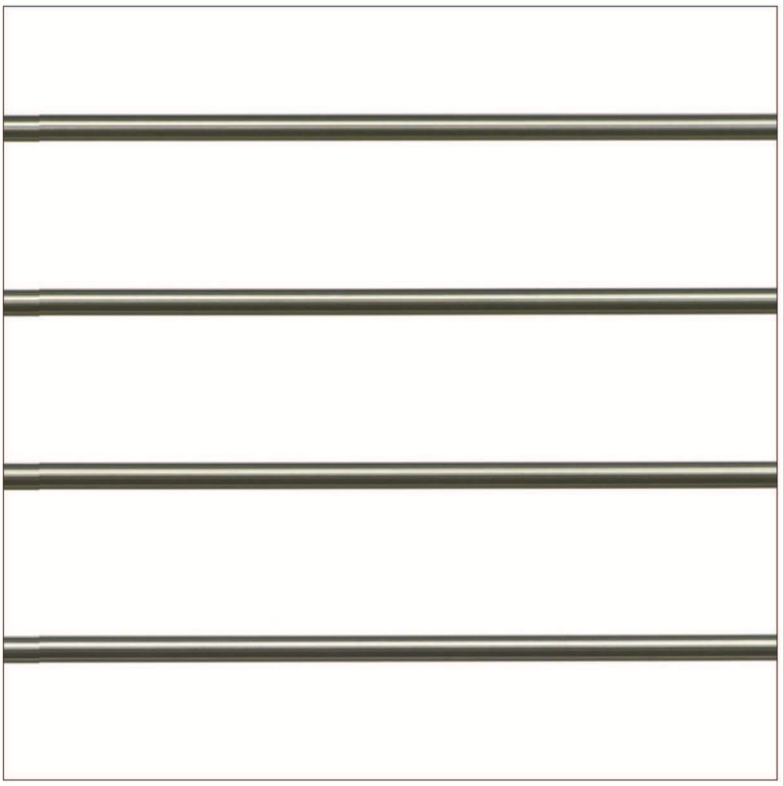
3 SMOOTH STUCCO COLORED DARK GREY



4 KAWNEER GLAZING SYSTEM



5 430 STAINLESS STEEL SHEET WALL
COVERING BRUSHED #4 24 GAUGE 0.024"



6 AGS STAINLESS, STAINLESS STEEL
BARS 1/2" @ 4" O.C.



7 "THERMORY" WOODEN TEXTURE
CLADDING , ASH CLADDING 1x6



ICG Engineering, Inc.
1786 Margarita Ct.
Concord, CA 94521
Tel. 925.330.0452
icgenineers@gmail.com
www.icgenineersusa.com

3	
2	
1	
MARK	DATE
REVISIONS	

CONSTRUCTION OF NEW
RESIDENTIAL-COMMERCIAL BUILDING
East 10th St @ Los Medanos St, Pittsburg CA 94565
OWNER: Nazar Muhammad
Ph. #: (925) 383-5555

PROPOSED ELEVATIONS
CLADDING MATERIALS



DRAWN BY:	M. E.
DATE:	09/19/2022
SCALE:	AS SHOWN
SHEET NO:	

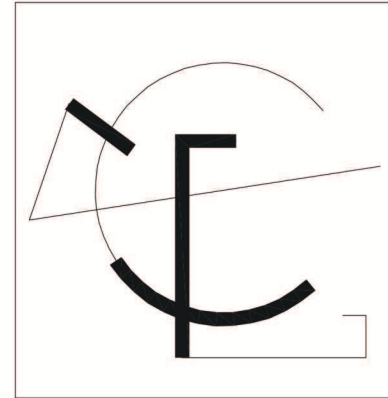
A.09



A PROPOSED FRONT (NORTH) ELEVATION
SCALE $\frac{1}{4}" = 1'-0"$



B PROPOSED FRONT-SIDE (EAST) ELEVATION
SCALE $\frac{1}{4}" = 1'-0"$



ICG
ENGINEERING
Hossam Nasser, PhD, PE

ICG Engineering, Inc.
1786 Margarita Ct.
Concord, CA 94521
Tel. 925.330.0452
icgengineers@gmail.com
www.icgengineersusa.com

3	
2	
1	
MARK	DATE
REVISIONS	

CONSTRUCTION OF NEW
RESIDENTIAL-COMMERCIAL BUILDING

East 10th St @ Los Medanos St, Pittsburg CA 94565
OWNER: Nazar Muhammad
Ph. #: (925) 383-5555

COLOR ELEVATIONS
(NORTH & EAST)



DRAWN BY: M. E.
DATE: 05/05/2023
SCALE: AS SHOWN
SHEET NO:

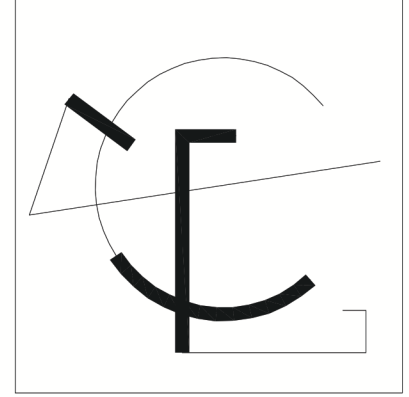
A.10



A PROPOSED REAR (SOUTH) ELEVATION
SCALE $\frac{1}{4}" = 1'-0"$



B PROPOSED SIDE (WEST) ELEVATION
SCALE $\frac{1}{4}" = 1'-0"$



ICG
ENGINEERING
Hossam Nasser, PHD, PE

ICG Engineering, Inc.
1786 Margarita Ct.
Concord, CA 94521
Tel. 925.330.0452
icgenineers@gmail.com
www.icgenineersusa.com

3

2

1

MARK DATE
REVISIONS

CONSTRUCTION OF NEW
RESIDENTIAL-COMMERCIAL BUILDING

East 10th St @ Los Medanos St, Pittsburg CA 94565
OWNER: Nazar Muhammad
Ph. #: (925) 383-5555

COLORS ELEVATIONS
(SOUTH & WEST)



DRAWN BY: M. E.
DATE: 05/05/2023
SCALE: AS SHOWN
SHEET NO:

A.11



City of Pittsburg

Community and Economic Development Department – Planning Division
65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

Date: June 30, 2023

SUBJECT: PC RESOLUTION NO. 10228

Dear Applicant,

Enclosed is a copy of the resolution adopted by the Planning Commission. A copy of our Standard Conditions of Development is also included. Please read the enclosed documents and retain them for your files. All conditions of approval shall be incorporated into subsequent plan submittals and construction documents, where appropriate.

The enclosed resolution is valid for a limited period of time as specified in the resolution. Please make a note of the applicable expiration date and plan your construction timeline accordingly to avoid the loss of your entitlements.

If you have any questions about the enclosed resolution, please contact the Planning Division at the number listed above.

Sincerely,

John Funderburg III
Assistant Director of Planning

Enclosures: (2) Resolution No. 10228
Standard Conditions of Development

Attachment 1

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Design Review Approval to Construct	)	
New 5,214 Square-Foot Mixed-Use	)	
Development Involving Three (3) Three-	)	Resolution 10228
Bedroom Residential Units and a 1,371	)	
Square-Foot Ground-Floor Commercial	)	
Space on Vacant 6,135 Square-Foot	)	
Parcel Located at the Southwest Corner	)	
of East 10th Street and Los Medanos	)	
Street. AP-22-0102 (DR).	)	
<u>Assessor's Parcel No. 085-205-011</u>	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On October 18, 2022, Hossam Nasser applied for Design Review to construct a new 5,214 square-foot mixed-use development with ground floor commercial space on a 6,135 square-foot vacant parcel located at the corner of E. 10th Street and Los Medanos Street, in the CSD (Downtown Service Commercial District) zone and the Service Commercial General Plan classification. Assessor's Parcel No. 085-205-011.
- B. The proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburgh General Plan, Pittsburgh Municipal Code (PMC) Title 18 (Zoning), and the City of Pittsburgh Development Review Design Guidelines (DRDG; Planning Commission Resolution No. 9864).
- C. Design review approval can be granted only after the Planning Commission makes a determination that the proposed project is consistent with PMC section 18.36.220.B, which is summarized below:
 - 1. the structure conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
 - 2. the structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;
 - 3. the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;

4. the structure is in harmony with proposed developments on land in the general area; and
 5. the application conforms with the criteria set forth in any applicable city-adopted design guidelines.
- D. On or prior to June 17, 2023, notice of the June 27, 2023, public meeting to consider design review of the proposed project was posted at City Hall and at or near the proposed project site; and on the 'Public Notices' section of the city's website and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the Downtown Pittsburg neighborhoods.
- E. On June 27, 2023, the Planning Commission held a public meeting on Design Review Application No. AP-22-0102, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report, "East 10th and Los Medanos Street Mixed Use Project, AP-22-0102 (DR)" dated June 27, 2023, all the information contained in the Planning Division files on the project adopted and incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and all written and oral testimony presented at the meeting, the Planning Commission finds that:
1. All recitals above are true and correct and incorporated herein by reference.
 2. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, 'Infill-Development Projects' of the state CEQA Guidelines, section 15332. The project qualifies for this CEQA exemption because, as described in the staff report, it would: a) be consistent with the City's general plan and zoning; b) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; c) be built on a site having no value as habitat for endangered, rare or threatened species; d) result in no significant impacts to traffic, noise, air quality, or water quality; and e) be built on a site that is adequately served by utilities and public services.
 3. The project will conform with good taste, good design and in general contribute to the character and image of the city as a place of beauty,

spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the proposed structure's materials and earth tone colors are in keeping with the character of the area. The proposed project will also result in the development of a long-standing vacant parcel, which would otherwise contribute to blight within the neighborhood.

4. The structures will be protected against exterior and interior noise, vibrations and other factors which may tend to make the environment less desirable, in that the proposed structures will be required to comply with all applicable building and fire codes.
 5. The exterior design and appearance of the site will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the project design is a contemporary design that incorporates architectural elements and high quality materials and landscaping that will make the site more attractive than the vacant parcel in its current state of underutilization.
 6. The structures will be in harmony with proposed developments on land in the general area, in that the proposed structure's materials and earth tone colors are not only in keeping with but will also enhance the character of the area and currently there are no other proposed developments near the project's vicinity.
 7. The proposed projects will conform with the criteria set forth in the City's adopted Development Review Design Guidelines (DRDG, Planning Commission Resolution No. 9864), if conditions of approval are adopted requiring the project to: a) screen all utility box transformers, backflow preventers, meters, and junction boxes from public view and b) incorporate a cool roof on the building and pre-wire the building roof for solar panels.
- B. The Staff Report entitled, "East 10th and Los Medanos Street Mixed Use Project, AP-22-0102 (DR)" dated June 27, 2023, is referenced hereto as additional support for findings.

Section 3. Decision

Based on the findings set forth above, this Planning Commission hereby approves Design Review Application No. 22-0102, subject to the following conditions:

Planning Conditions:

1. Conformity with Project Plans. The project shall be constructed in substantial conformity with the project plans submitted on May 8, 2023, except as hereinafter may be modified. Any major changes to the project

plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion.

2. Exterior Appearance. The exterior of the structure shall be maintained in a good state of repair and the exterior finish must be clean and well maintained.
3. Site Maintenance. The entire parcel shall be kept clean and free of all litter, debris, and refuse.
4. Business License. The business operator to obtain and maintain a valid business license for the business at all times.
5. Landscape Maintenance: The applicant or subsequent business owner or operator shall be responsible for maintaining landscaping in accordance with the approved landscape plan. Amendments or modifications to the approved landscape plan shall be submitted to the city planner for approval.
6. Solar Readiness. The proposed building roof shall be pre-wired to create a solar ready surface.
7. Cool Roof: The entire roofing surface behind the building parapets shall be painted white to create a 'cool roof', consistent with Guideline VI.D.1 of the City of Pittsburgh Development Review Design Guidelines (Planning Commission Resolution No. 9864).
8. Bicycle Parking. The applicant shall maintain permanent, fixed bicycle racks or lockers for a minimum of one (1) bicycle. The final design and location of any new bicycle rack(s) shall be subject to review and approval by the Planning Division.
9. Utility Screening: All air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes shall be substantially screened from public view using a block or retaining wall screen, wood/architectural screen, or dense landscaping screen, consistent with Guideline IV.d of the City of Pittsburgh Development Review Design Guidelines (Planning Commission Resolution No. 9864). Final utility screening methods shall be included on the construction drawings and shall be subject to review and approval by the Planning Division prior to issuance of a building permit.
10. Horizontal Rooflines: The building design shall be modified to break up any continuous horizontal roof line exceeding 50 feet in length, consistent with Guideline IV.f of the City of Pittsburgh Development Review Design Guidelines (Planning Commission Resolution No. 9864). The modifications shall be incorporated into the construction drawings for the project and shall be

reviewed and approved by the Planning Division prior to the issuance of a building permit.

11. Gutters & Downspouts: All gutters and downspouts shall be placed behind exterior walls, consistent with Guideline IV.m of the City of Pittsburg Development Review Design Guidelines (Planning Commission Resolution No. 9864). Final gutter and/or downspout placement shall be identified on the construction drawings and shall be subject to review and approval by the Planning Division prior to issuance of a building permit.
12. Peace and Order: The business operator shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that the customers refrain from incidents of violence that adversely impact the safety of the community. Should the business operator fail to control loitering, noise, public disturbances or incidents of violence, and in the event that the business necessitates an increased police presence, the Chief of Police may require the business owner to provide additional public safety measures, including but not limited to, video cameras, additional exterior lighting, hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the Chief of Police. Any such required additional measures shall be at the business owner/operator's sole expense.
13. Site Maintenance: The site shall be kept clean and free of all litter, debris and refuse at all times. All landscaping on site shall be kept weed free and maintained in a healthy and thriving condition. Outdoor storage on-site shall be prohibited.
14. Signage: Signage for the use is not approved with this resolution. The applicant or their designee shall submit proposed signs as part of a separate sign permit application, which will be subject to review and approval by the Planning Division prior to installation.

Building Conditions:

Residential

15. On the cover sheet, please indicate the building Design Codes applicable to this project. The City of Pittsburg has adopted and enforces the following building Design Codes: 2022 California Administrative Code (CAC), 2022 California Building (CBC), 2022 California Historical Building Code (CHBC), 2022 California Existing Building Code (CEBC), 2022 California Green Building Standards Code (CGBSC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022

California Electrical Code (CEC), 2022 California Energy Code (CEC Part 6), 2022 California Fire Code and the Pittsburg Municipal Code (RMC). Reference CRC Sec. 106.

16. On the cover sheet, please verify the Drawing Index includes all plan sheets. And design criteria. Reference CRC section R106.
17. The preparation of plans and documents shall be prepared by a registered design professional where required per statutes of the City of Pittsburg where the project is being built. The licensed architect or engineer shall affix a stamp to the plans as evidence of the person's responsibility for the documents. Licensed Mechanical, Plumbing and Electrical Contractors may design the systems that they are to install. On plans not required to have a design professional and are designed by a plans designer shall sign every sheet.
18. The Site Plan shall show the size and location of the new construction and existing structures on the site and distances from lot lines and other structures, and include where the residence ties into sewer, power and water from the street.
19. All supporting documents are included but are not limited to, truss plans and calculations with a letter of approval for the trusses by the EOR. Energy calculations and all other pertinent information for this project.

Commercial

20. All new businesses must acquire a Certificate of Occupancy permit prior to opening any business in the City of Pittsburg.
21. On the cover sheet, please indicate the building Design Codes applicable to this project. The City of Pittsburg has adopted and enforces the following building Design Codes: 2022 California Administrative Code (CAC), 2022 California Building (CBC), 2022 California Historical Building Code (CHBC), 2022 California Existing Building Code (CEBC), 2022 California Green Building Standards Code (CGBSC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Energy Code (CEC Part 6), 2022 California Fire Code and the Pittsburg Municipal Code (RMC). Reference CBC Sec. 107.
22. On the cover sheet, please verify the Drawing Index includes all plan sheets. Reference CBC Sec. 107.
23. On the cover sheet, provide or verify the Code Analysis includes the proposed tenant's Use, Occupancy Group, Type of Construction,

Separated or Nonseparated Mixed Occupancies, whether or not the building is Fire Sprinkled, Floor Area (S.F.), Number of Stories and Occupant Load. Reference CBC Sec. 111, 302.1, 401, 503, 508, 601, 903 and 1004.1.

24. The preparation of plans or specifications for commercial buildings and tenant improvements shall be performed by a licensed architect or engineer (Exception: Interior alterations that involve only non-bearing partitions). The licensed architect or engineer shall affix a stamp to the plans as evidence of the person's responsibility for the documents. Licensed Mechanical, Plumbing and Electrical Contractors may design the systems that they are to install.
25. The Site Plan shall include code compliant accessible parking spaces and access aisles, and an accessible route from accessible parking spaces to all entrances and exterior ground floor exits. The clear width for sidewalks and walks shall be 48" minimum. The slope of the accessible route shall not exceed 1:20 (5%) in the direction of travel for walking surfaces, 1:12 (8.3%) in the direction of travel for ramps, and the cross slope shall not exceed 1:48 (2%). The slope of curb ramps shall not exceed 1:12 (8.3%). Where the accessible route crosses onto a vehicular route of travel, provide a 36" long continuous detectable warning mat where the pedestrian path crosses or adjoins the vehicular way, such as a driveway, to warn of potential hazards.
26. At least one accessible route shall be provided within the site from accessible parking spaces and accessible loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible.
27. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Engineering Conditions:

Engineering Fees:

28. Improvement and Grading Plan Review fees. The applicant shall provide an initial payment for review of the grading and improvement plans with the first submittal. These fees are based on the engineer's estimated costs for site improvements and grading, which shall be submitted with the plans. The improvement plan check fee is 7% of the cost of the improvements. The grading plan check fee is 2.5% of the cost for grading, or it may be based upon cubic yards of earth disturbance as set forth in

the City's Master Fee Schedule. Fifty percent (50%) of these total fees are to be paid with the initial submittal of plans and engineer's cost estimate. These initial payments will be credited towards the final fees as determined at engineering permit. The remainder of the fees shall be due payable prior to issuance of an engineering permit.

29. Improvement and Grading Inspection fees. The applicant shall pay the improvement and/or grading inspection fee(s) to the Engineering Division prior to the issuance of a single parcel development permit. The current improvement inspection fee is 6.75% of the engineer's estimated cost for improvements. The grading inspection fee is 3% of the engineer's estimated cost of grading. The grading inspection fee may also be based upon an approved engineer's estimate of total cubic yards, according to the current schedule of grading fee charges as set forth in the City's Master Fee Schedule.
30. Facility Reserve Charge. Prior to the issuance of a building permit, the applicant shall pay the City of Pittsburgh Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Division for water and sewer service in the amounts in effect at the time of building permit issuance. The applicant understands that the current FRC on file, effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution No. 05-10290, and amended by Resolution No. 12-11778, on February 21, 2012, a copy of which is available at the City.
31. Local Traffic Mitigation Fee. Prior to issuance of a building permit, the applicant shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect at the time of building permit issuance. The applicant understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburgh Local Transportation Mitigation Fee Program Update, copies of which are available from the City.
32. Regional Traffic Mitigation Fee. Prior to issuance of a building permit, the applicant shall pay the Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the "RTDIM") amount in effect at the time of building permit issuance. The RTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San Francisco Bay Area, between September 1 and September 1 of the preceding two calendar

years.

33. GIS Update. Prior to the issuance of an engineering permit, the applicant shall pay the Geographic Information System (GIS) fee as set forth in the City's Master Fee Schedule. The current fee is \$114.19 per parcel plus \$0.06/sf of parcel improvements for non-residential uses.
34. Supplemental Studies. If additional engineering studies are deemed necessary by the City Engineer, i.e. geotechnical, structural, hydraulic, etc., or expedited reviews are requested by the applicant, the applicant shall pay for all costs related to the extra work. The costs shall be paid at the time of first plan check submittal, and they may include all costs associated with the preparation of special studies, additional staff time, and/or reviews of the special studies if studies are prepared by the applicant's engineer.

Engineering Submittals:

35. Improvement Plans. The applicant shall submit the following plans to the Engineering Division for review and approval. The plans shall be prepared by a registered civil engineer, to include but not be limited to the following:
 - a) A Site Plan
 - b) A Grading and Drainage Plan
 - c) A Utilities Plan
 - d) A Landscaping and Irrigation Plan
 - e) An Erosion and Sedimentation Control Plan
 - f) Offsite Improvements due to Project Impacts
36. Geotechnical Report. The applicant shall submit a current geotechnical report that supports the design features incorporated into this project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering Division for review prior to the approval of any civil plans and/or the issuance of a site development permit.

NPDES Requirements:

37. Stormwater Pollutants. The applicant shall incorporate long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long term BMPs to limit pollutant generation, discharge, and runoff. Such source control design measures may include:
 - a) Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and

- fertilizers, and incorporates appropriate sustainable landscaping practices.
- b) Using pavers for walkways and other appropriate hardscape surfaces to minimize impervious areas.
 - c) Minimizing the amount of directly connected impervious surface area.
 - d) Marking all storm drains with “No Dumping, Drains to Delta” messages.
 - e) Constructing concrete driveway weakened plane joins at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
 - f) Plumbing of the following discharges to the sanitary sewer, subject to Delta Diablo’s authority and standards:
 - Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurant.
 - Dumpster drips from covered trash and food compactor enclosures.
 - Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
 - Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option.
38. Stormwater Pollution Protection During Construction. Prior to the issuance of a grading permit, the applicant shall submit an Erosion and Sedimentation Control Plan or Stormwater Pollution Prevention Plan (if the project requires a permit from the State Water Resources Control Board under the provisions of the General Construction Permit) to the Engineering Division for review. The Stormwater Pollution Prevention Plan measures shall also include measures to prevent soil, dirt, and debris from entering the storm drain system, in accordance with California Stormwater Quality Association’s (CASQA’s) construction handbook.
39. Consistency with Stormwater Control Plan. Grading, improvement, and/or building plans shall be consistent with the approved Stormwater Control Plan. The applicant shall submit a complete Stormwater Control Plan and Report compliant with the requirements set forth in the City’s most current NPDES permit. The C.3 treatment facilities shall be adequately sized to treat the stormwater runoff from the associated drainage management areas. The grading and/or building plans shall include drawings and specifications necessary to implement all measures in the approved Stormwater Control Plan. Design features should incorporate low impact development design standards as outlined in the most current edition of the Contra Costa Clean Water Program’s C.3 Guidebook. These features include limiting directly connected impervious area, and incorporating pervious pavements, self-retaining areas, treatment BMPs, permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants. Grading and/ or building permits shall not be issued until this condition is met to the satisfaction of the Engineering and Planning Divisions.

40. Operations and Maintenance Plan. The applicant shall submit a Stormwater BMP Operation and Maintenance Plan for the continuous maintenance of all C.3 facilities constructed to meet the C.3 requirements of the project. The final plan shall be submitted to the Engineering Division prior to the certificate of occupancy.
41. Operation and Maintenance Agreement and Right of Entry. The applicant shall execute the Operations and Maintenance Agreement and Right of Entry, which pertain to the transfer of ownership and / or long-term maintenance of stormwater treatment BMPs or hydrograph modification BMPs prior to the issuance of a certificate of occupancy. The Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are found on the Contra Costa County Clean Water Program website (www.ccccleanwater.org) or the Stormwater C.3 Guidebook, most current edition.
42. Off-Site Capacity Evaluation. The applicant shall evaluate the existing, receiving storm, sewer, and water facilities for adequate capacity and provide the results to the City to identify any service or supply problems. The cost for installation of additional facilities required to be constructed to accommodate the project shall be borne by the applicant.
43. Sanitary Sewer. The applicant shall provide 6-inch sanitary sewer laterals located 5-feet horizontally from the water service lateral, with a two-way cleanout at the property line.
44. Parcel Map Waiver. Prior to issuance of the Site Improvement Permit, the applicant shall record the parcel map waiver for lot line adjustment (PMW 20-06).

Engineering Exactions (CFD inclusion):

45. Annexation Documentation for CFD 2005-1. The applicant shall agree to annex into the Community Facilities District 2005-1, which is for public safety services. The fees collected will provide funding for an increase of police coverage in the area. The rate of the CFD 2005-1 fee is subject to City Council Resolution No. 05-10342. The applicant shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2005-1 Public Safety Services Community Facilities District (CFD 2005-1), prior to the issuance of any building or engineering permits.
46. Annexation Documentation for CFD 2017-1. The applicant shall agree to annex into the Community Facilities District 2017-1, which is for fire facilities and fire safety and emergency services. The rate of the CFD 2017-1 fee is

subject to City Council Resolution No. 17-13311. The applicant shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 21017-1 Fire Facilities and Fire Safety and Emergency Services Community Facilities District (CFD 2017-1), prior to the issuance of any building or engineering permits.

Standard Conditions:

47. Other Agency Requirements. The applicant shall comply with all the requirements of the Community Development Department, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.
48. Sales Tax on Construction Materials. The applicant, subsequent developers, or their contractors, subcontractors, agents, or affiliates shall use best reasonable efforts to pay local sales tax in connection with the purchase, acquisition, and/or supply of goods and materials, as well as any new or replacement equipment and supplies purchased during the course of operation. Sales tax(es) shall be apportioned and paid at the applicable sales tax rate in effect for the City as administrated by the California Department of Tax and Fee Administration (CDTFA). At no point may Developer or its contractors, subcontractors, agents or affiliates contractually agree to waive or share sales and use taxes from this Project with any other city, county or entity in the State of California, including another jurisdiction where they have offices or conduct business. The City of Pittsburg will be the sole jurisdiction of record to the transfer of title. Developer and its contractors, subcontractors, agents and affiliates shall comply with the Sales and Use Tax Requirements ("Requirements") set forth below and all CDTFA requirements.
49. Standard Conditions of Development. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this Resolution No 10174 shall govern.
50. Indemnification. Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense

counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

51. Expiration of Approval. This design review approval will expire on June 13, 2025, unless a building permit or grading permit has been issued for purposes of construction of this project, or a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of permit issuance, unless work is commenced and diligently pursued prior to the expiration of the permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Robinson, seconded by Commissioner Popova, the foregoing resolution was passed and adopted the 27th day of June 2023, by the Planning Commission of the City of Pittsburg, California by the following vote:

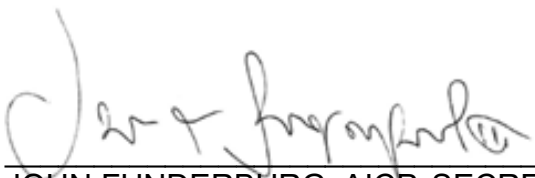
AYES: Robinson, Foster, Smith, Jackson, Kobata, Popova

NAYES: None

ABSTAIN: None

ABSENT: None

I hereby certify that the above Resolution No. 10228 was adopted by the Planning Commission of the City of Pittsburg on June 27, 2023.



JOHN FUNDERBURG, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
June 27, 2023**

ITEM: East 10th Street and Los Medanos Street Mixed Use Project, AP-22-0102 (DR)

ORIGINATED BY: Hossam Nasser, ICG Engineering, Inc. 1708 Margarita Ct,
Concord, CA 94521

SUBJECT: Design Review (DR) application to construct a new 5,214 square-foot mixed-use development that entails three (3) three-bedroom residential units and a 1,371 square-foot ground floor commercial space on a vacant 6,135 square-foot parcel located at the southwest corner intersection of East 10th Street and Los Medanos Street in the CSD (Downtown Service Commercial District) zone and the CS Service Commercial General Plan classification. Assessor's Parcel No. 085-205-011.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution approving Design Review application No. AP-22-0102, subject to conditions.

BACKGROUND:

On October 18, 2022, Hossam Nasser applied for Design Review to construct a new 5,214 square-foot mixed-use development with ground floor commercial space on a 6,135 square-foot vacant parcel located at the southwest corner intersection of East 10th Street and Los Medanos Street. Staff has worked with the applicant over the past few months to refine the design for consistency with the applicable development standards and guidelines.

PROJECT DESCRIPTION:

Existing Conditions: The project site is an approximately 6,135 square-foot vacant parcel located at the southwest corner intersection of East 10th Street and Los Medanos Street. The project site is bounded to the west by an existing mixed-use building with residential and ground floor commercial uses. At the rear of the project site there is a vacant parcel 1085 Los Medanos Street abutting BNSF railway tracks to the south. Across Los Medanos Street to the east, is a structure that serves as a Religious Assembly Facility; and directly across the street on East 10th Street, there is a surface parking lot that serves the neighboring Veterans Square apartment building.

See Attachment 3 for site photos.

Surrounding Land Uses:

North: Veterans Square surface parking

West: Mixed-use building - 280 E 10th Street
South: Vacant parcel adjacent to BMSF tracks – 1085 Los Medanos Street
East: Religious Assembly Facility

See Attachment 4 for a map of surrounding uses.

Proposed Project: The proposed project is a new 5,214 square-foot two-story mixed-use development that entails three (3) three-bedroom residential units and a 1,371 square-foot ground floor commercial space on a vacant 6,135 square-foot parcel which is a permitted use in the CSD District. The ground floor retail space could serve as any of the permitted or conditionally permitted nonresidential uses in the CSD zone. The project proposes a surface parking for five (5) off-street spaces at the southern portion of the site. The project also provides a trash enclosure and landscaping improvements at appropriate sections of the site.

See Attachment 2 for project plans.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is in the 'Downtown Subarea' of the General Plan and has a land use designation of 'Downtown Service Commercial.' In this subarea.

The proposed project would be consistent with the General Plan, more specifically, The following Goals:

2-G-10 Create a mixed-use Downtown that is a landmark and a destination point, as well as a residential neighborhood.

2-P-33 Limit commercial uses along the southern side of East Tenth Street to Service Commercial businesses – including repair and maintenance, retail sales, special trade contracting and other uses.

5-G-1 Promote Downtown as the City's symbolic center, with a mix of residential and commercial uses in a walkable, pedestrian-oriented district.

5-G-3 Encourage a variety of land uses and mixed-use developments at appropriate locations within the Downtown.

5-G-4 Establish a Downtown population goal of at least 7,000 to provide vitality and support a vibrant neighborhood commercial center.

As shown in Attachment 7, the proposed project is consistent with all applicable General Plan goals and policies.

Zoning: The project site is located within the CSD (Downtown Service Commercial District) zone where residential and commercial mixed-use developments are permitted.

Pursuant to PMC section 18.52.100, all projects require design review. The schedule set out in PMC Table 18.52.115 prescribes development regulations for the CSD District. As shown in Attachment 5 of this report, the proposed project meets or exceeds the CSD District property development regulations, which include height, FAR, lot coverage, lot area, lot width, setbacks, landscape coverage, and parking for both cars and bicycles.

Design Guidelines: The proposed project is subject to the City's adopted Development Review Design Guidelines (DRDG), adopted by the Planning Commission through Resolution No. 9864. As shown in Attachment 6, the proposed project is consistent with the applicable DRDG sections, specifically those that call for: 1) parking areas be screened from view from any public right-of-way (DRDG IV.a); 2) continuous horizontal rooflines should not exceed 50 feet in length (DRDG IV.f); 3) architecturally compatible with adjacent development (DRDG IV.i.); 4) design choices should incorporate or prepare for electric vehicle charging (DRDG VI.D.4); and 5) Secure bicycle parking facilities should be provided (DRDG VI.D.9).

Landscaping

Table 18.52.115 of the Pittsburgh Municipal Code (PMC) does not identify any minimum landscaping requirement for projects in the CSD zone, however, the applicant is proposing landscaping along the street fronting portions of the development to provide a buffer and enhance the site.

Off-Street Parking and Bicycle Parking

Pursuant to Section 18.78.040.G.2 of the Pittsburgh Municipal Code (PMC) - Off-street parking and loading spaces required by type of use. The three-unit mixed-use building requires 1.5 off street parking spaces per residential unit for a total of 4.5 spaces.

The 1,371 square-foot ground floor commercial space proposed for General merchandise, retail sales and rental use also requires 1 space per 250 sq. ft. up to 50,000 sq. ft. for a total of 5.5 spaces.

The total number of required spaces for the project is 10 spaces.

Pursuant to Section 18.78.040.G. of the Pittsburgh Municipal Code - Exceptions for Downtown and Residential Infill Units. Any proposed use and/or application for development activity on property located near transit or within the downtown subarea of

the general plan shall be subject to the minimum off-street parking and loading spaces required by this section, with the following exceptions:

1. Residential Units Near Transit. The developer of residential units on an infill site located within one-quarter mile of bus, rail, shuttle or other mass transit station or facility may request a reduction in the number of off-street parking spaces required for the use. The residential units may be multifamily residential units, single-family residential units constructed on lots with a maximum lot size of 4,500 square feet, or a combination of the two. The zoning administrator or the planning commission, as appropriate, may not approve the request for reduced off-street parking unless it finds that the requested reduction in off-street parking is equivalent to the reduced demand for on-site parking as a result of the site's proximity to transit.
2. Multifamily Residential Units within the Downtown Subarea of the General Plan. The off-street parking requirement for multifamily residential projects in the downtown subarea of the general plan shall be one and one-half parking spaces per unit. The developer of multifamily residential units in the downtown subarea of the general plan may request a reduction in the number of off-street parking spaces required for the multifamily residential use. The zoning administrator or the planning commission, as appropriate, may not approve the request for reduced off-street parking unless it finds that the proposed parking ratio will not negatively impact the parking facilities in the area, or, for existing buildings, that the provision of parking in accordance with this title would result in undue hardship in the improvement of the property and would result in an inconsistency with adopted design review guidelines in support of pedestrian-oriented storefronts.

Pursuant to the above exceptions to parking requirements for multifamily residential units in the Downtown Subarea and residential units on infill sites near public transit, the project applicant requests reduction of the required number of off-street parking spaces from 10 to 5 spaces. Staff believes the downtown location and proximity to public transit bus stops makes this infill project a good candidate for parking reduction.

Section 18.78.045 of the Pittsburg Municipal Code - Bicycle parking and storage facilities – states that permanent, fixed bicycle racks or lockers shall be provided on-site wherever off-street parking spaces are required for commercial use classifications in the ratio of 1 spaces when 5 to 10 parking spaces are required. The project provides 4 bicycles racks to satisfy this requirement.

Bus routes in the vicinity of ½ mile available to the site include 381 – Pittsburg Marina / Los Medanos College, 387 – Antioch Bart/Pittsburg Bay Point Bart, and 388 – Pittsburg Bay Point Bart/ Kaiser Antioch Medical Center.

Required Findings: Design review approval for the project can be granted by the Planning Commission only after the Commission makes a determination that the proposed project is consistent with PMC section 18.36.220 (B), which is summarized below:

- A. the structures conform with good taste, good design and in general contribute to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
- B. the structures will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;
- C. the exterior design and appearance of the structures are not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
- D. the structures are in harmony with proposed developments on land in the general area; and
- E. the applications conform with the criteria set forth in any applicable city-adopted design guidelines.

Environmental: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects," of the state CEQA Guidelines, section 15332. The project qualifies for this CEQA exemption because, as described in the staff report, it would: a) be consistent with the City's general plan and zoning; b) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; c) be built on a site having no value as habitat for endangered, rare or threatened species; d) result in no significant impacts to traffic, noise, air quality, or water quality; and e) built on a site that is adequately served by utilities and public services.

Public Notice: On or prior to June 17, 2023, notice of the June 27, 2023, public meeting to consider design review of the proposed project was posted at City Hall and at or near

the proposed project site; and on the 'Public Notices' section of the city's website and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the Downtown Pittsburg neighborhoods.

ANALYSIS:

As shown in Attachment 7, the proposed project is consistent with applicable goals and policies contained within the General Plan. Most notably, the proposed project is consistent with Land Use Element Goal 2-G-10 which encourages creation of a mixed-use Downtown that is a landmark and a destination point, as well as a residential neighborhood; Goal 2-P-33 which encourages limiting of commercial uses along the southern side of East Tenth Street to Service Commercial businesses – including repair and maintenance, retail sales, special trade contracting and other uses; Goal 5-G-1 which encourages promoting Downtown as the City's symbolic center, with a mix of residential and commercial uses in a walkable, pedestrian-oriented district and Goal 5-G-3 which encourages a variety of land uses and mixed-use developments at appropriate locations within the Downtown.

The proposed project would improve the neighborhood by developing an vacant and empty lot with a well-designed building with modern style residential development and commercial amenities. The building's design, materials, and colors would be compatible with other mixed-use buildings in the area. The project would also conform to all applicable criteria set forth in the City's adopted DRDGs, if conditions of approval are adopted requiring the project to: a) screen all utility box transformers, backflow preventers, meters, and junction boxes from public view and b) incorporate a cool roof on the building and pre-wire the building roof for solar panels.

Staff believes that the Planning Commission can make the required findings to approve the design review request, subject to conditions.

ACTION REQUIRED:

Move to adopt a Resolution approving Design Review Application No. 22-0102, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Project Plans
3. Site Photos

Planning Commission Staff Report
East 10th and Los Medanos Street Mixed Use Project, AP-22-0102 (DR)
June 27, 2023

4. Map of Surrounding Land Uses
5. Property Development Regulations Table
6. Development Review Design Guidelines
7. Applicable General Plan Goals and Policies
8. Public Meeting Notice

Prepared by: Maurice Brenyah-Addow, Senior Planner

STANDARD CONDITIONS OF DEVELOPMENT
(Planning Commission Resolution No. 8931)

All projects approved by the Planning Commission must meet the following standard conditions unless specifically exempted by the Commission or Council.

A. Project Site.

1. The applicant shall comply with all regulations and code requirements of the Building Division, Engineering Division, Contra Costa Fire Protection District, the Police Department and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final building and site plans.

2. Developer shall provide written notification to adjacent property owners for any drainage work required to collect or convey storm water runoff, which may or will affect their properties.

3. During construction water trucks or sprinkler systems are to be used in sufficient quantities to prevent dust from leaving the site during any earthmoving and/or construction activities. Nonpotable water shall be used from a source approved by the City Engineer. (Title 15 of PMC)

4. Continuous 6" high Portland Concrete Cement curbing shall be provided between all driveways and landscaped areas as indicated in the City of Pittsburg Standard Details. In addition to above, curbing between length of parking space and landscaped area shall include a 12" wide "Courtesy Curb."

5. CC&R's (Covenants, Conditions and Restrictions) for the project shall contain appropriate provisions for joint maintenance of any infrastructure, roadways, utilities, landscaping and irrigation as determined necessary by the City Engineer.

6. Developer shall submit a study addressing on and off-site storm water and sewer system capabilities. If the study indicates that the present system is inadequate, the developer must provide plans and install any additional storm water and sanitary and sanitary sewer facilities including off-site improvements to correct storm water runoff and sanitary sewer demands anticipated for upstream buildout in accordance with the Pittsburg General Plan.

7. Environmental and engineering studies, as directed by the Planning and Building Director, must be complete and on file prior to commencement to plan checking. Developer shall install off-street improvements determined necessary by the City Engineer to provide safe traffic conditions.

8. Developer shall underground existing and required on and off-site utilities as specified in Chapter 17 of the Municipal Code or as deemed necessary by the City Engineer.

9. All site development shall comply with title 12 (Streets, Sidewalks and Utilities), Title 13 (Water and Sewers) and Chapter 15.88 (Grading, Erosion and Sediment Control) of the Pittsburg Municipal Code as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval of that permit.

10. The CC&R's shall restrict the storage of recreational vehicles on this site or parcels unless they are the principle source of transportation for the

owner and prohibit parking on the public street for long than 72 hours.

11. All retaining wall adjacent to public right-of-ways shall be provided with decorative treatment, subject to approval by the Planning Division.

12. The design of any masonry soundwall shall be approved by the Planning and Building Department. It shall match or harmonize with existing soundwalls of neighboring projects along that street.

B. Architecture.

1. All mechanical, irrigation, ground and/or roof mounted equipment shall be architecturally screened from view from all public right-of-ways prior to issuance of certificate of occupancy.

2. All trash enclosures shall be constructed of masonry material with self-enclosing doors and have a second access. The enclosure shall have materials and colors consistent with the primary building.

3. All vents, gutters, downspouts, flashing electrical conduits, etc., shall be painted or finished to match the color of the adjacent surface unless otherwise directed by the Planning Commission.

4. Soffits and other architectural elements visible from view but not detailed on the plans shall be finished in a material in harmony with the exterior of the building.

5. Finish quality of exterior design elements including, but not limited to, building façades and landscaping shall be subject to approval of the Planning Division prior to issuance of Certificate of Occupancy.

C. Landscaping.

1. Specific landscaping for screening shall have an appearance of mature growth subject to a field check and approval by the Planning Division prior to Certificate of Occupancy.

2. The area under the drip line of all existing trees, which are to be saved, shall be fenced during construction. Grading shall be restricted under them to prevent soil compaction around the trees and to protect them from damage.

3. An existing tree inventory shall be created and included on the site plan for all new projects prior to approval of grading plan.

4. All slope banks in excess of five (5) feet in vertical height and 2:1 or greater slope shall be landscaped and irrigated for erosion control and to soften their appearance as follows: one 15-gallon or larger size tree per each 150 sq. ft. of slope area, one 1-gallon or larger size shrub per each 100 sq. ft. of slope area, and appropriate ground cover 12-24 inches on-center. In addition, slope banks in excess of eight (8) feet in vertical height and 2:1 or greater slope also include one 5-gallon or larger size tree per each 250 sq. ft. of slope area. Trees and shrubs shall be planted in staggered clusters to soften and vary slope plane. Slope planting required by this condition shall include a permanent irrigation system to be installed by the developer prior to occupancy.

5. All planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Required

irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to insure continued regular watering of landscape areas, and health and vitality of landscape materials.

D. General Requirements

1. Final inspection for occupancy permits will not be granted until all construction and landscaping is complete in accordance with approved plans.
2. The applicant shall defend, indemnify and hold harmless the City of Pittsburgh, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval, or any aspect of the City's consideration of applicant's project. The applicant recognizes and agrees that applicant's voluntary commitment to meet the obligations described in this condition is an integral factor in the City's approval of this project. The intent of this condition is to require the applicant to bear the cost of any and all litigation instituted to overturn or in any way modify the City's approval of this project. Such costs include without limitation, any award of attorney's fees and costs to a prevailing plaintiff or petitioner. In the event the city becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant and shall cooperate fully in the defense. If the City fails to promptly notify the applicant, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, it both the following occur:
(a) the City bears its own attorneys' fees

and costs; and (b) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the applicant approves the settlement.

3. It is required by State Law (Business and Professional Code Section No. 5537 & 5538 and Section 302(b) of the Uniform Building Code) that all commercial buildings, new or existing must have a licensed professional designer (Architect, Civil or Structural Engineer) to design all changes of use or occupancy as well as new construction.
4. The applicant shall submit a complete area water pressure availability study for all phases of the Project prior to issuance of any development permits. If the study indicates that the present system is inadequate, the Applicant must provide plans, which will demonstrate any remedial action necessary to abate the deficiency and shall take all necessary actions at the applicant's expense.
5. This use permit may be recalled to the Planning Commission for review at any time due to complaints regarding lack of compliance with conditions of approval, traffic congestion, noise generation, or other adverse operating characteristics. At such time, the Commission may revoke the use permit or add/modify conditions approval.
6. It is the responsibility of the applicant or developer to check with each agency for requirements that may pertain to their project.
7. All signs shall be submitted to the Planning Division for design review per Title 19 of the Pittsburgh Municipal Code.
8. All landscape areas shall be maintained in a healthy, thriving and weed free condition.

9. The site shall be maintained in a neat and clean manner free of trash and debris.

10. All outdoor mechanical equipment, satellite dishes, fire main and all rooftop equipment shall be fully visually screened upon installation subject to the approval of the Planning Division. Screening devices shall be shown on construction and/or landscape plans.

11. All exterior light fixtures shall be shown on plans subject to staff review and approval. All lights attached to buildings shall provide a soft “wash” of light against the wall. All building and parking or yard lights shall conform to City Parking Standards 18.78.050 (F) and Performance Standards 18.82.030 (B) and shall compliment the site and building architecture.

12. Prior to occupancy, the developer shall supply the City with an ACAD computer disk file showing plans that reflect the project as it was build (As-Builts) at the discretion of the Planning and Building Director.

E. Standard Conditions of Approval
Requiring Minimum Construction Site
Management Practices

1. (Projects involving land disturbances of less than five (5) acres) – During construction activities, the project sponsor shall reduce or prevent to the maximum extent practicable the direct or indirect discharge of any pollutant into the storm drain system utilizing best management practices contained in the California Storm Water Best Management Practices Handbook for Construction Activities. Construction activities include, but are not limited to: watering operations; roadwork and paving operations; concrete and painting; structure construction and painting; construction material storage and

handling; construction waste/debris storage and disposal; and, construction equipment/vehicle cleaning, maintenance and fueling operations. The project sponsor is also responsible for training all contractors and subcontractors on the best management practices which are identified in the California Storm Water Best Management Practices Handbook for Construction Activities which will be available at the pre-construct meeting of the project.

or

2. (Projects involving land disturbances of five (5) acres or more) – Prior to commencement of any site work that will result in a land disturbance of five acres or more, the project sponsor shall submit to the City a copy of the Notice of Intent (NOI) sent the State Water Resources Control Board and the Stormwater Pollution Prevention Plan (SWPPP) prepared for the project, as required by the State’s General Construction Activity Permit.

3. All storm drains, which serve the site, shall be protected from spills and soil runoff (from unpaved parking areas). The applicant may use “Any Source Control” BMP (Best Management Practice) as listed in the California Storm Water Best Management Practice Handbook for storm water run-ff for commercial and industrial sites. Storm drains will be inspected periodically. Questions may be referred to City NPDES Coordinator, at 252-4920.

Please extend my planning approval
for another year until my permit gets
issued.

X Wesley

05/30/2025

AP-22-0102

290 East 10th Pittsburg CA 94565

RECEIVED

MAY 30 2025

PLANNING DIVISION



City of Pittsburg

Community and Economic Development Department – Planning Division

65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** of the City of Pittsburg will conduct a public hearing on:

DATE: August 12, 2025
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

E 10th @ Los Medanos Street Mixed Use, AP-22-0102 (DR)

Request for a two-year time extension of approval for Design Review (DR) application to construct a new 5,214 square-foot mixed-use development that entails three (3) three-bedroom residential units and a 1,371 square-foot ground floor commercial space on a vacant 6,135 square-foot parcel located at the southwest corner intersection of East 10th Street and Los Medanos Street in the CSD (Downtown Service Commercial District) zone and the CS Service Commercial General Plan classification. Assessor's Parcel No. 085-205-011.

Environmental Determination

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "Infill Development Projects," of the CEQA Guidelines, section 15332.

PROJECT PLANNER: Maurice Brenyah-Addow, (925) 252-4261 or
mbrenyah-addow@pittsburgca.gov

Why am I receiving this notice?

You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot radius of the project site are required to be notified under the Pittsburg Municipal Code.

Where can I get more information about this project?

The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements.

What can I do if I have comments on the project?

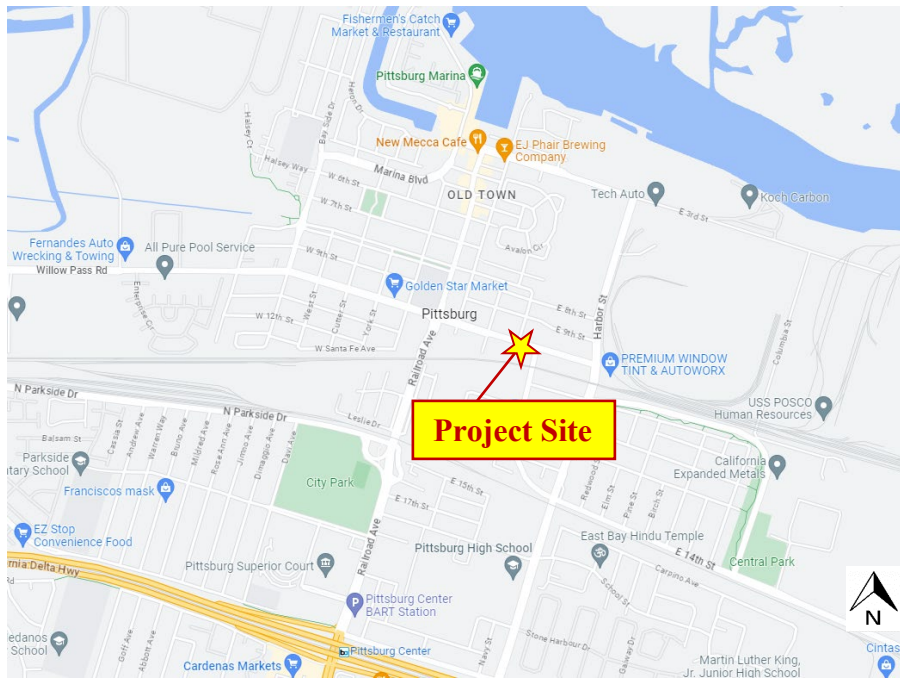
Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565.

Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

*Para información en
español:
(925) 252-4920*

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: E 10th @ Los Medanos Street Mixed Use, AP-22-0102 (DR)
Location: S/E corner of E. 10th Street & Los Medanos Street, Assessor's Parcel No. 085-205-011



City of Pittsburg

**Community and Economic Development Department - Planning
Division**

65 Civic Avenue
Pittsburg, CA 94565

NOTICE OF PUBLIC HEARING



**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
August 12, 2025**

ITEM: Baby Yale Academy and City of the Lord Zion Cumberland, AP-25-0041 (UP)

ORIGINATED BY: Lita Reeves, 670 Cumberland Street, Pittsburg, CA 94565

SUBJECT: This is a public hearing on a request for approval of a Use Permit to establish a "Religious Assembly," "Day Care, General," and "Office, Business, and Administrative" use within an existing multi-tenant commercial building located at 640, 650, and 670 Cumberland. The site is located within the Pedestrian Commercial (CP) Zoning District of Old Town Pittsburg. Assessor's Parcel No. 085-171-004.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution approving Use Permit Application No. 25-0041, subject to conditions.

BACKGROUND:

The subject property is a multi-tenant commercial building located along Cumberland Street, originally constructed in 1947. Historically, the structure has accommodated a range of retail and commercial uses. Most recently, the tenant space at 670 Cumberland Street was approved for a boxing gym under Use Permit No. AP-21-1574. That use has since ceased operations, and all three tenant spaces fronting Cumberland Street are currently vacant. The building has undergone recent renovations, including updated exterior paint and interior improvements to all the tenant spaces.

On June 20, 2025, the applicant submitted Use Permit Application No. 25-0041 requesting approval to establish the following uses: "Day Care, General" at 640 Cumberland Street; "Religious Assembly" at 650 Cumberland Street; and "Office, Business, and Administrative" at 670 Cumberland Street. The applicant currently provides community services and youth programming through a registered nonprofit and is seeking to expand their operations with this proposed project site.

PROJECT DESCRIPTION:

Existing Conditions: The subject property is an approximately 9,000 square-foot interior lot, with frontages along Railroad Avenue and Cumberland Street. The parcel contains a one-story, multi-tenant commercial building that encompasses the entire parcel with zero-yard setbacks. There is no off-site street parking at the location, however street parking is available along both street frontages. The proposed uses would occupy all three tenant spaces along Cumberland Street, as well as the middle space of the commercial building.

Surrounding Land Uses:

The project site is centrally located in Old Town Pittsburg, surrounded by a mix of commercial, institutional, and residential uses. Nearby businesses include professional offices, retail shops, churches, salons, and restaurants. Railroad Avenue and John Buckley Square are located one block west of the proposed project site.

North: Commercial Building (Current Use: Office, Business, Administrative) and privately owned, off-street parking facility
West: Adjoining Multi-Tenant Commercial Building with Primarily Personal Service uses
South: Steeltown Coffee and Tea; Mechanic's Bank; Privately owned, off-street parking facility
East: Contra Costa Fire Protection District; Pineda's Bar

Proposed Project:

The applicant proposes to use all three storefronts along Cumberland Street to support affiliated community-based operations, further detailed below.

640 Cumberland Street:

The approximately 3,500 square foot tenant space located at 640 Cumberland Street would be utilized as a "Day Care, General" facility by "Baby Yale Academy" for children ages 18 months to 12 years. The space includes large open areas that will be divided into classroom sections using temporary cubicle partitions. Two ADA-accessible restrooms are available within the proposed floor plan. Playground equipment would be installed and located near the entry for active play. Food preparation for the day care facility would take place within the kitchenette at 670 Cumberland. The day care proposes to operate Monday through Friday from 6:00 A.M. to 6:00 P.M. Child pick-up and drop-offs will be scheduled in staggered 15-minute intervals to minimize the proposed site's vehicle traffic.

650 Cumberland Street:

The approximately 1,000 square feet of tenant space at 650 Cumberland Street would be used as a Religious Assembly for "City of the Lord Zion Cumberland", featuring non-fixed seating for up to 80 people. The applicant proposes installation of a raised stage for services. Programming would occur seven days per week, on a variable schedule between 8:00 A.M. and 8:00 P.M. Services will not overlap with proposed day care operations.

670 Cumberland Street:

The tenant space of 670 Cumberland Street would serve as an "Office, Business, and Administrative" space for both the day care and religious assembly uses. There are three existing rooms within the tenant space, one of which would be used as a pastor's office, and the remaining two as kitchenette and staff lounge areas.

The applicant is not proposing any interior or exterior building modifications at this time.

The proposed floor plan and business plan for Baby Yale Academy and City of the Lord Zion Cumberland are included as Attachments 2 and 3 to this Staff Report.

CODE COMPLIANCE:

Pittsburg General Plan 2040: The project site is located in the Commercial Core Downtown Subarea of the City of Pittsburg's 2040 General Plan and has a land use designation of Downtown Commercial. The Downtown Commercial land use designation is intended to be a walkable, mixed-use district with specialty retail, restaurants, service uses, and professional offices integrated with residential uses. The proposed uses are compatible uses within the Downtown Commercial Core, as they would contribute to a pedestrian-oriented, community-service use. Additional General Plan compliance is included in the Analysis Section of this Staff Report.

Pittsburg Municipal Code: The project site is located within the Pedestrian Commercial (CP) Zoning District which is intended to provide a vibrant destination area that caters to pedestrian shoppers and visitors in the Downtown Commercial Core. The Zoning District is intended to create a place for pedestrian-oriented activity by providing inviting, visually interesting, human-scale architecture, pedestrian-friendly storefronts, outdoor dining opportunities, and a limited number of (public) parking facilities.

Pursuant to Pittsburg Municipal Code (PMC) Section 18.52.010, the proposed "Day Care, General" use requires a Use Permit to operate within the Pedestrian Commercial Zoning District. Similarly, the proposed "Religious Assembly" use also requires Use Permit approval if the facility is capable of accommodating 50 or more seated persons, as determined in accordance with the Uniform Building Code (Commercial Limited Land Use Regulation L-110).

The proposed "Office, Business, and Administrative" use is generally permitted by right in the Pedestrian Commercial Zoning District, provided it is not located adjacent to Railroad Avenue, which is the primary commercial corridor in Old Town Pittsburg (Commercial Limited Land Use Regulation L-174). However, this office use has been included in the current Use Permit application because it directly supports the associated Day Care and Religious Assembly uses, which do require Use Permit approval.

Specifically, the office space provides shared support functions including additional restrooms, staff break areas, and a kitchenette serving both the Day Care and Religious Assembly uses. Due to this operational integration and physical connection between tenant spaces, staff recommends processing the office component as part of the overall entitlement package.

The proposed uses would keep a transparent storefront and maintain the pedestrian-friendly nature of the Pedestrian Commercial Zoning District by bringing clientele and

families` to Old Town Pittsburg. The proposed project, if approved, would provide a community-serving and a youth-oriented use in the Pedestrian Commercial Zoning District in Old Town Pittsburg.

Off-Street Parking: PMC Section 18.78.040 sets forth standards for off-street parking. PMC Section 18.78.040(G)(3) specifies that nonresidential uses on properties located in the CP Zoning District shall not be subject to the minimum off-street parking and loading spaces required by Section 18.78.040. Therefore, no off-street parking is required for the proposed project. Street parking and public parking lots are located within walking distance of the proposed project site.

Despite there being no required off-street parking for the proposed use, and given the nature of the proposed use of a day care facility, staff has proposed to condition the project with a pick-up and drop-off plan to alleviate vehicle traffic related to the proposed use. Another condition of approval requires the applicant to install an accessible loading zone at the project frontage, consistent with the City of Pittsburg's Public Works Department standards and requirements. The loading zone would be used for deliveries to the site and for ease of child pick-up and drop-off.

Signage: The applicant is not proposing any exterior signage for the tenant space at this time. Signage associated with the proposed project would require a separate sign permit application that demonstrates consistency with the Old Town Design Guidelines. Any future exterior signage would be reviewed by staff for compliance with applicable guidelines prior to application for a Building Permit and installation.

Required Findings: In accordance with PMC Section 18.16.040, a Use Permit may be granted only if the Planning Commission can make findings that the proposed use:

- A. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;
- B. is not detrimental to the health, safety, and general welfare of the City;
- C. will not adversely affect the orderly development of property within the City;
- D. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;
- E. is consistent with the objectives, policies, general land uses and programs specified in the General Plan and applicable Specific Plan;
- F. will not create a nuisance or enforcement problem within the neighborhood;
- G. will not encourage marginal development within the neighborhood;

- H. will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law;
- I. is consistent with the City's approved funding priorities; and
- J. if located within the Pedestrian Commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along the primary downtown corridor.

A full analysis of how the proposed project meets the required Use Permit findings is provided in the Resolution, Attachment 1.

Environmental: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301. The proposed project qualifies for a Class 1 categorical exemption because the project site is an existing privately owned structure, and the applicant is not proposing any expansion of the existing structure. The proposed project would not have any significant effect on the environment and therefore categorically exempt from the provisions of CEQA.

If the proposed project is approved, Staff will file a Notice of Exemption with the Governor's Office of Land Use and Climate Innovation (LCI) and Contra Costa County Clerk-Recorder's Office.

Public Notice: On or prior to August 1, 2025, a notice of the August 12, 2025, Public Hearing for the proposed project was posted at City Hall and at or near the project site; was delivered for posting at the Pittsburg Library; was posted on the "Public Notices" section of the City's website and was mailed via first class or electronic mail to the applicant, to the property owner, to all owners of property within 300 feet of the project site, to local service agencies expected to provide services to the business, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Harbor and School Street", "Marina Vista", "The Village at New York Landing" "W. 8th Street" and "Downtown Pittsburg" neighborhoods.

The Public Hearing Notice is included as Attachment 4 of this Report.

ANALYSIS:

Staff finds that the proposed use is compatible with surrounding land uses, aligns with the City of Pittsburg 2040 General Plan, and contributes to the vitality of Downtown Pittsburg. The project introduces a range of community-serving uses, including early childhood education, faith-based services, and administrative operations within a

pedestrian-oriented area of the City. By activating three currently vacant tenant spaces along Cumberland Street, the project enhances the mix of land uses in the Commercial Core and supports General Plan goals related to community enrichment and downtown revitalization. In particular, the proposed Day Care would support educational and family needs for youth between the ages of 18 months and 12 years, while the Religious Assembly use would offer a space for community worshiping services. The office component would provide the necessary operational support for both.

The proposed “Day Care, General” use is consistent with several goals and policies of the City of Pittsburgh’s 2040 General Plan. Specifically, the project supports Policy 2-P-1.1, which encourages maintaining an adequate supply of educational and recreational opportunities for local youth. It also aligns with Policy 2-P-3.5, which states: “Support the development of cultural, educational, and entertainment facilities and events in the City’s centers to serve residents and visitors.” By establishing a licensed childcare and early education facility within a walkable corridor of the Old Town area, the proposed use addresses a growing local need for child development services. The Day Care facility is expected to serve families in the surrounding community and bring regular foot traffic to Downtown Pittsburgh, activating a vacant commercial space and contributing to the overall vitality of the area.

The proposed “Religious Assembly” use is consistent with General Plan Policy 9-P-3.5, which states: “Support the preservation, improvement, and development of community cultural facilities, including cultural centers, community centers, theaters, and libraries, that provide gathering places for cultural exploration, expression, and inspiration.” The project would establish a gathering space for worship, education, and cultural expression, helping to diversify the institutional and cultural uses within the Commercial Core. Because the space is capable of accommodating 50 or more seated persons, a Use Permit is required under Commercial Limited Land Use Regulation L-110, and staff finds the request appropriate and consistent with the surrounding land use context.

The proposed “Office, Business, and Administrative” use supports General Plan Goal 2-5, which aims to promote and maintain Downtown as a vibrant destination featuring a mix of uses, including offices, retail, restaurants, entertainment, and housing. The proposed office space is located in a pedestrian-oriented corridor and complements the desired diversity of uses envisioned in the Downtown area. Although the office use does not require a Use Permit under Commercial Limited Land Use Regulation L-174 because the site is not adjacent to Railroad Avenue, it has been included in the overall entitlement request. This is due to its direct and functional relationship with the Day Care and Religious Assembly uses, which do require Use Permit approval by the Planning Commission. The office space will support both operations by providing shared restrooms, staff break areas, and a kitchenette. Its inclusion strengthens the operational cohesion of the project and supports the long-term goal of fostering walkable, mixed-use areas within the City’s historic core.

Together, the three uses foster a family-supportive environment, promote walkability, and fill a currently underutilized commercial space.

Staff finds that the proposed “Day Care, General,” “Religious Assembly,” and “Office, Business and Administrative” uses are consistent with the City’s 2040 General Plan goals and policies, as well as the applicable regulations of the Pittsburg Municipal Code (Title 18 – Zoning Ordinance). The proposed uses are conditionally permitted within the Pedestrian Commercial Zoning District, and each use provides needed community-serving amenities. Furthermore, the project would bring active, productive use to three tenant spaces that are currently vacant. These uses would integrate into the existing commercial landscape, which includes a diverse mix of retail, dining, and personal services, such as restaurants, clothing stores, beauty salons, bookshops, and barber shops. The proposed project, if approved, would be compatible with both existing and allowed uses in the immediate Downtown area.

Additionally, staff finds that the proposed use would be in accord with the purposes of the land use district in which it is located and is appropriate to the specific location, in that the proposed uses are conditionally permitted within the Pedestrian Commercial Zoning District. The proposed use would not be detrimental to the health, safety, and general welfare of the City, rather, it would improve health and general welfare of the City’s residents. The use would not adversely affect the orderly development of property within the City, in that the proposed use is consistent with both the General Plan and Municipal Code. It would not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City, as the proposed business is privately operated. The use would not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law, in that the use would operate within an existing building with existing public services in place. The proposed use would support the goals of creating a vibrant, prosperous, visually interesting, and engaging community-oriented atmosphere within the immediate Downtown area.

ACTION REQUIRED:

Move to adopt a Resolution, approving Use Permit application No. 25-0041, subject to the Conditions of Approval as specified in the proposed Resolution.

ATTACHMENTS:

1. Proposed Resolution
2. Proposed Project Floor Plan
3. Proposed Project Business Plan
4. Public Hearing Notice/Vicinity Map

Prepared by: Kelsey Gunter, AICP, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Granting Approval of a Use Permit to	)	
Establish a "Religious Assembly," "Day Care,	)	Resolution No.
General," and "Office, Business, and	)	
Administrative" use within an existing multi-	)	
tenant commercial building located at 640, 650,	)	
and 670 Cumberland Street, Pittsburg, CA for	)	
"Baby Yale Academy and City of the Lord	)	
<u>Zion Cumberland, AP-25-0041 (UP)."</u>	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On June 20, 2025, the applicant submitted Use Permit Application No. 25-0041 requesting approval to establish the following uses: "Day Care, General" at 640 Cumberland Street; "Religious Assembly" at 650 Cumberland Street; and "Office, Business, and Administrative" at 670 Cumberland Street. This project is located within the Pedestrian Commercial (CP) Zoning District and Downtown General Plan Subarea. Assessor's Parcel No. 085-171-004.
- B. The proposed project is governed by the 2040 Pittsburg General Plan and Pittsburg Municipal Code (PMC).
- C. In accordance with PMC Section 18.16.040, a Use Permit may be granted only if specific findings are made relating to zoning consistency, community impact, orderly development, and conformance with General Plan policies.
- D. The proposed use conforms with the applicable "Downtown Commercial" General Plan designation and the applicable goals and policies of the City's General Plan and Zoning Code.
- E. The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines.
- F. On or prior to August 1, 2025, notice of the August 12, 2025, public hearing was posted at City Hall, near the proposed project site, and on the 'Public Notices' section of the City's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code (PMC) Section 18.14.010 and Government Code Section 65091.
- G. On August 12, 2025, the Planning Commission held a public hearing on Planning Application No. 25-0041, at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, “Consideration of a Resolution Granting approval of a Use Permit to Establish a “Religious Assembly,” “Day Care, General,” and “Office, Business, and Administrative” use within an existing multi-tenant commercial building located at 640, 650, and 670 Cumberland Street, Pittsburg, CA for “Baby Yale Academy and City of the Lord Zion Cumberland, AP-25-0041 (UP),” dated August 12, 2025, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. The Use Permit proposal will:
 - a) Be in accordance with the objectives of the Zoning Ordinance, the purpose of the land use district in which it is located and is appropriate to the specific location, in that and the CP (Pedestrian Commercial) District, which allows for conditionally permitted uses, such as day cares, religious assembly, and office spaces subject to Use Permit approval by the Planning Commission. The proposed uses would keep a transparent storefront and maintain the pedestrian-friendly nature of the Pedestrian Commercial Zoning District by bringing clientele and family to Old Town Pittsburg.
 - b) Not be detrimental to the health, safety, and general welfare of the City, if conditions of approval are adopted, including, but not limited to the following: 1) adherence to the drop-off and pick-up schedule; 2) installation of a loading zone; 3) development of the project’s refuse disposal plan; and 4) compliance with all applicable local, regional, State and Federal regulations.
 - c) Will not adversely affect the orderly development of property within the City, in that the proposed uses are consistent with the 2040 General Plan and Pittsburg Municipal Code, which govern land use. Further the proposed uses will occupy an existing, vacant, commercial space, and the applicant is not proposing exterior building expansions or parking lot changes that would otherwise conflict with the City’s goals, policies, and development standards.
 - d) Not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City. Occupancy of a vacant space in an active retail center will contribute positively to local revenue and vitality.
 - e) Will be consistent with the General Plan. The subject site has a land use designation of ‘Downtown Commercial’ which envisions a mix of commercial services in the Downtown areas. The three proposed uses will further the creation of a mix of commercial services in Old Town Pittsburg. Additionally, the proposed

uses are in compliance with the General Plan, including Policies 9-P-3.5 and 2-P-3.5.

- f) Will not create a nuisance or enforcement problem within the neighborhood, in that it will be required to meet performance standards, as set forth by PMC Chapter 18.82, which are intended to address ongoing safety, noise, odor, and maintenance concerns.
 - g) Will not encourage marginal development within the neighborhood, in that the proposed uses will occupy existing commercial spaces and the Use Permit proposal does not involve construction of a new building or building addition. The use will utilize appropriately sized, existing tenant spaces with adequate facilities.
 - h) Will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law, in that the proposed uses have access to existing infrastructure, including fire, police, and water.
 - i) Will not be inconsistent with the City's approved funding priorities, in that it does not require City funding.
- B. The Staff Report entitled, "Consideration of a Resolution Granting approval of a Use Permit to Establish a "Religious Assembly," "Day Care, General," and "Office, Business, and Administrative" use within an existing multi-tenant commercial building located at 640, 650, and 670 Cumberland Street, Pittsburg, CA for "Baby Yale Academy and City of the Lord Zion Cumberland, AP-25-0041 (UP)." dated August 12, 2025, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby approves Planning Application No. 25-0041, subject to the following conditions:

City of Pittsburg Planning Division Conditions of Approval:

1. Conformity with Project Plans. The approved uses shall be operated in substantial conformity with the project plans submitted on June 17, 2025 (attached to the Staff Report) except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion.
2. Loading Zone Installation. The business operator shall work with the Engineering and Building Divisions and obtain any necessary permits for the installation of yellow paint and any necessary curb cut along the project site frontage to establish an accessible loading zone, subject to Engineering and Building Division approval.
3. Conformity with Proposed Pick-Up and Drop-Off Plan. The approved use shall be operated in substantial conformity with the proposed pick-up and drop-off plan to eliminate traffic congestion and related issues by staggering timeframes for families.

The applicant shall be responsible for ensuring the pick-up and drop-off plan is enforced and that no vehicle idling, illegal parking, or nuisances occur that are directly associated with the day care business operations. The approved pick-up and drop-off plan is approved as follows:

- a. Staggered drop-off schedule with 10-15-minute time intervals per every three to five families in the morning hours between the hours of 6:00 A.M. and 9:00 A.M.
 - b. Staggered pick-up schedule with 10-15-minute time intervals per every three to five families in the afternoon between the hours of 4:00 P.M. and 6:30 P.M.
 - c. Encourage local families to walk/bike/or use scooters to bring their child(ren) to and from school.
4. License and Permitting. At all times during operation of the business, the business operator and all contracted workers shall maintain a City of Pittsburgh Business License as well as all state-mandated licenses.
 5. Landscaping. The business operator shall ensure the installation of permanent or semi-permanent planting areas in front of each tenant space subject to review and approval by the Planning Division. Landscaping shall be kept and maintained in a healthy, weed-free condition.
 6. Refuse Disposal. Prior to Business License issuance, the applicant shall submit a refuse disposal plan to the City of Pittsburgh's Community and Economic Development Department and Public Works Department for review and approval. Refuse disposal plan shall indicate the location of refuse storage on refuse pick-up days, the location of refuse storage on non-pick-up days, and the frequency in which the applicant is requesting service from Mount Diablo Resource Recovery.
 7. Site Maintenance. The business operator shall ensure that the site is maintained in a neat and clean manner at all times. Trash, debris, weeds and/or other unkempt shrubbery shall not be allowed to accumulate on or around the site, or on the street gutters and sidewalks. There shall be no outside storage of materials, supplies, bins, or other equipment related to the business operation. The site maintenance is subject to inspection by City staff.
 8. Storage of Refuse. The business operator shall ensure that all refuse bins directly associated with the proposed use remain in compliance with the Pittsburgh Municipal Code and Mount Diablo Resource Recovery Standards. There shall be no storage of trash receptacles within any alleyway or accessible path of travel on or adjacent to the project site that are directly associated with the project site. Refuse storage area must be screened from public view.
 9. Maximum Occupancy. The number of people within the tenant space shall not exceed the maximum occupancy for the space.
 10. Project Operations. The proposed business shall operate in substantial conformance with this Use Permit application, including the submitted Floor Plan

and Business Plan documentation. Any proposed change in use is subject to review and approval by the City of Pittsburg Planning Commission.

11. Signage. This Resolution does not permit any business signage. The business owner or operator shall be required to obtain all necessary permit(s) as part of a separate Sign Review Permit Application, which will be subject to review and approval by the Planning Division prior to installation.
12. Exterior Building Modifications. This Resolution does not permit any exterior building modifications. Any modifications to the exterior of the structure shall require a separate Design Review application, filed with the Planning Division.
13. Peace and Order. The business operator shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that customers refrain from incidents of violence that adversely impact the safety of the community. Should the business operator fail to control loitering, noise, illegal parking, public disturbances or incidents of violence, and in the event that the business necessitates an increased police presence, the Chief of Police may require the business owner to provide additional public safety measures, including but not limited to, video cameras, additional exterior lighting, reduced hours of operation, submittal of a written acknowledgment by customers/guests allowing the Pittsburg Police Department to enter the premises to conduct an inspection during games, or such other measures as determined necessary by the Chief of Police in their sole discretion. Any such required additional measures shall be at the business owner/operator's sole expense.
14. The Operator and all clients of the business shall sign an affidavit acknowledging the type(s) of uses allowed within the Downtown Subarea and the CP District, either existing or proposed in the future.

City of Pittsburg – Building Division Conditions of Approval:

15. All new businesses must obtain both a City of Pittsburg Business License and a Certificate of Occupancy prior to commencing any business operations.
16. Work shall not commence prior to obtaining required building permits and approvals. Any construction, demolition, or tenant improvement work performed without proper City authorization may result in enforcement actions, delays, or additional permitting requirements.
17. On the cover sheet of the plan set, clearly indicate the applicable building design codes. The City of Pittsburg enforces the following codes: 2022 California Administrative Code (CAC); 2022 California Building Code (CBC); 2022 California Historical Building Code (CHBC); 2022 California Existing Building Code (CEBC); 2022 California Green Building Standards Code (CGBSC); 2022 California Mechanical Code (CMC); 2022 California Plumbing Code (CPC); 2022 California Electrical Code (CEC); 2022 California Energy Code (CEC Part 6); 2022 California Fire Code; Pittsburg Municipal Code; Reference CBC Section 107.

18. Verify that the Drawing Index listed on the cover sheet includes all plan sheets. Reference CBC Section 107.
19. On the cover sheet, provide a complete Code Analysis, including: Proposed tenant use; Occupancy Group; Type of Construction; Separated or Nonseparated Mixed; Occupancies; Fire sprinkler status; Floor area (square footage); Number of stories; Occupant load; Reference CBC Sections 111, 302.1, 401, 503, 508, 601, 903, and 1004.1.
20. Plans and specifications for commercial buildings and tenant improvements must be prepared by a licensed architect or engineer, except for interior alterations involving only non-bearing partitions. Licensed professionals must affix their stamp on the plans to indicate responsibility. Licensed mechanical, plumbing, and electrical contractors may design systems they are installing.
21. The Site Plan must show all code-compliant accessible parking spaces, access aisles, and an accessible route to all entrances and exterior ground-floor exits. Accessibility design requirements include Sidewalk and path width: minimum 48 inches; Walking surface slope: max 1:20 (5%); Ramp slope: max 1:12 (8.3%); Cross slope: max 1:48 (2%); Curb ramp slope: max 1:12 (8.3%); Provide 36-inch-long detectable warning surfaces at vehicular crossing points.
22. Provide at least one accessible route from accessible parking/loading zones, public sidewalks, and public transportation stops to the accessible building entrance. If multiple routes are provided, all must be accessible.
23. At least one accessible route shall connect all accessible buildings, facilities, elements, and spaces on the same site.
24. All exterior and interior accessibility features shall be designed and built to comply with Chapter 11B of the 2022 California Building Code.
25. The following outside agency clearances must be obtained and submitted prior to permit issuance, if applicable: Delta Diablo Sanitation District; Contra Costa Water District; Contra Costa County Fire Protection District; School District Fee Payment; Contra Costa Environmental Health Department (CCCEH); Bay Area Air Quality Management District (BAAQMD) (Notification and compliance for demolition, especially where asbestos or lead-based paint may be involved.)

Contra Costa County Fire Protection District (CCCFPD) Conditions of Approval:

26. Changes of use or occupancy. Changes shall not be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code. (§102.3) CFC
27. Tenant Improvement Permit Required. The developer shall submit building construction plans and specifications for the subject project to the Fire District for review and approval.

28. The tenant improvement plans shall provide all interior and exterior proposed demolitions, modifications, or alterations. The description included a possible stage in the A-3 space, provide the dimensions of that stage in the Tenant Improvement plan set. After the tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted, including, but not limited to the following.
- a. Private underground fire service water mains
 - b. Fire sprinklers
 - c. Standpipe (if applicable)
 - d. Fire alarm
 - e. Photovoltaic (if applicable)
 - f. Commercial kitchen hood extinguishing systems (if applicable)

All projects shall be submitted to the Fire District for review and approval **prior to** construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

29. Occupancy Separation Requirements. Mixed occupancy buildings shall comply with Section 508 of the California Building Code. (508) CBC
30. Adequate Water Supply. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC ****Request a flow test from the Fire District office. Email the Fire District's Permit Technicians at permittech@cccfd.org to request an application and begin the request process.***
31. Fire Sprinkler System Required. Based on the proposed plans provided, the project as proposed shall be protected with an approved automatic fire sprinkler system complying with the current, adopted edition of **NFPA 13**, as amended. Submit to this office for review and approval prior to installation. (903.2.6) CFC

Fire Safety and Site Maintenance during Construction

32. FCL Requirements. Flammable or combustible liquid storage tanks shall **not** be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC
33. Portable Generators. Portable generators used at construction sites shall comply with Section 1204. (3309) CFC
34. Abatement Maintenance. The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC
35. Portable Fire Extinguishers Required. All homes under construction shall be provided with not less than one approved portable fire extinguisher at each stairway

on all floor levels, every storage shed, and next to any portable generator or energy system on site.

36. Fire Apparatus Access during Construction. Fire apparatus access to the site shall be maintained at all times of grading and construction.
- a. Vehicles shall not block fire apparatus access.
 - b. Trash/Rubbish shall not accumulate within the homes and shall be removed from buildings at the end of each shift of work. (3305.2.1-3305.2.2).
 - c. Trash/Rubbish containers shall not be placed in a location that blocks fire apparatus access roads.
 - d. **Smoking shall be prohibited** except in approved areas. **Signs shall be posted** in accordance with Section 310. In approved areas where smoking is permitted, approved ashtrays shall be provided in accordance with Section 310. (3305.1) CFC
 - e. Site Safety Director. In accordance with Chapter 33 the owner or on-site general contractor project manager, shall establish a fire prevention program that is applicable throughout all phases of construction. The developer shall provide the following information on the site safety director:
 - Name and contact information of the project manager/site safety director.
 - Procedures for reporting emergencies.
 - Smoking and cooking policies, designated areas to be used where approved, and signage locations in accordance with Section 3305.8.
 - Location and safety considerations for temporary heating equipment.
 - Hot work permit plans (if applicable).
 - Plans for control of combustible waste material.
 - Locations and methods for storage and use of flammable and combustible liquids.
 - Location of the building material during the phases of subdivision construction.
 - Provisions for site security.
 - f. Failure to comply with Chapter 33 of the California Fire Code will result in violations and possible fees.

Standard Conditions of Approval:

37. Other Agency Requirements. The applicant shall comply with all the requirements of the Community and Economic Development Department, Contra Costa County Fire Protection District, Contra Costa Environmental Health Department, Delta Diablo Sanitation District, and all other applicable local, state, and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.
38. Standard Conditions of Development. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this resolution shall govern.

39. Indemnification. Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
40. Expiration of Approval. This Use Permit approval will expire on August 12, 2027 unless the use has been legally established prior to the expiration date, or a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Planning Commission.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 12th day of August 2025, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

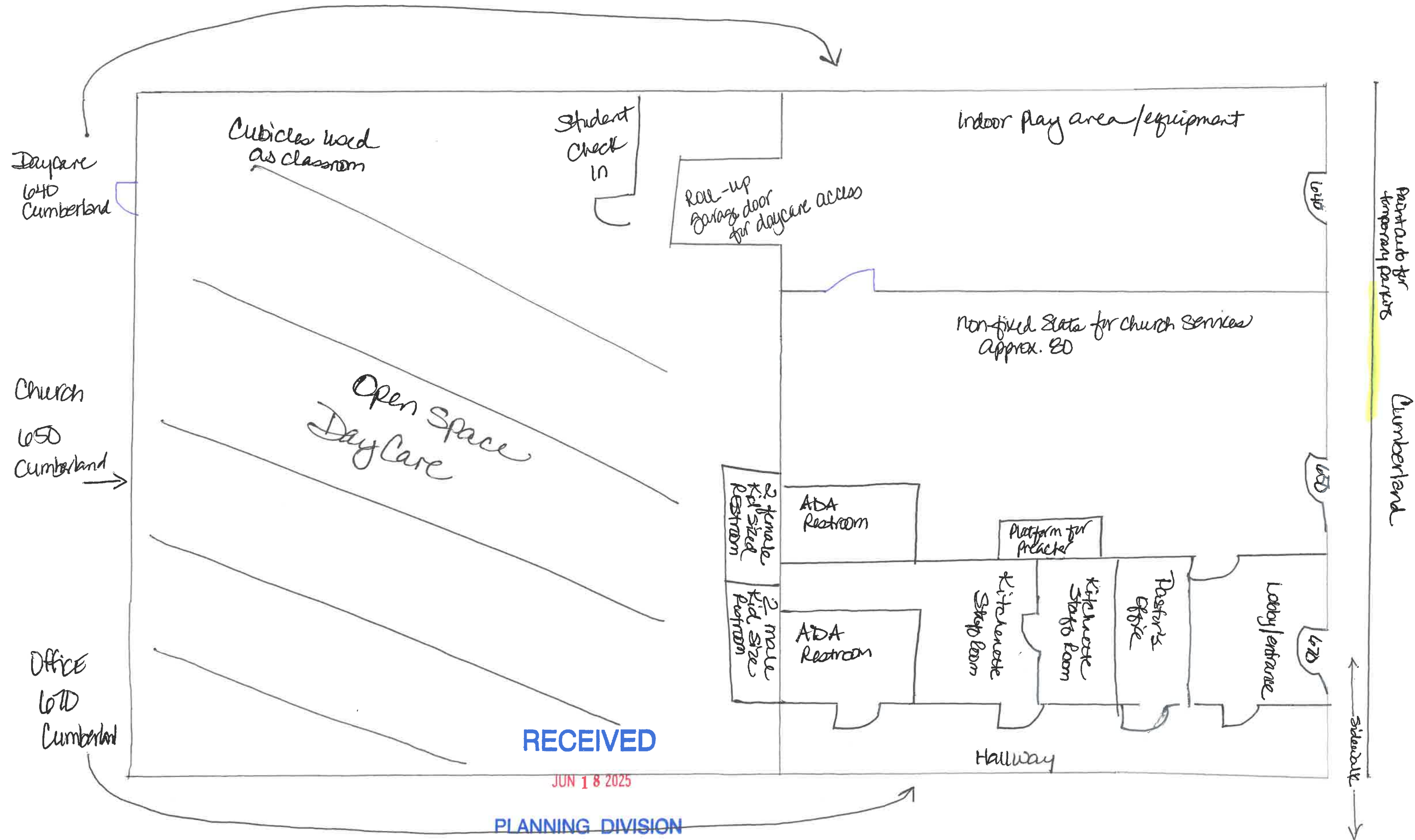
NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. _____ was adopted by the Planning Commission of the City of Pittsburg on August 12, 2025.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION



Baby Yale Academy, Inc.



**Prepared for the City of Pittsburgh
Planning and Building Departments**

RECEIVED

JUN 18 2025

PLANNING DIVISION

Business Description Cumberland Operations

BUSINESS FORMATION

Baby Yale Academy, Inc. is a corporation formed in the State of California in March 2005.

Owner: Lita A. Reeves

Business Description

Baby Yale Academy, Inc. (BYA) was founded and launched by Lita Reeves with a vision to offer a premium childcare service to all families irrespective of socioeconomic status. Birthed out of a two-pronged frustration with childcare accessibility and programmatic quality, Baby Yale Academy addresses the challenges of equity, accessibility and quality by partnering with local, state and federal funding sources to supplement tuition and food rates for some families who may not be able to afford childcare otherwise. In addition to our private pay model, our team of dedicated leadership works with families to access and secure available funding sources, allowing families to continue to work confidently assured that their child is being offered a high-quality program of services.

Baby Yale Academy Cumberland will be licensed to operate childcare programs through California's Department of Social Services, Community Care Licensing Division (CCL). These programs are:

- Toddler Component (serving aged 18 months to 36 months),
- Preschool Program (serving 2 years to kindergarten), and
- School Age Program (serving 6 years to 12 years old).

Hours of Operations

Baby Yale Academy Cumberland is operated from 6:00 am to 6:00 pm.

Drop off and Pick up

Baby Yale Academy will utilize the stagger drop-off and pickup times to reduce the number of parents arriving during high volume times of the day. We will segment the children by age or grade or by the parents own pickup times.

We will create a one-way counterclockwise traffic pattern that moves by the front door. We will station staff to assist in unloading and checking children in and out at the curb. We will clearly mark the path with highly visible signs so no one is confused.

Parent Parking

Parents will only be allowed to park and come in for scheduled meetings or unless there isn't a lot of traffic. Otherwise the above drop off and pickup procedures will apply.

Staff Parking

Staff will be required to park on some of the lessor used streets and walk to the Center.

Use of Space

There are 3 unit spaces within the proposed use.

640 Cumberland is used as the daycare. It is approximately 3500 square foot and has access to 2 ADA restrooms. Food prep takes place within 670 Cumberland. Food prep is primarily snacks, sandwiches, fruits and veggies.

650 Cumberland is approximately 1000 square foot and will be used Saturday through Friday (7 days of the week) between the hours of 8 am to 8 pm. There is access to 2 ADA restrooms. We are able to accommodate up to 80-seated persons using non-fixed seating.

670 Cumberland is used as an office for both the church and daycare. Pastor's office is about 125 square feet; two kitchenette/staff room areas are approximately 250 square feet. There is internal access between all 3-unit spaces.

Lita Reeves
925 413-3608

RECEIVED

JUN 18 2025

PLANNING DIVISION



65 Civic Avenue
Pittsburg, CA 94565
P: (925) 252-6900
F: (925) 252-4814

pittsburgca.gov

Community and Economic Development Department – Planning Division

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** of the City of Pittsburg will conduct a public hearing on:

DATE: August 12, 2025
TIME: 7:00 P.M.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Baby Yale Academy and City of the Lord Zion Cumberland, AP-25-0041 (UP)

This is a public hearing on a request for approval of a Use Permit to establish a “Religious Assembly,” “Day Care, General,” and “Office, Business, and Administrative” use within an existing multi-tenant commercial building located at 640, 650, and 670 Cumberland. The site is located within the Pedestrian Commercial (CP) Zoning District of the Old Town Pittsburg Downtown Area. Assessor’s Parcel No. 085-171-004.

Environmental Determination

The proposed project is categorically exempt from the provisions of the CEQA Guidelines under Class 1, ‘Existing Facilities’ of the CEQA Guidelines, Section 15301, as the business would occupy an existing commercial tenant space with no expansion of the building footprint or change in intensity of land use.

PROJECT PLANNER: Kelsey Gunter, (925) 252-4824 or kgunter@pittsburgca.gov

Why am I receiving this notice?

You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot radius of the project site are required to be notified under the Pittsburg Municipal Code.

Where can I get more information about this project? What can I do if I have comments on the project?

The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements. Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body’s action on the matter will become a part of the administrative record.

*Para información en
español:
(925) 252-4920*

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Baby Yale Academy and City of the Lord Zion Cumberland; AP-25-0041
Location: 640, 650, 670 Cumberland Street, Pittsburg, CA 94565



City of Pittsburg

Community and Economic Development Department -
Planning Division
65 Civic Avenue
Pittsburg, CA 94565

NOTICE OF PUBLIC HEARING



**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
August 12, 2025**

ITEM: Recommendation on Adoption of the Five-Year Capital Improvement Program (CIP) – General Plan Consistency Determination

ORIGINATED BY:

City of Pittsburg Department of Public Works, Engineering Division, 65 Civic Avenue, Pittsburg, CA 94565

SUBJECT:

This is a request for the Planning Commission to determine whether the projects in the proposed Five-Year CIP are consistent with the City's 2040 General Plan.

RECOMMENDATION:

Staff recommends the Planning Commission adopt the attached resolution affirming that the proposed Five-Year CIP for fiscal years 2025/26 through 2029/30 is consistent with the City's 2040 General Plan.

BACKGROUND:

The Engineering Division has prepared a draft of the CIP for fiscal years 2025/26 through 2029/30. The CIP categorizes projects into six categories: Roadway Infrastructure, Underground Utilities, Community Facilities, Parks, Marina, and Power Projects. The projects included in the CIP also categorically range in cost. Minor projects would be considered up to \$500,000 and major projects would be considered above \$500,000.

The 5-Year CIP for Fiscal Year (FY) 2025/26 through FY 2029/30 includes 52 current projects with a total estimated cost of \$279,013,843 for the benefit of the residents of Pittsburg which includes projects proposed by Pittsburg Power Company at the Island Energy facility on Mare Island in Vallejo.

The CIP aims to enhance the quality of life in the City by making improvements to the structures, systems, facilities, and utilities that serve the community. The assets that are installed, replaced, and rehabilitated are designed within a useful life to be used for decades.

New projects that have been added to the CIP for fiscal years 2025/26 through 2029/30 are highlighted in yellow on Attachment 2 of this report.

The Commission will receive a presentation on the CIP from Mariana Mena, Senior Engineer, under the 'Commission Considerations' portion of the meeting.

PROJECT DESCRIPTION:

Staff reviewed each proposed CIP project and cross-referenced it with the goals and policies of the General Plan as shown on Attachment 3. In reviewing the document, staff found that most CIP projects are directly supported by a General Plan goal or policy. Where no goal or policy was found for a project, further research was conducted to determine if the project would be inconsistent with the General Plan. None of the proposed CIP projects were found to be inconsistent with the General Plan.

GENERAL PLAN/CODE COMPLIANCE:

Government Code: California Government Code Sections 65103(c) and 65403(c) requires that the City's CIP conform to the City's adopted General Plan and authorizes the Planning Commission as the body responsible for making that determination. The Planning Commission must make a determination that the 2040 General Plan is consistent with the CIP before the City Council agrees for adoption of the CIP. The last CIP evaluation was presented to the Planning Commission on September 10, 2024, and was determined by the Planning Commission to be consistent with the 2040 General Plan. Staff recommends the Commission make the required finding that the current draft of the Five-Year CIP for fiscal years 2025/26 through 2029/30 is consistent with the adopted 2040 General Plan.

Environmental: The determination of consistency between the CIP and the General Plan is not considered a project under the California Environmental Quality Act (CEQA) and is, therefore, not subject to CEQA. Individual CIP projects would be subject to further CEQA analysis before the City Council authorizes construction for individual projects.

ANALYSIS:

As stated above, staff believes the Commission can make the required finding that the current draft Five-Year CIP for fiscal years 2025/26 through 2029/30 is consistent with the adopted 2040 General Plan.

ACTION REQUIRED:

Move to adopt a Planning Commission Resolution, affirming that the Five-Year CIP for fiscal years 2025/26 through 2029/30 is consistent with the 2040 General Plan.

ATTACHMENTS:

1. Proposed Resolution
2. CIP Project Consistency Tables
3. Applicable General Plan Goals and Policies (for reference)
4. Draft Five-Year CIP for FY 2025/26-2029/30

Prepared by: Kelsey Gunter, AICP, Associate Planner

Attachment No. 1

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Affirming Conformance of the Five Year)
Capital Improvement Program (CIP) with)
the City of Pittsburgh 2040 General Plan)

Resolution No. _____

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. The City of Pittsburgh's Public Works Department, Engineering Division has released a draft City-wide Five-Year Capital Improvement Program (CIP) for fiscal years 2025/26 through 2029/30, to be considered for adoption by the City Council.
- B. Pursuant to California Government Code sections 65103(c) and 65403(c), the proposed CIP must be consistent with the City's adopted General Plan, and the Planning Commission is the body designated to make that determination.
- C. The determination of consistency between the CIP and the General Plan is not considered a project under the California Environmental Quality Act (CEQA); therefore, it is not subject to CEQA review. However, individual CIP projects would be subject to CEQA review prior to City Council authorization for construction on respective projects.
- D. On August 12, 2025, the Planning Commission held a meeting to review the proposed Five-Year CIP for fiscal years 2025/26 through 2029/30 and to consider whether the CIP is consistent with the 2040 General Plan, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Recommendation on Adoption of Five-Year Capital Improvement Program – General Plan Consistency Determination," dated August 12, 2025, and based on all the information contained in the Planning Division files on the CIP, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburgh, and based on all written and oral testimony presented at the August 12, 2025, meeting, the Planning Commission finds that:
 - 1. All recitals above are true and correct and are incorporated herein by reference.
 - 2. All projects included in the proposed Five-Year CIP for fiscal years 2025/26 through 2029/30 are consistent with the City's adopted 2040 General Plan.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 12th day of August, 2025, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. _____ was adopted by the Planning Commission of the City of Pittsburg on August 12, 2025.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Public Works Department
CIP Section

ROADWAY CIP PROJECTS
Project Summary

5 Year CIP 2025/26 - 2029/30

Legend:

	New CIP Projects
	Completed CIP Projects

Item No.	Project Number	Project Name	Supporting General Plan Goals, Policies, and Actions
1	2028	(HSIP 10) Crestview Drive Safety Improvements	7-a-4.b
2	2040	2023/24 Pavement Management	Goal 4-3, Goal 6-5
3	2051	Marina Blvd Buffered Bicycle Lanes	7-A-1.e, 5-A-4.c, 5-a-4.f
4	2227	(HSIP 9) Citywide Traffic Signal Improvements	7-A-1.f, 7-a-4.b
5	2231	OBAG II Pavement Improvement Project	7-A-4.c
6	2608	Kirker Pass Road Rehabilitation	7-A-4.e, 7-A-4.c
7	4077	2024/25 CDBG ADA Curb Ramp Installation	2-P-1.4, 4-P-3.4, 5-A-1.d, 7-P-1, 9-A-1
8	2019	BART Pedestrian & Bicycle Connectivity	2-A-2.c
9	2029	Zone 4 Pavement Management	2-A-2.c
10	2037	Harbor Street Safety Improvements (HSIP 12)	7-A-1.g
11	2038	(HSIP 10) Citywide Roadway Improvements	2-A-2.c
12	2042	Annual Citywide Traffic Calming Program	7-A-1.g
13	2052	Delta De Anza Multimodal Trail Safety Improvements	7-A-1.g
14	2133	Trail Crossing Improvements (TDA)	7-A-1.g, 7-A-4.b
15	2228	Citywide Arterial Median Conversion	2-A-14.a, 4-P-4.3, 4-A-4.a
16	2242	Annual Citywide Striping & Signage	6-A-5.h
17	2243	Countywide Smart Signals	6-P-5.3
18	2244	Citywide Sidewalk Repair	2-A-2.c
19	2314	Pittsburg Center Smart City Pilot	6-P-5.3
20	3038	W. Leland Road Extension Phase II	6-A-5.b
21	3039	Pittsburg-Antioch Highway Widening	6-A-5.h
22	3332	Annual Citywide Fence/Soundwall Repairs	7-A-4.i
23	4079	Linscheid Drive Traffic Calming	7-A-1.g
24	TBD	Pavement Management Program	2-A-2.c
25	TBD	2025/26 CDBG ADA Curb Ramp Installation	7-P-3.4
26	TBD	Bailey Road Pavement Maintenance	7-A-4.e
27	TBD	Zone 7 Pavement Management Program	2-A-2.c
28	TBD	Bailey Road Improvements Phase I	7-A-4.e

Legend:

	New CIP Projects
	Completed CIP Projects

Item No.	Project Number	Project Name	Supporting General Plan Goals, Policies, and Actions
1	1801	Frontage Road Living Green Trail	4-A-1.b
2	5009	Water Treatment Plant Reservoir Control Panel & PLC Replacement	Goal 12-3
3	8336	Americana Park Bypass Channel	9-G-5
4	3023	Willow Pass Storm Drain Repair	12-A-7.c
5	3028	California Avenue Full Trash Capture Device	Goal 12-3
6	5003	West Santa Fe Ave. Sewer Water Rehabilitation	Goal 12-3
7	5006	Water System Reliability (Cabrillo Place Waterline)	12-P-1.3
8	5007	Highlands Ranch Tank Improvements	Goal 12-1
9	5065	Water Treatment Plant Capital Repairs and Improvements	Goal 12-1
10	5067	Water Treatment Plant Filtration Improvements & Hypochlorite Conversion	Goal 12-1
11	5071	20 Inch Water Main W. Leland (WTP to SW Hills)	12-P-1.3
12	TBD	Central Addition Water and Sewer Rehabilitation (Phase 1)	Goal 12-3
13	TBD	Americana Park Basin Retrofit	Goal 12-2
14	TBD	Water Treatment Plant Alternative Fuel Conversion	Goal 12-3
15	TBD	Bella Vista / Riverview Water Consolidation Project	Goal 12-2

COMMUNITY CIP PROJECTS
Project Summary

5 Year CIP 2025/26 - 2029/30

Legend:

	New CIP Projects
	Completed CIP Projects

Item No.	Project Number	Project Name	Supporting General Plan Goals, Policies, and Actions
1	2987	East 3rd Street Remediation	5-A-3.f, 4-P-1.3, 6-P-5.7
2	3019	Reviving the Heart of Pittsburg Pride	4-A-1.b
3	1650	Marina Community Center Improvements	2-A-3.a, 9-P-3.5, Goal 5-1
4	3026	60 Civic Building Repair	9-A-1.a, Goal 9-4
5	3118	Corporation Yard Fueling System Replacement	6-P-1.7
6	3334	City Council Chambers Upgrade	6-P-1.7
7	1703	Charge! Fleet EV Infrastructure	Goal 12-8
8	1755	City Entrance Features	4-A-1.b, 5-P-2.1
9	2472	Pittsburg Moves Active Transportation Plan Update	2-P-1, 4-P-3, 5-A-1, 7-P-1.1, 9-A-1.a
10	3024	Buchanan Road Slope Repair	4-P-2.5, 10-A-3.b
11	3333	California Theater Marquee & Below Stage Modification	9-A-1.a

PARK CIP PROJECTS
Project Summary

5 Year CIP 2025/26 - 2029/30

Legend:

	New CIP Projects
	Completed CIP Projects

Item No.	Project Number	Project Name	Supporting General Plan Goals, Policies, and Actions
1	1754	City Park Restroom Facility	9-A-1.a
2	1756	Landscape Master Plan Update	4-A-1.b
3	3040	Buchanan Park Pond Loop Replacement	Goal 6-5
4	3080	Pittsburg Premier Fields	4-A-1.b

MARINA CIP PROJECTS
Project Summary

5 Year CIP 2025/26 - 2029/30

Legend:

	New CIP Projects
	Completed CIP Projects

Item No.	Project Number	Project Name	Supporting General Plan Goals, Policies, and Actions
1	5517	Sheds A - D Upgrades	9-A-1.a
2	3022	Riverview Park Fishing Pier	4-A-1.b, Goal 6-5
3	5704	Central Harbor Park (CHP) & Boat Launch Facilities (BLF)	4-A-1.b, Goal 6-5

POWER CIP PROJECTS
Project Summary

5 Year CIP 2025/26 - 2029/30

Legend:

	New CIP Projects
	Completed CIP Projects

Item No.	Project Number	Project Name	Supporting General Plan Goals, Policies, and Actions
1	5816	Duct Bank and Vault Replacements	12-P-8.1, 6-P-1.7
2	5820	Waterfront Area Reliability	5-P-3.1
3	5821	Outage Recovery	Goal 12-8
4	5826	RA Replacement	Goal 12-8
5	5827	Electrical Substation Battery Replacement	Goal 12-8
6	TBD	Residential Gas Isolation Valves Installation	Goal 12-8
7	TBD	Electrical System "SKM Modeling" and Analysis	Goal 12-8

Applicable 2040 General Plan Goals, Policies and Actions Implemented by the Five-Year Capital Improvement Program

Land Use (2)

2-P-1.4	To maintain balanced growth and to manage the City's investment in infrastructure, facilities, and services for growth areas, encourage infill development, redevelopment, and rehabilitation projects within the City, prioritizing investments in underserved neighborhoods, and growth that is contiguous with existing development and/or the boundary of the City.
2-A-2.c	Identify and fund neighborhood improvement programs to stabilize and enhance the quality of existing neighborhoods. Improvement programs may include, but are not limited to sidewalk upgrade and repair, street tree programs, street lighting, signage, trash collectors, bus stop shelters and benches, and similar improvements to the public areas.
2-A-14.a	Implement internal Planning staff procedures to: • Consider Allowing Low Density Residential uses on the designated school site along Range Road, if it is not needed for public school facilities. • For the proposed Railroad Avenue BART Station area, ensure that pedestrian and transit amenities are provided to connect West Leland residents with the Station area. • Undertake a streetscape enhancement program for West Leland Road, focusing on improving the walkability and visual character of the corridor. Emphasize increased street trees and landscaping, medians, crosswalks, widened sidewalks, and benches. • Maintain permanent preservation of Stoneman Park for recreation and open space. Pursue accessibility to the Park, and expansion of the Park's bicycle and pedestrian trail network. • Explore the feasibility of provision of pedestrian and bicycle linkages from the Delta De Anza Trail to Stoneman Park.
2-A-3.a	Implement planning and zoning mechanisms to: • Promote and facilitate community-serving commercial diversity and limit development of undesirable chain stores, formula businesses, and big box developments within community-oriented commercial shopping centers in each neighborhood. • Work with downtown businesses to enhance the economic diversity of the area. • Work with job training programs and encourage training for life skills, job readiness, and specific target industries. • Support streetscape and façade design that helps identify businesses and contributes to the community's shopping experience. • Create and maintain an inventory of desired community amenities, develop incentives for the establishment of community amenities, require construction of amenities at a time that is in balance with the needs of the development and developers to include major amenities:

Applicable 2040 General Plan Goals, Policies, and Actions Implemented by the Five-Year Capital Improvement Program

	(i) Residential: Recreation/community centers, swimming pools, lighted sports fields, and/or large group picnic areas in new regional parks, half-court basketball courts, tennis courts, skateboard play areas, zero depth water play areas, and/or handball, volleyball or tether ball courts in new neighborhood parks (ii) Commercial: Entertainment and recreational amenities within regional commercial development.
--	---

Urban Design (4)

Goal 4-3	Preserve and enhance City neighborhoods, mixed use areas, roadways, transit, accessibility, and connectivity.
4-P-4.3	Support the incorporation of landscaping and vegetation, with preferences for linear parks and median improvements, along roadways to provide a sense of open space.
4-A-4.a	Update the Zoning Ordinance to: ● Establish standards for landscaping and fencing for all districts/use categories, with a focus on unified design and character throughout Pittsburg. ● Encourage use of native plant species and locally-recognized non-native species with low watering and maintenance requirements in linear parks, landscaped medians, and other quasi-public landscaping applications to enhance the City's overall identity. ● Require landscaped screening for utility boxes, loading areas, and large facilities such as tanks in multifamily, mixed use, and non-residential developments. ● Require landscaping and tree planting along key roadways, arterials, and collectors.
4-A-1.b	Utilize the City's Capital Improvement Program to design and install entry features at key entrances to the City and landmark features at key focal points and community gathering areas throughout the community, to design and install streetscape improvements, and to establish and implement underground utility districts (where feasible).
4-P-1.3	Enhance key corridors in the City, with distinctive streetscape design, including street trees, sidewalks, street furniture, landscaping, fencing, and parking, to contribute to high-quality, unified design throughout Pittsburg. Key corridors, including distinct subsections of each corridor, include: ● Railroad Avenue: 1) BNSF Railroad Overpass to State Route 4 and 2) State Route 4 to Buchanan Road ● Willow Pass Road: 1) Beacon Street to Range Road and 2) Range Road to Bay Point

Applicable 2040 General Plan Goals, Policies, and Actions Implemented by the Five-Year Capital Improvement Program

	● Leland Road: 1) Century Boulevard to Railroad Avenue, 2) Railroad Avenue to Pittsburg/Bay Point BART Station, and 3) Pittsburg/Bay Point BART Station to west of San Marco Boulevard ● State Route 4 ● Buchanan Road ● Harbor Street ● Parkside Road ● East/West 8th Street ● East 3rd Street ● Pittsburg/Antioch Highway ● Bailey Road ● West Avila Road ● San Marco Boulevard
4-P-2.5	Ensure that hillside development enhances the built environment, improves safety through slope stabilization, is respectful of topography and other natural constraints, and preserves ridgelines and viewsheds.
4-P-3.4	Prioritize complete streets in all mixed use areas and neighborhoods that promote alternative transportation modes (i.e., walking, bicycling, transit) and connectivity to provide a safe, attractive, and viable mix of commercial and residential activities within an environment.

Downtown (5)

5-A-4.c	Improve the pedestrian path along Marina Boulevard, connecting the Downtown core to the waterfront/marina area.
5-a-4.f	Develop a bikeway: ● Along the Downtown waterfront from Central Harbor Park to the proposed Marina Commercial Center, adjacent to the proposed Marina Boulevard pedestrian path; and ● Between Downtown and waterfront areas to the Civic Center area along Railroad Avenue.
5-A-1.d	Design sidewalks that allow for the free flow of pedestrians and include conveniently located rest areas with shade and seating and outdoor dining opportunities.
5-A-3.f	Encourage design of the promenade terminus to provide a view of New York Slough and an access to the waterfront. Encourage this linear promenade to function as a gathering place open to the public, with buildings oriented toward it and pedestrian amenities leading from East Third Street to the shoreline, to the extent feasible and consistent with Marina Commercial uses.
Goal 5-1	Promote and enhance Downtown as the City's symbolic center and community destination, with a variety of land uses, including mixed use developments, community destinations, and neighborhood retail centers, in a walkable, pedestrian-oriented district.

Applicable 2040 General Plan Goals, Policies, and Actions Implemented by the Five-Year Capital Improvement Program

5-P-2.1	Establish consistent Downtown wayfinding signage, to create a unified theme throughout Downtown, and include gateway signs at key entries to the Downtown.
5-P-3.1	Encourage and support increased and continued access to the Suisun Bay/New York Slough waterfront.

Economic Development (6)

Goal 6-5	Strengthen the City's economic base and reputation for being a competitive location through installation of needed capital improvements, state-of-the-art infrastructure, and proactive assistance with environmental remediation.
6-A-5.h	Ensure the City's public works, public utilities, and transit capital improvement plans are aligned to support the economic development objectives in the General Plan.
6-P-5.3	Maintain a range of high-quality infrastructure and public services for residents and visitors to improve the quality of life for residents and retain and attract businesses to locate in the City.
6-A-5.b	Work jointly with developers where the Capital Improvement Program or Economic Development Strategic Plan call for extension or upgrades to City infrastructure.
6-P-5.7	Allow for phased extension or upgrades to infrastructure in conjunction with approved phasing plans for site development.
6-P-1.7	Build the City's capital improvement and business assistance funds in order to be in a position to leverage, borrow, and fund key projects.

Circulation and Transportation (7)

7-A-4.b	Seek out and secure grant funds to support planning, design, and construction of transportation-related capital improvements projects.
7-A-4.c	Continue to collect fees, plan, and design for the future construction of the improvements shown in Figure 7-1, including new roadways and roadway extensions, and improvements identified in Table 7-2.
7-A-1.f	Implement identified intersections improvements illustrated in Table 7.2.
7-P-1.1	Ensure that the City's circulation network is a well-connected system of streets, roads, highways, sidewalks, trails, and paths that effectively and safely accommodate all users in a manner that considers the context of surrounding land uses, the needs of all roadway users, and is maintained and improved over time to support buildout of the General Plan.
7-A-1.g	Provide regular maintenance, including programming maintenance projects in the Capital Improvement Program, to maintain high-quality transportation facilities including streets, sidewalks, and bicycle facilities

Applicable 2040 General Plan Goals, Policies, and Actions Implemented by the Five-Year Capital Improvement Program

7-A-4.i	Continue to annually update the City's Capital Improvement Program, which identifies the projects required to construct and/or update circulation facilities.
7-P-3.4	Ensure continued compliance with Title 24 of the California Building Code, requiring the removal of all barriers to disabled persons on City streets, and compliance with the Americans with Disabilities Act (ADA) to allow mobility-impaired users such as the disabled and elderly to safely and effectively use the City's circulation network.
7-A-4.e	Continue to upgrade or extend the hillside access routes from Bailey Road, James Donlon Boulevard, Kirker Pass Road, and San Marco Boulevard, as development potential warrants.

Youth and Recreation (9)

9-A-1.a	As part of the planning effort for future recreation, parks, and youth facilities, review all plans for consistency with General Plan policies, opportunities to facilitate master planning and programming for parks, trail systems and recreational facilities, and ensure recent recreation facilities including Dream Courts and Pittsburg Premier Fields are included. Ensure that master planning and programming efforts for recreation, parks, and youth facilities include and address: • Activity upgrades and needs analysis for additional recreational amenities including: sports fields (baseball, soccer, and cricket), and amphitheaters, to serve residential growth accommodated by the General Plan Update), emerging activity trends and needs within the community, as well as potential enhancement of assets currently owned and maintained by the city. • Need for a satellite youth or teen center to ensure recreation, education, wellness, and supportive services are accessible to youth throughout the community. • Needs for additional parks, aquatic facilities, sports fields, and recreational activity programming to accommodate projected growth, including all persons, families, youth, and seniors accommodated by the General Plan. • Need for and feasibility of an outdoor all-weather track and field facility. • Need for and feasibility of a skate park. • Opportunities to enhance neighborhood bicycle and pedestrian connectivity. • Maintenance needs and requirements for new and existing facilities. • Opportunities for public private partnerships. • Potential improvements to integrate the City's shoreline into the urban fabric. Future updates to the Parks and Recreation Master Plan shall emphasize and prioritize public participation and workshops that
---------	--

Applicable 2040 General Plan Goals, Policies, and Actions Implemented by the Five-Year Capital Improvement Program

	enable close collaboration with a variety of members of the community in the design, and programming, of parks and recreation facilities to ensure that these facilities meet the needs of all segments of the community, regardless of age, ethnicity, income, and activity level and are located in areas accessible to disadvantaged communities.
9-G-5	Provide a diversity of programs and recreational and cultural opportunities, and facilities targeted toward local youth and senior residents.
9-P-3.5	Support the preservation, improvement, and development of community cultural facilities, including cultural centers, community centers, theaters, and libraries, that provide gathering places for cultural exploration, expression, and inspiration.
Goal 9-4	Provide a diversity of recreational, cultural, educational, and other opportunities and facilities targeted toward local youth residents.

Resource Conservation and Open Space (10)

10-A-3.b	See also Safety and Resiliency 10-A-4.c: During development review, ensure that new development on unstable slopes is designed to avoid potential soil creep and debris flow hazards. Avoid concentrating runoff within swales and gullies, particularly where cut-and-fill has occurred.
----------	---

Community Facilities (12)

Goal 12-3	Maintain an adequate sewage collection, treatment, and disposal system to meet the needs of existing and projected development.
Goal 12-1	Ensure adequate, reliable, sustainable, and safe water supply, storage, and distribution capacity is available to meet the needs of existing and projected development.
12-P-1.3	Implement, as needed, replacements and/or expansions to the existing system of water mains through the City's Capital Improvement Program.
Goal 12-2	Continue to implement water conservation policies to ensure adequate supplies of water in the future.
12-A-7.c	Annually identify storm water and drainage facilities are in need of repair and address these needs through the City's Capital Improvement Program.
Goal 12-8	Ensure the development of public infrastructure for energy, telecommunications, and other utilities meets the long-term needs of the community and ensure infrastructure is available at the time such facilities are needed.
12-P-8.1	Work cooperatively with utility providers to ensure the provision of adequate electric power and natural gas services and facilities to serve the needs of existing and future residents and businesses and to site facilities to reduce community and environmental impacts.



Pittsburg

CALIFORNIA

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM

2025/26 — 2029/30

DRAFT



**65 CIVIC AVENUE
PITTSBURG, CA 94565**

This page was intentionally left blank.



Table of Contents

Introduction	4
City Council/Executive Staff	5
Contributors	6
CIP Overview	7
Accomplishments From FY 2024/25	9
Active CIP Projects	10
Project Categories/Potential Funding Sources	13
Capital Improvement Program Summary	16
Funding Sources	19
Summary of Capital Improvement Projects by Priority	31
Roadway Infrastructure Projects	35
Underground Infrastructure Projects	57
Community Facilities Projects	71
Park Projects	79
Marina Projects	85
Power Projects	91
Future Improvements	101
Appendix A: Glossary of Funding	119
Appendix B: Acronyms	127
Appendix C: Current Projects Totals	131
Appendix D: Project Summary	135
Appendix E: Project Index	143



July 21, 2025

FY 2025/26 - FY 2029/30

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM

Dear Mayor, Members of the City Council, and Citizens of Pittsburg:

We are pleased to submit the 2025/26 – 2029/30 Capital Improvement Program (CIP) outlining the City of Pittsburg’s five-year infrastructure and capital planning needs. This document is prepared separately from the City’s Operating Budget to provide a more thorough and detailed description of the capital improvement projects contained within. The CIP projects have been carefully evaluated to ensure: 1) the City’s capital improvement needs are met, both now and in the future and 2) they support the City’s Mission Statement and General Plan.

John Samuelson, Public Works Director/City Engineer



CITY OF PITTSBURG
FY 2025/26 - FY 2029/30
FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM

City Council

Jelani Killings MAYOR
Dionne Adams VICE MAYOR
Angelica Lopez COUNCIL MEMBER
Juan Antonio Banales COUNCIL MEMBER
Arlene Kobata COUNCIL MEMBER

Executive Team

Garrett Evans CITY MANAGER
Maria Aliotti ASSISTANT CITY MANAGER
John Samuelson PUBLIC WORKS DIRECTOR/CITY ENGINEER

PREPARED BY

Public Works Department Staff

July 21, 2025



Contributors

Sharon Paz	ADMINISTRATIVE ANALYST II
Lydia Blakely	ADMINISTRATIVE SPECIALIST
Gina Haynes	ASSISTANT DIRECTOR OF PUBLIC WORKS-ENGINEERING
Mariana Mena	SENIOR ENGINEER
SM Saklaen.....	SENIOR ENGINEER
Khristin Labao	ASSOCIATE ENGINEER
Savon Resse	ASSOCIATE ENGINEER
Tina Tan	ASSISTANT ENGINEER
Maria Ruiz	ASSISTANT ENGINEER
Jolan Longway	DEVELOPMENT SERVICES SUPERVISOR
April Chamberlain	ADMINISTRATIVE ANALYST II
Zuna Barker Portillo	ENVIRONMENTAL HEALTH AND SAFETY OFFICER
Sara Bellafronte	ASSISTANT TO THE CITY MANAGER
Jordan Davis	DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT
Hilario Mata	ASSISTANT DIRECTOR OF PUBLIC WORKS
Bobby Joaquin	LEAD SUPERINTENDENT- PUBLIC WORKS
Jorge Esparza	SUPERINTENDENT - WATER/WASTEWATER
Jason Moser	SUPERINTENDENT - WATER TREATMENT PLANT
Andy Wang	ASSISTANT FINANCE DIRECTOR
Kolette Simonton	DIRECTOR OF RECREATION
Vanessa Xie	DEPUTY GENERAL MANAGER – PITTSBURG POWER COMPANY



OVERVIEW

The City of Pittsburg's (City) 5-Year Capital Improvement Program (CIP) is a multi-year planning instrument for all individual capital improvement projects and funding sources, such as construction of new facilities and infrastructure. CIP also oversees the expansion, rehabilitation, or replacement of existing City-owned assets. The 5-Year CIP is developed by City Staff and is adopted by the City Council as a guide for prioritization of various projects to accomplish goals for our community. The CIP is updated regularly to reflect changing priorities, funding availability, and to remove completed projects.

The CIP aims to enhance the quality of life in the City by making improvements to the structures, systems, facilities, and utilities that serve the community. The assets that are installed, replaced, and rehabilitated are designed within a useful life to be used for decades.

The 5-Year CIP for Fiscal Year (FY) 2025/26 through FY 2029/30 includes **52** current or new projects with a total estimated cost of **\$279,013,843** for the benefit of the residents of Pittsburg which includes projects proposed by Pittsburg Power Company at the Island Energy facility on Mare Island in Vallejo.

Each of the proposed projects meets one or more of the following criteria:

- Elimination of potentially hazardous or unsafe conditions and potential liability
- Replacement of high-maintenance, inefficient or ineffective infrastructure
- Improvement to and/or creation of new services to the public
- Compliance with regulatory requirements and mandates
- Stimulation of the local economy and elimination of blighted conditions
- Compliance with the City of Pittsburg General Plan
- Preservation of existing assets

The schedule and prioritization of CIP projects are based on available funding, benefit to the public, and funding restrictions. The staff has solicited comments from department management and other City staff to evaluate projects proposed for inclusion in the CIP. Every project on the list has been objectively evaluated and ranked to allow decision-makers, stakeholders, and City staff to make the best use of available funding resources.

CIP Prioritization Policy and Descriptors

For an effective CIP, factors are used to guide the City Council to prioritize the needs of the community. These factors are vetted by internal staff (TEAM) that will continuously review and adjust existing and proposed CIP projects. The TEAM consists primarily of the City Manager's Office, Community and Economic Development, Community Services, Environmental Services, Finance, Public Works, and Recreation Departments. The TEAM will provide guidelines and procedures to maintain consistency across all departments responsible for managing the assets of the City of Pittsburg.

The City Council will use this prioritization policy as a guide, based on the list of existing and potential CITY projects, to accomplish community goals. Factors analyzed consist of, but is not limited to, the following:

- Federal, State and Local regulations.
- Demands due to increased population and development.
- Potential for increased efficiencies in infrastructure.



- Maintenance of existing service level and Quality of Service.
- Risk to Health, Safety and Environment and Regulatory or Mandated Requirements.
- Funding Availability.
- Community Investment and Economic Prosperity.
- Sustainability and Conservation.
- Multiple Cross Relationship Opportunities.

The prioritization of CIP projects will be included in a five-year program planning period that will have priority levels assigned to each project. Prioritization will be based upon the descriptors within each asset category, and have been grouped into the following:

- **Priority Level 1: Essential (High)**– Projects in the Level 1 category are the highest priority projects. These projects are current in status and prioritized to protect the health, safety, and welfare of the general public.
 - **Priority Level 1 Descriptors:**
 - 1A. Ongoing Projects – Currently under construction.
 - 1B. Legal/Regulatory Obligations – Required by Federal, State, County or other municipal requirements.
 - 1C. Safety/Emergency Obligations – Ensure the safety of the citizens, mitigate emergencies, and reduce liability to the City.
 - 1D. Development – Required due to development projects.
 - 1E. Consensus Priority – Identified as a consensus goal by City Council.
- **Priority Level 2: Required (Medium)**– Projects in the Level 2 category are medium priority. These projects should replace facilities that are past the service life according to industry standard practice or to make a determination that a retrofit of the existing facilities is cost effective and/or efficient.
 - **Priority Level 2 Descriptors:**
 - 2F. Development – Funded entirely with Development Impact Fee funds.
 - 2G. Agency Assisted – Relying on outside agencies for funding, including grants, which may have funding expenditure deadlines.
 - 2H. Service Increase/Maintenance – Increase the efficiency or maintain the existing service levels of City systems.
- **Priority Level 3: Goals (Low)** – Projects in the Level 3 category are low priority which are “desirable and optional” projects if appropriate funding avenues exist.
 - **Priority Level 3 Descriptors:**
 - 3I. Aesthetic Improvements – Enhances the appearance of City facilities.
 - 3J. Any project which does not meet any of the above criteria.

Proposed funding for the listed projects is according to their priority ranking or available funding. The staff obtain funding projections and available funding for current and future projects from the City’s Finance Department and apply them to the CIP accordingly. These projects will receive further evaluation in the next 5-Year CIP update beginning in FY 2026/27.



ACCOMPLISHMENTS FROM FY 2024/25

On September 16, 2024, the City Council adopted Resolution 24-14533 approving the Five-Year CIP for FY 2024/25 - 2028/29 allocating funds to various projects. Since the approval of the previous 5-year CIP, staff made progress moving new projects forward to completion and act towards completing existing projects. Below is a summary of accomplishments since the City Council's approval of the last 5-Year CIP update:

1. COMPLETED CIP PROJECTS

Since adoption of the previous 5-year CIP there are **16** completed CIP projects which are those projects that have completed the entire scope and accomplished the stated goals or are in close-out phase.

These projects include the following:

Completed (16 Projects)	
Project No.	Project Name
1650	Marina Community Center Improvements
1801	Frontage Road Living Green Trail
2028	HSIP 10-Crestview Drive Safety Improvements
2040	2023/24 Pavement Management
2051	Marina Blvd Buffered Bicycle Lanes
2227	(HSIP 9) Citywide Traffic Signal Improvement
2231	(OBAG II) Pavement Improvement Project
2608	Kirker Pass Road Rehabilitation
2987	East 3rd Street Remediation
3019	Reviving the Heart of Pittsburgh Pride
3026	60 Civic Building Repair
3118	Corporation Yard Fueling System Replacement
3334	City Council Chambers Upgrade
4077	2024/25 CDBG ADA Curb Ramp Installation
5009	Water Treatment Plant Reservoir Control Panel & PLC Replacement
8336	Americana Park Bypass Channel



2. ACTIVE CIP PROJECTS

There are **52** active projects which are those projects that Staff is currently planning, are being designed or have been designed, are out for contractors to bid on, or are under construction.

These projects include the following:

Roadway Infrastructure (21 Projects)		
Page No.	Project No.	Project Name
	2019	BART Pedestrian/Bicycle Connectivity
	2029	Zone 4 Pavement Management
	2037	Harbor Street Safety Improvements (HSIP 12)
	2038	HSIP 10- Citywide Roadway Improvements
	2042	Annual Citywide Traffic Calming
	2052	Delta De Anza Multimodal Trail Safety Improvements
	2133	Trail Crossing Improvements (TDA)
	2228	Citywide Arterial Median Conversion
	2242	Annual Citywide Striping & Signage
	2243	Countywide Smart Signals Project
	2244	Citywide Sidewalk Repair
	2314	Pittsburg Center Smart City Pilot
	3038	W. Leland Road Extension Phase II
	3039	Pittsburg-Antioch Highway Widening
	3332	Annual Citywide Fence/Soundwall Repairs
	4079	Linscheid Drive Traffic Calming
	TBD	Pavement Management Program
	TBD	2025/26 CDBG ADA Curb Ramp Installation
	TBD	Bailey Road Pavement Maintenance
	TBD	Zone & Pavement Management
	TBD	Bailey Road Improvements Phase I



Underground Utilities (12 Projects)		
Page No.	Project No.	Project Name
	3023	Willow Pass Storm Drain Repair
	3028	California Avenue Full Trash Capture Device
	5003	West Santa Fe Ave. Sewer Water Rehabilitation
	5006	Water System Reliability (Cabrillo Place Waterline)
	5007	Highlands Ranch Tank Improvements
	5065	Water Treatment Plant Capital Repairs and Improvements
	5067	Water Treatment Plant Filtration Improvements & Hypochlorite Conversion
	5071	20 Inch Water Main W. Leland (WTP to SW Hills)
	TBD	Central Addition Water and Sewer Rehabilitation (Phase 1)
	TBD	Americana Park Basin Retrofit
	TBD	Water Treatment Plant Alternative Fuel Conversion
	TBD	Bella Vista/Riverview Water Consolidation

Community Facilities (5 Projects)		
Page No.	Project No.	Project Name
	1703	CHARGE! Fleet EV Infrastructure
	1755	City Entrance Features
	2472	Pittsburg Moves Active Transportation Plan Update
	3024	Buchanan Road Slope Repair
	3333	California Theater Marquee & Below Stage Modification



Parks (4 Projects)		
Page No.	Project No.	Project Name
	1754	City Park Restroom Facility
	1756	Landscape Master Plan Update
	3040	Buchanan Park Pond Loop Replacement
	3080	Pittsburg Premier Fields

Marina (3 Projects)		
Page No.	Project No.	Project Name
	3022	Riverview Park Fishing Pier
	5517	Sheds A - D Upgrades
	5704	Central Harbor Park (CHP) & Boat Launch Facilities (BLF)

Power (7 Projects)		
Page No.	Project No.	Project Name
	5816	Duct Bank and Vault Replacements
	5820	Waterfront Area Reliability
	5821	Outage Recovery
	5826	RA Replacement
	5827	Electrical Substation Battery Replacement
	TBD	Residential Gas Isolation Valves Installation
	TBD	Electrical System "SKM Modeling" and Analysis



PROJECT CATEGORIES/POTENTIAL FUNDING SOURCES

The projects included in the FY 2025/26 – FY 2029/30 CIP have been divided into six categories. Projects included in the 5-year CIP are those that are a high priority and are fully funded, partially funded, or unfunded. Below is a description of the categories, funding requirements, as well as potential funding restrictions that may be affecting a particular project category.

These categories include the following:

Roadway Infrastructure

This section includes street rehabilitation and reconstruction as well as medians, striping, curb & gutter, street lighting, traffic signal and traffic calming.

Funding Sources:

Measure J, Measure M, HUTA Gas Tax, RMRA Gas Tax, and LTMF are the primary sources of funding for roadway infrastructure projects. Additional funding comes from various grants that are available through agencies on the federal, state, and local level.

The current 5-year CIP identifies **21** roadway infrastructure projects totaling **\$147.6 million** that are included as current or proposed projects. This category is made up of a combination of new improvements and maintenance of existing infrastructure.

Funding Restrictions:

Pavement rehabilitation/maintenance of existing streets are ranked according to the Pavement Condition Index (PCI) on a scale of 1 to 100. The higher the PCI correlates to better pavement conditions. The PCI will increase when pavement rehabilitation/maintenance projects are performed. According to the current Pavement Management Technical Assistance Program (P-TAP) report and data from the City's pavement management software, Streetsaver, the current average PCI number for the City's streets is **60**. To maintain the City's current average PCI number requires approximately **\$7.5 million** per year for new pavement rehabilitation/maintenance projects. To increase the PCI by 5 points the City will need to allocate approximately **\$12.5 million** per year for new pavement rehabilitation/maintenance projects.

Underground Infrastructure

This section includes water system improvements that have been identified as a maintenance problem or are included in the Water System Master Plan as requiring installation or upgrade, sewer system improvements that have been identified as a maintenance problem or are included in the Wastewater Collection System Master Plan as requiring installation or upgrade, and storm drainage improvements identified as a flood hazard, maintenance problem or included in the Stormwater Management Plan as requiring installation or upgrade.

The current 5-year CIP identifies **12** water projects totaling nearly **\$109.3 million** that are included as current or proposed projects.

Funding Sources:

The primary funding sources for this category are Water Operations Fund, Water Facility Reserve Fund, Sewer Operations Fund, Sewer Facility Reserve, and NPDES Fund.

Funding Restrictions:



The City's Water Operations Fund, which is comprised of customer service payments, is the usual source of funds for the rehabilitation, maintenance, and upgrade of the City's water system. Projects that provide for system expansion are funded by new development through the Water Facility Reserve fund, which is derived from connection fees from new development.

Rehabilitation, upgrade, and maintenance of the City's sanitary sewer system is usually funded by the City's Sewer Operation Fund, which is derived from customer service charges. Projects for system expansion are funded by new development connection facility reserve charges. Currently there are sufficient funds to finance new projects in the immediate future.

Installation, upgrade, and maintenance of the City's storm drain system have been typically funded by NPDES funds or grants. An additional source of funding for certain eligible projects is the Kirker Creek Drainage Fund, a restricted funding source. The amount available from each of these funding sources is very limited.

Community Facilities

This section includes improvements, rehabilitation, or new construction of City-owned facilities and other projects that are general in nature.

The current 5-year CIP identifies **5** building projects totaling **\$3.1 million** that are included as current or proposed projects.

Funding Sources:

The primary funding sources for this category of projects includes General Fund and Federal/State grants.

Funding Restrictions:

Construction of new and improvements to existing City owned buildings were previously funded by the Redevelopment Agency. Other funding sources are grants. These funds do not contribute to the additional maintenance costs incurred once the new City owned facilities are in service. The City's Building Maintenance Fund covers ongoing maintenance of City-owned buildings.

Park

This section includes improvements, rehabilitation, or new construction of parks and recreational facilities throughout the City.

The current 5-year CIP identifies **4** park projects totaling **\$9.7 million** that are included as current or proposed projects.

Funding Sources:

The primary funding sources for this category are General Fund, Park Dedication Fund (PDF), and grants from outside agencies.

Funding Restrictions:

Construction of new parks and improvements to existing City parks are usually funded by the City's Park Dedication Fund. Other sources of funding have been through the grant procurement process.



Park construction grants and other funds typically are for construction of new improvements or rehabilitation of existing facilities, and do not provide for maintenance. Expenditure of these funds usually results in an increase in the Parks and Maintenance Services' operational and maintenance costs. However, these funding sources may be used for improvements that may reduce maintenance costs, such as artificial turf or centralized irrigation. Due to the relative unavailability of operation and maintenance (O&M) funding, staff evaluate new park proposals carefully to consider future cost impacts and to identify funding for operational and maintenance costs. Construction of new parks or improvements may be postponed to a later date when additional funding is available. New parks will need to account for potential droughts. Alternative sources of irrigation water or plant material will need to be evaluated as funding for new facilities becomes available.

Marina

This section includes projects that are in the 5-Year CIP related to the City owned and maintained marinas.

The current 5-year CIP identifies **3** Marina projects totaling **\$4.8 million** that are included as current or proposed projects.

Funding Sources:

The primary funding sources for this category of projects are the Marina Enterprise Fund, Waterfront Grants, and Waterfront Operations.

Funding Restrictions:

Projects listed in the Marina Projects section of the CIP are generally funded by grants and the revenue collected at the marina from gasoline sales and boat slip rentals. Waterfront funds from City-managed tidelands leases also subsidize marina projects.

Pittsburg Power

This section includes projects that are included in the 5-Year CIP for construction by Pittsburg Power (PP) or Island Energy (IE).

The current 5-year CIP identifies **7** Pittsburg Power Company projects totaling **\$4.6 million** that are included as current or proposed projects.

Funding Sources:

The primary funding sources for this category are the Pittsburg Power and Island Energy funds.

Funding Restrictions:

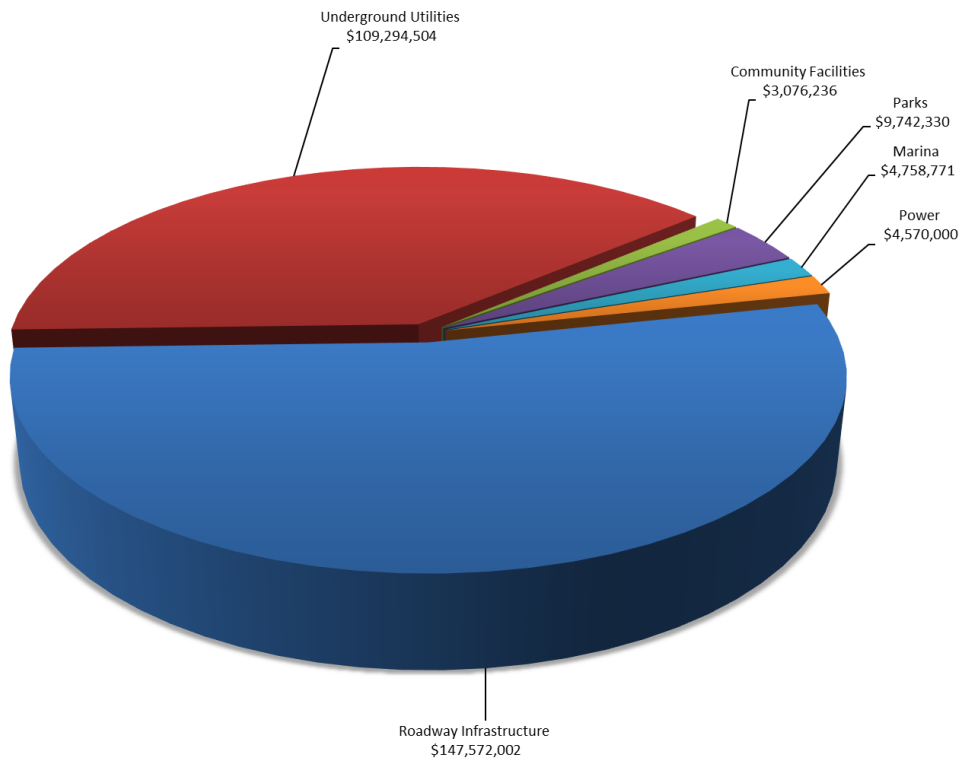
Projects listed in the Pittsburg Power Projects section of the CIP are funded by revenues collected by Island Energy (IE) and Pittsburg Power. These funds have occasionally been used to fund programs and projects within the City of Pittsburg. Projects currently included in the CIP as funded by Pittsburg Power or Island Energy are for power related projects at the Island Energy facility on Mare Island in Vallejo.



CAPITAL IMPROVEMENT PROGRAM SUMMARY

The following table summarizes the total estimated project expenditures planned, by category, for the projects included in the 5-Year CIP FY 2025/26 through 2029/30. The table also indicates the projected year those funds are anticipated to be expended. At this time, new funding will be requested only for projects planned to begin planning, design, and/or construction in FY 2025/26. The remaining projects are projections based on estimates for the project costs and funds available. This table includes projects that are anticipated to be funded during the 5-year period. Amounts in the Prior Funding column have previously been allocated by the City Council through other actions.

Capital Improvement Program Expenditures by Category							
Category	Prior	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	Total Per Category
Roadway Infrastructure	\$ 28,210,452	\$ 83,634,350	\$ 5,294,000	\$ 4,500,000	\$ 21,433,200	\$ 4,500,000	\$ 147,572,002
Underground Utilities	\$ 76,863,634	\$ 11,752,752	\$ 6,826,870	\$ 1,225,248	\$ 675,000	\$ 11,951,000	\$ 109,294,504
Community Facilities	\$ 3,076,236	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,076,236
Parks	\$ 9,742,330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,742,330
Marina	\$ 4,610,595	\$ 148,176	\$ -	\$ -	\$ -	\$ -	\$ 4,758,771
Power	\$ 1,675,000	\$ 630,000	\$ 530,000	\$ 540,000	\$ 585,000	\$ 610,000	\$ 4,570,000
Total Per Fiscal Year	\$ 124,178,247	\$96,165,278	\$12,650,870	\$6,265,248	\$22,693,200	\$17,061,000	\$279,013,843

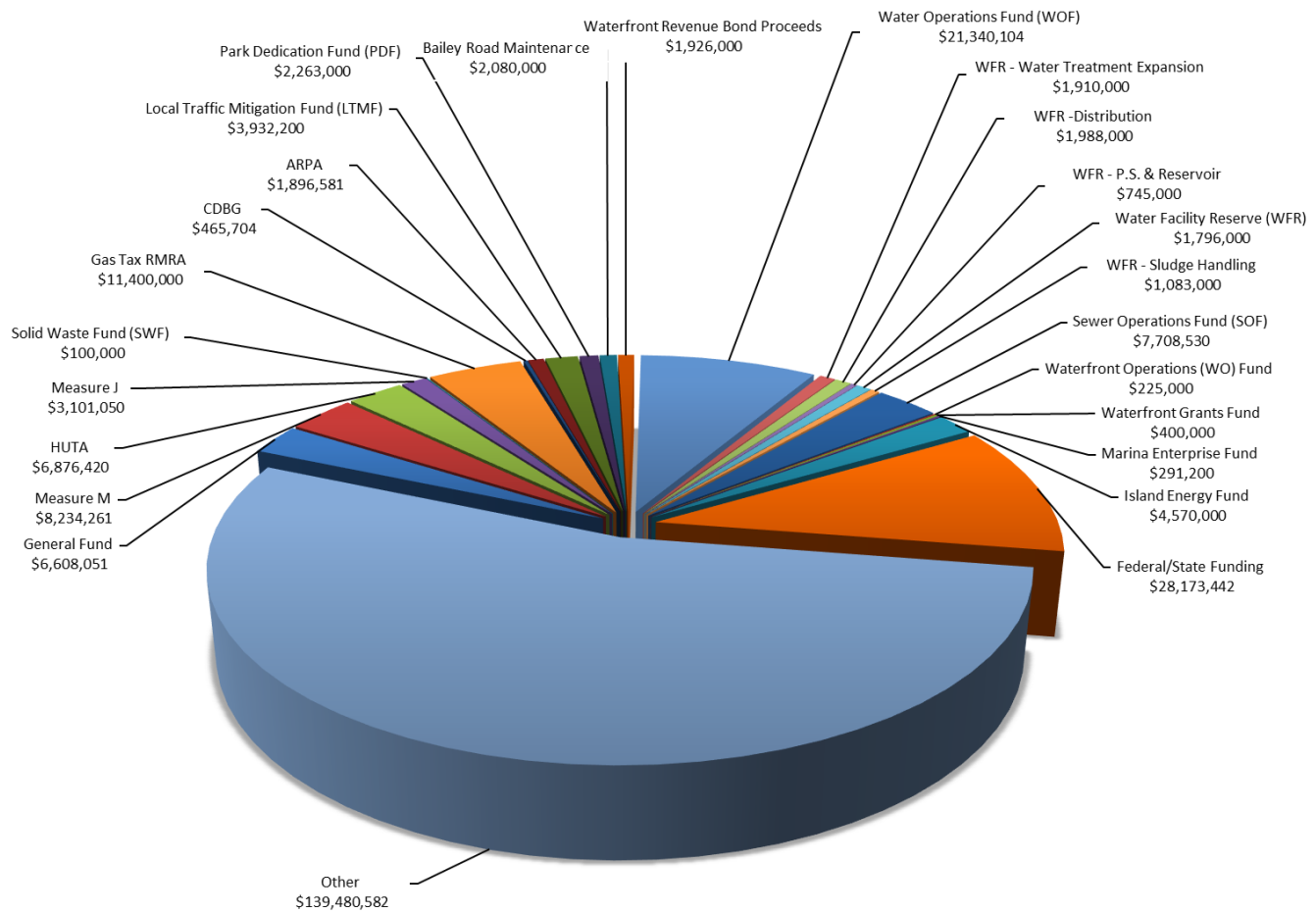




Capital Improvement Program Funding by Source								
Category	Fund Number	Current	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	Total Per Funding Source
General Fund	110	\$ 6,608,051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,608,051
Measure M	111	\$ 1,884,261	\$ 1,350,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 8,234,261
HUTA	203	\$ 2,251,420	\$ 925,000	\$ 925,000	\$ 925,000	\$ 925,000	\$ 925,000	\$ 6,876,420
Measure J	204	\$ 955,050	\$ 446,000	\$ 425,000	\$ 425,000	\$ 425,000	\$ 425,000	\$ 3,101,050
Solid Waste Fund (SWF)	210	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Gas Tax RMRA	228	\$ 1,900,000	\$ 1,900,000	\$ 1,900,000	\$ 1,900,000	\$ 1,900,000	\$ 1,900,000	\$ 11,400,000
CDBG	233	\$ 206,354	\$ 259,350	\$ -	\$ -	\$ -	\$ -	\$ 465,704
ARPA	298	\$ 1,896,581	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,896,581
Local Traffic Mitigation Fund (LTMF)	303	\$ 3,225,000	\$ 214,000	\$ -	\$ -	\$ 493,200	\$ -	\$ 3,932,200
Park Dedication Fund (PDF)	304	\$ 2,263,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,263,000
Bailey Road Maintenance	312	\$ -	\$ 2,080,000	\$ -	\$ -	\$ -	\$ -	\$ 2,080,000
Waterfront Revenue Bond Proceeds	500	\$ 1,926,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,926,000
Water Operations Fund (WOF)	501	\$ 16,947,104	\$ 4,293,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 21,340,104
WFR - Water Treatment Expansion	502	\$ 1,910,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,910,000
WFR - Distribution	503	\$ 1,988,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,988,000
WFR - P.S. & Reservoir	506	\$ 745,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 745,000
Water Facility Reserve (WFR)	507	\$ 1,796,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,796,000
WFR - Sludge Handling	509	\$ 1,083,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,083,000
Sewer Operations Fund (SOF)	521	\$ 3,708,530	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ 7,708,530
Waterfront Operations (WO) Fund	540	\$ 125,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000
Waterfront Grants Fund	541	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000
Marina Enterprise Fund	550	\$ 291,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 291,200
Island Energy Fund	580	\$ 1,675,000	\$ 630,000	\$ 530,000	\$ 540,000	\$ 585,000	\$ 610,000	\$ 4,570,000
Federal/State Funding	-	\$ 23,761,290	\$ 3,459,752	\$ 952,400	\$ -	\$ -	\$ -	\$ 28,173,442
Other	-	\$ 46,532,406	\$ 76,508,176	\$ -	\$ -	\$ 16,440,000	\$ -	\$ 139,480,582
Total Per Fiscal Year		\$ 124,178,247	\$ 96,165,278	\$ 6,007,400	\$ 5,065,000	\$ 22,043,200	\$ 5,135,000	\$258,594,125

Category	Fund Number	Current (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	FY 2026-27 (\$)	FY 2027-28 (\$)	Unfunded Total
Unfunded	-	\$ -	\$ -	\$ 6,643,470	\$ 1,200,248	\$ 650,000	\$ 11,926,000	\$ 20,419,718
Total Per Fiscal Year		\$ -	\$ -	\$ 6,643,470	\$ 1,200,248	\$ 650,000	\$ 11,926,000	\$ 20,419,718

TOTAL + UNFUNDED		\$ 279,013,843
------------------	--	----------------





Pittsburg

CALIFORNIA



CAPITAL IMPROVEMENT PROGRAM FUNDING SOURCES

2025/26 — 2029/30



This page was intentionally left blank.



The following section discusses the major funding sources available to fund CIP projects. Funding amounts included in the “Current” column are previous allocations from the corresponding fund. Funding amounts in the “FY 2025/26” column are funds that are available for use on CIP projects in fiscal year 2025/26 as of the date this document was prepared. Funding amounts listed for the remaining fiscal years are estimated net funds available for use as a funding source for CIP projects. New funding is requested only for projects planned for FY 2025/26. The remaining projects for FY 2026/27 through FY 2029/30 are projections based on anticipated funding availability. Enterprise funds are budgeted to maintain a reserve equal to 30% of their operating expenses.

Restricted vs. Unrestricted Funding Sources

Funding sources for CIP projects include those considered restricted funds that can finance only specific types of projects. Examples of restricted funds are Water, Sewer, Park Dedication, HUTA, RMRA, Measure J, Infrastructure Repair and Replacement Fund, Waterfront, and Traffic Mitigation. These funds vary in their project restrictions.

Other funding sources included in the CIP are unrestricted funds that can be used on any type of project. An example of an unrestricted fund would be the City’s General Fund and the Pittsburgh Power Company Fund.

Fund Balances and Projected Funding Availability

The major sources of funding (and their abbreviations) for projects included in the current 5-Year CIP are as follows (fund balances estimated as of June 2025):

General Fund (GF)

The General Fund’s major revenue sources include property and sales taxes, franchise taxes, other taxes, and intergovernmental revenue, permits, licenses and fees.

Current and Projected General Fund Availability: Fund 110

Category	Description	Project Number	CURRENT	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Roadway Infrastructure	Zone 4 Pavement Management	2029	\$ 436,051					
Underground Utilities	Willow Pass Storm Drain Permanent Repair	3023	\$ 800,000					
Community Facilities	City Entrance Features	1755	\$ 250,000					
	Buchanan Road Slope Repair	3024	\$ 200,000					
Park	City Park Restrooms	1754	\$ 1,250,000					
	Landscape Master Plan	1756	\$ 1,500,000					
	Pittsburgh Premier Fields	3080	\$ 2,172,000					
CIP Expenditures			\$ 6,608,051	\$ -	\$ -	\$ -	\$ -	\$ -

Measure M (MM)

In 2012, 73 percent of Pittsburgh voters approved an increase to the local sales tax for 10 years to fund local Pittsburgh services. Known as Measure P, it added a half-cent sales tax for five years to local purchases, amounting to an extra fifty cents on a \$100 purchase. The sales tax revenue is a guaranteed funding source for essential city services, including public safety, code enforcement, the Senior Center and support for job programs that benefit residents. Measure M will extend the current half-cent sales tax to 2035 and continue to support these programs, plus youth services, road repairs and services for victims of domestic violence. The measure continues an existing tax at its current level.

Current and Projected Measure M Funding Availability: Fund 111

Category	Description:	Project Number	CURRENT	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Roadway Infrastructure	BART Pedestrian/Bicycle Connectivity	2019	\$ 25,000					
	Zone 4 Pavement Management	2029	\$ 1,150,000					
	Citywide Arterial Median Conversions	2228	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
	Citywide Sidewalk Repair	2244	\$ 270,800	\$ 100,000				
	Pavement Management Program	TBD		\$ 1,150,000	\$ 1,150,000	\$ 1,150,000	\$ 1,150,000	\$ 1,150,000
	Zone 7 Pavement Management	TBD	\$ 1,150,000					
Parks	Pittsburg Premier Fields	3080	\$ 438,461					
CIP Expenditures			\$ 1,884,261	\$ 1,350,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000

Highway User Tax Account Gas Tax Fund (HUTA)

The gas tax referred to as HUTA may be used to fund pavement rehabilitation projects. The Gas Tax is comprised of State and Local taxes on the sale of gasoline. Revenues for this fund are dependent on the overall economy and gasoline usage. This can vary according to economic conditions and the increasing number of fuel efficient and electric vehicles on the road. This tax is administered by the State Board of Equalization in accordance with California Local Motor Vehicle Fuel Taxation Law. These funds can be used for maintenance of existing roads, construction of new roads, streetlights, traffic signals, and street medians.

Current and Projected HUTA Funding Availability: Fund 203

Category	Description:	Project Number	CURRENT	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Roadway Infrastructure	Zone 4 Pavement Management	2029	\$ 800,000					
	Harbor Street Safety Improvements (HSIP 12)	2037	\$ 365,778					
	Annual Citywide Traffic Calming	2042	\$ 75,000					
	Trail Crossings Improvements	2133	\$ 11,000					
	Annual Citywide Striping & Signage	2242	\$ 247,168	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
	Countywide Smart Signals	2243	\$ 152,834					
	Pittsburg Center Smart City Pilot	2314	\$ 137,640					
	Annual Citywide Fence/Soundwall Repair	3332	\$ 200,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
	Pavement Management Program	TBD		\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000
Underground Utilities	Zone 7 Pavement Management	TBD	\$ 800,000					
	California Avenue Full Trash Capture Device	3028	\$ 160,000					
Community Facilities	Pittsburg Moves Active Transportation Plan Update	2472	\$ 102,000					
CIP Expenditures			\$ 2,251,420	\$ 925,000	\$ 925,000	\$ 925,000	\$ 925,000	\$ 925,000

Measure J (MJ)

In 2004, Contra Costa County voters approved Measure J, which continued the ½ cent sales tax that funds transportation projects in the county through March 31, 2034. Pittsburg's Measure J funds are used for street pavement projects as funding is available. However, using this fund only for street pavement projects reduces funds available for other eligible projects, such as traffic signals. In addition, the City currently uses Measure J Funds to help fund the Public Works Department's Street Operations and Maintenance (O&M) to off-set General Fund revenues. Redirecting Measure J funds to daily O&M reduces the amount of street resurfacing projects the City can implement to below the minimum level of investment in capital projects that is needed to maintain the current pavement condition.

Current and Projected Measure J (MJ) Funding Availability: Fund 204

Measure J (204)								
Category	Description:	Project Number	CURRENT	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Roadway Infrastructure	BART Pedestrian/Bicycle Connectivity	2019	\$ 515,050					
	Annual Citywide Traffic Calming	2042	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
	Trail Crossing Improvements (TDA)	2133	\$ 30,000	\$ 21,000				
	Citywide Arterial Median Conversion	2228	\$ 180,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
	Annual Citywide Fence/Soundwall Repairs	3332	\$ 155,000					
	Pavement Management Program	TBD		\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
	Zone 7 Pavement Management	TBD	\$ 300,000					
CIP Expenditures			\$ 955,050	\$ 446,000	\$ 425,000	\$ 425,000	\$ 425,000	\$ 425,000

National Pollutant Discharge Elimination System (NPDES)

The NPDES Program is a federal program which has been delegated to the State of California for implementation through the State Water Resources Control Board (State Water Board) and the nine Regional

Water Quality Control Boards (Regional Water Boards), collectively Water Boards. In California, NPDES permits are also referred to as waste discharge requirements (WDRs) that regulate discharges to waters of the United States.

There are no Capital Projects planned for the NPDES Fund for FY 2025/26-2029/30.

Public Education and Government Fund (PEG)

The Public Education and Government is a special revenue fund in which the City is given authority from California Public Utilities Code to levy State Franchise Holder. The revenue of this fund supports Public Education and Government channel facilities.

There are no Capital Projects planned for the PEG Fund for FY 2025/26-2029/30.

Solid Waste Fund

Under the Recycling Center and Transfer Stations (RCTS) operating agreement with the Contra Costa Waste Service, Inc. (CCWS), the City receives a Recycling and Inspection Fee of a flat rate plus annual CPI adjustment on all solid waste and recycled material accepted at the transfer station. Solid Waste Management creates and implements programs and services for schools, City offices, businesses, and the community by promoting waste prevention, reuse, and recycling to meet the state mandated, AB 939 (50 percent waste diversion requirements).

Current and Projected Solid Waste Funding Availability: Fund 210

Category	Description:	Project Number	CURRENT	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Marina	Central Harbor Park & Boat Launch Facilities	5704	\$ 100,000					
CIP Expenditures			\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -

There are no Capital Projects planned for the Project Solid Waste Fund for FY 2025/26-2029/30.

Road Maintenance and Rehabilitation Account Gas Tax Fund (RMRA)

Senate Bill 1, the Road Repair and Accountability Act of 2017, was signed into law on April 28, 2017. SB 1 increased the per gallon fuel excise taxes; increased the diesel fuel sales taxes and vehicle registration fees; and provides for inflationary adjustments to tax rates in future years. This legislative package invests \$54 billion over the next decade to fix roads, freeways, and bridges in communities across California and puts more dollars toward transit and safety. These funds are split equally between state and local investments.

Beginning November 1, 2017, the State Controller (Controller) deposited various portions of this new funding into the newly created RMRA. A percentage of this new RMRA funding will be apportioned by formula to eligible cities and counties.

Current and Projected RMRA Funding Availability: Fund 228

Category	Description:	Project Number	CURRENT	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Roadway Infrastructure	Zone 4 Pavement Management	2029	\$ 1,900,000					
	Pavement Management Program	TBD			\$ 1,900,000	\$ 1,900,000	\$ 1,900,000	\$ 1,900,000
	Zone 7 Pavement Management	TBD		\$ 1,900,000				
CIP Expenditures			\$ 1,900,000	\$ 1,900,000	\$ 1,900,000	\$ 1,900,000	\$ 1,900,000	\$ 1,900,000

Community Development Block Grant (CDBG)

The Community Development Block Grant (CDBG) Program supports community development activities to build stronger and more resilient communities. To support community development, activities are identified through an ongoing process. Activities may address needs such as infrastructure, economic development projects, public facilities installation, community centers, housing rehabilitation, public services, clearance/acquisition, microenterprise assistance, code enforcement, homeowner assistance, etc.

Current and Projected CDBG Funding Availability: Fund 233

Category	Description:	Project Number	CURRENT	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Roadway Infrastructure	Trail Crossing Improvements	2133	\$ 4,170					
	Linscheid Drive Traffic Calming	4079	\$ 202,184					
	2025/26 CDBG ADA Curb Ramp Installation	4077	\$ 259,350					
CIP Expenditures			\$ 206,354	\$ 259,350	\$ -	\$ -	\$ -	\$ -

American Rescue Plan Act (ARPA)

This bill provides additional relief to address the continued impact of COVID-19 (i.e., coronavirus disease 2019) on the economy, public health, state and local governments, individuals, and businesses.

Current and Projected ARPA Funding Availability: Fund 298

Category	Description:	Project Number	CURRENT	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Park	Pittsburg Premier Fields	3080	\$ 1,896,581					
CIP Expenditures			\$ 1,896,581	\$ -	\$ -	\$ -	\$ -	\$ -

There are no Capital Projects planned for the ARPA Fund for FY 2025/26-2029/30.

Local Traffic Mitigation Fund (LTMF)

These fees are collected from developers to pay for the developer's share of impacts to streets and traffic flow within the city. These funds are restricted to projects that are included in the current traffic mitigation study.

Current and Projected LTMF Funding Availability: Fund 303

Local Traffic Mitigation Fund (LTMF) (303)								
Category	Description:	Project Number	CURRENT	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Roadway	BART Pedestrian/Bicycle Connectivity	2019	\$ 3,225,000	\$ 64,000				
Infrastructure	Bailey Road Improvements Phase I	TBD	\$ 150,000				\$ 493,200	
CIP Expenditures			\$ 3,225,000	\$ 214,000	\$ -	\$ -	\$ 493,200	\$ -

Park Dedication Fees (PDF)

Park Dedication Fees are collected from developers to provide for construction of new parks and recreation facilities. Fees are collected based on the market value of the property, size of development, and number of units. These funds are restricted to new park construction and expansion and rehabilitation of existing parks.

Current and Projected PDF Funding Availability: Fund 304

Category	Description:	Project Number	CURRENT	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Park	Pittsburg Premier Fields	3080	\$ 2,263,000					
CIP Expenditures			\$ 2,263,000	\$ -	\$ -	\$ -	\$ -	\$ -

There are no Capital Projects planned for the PDF Fund for FY 2025/26-2029/30.

Pittsburg Regional Traffic Mitigation Fund (PRTMF)

These fees are collected from developers to pay for developer's share of regional projects to mitigate impacts to streets and traffic flow. These funds are restricted to projects that are included in the current regional fee program.

There are no Capital Projects planned for the PRTMF Fund for FY 2025/26-2029/30.

Bailey Road Maintenance

In 1990, Contra Costa County issued a use permit to the Keller Canyon Landfill Company to establish and operate a sanitary landfill in unincorporated Contra Costa County. Vehicles accessing the landfill site must use Bailey Road, portions of which are within the City of Pittsburg. The Landfill Operator was required, under the County's

permit, to pay surcharges on each ton of material collected at the site for maintenance of Bailey Road between Highway 4 interchange and the entrance to the Landfill.

Current and Projected Bailey Road Maintenance Funding Availability: Fund 312

Category	Description:	Project Number	CURRENT	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Roadway Infrastructure	Bailey Road Pavement Maintenance	TBD		\$ 2,080,000				
CIP Expenditures			\$ -	\$ 2,080,000	\$ -	\$ -	\$ -	\$ -

Infrastructure Repair and Replacement Fund (IRRF)

On January 22, 2013, the City Council adopted Ordinance 12-1363, also known as the Fiscal Sustainability Ordinance. This ordinance established minimum balances for financial reserves used to stabilize the City's budget and created an Infrastructure Repair and Replacement Fund that receives a portion of funds that exceed the required reserve amount. This fund may be used for repairs and capital improvements projects related to the City's infrastructure including streets, roads, parking lots, and storm drains.

There are no Capital Projects planned for the IRRF Fund for FY 2025/26-2029/30.

Water Operations Fund (WOF)

The Water Fund is maintained by a service charge that is collected in water service bills. Fees collected vary by size of water meter and water use. These funds are used for installing, upgrading, and maintaining the City's water system. Per Ordinance 12-1363 a minimum of 30% of annual operating costs shall be maintained in reserve.

Current and Projected Water Revenue Bond Proceeds: Fund 500

Category	Description:	Project Number	CURRENT	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Underground Utilities	Water Treatment Plant Filtration Improvements & Hypochlorite Conversion	5067	\$ 1,926,000					
CIP Expenditures			\$ 1,926,000	\$ -	\$ -	\$ -	\$ -	\$ -

Current and Projected Water Operations Fund Funding Availability: Fund 501

Water Operations Fund (WOF) (501)								
Category	Description:	Project Number	CURRENT	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Underground Utilities	West Santa Fe Ave. Sewer Water Rehabilitation	5003	\$ 5,094,000	\$ 2,848,000				
	Water System Reliability (Cabrillo Place Waterline)	5006	\$ 2,052,916	\$ 770,000				
	Highlands Ranch Tank Improvements	5007	\$ 705,000					
	WTP Capital Repairs and Improvements	5065	\$ 300,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
	Water Treatment Plant Filtration Improvements & Hypochlorite Conversion	5067	\$ 8,041,188	\$ 650,000				
	20 Inch Water Main West Leland Road (WTP to SW Hills)	5071	\$ 754,000					
CIP Expenditures			\$16,947,104	\$ 4,293,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000

Water Facility Reserve Fund (WFR) Treatment and Distribution

The Water Facility Reserve is funded by a onetime charge per residential unit paid by developers. The amount of the fee varies according to the location of the development and is calculated according to a formula described in the fee schedule approved by the City Council (Resolution 05-1029 and as amended by Resolution 12-11778). This fund is used for expansion and upgrade of the water distribution system or treatment plant to account for increased use with new development.

Current and Projected WFR Treatment Plant Funding Availability: Fund 502

Category	Description:	Project Number	CURRENT	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Underground Utilities	Water Treatment Plant Filtration Improvements & Hypochlorite Conversion	5067	\$ 1,910,000					
CIP Expenditures			\$ 1,910,000	\$ -	\$ -	\$ -	\$ -	\$ -

There are no Capital Projects planned for the WFR Fund for FY 2025/26-2029/30.

Current and Projected Funding Availability Various WFR Accounts:

Current and Projected WFR Distribution Funding Availability: Fund 503

Category	Description:	Project Number	CURRENT	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Underground Utilities	Water Treatment Plant Filtration Improvements & Hypochlorite Conversion	5067	\$ 1,988,000					
CIP Expenditures			\$ 1,988,000	\$ -	\$ -	\$ -	\$ -	\$ -

Current and Projected WFR P.S. & Reservoir Funding Availability: Fund 506

Category	Description:	Project Number	CURRENT	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Underground Utilities	Water Treatment Plant Filtration Improvements & Hypochlorite Conversion	5067	\$ 745,000					
CIP Expenditures			\$ 745,000	\$ -	\$ -	\$ -	\$ -	\$ -

Current and Projected WFR Funding Availability: Fund 507

Category	Description:	Project Number	CURRENT	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Underground Utilities	20 Inch Water Main W. Leland Rd. (WTP to SW Hills)	5071	\$ 1,796,000					
CIP Expenditures			\$ 1,796,000	\$ -	\$ -	\$ -	\$ -	\$ -

Current and Projected WFR Sludge Handling Funding Availability: Fund 509

Category	Description:	Project Number	CURRENT	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Underground Utilities	Water Treatment Plant Filtration Improvements & Hypochlorite Conversion	5067	\$ 1,083,000					
CIP Expenditures			\$ 1,083,000	\$ -	\$ -	\$ -	\$ -	\$ -

Sewer Operations Fund (SOF)

The Sewer Fund is maintained by a service charge that is collected in water service bills. Fees collected vary by property use. These funds are used for installing, upgrading, and maintaining the City's sewer system. Per Ordinance 12-1363 a minimum of 30% of annual operating costs shall be maintained in reserve.

Current and Projected Sewer Operations Fund Funding Availability: Fund 521

Category	Description:	Project Number	CURRENT	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Underground Utilities	West Santa Fe Ave. Sewer and Water Rehabilitation	5003	\$ 3,708,530	\$ 4,000,000				
CIP Expenditures			\$ 3,708,530	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -

Sewer Facility Reserve Fund (SFR) Collection System Capacity Buy In

The Sewer Facility Reserve is funded by a one-time charge per residential unit paid by developers. The amount of the fee varies according to the location of the development and is calculated according to a formula described in the fee schedule approved by the City Council (Resolution No. 05-10291 and as amended by 05-10372). This fund is used for expansion and upgrade of the sewer system to account for increased usage with new development.

There are no Capital Projects planned for the SFR Fund for FY 2025/26-2029/30.

Waterfront Operations (WO)

On January 1, 2012, California's SB 551 took effect, granting certain tidelands and submerged land to the City of Pittsburg. These lands were previously managed by the State Lands Commission, which leased certain portions for waterfront commercial and industrial development. The leases will convert to agreements with the City, generating revenue on an annual basis, to be used to facilitate development of the waterfront for commercial, industrial, and recreational use. Per Ordinance 12-1363 a minimum of 30% of annual operating costs shall be maintained in the fund reserve.

Current and Projected Waterfront Operations Funding Availability: Fund 540

Waterfront Operations (WO) Fund (540)								
Category	Description:	Project Number	CURRENT	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Marina	Riverview Park Fishing Pier	3022	\$ 25,000					
	Central Harbor Park and Boat Launch Facilities	5704	\$ 100,000	\$ 100,000				
CIP Expenditures			\$ 125,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -

Waterfront Grant Funds

The Waterfront Grant Fund is comprised of various grants obtained by City staff for waterfront projects.

Current and Projected Waterfront Grant Funds Funding Availability: Fund 541

Category	Description:	Project Number	CURRENT	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Marina	Central Harbor Park and Boat Launch Facilities	5704	\$ 400,000					
CIP Expenditures			\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -

There are no Capital Projects planned for the Waterfront Grant Fund for FY 2025/26-2029/30.

Marina Enterprise Fund (ME)

The Marina Enterprise Fund is composed of funds collected at the Pittsburg Marina from boat slip rentals and gasoline sales. These funds are used to maintain and improve the various marina facilities. Per Ordinance 12-1363 a minimum of 30% of annual operating costs shall be maintained in reserve.

Current and Projected Marina Enterprise Fund Funding Availability: Fund 550

Category	Description:	Project Number	CURRENT	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Marina	Sheds A - D Upgrades	TBD	\$ 291,200					
CIP Expenditures			\$ 291,200	\$ -	\$ -	\$ -	\$ -	\$ -

There are no Capital Projects planned for the Marina Enterprise Fund for FY 2025/26-2029/30.

Island Energy (IE)

The U.S. Navy awarded Pittsburg Power a franchise service agreement to provide electric and natural gas retail services on Mare Island in Vallejo. In a special arrangement, Pittsburg Power Company established and does business as "Island Energy" on Mare Island. Island Energy has been providing Mare Island customers with dependable electric and gas services at competitive pricing since 1997. Island Energy is a potential revenue source for Capital Improvement Projects.

Current and Projected Island Energy Funding Availability: Fund 580

Category	Description:	Project Number	CURRENT	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Power	Duct Bank/Vault Replacements	5816	\$ 625,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 125,000	\$ 150,000
	Waterfront Area Reliability	5820	\$ 700,000	\$ 125,000	\$ 125,000	\$ 150,000	\$ 200,000	\$ 200,000
	Outage Recovery	5821	\$ 250,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000
	RA Replacement	5826	\$ 60,000		\$ 50,000	\$ 80,000	\$ 80,000	\$ 80,000
	Electrical Substation Battery Replacement	5827	\$ 40,000	\$ 40,000	\$ 40,000	\$ 50,000	\$ 50,000	\$ 50,000
	Residential Gas Isolation Valves Installation	TBD	\$ -	\$ 85,000	\$ 85,000	\$ 80,000	\$ 50,000	\$ 50,000
	Electrical System "SKM Modeling" and Analysis	TBD	\$ -	\$ 200,000	\$ 50,000			
CIP Expenditures			\$ 1,675,000	\$ 630,000	\$ 530,000	\$ 540,000	\$ 585,000	\$ 610,000

Pittsburg Power Fund

The Pittsburg Power Company (PPC) is a municipal utility formed under the California Constitution. The PPC does business in the City of Pittsburg and as Island Energy (IE) on Mare Island located in Vallejo, California. PPC develops revenue streams for the City of Pittsburg while retaining existing businesses and attracting new business. Island Energy distributes natural gas and electricity to the industries, schools, businesses, and residents on Mare Island. Island Energy's focus is to build capital asset value and income for the City of Pittsburg as Mare Island is redeveloped over time.

There are no Capital Projects planned for the Pittsburg Power Fund for FY 2025/26-2029/30.

Building Maintenance Fund (BMF)

The City's Building Maintenance Fund covers ongoing maintenance of City-owned buildings.

There are no Capital Projects planned for the Building Maintenance Fund for FY 2025/26-2029/30.

Federal/State Funding

Federal grants help state and local governments finance many public services. But agencies must ensure effective management and oversight of these grants. The federal government awards hundreds of billions of dollars in grants to state and local governments each year. These grants help finance a broad range of services, including health care, education, social services, infrastructure, and public safety. Some of the grants that the city has obtained for infrastructure improvement or development include:

- Highway Safety Improvements Program (HSIP)
- TDA Grant
- OBAG 2/3
- CalRecycle
- Hazard Mitigation Grant Program (HMGP)
- PASS Grant
- Metropolitan Transportation Commission (MTC)
- FEMA
- Pedestrian, Bicycle, and Trail Facilities (PBTF)

Current and Projected Federal/State Grant Funding Availability:

Category	Description:	Project Number	CURRENT	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Roadway Infrastructure	BART Pedestrian/Bicycle Connectivity	2019	\$ 5,228,000					
	Zone 4 Pavement Management	2029	\$ 102,859					
	Harbor Street Safety Improvements (HSIP 12)	2037	\$ 2,246,922					
	HSIP 10- Citywide Roadway Improvements	2038	\$ 2,965,700					
	Delta De Anza Multimodal Trail Safety Improvements	2052	\$ 4,427,000					
	Trail Crossing Improvements (TDA)	2133	\$ 120,000					
	Countywide Smart Signal	2243	\$ 1,179,890					
	Pittsburg Center Smart City Pilot	2314	\$ 1,200,000					
Underground Utilities	California Avenue Full Trash Capture Devices	3028		\$ 2,500,000				
	Bella Vista/Riverview Water Consolidation	TBD			\$ 952,400			
	Water Treatment Plant Alternative Fuel Conversion	TBD		\$ 959,752				
Community Facilities	Charge! Fleet EV Infrastructure	1703	\$ 286,000					
	Pittsburg Moves Active Transportation Plan Update	2472	\$ 408,000					
	Buchanan Road Slope Repair	3024	\$ 1,323,436					
	California Theater Marquee & Below Stage Modification	3333	\$ 506,800					
Park	Buchanan Park Pond Loop Replacement	3040	\$ 222,288					
Marina	Central Harbor Park and Boat Launch Facilities	5704	\$ 3,544,395					
CIP Expenditures			\$23,761,290	\$ 3,459,752	\$ 952,400	\$ -	\$ -	\$ -

Other Potential Funding Sources

Occasionally the City receives funding from a unique source that does not occur very often. These specific funding sources do not have a designated fund but are still utilized to fund projects. Some of these unique funding sources for our current projects include:

- Developer Funding (direct developer contributions)

- ECCRFAA
- CCTA Funds
- MCE Rebates
- MPA Reimbursement
- Water Bond (2022A)/Water Bond Proceeds

Current and Projected Other Funding Availability:

OTHER								
Category	Description:	Project Number	CURRENT	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Street	Delta De Anza Multimodal Trail Safety Improvements	2052	\$ 582,406					
	West Leland Road Extension Phase II	3038		\$33,380,000				
	Pittsburg-Antioch Highway Widening	3039		\$38,080,000				
	Bailey Road Improvements Phase I	TBD		\$ 5,000,000			\$ 16,440,000	
Water	Water Treatment Plant Filter Gallery Replacement	5067	\$45,800,000					
Marina	Riverview Park Fishing Pier	3022	\$ 150,000	\$ 48,176				
CIP Expenditures			\$46,532,406	\$76,508,176	\$ -	\$ -	\$ 16,440,000	\$ -

Unfunded Needs

The City utilizes funds from varying sources to allocate to projects, with many factors contributing to the selection of each project and its prioritization. The projects specified below do not have a designated funding source but are anticipated future ventures.

Current and Projected Unfunded Project Needs:

Category	Description:	Project Number	CURRENT	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Roadway Infrastructure	Linscheid Drive Traffic Calming	4079			\$ 794,000			
Underground Utilities	Water Treatment Plant Alternative Fuel Conversion	TBD				\$ 1,200,248		
	20" Water Main W. Leland (WTP to SW Hills)	5071						\$ 4,925,000
	West Santa Fe Avenue Sewer Water Rehabilitation	5003			\$ 5,849,470			
	Central Addition Water and Sewer Rehabilitation (Phase 1)	TBD					\$ 650,000	\$ 5,350,000
	Americana Park Basin Retrofit	TBD						\$ 1,651,000
CIP Expenditures			\$ -	\$ -	\$ 6,643,470	\$ 1,200,248	\$ 650,000	\$ 11,926,000

This page was intentionally left blank.



Pittsburg

CALIFORNIA



CAPITAL IMPROVEMENT PROGRAM PROJECT SUMMARY BY PRIORITY

2025/26 — 2029/30



This page was intentionally left blank.



Project Summary by Priority					
Page #	Project #	Priority	Project	Total Funding	Funding Status Category
Level 1A Essential - Ongoing Projects					
	1754	1A	City Park Restroom Facility	\$ 1,250,000	FF Parks
	2019	1A	BART Pedestrian/Bicycle Connectivity	\$ 9,057,050	FF Roadway Infrastructure
	2029	1A	Zone 4 Pavement Management	\$ 4,388,910	FF Roadway Infrastructure
	2038	1A	HSIP 10- Citywide Roadway Improvements	\$ 2,965,700	FF Roadway Infrastructure
	2133	1A	Trail Crossing Improvements (TDA)	\$ 186,170	FF Roadway Infrastructure
	3023	1A	Willow Pass Storm Drain Repair	\$ 800,000	FF Underground Utilities
	3024	1A	Buchanan Road Slope Repair	\$ 1,523,436	FF Community facilities
	3080	1A	Pittsburg Premier Fields	\$ 6,770,042	FF Parks
	5067	1A	Water Treatment Plant Filtration Improvements & Hypochlorite Conversion	\$ 61,493,188	FF Underground Utilities
	5704	1A	Central Harbor Park (CHP) & Boat Launch Facilities (BLF)	\$ 4,244,395	FF Marina
Level 1B Essential - Legal / Regulatory Obligations					
	2472	1B	Pittsburg Moves Active Transportation Plan Update	\$ 510,000	FF Community facilities
Level 1C Essential - Safety / Emergency Obligations					
	2037	1C	Harbor Street Safety Improvements (HSIP 12)	\$ 2,612,700	FF Roadway Infrastructure
	3022	1C	Riverview Park Fishing Pier	\$ 223,176	FF Marina
	5821	1C	Outage Recovery	\$ 650,000	FF Power
	TBD	1C	2025/26 CDBG ADA Curb Ramp Installation	\$ 259,350	FF Roadway Infrastructure
	TBD	1C	Residential Gas Isolation Valves Installation	\$ 350,000	FF Power
Level 1E Essential - Consensus Priority					
	1755	1E	City Entrance Features	\$ 250,000	FF Community facilities
	2242	1E	Annual Citywide Striping & Signage	\$ 497,168	FF Roadway Infrastructure
	3333	1E	California Theater Marquee & Below Stage Modification	\$ 506,800	FF Community facilities
	TBD	1E	Pavement Management Program	\$ 16,600,000	FF Roadway Infrastructure
	TBD	1E	Bailey Road Pavement Maintenance	\$ 2,080,000	FF Roadway Infrastructure
	TBD	1E	Zone 7 Pavement Management	\$ 4,150,000	FF Roadway Infrastructure
Level 2F Required - Development					
	3038	2F	W. Leland Road Extension Phase II	\$ 33,380,000	FF Roadway Infrastructure
	3039	2F	Pittsburg-Antioch Highway Widening	\$ 38,080,000	FF Roadway Infrastructure
	5071	2F	20 Inch Water Main W. Leland (WTP to SW Hills)	\$ 7,475,000	PF Underground Utilities

Legend: UF = Unfunded; FF = Fully Funded; PF = Partially Funded



Project Summary by Priority						
Page #	Project #	Priority	Project	Total Funding	Funding Status	Category
Level 2G Required - Agency Assisted						
	1703	2G	CHARGE! Fleet EV Infrastructure	\$ 286,000	FF	Community facilities
	2052	2G	Delta De Anza Multimodal Trail Safety Improvements	\$ 5,009,406	FF	Roadway Infrastructure
	2243	2G	Countywide Smart Signals Project	\$ 1,332,724	FF	Roadway Infrastructure
	2314	2G	Pittsburg Center Smart City Pilot	\$ 1,337,640	FF	Roadway Infrastructure
	3040	2G	Buchanan Park Pond Loop Replacement	\$ 222,288	FF	Parks
	4079	2G	Linscheid Drive Traffic Calming	\$ 996,184	PF	Roadway Infrastructure
	TBD	2G	Bella Vista/Riverview Water Consolidation	\$ 952,400	FF	Underground Utilities
Level 2H Required - Service Increase / Maintenance						
	1756	2H	Landscape Master Plan Update	\$ 1,500,000	FF	Parks
	2042	2H	Annual Citywide Traffic Calming	\$ 525,000	FF	Roadway Infrastructure
	2228	2H	Citywide Arterial Median Conversion	\$ 930,000	FF	Roadway Infrastructure
	2244	2H	Citywide Sidewalk Repair	\$ 370,800	FF	Roadway Infrastructure
	3028	2H	California Avenue Full Trash Capture Device	\$ 2,660,000	FF	Underground Utilities
	3332	2H	Annual Citywide Fence/Soundwall Repairs	\$ 730,000	FF	Roadway Infrastructure
	5003	2H	West Santa Fe Ave. Sewer Water Rehabilitation	\$ 21,500,000	PF	Underground Utilities
	5006	2H	Water System Reliability (Cabrillo Place Waterline)	\$ 2,822,916	FF	Underground Utilities
	5007	2H	Highlands Ranch Tank Improvements	\$ 705,000	FF	Underground Utilities
	5065	2H	Water Treatment Plant Capital Repairs and Improvements	\$ 425,000	FF	Underground Utilities
	5517	2H	Sheds A - D Upgrades	\$ 291,200	FF	Marina
	5816	2H	Duct Bank and Vault Replacements	\$ 1,200,000	FF	Power
	5820	2H	Waterfront Area Reliability	\$ 1,500,000	FF	Power
	5826	2H	RA Replacement	\$ 350,000	FF	Power
	5827	2H	Electrical Substation Battery Replacement	\$ 270,000	FF	Power
	TBD	2H	Central Addition Water and Sewer Rehabilitation (Phase 1)	\$ 6,000,000	UF	Underground Utilities
	TBD	2H	Americana Park Basin Retrofit	\$ 1,651,000	UF	Underground Utilities
	TBD	2H	Electrical System "SKM Modeling" and Analysis	\$ 250,000	FF	Power
	TBD	2H	Water Treatment Plant Alternative Fuel Conversion	\$ 2,160,000	PF	Underground Utilities

Legend: UF = Unfunded; FF = Fully Funded; PF = Partially Funded



Pittsburg

CALIFORNIA

CAPITAL IMPROVEMENT PROGRAM ROADWAY INFRASTRUCTURE PROJECTS

2025/26 — 2029/30



This page was intentionally left blank.

Project Title:

Project #:

Linscheid Drive Traffic Calming

4079



Project Category:	Roadway Infrastructure
Location:	Intersection of Linscheid Dr, Ramona St, Madoline St
Project Manager:	K. Labao
Project Priority:	2G – Required
Project Status:	Design
Est. Completion Date:	2026/27

Description/Justification:

The project encompasses three intersections and its approaches near Linscheid Drive with the primary goal of improving pedestrian safety and preventing vehicular speeding. The project limits are within Linscheid Drive/Ramona Street, Linscheid Drive/Madoline Street, and Manville Avenue/Madoline Street. The scope includes, but is not limited to, the installation of roundabouts, medians, speed humps, traffic signal modification, and street lighting.

Supplemental Information:

The city will pursue grant funding to complete construction.

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101	Staff Time		\$ 1,579		\$ 22,000				\$ 23,579
2122	Design		\$ 200,605						\$ 200,605
2281	Construction				\$ 750,000				\$ 750,000
2372	Administrative Overhead				\$ 22,000				\$ 22,000
TOTAL			\$ 202,184		\$ 794,000				\$ 996,184
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
233	CDBG		\$ 202,184						\$ 202,184
Unfunded					\$ 794,000				\$ 794,000
TOTAL			\$ 202,184		\$ 794,000				\$ 996,184

Project Title:

Project #:

Annual Citywide Fence/Soundwall Repairs**3332****Project Category:** Roadway Infrastructure**Location:** Citywide**Project Manager:** H. Mata**Project Priority:** 2H – Required**Project Status:** Ongoing**Est. Completion Date:** Continuous**Description/Justification:**

This project will be determined based on Staff input. The project will maintain ongoing City-owned fences and soundwalls repairs and replacements.

Supplemental Information:

None

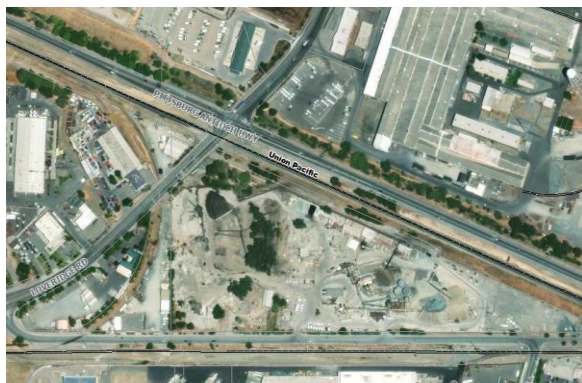
PROJECT FINANCING		CURRENT		PROPOSED					TOTAL
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	
1101	Staff Time	\$300		\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$ 25,300
2281	Construction	\$71,322	\$15,000	\$333,078	\$65,000	\$65,000	\$65,000	\$65,000	\$ 679,400
2372	Administrative Overhead	\$300		\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$ 25,300
TOTAL		\$ 71,922	\$ 15,000	\$ 343,078	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 730,000
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
203	HUTA	\$125,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$ 575,000
204	Measure J	\$155,000							\$ 155,000
TOTAL		\$ 280,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 730,000

Project Title:

Project #:

Pittsburg-Antioch Highway Widening

3039



Project Category:	Roadway Infrastructure
Location:	Pittsburg- Antioch Highway from Loveridge Road to the eastern City limits
Project Manager:	K. Labao
Project Priority:	2F – Required
Project Status:	Design
Est. Completion Date:	2028/29

Description/Justification:

This project will consist of widening the Pittsburg-Antioch Highway from Loveridge Road to eastern City limits at Arcy Lane from 2-lanes to 4-lanes. The project will accommodate Class II bicycle lanes where appropriate, sidewalks, and a raised landscaped median with a center storage lane for left turns in front of businesses (2WLTL) where applicable.

Supplemental Information:

Funding will be provided by the ECCRFFA funds.

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101	Staff Time			\$ 150,000	\$ 150,000	\$ 1,000,000	\$ 150,000		\$ 1,450,000
2122	Design			\$ 1,400,000	\$ 1,400,000				\$ 2,800,000
2281	Construction				\$ 3,510,000	\$ 28,520,000	\$ 350,000		\$ 32,380,000
2372	Administrative Overhead			\$ 150,000	\$ 150,000	\$ 1,000,000	\$ 150,000		\$ 1,450,000
TOTAL				\$ 1,700,000	\$ 5,210,000	\$ 30,520,000	\$ 650,000		\$ 38,080,000
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
ECCRFFA				\$ 38,080,000					\$ 38,080,000
TOTAL				\$ 38,080,000					\$ 38,080,000

Project Title:

Project #:

West Leland Road Extension Phase II

3038



Project Category:	Roadway Infrastructure
Location:	W. Leland Rd from Santa Teresa Drive to Avila Road
Project Manager:	S. Reese
Project Priority:	2F – Required
Project Status:	Design
Est. Completion Date:	2028/29

Description/Justification:

This project will extend West Leland Road from Santa Teresa Drive to Avila Road. The new road will be 4 lanes with a raised median and sidewalks. The project will accommodate bicycle facilities where appropriate.

Supplemental Information:

Funding will be provided by the ECCRFFA funds.

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101	Staff Time			\$ 160,000	\$ 110,000	\$ 1,100,000	\$ 30,000		\$ 1,400,000
2122	Design			\$ 1,656,000	\$ 1,104,000				\$ 2,760,000
2281	Construction					\$ 27,500,000	\$ 320,000		\$ 27,820,000
2372	Administrative Overhead			\$ 160,000	\$ 110,000	\$ 1,100,000	\$ 30,000		\$ 1,400,000
TOTAL				\$ 1,976,000	\$ 1,324,000	\$ 29,700,000	\$ 380,000		\$ 33,380,000
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
ECCRFFA				\$ 33,380,000					\$ 33,380,000
TOTAL				\$ 33,380,000					\$ 33,380,000

Project Title:

Project #:

Citywide Sidewalk Repair

2244



Project Category: Roadway Infrastructure
Location: Citywide
Project Manager: S. Reese
Project Priority: 2H – Required
Project Status: Preliminary
Est. Completion Date: 2026/27

Description/Justification:

This project will repair damaged sidewalks at multiple locations throughout the city of Pittsburg. Priority of locations will be determined by the Public Works and Engineering Departments.

Supplemental Information:

None

PROJECT FINANCING	CURRENT		PROPOSED					
PROJECT EXPENDITURES	Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101 Staff Time			\$ 20,000					\$ 20,000
2281 Construction			\$ 330,800					\$ 330,800
2372 Administrative Overhead			\$ 20,000					\$ 20,000
TOTAL			\$ 370,800					\$ 370,800
PROJECT FUNDING	Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
Measure M Surplus	\$ 170,800	\$ 100,000	\$ 100,000					\$ 370,800
TOTAL	\$ 170,800	\$ 100,000	\$ 100,000					\$ 370,800

Project Title:

Project #:

Annual Citywide Striping and Signage

2242



Project Category: Roadway Infrastructure
Location: Citywide
Project Manager: M. Ruiz
Project Priority: 1E – Essential
Project Status: On-going
Est. Completion Date: Continuous

Description/Justification:

This project will provide funding to complete new installation or provide upgrades to signing and striping improvements or removal and replacement of existing signing and striping at locations Citywide. Priority for locations will be determined by the Public Works and Engineering Departments.

Supplemental Information:

None

PROJECT FINANCING		CURRENT		PROPOSED					TOTAL
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	
1101	Staff Time	\$ 14,300	\$ 3,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 42,300
2281	Construction	\$ 2,180	\$ 98,421	\$ 134,437	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 415,038
2372	Administrative Overhead	\$ 11,830	\$ 3,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 39,830
TOTAL			\$ 104,421	\$ 144,437	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 497,168
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
203	HUTA	\$ 197,168	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 497,168
TOTAL		\$ 197,168	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 497,168

Project Title:

Project #:

Citywide Arterial Median Conversion

2228



Project Category:	Streets
Location:	Railroad Ave and W. Leland Rd (From Woodhill Dr to San Marco Blvd)
Project Manager:	H. Mata
Project Priority:	2H – Required
Project Status:	Ongoing
Est. Completion Date:	Continuous

Description/Justification:

This project will focus on median conversions on arterial streets. The locations and priorities are determined by staff to ensure adequate work areas are provided for maintenance staff working within the medians. The project scope includes adding longer necks to medians, converting grass medians to landscaping that requires less water, and converting some medians to red stamped concrete. Some potential locations for this project are sections along the entire length of Railroad Avenue as well as West Leland Road from Woodhill Drive to San Marco Boulevard. These two locations are the most important, but other locations throughout the project may be later identified based on bid prices and project funding.

Supplemental Information:

This project will impact O&M and requires coordination with maintenance staff.

PROJECT FINANCING		CURRENT		PROPOSED					TOTAL
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	
1101	Staff Time			\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 25,000
2122	Design	\$ 40,688							\$ 40,688
2281	Construction	\$ 2,320		\$ 276,992	\$ 140,000	\$ 140,000	\$ 140,000	\$ 140,000	\$ 839,312
2372	Administrative Overhead			\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 25,000
TOTAL		\$ 43,008		\$ 286,992	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 930,000
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
111	Measure M			\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000
204	Measure J	\$ 180,000		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 430,000
TOTAL		\$ 180,000		\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 930,000

Project Title:

Project #:

Trail Crossing Improvements (TDA)

2133



Project Category:	Roadway Infrastructure
Location:	Atherton Ave, Crestview Dr, Gladstone Dr, and Presidio Ln crossings of Delta De Anza Trail
Project Manager:	S. Saklaen
Project Priority:	1A – Essential
Project Status:	Construction
Est. Completion Date:	2025/26

Description/Justification:

This project is located at the Atherton Avenue, Crestview Drive, Gladstone Drive, and Presidio Lane crossings of Delta De Anza Trail. This project will install Rectangular Rapid Flashing Beacons (RRFBs) at Delta De Anza Trail Crossings in Pittsburg. The sidewalk at the Crestview Drive crossing will be widened. The crosswalks are all uncontrolled at this time, and the RRFBs will improve the safety of pedestrians using the trail.

Supplemental Information:

The TDA grant for \$120,000 has been extended until June 2026.

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101	Staff Time	\$ 11,732	\$ 2,000	\$ 2,000					\$ 15,732
2281	Construction	\$ 74,637		\$ 81,000					\$ 155,637
2372	Administrative Overhead	\$ 10,380	\$ 2,000	\$ 2,000					\$ 14,380
TOTAL		\$ 96,749	\$ 4,000	\$ 85,000					\$ 185,749
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
Federal/State Funding		\$ 120,000							\$ 120,000
204	Measure J	\$ 30,000		\$ 21,000					\$ 51,000
233	CDBG	\$ 4,170							\$ 4,170
203	HUTA		\$ 11,000						\$ 11,000
TOTAL		\$ 154,170	\$ 11,000	\$ 21,000					\$ 186,170

Project Title:

Project #:

Delta De Anza Multimodal Trail Safety Improvements

2052



Project Category:	Roadway Infrastructure
Location:	Delta De Anza Trail from Bay Point to Antioch
Project Manager:	S. Saklaen
Project Priority:	2G – Required
Project Status:	Design
Est. Completion Date:	2027/28

Description/Justification:

The project proposes a series of critical safety and operational enhancements to the Delta De Anza Trail (Class I). These improvements include wayfinding signage, protected green bike lanes, rectangular rapid flashing beacons, raised/high visibility crosswalks, bulb-outs, pedestrian lighting, and upgrades to the trail's existing pavement.

Improvements to the Delta De Anza Trail will help create a well-connected and attractive transportation network that will increase travel by walking or bicycling. The trail is parallel to several important commute routes and serves as an alternative to automobile travel for commutes to work, school, and recreational activities.

Supplemental Information:

All right-of-way required for the project is currently owned and/or operated by the following parties: Contra Costa County, City of Pittsburg, EBMUD, and EBRPD. This project will be scaled to remain within the project budget. Contra Costa County will cover the match requirement for improvements in their jurisdiction.

Funding sources include: One Bay Area Grant (OBAG 3) for Federal funding, HUTA and Other funding is from the East Bay Regional Park District.

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101	Staff Time		\$ 5,000	\$ 25,000	\$ 25,000	\$ 10,000			\$ 65,000
2122	Design	\$ 4,600		\$ 400,000					\$ 404,600
2281	Construction				\$ 2,500,000	\$ 1,974,806			\$ 4,474,806
2372	Administrative Overhead		\$ 5,000	\$ 25,000	\$ 25,000	\$ 10,000			\$ 65,000
TOTAL		\$ 4,600	\$ 10,000	\$ 450,000	\$ 2,550,000	\$ 1,994,806			\$ 5,009,406
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
Federal/State Funding			\$ 4,427,000						\$ 4,427,000
Other			\$ 582,406						\$ 582,406
TOTAL			\$ 5,009,406						\$ 5,009,406

Project Title:

Project #:

Annual Citywide Traffic Calming**2042****Project Category:** Roadway Infrastructure**Location:** Citywide**Project Manager:** M. Ruiz**Project Priority:** 2H – Required**Project Status:** Ongoing**Est. Completion Date:** Continuous**Description/Justification:**

This project will provide funding to improve and maintain the current infrastructure to enhance safety for pedestrians and bicyclists. Traffic calming measures include, but are not limited to, the installation of bulb-out, round-about, hawk signs, speed humps, and other improvements throughout the City. Locations are to be determined by the Public Works and Engineering Departments.

Supplemental Information:

This is an ongoing project.

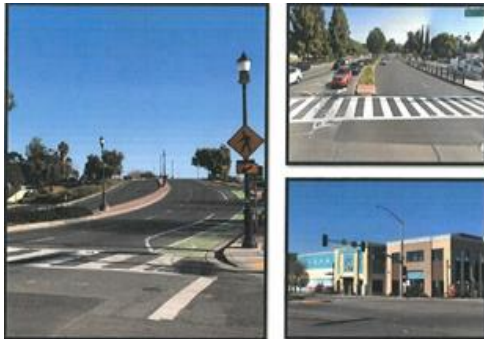
PROJECT FINANCING		CURRENT		PROPOSED					TOTAL
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	
1101	Staff Time			\$ 5,000	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 23,000
2122	Design	\$ 1,238		\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 51,238
2281	Construction		\$ 51,540	\$ 152,222	\$ 56,000	\$ 56,000	\$ 56,000	\$ 56,000	\$ 427,762
2372	Administrative Overhead			\$ 5,000	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 23,000
TOTAL			\$ 51,540	\$ 172,222	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 525,000
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
204	Measure J	\$ 75,000		\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 450,000
203	HUTA		\$ 75,000						\$ 75,000
TOTAL		\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 525,000

Project Title:

Project #:

(HSIP 10) Citywide Roadway Improvements

2038



Project Category: Streets
Location: Citywide
Project Manager: K. Labao
Project Priority: 1A – Essential
Project Status: Design
Est. Completion Date: 2025/26

Description/Justification:

This project will consist of the installation and/or upgrade of signs with new fluorescent sheeting, completion of a Citywide roadway safety signing audit and modifications to edge-line and centerline striping. Project improvement locations are focused on various arterial roads such as Railroad Avenue, Willow Pass Road, Bailey Road, Pittsburg-Antioch Highway, East Leland Road, Loveridge Road, Buchanan Road, West 10th Street, Harbor Street, North Parkside Drive, California Avenue, Century Boulevard and East 14th Street.

Supplemental Information:

Funding Sources Include: Local Highway Safety Improvement Program (HSIP) Cycle 10 State Grant.

PROJECT FINANCING		CURRENT		PROPOSED					TOTAL
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	
1101	Staff Time	\$ 35,765	\$ 45,000	\$ 15,000					\$ 95,765
2122	Design	\$ 184,675							\$ 184,675
2281	Construction		\$ 2,410,000	\$ 191,739					\$ 2,601,739
2372	Administrative Overhead	\$ 23,521	\$ 45,000	\$ 15,000					\$ 83,521
TOTAL		\$ 243,961	\$ 2,500,000	\$ 221,739					\$ 2,965,700
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
Federal/State Funding		\$ 2,965,700							\$ 2,965,700
TOTAL		\$ 2,965,700							\$ 2,965,700

Project Title:

Project #:

Harbor St. Safety Improvements (HSIP 12)

2037



Project Category:	Roadway Infrastructure
Location:	Harbor Street from Buchanan Road to East 3rd Street
Project Manager:	M. Mena
Project Priority:	1C – Essential
Project Status:	New
Est. Completion Date:	2027/28

Description/Justification:

Improve signal hardware (Cabinets, signal heads, backplates, controllers, backup battery systems, and modems) at intersections, lighting roadway segment improvements, and upgrade pedestrian crossings with enhanced safety features.

Supplemental Information:

On February 28, 2025, Caltrans awarded the City an HSIP 12 Cycle Grant in the amount of \$2,246,922.

PROJECT FINANCING		CURRENT		PROPOSED					TOTAL
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	
1101	Staff Time			\$ 8,000	\$ 37,000	\$ 15,000			\$ 60,000
2122	Design			\$ 130,000	\$ 70,000				\$ 200,000
2281	Construction				\$ 1,380,000	\$ 912,700			\$ 2,292,700
2372	Administrative Overhead			\$ 8,000	\$ 37,000	\$ 15,000			\$ 60,000
TOTAL				\$ 146,000	\$ 1,524,000	\$ 942,700			\$ 2,612,700
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
Federal/State Funding			\$ 2,246,922						\$ 2,246,922
HUTA			\$ 365,778						\$ 365,778
TOTAL			\$ 2,246,922						\$ 2,612,700

Project Title:

Project #:

Zone 4 Pavement Management

2029



Project Category: Roadway Infrastructure
Location: Maintenance Zone 4
Project Manager: S. Reese
Project Priority: 1A - Essential
Project Status: Construction
Est. Completion Date: 2025/26

Description/Justification:

The City of Pittsburgh has divided its pavement management plan into 10 zones. The project will use a variety of pavement management techniques such as pavement overlay, reconstruction, micro-surfacing, cape seal, patch paving, base failure repairs, and crack sealing.

Supplemental Information:

CalRecycle grant funding remaining from project 2040 will be utilized by this project.

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101	Staff Time		\$ 30,000	\$ 30,000					\$ 60,000
2281	Construction		\$ 2,000,000	\$ 2,268,910					\$ 4,268,910
2372	Administrative Overhead		\$ 30,000	\$ 30,000					\$ 60,000
TOTAL			\$2,060,000	\$ 2,328,910					\$ 4,388,910
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
110	General Fund	\$ 436,051							\$ 436,051
	Measure M Surplus		\$ 500,000						\$ 500,000
111	Measure M		\$ 650,000						\$ 650,000
203	HUTA		\$ 800,000						\$ 800,000
228	RMRA		\$ 1,900,000						\$ 1,900,000
	Cal Recycle		\$ 102,859						\$ 102,859
TOTAL		\$ 436,051	\$3,952,859						\$ 4,388,910

Project Title:

Project #:

BART Pedestrian & Bicycle Connectivity

2019



Project Category:	Roadway Infrastructure
Location:	Railroad Ave, California Ave, and Bliss Ave
Project Manager:	K. Labao
Project Priority:	1A – Essential
Project Status:	Construction
Est. Completion Date:	2025/26

Description/Justification:

The Project encompasses the installation of a Class II buffered bicycle lane along Railroad Avenue from California Avenue to East 17th Street. This work will include slurry seal, and the installation of roadside signs and pavement striping and markings. Additionally, a Class I path along the west side of Railroad Ave from State Route 4 (SR-4) to the Delta De Anza Regional Trail will be installed. Along the SR-4 East-bound on-ramp from the BART parking facility to Railroad Avenue, a Class I path will be installed along the north side of the adjacent properties within Caltrans right-of-way. These improvements will enhance safety and security within the BART vicinity. During the Bid Opening phase additional improvements such as “Alternate A” – The street and trail lighting along California Avenue and “Alternate D” – Railroad Avenue path lighting have been added to the project scope.

Supplemental Information:

Caltrans has relinquished to the City of Pittsburg a portion of SR-4 consisting of Class I bikeways south of California Avenue between Railroad Avenue and Harbor Street.

Federal/State Funding Sources: One Bay Area Grant 2 (OBAG2); Pedestrian, Bicycle, and Trail Facilities (PBTF Grant); Safe Routes to Bart (SR2B); and Transportation Development Act (TDA Grant).

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101	Staff Time	\$91,439	\$95,000	\$5,000					\$ 191,439
2122	Design	\$955,790	\$5,000						\$ 960,790
2281	Construction		\$6,000,000	\$1,716,000					\$ 7,716,000
2372	Administrative Overhead	\$88,235	\$95,000	\$5,000					\$ 188,235
TOTAL		\$ 1,135,464	\$ 6,195,000	\$ 1,726,000					\$ 9,056,464
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
Federal/State Funding		\$5,228,000							\$ 5,228,000
303	Local TMF	\$3,225,000		\$64,000					\$ 3,289,000
204	Measure J	\$515,050							\$ 515,050
111	Measure M	\$25,000							\$ 25,000
TOTAL		\$ 8,993,050							\$ 9,057,050

Project Title:

Project #:

Pittsburg Center Smart City Pilot

2314



Project Category:	Roadway Infrastructure
Location:	¼ Mile radius surrounding the Pittsburg Center Bart Station
Project Manager:	M. Ruiz
Project Priority:	2G – Required
Project Status:	Preliminary
Est. Completion Date:	2026/27

Description/Justification:

This project consists of implementing smart city technologies ¼ mile transportation grid surrounding the Pittsburg Center BART station with connected technologies such as adaptive streetlights, connected traffic signals, and digital and static wayfinding signage. These upgrades will help encourage transit use, encourage walking and bicycling by creating safer and more complete streets, alleviate traffic, and attract local businesses.

Supplemental Information:

Federal/State Funding – Community Project Funding /Congressionally Directed Spending (CPFCDs – Earmark) Cycle 1 (2022).

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
101	Staff Time			\$ 25,000	\$ 27,500				\$ 52,500
2122	Design			\$ 144,000					\$ 144,000
2281	Construction			\$ 500,000	\$ 588,640				\$ 1,088,640
2372	Administrative Overhead			\$ 25,000	\$ 27,500				\$ 52,500
TOTAL				\$ 694,000	\$ 643,640				\$ 1,337,640
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
Federal/State Funding			\$ 1,200,000						\$ 1,200,000
2023	HUTA		\$ 137,640						\$ 137,640
TOTAL			\$ 1,337,640						\$ 1,337,640

Project Title:

Project #:

Countywide Smart Signals**2243**

Project Category:	Roadway Infrastructure
Location:	Approx. 30 intersections total – Buchanan, W. Leland Rd & Railroad Ave
Project Manager:	M. Ruiz
Project Priority:	2G – Required
Project Status:	Preliminary
Est. Completion Date:	2025/26

Description/Justification:

This project is expected to result in innovative upgrades to traffic signals and intersections on the regional routes of significance within the City of Pittsburgh. Many of the City's existing traffic signals lack communication technology, which makes traffic signal synchronization and coordination between signals along local roads challenging. Thirty (30) signals have been identified to be part of the project. The Smart Signals will enable the City of Pittsburgh's signals to be upgraded to a smart signal system that will enable the implementation of improvements such as signal interconnect and synchronization to optimize traffic flow and reduce congestion; prioritize transit & emergency vehicles; use video detection and analytics to proactively identify 'near miss' situations and report those back to traffic management center.

Supplemental Information:

CCTA is the recipient of Metropolitan Transportation Commission (MTC's) One Bay Area Cycle 3 funds for the design, construction, and deployment of the project.

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
101	Staff Time		2,000	\$ 10,000					\$ 12,000
222	Design	1,320							\$ 1,320
2281	Construction		152,834	\$ 1,154,570					\$ 1,307,404
2372	Administrative Overhead		2,000	\$ 10,000					\$ 12,000
TOTAL		\$ 1,320	\$ 156,834	\$ 1,174,570					\$ 1,332,724
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
Federal/State Funding		1,179,890							\$ 1,179,890
203	HUTA	152,834							\$ 152,834
TOTAL		\$ 1,179,890							\$ 1,332,724

Project Title:

Project #:

Zone 7 Pavement Management

TBD



Project Category: Roadway Infrastructure
Location: Maintenance Zone
Project Manager: S. Reese
Project Priority: 1E - Essential
Project Status: New
Est. Completion Date: 2026/27

Description/Justification:

The City of Pittsburgh has divided its pavement management plan into 10 zones. The project will use a variety of pavement management techniques such as pavement overlay, reconstruction, micro-surfacing, cape seal, patch paving, base failure repairs, and crack sealing.

Supplemental Information:

Zone 7 will be broken in two Phases. Phase 1 is expected to take place in Summer 2026 and Phase 2 in Summer 2027.

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
101	Staff Time			\$ 30,000	\$ 30,000				\$ 60,000
2281	Construction			\$ 2,000,000	\$ 2,030,000				\$ 4,030,000
2372	Administrative Overhead			\$ 30,000	\$ 30,000				\$ 60,000
TOTAL				\$ 2,060,000	\$ 2,090,000				\$ 4,150,000
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
204	Measure J			\$ 300,000					\$ 300,000
111	Measure M			\$ 1,150,000					\$ 1,150,000
203	HUTA			\$ 800,000					\$ 800,000
228	RMRA			\$ 1,900,000					\$ 1,900,000
TOTAL				\$ 4,150,000					\$ 4,150,000

Project Title:

Project #:

Bailey Road Pavement Maintenance

TBD



Project Category: Roadway Infrastructure
Location: Bailey Road
Project Manager: S. Reese
Project Priority: 1E - Essential
Project Status: New
Est. Completion Date: 2026/27

Description/Justification:

Bailey Road is a major arterial in need of pavement rehabilitation. The City has secured funding through two agreements: one with Keller Canyon Landfill for street maintenance on Bailey Road, and another with Contra Costa County which ensures 100% reimbursement on maintenance and repair costs for the County's portion of the roadway. This project will utilize both funding sources to complete the necessary pavement rehabilitation on Bailey Road.

Supplemental Information:

On 04/08/13 Fund 312 was established with the adoption of City Council Reso No. 13-11953. That resolution authorized the execution of the Bailey Road Maintenance Surcharge Disbursement Agreement with Contra Costa County. In short, the use permit for the Keller Canyon Landfill requires the landfill operator to impose a surcharge to their customers for the maintenance of Bailey Rd. between the HWY 4 interchange and the entrance to the landfill. Per the agreement, the city receives 32% of the surcharge revenue collected each fiscal year, which would be expended on projects to maintain the stretch of Bailey Rd.

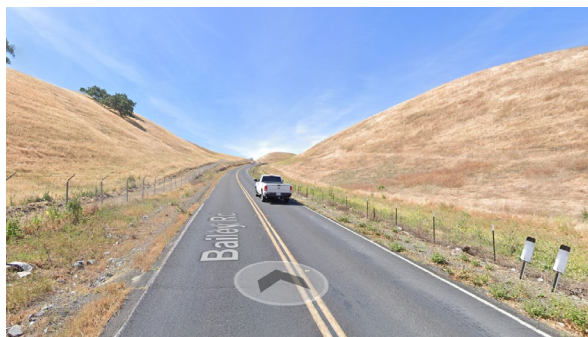
PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101	Staff Time			\$ 20,000	\$ 20,000				\$ 40,000
2281	Construction			\$ 1,000,000	\$ 1,000,000				\$ 2,000,000
2372	Administrative Overhead			\$ 20,000	\$ 20,000				\$ 40,000
TOTAL				\$ 1,040,000	\$ 1,040,000				\$ 2,080,000
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
312	Bailey Rd Maintenance			\$ 2,080,000					\$ 2,080,000
TOTAL				\$ 2,080,000					\$ 2,080,000

Project Title:

Project #:

Bailey Road Improvements Phase I

TBD



Project Category:	Roadway Infrastructure
Location:	Bailey Road from W. Leland Road to southern city limits
Project Manager:	G. Haynes
Project Priority:	2F – Required
Project Status:	New
Est. Completion Date:	2029/30

Description/Justification:

This project will widen Bailey Road from West Leland Road the southern city limits from 2-lanes to 4-lanes. The project will accommodate Class II bicycle lanes, sidewalks along Bailey Estates frontage, and a raised center median.

Supplemental Information:

Funding will be provided by the ECCRFFA funds for 97% of total project costs. Remaining funds will come from Development fees.

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101	Staff Time			\$ 75,000	\$ 150,000	\$ 150,000	\$ 250,000	\$ 216,600	\$ 841,600
2122	Design			\$ 750,000	\$ 1,500,000	\$ 1,000,000			\$ 3,250,000
2281	Construction					\$ 1,150,000	\$ 9,000,000	\$ 7,000,000	\$ 17,150,000
2372	Administrative Overhead			\$ 75,000	\$ 150,000	\$ 150,000	\$ 250,000	\$ 216,600	\$ 841,600
TOTAL				\$ 900,000	\$ 1,800,000	\$ 2,450,000	\$ 9,500,000	\$ 7,433,200	\$ 22,083,200
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
	ECCRFFA			\$ 5,000,000			\$ 16,440,000		\$ 21,440,000
303	LTMF			\$ 150,000			\$ 493,200		\$ 643,200
TOTAL				\$ 5,150,000			\$ 16,933,200		\$ 22,083,200

Project Title:

Project #:

2025/26 CDBG ADA Curb Ramp Installation Project

TBD



Project Category:	Roadway Infrastructure
Location:	Various locations around the City
Project Manager:	S. Reese
Project Priority:	1C – Essential
Project Status:	New
Est. Completion Date:	2025/26

Description/Justification:

This project is for the construction of multiple curb ramps where there were none or out of ADA compliance ramps in various neighborhoods.

Supplemental Information:

Funding Source: HUD CDBG Grant.

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101	Staff Time			\$ 30,000					\$ 30,000
2281	Construction			\$ 199,350					\$ 199,350
2372	Administrative Overhead			\$ 30,000					\$ 30,000
TOTAL				\$ 259,350					\$ 259,350
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
233	CDBG			\$ 259,350					\$ 259,350
TOTAL				\$ 259,350					\$ 259,350



Pittsburg

CALIFORNIA

CAPITAL IMPROVEMENT PROGRAM UNDERGROWND INFRASTRUCTURE PROJECTS

2025/26 — 2029/30



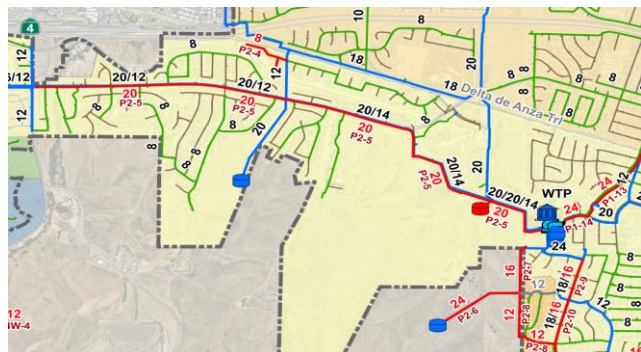
This page was intentionally left blank.

Project Title:

Project #:

20" Water Main W. Leland (WTP to SW Hills)

5071



Project Category: Underground Infrastructure
Location: Between the Water Treatment Plant and Bailey Rd
Project Manager: M. Mena
Project Priority: 2F – Required
Project Status: Preliminary
Est. Completion Date: 2029/30

Description/Justification:

The project will provide for the installation of a new 20-inch water transmission line along West Leland Road from the Water Treatment Plant to Bailey Road. The approximately 12,370-foot waterline will serve the new developments at Southwest Hills (Draft 2022 Water System Master Plan Segment P2-5).

Supplemental Information:

None

PROJECT FINANCING		CURRENT		PROPOSED					TOTAL
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	
1101	Staff Time						\$ 15,000	\$ 37,500	\$ 52,500
2122	Design						\$ 370,000		\$ 370,000
2281	Construction							\$ 7,000,000	\$ 7,000,000
2372	Administrative Overhead						\$ 15,000	\$ 37,500	\$ 52,500
TOTAL							\$ 400,000	\$ 7,075,000	\$ 7,475,000
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
501	Water Operations Fund	\$ 754,000							\$ 754,000
507	Water Facility Reserve Fund	\$ 1,796,000							\$ 1,796,000
Unfunded								\$ 4,925,000	\$ 4,925,000
TOTAL		\$ 2,550,000						\$ 4,925,000	\$ 7,475,000

Project Title:

Project #:

Water Treatment Plant Filtration Improvements & Hypochlorite Conversion

5067



Project Category:	Underground Infrastructure
Location:	Water Treatment Plant
Project Manager:	J. Samuelson
Project Priority:	1A – Essential
Project Status:	Construction
Est. Completion Date:	2027/28

Description/Justification:

The City of Pittsburg's (City) Water Treatment Plant (WTP) was originally constructed in the 1950's. Upgrades to the facilities were conducted in the 1970s with major upgrades in the 1980's. Over the last five years, City staff, with consultant assistance, determined that the WTP filtration system had deteriorated significantly and that reconstruction in place was neither cost effective nor prudent. Thus, the City concluded, with expert consultant assistance, to provide further upgrades to the aging WTP infrastructure.

The Project will improve the water quality and continue to serve the demands of the City of Pittsburg's residential, commercial, or industrial customers. It includes installation of six new water filters, conversion of an existing gaseous chlorine system to liquid hypochlorite (bleach) and upgrades to filter effluent pumping and buried WTP infrastructure.

Supplemental Information:

Water revenue bonds were sold in 2022 of a not to exceed funding allocation of \$50,000,000 to finance improvements covered by this project.

PROJECT FINANCING		CURRENT		PROPOSED					TOTAL
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	
101	Staff Time	\$ 11,562	\$ 5,000	\$ 15,000	\$ 15,000	\$ 15,000			\$ 61,562
202	Design	\$ 3,376,416	\$ 1,475,000						\$ 4,851,416
2281	Construction	\$ 177,261	\$ 9,500,000	\$ 21,650,000	\$ 16,563,000	\$ 9,279,205			\$ 57,169,466
2372	Administrative Overhead	\$ 10,745	\$ 5,000	\$ 15,000	\$ 15,000	\$ 15,000			\$ 60,745
TOTAL		\$ 3,575,983	\$ 10,985,000	\$ 21,680,000	\$ 16,593,000	\$ 9,309,205			\$ 62,143,188
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
	Water Revenue Bond (2022A)	\$ 45,800,000							\$ 45,800,000
500	Water Revenue Bond Proceeds	\$ 1,926,000							\$ 1,926,000
501	Water Operations Fund	\$ 8,041,188		\$ 650,000					\$ 8,691,188
502	WFR - WTP Expansion	\$ 1,910,000							\$ 1,910,000
503	WFR - Distribution	\$ 1,988,000							\$ 1,988,000
506	WFR - P.S. & Reservoir	\$ 745,000							\$ 745,000
509	WFR - Sludge Handling	\$ 1,083,000							\$ 1,083,000
TOTAL		\$ 61,493,188		\$ 650,000					\$ 62,143,188

Project Title:

Project #:

Water Treatment Plant Capital Repairs and Improvements

5065



Project Category:	Underground Infrastructure
Location:	Water Treatment Plant
Project Manager:	J. Moser
Project Priority:	2H - Required
Project Status:	Ongoing
Est. Completion Date:	Continuous

Description/Justification:

The project will provide upgrades and repairs at the Water Treatment Plant (WTP) and other water distribution facilities as identified by the WTP staff annually.

Supplemental Information:

None

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101	Staff Time	\$ 1,967		\$ 5,000		\$ 5,000		\$ 5,000	\$ 16,967
2281	Construction	\$ 18,852		\$ 120,000		\$ 120,000		\$ 131,516	\$ 390,368
2372	Administrative Overhead	\$ 2,665		\$ 5,000		\$ 5,000		\$ 5,000	\$ 17,665
TOTAL		\$ 23,484		\$ 130,000		\$ 130,000		\$ 141,516	\$ 425,000
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
501	Water Operations Fund	\$ 225,000	\$ 75,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 425,000
TOTAL		\$ 225,000	\$ 75,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 425,000

Project Title:

Project #:

Highlands Ranch Tank Improvements**5007**

Project Category: Underground Infrastructure

Location: Highlands Ranch at the end of Ventura Drive

Project Manager: S. Saklaen

Project Priority: 2H – Required

Project Status: Design

Est. Completion Date: 2025/26

Description/Justification:

Highlands Ranch Tank is a 1MG Steel On-Grade tank and has been operated and maintained by the City of Pittsburg since 1999. Based on a recent assessment made in October 2021, it is recommended that several improvements should be made to prevent further erosion/damage to the tank. The scope includes but is not limited to installing a new cathodic protection system, new interior coating system, and the installation of new 12-inch vents. JDH Corrosion Consultants conducted a coating condition assessment on August 25, 2022.

Supplemental Information:

It is recommended that exterior surface of the tank be reinspected and reevaluated for any needed remedial repairs in five (5) years and that the City cleans the tank every three (3) years in accordance with American Water Works Association M42.

PROJECT FINANCING	CURRENT		PROPOSED					
PROJECT EXPENDITURES	Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101 Staff Time	\$ 5,474		\$ 10,000					\$ 15,474
2122 Design	\$ 32,622							\$ 32,622
2281 Construction			\$ 615,000					\$ 615,000
2372 Administrative Overhead	\$ 5,111		\$ 10,000					\$ 15,111
TOTAL	\$ 43,207		\$ 635,000					\$ 678,207
PROJECT FUNDING	Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
501 Water Operations Fund	\$ 705,000							\$ 705,000
TOTAL	\$ 705,000							\$ 705,000

Project Title:

Project #:

Water System Reliability (Cabrillo Place Waterline)

5006



Project Category:	Underground Infrastructure
Location:	Crestview Ave to Stoneman Reservoir
Project Manager:	S. Saklaen
Project Priority:	2H – Required
Project Status:	Design
Est. Completion Date:	2026/27

Description/Justification:

This project will improve system reliability for Zone 2 and Zone 3 customers by looping systems (Buchanan Pump Station & Brookside Drive) or based on an urgent need/chronic problem identified by Public Works.

Supplemental Information:

The Cabrillo Place Waterline project, Phase 1B of the Water System Reliability Project, is the final stage of this initiative. The project involves several critical components aimed at enhancing the water infrastructure in the area.

This includes the installation of a new water main, fire hydrants, and services along Alta Vista Circle and Sunnyhill Way. In addition, this project will include the abandonment of the plagued water main running between residential homes in the Top of the Woodlands and Woodland Hills Unit 3 Subdivisions. This final phase is crucial for ensuring a reliable and efficient water system, addressing both current needs and future demands of the community.

PROJECT FINANCING		CURRENT		PROPOSED					TOTAL
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	
1101	Staff Time	\$ 43,869	\$ 4,000	\$ 20,000	\$ 20,000				\$ 87,869
2122	Design	\$ 242,021	\$ 37,000						\$ 279,021
2281	Construction	\$ 114,510		\$ 1,200,000	\$ 1,050,000				\$ 2,364,510
2372	Administrative Overhead	\$ 30,158	\$ 17,700	\$ 20,000	\$ 20,000				\$ 87,858
TOTAL		\$ 430,558	\$ 58,700	\$ 1,240,000	\$ 1,090,000				\$ 2,819,258
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
501	Water Operations Fund	\$ 800,000	\$ 1,252,916	\$ 770,000					\$ 2,822,916
TOTAL		\$ 800,000	\$ 1,252,916	\$ 770,000					\$ 2,822,916

Project Title:

Project #:

California Avenue Full Trash Capture Device

3028



Project Category:	Underground Infrastructure
Location:	Southeastern corner of Loveridge Rd and California Ave
Project Manager:	M. Mena
Project Priority:	2H – Required
Project Status:	Design
Est. Completion Date:	2026/27

Description/Justification:

This project involves the installation of a Contech CDS Unit on a 30,000 square foot parcel at the southeastern corner of Loveridge Road and California Avenue.

Supplemental Information:

This device will treat a drainage area of 819 acres of City public and private properties and 20 acres of Caltrans right of way. City will be partnering with Caltrans for their Funding Contribution Only (FCO) grant program. The initial letter of intent was submitted to Caltrans outlining the feasibility and estimated pollutant removal. The Project Initiation Report is in development with Caltrans staff. Estimated timeline: (1) Project Initiation Report to be completed and approved by Caltrans Commission in 2023, (2) Final approval for project to occur in 2024, (3) Funds to be released in 2026.

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101	Staff Time		\$ 1,000	\$ 9,000	\$ 25,000				\$ 35,000
2122	Design		\$ 30,000	\$ 122,000					\$ 152,000
2281	Construction				\$ 2,438,000				\$ 2,438,000
2372	Administrative Overhead		\$ 1,000	\$ 9,000	\$ 25,000				\$ 35,000
TOTAL			\$ 32,000	\$ 140,000	\$ 2,488,000				\$ 2,660,000
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
Federal/State Funding				\$ 2,500,000					\$ 2,500,000
203	HUTA		\$ 160,000						\$ 160,000
TOTAL			\$ 160,000	\$ 2,500,000					\$ 2,660,000

Project Title:

Project #:

Willow Pass Storm Drain Permanent Repair

3023



Project Category:	Underground Infrastructure
Location:	Willow Pass Road
Project Manager:	S. Reese
Project Priority:	1A – Essential
Project Status:	Construction
Est. Completion Date:	2025/26

Description/Justification:

The location of work is the north shoulder of Willow Pass Road between 701 Willow Pass Road and Nantucket Drive. During the heavy winter storms of 2022/23, two 48-inch reinforced concrete pipes separated at the joints at the top, causing exfiltration upwards and damaging the roadway along Willow Pass Road. An emergency temporary repair was completed to minimize damage. A permanent solution is necessary to complete the repair.

Supplemental Information:

Resolution 23-14326 allocated General Fund Reserve to Emergency Repair Projects because of the 2022/23 Winter Storm Season.

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101	Staff Time	\$ 537	\$ 7,000	\$ 12,000					\$ 19,537
2122	Design	\$ 20,193	\$ 2,500						\$ 22,693
2281	Construction		\$ 50,000	\$ 420,000					\$ 470,000
2372	Administrative Overhead		\$ 7,000	\$ 12,000					\$ 19,000
TOTAL		\$ 20,730	\$ 66,500	\$ 444,000					\$ 531,230
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
110	General Fund	\$ 800,000							\$ 800,000
TOTAL		\$ 800,000							\$ 800,000

Project Title:

Project #:

West Santa Fe Avenue Sewer Water Rehabilitation

5003



Project Category:	Underground Infrastructure
Location:	W. 11 th St. neighborhood, E. 12 th St., E. 4 th St, and E 5 th St
Project Manager:	M. Mena
Project Priority:	2H – Required
Project Status:	Design
Est. Completion Date:	2026/27

Description/Justification:

This project will replace approximately 15,500 linear feet of water main pipe and approximately 12,000 linear feet of sewer main pipe. This project targets areas where the water and sewer systems have reached the end of their useful life and have become maintenance problems and/or do not produce adequate flow.

Supplemental Information:

None

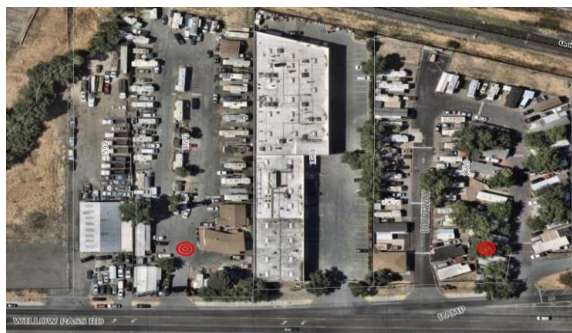
PROJECT FINANCING		CURRENT		PROPOSED					TOTAL
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	
1101	Staff Time	\$ 7,137	\$ 2,863	\$ 60,000	\$ 60,000				\$ 130,000
2122	Design	\$ 405,577	\$ 94,423	\$ 203,845					\$ 703,845
2281	Construction	\$ 15,933		\$ 10,000,000	\$ 10,520,222				\$ 20,536,155
2372	Administrative Overhead	\$ 5,677	\$ 4,323	\$ 60,000	\$ 60,000				\$ 130,000
TOTAL		\$ 434,324	\$ 101,609	\$ 10,323,845	\$ 10,640,222				\$ 21,500,000
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
501	Water Operations Fund	\$ 4,094,000	\$ 1,000,000	\$ 2,848,000					\$ 7,942,000
521	Sewer Operations Fund	\$ 3,708,530		\$ 4,000,000					\$ 7,708,530
	Unfunded				\$ 5,849,470				\$ 5,849,470
TOTAL		\$ 7,802,530	\$ 1,000,000	\$ 6,848,000	\$ 5,849,470				\$ 21,500,000

Project Title:

Project #:

Bella Vista / Riverview Water Consolidation Project

TBD



Project Category: Underground Infrastructure

Location: Willow Pass Road

Project Manager: J. Longway

Project Priority: 2G - Required

Project Status: Preliminary

Est. Completion Date: 2027/28

Description/Justification:

The Bella Vista and Riverview Mobile Home parks located on Willow Pass Road will be abandoning their existing well system and construct improvements to connect to the City's potable water system.

Supplemental Information:

The State Water Resources Control Board through its Safe and Affordable Fund for Equity and Resilience ("SAFER") program will finance the design and construction of the Water Consolidation Project. The City will manage the procurement of the contractor and oversee the construction of the project as required by the SAFER program.

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101	Staff Time				\$ 17,500	\$ 10,000			\$ 27,500
2122	Design				\$ 368,400				\$ 368,400
2281	Construction				\$ 529,000				\$ 529,000
2372	Administrative Overhead				\$ 17,500	\$ 10,000			\$ 27,500
TOTAL					\$ 932,400	\$ 20,000			\$ 952,400
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
Federal/State Funding					\$ 952,400				\$ 952,400
TOTAL					\$ 952,400				\$ 952,400

Project Title:

Project #:

Americana Park Basin Retrofit

TBD



Project Category: Underground Infrastructure

Location: N. Parkside Drive

Project Manager: J. Longway

Project Priority: 2H – Required

Project Status: New

Est. Completion Date: 2029/30

Description/Justification:

To alleviate chronic flooding on North Parkside Drive, the retention pond located in Americana Park will include improvements to provide additional storage capacity for stormwater flows, and installation of a rate controlled outlet structure to provide stormwater treatment. In addition the drainage channel adjacent to the roadway will be retrofitted with soil and vegetation that will improve the quality of stormwater runoff discharged from the retention pond.

Supplemental Information:

The City is waiting for EPA funding.

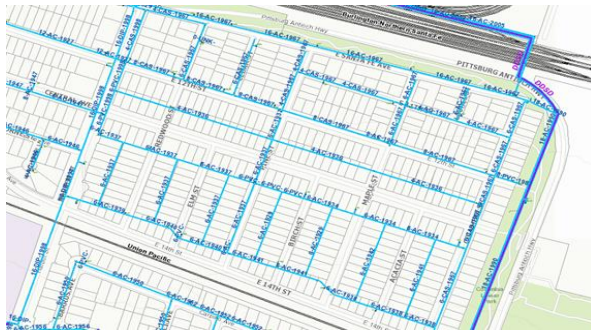
PROJECT FINANCING	CURRENT		PROPOSED					
PROJECT EXPENDITURES	Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101 Staff Time							\$ 40,000	\$ 40,000
2122 Design							325,000	\$ 325,000
2281 Construction							\$ 1,246,000	\$ 1,246,000
2372 Administrative Overhead							\$ 40,000	\$ 40,000
TOTAL							\$ 1,651,000	\$ 1,651,000
PROJECT FUNDING	Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
Unfunded							\$ 1,651,000	\$ 1,651,000
TOTAL							\$ 1,651,000	\$ 1,651,000

Project Title:

Project #:

Central Addition Water and Sewer Rehabilitation (Phase I)

TBD



Project Category: Underground Infrastructure
Location: Central Addition Neighborhood
Project Manager: M. Mena
Project Priority: 2H – Required
Project Status: Preliminary
Est. Completion Date: 2029/30

Description/Justification:

This project will replace sewer main lines within the Central Addition neighborhood. Many of these main lines run through the backyards of the houses making them a maintenance issue.

Supplemental Information:

None

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
101	Staff Time						\$ 25,000	\$ 30,000	\$ 55,000
2122	Design						\$ 600,000		\$ 600,000
2281	Construction							\$ 5,290,000	\$ 5,290,000
2372	Administrative Overhead						\$ 25,000	\$ 30,000	\$ 55,000
TOTAL							\$ 650,000	\$ 5,350,000	\$ 6,000,000
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
Unfunded							\$ 650,000	\$ 5,350,000	\$ 6,000,000
TOTAL							\$ 650,000	\$ 5,350,000	\$ 6,000,000

Project Title:

Project #:

Water Treatment Plant Alternative Fuel Conversion

TBD



Project Category:	Underground Infrastructure
Location:	Water Treatment Plant
Project Manager:	M. Mena
Project Priority:	2H – Required
Project Status:	Preliminary
Est. Completion Date:	2028/29

Description/Justification:

This project includes the installation of an alternative power generation facility to power a portion of the City's water treatment plant.

Supplemental Information:

The City is the beneficiary of \$959,752 through a congressional earmark grant application submitted to Congressman Garamendi's office. The grant is included in the House of Representatives Appropriation Bill# 4366 and was signed into law by President Biden on March 8, 2024.

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101	Staff Time				\$ 20,000	\$ 20,000	\$ 5,000		\$ 45,000
2122	Design				\$ 120,000				\$ 120,000
2281	Construction					\$ 1,700,000	\$ 250,000		\$ 1,950,000
2372	Administrative Overhead				\$ 20,000	\$ 20,000	\$ 5,000		\$ 45,000
TOTAL					\$ 160,000	\$ 1,740,000	\$ 260,000		\$ 2,160,000
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
Federal/State Funding				\$ 959,752					\$ 959,752
Unfunded						\$ 1,200,248			\$ 1,200,248
TOTAL				\$ 959,752		\$ 1,200,248			\$ 2,160,000



Pittsburg

CALIFORNIA

CAPITAL IMPROVEMENT PROGRAM COMMUNITY FACILITIES PROJECTS

2025/26 — 2029/30



This page was intentionally left blank.

Project Title:

Project #:

California Theater Marquee & Below Stage Modification

3333



Project Category: Community Facilities

Location: California Theater

Project Manager: M. Mena

Project Priority: 1E – Essential

Project Status: Design

Est. Completion Date: 2025/26

Description/Justification:

The California Theater is a historic building in Downtown Pittsburg that has undergone several needed renovations in the past few years. The project will construct a new theater marquee, dressing room, and restroom facilities at the City's California Theater.

Supplemental Information:

Funding Sources: California Natural Resources Agency Program State Grant and must be used before March 1st, 2026. Council approved Resolution 21-14033 on 12-20-21.

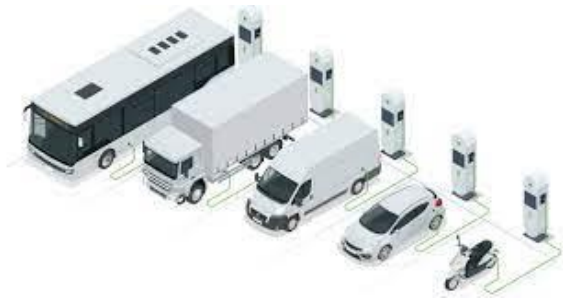
PROJECT FINANCING	CURRENT		PROPOSED					
PROJECT EXPENDITURES	Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101 Staff Time	\$ 4,850	\$ 5,000	\$ 10,000					\$ 19,850
2122 Design		\$ 52,450						\$ 52,450
2281 Construction	\$ 161,875	\$ 3,000	\$ 254,625					\$ 419,500
2372 Administrative Overhead		\$ 5,000	\$ 10,000					\$ 15,000
TOTAL	\$ 166,725	\$ 65,450	\$ 274,625					\$ 506,800
PROJECT FUNDING	Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
Federal/State Funding	\$ 400,000	\$ 106,800						\$ 506,800
TOTAL	\$ 400,000	\$ 106,800						\$ 506,800

Project Title:

Project #:

Charge! Fleet EV Infrastructure

1703



Project Category: Community Facilities

Location: Various City Facilities

Project Manager: M. Mena

Project Priority: 2G – Required

Project Status: Design

Est. Completion Date: 2025/26

Description/Justification:

The goal of the *Charge!* Program is to rapidly expand access to EV charging stations to help achieve the Bay Area’s EV-adoption goals of 90 percent of the overall vehicle fleet by 2050.

Supplemental Information:

In November 2023 the City received a \$121,000 grant for installation of EV chargers to support its fleet at the Corporation Yard, City Hall, Environmental Center, and Water Treatment Plant. Staff has executed a grant agreement.

The City has also secured \$44,000 in CCTA funds and \$77,000 in MCE rebates to support the project.

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101	Staff Time	\$ 1,504	\$ 5,000	\$ 3,500					\$ 10,004
2122	Design		\$ 44,600						\$ 44,600
2281	Construction			\$ 222,896					\$ 222,896
2372	Administrative Overhead		\$ 5,000	\$ 3,500					\$ 8,500
TOTAL		\$ 1,504	\$ 54,600	\$ 229,896					\$ 286,000
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
Regional Grant Funding		\$ 165,000							\$ 165,000
MCE Grant Funding		\$ 77,000	\$ 44,000						\$ 121,000
TOTAL		\$ 242,000	\$ 44,000						\$ 286,000

Project Title:

Project #:

City Entrance Features

1755



*Image for illustration purposes only. Actual design(s) may vary.

Project Category:	Community Facilities
Location:	Highway 4 at Western City Limits
Project Manager:	J. Samuelson
Project Priority:	1E – Essential
Project Status:	Design
Est. Completion Date:	2025/26

Description/Justification:

This project includes construction of City entryway sign along Highway 4 near the western city limits. The sign will incorporate the new City branding effort and landscaping.

Supplemental Information:

None

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
101	Staff Time			\$ 5,000					\$ 5,000
2122	Design			\$ 50,000					\$ 50,000
2281	Construction			\$ 190,000					\$ 190,000
2372	Administrative Overhead			\$ 5,000					\$ 5,000
TOTAL				\$ 250,000					\$ 250,000
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
110	General Fund	\$ 250,000							\$ 250,000
TOTAL		\$ 250,000							\$ 250,000

Project Title:

Project #:

Pittsburg Moves Active Transportation Plan Update**2472**

Project Category:	Community Facilities
Location:	Citywide
Project Manager:	M. Mena
Project Priority:	1B – Essential
Project Status:	Preliminary
Est. Completion Date:	2025/26

Description/Justification:

The Pittsburg Moves Active Transportation Plan (ATP) was last updated in December 2020. The Pittsburg Moves ATP is not a one-time document, but a living plan that is constantly evolving to reflect the needs of the community, environmental considerations, and state policies. Regular updates to the Pittsburg Moves ATP can help address gaps in the transportation network, particularly in underserved areas, ensuring that all residents, regardless of income or physical ability, have access to safe and convenient transportation options.

The Americans with Disabilities Act (ADA) states that a public entity must reasonably modify its policies, practices, or procedures to avoid discrimination against people with disabilities. Updating the ADA Transition Plan will assist the City of Pittsburg, its City Council and staff in identifying policy, programmatic, and physical barriers to accessibility and in developing barrier removal solutions that will facilitate the opportunity of access to all individuals. This includes, but is not limited to, sidewalks, curb ramps, buildings and other city owned facilities.

Supplemental Information:

On November 15, 2024, USDOT awarded the City an Safe Streets for All (SS4A) 2024 Planning and Demonstration Grant in the amount of \$408,000 to update the Pittsburg Moves ATP and ADA Transition Plans.

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101	Staff Time			\$ 20,000					\$ 20,000
2122	Design			\$ 470,000					\$ 470,000
2372	Administrative Overhead			\$ 20,000					\$ 20,000
TOTAL									\$ 510,000
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
	Federal/State Funding		\$ 408,000						\$ 408,000
203	HUTA		\$ 102,000						\$ 102,000
TOTAL			\$ 510,000						\$ 510,000

Project Title:

Project #:

Buchanan Road Slope Repair**3024**

Project Category: Community Facilities

Location: Buchanan Road at Quercus Lane
across from Buchanan Park

Project Manager: M. Mena

Project Priority: 1A – Essential

Project Status: Construction

Est. Completion Date: 2025/26

Description/Justification:

The Buchanan Road slope was damaged and significantly eroded during the unusual atmospheric river storm events of January 2023. The failure is within the City's right-of-way, but it could threaten the stability of several houses above the slope. The work to repair and re-establish the slope will include removal of unsuitable soil and rebuilding and strengthening the terraces with suitable imported material, geotechnical fabrics, and other methods as needed and to be specified during design.

Supplemental Information:

This project qualifies for the Emergency Relief Program managed by Caltrans. The City was awarded funding under the U.S. Department of Transportation Federal Highway Administration Maintenance program in March 2025.

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
101	Staff Time	\$ 13,812	\$ 5,000	\$ 25,000					\$ 43,812
2122	Design	\$ 142,150	\$ 4,300						\$ 146,450
2281	Construction			\$ 1,300,000					\$ 1,300,000
2372	Administrative Overhead		\$ 5,000	\$ 25,000					\$ 30,000
TOTAL		\$ 155,962	\$ 14,300	\$ 1,350,000					\$ 1,520,262
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
110	General Fund	\$ 200,000							\$ 200,000
	Federal/State Funding		\$ 1,323,436						\$ 1,323,436
TOTAL		\$ 200,000	\$ 1,323,436						\$ 1,523,436

This page was intentionally left blank.



Pittsburg

CALIFORNIA

CAPITAL IMPROVEMENT PROGRAM PARK PROJECTS

2025/26 — 2029/30



This page was intentionally left blank.

Project Title:

Project #:

City Park Restroom Facility**1754**

Project Category: Park

Location: City Park

Project Manager: M. Mena

Project Priority: 1A – Essential

Project Status: Construction

Est. Completion Date: 2025/26

Description/Justification:

This project will replace the existing restroom at City Park with new restroom facilities. The current restroom facility at City Park is outdated and could benefit from upgrading. City staff will evaluate different restroom manufactures to analyze which restroom facility includes features to best address some of the current issues being experienced at this park such as vandalism, misuse, lighting, etc.

Supplemental Information:

None

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101	Staff Time		\$ 10,000	\$ 500					\$ 10,500
2122	Design	\$ 5,850	\$ 16,208						\$ 22,058
2281	Construction		\$ 900,000	\$ 50,000					\$ 950,000
2372	Administrative Overhead		\$ 10,000	\$ 500					\$ 10,500
TOTAL		\$ 5,850	\$ 936,208	\$ 51,000					\$ 993,058
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
298	ARPA	\$ 1,250,000							\$ 1,250,000
	Unfunded								
TOTAL		\$ 1,250,000							\$ 1,250,000

Project Title:

Project #:

Landscape Master Plan Update

1756



Project Category: Parks
Location: Citywide
Project Manager: H. Mata
Project Priority: 2H – Required
Project Status: Design
Est. Completion Date: 2025/26

Description/Justification:

The Landscape Master Plan is about the overall condition of the landscape, including everything from correct drainage, erosion issues, turf density, tree health, irrigation and lighting, and outdoor amenities.

Supplemental Information:

None

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101	Staff Time	\$ 430							\$ 430
2281	Construction	\$ 306,589	\$ 813,000	\$ 379,981					\$ 1,499,570
TOTAL		\$ 307,019	\$ 813,000	\$ 379,981					\$ 1,500,000
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
General Fund Surplus		\$ 1,500,000							\$ 1,500,000
TOTAL		\$ 1,500,000							\$ 1,500,000

Project Title:

Project #:

Buchanan Park Pond Loop Replacement

3040



Project Category:	Parks
Location:	Buchanan Park
Project Manager:	M. Mena
Project Priority:	2G – Required
Project Status:	Design
Est. Completion Date:	2025/26

Description/Justification:

Buchanan Park is one of the most widely used parks in the City and features several recreational facilities. The existing path that loops around the pond has since deteriorated, with significant damage from tree roots and the nearby pond. The project will replace portions of the existing walkway around the pond, install slope protection, clear and grub, and remove the cattails in the pond.

Supplemental Information:

Funding sources: Per Capita Grant Program Funds

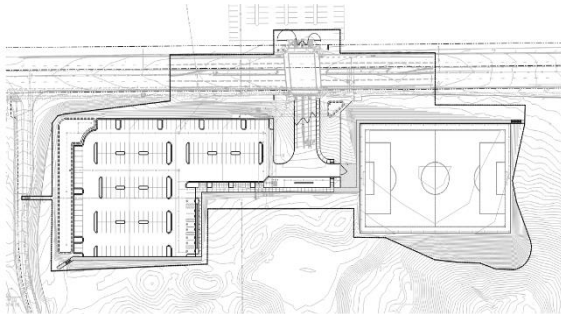
PROJECT FINANCING	CURRENT		PROPOSED					
PROJECT EXPENDITURES	Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101 Staff Time	\$ 865		\$ 6,135					\$ 7,000
2281 Construction	\$ 8,563		\$ 199,725					\$ 208,288
2372 Administrative Overhead			\$ 7,000					\$ 7,000
TOTAL			\$ 212,860					\$ 222,288
PROJECT FUNDING	Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
Federal/State Funded	\$ 222,288							\$ 222,288
TOTAL	\$ 222,288							\$ 222,288

Project Title:

Project #:

Pittsburg Premier Fields – Phase 1

3080



Project Category:	Parks
Location:	Old Delta View Golf Course
Project Manager:	M. Mena
Project Priority:	1A – Essential
Project Status:	Construction
Est. Completion Date:	2025/26

Description/Justification:

The project will be split into multiple phases. The first phase of the Project will construct one multipurpose field with trails circling the facility that connect to existing trails, a new traffic signal on W Leland Road, a parking lot which will include lighting, landscape, irrigation, water quality features, site furnishing, tree plantings, and other amenities within the project limits. This project will create a much-needed space for community members to participate in sporting events within their hometown.

Supplemental Information:

None

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
101	Staff Time	\$ 1,503	\$ 30,000	\$ 20,000					\$ 51,503
2122	Design	\$ 640,877	\$ 100,000						\$ 740,877
2281	Construction	\$ 71,146	\$ 5,166,000	\$ 689,087					\$ 5,926,233
2372	Administrative Overhead	\$ 1,429	\$ 30,000	\$ 20,000					\$ 51,429
TOTAL		\$ 714,955	\$ 5,326,000	\$ 729,087					\$ 6,770,042
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
298	ARPA		\$ 1,896,581						\$ 1,896,581
110	General Fund Surplus	\$ 1,615,000	\$ 557,000						\$ 2,172,000
304	Park Dedication Fund		\$ 2,263,000						\$ 2,263,000
111	Measure M Surplus		\$ 438,461						\$ 438,461
TOTAL		\$ 1,615,000	\$ 5,155,042						\$ 6,770,042



Pittsburg

CALIFORNIA

CAPITAL IMPROVEMENT PROGRAM MARINA PROJECTS

2025/26 — 2029/30



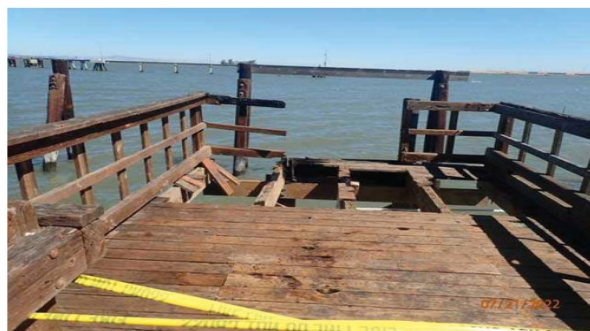
This page was intentionally left blank.

Project Title:

Project #:

Riverview Park Fishing Pier

3022



Project Category: Marina
Location: Riverview Park
Project Manager: S. Saklaen
Project Priority: 1C-Essential
Project Status: Design
Est. Completion Date: 2025/26

Description/Justification:

In 2022 the public fishing pier at Riverview Park experienced fire damage. This project is to conduct in kind repairs, including permitting, design and construction.

Supplemental Information:

The City engaged its Municipal Pooling Authority (MPA), a Joint Powers Authority established in 1978 for the purpose of providing liability insurance to municipal agencies in Northern California and is conducting all work via contractor in order to recuperate as close to 100% of the project cost as possible. The City's Waterfront fund already paid the \$25,000 project deductible.

The Other funding is from MPA Reimbursement. MPA has provided a \$150,000 check for costs and will provide additional reimbursement upon selection of a contractor.

PROJECT FINANCING		CURRENT		PROPOSED					TOTAL
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	
1101	Staff Time	\$ 1,022	\$ 6,000	\$ 2,000					\$ 9,022
2122	Design	\$ 94,021	\$ 28,405	\$ 36,074					\$ 158,500
2281	Construction			\$ 103,800					\$ 103,800
2372	Administrative Overhead	\$ 728	\$ 6,000	\$ 2,000					\$ 8,728
TOTAL		\$ 95,771	\$ 40,405	\$ 143,874					\$ 280,050
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
Other		\$ 150,000		\$ 105,050					\$ 255,050
540	Waterfront Operation Fund	\$ 25,000							\$ 25,000
TOTAL		\$ 175,000		\$ 105,050					\$ 280,050

Project Title:

Project #:

Sheds A – D Upgrades

5517



Project Category:	Marina
Location:	Main Harbor
Project Manager:	S. Saklaen
Project Priority:	2H – Required
Project Status:	Design
Est. Completion Date:	2025/26

Description/Justification:

This project is to repair the existing galvanized rain gutters that have corroded.

Supplemental Information:

None

PROJECT FINANCING	CURRENT		PROPOSED					
PROJECT EXPENDITURES	Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101 Staff Time			\$ 25,000					\$ 25,000
2281 Construction			\$ 241,200					\$ 241,200
2372 Administrative Overhead			\$ 25,000					\$ 25,000
TOTAL			\$ 291,200					\$ 291,200
PROJECT FUNDING	Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
550 Marina Enterprises Fund		\$ 291,200						\$ 291,200
TOTAL		\$ 291,200						\$ 291,200

Project Title:

Project #:

Central Harbor Park (CHP) and Boat Launch Facilities (BLF)

5704



Project Category: Marina
Location: Central Harbor Park
Project Manager: M. Mena
Project Priority: 1A-Essential
Project Status: Construction
Est. Completion Date: 2025/26

Description/Justification:

The project includes upgrades to Central Harbor Park (CHP) and the public boat launch facilities (BLF). Project activities include improved ADA paths, restroom replacements (Exeloo), parking lot striping, sealing, and securing, crime deterrents, a fish cleaning station, upgraded shade structure, public fire pits, and picnic tables. The project is located north of Marina Boulevard, west of the Pittsburg Marina and east of the Pittsburg Yacht Club.

Supplemental Information:

In 2022, staff completed the design of the project under a Delta Conservancy Prop 68 grant. In April 2023, staff applied for Delta Conservancy CAR 22 funding to implement the project and were awarded a grant for \$3,544,395 on May 25, 2023. As part of the grant, staff committed to in-kind and cash match contributions from Funds 540 and 210.

PROJECT FINANCING		CURRENT		PROPOSED					TOTAL
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	
1101	Staff Time	\$ 3,060	\$ 35,000	\$ 20,000					\$ 58,060
2122	Design		\$ 136,676						\$ 136,676
2281	Construction	\$ 629,472	\$ 1,000,000	\$ 2,365,187					\$ 3,994,659
2372	Administrative Overhead		\$ 35,000	\$ 20,000					\$ 55,000
TOTAL		\$ 632,532	\$ 1,206,676	\$ 2,405,187					\$ 4,244,395
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
Federal/State Funding		\$ 3,544,395							\$ 3,544,395
210	Solid Waste Fund		\$ 100,000						\$ 100,000
540	Waterfront Fund		\$ 100,000	\$ 100,000					\$ 200,000
541	Waterfront Grant		\$ 400,000						\$ 400,000
TOTAL		\$ 3,544,395	\$ 600,000	\$ 100,000					\$ 4,244,395

This page was intentionally left blank.

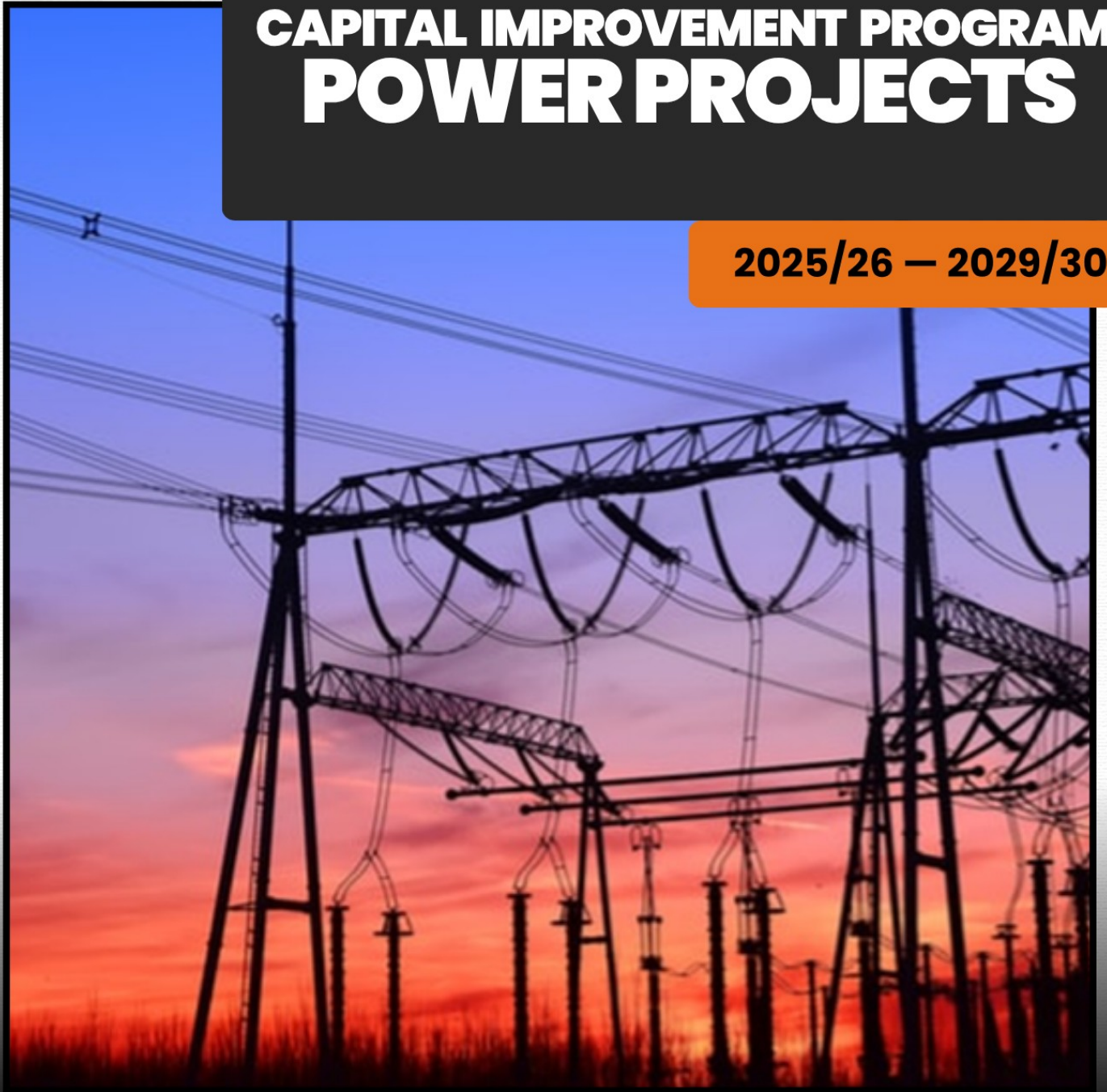


Pittsburg

CALIFORNIA

CAPITAL IMPROVEMENT PROGRAM POWER PROJECTS

2025/26 — 2029/30



This page was intentionally left blank.

Project Title:

Project #:

Duct Bank and Vault Replacements

5816



Project Category: Power
Location: Mare Island
Project Manager: V. Xie
Project Priority: 2H-Required
Project Status: On-going
Est. Completion Date: Continuous

Description/Justification:

Specific sections of the island energy system have been identified for duct bank and vault replacement as being critical for “North End,” which includes existing ALCO and EPS customers, and the anticipated City of Vallejo master development north of G Street.

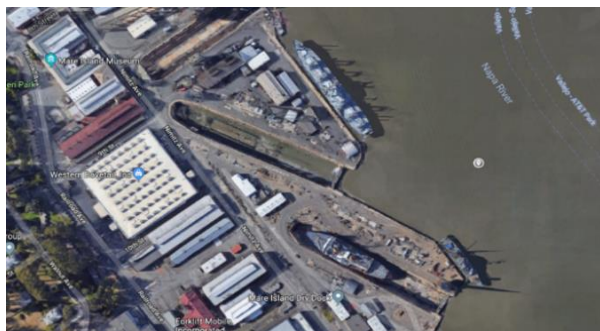
Supplemental Information:

Adopted Budget FY18/19 RES18-13499 \$400,000 IE

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101	Staff Time	\$ 16,400	\$ 10,000						\$ 26,400
2122	Design	\$ 205,100							\$ 205,100
2281	Construction	\$ 227,570	\$ 165,930	\$ 100,000	\$ 100,000	\$ 100,000	\$ 125,000	\$ 150,000	\$ 968,500
TOTAL		\$ 449,070	\$ 175,930	\$ 100,000	\$ 100,000	\$ 100,000	\$ 125,000	\$ 150,000	\$ 1,200,000
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
580	Island Energy	\$ 550,000	\$ 75,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 125,000	\$ 150,000	\$ 1,200,000
TOTAL		\$ 550,000	\$ 75,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 125,000	\$ 150,000	\$ 1,200,000

Project Title:

Project #:

Waterfront Area Reliability**5820**

Project Category:	Power
Location:	Berth 12-18 Mare Island
Project Manager:	V. Xie
Project Priority:	2H-Required
Project Status:	On-going
Est. Completion Date:	Continuous

Description/Justification:

The Waterfront Area Reliability Project (“WARP”) will upgrade up to eight (8) utility electrical substations serving the Mare Island waterfront area. The waterfront hosts Pittsburg Power Company (PPC) Utility’s single largest commercial electrical customer, “Mare Island Dry Docks” (MIDD).

The waterfront area is prone to Utility equipment failures (“outages”) often during critical periods of operation. Existing utility facilities include underground lead cable, transformers and breaker sets that are over 40 years old. The dry docks serve demanding US Navy ship repair contracts and exceptionally high electrical loads. Electrical reliability is key to the viability of the MIDD business, which primarily serves the US Navy.

Supplemental Information:

Phase 1 Project scope includes engineering assessments, work scoping, cost estimating and the procurement of critical reliability equipment plus performing intermediate fixes/repairs. Phase 2 Project scope addresses procurement and replacement of and adding redundant underground primary voltage circuits along with breakers and transformer equipment.

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
2281	Construction	\$ 339,463	\$ 360,537	\$ 125,000	\$ 125,000	\$ 150,000	\$ 200,000	\$ 200,000	\$ 1,500,000
TOTAL		\$ 339,463	\$ 360,537	\$ 125,000	\$ 125,000	\$ 150,000	\$ 200,000	\$ 200,000	\$ 1,500,000
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
580	Island Energy	\$ 500,000	\$ 200,000	\$ 125,000	\$ 125,000	\$ 150,000	\$ 200,000	\$ 200,000	\$ 1,500,000
TOTAL		\$ 500,000	\$ 200,000	\$ 125,000	\$ 125,000	\$ 150,000	\$ 200,000	\$ 200,000	\$ 1,500,000

Project Title:

Project #:

Outage Recovery

5821



Project Category:	Power
Location:	Mare Island PPC Utility Service Territory
Project Manager:	V. Xie
Project Priority:	1C – Essential
Project Status:	Ongoing
Est. Completion Date:	Continuous

Description/Justification:

This project is used to provide ready capital resources to immediately respond to Pittsburgh Power Company (PPC) Utility electrical and natural gas outages in the interest of the timely restoration of Customer services and the assurance of Public Safety. The project scope includes procurement of “Emergency” 3rd party resources, heavy equipment rental, general material procurement and the procurement of repair or replacement facility equipment. Each Outage is unique, and demands will vary. The CIP ‘Estimated Project Cost’ assumes three (3) outages at an average expense of \$25,000 each – generally seen as the historical average.

Supplemental Information:

“Outages” are characterized as the unpredicted failure of utility equipment, including but not limited to, underground electrical cable faults, breaker failures, transformer failures, gas main line and regulator breaches and other related utility equipment. Outages can affect small groups of customers, or all the Mare Island service territory. The funds cover all costs above, plus Island Energy labor and 3rd party emergency response.

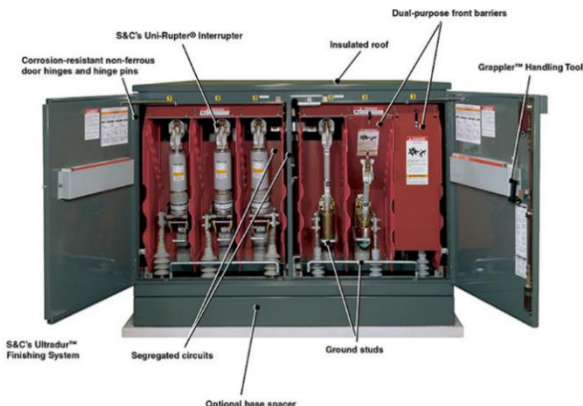
PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101	Staff Time	\$ 1,456	\$ 15,750						\$ 17,206
2122	Design	\$ 36,300	\$ 2,520						\$ 38,820
2281	Construction	\$ 106,700	\$ 83,941	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 590,641
2372	Administrative Overhead	\$ 1,333	\$ 2,000						\$ 3,333
TOTAL		\$ 145,789	\$ 104,211	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 650,000
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
580	Island Energy	\$ 200,000	\$ 50,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 650,000
TOTAL		\$ 200,000	\$ 50,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 650,000

Project Title:

Project #:

RA Replacement

5826



Project Category: Power

Location: PPC Electrical Distribution System on Mare Island

Project Manager: V. Xie

Project Priority: 2H — Required

Project Status: On-going

Est. Completion Date: Continuous

Description/Justification:

Currently most electrical relays on Mare Island are rocker-arm relays, which need to be open manually. Modern relays open and close the circuits by receiving electrical signals from outside sources and can be operated from remote. The capital plan is to replace up to ten (10) RA assemblies with new PME devices at key stations, after the SKM modeling and analysis on the existing electrical system is complete.

Supplemental Information:

None

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
2281	Construction				\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 320,000
TOTAL					\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 320,000
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
580	Island Energy	\$ 30,000	\$ 30,000		\$ 50,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 350,000
TOTAL		\$ 30,000	\$ 30,000		\$ 50,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 350,000

Project Title:

Project #:

Electrical Substation Battery Replacement**5827**

Project Category:	Power
Location:	PPC Electrical Distribution System on Mare Island
Project Manager:	V. Xie
Project Priority:	2H — Required
Project Status:	On-going
Est. Completion Date:	Continuous

Description/Justification:

The existing substation batteries used at Island Energy's electrical stations are outdated and inefficient. Island Energy are replacing the existing station battery systems in phases to secure power source for electrical system control and monitoring. Island Energy will perform the battery replacement in-house as part of the Preventive. The fund will be used mostly for the purchase of new station batteries, battery racks and Substation battery chargers.

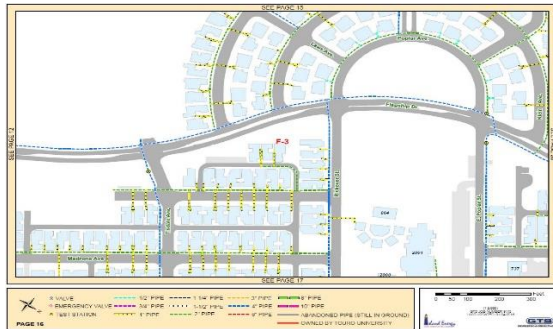
Supplemental Information:

None

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
2281	Construction		\$ 40,000	\$ 40,000	\$ 40,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 270,000
TOTAL			\$ 40,000	\$ 40,000	\$ 40,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 270,000
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
580	Island Energy	\$ 20,000	\$ 20,000	\$ 40,000	\$ 40,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 270,000
TOTAL		\$ 20,000	\$ 20,000	\$ 40,000	\$ 40,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 270,000

Project Title:

Project #:

Residential Gas Isolation Valves Installation**TBD**

Project Category: Power

Location: Mare Island Residential 6 A, B & C

Project Manager: V. Xie

Project Priority: 1C – Essential

Project Status: New

Est. Completion Date: 2029/30

Description/Justification:

To excavate existing gas pipeline to install a number of isolation valves throughout residential area on Mare Island. The installation of isolation valves is to allow safe and localized isolation in the event of a gas leak. Due to the locations of the proposed valve installations, contractors will need to be hired to replace ADA compliant sidewalk ramps where needed. The budget includes engineering, parts & materials and subcontracted concrete work.

Supplemental Information:

None

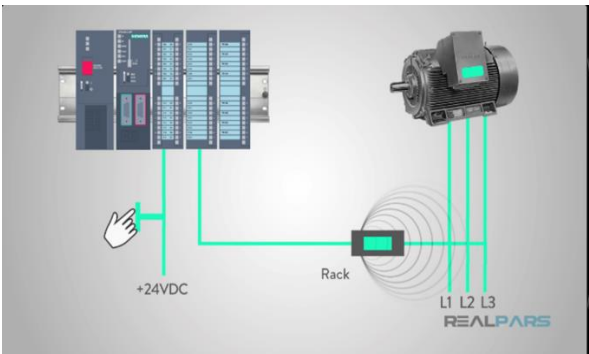
PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
2281	Construction			\$ 85,000	\$ 85,000	\$ 80,000	\$ 50,000	\$ 50,000	\$ 350,000
TOTAL				\$ 85,000	\$ 85,000	\$ 80,000	\$ 50,000	\$ 50,000	\$ 350,000
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
580	Island Energy			\$ 85,000	\$ 85,000	\$ 80,000	\$ 50,000	\$ 50,000	\$ 350,000
TOTAL				\$ 85,000	\$ 85,000	\$ 80,000	\$ 50,000	\$ 50,000	\$ 350,000

Project Title:

Project #:

Electrical System “SKM Modeling” And Analysis

TBD



Project Category: Power

Location: Mare Island PPC Electrical Distribution System

Project Manager: V. Xie

Project Priority: 2H – Required

Project Status: New

Est. Completion Date: 2026/27

Description/Justification:

Gather data from electrical equipment on Mare Island to create detailed models of the electrical power systems using the SKM Power*Tools software, which is widely used by engineers to analyze electrical networks by performing calculations like load flow, fault analysis, arc flash hazard assessment, motor starting, and more. The models simulate the behavior of a power system using SKM software to identify potential issues and optimize design elements, which are needed for Island Energy to design new electrical system and troubleshooting the existing electrical system.

Supplemental Information:

None

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
2281	Construction			\$ 200,000	\$ 50,000				\$ 250,000
TOTAL				\$ 200,000	\$ 50,000				\$ 250,000
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
580	Island Energy			\$ 200,000	\$ 50,000				\$ 250,000
TOTAL				\$ 200,000	\$ 50,000				\$ 250,000

This page was intentionally left blank.



Pittsburg

CALIFORNIA

CAPITAL IMPROVEMENT PROGRAM FUTURE IMPROVEMENTS

2025/26 — 2029/30



This page was intentionally left blank.



The future improvements section includes any potential improvements that are planned, but currently unfunded.

Roadway Infrastructure

Corporation Yard Pavement Rehabilitation

Project Manager: M. Mena

Location: 357 E. 12th Street

Description/Justification:

The project will analyze the existing condition of the pavement at the Corp Yard and determine pavement areas that require patch paving, base failure repairs, pavement reconstruction and slurry seal to help extend the useful life of the Corporation Yard Parking Lot. The current cost estimate for this project is \$1,060,000.

Marina Boulevard Improvements (Marina Master Plan Phase III)

Project Manager: M. Mena

Location: Marina Blvd. from 3rd to end of Marina Blvd.

Description/Justification:

Reconfiguration of Marina Boulevard to reduce the number of travel lanes from 4 to 2 and add diagonal parking and green streets improvements to treat surface stormwater runoff. Proposed limits are from 3rd Street North to the end of Marina Boulevard. The current cost estimate for this project is \$1,625,000.

Signal at Harbor Street/Central Ave

Project Manager: M. Ruiz

Location: Harbor Street/ Central Avenue

Description/Justification:

This project will design and construct a fully actuated traffic signal at the intersection of Harbor Street and Central Ave. The project will replace existing all-way stop controls at this intersection. The current cost estimate for this project is \$1,000,000.

Traffic Signal Interconnect Expansion Project

Project Manager: M. Ruiz

Location: Citywide

Description/Justification:

This project will consist of signal interconnect cables, ethernet switches and wireless antennas for cellular service at traffic signal intersections. This will allow communication and transfer of operational data between traffic signal cabinets with City traffic network. From an operational perspective, this allows City and transportation staff the ability to monitor and maintain the traffic network and to allow full integration of new intelligent Transportation Systems (ITS) technologies. Since monitoring and changes can be performed from a remote traffic management location, this will ultimately reduce staff costs by not having to deploy signal technician staff to the site to perform operational changes. The current cost estimate for this project is \$1,100,000.

W. Leland Bicycle and Pedestrian Overcrossing

Project Manager: M. Mena

Location: W. Leland at John Henry Johnson Park

Description/Justification:

This project will design and construct a bicycle and pedestrian overcrossing from Premier Fields to John Henry Johnson Park. The current cost estimate for this project is \$10,000,000.



James Donlon Boulevard Extension (Project 3015)

Project Manager: M. Mena

Location: James Donlon Blvd from the future terminus in Sky Ranch to Kirker Pass Rd.

Description/Justification:

This project will cover design and construction of an additional east-west connection between East and Central County by extending James Donlon Boulevard from its future terminus in Sky Ranch to Kirker Pass Road. The new roadway, formerly known as the Buchanan Road Bypass, will relieve congestion and other future travel demand on Buchanan Road. This project has been identified as a priority project for East Contra Costa Regional Fee and Financing Authority (ECCRFFA) up to 68% of the total project costs. This project is located outside of the current Pittsburg city limits. The current cost estimate for this project is \$300,000,000.

Underground Utilities

Water Main Pressure Increase Upgrades Zones 1-2

Project Manager: M. Mena

Location: Citywide

Description/Justification:

As recommended from the Draft 2022 Water System Master Plan domestic water system improvements are necessary to mitigate existing capacity deficiencies. This project includes the improvements within Pressure Zones 1-2 for distribution main transmission lines with existing head loss deficiencies or velocity deficiencies. The current cost estimate for this project is \$2,550,000.

Water Main Pressure Increase Upgrades Zones 3

Project Manager: M. Mena

Location: Citywide

Description/Justification:

As recommended from the Draft 2022 Water System Master Plan domestic water system improvements are necessary to mitigate existing capacity deficiencies. This project includes the improvements within Pressure Zone 3 for distribution main transmission lines with existing head loss deficiencies or velocity deficiencies. The current cost estimate for this project is \$725,000.

Water Main Fire Flow UP Upgrades-Pressure Zone 1

Project Manager: M. Mena

Location: Citywide

Description/Justification:

As recommended from the Draft 2022 Water System Master Plan domestic water system improvements are necessary to mitigate severe fire flow deficiencies. This project includes the improvements within Pressure Zone 1 for distribution main transmission lines and fire hydrants. The current cost estimate for this project is \$9,830,000.

Water Main Fire Flow UP Upgrades-Pressure Zone 2

Project Manager: M. Mena

Location: Citywide

Description/Justification:

As recommended from the Draft 2022 Water System Master Plan domestic water system improvements are necessary to mitigate severe fire flow deficiencies. This project includes the improvements within Pressure Zone 2 for distribution main transmission lines and fire hydrants. The current cost estimate for this project is \$2,200,000.



Water Main Fire Flow UP Upgrades-Pressure Zone 3

Project Manager: M. Mena

Location: Citywide

Description/Justification:

As recommended from the Draft 2022 Water System Master Plan domestic water system improvements are necessary to mitigate severe fire flow deficiencies. This project includes the improvements within Pressure Zone 3 for distribution main transmission lines and fire hydrants. The current cost estimate for this project is \$1,915,000.

Hillview Reservoir Coating (Exterior)

Project Manager: M. Mena

Location: Hillview Reservoir

Description/Justification:

The project will include recoating the outside of Hillview Reservoir. Failure to address coating maintenance requirements in a timely manner will lead to accelerated corrosion and more costly repairs. The current cost estimate for this project is \$845,000.

Riverview Drive/Alturas Avenue 12" Canal Crossing

Project Manager: M. Mena

Location: Crossing Contra Costa Canal from Alturas Avenue/Riverview Drive and crossing Robinson Ave

Description/Justification:

The project will include the removal and replacement of the existing 12" waterline. The project will also include the replacement of the canal crossing and the execution of a license agreement for future maintenance with Contra Costa Water District. The current cost estimate for this project is \$187,500.

Zone 1/ Zone 2 Boundary Adjustments

Project Manager: M. Mena

Location: Leland Road corridor, bounded by Crestview Drive to the west, EBMUD right-of-way to the south, Freed Wat to the east, and Garcia Avenue to the north.

Description/Justification:

The project will construct improvements to the water distribution system to facilities and modifications of the pressure zone boundaries in the problem areas of pressure Zone 2. This current cost estimate for this project is \$1,416,400.

Water Main Buchanan Road (Phase 2)

Project Manager: M. Mena

Location: Between the Water Treatment Plant to Railroad Avenue and Loveridge Road/Ventura Avenue

Description/Justification:

This project will provide a new water transmission line to meet domestic and fire flow requirements for existing development and new development in the southeast hills and infill development in Zone 2. The cost estimate for this project is \$1,902,500.

12" Water Main Stoneman Avenue

Project Manager: M. Mena

Location: Stoneman Avenue from Harbor Street to Loveridge Road

Description/Justification:



This project will include the installation of approximately 3,300-feet of 12-inch transmission main and will provide an additional system loop to enhance fire protection capabilities in Zone 2. The current cost estimate for this project is \$1,000,000.

Convert Backyard Water Services in Central Addition to Street Services

Project Manager: M. Mena

Location: Central Addition Neighborhood

Description/Justification:

This project will provide for the conversion of existing backyard water services to street side service. The project will also provide for all the work necessary to convert from private property to street service and improve system reliability and reduce maintenance costs. The current cost estimate for this project is \$10,000,000.

Pittsburg-Antioch Highway Water Line Improvements (Eastern Loop)

Project Manager: M. Mena

Location: Pittsburg-Antioch Highway from Loveridge Road to Century Boulevard

Description/Justification:

This project will provide 5,540 feet of 18-inch water line to initiate water service to business along Pittsburg-Antioch Highway, east of Loveridge. It will run from the east end of California Avenue and continue east on the highway to approximately 500 feet west of the City's eastern limits and tie into Century Blvd to provide a looped system. The current cost estimate for this project is \$1,500,000.

Highlands Ranch Zone 2 Reservoir

Project Manager: M. Mena

Location: Zone 2, Highlands Ranch Subdivision

Description/Justification:

The project is located southeast of the City, serving Zone 2 on the Highlands Ranch Subdivision. The project will include the construction of a 1.0-million-gallon reservoir in the area and will be located at an elevation of about 360 feet above the mean sea level. The current cost estimate for this project is \$6,157,600.

Water Treatment Plant Filter Backwash Management- 1.5 MGD Package Treatment Unit (Phase1)

Project Manager: M. Mena

Location: Water Treatment Plant

Description/Justification:

The project will construct a 1.5 million gallons per day (MGD) packaged treatment system for treating water filter backwash for recycling. A second treatment unit will be required in the future as the WTP gets closer to the design capacity of 32 MGD. The current cost estimate for this project is \$1,875,000.

Water Treatment Plant Filter Backwash Management- 1.5 MGD Package Treatment Unit (Phase 2)

Project Manager: M. Mena

Location: Water Treatment Plant

Description/Justification:

The project will construct a second 1.5 million gallons per day (MGD) packaged treatment system for treating water filter backwash for recycling. The second package system will allow the Water Treatment Plant to treat the maximum allowed recycled backwash water of 10% of the design capacity of 32 MGD. The current cost estimate for this project is \$937,700.

Water Treatment Plant 0.5 MG Filter Backwash Basin



Project Manager: M. Mena

Location: Water Treatment Plant

Description/Justification:

This project will construct a 0.5-million-gallon (MG) backwash recycle basin with mixers to prevent settling prior to pumping the water to the backwash water package treatment units to be constructed with earlier projects. The current cost estimate for this project is \$3,610,000.

Water Main Installation/ Replacement Program

Project Manager: M. Mena

Location: Black Diamond Road and West 10th Street to West Santa Fe (excluding Scudero Circle)

Description/Justification:

The project will identify and replace water mains, services, and valves that have reached the end of their useful life and have become maintenance problems, and/or install mains to improve fire flow in localized areas. The current cost estimate for this project is \$4,070,000.

1.3 MG Zone 1 Water Tank

Project Manager: M. Mena

Location: Near Delta View Golf Course

Description/Justification:

The project will provide additional water storage to meet domestic and fire flow requirements for the new infill development in Pressure Zone 1. The current cost estimate for this project is \$6,245,000.

Water Main Installation Replacement Program

Project Manager: M. Mena

Location: Citywide

Description/Justification:

This project will identify and replace water mains, services, and valves that have reached the end of their useful life and have become maintenance problems, and/or install mains to improve fire flows in localized areas. The current cost estimate for this project is \$3,600,000.

Water Treatment Plant Mechanical Sludge Dewatering

Project Manager: M. Mena

Location: Water Treatment Plant

Description/Justification:

This project will construct a mechanical sludge dewatering system for use once WTP operations reach 15 million gallons per day (MGD). The current system of dewatering by natural evaporation is adequate for flows up to the 15 MGD threshold. The current cost estimate for this project is \$11,920,780.

Bart Specific Plan Sewer Main

Project Manager: M. Mena

Location: 1600 West Leland Road

Description/Justification:

This project is contingent on development north of West Leland Road, west of Bailey Road. This project will construct a parallel 8" pipe parallel to State Route 4 on the south side and will be approximately 1000' long to improve capacity for future development. The current cost estimate for this project is \$340,800.

Highway 4 Trunk Line Relief (Segment B)

Project Manager: M. Mena



Location: Along Highway 4 from Lislin Court to Bodega Court

Description/Justification:

This project is the western segment (2,500 ft.) of the State Route 4 sewer trunk line that runs from Bailey Road to the PG&E easement, a total of 9,500 ft. This will be an increase from 12-inch pipe to 15-inch to accommodate new development. The current cost estimate for this project is \$4,084,800.

Pittsburg/ Antioch (PA) Highway Sewer Line Improvements

Project Manager: M. Mena

Location: PA Highway

Description/Justification:

This project will provide for the installation of approximately 3200 linear feet of 10" sewer line and laterals to connect to Delta Diablo manhole. The current cost estimate for this project is \$726,000.

Buchanan Park Parking Lot Retrofit

Project Manager: M. Mena

Location: Buchanan Park Parking Lot

Description/Justification:

The project is located at the parking lot in Buchanan Park on Buchanan Road and Harbor Street. The project will divert the surface stormwater runoff from the parking lot area into vegetated swales and bioretention pockets throughout the parking lot area. The current cost estimate for this project is \$1,040,000.

Praxiar Storm Water Diversion for Kirker Creek East of Loveridge Road

Project Manager: M. Mena

Location: From the intersection of East California Ave and Loveridge Rd. to Kirker Creek Channel along Pittsburg Antioch Highway

Description/Justification:

This project will construct an overflow storm drain line to accept additional storm water capacity in a line that was constructed with Highway 4 widening from an existing 25-year storm to a 50-year storm. The current cost estimate for this project is \$1,365,000.

Americana Park Basin Retrofit

Project Manager: J. Longway

Location: North Parkside Drive

Description/Justification:

To alleviate chronic flooding on North Parkside Drive, the retention pond located in Americana Park will include improvements to provide additional storage capacity for stormwater flows, and installation of a rate-controlled outlet structure to provide stormwater treatment. In addition, the drainage channel adjacent to the roadway will be retrofitted with soil and vegetation that will improve the quality of stormwater runoff discharged from the retention pond. The current cost estimate for this project is \$1,650,300.

West Leland Road Storm Drain Improvements (Crestview Drive to Burton Avenue)

Project Manager: M. Mena

Location: Southwest Corner of Crestview Dr. and West Leland Rd. to Burton Ave.

Description/Justification:

This project includes construction of a new storm drain pipeline with inlets to prevent street flooding. The pipeline will begin with inlets located at the southwest corner of Crestview Drive and West Leland Road. The current cost estimate for this project is \$800,000.



Kirker Creek Improvements (Loveridge Rd to DOW Channel)

Project Manager: M. Mena

Location: Kirker Creek East of Loveridge Rd.

Description/Justification:

Construction of improvements to prevent flooding along Kirker Creek north of the Pittsburg Antioch Hwy. This project includes improving the underside pipes, culverts, and channels along Kirker Creek from Loveridge Road to Dow channel. The current cost estimate for this project is \$1,330,000.

Kirker Creek Watershed (State Route 4 to Garcia Ave)

Project Manager: M. Mena

Location: Kirker Creek from Hwy. 4 to Garcia Avenue

Description/Justification:

This project will improve all the undersized pipes, and channels from Hwy 4 to Garcia Avenue. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 8043, 8045, 8047, 8048, and 8049. This project includes 955' of channel restoration to promote stormwater infiltration improvements and 260' of pipe improvements. The current cost estimate for this project is \$1,875,000.

Kirker Creek Watershed (E Leland Rd to CC Canal)

Project Manager: M. Mena

Location: Kirker Creek from East Leland Rd to south of Stoneman Avenue

Description/Justification:

This project will improve all the undersized pipes and culverts from East Leland Road to the Contra Costa Canal. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 8053, 8057, 8061, and 8067. This project includes 147' of culvert improvements and 478' of pipe improvements. The current cost estimate for this project is \$345,000.

Kirker Creek Watershed (CC Canal to Buchanan Rd)

Project Manager: M. Mena

Location: Kirker Creek from Contra Costa Canal to Buchanan Road

Description/Justification:

This project will improve all the undersized pipes and culverts from the Contra Costa Canal to Buchanan Road. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 8071 and 8075. This project includes 425' of culvert improvements and 114' of pipe improvements. The current cost estimate for this project is \$520,000.

Kirker Creek Watershed (Buchanan Rd to Kingswood)

Project Manager: M. Mena

Location: Kirker Creek Watershed from Contra Costa Canal to Kingswood Dr.

Description/Justification:

This project will improve all the undersized pipes, and channels from Buchanan Road to Kingswood. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 8077, 8083, 8085, and 8093. This project includes 412' of channel improvements and 2,794' of pipe improvements. The current cost estimate for this project is \$2,180,000.

Kirker Creek Watershed (Ventura Area)

Project Manager: M. Mena

Location: Kirker Creek near Ventura Drive, Piedmont Way and Loveridge Road

Description/Justification:



This project will improve the undersized pipes near Ventura Drive, Piedmont Way and Loveridge Road. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 8161, 8189, and 8227. This project includes 212' of pipe improvements. The current cost estimate for this project is \$205,000.

Kirker Creek Watershed (Stoneman Ave/ Contra Costa Canal)

Project Manager: M. Mena

Location: Kirker Creek Watershed near Stoneman Avenue and the Contra Costa Canal.

Description/Justification:

This project will improve all the undersized pipes and culverts in the area of Stoneman Avenue and the Contra Costa Canal. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 8179, 8183, 8240, and 8243. This project includes 265' of culvert improvements and 1350' of pipe improvements. The current cost estimate for this project is \$1,110,000.

Kirker Creek Watershed (Los Medanos College Area)

Project Manager: M. Mena

Location: Kirker Creek Watershed in the vicinity of Los Medanos College

Description/Justification:

This project will improve all the undersized pipes, in the vicinity of Los Medanos College and south of the Contra Costa Canal. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 8271, 8280, and 8289. This project includes 1010' of pipe improvements. The current cost estimate for this project is \$685,000.

Lawlor Creek Watershed (State Route 4 to Leland Road)

Project Manager: M. Mena

Location: Lawlor Creek Watershed from Hwy. 4 to West Leland Road.

Description/Justification:

This project will improve all the undersized pipes in the Lawlor Creek Watershed from Hwy 4 to West Leland Road. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 3039 and 3041. This project includes 986' of pipe improvements. The current cost estimate for this project is \$540,000.

Lawlor Creek Watershed (Contra Costa Canal to Santa Maria Drive)

Project Manager: M. Mena

Location: Lawlor Creek Watershed from Contra Costa Canal to Santa Maria Drive

Description/Justification:

This project will improve all the undersized pipes in the Lawlor Creek Watershed from Contra Costa Canal to Santa Maria Drive. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 3083 and 3091. This project includes 363' of pipe improvements. The current cost estimate for this project is \$200,000.

Lawlor Creek Watershed (West Leland Rd to Oak Hills Circle)

Project Manager: M. Mena

Location: Lawlor Creek Watershed from Contra Costa Canal to Oak Hills Cr.

Description/Justification:

This project will improve all the undersized pipes in the Lawlor Creek Watershed from West Leland Road to Oak Hills Circle. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 3137 and 3138. This project includes 1058' of pipe improvements. The current cost estimate for this project is \$520,000.

Watershed 4 (Willow Pass Road to Contra Costa Canal)

Project Manager: M. Mena

City of Pittsburg 2025/26 – 2029/30 Capital Improvement Program



Location: Watershed 4: Willow Pass Road to Contra Costa Canal

Description/Justification:

Watershed 4 is drained via natural swales and channels to the storm drainage system in developed areas north and south of Highway 4. This project will improve all the undersized pipes in Watershed 4 from Willow Pass Road to Contra Costa Canal. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 4017 and 4039. This project includes 392' of pipe improvements. The current cost estimate for this project is \$155,000.

Watershed 4 (Leland Road to Sugartree Drive)

Project Manager: M. Mena

Location: Watershed 4: West Leland Road to Sugartree Drive

Description/Justification:

Watershed 4 is drained via natural swales and channels to the storm drainage system in developed areas north and south of Highway 4. This project will improve all the undersized pipes in Watershed 4 from West Leland Road to Sugartree Drive. These improvements were identified in the July 1999, Stormwater Management Plan as conduit 4051. This project includes 802' of pipe improvements. The current cost estimate for this project is \$260,000.

Watershed 4 (Rock Ridge Way to end of Jacqueline Drive)

Project Manager: M. Mena

Location: Rock Ridge Way to Jacqueline Drive

Description/Justification:

Watershed 4 is drained via natural swales and channels to the storm drainage system in developed areas north and south of Highway 4. This project will improve all the undersized pipes in Watershed 4 from Rock Ridge Way to Jacqueline Drive Terminus. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 4071 and 4073. This project includes 2,864' of pipe improvements. The current cost estimate for this project is \$695,000.

Watershed 5 (Highway 4 to Paige Court)

Project Manager: M. Mena

Location: Watershed 5: Hwy4 to Paige Ct

Description/Justification:

Watershed 5 drains entirely residential developments north and south of Highway 4 via storm drains. This project will improve the 24" pipe in Watershed 5 from Highway 4 to Paige Court. This is the only deficiency identified in Watershed 5. These improvements were identified in the July 1999, Stormwater Management Plan as conduit 5053. This project includes 212' of pipe improvements. The current cost estimate for this project is \$60,000.

Watershed 6 (City Park Storm Drain)

Project Manager: M. Mena

Location: Watershed 6: City Park

Description/Justification:

Watershed 6 encompasses downtown Pittsburg and includes two areas, downtown Pittsburg and just south of Hwy 4. This project will improve undersized pipes in Watershed 6 in City Park. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 6313, 6315, and 6317. This project includes 1,926' of pipe improvements. The current cost estimate for this project is \$710,000.

Watershed 6 (Dover Way Storm Drain)

Project Manager: M. Mena

Location: Watershed 6: Dover Way

**Description/Justification:**

Watershed 6 encompasses areas in downtown Pittsburg and just south of Highway 4. This project will improve undersized pipes in Watershed 6 on Dover Way and Crestview. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 6481, 6491, 6493, 6503, 6505, 6507, and 6509. This project includes 3,426' of pipe improvements. The current cost estimate for this project is \$1,135,000.

Watershed 6 (CC Canal/Crestview Drive to Ramona Drive/Linscheid Drive)

Project Manager: M. Mena

Location: Alturas Avenue to Linscheid Drive

Description/Justification:

Watershed 6 encompasses downtown Pittsburg and an area just south of State Route 4. This project will improve undersized pipes in Watershed 6 along the Contra Costa Canal, north of Alturas Avenue, to Ramona Drive/Linscheid Drive. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 6561, 6563, 6564, 6565, and 6567. This project includes 4,139' of pipe improvements. The current cost estimate for this project is \$1,390,000.

Watershed 6 (Harbor Street/River Outfall to Harbor Street/School Street)

Project Manager: M. Mena

Location: Watershed 6 on Harbor Street from the River Outfall to School Street

Description/Justification:

Watershed 6 encompasses downtown Pittsburg and an area just south of State Route 4. This project will improve undersized pipes in Watershed 6 on Harbor Street from the river outfall to School Street. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 6003, 6005, 6007, 6011, 6013, 6015, 6019, 6023, and 6043. This project includes 4,992' of pipe improvements. The current cost estimate for this project is \$1,330,000.

Watershed 6 (Harbour Drive/Morro Drive to Brighton Drive)

Project Manager: M. Mena

Location: Watershed 6: Stone Harbour Drive from Morrow Drive to Brighton Drive

Description/Justification:

Watershed 6 encompasses downtown Pittsburg and an area just south of State Route 4. This project will improve undersized pipes in Watershed 6 on Stone Harbour Drive from Morro Drive to Brighton Drive. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 6054, 6055, and 6057. This project includes 1,793' of pipe improvements. The current cost estimate for this project is \$460,000.

Watershed 6 (Cumberland Drive/3rd Street to Railroad Ave/ 7th Street)

Project Manager: M. Mena

Location:

Watershed 6: Downtown area

Description/Justification:

Watershed 6 encompasses downtown Pittsburg and an area just south of State Route 4. This project will improve undersized pipes in Watershed 6 in the downtown area. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 6109, 6111, 6113, and 6115. This project includes 2,061' of pipe improvements. The current cost estimate for this project is \$565,000.

Watershed 6 (Marina Blvd and Bayside Drive)

Project Manager: M. Mena

Location:



Watershed 6: Marina Blvd and Bayside Drive

Description/Justification:

Watershed 6 encompasses downtown Pittsburg and an area just south of State Route 4. This project will improve undersized pipes in Watershed 6 on Marina Blvd and Bayside Drive. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 6165 and 6207. This project includes 593' of pipe improvements. The current cost estimate for this project is \$182,000.

Watershed 6 (8th St/Railroad Ave to 8th Street Outfall at Montezuma Slough)

Project Manager: M. Mena

Location: Watershed 6: 8th Street from Herb White Way/Montezuma Street to Railroad Avenue

Description/Justification:

This project will improve undersized pipes in Watershed 6 along West Eighth Street and Herb White Way. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 6257, 6258, 6260, and 6263. This project includes 2,154' of pipe improvements. This project will also include stormwater controls to redirect surface stormwater runoff to vegetated areas to filter and manage stormwater flow. The current cost estimate for this project is \$1,105,000.

Environmental Center Parking Area Improvements

Project Manager: M. Mena

Location: Environmental Center in Pittsburg

Description/Justification:

This project will construct improvements to divert surface stormwater runoff to vegetated bioretention areas. The current cost estimate for this project is \$845,000.

Marina Parking Lot Modifications

Project Manager: M. Mena

Location: Marina Parking Lot

Description/Justification:

This project aims to construct improvements to the Marina parking lot landscaped areas to receive surface stormwater runoff for treatment. The current cost estimate for this project is \$705,000.

Railroad Avenue Bulb Out Retrofit

Project Manager: M. Mena

Location: Railroad Avenue from 10th Street to 3rd Street

Description/Justification:

This project aims to retrofit the existing bulb outs at the intersections on Railroad Avenue from 10th street to 3rd street, to receive the surface stormwater runoff from the concrete valley gutters and divert through vegetated treatment areas. The current cost estimate for this project is \$1,110,000.

Range Road-Roadway Bioretention

Project Manager: M. Mena

Location: End of Range Road, south of State Route 4

Description/Justification:

This project aims to construct roadway bioretention improvements at the end of Range Road to receive roadway stormwater runoff for treatment, and neighborhood greenway feature. The current cost estimate of this project is \$560,000.

Willow Pass Road Roadway Bioretention



Project Manager: M. Mena

Location: Willow Pass Road

Description/Justification:

This project will construct 3,000 linear feet of bioswales on the north and south sides of Willow Pass Road to treat surface stormwater runoff from the adjacent roadway. The current cost estimate for this project is \$620,000.

Stoneman Ave Storm Drain Replacement/Repair

Project Manager: M. Mena

Location: Stoneman Avenue between Meadowbrook Circle and Briarcliff

Description/Justification:

This project will replace/repair the collapsed 24" storm drain line and inlets on Stoneman Avenue between Meadowbrook Circle and Briarcliff Drive. The estimated cost estimate for this project is \$1,155,000.

Kirker Creek Bank Stabilization

Project Manager: M. Mena

Location: Kirker Creek at Pittsburg/Antioch Highway

Description/Justification:

This project will construct two segments of soldier pile walls to stabilize the southern creek bank along Pittsburg-Antioch Highway. The current cost estimate for this project is \$200,000.

City Parking Lot Retrofit at Pittsburg-Antioch Highway

Project Manager: M. Mena

Location: Harbor Street and Pittsburg-Antioch Highway

Description/Justification:

This project will retrofit the existing surrounding landscaped areas within the existing parking lot and divert surface stormwater runoff into bioretention or vegetated areas. The current cost estimate for this project is \$945,000.

Lois Avenue Backyard Storm Drain Swale Repair

Project Manager: M. Mena

Location: Lois Avenue

Description/Justification:

The existing City storm drainage swale behind the homes located on Lois Avenue, Encina Place, and Gold Crest Court needs to be reconstructed. Approximately 930 feet of existing swale from Pacini Avenue to Ramona Street, has retaining wall damage and overgrown trees which have impacted the continuous flow of stormwater. Repairs may consist of replacement of concrete swale and installation of storm drain-pipe. The current cost estimate for this project is \$230,000.

Riverview Park Green Infrastructure

Project Manager: M. Mena

Location: Riverview Park

Description/Justification:

The project will incorporate vegetated swales and bioretention areas to receive surface stormwater runoff from adjacent roadways and parking areas. The current cost estimate for this project is \$945,000.

Storm Drain Repairs on Buchanan Road/ West Leland Road

Project Manager: M. Mena

Location: Buchanan Road/ West Leland Road

Description/Justification:



Significant settlement is occurring at Buchanan Road east of Harbor Street and at W Leland Road near John Henry Johnson Drive where existing storm drainpipes cross the road. CCTV had identified deficiencies in the storm drainpipe at the Buchanan Road location and the exact cause of the settlement at W Leland is unknown at this time. Work will include investigation, design, and construction for the replacement and/or in-place repair of existing storm drain piping and repair to the roadway surface to correct the settled areas and prevent future settlement. The current cost estimate for this project is \$335,000.

Linscheid Drive Sewer Rehab

Project Manager: M. Mena

Location: Linscheid Drive

Description/Justification:

Approximately 700 LF of sewer pipe to be removed. The sewer line in question was supposed to be abandoned in sewer rehab projects 2008-26 / 2009-10. There are no active utilities for city of Pittsburg to maintain within the Sewer Easement. The easement is hindering homeowners' ability to build in their backyards due to regulations against building structures over easements. To release the easement, we will need to finish the abandonment of the sewer line first.

Community Facilities

Police Evidence Storage Building

Project Manager: M. Mena

Location: City Hall

Description/Justification:

This project will involve the design and construction of evidence storage building, including plumbing, electrical, ventilation and security components for the processing and storage of evidence for the Pittsburg Police Department. Building components must comply with various codes, regulations and best practices for law enforcement investigation and safety. The current cost estimate for this project is \$645,000.

Purchase Corp Yard Annex

Project Manager: M. Mena

Location: 369 East 12th Street

Description/Justification:

The City of Pittsburg currently leases the maintenance shop just east of the Corporation Yard. This project will purchase that land and make it an addition to the City's Corporation yard. The current cost estimate for this project is \$1,650,000.

Civic Center Parking Structure

Project Manager: M. Mena

Location: City Hall

Description/Justification:

This project will construct a parking structure near City Hall and the Courthouse for use by both facilities. The current cost estimate for this project is 2,280,000.

Downtown Parking Structure

Project Manager: M. Mena

Location: Downtown Pittsburg

**Description/Justification:**

This project will construct a new parking lot at East 5th Street to increase available parking for the downtown area. In addition, bioretention treatment areas will be constructed to treat surface stormwater runoff. The current cost estimate for this project is \$5,280,000.

Civic Center Repair

Project Manager: M. Mena

Location: Civic Center

Description/Justification:

This project will complete major repair projects for the Civic Center that come up including HVAC repair, roof repair, and carpet. The current cost estimate for this project is \$250,000.

Civic Center/ Senior Center EOC Upgrades

Project Manager: M. Mena

Location: Civic Center & Senior Center

Description/Justification:

This project will complete the required upgrades needed for the City's Emergency Center at both the Civic Center and Senior Center. The current cost estimate for this project is \$85,000.

East 8th Street Underground Utilities (Railroad Ave to Harbor St)

Project Manager: M. Mena

Location: East 8th Street

Description/Justification:

This project will remove overhead utilities and place them underground along East Eighth Street and the linear park from Railroad Avenue to Harbor Street. The current cost estimate for this project is \$985,000.

PG&E Street Light Facilities Acquisition

Project Manager: M. Mena

Location: Citywide

Description/Justification:

This will provide funding to buy out streetlights from PG&E so they can be City owned and maintained, instead of the City paying PG&E for maintenance. There are approximately 3,671 PG&E-owned streetlights in the City. The City currently owns approximately 32%, or 1,163 of the 4,834 streetlights in the City. This project will not only save the City annual operating funds but will allow the Public Works Department to provide improved and more responsive service to streetlight complaints. The current cost estimate for this project is \$1,050,000.

PARKS

All Abilities Playground

Project Manager: M. Mena

Location: Citywide

Description/Justification:

This project aims to design and construct an All-Abilities Playground within a city park with amenities accessible and appropriate for use by children of all abilities. The current cost estimate for this project is \$2,238,000.

Buchanan Park Renovations

City of Pittsburg 2025/26 – 2029/30 Capital Improvement Program



Project Manager: M. Mena

Location: Buchanan Park

Description/Justification:

The project would add the following new amenities to the existing Buchanan Park: basketball court, splash pad, public art, and will replace the existing community center with a larger LEED certified center, replace deteriorated pedestrian walkways with pervious pathways and expand and resurface parking areas. The community center is proposed to be an expansion to 8,000 sf from the current 3,000 sf facility. The outdoor space designated for outdoor recreation and open space at the park comprised more than half of the area of the 16-acre park. The current cost estimate for this project is \$9,140,000.

Buchanan Park School Age Playground

Project Manager: M. Mena

Location: Buchanan Park

Description/Justification:

This project will install a school age playground to the north of the Buchanan Center building to benefit those families using the facility and the group picnic area. The current cost estimate for this project is \$345,000.

Buchanan Swim Center Improvements/ Solar Heating

Project Manager: M. Mena

Location: Buchanan Swim Center

Description/Justification:

This project will install a solar system to supplement the heating and improve the parking lot. The current cost estimate for this project is \$330,000.

Buchanan Park Restrooms

Project Manager: M. Mena

Location: Buchanan Park

Description/Justification:

This project will install a new restroom facility at Buchanan Park. City staff will evaluate different restroom manufactures to analyze which restroom facility includes features to best address some of the current issues being experienced at this park such as vandalism, misuse, lighting, etc.

CASP Accessibility Improvements in Parks

Project Manager: M. Mena

Location: Citywide Park System

Description/Justification:

This project aims to install, repair, or construct improvements at City owned parks as recommended by Certified Access Specialist Program (CASP) – ADA survey of facilities and prioritized by Public Works staff. The current cost estimate for this project is \$255,000.

Outdoor Fitness Area

Project Manager: K. Simonton

Location: Marina Boulevard

Description/Justification:

This project includes the construction of an all-abilities outdoor fitness area. Access to health and wellness is a vital part of a thriving community. An outdoor fitness area ensures that all members of Pittsburg have access to overcome their obstacles in becoming healthier. The court includes 10 units that may serve up to 27 people at one time and includes accessible equipment and access. The current cost estimate for this project is \$200,000.



DeAnza Park Walkway Rehabilitation and Basketball Court

Project Manager: M. Mena

Location: Delta DeAnza Park

Description/Justification:

This project aims to rehabilitate/repair/reconstruct deteriorated walkways and to design and construct a basketball court at De Anza Park. It will also include the installation of bioretention treatment areas to treat surface stormwater runoff. The current cost estimate for this project is \$560,000.

Dredge Buchanan Park Pond

Project Manager: M. Mena

Location: Buchanan Park

Description/Justification:

This project will dredge the 1-acre pond at Buchanan Park to its original design depth of four feet. The current cost estimate for this project is \$260,000.

MARINA

Marina Trail Construction

Project Manager: S. Bellafronte

Location: Sea Point Way

Description/Justification:

This project will remove existing concrete and convert the existing walkway to a trail made of recycled aggregate base. The project limits are on the shoreside of the Mean High Water Line and will not impact the water.

Supplemental Information:

The walkway is in disrepair due to diminishing riprap along the eastern border of Lowy Basin. In association with the Waterfront Breakwater Maintenance Project, this project aims to convert the walkway into a trail and manage the large scenic tree at the northernmost end of the walkway. Options for managing the tree to provide public safety include trimming or removal. In 2022, project costs were estimated at \$195,000. This project was not included in the Waterfront or Marina budgets for FY 24.

Marina Security Cameras

Project Manager: S. Bellafronte

Location: Marina

Description/Justification:

The Pittsburg Marina has foregone maintenance on existing security cameras resulting in a nonfunctioning camera system. The Marina also experiences crime and incidents that could be mitigated or solved through additional surveillance throughout the facility. This project includes repair of existing cameras and an expansion of the network throughout the cameras.

Supplemental Information:

The City has executed a contract for \$15,000 to fix the broken existing cameras system and is in the process of obtaining three quotes for the expansion project. On May 9, 2022, the City Council earmarked \$750,000 Measure M Surplus funds over three years to upgrade security camera systems throughout the City. \$200,000 of this amount was earmarked for the Marina expansion using FY 23 Measure M surplus dollars. These FY 23 Measure M surplus



dollars were not utilized, so they were relinquished, and FY 24 Measure M surplus dollars have been earmarked for this expenditure in FY 25.

This page was intentionally left blank.

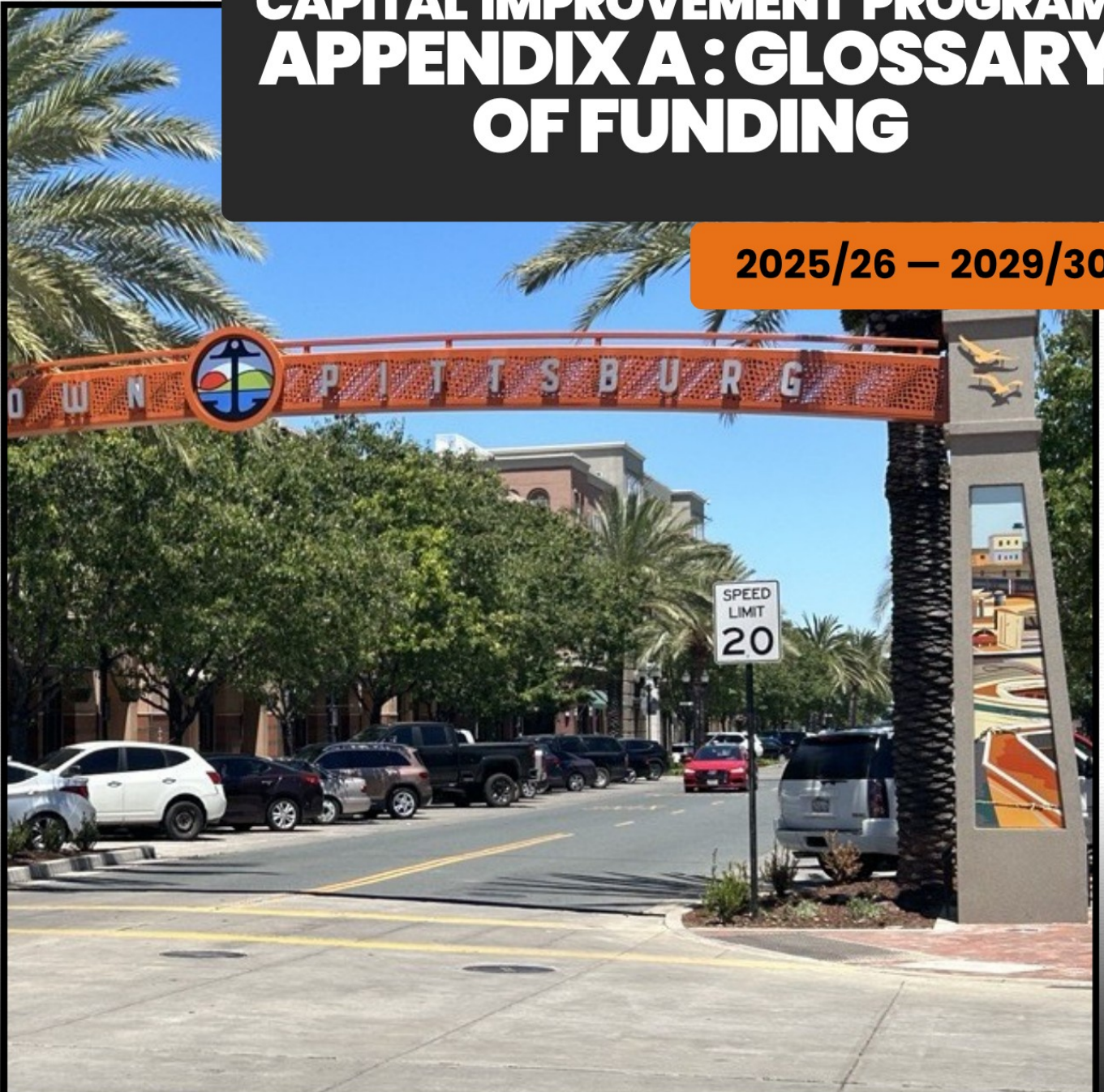


Pittsburg

CALIFORNIA

CAPITAL IMPROVEMENT PROGRAM APPENDIX A: GLOSSARY OF FUNDING

2025/26 — 2029/30



This page was intentionally left blank.



This document includes various funds, their names, descriptions, what type of projects they are used for and the sources of these funds.

American Rescue Plan Act (ARPA) (298)

This bill provides additional relief to address the continued impact of COVID-19 (i.e., coronavirus disease 2019) on the economy, public health, state and local governments, individuals, and businesses.

BAAQMD's Charge

This is a grant that helps offset a portion of the cost of purchasing and installing new publicly available charging stations at qualifying facilities and private charging stations to serve fleets and multi-family housing locations within BAAQMD's jurisdiction. Under the Charge! Program, Pittsburgh is considered a disadvantaged and low-income community based on the California Climate Investments Priority Populations 2022 CES 4.0.

The City will install 11 dual port Level 2 EV chargers at workplaces for the City Fleet. This qualifies Pittsburgh for a higher tier of program funding, and this funding can be layered with other outside funding sources and incentive programs, making this an impactful opportunity for the City's progress toward reducing city-wide transportation emissions and maintaining a balanced budget.

Building Maintenance Fund (BMF) (621)

The City's Building Maintenance Fund covers ongoing maintenance of City-owned buildings.

Community Development Block Grant (CDBG) (233)

The Community Development Block Grant (CDBG) Program supports community development activities to build stronger and more resilient communities. To support community development, activities are identified through an ongoing process. Activities may address needs such as infrastructure, economic development projects, public facilities installation, community centers, housing rehabilitation, public services, clearance/acquisition, microenterprise assistance, code enforcement, homeowner assistance, etc.

Gas Tax Road Maintenance and Rehabilitation Account (RMRA) (228)

Senate Bill 1, the Road Repair and Accountability Act of 2017, was signed into law on April 28, 2017. SB 1 increased the per gallon fuel excise taxes; increased the diesel fuel sales taxes and vehicle registration fees; and provides for inflationary adjustments to tax rates in future years. This legislative package invests \$54 billion over the next decade to fix roads, freeways, and bridges in communities across California and puts more dollars toward transit and safety. These funds are split equally between state and local investments.

General Fund (110)

The General Fund's major revenue sources include property and sales taxes, franchise taxes, other taxes, and intergovernmental revenue, permits, licenses and fees.

Highway Safety Improvement Program (HSIP)

The Highway Safety Improvement Program (HSIP) is a core Federal-aid program with the purpose to achieve a significant reduction in traffic fatalities and serious injuries on all public roads, including non-State-owned roads and roads on tribal land. The HSIP requires a data-driven, strategic approach to improving highway safety on all public roads with a focus on performance.

Highway User Tax Account Gas Tax Fund (HUTA) (203)

The state of California imposes per-gallon excise taxes on gasoline and diesel fuel, sales taxes on gasoline and diesel fuel and registration taxes on motor vehicles with allocations dedicated to transportation purposes.



Infrastructure Repair and Replacement Fund (IRRF)

On January 22, 2013, the City Council adopted Ordinance 12-1363, also known as the Fiscal Sustainability Ordinance. This ordinance established minimum balances for financial reserves used to stabilize the City's budget and created an Infrastructure Repair and Replacement Fund that receives a portion of funds that exceed the required reserve amount. This fund may be used for repairs and capital improvements projects related to the City's infrastructure including streets, roads, parking lots, and storm drains.

Island Energy Funds (IE) and 590 Pittsburg Power (PPC) (580)

The Pittsburg Power Company (PPC) is a municipal utility formed under the California Constitution. The PPC does business in the City of Pittsburg and as Island Energy (IE) on Mare Island located in Vallejo, California. PPC develops revenue streams for the City of Pittsburg while retaining existing businesses and attracting new business. Island Energy distributes natural gas and electricity to the industries, schools, businesses, and residents on Mare Island. Island Energy's focus is to build capital asset value and income for the City of Pittsburg as Mare Island is redeveloped over time.

Kirker Creek Drainage Fund (KCDF)

The Kirker Creek Drainage Fund was established to provide for improvements to the drainage area due to impacts from new development. This fee is charged only for new development within the Kirker Creek watershed. Currently the fee is \$1.14/sf of impervious area for the development. This fund can be used for construction of drainage improvements within the Kirker Creek watershed.

Local Traffic Mitigation Fund (LTMF) (303)

In order to implement the goals of the circulation element of the city's general plan and, more specifically, the transportation improvements contained in the capital improvement program, and to mitigate the transportation impacts caused by new development in the city, certain public road improvements must be or had to be constructed. The city council has determined that a transportation mitigation fee is needed to finance these public improvements and to pay for new development's fair share of the construction costs of these improvements.

Marina Enterprise Fund (ME) (550)

The Marina Enterprise Fund is composed of funds collected at the Pittsburg Marina from boat slip rentals and gasoline sales. These funds are used to maintain and improve the various marina facilities. Per Ordinance 12-1363 a minimum of 30% of annual operating costs shall be maintained in reserve.

Measure J (MJ) (204)

In 2004, Contra Costa County voters approved Measure J, which continued the ½ cent sales tax that funds transportation projects in the county through March 31, 2034. Pittsburg's Measure J funds are used for street pavement projects as funding is available. However, using this fund only for street pavement projects reduces funds available for other eligible projects, such as traffic signals. In addition, the City currently uses Measure J Funds to help fund the Public Works Department's Street operations and maintenance (O&M) to off-set General Fund revenues.

Measure M (MM) (111)

In 2012, 73 percent of Pittsburg voters approved an increase to the local sales tax for 10 years to fund local Pittsburg services. Known as Measure P, it added a half-cent sales tax for five years to local purchases, amounting to an extra 50 cents on a \$100 purchase. The sales tax was planned to decrease to one-quarter-cent sales tax in 2017, and then expire in 2022. The sales tax revenue is a guaranteed funding source for essential city services, including public safety, code enforcement, the Senior Center and support for job programs that benefit local residents. Measure M will extend the current half-cent sales tax to 2035 and continue to support these programs, plus youth services, road repairs and services for victims of domestic violence. The measure continues an existing tax at its current level.



National Pollutant Discharge Elimination System (NPDES) (207)

The NPDES Program is a federal program which has been delegated to the State of California for implementation through the State Water Resources Control Board (State Water Board) and the nine Regional Water Quality Control Boards (Regional Water Boards), collectively Water Boards. In California, NPDES permits are also referred to as waste discharge requirements (WDRs) that regulate discharges to waters of the United States.

One Bay Area Grant (OBAG)

The One Bay Area Grant, now in its third iteration, guides how MTC distributes federal transportation funding from the Federal Highway Administration to projects and programs that improve safety, spur economic development, and help the Bay Area meet climate change and air quality improvement goals.

Park Dedication Fees (PDF) (304)

Park Dedication Fees are collected from developers to provide for construction of new parks and recreation facilities. Fees are collected based on the market value of the property, size of development, and number of units.

PG&E Rule 20A & 20B (Credits)

- Rule 20A projects are 100 percent ratepayer-funded but must meet public interest criteria. The utilities annually allocate Rule 20A work credits (or “work credits”) to cities and unincorporated counties (hereafter, “communities”) to redeem for their undergrounding project costs. Under Rule 20A Section 2, 50 percent of the work credit allocation is based on the ratio of overhead meters in a community relative to the total utility overhead meters. The other 50 percent is based on the ratio of total meters (both overhead and underground-served meters) relative to the utility total system meters. Rule 20A work credit allocations are established through the electric utilities’ General Rate Cases. A community may “borrow” up to five years of future work credits to fund an undergrounding project.
- Rule 20B projects may be for any undergrounding purpose but must consist of a minimum of 600 feet. Ratepayers fund around 20 to 40 percent of the costs of these projects. The applicant bears the balance of the project cost. Local government applicants may request the utility initially fund their Rule 20B project’s engineering and design costs and reimburse the utility later provided that the project goes forward.

Pittsburg Regional Traffic Mitigation Fund (PRTMF)

These fees are collected from developers to pay for developer’s share of regional projects to mitigate impacts to streets and traffic flow. These funds are restricted to projects that are included in the current regional fee program.

Pittsburg Regional Transportation Development Impact Mitigation Fee (PRTDIM)

The cities of Antioch, Brentwood, Pittsburg, and Oakley together with the county of Contra Costa, entered into an agreement pursuant to California Government Code Section 6500 et seq., entitled “East Contra Costa Regional Fee and Financing Authority Joint Exercise of Powers Agreement” (the “agreement”), which provides for the creation of a separate joint powers agency (“ECCRFFA”), to assist in the establishment of a uniform regional development fee program and the funding and implementation of transportation improvement projects in the east county area. The four cities listed above, and the county are the “member agencies” of ECCRFFA.

Public Education and Government Fund (PEG)

The Public Education and Government is a special revenue fund in which the City is given authority from California Public Utilities Code to levy State Franchise Holder. The revenue of this fund supports Public Education and Government channel facilities.

Safe Routes to BART Grant (SR2B)



Safe Routes to BART (SR2B) is a grant program sponsored by BART using voter-approved Measure RR capital funds. SR2B is designed to help local agencies improve access for BART customers traveling to BART stations by walking and biking. Grants to local jurisdictions in Alameda, Contra Costa and San Francisco Counties using Measure RR capital funds will help our partner agencies deliver capital projects for the streets, sidewalks, trails, and plazas that serve riders on their way to and from BART.

Safe Routs to School Grant (SR2S)

The Safe Routes to School (SR2S) Needs Assessment is a comprehensive assessment of existing SR2S projects and programs occurring throughout Contra Costa County. The purpose was to understand SR2S activities throughout Contra Costa County, estimate funding needed to support future SR2S capital improvements and programs, provide resources to local communities as they plan, design, and implement improvements, and offer technical assistance to school sites.

Sewer Facility Reserve Fund (SFR)

The Sewer Facility Reserve is funded by a one-time charge per residential unit paid by developers. The amount of the fee varies according to the location of the development and is calculated according to a formula described in the fee schedule approved by the City Council (Resolution No. 05-10291 and as amended by 05-10372). The average fee for a new residential unit is \$3,753. This fund is used for expansion and upgrade of the sewer system to account for increased usage with new development.

Sewer Operations Fund (SOF) (521)

The Sewer Fund is maintained by a service charge that is collected in water service bills. Fees collected vary by property use. For example, a residential property is charged a flat rate of \$15.79/month and non-residential is charged \$1.61 per CCF, or 100 cubic feet (748 gallons), of water usage/month. These funds are used for installing, upgrading, and maintaining the City's sewer system. Per Ordinance 12-1363 a minimum of 30% of annual operating costs shall be maintained in reserve.

Solid Waste (210)

Under the Recycling Center and Transfer Stations (RCTS) operating agreement with the Contra Costa Waste Service, Inc. (CCWS), the City receives a Recycling and Inspection Fee of a flat rate (\$1.91/ton effective October 2018) plus annual CPI adjustment on all solid waste and recycled material accepted at the transfer station. Solid Waste Management creates and implements programs and services for schools, City offices, businesses, and the community by promoting waste prevention, reuse, and recycling to meet the state mandated, AB 939 (50 percent waste diversion requirements

Transportation Development Act (TDA)

Transportation Development Act (TDA) of 1971, this law provides funding to be allocated to transit and non-transit related purposes that comply with regional transportation plans. TDA established two funding sources; the Local Transportation Fund (LTF), and the State Transit Assistance (STA) fund.

Water Facility Reserve Fund (WFR)

The Water Facility Reserve is funded by a onetime charge per residential unit paid by developers. The amount of the fee varies according to the location of the development and is calculated according to a formula described in the fee schedule approved by the City Council (Resolution 05-1029 and as amended by Resolution 12-11778). The average fee for per new residential unit is \$5,807. This fund is used for expansion and upgrade of the water distribution system or treatment plant to account for increased use with new development.

Waterfront Grants Fund (541)



This fund is the landing place for grants that the Waterfront Division gets. It is important that the grant funding be in a separate fund for reporting and tracking purposes. The Waterfront Fund, 540 is also subject to 30% reserves which would fluctuate inappropriately if grant funding were to mingle with operating funds.

Waterfront Operations Fund (WO) (540)

City's Waterfront Fund: revenues come from industrial Tidelands leases managed by the City. California Senate Bill 551 of 2011 enacted a grant of sovereign tidelands and submerged lands ("Tidelands") within City boundaries to the City of Pittsburg. Prior to 2011, the State Lands Commission had entered into long term leases of Tidelands parcels within City boundaries. With the passage of SB 551, by operation of law, the City became lessor in place of the State of California for all existing leases of Tidelands.

Water Operations Fund (WOF) (501)

The Water Fund is maintained by a service charge that is collected in water service bills. Fees collected vary by size of water meter and water use and range from \$29.60/mo for a ¾" meter to \$3,360/mo for a 10" meter. These funds are used for installing, upgrading, and maintaining the City's water system. Per Ordinance 12-1363 a minimum of 30% of annual operating costs shall be maintained in reserve.

This page was intentionally left blank.



Pittsburg

CALIFORNIA

CAPITAL IMPROVEMENT PROGRAM APPENDIX B: ACRONYMS

2025/26 — 2029/30



This page was intentionally left blank.



ACRONYMS

This document includes numerous abbreviations and acronyms in need of explanation. Thus, a list of acronyms is provided to aid the reader when the context does not define the meaning.

ADA – Americans with Disabilities Act
AMR – Automatic Meter Reading
ARPA – American Rescue Plan Act
BART – Bay Area Rapid Transit
BMF – Building Maintenance Fund
CALTRANS – California Department of Transportation
CCC – Contra Costa County
CCWD – Contra Costa Water District
CCTA – Contra Costa Transportation Authority
CCTV – Closed-Circuit Television
CDBG – Community Development Block Grant
CFD – Community Facilities District
CIP – Capital Improvement Program
DD – Delta Diablo
ECCRFFA – East Contra Costa Regional Fee and Financing Authority
FY – Fiscal Year
GAAP – Generally Accepted Accounting Principles
GASB – Governmental Accounting Standards Board
GFOA – Government Finance Officers Association
HSIP – Highway Safety Improvement Program
HUTA – Highway User Tax Account Gas Tax Fund
IE – Island Energy
IRRF – Infrastructure Repair and Replacement Fund
KCDF – Kirker Creek Drainage Fund
LED – Light-Emitting Diode
LF – Linear Foot/Feet
LLDA – Landscape and Lighting District Assessment
LTMF – Local Traffic Mitigation Fund
ME – Marina Operations Fund
MG – Millions of Gallons
MGD – Millions of Gallons Per Day
MJ – Measure J
MM – Measure M
MTC – Metropolitan Transportation Commission
NPDES – National Pollution Discharge Elimination System
OBAG – One Bay Area Grant
O&M – Operating and Maintenance

PDF – Park Dedication Fees
PCI – Pavement Condition Index
PG&E – Pacific Gas & Electric
PMP – Pavement Management Program
PPC – Pittsburg Power Company
PRTDIM – Pittsburg Regional Transportation Development Impact Mitigation Fee
PRTMF – Pittsburg Regional Traffic Mitigation Fund
RMRA – Road Maintenance and Rehabilitation Account
ROW – Right-of-Way
S&P – Standard and Poor’s Rating Service
SB – Senate Bill
SCADA – Supervisory Control and Data Acquisition
SR2B – Safe Routes to BART Grant
SR2S – Safe Routs to School Grant
SRF – State Water Resources Control Board Revolving Fund
SFR – Sewer Facility Reserve Fund
SOF – Sewer Operations Fund
SS – Sewer
ST – Streets
TDA – Transportation Development Act
VFD – Variable Frequency Drive
WF – Waterfront Fund
WFR – Water Facility Reserve Fund
WOF – Water Operations Fund
WTP – Water Treatment Plant

This page was intentionally left blank.

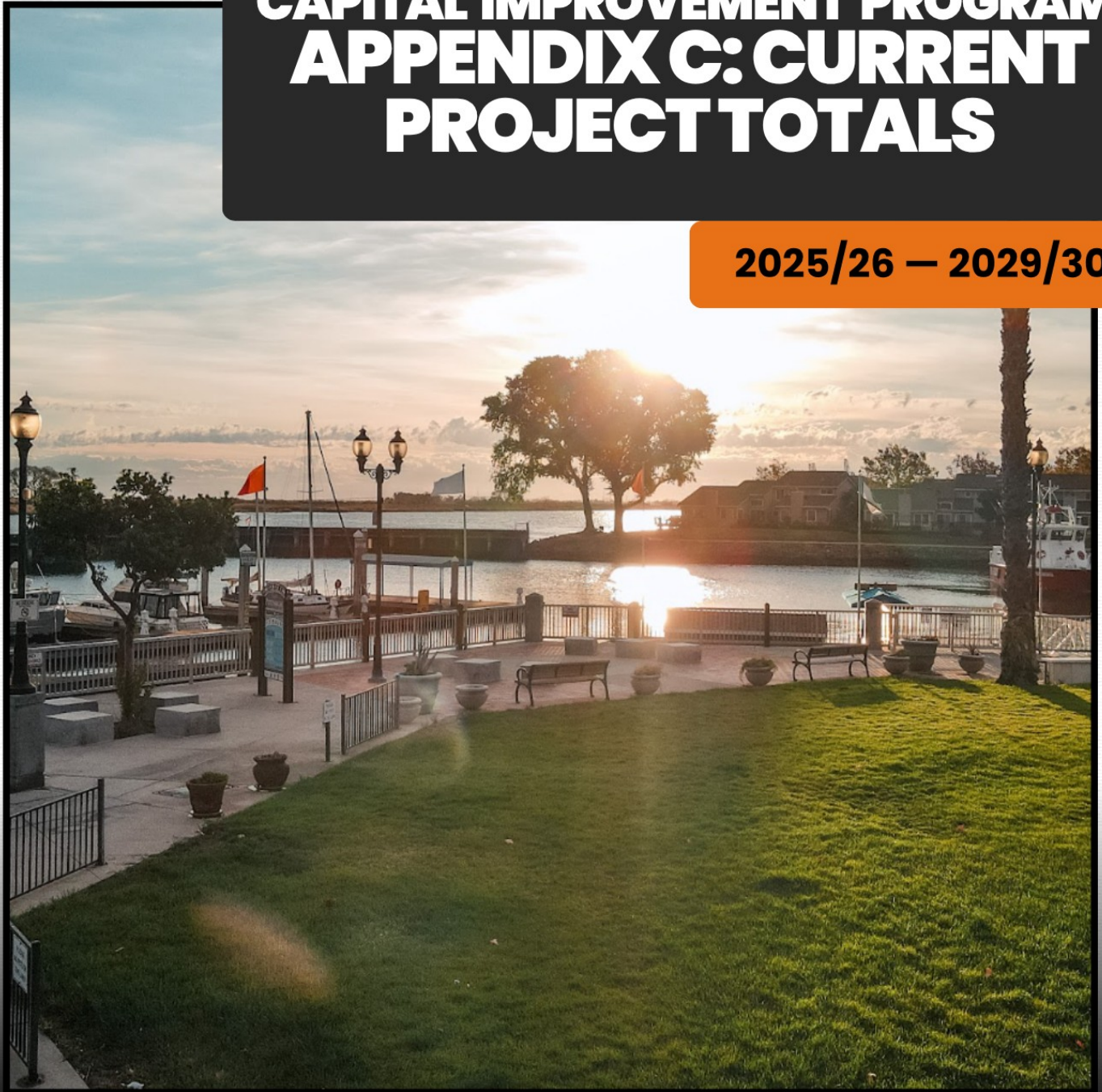


Pittsburg

CALIFORNIA

CAPITAL IMPROVEMENT PROGRAM APPENDIX C: CURRENT PROJECT TOTALS

2025/26 — 2029/30



This page was intentionally left blank.

**CIP Current Projects Totals****Roadway Infrastructure (21 Projects)**

Page Number	Project Number	Project Name	Total Funding
	2019	BART Pedestrian/Bicycle Connectivity	\$9,057,050
	2029	Zone 4 Pavement Management	\$4,388,910
	2037	Harbor Street Safety Improvements (HSIP 12)	\$2,612,700
	2038	HSIP 10- Citywide Roadway Improvements	\$2,965,700
	2042	Annual Citywide Traffic Calming	\$525,000
	2052	Delta De Anza Multimodal Trail Safety Improvements	\$5,009,406
	2133	Trail Crossing Improvements (TDA)	\$186,170
	2228	Citywide Arterial Median Conversion	\$930,000
	2242	Annual Citywide Striping & Signage	\$497,168
	2243	Countywide Smart Signals	\$1,332,724
	2244	Citywide Sidewalk Repair	\$370,800
	2314	Pittsburg Center Smart City Pilot	\$1,337,640
	3038	W. Leland Road Extension Phase II	\$33,380,000
	3039	Pittsburg-Antioch Highway Widening	\$38,080,000
	3332	Annual Citywide Fence/Soundwall Repairs	\$730,000
	4079	Linscheid Drive Traffic Calming	\$996,184
	TBD	Pavement Management Program	\$16,600,000
	TBD	2025/26 CDBG ADA Curb Ramp Installation	\$259,350
	TBD	Bailey Road Pavement Maintenance	\$2,080,000
	TBD	Zone 7 Pavement Management	\$4,150,000
	TBD	Bailey Road Improvements Phase I	\$22,083,200
		TOTAL COST	\$147,572,002

Underground Utilities (12 Projects)

Page Number	Project Number	Project Name	Total Funding
	3023	Willow Pass Storm Drain Repair	\$800,000
	3028	California Avenue Full Trash Capture Device	\$2,660,000
	5003	West Santa Fe Avenue Sewer Water Rehabilitation	\$21,500,000
	5006	Water System Reliability (Cabrillo Place Waterline)	\$2,822,916
	5007	Highlands Ranch Tank Improvements	\$705,000
	5065	Water Treatment Plant Capital Repairs and Improvements	\$425,000
	5067	Water Treatment Plant Filtration Improvements & Hypochlorite Conversion	\$62,143,188
	5071	20 Inch Water Main W. Leland (WTP to SW Hills)	\$7,475,000
	TBD	Central Addition Water and Sewer Rehabilitation (Phase 1)	\$6,000,000
	TBD	Americana Park Basin Retrofit	\$1,651,000
	TBD	Water Treatment Plant Alternative Fuel Conversion	\$2,160,000
	TBD	Bella Vista/Riverview Water Consolidation	\$952,400
		TOTAL COST	\$109,294,504

**Community Facilities (5 Projects)**

Page Number	Project Number	Project Name	Total Funding
	1703	CHARGE! Fleet EV Infrastructure	\$286,000
	1755	City Entrance Features	\$250,000
	2472	Pittsburg Moves Active Transportation Plan Update	\$510,000
	3024	Buchanan Road Slope Repair	\$1,523,436
	3333	California Theater Marquee & Below Stage Modification	\$506,800
		TOTAL COST	\$3,076,236

Parks (4 Projects)

Page Number	Project Number	Project Name	Total Funding
	1754	City Park Restroom Facility	\$1,250,000
	1756	Landscape Master Plan Update	\$1,500,000
	3040	Buchanan Park Pond Loop Replacement	\$222,288
	3080	Pittsburg Premier Fields	\$6,770,042
		TOTAL COST	\$9,742,330

Mariana (3 Projects)

Page Number	Project Number	Project Name	Total Funding
	3022	Riverview Park Fishing Pier	\$223,176
	5517	Sheds A - D Upgrades	\$291,200
	5704	Central Harbor Park (CHP) & Boat Launch Facilities (BLF)	\$4,244,395
		TOTAL COST	\$4,758,771

Power (6 Projects)

Page Number	Project Number	Project Name	Total Funding
	5816	Duct Bank and Vault Replacements	\$1,200,000
	5820	Waterfront Area Reliability	\$1,500,000
	5821	Outage Recovery	\$650,000
	5826	RA Replacement	\$350,000
	5827	Electrical Substation Battery Replacement	\$270,000
	TBD	Residential Gas Isolation Valves Installation	\$350,000
	TBD	Electrical System "SKM Modeling" and Analysis	\$250,000
		TOTAL COST	\$4,570,000

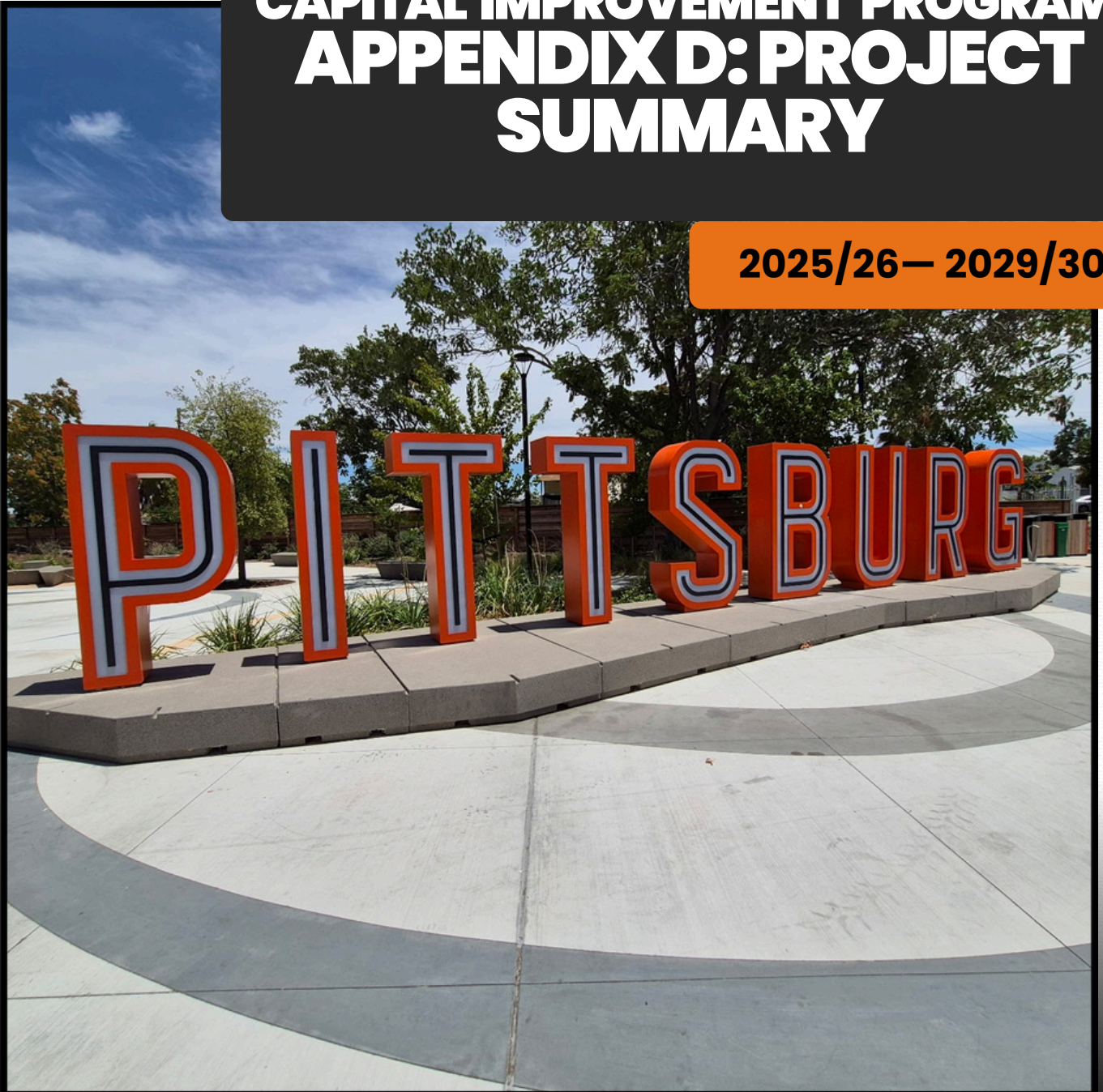


Pittsburg

CALIFORNIA

CAPITAL IMPROVEMENT PROGRAM APPENDIX D: PROJECT SUMMARY

2025/26 — 2029/30



This page was intentionally left blank.

Roadway Infrastructure Project Summary

Item No.	Finance No.	Project Name	Estimated Project Cost	Funding Identified Funding Available Existing Allocation = (E) New Allocation = (N) Future Allocation = (F)	Current Project Funding	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	Total Funding
1	2019	BART Pedestrian/Bicycle Connectivity	\$9,056,464	\$3,870,000 OBAG-2 (E) \$600,000 PBTF (E) \$515,000 Measure J (E) \$25,000 Measure M (E) \$58,000 TDA Grant (E) \$3,225,000 LTMF (E) \$700,000 SR2BART (E) \$64,000 LTMF (N)	\$8,993,050	\$64,000					\$9,057,050
2	2029	Zone 4 Pavement Management	\$4,388,910	\$436,051 General Fund (E) \$500,000 Measure M (E) \$800,000 HUTA (E) \$650,000 Measure M (E) \$1,900,000 RMRA (E) \$102,859 CalRecycle Grant (E)	\$4,388,910						\$4,388,910
3	2037	Harbor Street Safety Improvements (HSIP 12)	\$2,612,700	\$2,246,922 HSIP Grant (E) \$365,778 HUTA (E)	\$2,612,700						\$2,612,700
4	2038	HSIP 10- Citywide Roadway Improvements	\$2,965,700	\$2,965,700 HSIP (E)	\$2,965,700						\$2,965,700
5	2042	Annual Citywide Traffic Calming	\$525,000	\$75,000 Measure J (E) \$75,000 HUTA (E) \$75,000 Measure J (N) \$300,000 Measure J (F)	\$150,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$525,000
6	2052	Delta De Anza Multimodal Trail Safety Improvements	\$5,009,406	\$4,427,000 OBAG-3 (E) \$582,406 EBRP (E)	\$5,009,406						\$5,009,406
7	2133	Trail Crossing Improvements (TDA)	\$186,170	\$120,000 TDA (E) \$30,000 Measure J (E) \$4,170 CDBG (E) \$11,000 HUTA (E) \$21,000 Measure J (N)	\$165,170	\$21,000					\$186,170
8	2228	Citywide Arterial Median Conversion	\$930,000	\$180,000 Measure J (E) \$50,000 Measure J (N) \$100,000 Measure M (N) \$200,000 Measure J (F) \$400,000 Measure M (F)	\$180,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$930,000
9	2242	Annual Citywide Striping & Signage	\$497,168	\$247,168 HUTA (E) \$50,000 HUTA (N) \$200,000 HUTA (F)	\$247,168	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$497,168
10	2243	Countywide Smart Signals	\$1,332,724	\$1,179,890 OBAG 3 Grant (E) \$152,834 HUTA (E)	\$1,332,724						\$1,332,724
11	2244	Citywide Sidewalk Repair	\$370,800	\$270,800 Measure M (E) \$100,000 Measure M (N)	\$270,800	\$100,000					\$370,800
12	2314	Pittsburg Center Smart City Pilot	\$1,200,000	\$1,200,000 FTA Earmark (E) \$137,640 HUTA (E)	\$1,337,640						\$1,337,640
13	3038	West Leland Road Extension Phase II	\$33,380,000	\$33,380,000 ECCRFFA (N)	\$0	\$33,380,000					\$33,380,000

5-year CIP 2025/26 – 2029/30

Item No.	Finance No.	Project Name	Estimated Project Cost	Funding Identified Funding Available Existing Allocation = (E) New Allocation = (N) Future Allocation = (F)	Current Project Funding	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	Total Funding
14	3039	Pittsburg-Antioch Highway Widening	\$38,080,000	\$38,080,000 ECCRFPA (N)	\$0	\$38,080,000					\$38,080,000
15	3332	Annual Citywide Fence/Soundwall Repairs	\$730,000	\$200,000 HUTA (E) \$155,000 Measure J (E) \$75,000 HUTA (N) \$300,000 HUTA (F)	\$355,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$730,000
16	4079	Linscheid Drive Traffic Calming	\$996,184	\$202,184 CDBG (E) \$794,000 UNFUNDED (F)	\$202,184		\$794,000				\$996,184
17	TBD	Pavement Management Program	\$16,600,000	\$1,200,000 Measure J (F) \$4,600,000 Measure M (F) \$3,200,000 HUTA (F) \$7,600,000 RMRA (F)	\$0		\$4,150,000	\$4,150,000	\$4,150,000	\$4,150,000	\$16,600,000
18	TBD	2025/26 CDBG ADA Curb Ramp Installation Project	\$259,350	\$259,350 CDBG (N)	\$0	\$259,350					\$259,350
19	TBD	Bailey Road Pavement Maintenance	\$2,080,000	\$2,080,000 Bailey Rd Maint. (N)	\$0	\$2,080,000					\$2,080,000
20	TBD	Zone 7 Pavement Management	\$4,150,000	\$300,000 Measure J (N) \$1,150,000 Measure M (N) \$800,000 HUTA (N) \$1,900,000 RMRA (N)	\$0	\$4,150,000					\$4,150,000
21	TBD	Bailey Road Improvements Phase I	\$22,083,200	\$5,000,000 ECCRFPA (N) \$150,000 LTMF (N) \$16,440,000 ECCRFPA (F) \$493,200 LTMF (F)	\$0	\$5,150,000			\$16,933,200		\$22,083,200
TOTALS			\$125,350,576		\$28,210,452	\$83,634,350	\$5,294,000	\$4,500,000	\$21,433,200	\$4,500,000	\$147,572,002
					Current	New		Future			Total Funding

5-year CIP 2025/26 – 2029/30

Underground Utilities Project Summary

Item No.	Finance No.	Project Name	Estimated Project Cost	Funding Identified Funding Available Existing Allocation = (E) New Allocation = (N) Future Allocation = (F)	Current Project Funding	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	Total Funding
1	3023	Willow Pass Storm Drain Repair	\$531,230	\$800,000 General Fund (E)	\$800,000						\$800,000
2	3028	California Avenue Full Trash Capture Device	\$2,660,000	\$160,000 HUTA (E) \$2,500,000 Caltrans Grant (N)	\$160,000	\$2,500,000					\$2,660,000
3	5003	West Santa Fe Ave. Sewer Water Rehabilitation	\$21,500,000	\$5,094,000 WOF (E) \$3,708,530 SOF (E) \$2,848,000 WOF (N) \$4,000,000 SOF (N) \$5,849,470 UNFUNDED (F)	\$8,802,530	\$6,848,000	\$5,849,470				\$21,500,000
4	5006	Water System Reliability (Cabrillo Place Waterline)	\$2,819,258	\$2,052,916 WOF (E) \$770,000 WOF (N)	\$2,052,916	\$770,000					\$2,822,916
5	5007	Highlands Ranch Tank Improvements	\$678,207	\$705,000 WOF (E)	\$705,000						\$705,000
6	5065	WTP Capital Repairs and Improvements	\$425,000	\$300,000 WOF (E) \$25,000 WOF (N) \$100,000 WOF (F)	\$300,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$425,000
7	5067	Water Treatment Plant Filtration Improvements & Hypochlorite Conversion	\$62,143,188	\$8,041,188 WOF (E) \$45,800,000 [2023-Wbond] (E) \$1,926,000 WREVBond Proceed (E) \$1,910,000 WFR-WTP Expansion (E) \$1,988,000 WFR Distribution (E) \$745,000 WFR P.S. & Reservoir (E) \$1,083,000 WFR Sludge (E) \$650,000 WOF (N)	\$61,493,188	\$650,000					\$62,143,188
8	5071	20 Inch Water Main West Leland Road (WTP to SW Hills)	\$7,475,000	\$1,796,000 WFR (E) \$754,000 WOF (E) \$4,925,000 UNFUNDED (F)	\$2,550,000					\$4,925,000	\$7,475,000
9	TBD	Americana Park Basin Retrofit	\$1,651,000	\$1,651,000 Unfunded (F)	\$0					\$1,651,000	\$1,651,000
10	TBD	Bella Vista/Riverview Water Consolidation	\$952,400	\$952,400 SAFER grant (F)	\$0		\$952,400				\$952,400
11	TBD	Central Addition Water and Sewer Rehabilitation (Phase I)	\$6,000,000	\$6,000,000 Unfunded (F)	\$0				\$650,000	\$5,350,000	\$6,000,000
12	TBD	Water Treatment Plant Alternative Fuel Conversion	\$2,160,000	\$959,752 Earmark (N) \$1,200,248 Unfunded (F)	\$0	\$959,752		\$1,200,248			\$2,160,000
TOTALS			\$108,995,283		\$76,863,634	\$11,752,752	\$6,826,870	\$1,225,248	\$675,000	\$11,951,000	\$109,294,504
					Current	New	Future				Total Funding

5-year CIP 2025/26 – 2029/30

Community Facilities Project Summary

Item No.	Finance No.	Project Name	Estimated Project Cost	Funding Identified Funding Available Existing Allocation = (E) New Allocation = (N) Future Allocation = (F)	Current Project Funding	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	Total Funding
1	1703	Charge! Fleet EV Infrastructure	\$286,000	\$165,000 Regional Grant (E) \$121,000 MCE Grant (E)	\$286,000						\$286,000
2	1755	City Entrance Features	\$250,000	\$250,000 General Fund (E)	\$250,000						\$250,000
3	2472	Pittsburg Moves Active Transportation Plan Update	\$510,000	\$408,000 SS4A Grant (E) \$102,000 HUTA (E)	\$510,000						\$510,000
4	3024	Buchanan Road Slope Repair	\$1,520,262	\$200,000 General Fund (E) \$1,323,436 FHWA Grant (E)	\$1,523,436						\$1,523,436
5	3333	California Theater Marquee & Below Stage Modification	\$506,800	\$506,800 Grant (E)	\$506,800						\$506,800
TOTALS			\$3,073,062		\$3,076,236	\$0	\$0	\$0	\$0	\$0	\$3,076,236
					Current	New	Future				Total Funding

PARK PROJECTS Project Summary

Item No.	Finance No.	Project Name	Estimated Project Cost	Funding Identified Funding Available Existing Allocation = (E) New Allocation = (N) Future Allocation = (F)	Current Project Funding	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	Total Funding
1	1754	City Park Restroom Facility	\$993,058	\$1,250,000 General Fund (E)	\$1,250,000						\$1,250,000
2	3040	Buchanan Park Pond Loop Replacement	\$222,288	\$222,288 Grant (E)	\$222,288						\$222,288
3	1756	Landscape Master Plan Update	\$1,500,000	\$1,500,000 General Fund (E)	\$1,500,000						\$1,500,000
4	3080	Pittsburg Premier Fields	\$6,770,042	\$2,172,000 General Fund (E) \$1,896,581 ARPA (E) \$2,263,000 PDF (E) \$438,461 Measure M (E)	\$6,770,042						\$6,770,042
TOTALS			\$9,485,388		\$9,742,330	\$0	\$0	\$0	\$0	\$0	\$9,742,330
					Current	New	Future				Total Funding

5-year CIP 2025/26 – 2029/30

MARINA PROJECTS Project Summary

Item No.	Finance No.	Project Name	Estimated Project Cost	Funding Identified Funding Available Existing Allocation = (E) New Allocation = (N) Future Allocation = (F)	Current Project Funding	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	Total Funding
1	3022	Riverview Park Fishing Pier	\$223,176	\$150,000 MPA (E) \$25,000 Waterfront (E) \$48,176 MPA (N)	\$175,000	\$48,176					\$223,176
2	5704	Central Harbor Park and Boat Launch Facilities	\$4,244,395	\$3,544,395 CAR 2022 Grant (E) \$100,000 Solid Waste Fund (E) \$100,000 Waterfront Fund (E) \$400,000 Waterfront Grant (E) \$100,000 Waterfront Fund (N)	\$4,144,395	\$100,000					\$4,244,395
3	5517	Sheds A - D Upgrades	\$291,200	\$291,200 Marina Enterprise Fund (E)	\$291,200						\$291,200
TOTALS			\$4,758,771		\$4,610,595	\$148,176	\$0	\$0	\$0	\$0	\$4,758,771
					Current	New	Future			Total Funding	

POWER PROJECTS Project Summary

Item No.	Finance No.	Project Name	Estimated Project Cost	Funding Identified Funding Available Existing Allocation = (E) New Allocation = (N) Future Allocation = (F)	Current Project Funding	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	Total Funding
1	5816	Duct Bank and Vault Replacements	\$1,200,000	\$625,000 IE (E) \$100,000 IE (N) \$375,000 IE (F)	\$625,000	\$100,000	\$100,000	\$100,000	\$125,000	\$150,000	\$1,200,000
2	5820	Waterfront Area Reliability	\$1,500,000	\$700,000 IE (E) \$125,000 IE (N) \$675,000 IE (F)	\$700,000	\$125,000	\$125,000	\$150,000	\$200,000	\$200,000	\$1,500,000
3	5821	Outage Recovery	\$650,000	\$250,000 (E) \$80,000 IE (N) \$320,000 IE (F)	\$250,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$650,000
4	5826	RA Replacement	\$350,000	\$60,000 IE (E) \$290,000 IE (F)	\$60,000	\$0	\$50,000	\$80,000	\$80,000	\$80,000	\$350,000
5	5827	Electrical Substation Battery Replacement	\$270,000	\$40,000 IE (E) \$40,000 IE (N) \$190,000 IE (F)	\$40,000	\$40,000	\$40,000	\$50,000	\$50,000	\$50,000	\$270,000
6	TBD	Residential Gas Isolation Valves Installation	\$350,000	\$85,000 IE (N) \$265,000 IE (F)	\$0	\$85,000	\$85,000	\$80,000	\$50,000	\$50,000	\$350,000
7	TBD	Electrical System "SKM Modeling" and Analysis	\$250,000	\$200,000 IE (N) \$50,000 IE (F)	\$0	\$200,000	\$50,000				\$250,000
TOTALS			\$4,570,000		\$1,675,000	\$630,000	\$530,000	\$540,000	\$585,000	\$610,000	\$4,570,000
					Current	New	Future			Total Funding	

5-year CIP 2025/26 – 2029/30

This page was intentionally left blank.



Pittsburg

CALIFORNIA

CAPITAL IMPROVEMENT PROGRAM APPENDIX E: PROJECT INDEX

2025/26 — 2029/30



This page was intentionally left blank.



Project Name	Page Number	Project Number	Category	Total Funding
CHARGE! Fleet EV Infrastructure		1703	Community Facilities	\$286,000
City Park Restroom Facility		1754	Parks	\$1,250,000
City Entrance Features		1755	Community Facilities	\$250,000
Landscape Master Plan Update		1756	Parks	\$1,500,000
BART Pedestrian/Bicycle Connectivity		2019	Roadway Infrastructure	\$9,057,050
Zone 4 Pavement Management		2029	Roadway Infrastructure	\$4,388,910
Harbor Street Safety Improvements (HSIP 12)		2037	Roadway Infrastructure	\$2,612,700
HSIP 10- Citywide Roadway Improvements		2038	Roadway Infrastructure	\$2,965,700
Annual Citywide Traffic Calming		2042	Roadway Infrastructure	\$525,000
Delta De Anza Multimodal Trail Safety Improvements		2052	Roadway Infrastructure	\$5,009,406
Trail Crossing Improvements (TDA)		2133	Roadway Infrastructure	\$186,170
Citywide Arterial Median Conversion		2228	Roadway Infrastructure	\$930,000
Annual Citywide Striping & Signage		2242	Roadway Infrastructure	\$497,168
Countywide Smart Signals Project		2243	Roadway Infrastructure	\$1,332,724
Citywide Sidewalk Repair		2244	Roadway Infrastructure	\$370,800
Pittsburg Center Smart City Pilot		2314	Roadway Infrastructure	\$1,337,640
Pittsburg Moves Active Transportation Plan Update		2472	Community Facilities	\$510,000
Riverview Park Fishing Pier		3022	Marina	\$223,176
Willow Pass Storm Drain Repair		3023	Underground Utilities	\$800,000
Buchanan Road Slope Repair		3024	Community Facilities	\$1,523,436
California Avenue Full Trash Capture Device		3028	Underground Utilities	\$2,660,000
W. Leland Road Extension Phase II		3038	Roadway Infrastructure	\$33,380,000
Pittsburg-Antioch Highway Widening		3039	Roadway Infrastructure	\$38,080,000
Buchanan Park Pond Loop Replacement		3040	Parks	\$222,288
Pittsburg Premier Fields		3080	Parks	\$6,770,042
Annual Citywide Fence/Soundwall Repairs		3332	Roadway Infrastructure	\$730,000
California Theater Marquee & Below Stage Modification		3333	Community Facilities	\$506,800
Linscheid Drive Traffic Calming		4079	Roadway Infrastructure	\$996,184
West Santa Fe Ave. Sewer Water Rehabilitation		5003	Underground Utilities	\$21,500,000
Water System Reliability (Cabrillo Place Waterline)		5006	Underground Utilities	\$2,822,916
Highlands Ranch Tank Improvements		5007	Underground Utilities	\$705,000
Water Treatment Plant Capital Repairs and Improvements		5065	Underground Utilities	\$425,000



Water Treatment Plant Filtration Improvements & Hypochlorite Conversion		5067	Underground Utilities	\$62,143,188
20 Inch Water Main W. Leland (WTP to SW Hills)		5071	Underground Utilities	\$7,475,000
Sheds A - D Upgrades		5517	Marina	\$291,200
Central Harbor Park (CHP) & Boat Launch Facilities (BLF)		5704	Marina	\$4,244,395
Duct Bank and Vault Replacements		5816	Power	\$1,200,000
Waterfront Area Reliability		5820	Power	\$1,500,000
Outage Recovery		5821	Power	\$650,000
RA Replacement		5826	Power	\$350,000
Electrical Substation Battery Replacement		5827	Power	\$270,000
Pavement Management Program		TBD	Roadway Infrastructure	\$16,600,000
2025/26 CDBG ADA Curb Ramp Installation		TBD	Roadway Infrastructure	\$259,350
Bailey Road Pavement Maintenance		TBD	Roadway Infrastructure	\$2,080,000
Zone 7 Pavement Management		TBD	Roadway Infrastructure	\$4,150,000
Bailey Road Improvements Phase I		TBD	Roadway Infrastructure	\$22,083,200
Central Addition Water and Sewer Rehabilitation (Phase 1)		TBD	Underground Utilities	\$6,000,000
Americana Park Basin Retrofit		TBD	Underground Utilities	\$1,651,000
Residential Gas Isolation Valves Installation		TBD	Power	\$350,000
Electrical System "SKM Modeling" and Analysis		TBD	Power	\$250,000
Water Treatment Plant Alternative Fuel Conversion		TBD	Underground Utilities	\$2,160,000
Bella Vista/Riverview Water Consolidation		TBD	Underground Utilities	\$952,400
Total Cost				\$279,013,843

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
August 12, 2025**

ITEM: Notice of Intent to Exercise Delegated Design Review Authority

ORIGINATED BY: City of Pittsburgh, Zoning Administrator, 65 Civic Avenue, Pittsburgh, CA 94565

SUBJECT: The Zoning Administrator submits two notices of intent to exercise delegated design review authority for:

- 1) This is an application requesting Administrative Design Review approval to modify the exterior paint colors of an existing building located at 50 Bliss Avenue. The parcel contains an existing Tire Sales and Repair Service Station. The site is classified "Mixed Use" on the Railroad Avenue Specific Plan land use map. Assessor's Parcel No. 088-171-013.
- 2) This is an application requesting Administrative Design Review (ADR) approval to install large red traditional Chinese lanterns at an existing restaurant located at 2222 Railroad Avenue. The site is classified "Community Commercial" on the Railroad Avenue Specific Plan land use map. Assessor's Parcel No. 087-042-020.

RECOMMENDATION:

Staff recommends that the Planning Commission acknowledge receipt of the attached Notices of Intent to Exercise Delegated Design Review Authority.

BACKGROUND:

Delegated Design Review Authority: Planning Commission Resolution No. 9444, as later amended by Resolution No. 9918, allows for delegation of nine categories of design review applications from the Planning Commission to the Zoning Administrator, as follows:

1. Freestanding signs: Applicable to signs not already part of a sign program; must be consistent with sign standards and architecturally compatible with associated building.
2. Wireless Communication Equipment: New or replacement antennas on existing poles and their related equipment.
3. Minor Building Remodels: Limited to changes in building colors, awnings, fenestration, and finishes.
4. Changes to Existing Parking Lots.

Planning Commission Staff Report
Notice of Intent to Exercise Delegated Design Review Authority.

5. Changes to Existing Landscaping.
6. Additions to Existing Buildings: Additions must be smaller than 2,500 square feet and designed to complement existing building architecture.
7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.
8. Ancillary Structures: Structures in any district where visual impacts are minimal, including miscellaneous mechanical equipment associated with legal uses in the Industrial Districts.

The intent of the delegation is to allow a more efficient approval process for non-controversial design review applications, without compromising the integrity of the design review process or removing from public scrutiny those projects that would be most visible or of high interest to the general public. Prior to approving any delegated design review application, the Zoning Administrator must notify the Commission of his or their intent to exercise delegated design review authority. Copies of resolutions approving any delegated design review application must also be provided to the Commission.

PROJECT DESCRIPTIONS:

1. Big Brands Tire Rebrand – Paint Change, AP-25-0033 (ADR)

This is an application requesting Administrative Design Review approval to modify the exterior paint colors of an existing building located at 50 Bliss Avenue. The parcel contains an existing Tire Sales and Repair Service Station.

The site is classified “Mixed Use” on the Railroad Avenue Specific Plan land use map. Assessor’s Parcel No. 088-171-013.

This project is delegated to staff under Category 3 (Minor Building Remodels) of Planning Commission Resolution No. 9918.

2. Wah Sing - Red Traditional Chinese Lanterns, AP-25-0056 (ADR)

This is an application requesting Administrative Design Review (ADR) approval to install large red traditional Chinese lanterns at an existing restaurant located at 2222 Railroad Avenue.

The site is classified “Community Commercial” on the Railroad Avenue Specific Plan land use map. Assessor’s Parcel No. 087-042-020

Planning Commission Staff Report
Notice of Intent to Exercise Delegated Design Review Authority.

This project is delegated to staff under Category 3 (Minor Building Remodels) of Planning Commission Resolution No. 9918.

GENERAL PLAN/CODE COMPLIANCE:

Delegated Design Review Authority: Resolution No. 9918 established nine categories of design review applications upon which the Commission would authorize the Zoning Administrator to act. Resolution No. 9918, and PMC section 18.10.100, direct staff to notify the Planning Commission of intent to exercise delegated design review authority on any application that falls within one of those nine categories, prior to approving the application. Upon receiving such notification, a majority of the Commission may direct that the matter be scheduled for future consideration by the entire Commission. Resolution No. 9918 also directs staff to keep the Commission informed about delegated design review application approvals by providing copies of resolutions adopted by the Zoning Administrator.

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached Notices of Intent.

ATTACHMENTS:

1. NOI - Big Brands Tire Rebrand – Paint Change, AP-25-0033 (ADR)
2. NOI - Wah Sing - Red Traditional Chinese Lanterns, AP-25-0056 (ADR)
3. PC Resolution No. 9918

Prepared by: John Funderburg, Zoning Administrator

NOTICE OF INTENT

TO EXERCISE DESIGN REVIEW AUTHORITY DELEGATED TO STAFF PURSUANT TO PLANNING COMMISSION RESOLUTION NO. 9918

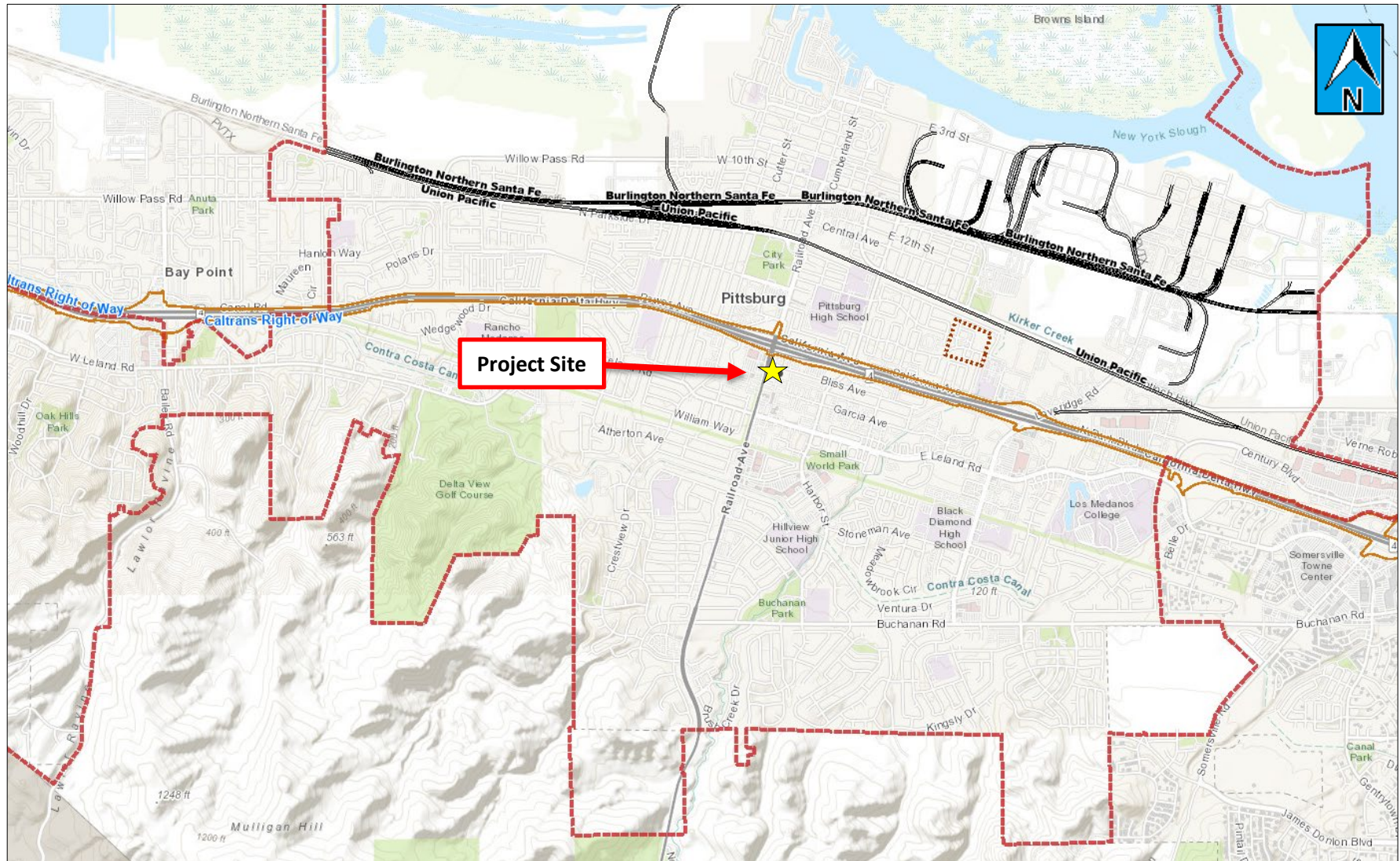
Big Brands Tire Rebrand – Paint Change (AP-25-0033 [ADR]).

This is an application requesting Administrative Design Review approval to modify the exterior paint colors of the existing building located at 50 Bliss Avenue. The parcel contains an existing Service Station. The site is classified “Mixed Use Railroad Avenue SPA” in the General Plan and located within the Railroad Avenue Specific Plan (RASP). Assessor’s Parcel No. 088-171-013.

This project is delegated to staff under Category 3 (Minor Building Remodels) of Planning Commission Resolution No. 9918.

Big Brands Tire Rebrand (ADR) – Aerial View

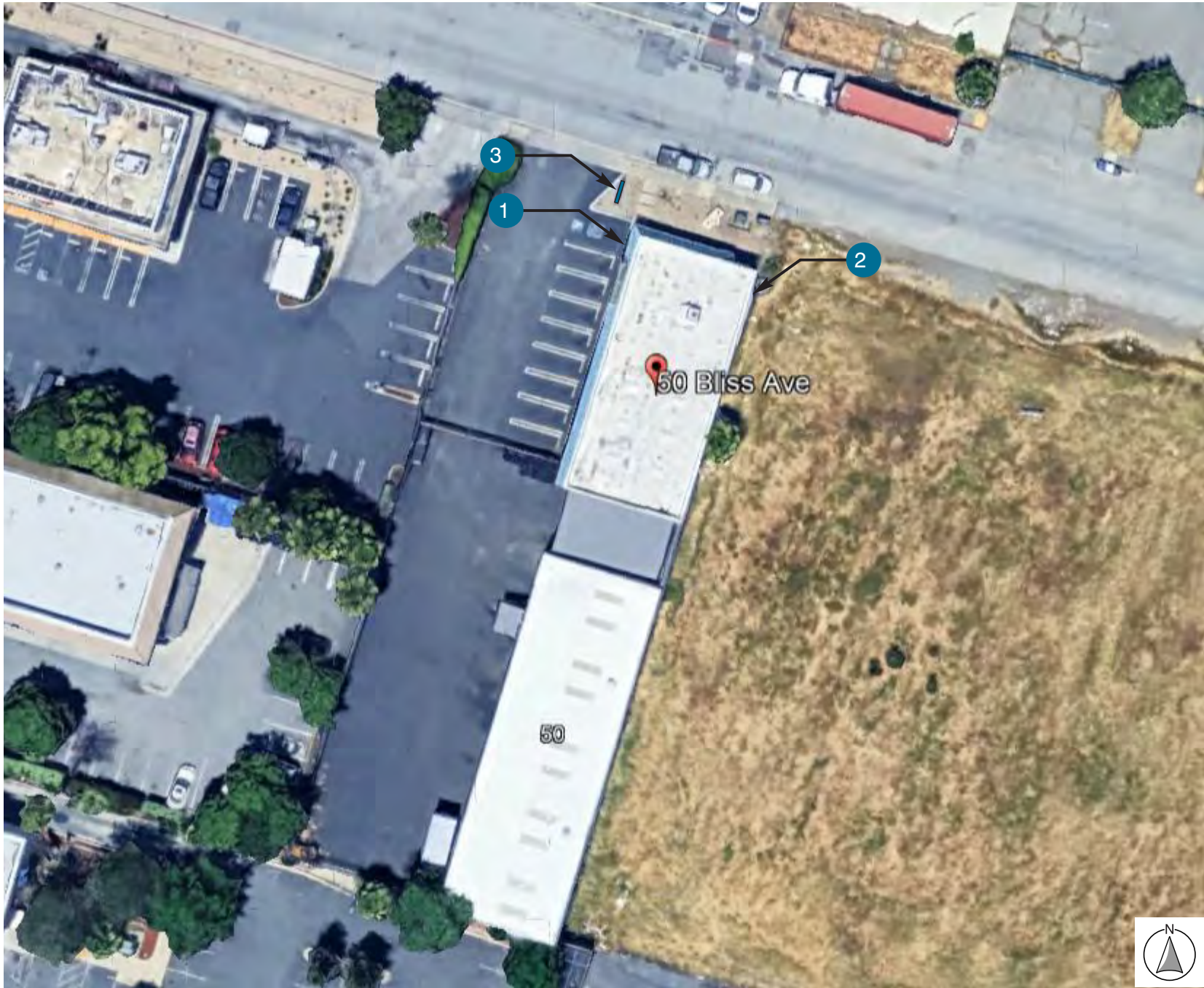
AP-25-0033	50 Bliss Avenue
Administrative Design Review	APN's: 088-171-013



Big Brands Tire Rebrand (ADR) – Aerial View

AP-25-0033	50 Bliss Avenue
Administrative Design Review	APN's: 088-171-013





workscope		notes
sign#	description	
1	Illuminated Channel Letters on Backer Panel	Part # BBT-BBT18-IL-STK-RM
2	Lexan Face Replacement (Qty. 1)	
3	Lexan Face Replacement (Qty. 2)	

For Paint Only All Signage Previously Approved under AP-25-0009

Sign #1

Sign #2

Sign #3

code

This drawing is based on the following code information:

The city is going to classify this to be Retail instead of Automotive.

That will allow BBT to have the linear feet of 90 ft on one side of the building by 40 ft on the other side. They will allow us 130 ft accumulative signage including the monument sign.

By city calculation, keeping the wall cabinet, and monument as-is will allow us 25 sq ft leftover for the sign over the entryway.

document approval

reviewed by:

date:

approved

approved as noted

not approved

note

This drawing is based on the provided resources:

Architect:

Project:

Date:

The general contractor, client, architect, etc. are responsible for supplying updates to Cima as they occur. If there are drawing inaccuracies or questions concerning clarification on signage or signage requirements such as electrical & blocking, please contact:

Stan Stanley - Project Manager
sstanley@cimanetwork.com

icon key

X

Remove

AS-IS

Remain As-Is

Survey Verified

Survey Verified Dimension

CODE COMPLIANT

Code Compliant Verified

ADA COMPLIANT

ADA Compliant Verified

PS

Power Supply Location

J

Primary Power J/B Location

W

Primary Power Whip Location

RJ45 CAT

RJ45 Category Cable

SUPP REQ'D

Support Req'd Blocking / Strapping / Steel

VIF

Field Verification Required

ENGINEER STAMP

Engineer Stamp Required

ADDITIONAL INFO

Additional Info Required

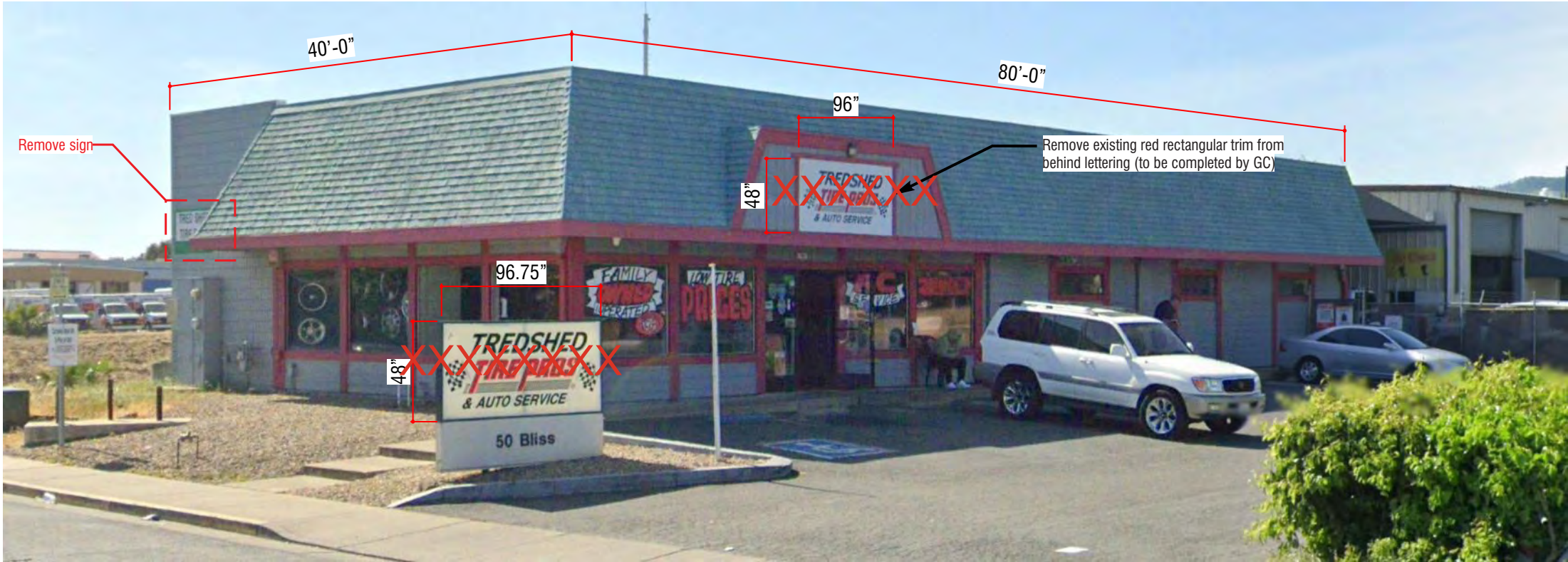
811

Call 811 before you dig

revisions

rev #	date	by:	description
1	01.16.25	EY	Revised per markups
2	02.17.25	EY	Revised per city feedback
3			
4	03.07.25	EY	Revised per city feedback to limit all signs to 100sf
5			
6			
7			
8			

front / side elevations



Existing Front / Side Elevations
Scale: nts



Proposed Front / Side Elevations
Scale: nts



Existing Back / Side Elevations
Scale: nts



Proposed Back / Side Elevations
Scale: nts

**NOTICE OF INTENT
TO EXERCISE DESIGN REVIEW AUTHORITY DELEGATED TO STAFF PURSUANT
TO PLANNING COMMISSION RESOLUTION NO. 9918**

Wah Sing - Red Traditional Chinese Lanterns, AP-25-0056 (ADR)

This is an application for Administrative Design Review (ADR) approval to install large red traditional Chinese lanterns at existing Chinese restaurant located at 2222 Railroad Avenue, Pittsburg, California, 94565.

The site is classified "Community Commercial" in the Railroad Avenue Specific Plan land use map.

Assessor's Parcel No.087-042-020

This project is delegated to staff under Category 3 (Minor Building Remodels) of Planning Commission Resolution No. 9918.



Material	Cloth
Shape	Round
Product Dimensions	20"W x 20"H

- Cloth material, waterproof and sun-proof, great indoor and outdoor decoration
- Red color with golden accents and tassels, which are traditional symbols of prosperity, happiness, joy, and good fortune in Chinese culture
- We would like to celebrate our 30th anniversary this year, this lantern would make an excellent outdoor decorative piece for Chinese restaurant, to mark this special milestone
- As a Chinese restaurant, the lanterns reflect our deep cultural, and it helps create an inviting and festive space, whether its holiday, anniversary or regular day
- The bright red lanterns instantly draw attention; they help our restaurant stand out and make a strong first impression for both new visitors and old customers

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Amending the Categories of Eligible)
Projects and Revising the Procedures for) Resolution No. 9918
Delegating Design Review Authority of Certain)
Types of Projects to the Zoning Administrator)

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On August 26, 2003, the Planning Commission adopted Resolution No. 9444 in an effort to streamline the planning review process for certain projects that the Commission had determined to be routine in nature and have minimal visual impacts on the surrounding community. This resolution authorized various types of projects to be reviewed by the Zoning Administrator rather than the Planning Commission, including "Wireless Communication Antennas, Monopoles and Related Structures and Equipment."
- B. On August 14, 2012, in response to recent Commission concerns regarding the approval process for wireless telecommunication equipment, a study session was conducted with the Planning Commission to review proposed updates to the existing design review delegation procedures. At this study session, the consensus of a majority of Commissioners was to keep all staff proposed changes, with an added clarification on the recommended voting process (Section B) for calling up items to be reviewed by the Commission.
- C. Proposed changes to the existing staff delegated design review authority (as presented during the August 14, 2012, study session) generally include: 1) a modification to the text of category 2, "Wireless Communication Antennas, Monopoles and Related Structures and Equipment," intended to separate out construction of new wireless telecommunications facilities from requests for modifications to existing facilities, with the only latter retaining eligibility for delegated review by the Zoning Administrator; 2) a revision to Category 3 to clarify that it applies to all minor building remodels and not just 'storefront' remodels; 3) a consolidation of Category 7 (changes in building colors) into Category 3; 4) a clarification to Category 9 to confirm application within all districts, not just Industrial areas; and 5) a clarification within Section B clarifying that a Commissioner's request to rescind delegated authority for a specific application, otherwise eligible for Zoning Administrator review, must be supported by a majority of the Commissioners present.
- D. Pittsburgh Municipal Code (PMC) Section 18.10.020, *Powers and Duties of the Planning Commission*, grants primary design review authority to the Planning

Commission. In 2003 the Planning Commission delegated its review and approval authority of certain routine and non-controversial application types to the Zoning Administrator through the adoption of Resolution No. 9444. Changes or revisions to Resolution No. 9444 fall within the same category as the original delegation, which the Commission has authority to approve under PMC 18.10.020.

- E. PMC Section 18.10.030 identifies the City Planner as the Zoning Administrator, and in accordance with PMC Section 18.10.100, the City Planner will continue to give notice to the Planning Commission of intent to exercise any authority that the Commission previously granted, including the authority to review and approve staff delegated design review applications.
- F. Staff would continue to be responsible for reviewing delegated applications for compliance with the General Plan, City Codes and adopted Design Guidelines, and the Zoning Administrator would continue to be required to make findings for approval and identify evidence to support the required findings, consistent with PMC Section 18.36.220(B). Approved resolutions would continue to be signed by the Zoning Administrator and no separate staff reports would be prepared on these items.
- G. Copies of all Zoning Administrator approved resolutions would continue to be forwarded to the Commission in its packet for the next regularly scheduled meeting.
- H. The proposed action delegating certain Planning Commission discretionary authority to the Zoning Administrator is not considered a project, as defined by the Public Resources Code section 21065, of the California Environmental Quality Act (CEQA).
- I. On September 25, 2012, the Planning Commission considered the proposed revisions to the staff delegated design review authority process as previously established by adoption of Resolution No. 9444.

Section 2. Decision

- A. The Planning Commission hereby delegates discretionary Design Review Authority to the Zoning Administrator, for the following types of applications, when categorically or statutorily exempt from the provisions of CEQA:
 - 1. Freestanding Signs. Applicable to signs not already part of a sign program; must be consistent with sign standards and architecturally compatible with associated building.
 - 2. Wireless Communication Equipment. New or replacement antennas on existing poles and their related equipment.

3. Minor Building Remodels. Limited to changes in building colors, awnings, fenestration, and finishes.
 4. Changes to Existing Parking Lots.
 5. Changes to Existing Landscaping.
 6. Additions to Existing Buildings. Additions must be smaller than 2,500 sq. ft. and designed to complement existing building architecture.
 7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.
 8. Ancillary Structures. Structures in any district where visual impacts are minimal, including miscellaneous mechanical equipment associated with legal uses in Industrial Districts.
- B. In compliance with PMC Section 18.10.100, staff shall prepare a list and brief description along with a copy of the project plans when applicable, of new pending applications for which the Zoning Administrator intends to exercise delegated design review authority, and submit it to the Commission at a Commission meeting prior to taking any action on the applications. Any member of the Planning Commission may then request at that time to have the matter scheduled for future consideration by the entire Commission. The Commission must approve the request as a group through a majority vote, prior to scheduling the item for future consideration.
- C. Staff shall continue to prepare resolutions of approval, when appropriate, describing the project, project location, applications being filed, required findings to approve the project and identifying evidence to support the required findings. Resolutions shall be signed by the Zoning Administrator and continue to have conditions of project approval, where applicable.
- D. To keep the Commission informed about what applications are processed under this proposal, copies of all Zoning Administrator approved resolutions shall be forwarded to the Commission in its packet for the next regularly scheduled meeting.
- E. If the Zoning Administrator does not believe he/she can make the required design review findings to approve a project, and the applicant is unwilling or unable to make the changes requested, the application shall automatically be referred to the Commission for action on the design review application.

Section 3. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Wirick, seconded by Commissioner Gargalikis, the foregoing resolution was passed and adopted the 25th day of September, 2012, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Fardella, Fogleman, Gargalikis, Kelley, Ohlson, Wirick

NAYES:

ABSTAIN:

ABSENT: Diokno

I hereby certify that the above Resolution No. 9918 was adopted by the Planning Commission of the City of Pittsburg on September 25, 2012.



KRISTIN VAHL POLLOT, SECRETARY
PITTSBURG PLANNING COMMISSION