



CITY OF PITTSBURG PLANNING COMMISSION AGENDA

MARCH 24, 2026

**CITY HALL COUNCIL CHAMBER
65 CIVIC AVENUE, PITTSBURG, CA**

**REGULAR MEETING
7:00 PM**

Planning Commission Members

**Sarah Foster, Chair
Donna Smith, Vice-Chair
Elissa Robinson, Commissioner
Jennifer Ingram, Commissioner
Deandra Stokes, Commissioner
Ivelina Popova, Commissioner
Reilly 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, Pittsburgh. 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 Friday, March 20, 2026

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

PUBLIC HEARINGS

1. Old Town Market Beer & Wine Sales, AP-25-0012 (UP)

This is a public hearing on a request for approval of a Use Permit to establish the sale of beer and wine under a Type 20 Alcoholic Beverage Control (ABC) License at an existing convenience store. The beer and wine sales would be located in existing coolers and on existing shelving located towards the rear of the establishment, as shown in the attached floor plan. The subject property is located at 315 Railroad Avenue, and the property is zoned CP (Pedestrian Commercial) with a General Plan designation of Downtown Commercial. Assessor's Parcel Number: 085-108-001.

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.

COMMISSION CONSIDERATIONS

2. General Plan Annual Progress Report for Calendar Year 2025

This is a request for the Planning Commission to: 1) review the draft General Plan Annual Progress Report (APR) for Calendar Year 2025; and 2) authorize its submittal to the City Council, Governor's Office of Land Use and Climate Innovation (LCI), California Housing and Community Development Department (HCD), and Contra Costa Transportation Authority (CCTA).

The General Plan APR is exempt from the requirements of the California Environmental Quality Act (CEQA) under the general rule of the CEQA Guidelines, Section 15061, in that there is no possibility that the APR may have a significant negative physical impact on the environment.

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

GENERAL INFORMATION

Copies of the open session agenda packets, as distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except City holidays). Full agenda packets are also located on the City's website at www.pittsburgca.gov. If any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports or documents will be available for public inspection in the City Clerk's Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

SPEAKER'S CARD

Members of the audience who wish to address the City Council on issues that are not scheduled for the agenda and on any items listed as part of the agenda should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given up to three minutes to address the Council unless additional time is allowed as provided for spokespersons. Speakers are not permitted to yield their time to another speaker. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. Pursuant to the Brown Act, no action may be taken by the City Council on items not already scheduled on the agenda; however, the City Council may refer your comments/concerns to staff or request that the item be placed on a future agenda.

PUBLIC HEARINGS

Persons who wish to speak on Public Hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to public comment and brought to the Council/Agency level for discussion and action. Further comment from the audience will not be received unless requested by the Council/Agency.

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting.

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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The Council requests that you observe the order and decorum of our Council Chamber by turning off or setting to vibrate all cellular telephones and electronic devices, and that you refrain from making personal, impertinent, or slanderous remarks. Boisterous and disruptive behavior while the Council is in session, and the display of signs in a manner which violates the rights of others or prevents others from watching or fully participating in the Council meeting, is a violation of our Municipal Code and any person who engages in such conduct can be ordered to leave the Council Chamber by the Mayor.

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PLANNING DIVISION **Memorandum**

MEMO: March 24, 2026
TO: Planning Commission
FROM: John Funderburg, Secretary
RE: Old Town Market Beer & Wine Sales, AP-25-0012 (UP)

Staff will be requesting a continuance on this item to a date to be determined. Once a date has been determined, staff will re-notice the item for the Planning Commissions consideration and prepare a staff report.

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
March 24, 2026**

ITEM: General Plan Annual Progress Report for Calendar Year 2025

ORIGINATED BY: City of Pittsburg, 65 Civic Avenue, Pittsburg, CA 94565

SUBJECT: This is a request for the Planning Commission to: 1) review the draft General Plan Annual Progress Report (APR) for Calendar Year 2025; and 2) authorize its submittal to the City Council, Governor's Office of Land Use and Climate Innovation (LCI), California Housing and Community Development Department (HCD), and Contra Costa Transportation Authority (CCTA).

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution, accepting the APR for Calendar Year 2025 and authorizing its submittal to the City of Pittsburg City Council, LCI, HCD, and CCTA.

BACKGROUND:

On May 6, 2024, the City Council adopted Resolution No. 24-14463 certifying the Final Environmental Impact Report and adopting Findings of Significance and a Statement of Overriding Considerations for the Envision Pittsburg: 2040 General Plan Update, and Resolution No. 24-14464 adopting the Comprehensive Envision Pittsburg: 2040 General Plan Associated Text, Tables, and Figures. The Pittsburg General Plan is a State-mandated and comprehensive planning document intended to guide Pittsburg's long-term physical growth and development. It articulates a shared community vision of the City's future and sets forth broad goals and policies relative to important topics including, but not limited to, land use, economic development, housing, transportation, public safety, and open space.

On August 5, 2024, the City Council adopted Resolution No. 24-14516 approving the 6th Cycle General Plan Housing Element Update for the 2023-2031 planning period.

On October 2, 2024, HCD certified the 6th Cycle General Plan Housing Element Update for the 2023-2031 planning period. HCD found that the City's 6th Cycle Housing Element is in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq).

The purpose of the APR is to provide the City Council, LCI, HCD, and CCTA with a progress report on the current General Plan's implementation status. The APR is also intended to provide the City Council with an opportunity to identify any General Plan modifications that may be necessary to improve its implementation and effectiveness. The last APR for calendar year 2024 was reviewed by the Planning Commission and the City Council and submitted to the Governor's Office of Planning and Research (OPR) (now known as LCI), HCD, and CCTA.

Planning Commission Staff Report
General Plan Annual Progress Report for Calendar Year 2025
March 24, 2026

PROJECT DESCRIPTION:

Staff has prepared the draft General Plan APR for Calendar Year 2025. The APR is provided as Exhibit A of Attachment 1 to this Staff Report, and it consists of a detailed table listing each of the adopted General Plan Policies and their implementation status as of December 31, 2025. The Regional Fair Share Housing Allocation (RHNA) status update (Table 1) is also provided as part of the APR to document the City's progress in reaching its housing unit goals.

Pursuant to AB 3039 (2024-2025), expanded reporting requirements are in effect that require jurisdictions to track housing units by two additional income categories: *Acutely Low-Income* and *Extremely Low-Income*. Jurisdictions that received their 6th Cycle RHNA prior to the adoption of AB 3039 do not have assigned targets for these categories. The City of Pittsburg received its RHNA allocation prior to the passage of AB 3039. As a result, and pursuant to HCD's instruction, units reported as *Acutely Low-Income* or *Extremely Low-Income* are applied toward progress in the *Very Low-Income* RHNA category for the 6th Cycle Housing Element APRs.

In Contra Costa County, income categories for 2025 are defined relative to Area Median Income (AMI). For a four-person household:

- Acutely Low Income (15% AMI): \$23,950 or less annually
- Extremely Low Income (30% AMI): \$47,950 or less annually
- Very Low Income (50% AMI): \$79,900 or less annually
- Low Income (80% AMI): \$125,050 or less annually
- Median Income: \$159,800 annually
- Moderate Income (120% AMI or higher): \$191,750 or more annually.

These thresholds illustrate how housing and affordability programs categorize income levels for a four-person household in the County.

Table 1: RHNA Status Update

Income Level		RHNA Allocation	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Remaining
EL	Deed Restricted	258	-	-	-	-	-	-	-	-	-	0	258
	Unrestricted		-	-	-	-	-	-	-	-	-		
VL	Deed Restricted	258	-	-	-	-	-	-	-	-	-	0	258
	Unrestricted		-	-	-	-	-	-	-	-	-		
L	Deed Restricted	296	-	7	5	-	-	-	-	-	-	67	229
	Unrestricted		9	17	25	-	-	-	-	-	-		
M	Deed Restricted	346	-	-	-	-	-	-	-	-	-	196	150
	Unrestricted		130	34	24	-	-	-	-	-	-		
AM		894	1	15	24	-	-	-	-	-	-	40	854
Total RHNA													
Total Units			140	73	78	-	-	-	-	-	-	303	1,749

Notes:

AMI = Area Median Income (for 2025, the AMI for a 4-person household in Contra Costa County was \$159,800)

AL = Acutely Low-Income (households earning 15% or less of AMI) Per HCD and following passing of AB 3039, 6th Cycle APR categorizes AL units under "VL."

EL = Extremely Low-Income (households earning 15-30% of AMI)

VL = Very Low-Income (households earning 0-50% of AMI)

L = Low-Income (households earning 50-80% of AMI)

M = Moderate Income (households earning 80-120% of AMI)

AM = Above Moderate-Income (households earning above 120% of AMI)

CODE COMPLIANCE:

California Government Code § 65400(b) requires the City to prepare a General Plan APR for submittal to LCI and HCD each year. Pursuant to the Pittsburg General Plan, the APR must be provided to both the Planning Commission and the City Council for review.

STAFF ANALYSIS:

This Annual Progress Report is the second one submitted since the City of Pittsburg's 6th Cycle Housing Element was certified by HCD and the adoption of the 2040 General Plan. As the City enters the third year of the 2023–2031 Planning Cycle, it continues to implement key strategies to meet its RHNA targets. In 2025, Pittsburg not only advanced new housing efforts under the current Cycle but also made progress addressing shortfalls from the 2015–2023 Cycle, reflecting a strong commitment to housing delivery across income levels.

To make progress toward meeting the City's RHNA, the City will continue to prioritize implementation of its Housing Element strategies. These include streamlining permit processes, rezoning underutilized parcels for higher-density residential development, and encouraging mixed-use projects along transit corridors. The City will also expand incentives for affordable housing development, such as density bonuses and expedited review for qualifying projects. Staff will continue to collaborate with developers and non-profit housing organizations to ensure project feasibility and alignment with regional affordability targets.

Monitoring of housing production will be ongoing, with annual updates to the Planning Commission and City Council to assess effectiveness and make timely policy adjustments. These efforts reflect the City's commitment to not only meeting but actively supporting the production of diverse and equitable housing options.

Building permits were issued for 78 new residential units in 2025, including 30 low-income, 24 moderate-income, and 24 above-moderate-income units. The City of Pittsburg needs 1,749 additional units to meet its RHNA by the end of the 2031 planning cycle. With several housing projects entitled or under active review, the City remains well-positioned to continue making steady progress toward its housing goals.

ACTION REQUIRED:

Move to adopt a Resolution, accepting the General Plan Annual Progress Report for Calendar Year 2025 and authorizing its submittal to the City of Pittsburg City Council, LCI, HCD, and CCTA.

ATTACHMENTS:

1. Proposed Resolution
 - a. Exhibit A - General Plan Annual Progress Report for Calendar Year 2025

Planning Commission Staff Report
General Plan Annual Progress Report for Calendar Year 2025
March 24, 2026

Prepared by: Kelsey Gunter, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Accepting the General Plan Annual)
Progress Report for Calendar Year 2025 and)
Authorizing Submittal of the Report to the City)
Council, Governor's Office of Land Use and)
Climate Innovation, State Department of)
Housing and Community Development, and)
Contra Costa Transportation Authority)

RESOLUTION NO.

The Planning Commission of the City of Pittsburg DOES RESOLVE as follows:

Section 1. Background

- A. The Pittsburg 2040 General Plan is a State-mandated and comprehensive planning document intended to guide Pittsburg's long-term physical growth and development. It articulates a shared community vision of the City's future and sets forth broad goals and policies relative to important topics including, but not limited to, land use, economic development, housing, transportation, public safety, and open space.
- B. On August 5, 2024, the City Council adopted Resolution No. 23-14301 / 24-14516 approving the 6th Cycle General Plan Housing Element Update for the 2023-2031 planning period.
- C. On October 2, 2024, the State Department of Housing and Community Development (HCD) certified the 6th Cycle General Plan Housing Element Update for the 2023-2031 planning period. HCD found that the City's 6th Cycle Housing Element is in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq).
- D. Under California Government Code Section 65400, the City is required to prepare a General Plan Annual Progress Report (APR) for submittal to the City Council, Governor's Office of Land Use and Climate Innovation (LCI), and State Housing and Community Development Department (HCD) by April 1st of each year. The purpose of the APR is to provide the City Council, LCI, and HCD with a progress report on the General Plan's implementation status. The APR is also meant to provide the City Council with an opportunity to identify any General Plan modifications that may be necessary to improve its implementation and effectiveness.
- E. The General Plan APR is exempt from the requirements of the California Environmental Quality Act (CEQA) under the general rule of the CEQA Guidelines, Section 15061, in that there is no possibility that the APR may have a significant negative physical impact on the environment.
- F. On March 24, 2026, the Planning Commission held a regular meeting during which the General Plan APR for Calendar Year 2026 and oral and/or written testimony was considered.

Section 2. Findings

Based on the Planning Commission Staff Report entitled, "General Plan Annual Progress Report for Calendar Year 2025," dated March 24, 2026, and based on 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 based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

- A. All recitals above are true and correct and incorporated herein by reference.
- B. The General Plan Annual Progress Report for Calendar Year 2025 appropriately and accurately summarizes the City's progress to date in implementing the action policies in its General Plan.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby accepts the General Plan Annual Progress Report (APR) for Calendar Year 2025, attached to this resolution as Exhibit A, and authorizes staff to submit the Report to the City of Pittsburg City Council, Governor's Office of Land Use and Climate Innovation (LCI), State Housing and Community Development Department (HCD), and the Contra Costa Transportation Authority (CCTA).

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 24th day of March 2026, 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 was adopted by the Planning Commission of the City of Pittsburg on March 24, 2026.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Exhibit A to Planning Commission Resolution No. ____

CITY OF PITTSBURG

2040 GENERAL PLAN



ANNUAL PROGRESS REPORT
(Calendar Year 2025)

Prepared pursuant to Government Code Section 65400(b)
Presented to the Planning Commission on March 24, 2026

Land Use Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
Citywide Policies		
2-P-1.1	Maintain an adequate supply of land to support projected housing, employment, service, retail, educational, and other needs of the community.	Implementation ongoing. Sky Ranch, Ambrose Park and Mirant annexations were completed in 2008. Annexation of Northeast Industrial properties to DDSD boundary completed in 2010. Voter Measure I amending the Urban Limit Line (ULL) to include the property commonly known as Chevron East approved in November 2011. Environmental Impact Report for the proposed James Donlon Boulevard Extension corridor annexation project was certified in September 2014; however, initiation of annexation is still pending. Property owner-initiated annexations of Montreux and Tuscany Meadows properties were completed in 2016 and 2017. Property owner-initiated annexation of the Southwest Hills/Faria property was completed in 2024. The City has continued to grow over the last 20 years and plans to continue to do so, consistent with the ULL, Sphere of Influence (SOI), Zoning regulations, General Plan land use designations, and infill incentivization. This Policy will continue to be implemented.

Land Use Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
2-P-1.2	Promote land use compatibility through development standards, use restrictions, environmental review, and design considerations.	Implementation ongoing. This is analyzed as part of the development entitlement review process. Land use compatibility is enforced by Pittsburg Municipal Code Title 18 (Zoning), specifically within the “Land Use Regulations” tables. These tables determine whether a use is consistent or inconsistent with the underlying land use designations. Environmental review and design considerations are reviewed once a formal application has been filed. Implementation of this is ongoing and will continue to be enforced.
2-P-1.3	Ensure consistency and compatibility between the Land Use Map, land use designations, and implementing plans, ordinances, and regulations.	Implementation ongoing. Consistency and compatibility will be addressed further as part of the Pittsburg Municipal Code Title 18 (Zoning) update, anticipated for adoption in 2026, and in subsequent Development Review processes.
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.	Implementation ongoing. Infill development, redevelopment, and rehabilitation projects have been prioritized during the previous General Plan Cycle (2020) and continue to be prioritized as part of this current 2040 General Plan. Further, of the 78 residential units issued in 2025, 29 of them are considered infill development projects (approximately 37%). This Policy will continue to be implemented as projects are proposed, consistent with density, zoning, and General Plan designations.
2-P-1.5	Discourage development at urban densities or intensities in areas on the periphery of the City boundary.	Implementation ongoing. Over 90% of the City’s southern boundaries are designated as Open Space in both Zoning and General Plan designations. Open Space-designated land permits one dwelling unit per twenty acres to prohibit urban densities within these areas. Further, residential development projects along the periphery of the City boundary, including Faria, Sky Ranch II, and Tuscany Meadows, have been subject to comprehensive environmental analysis and include project-specific mitigation measures to ensure land use impacts are appropriately addressed. This Policy will continue to be implemented during review of development applications.
2-P-1.6	Oppose land uses proposed in areas outside of the City limits that would be incompatible with existing or planned land uses within the City or that do not serve the best interests of the City.	Implementation ongoing. The City reviews project referrals, meeting agendas, and Public Hearing Notices as applicable from surrounding cities, unincorporated County, and other local agencies. The City provides public comment on such items, as applicable. This Policy will continue to be implemented to ensure compatible land uses that serve the best interests of the City.
2-P-1.7	Pursue annexation and SOI boundary changes only when deemed necessary.	Implementation ongoing. The most recent annexation occurred in 2024 when the Contra Costa Local Agency Formation Commission (LAFCO) approved the Faria/Southwest Hills annexation project on June 12, 2024, in a 5-2 vote. The project annexed over 600 acres to Pittsburg for the construction of up to 1,500 homes and the preservation of approximately 265 acres within the Southwest Hills subarea. The Faria development area was within the City’s ULL and Planning Area prior to annexation. As future applications are submitted, the City will evaluate proposed annexations and Sphere of Influence (SOI) boundary modifications on a case-by-case basis to ensure they are pursued only when necessary and remain consistent with this policy.
2-P-2.1	Provide opportunities for a full range of housing types (including opportunities for hillside estate development as well as smaller lot, infill, and high density housing), locations, and affordability levels	Implementation ongoing. Association of Bay Area Governments (ABAG) is the Metropolitan Planning Organization (MPO) that oversees the City of Pittsburg, among other surrounding communities in the Bay Area. As adopted by the State of California Housing and Community Development Department (HCD), ABAG establishes a Regional Housing Needs Allocation (RHNA) to ensure that all local

Land Use Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	to address the community's fair share of regional, family, workforce, and other special housing needs.	jurisdictions are providing a housing product mix, both in terms of housing type and in affordability levels. The City of Pittsburg met all of its RHNA requirements for the 2015-2023 Housing Cycle (5 th Cycle), with the exception of the Very Low Income housing unit classification. The City is on track to meet its 2023-2031 Housing Cycle (6 th Cycle) RHNA with all pending residential development projects in the current project pipeline. This Policy is mandated by State law and will continue to be implemented.
2-P-2.2	Ensure new neighborhoods include a mix and distribution of land uses, such as schools, parks, shopping, restaurants, and services, that reduce auto trips and support walking, biking, and transit use.	Implementation ongoing. In 2025, the Montreux subdivision submitted grading and improvement plans for City review. Consistent with project-specific Conditions of Approval, the Montreux subdivision is required to integrate a trail system surrounding the proposed residential development to support walking and biking accessibility within the new development. Also in 2025, the City approved a Time Extension request for the Civic Station Multi-Family Residential development, which includes two pocket parks within the project boundaries and is closely accessible to Tri Delta Transit and BART (Bay Area Rapid Transit) Civic Center Station. The submitted Bay Walk development project proposes a mix of active and passive recreational uses and a community clubhouse, offering future residents the opportunity to live and play within their neighborhoods. Established neighborhoods, such as San Marco in West Pittsburg, have primarily developed residential and recreational uses within their project boundaries. In 2025, the Shoppes at San Marco opened to the public, expanding commercial amenities to western Pittsburg to better serve the community. The commercial infill development provides the opportunity for residents to meet their daily needs within close proximity to their residences. The Shoppes at San Marco include a major grocery tenant, a drive through establishment, and one multi-tenant building. This policy will continue to be analyzed for inclusion in future development entitlement reviews.
2-P-2.3	Provide a range of development intensities, with the highest intensities in Downtown and in areas accessible to transit, services, retail uses, and employment centers and lower intensities in hillsides and at the City's southern edge.	Implementation ongoing. The City has advanced efforts to support higher-intensity development in Downtown areas with access to transit, services, and employment centers. A Downtown and Marina visioning workshop was conducted to gather community input on desired improvements within Old Town Pittsburg and surrounding areas, followed by completion of a land use analysis and design study incorporating that feedback. The City is currently developing a Downtown Revitalization Program focused on activating vacant storefronts, incentivizing reinvestment through the Façade Grant Program, and fostering a vibrant, walkable environment. Activation of vacant commercial spaces is also a key objective of the City's Economic Development Strategic Plan. To further support development near transit, the City has coordinated with transportation agencies to explore redevelopment opportunities for properties in proximity to major transit facilities. These efforts include promoting high- and very high-density residential development to increase ridership and support transit-oriented development, consistent with this Policy. Conversely, lower-intensity development is maintained in hillside areas and along the City's southern edge. Properties in these areas are primarily designated as Open Space or planned for low-density residential uses under the General Plan and Zoning regulations, thereby intentionally limiting the potential for higher-density development in these locations. This policy will continue to be implemented.
2-P-2.4	Locate residences and sensitive receptors away from areas of excessive noise, smoke, dust, odor,	Implementation ongoing. All development entitlement applications are reviewed in accordance with the California Environmental Quality Act (CEQA) to evaluate potential impacts related to noise, air quality,

Land Use Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	and lighting, and ensure that adequate provisions, including buffers or transitional uses, such as less intensive renewable energy production, light industrial, office, or commercial uses, separate the proposed residential uses from more intensive uses, including industrial, agricultural, or agricultural industrial uses and designated truck routes, to ensure the health and well-being of existing and future residents.	lighting, and other environmental hazards. Where impacts are identified, applicants are required to implement mitigation measures to reduce impacts. Project-specific Mitigation, Monitoring, and Reporting Programs (MMRP) and/or Conditions of Approval are prepared for such impacts, which are adopted by the regulatory body alongside with project approval. Examples of mitigation measures used for projects within the City include: 1) construction of a concrete masonry wall surrounding residential properties along Buchanan Road to mitigate noise (Tuscany Meadows); 2) use of higher-rated window Sound Transmission Class (STC) to mitigate noise (San Marco Siena [Units 16 and 17] and Courtyard by Marriott); and 3) prohibitions and minimum distance requirements from outdoor smoking areas to multifamily residential units (Creating Healthy Communities Ordinance). Through these regulatory and discretionary review processes, the City ensures that residential development is appropriately separated from sources of excessive noise, smoke, dust, odor, and lighting. This approach is embedded in current development review procedures and will continue to guide evaluation of future development applications. Planning Commission Resolution No. 8931 adopted Standard Conditions of Development which, in conjunction with Pittsburg Municipal Code Chapter 18.82 (Performance Standards for all Uses), regulate all development activities to ensure compliance with this General Plan policy. This Policy will continue to be implemented.
2-P-2.5	Encourage the development of additional executive housing units and neighborhoods in a manner that does not negatively impact existing communities.	Implementation pending. There are no executive housing units proposed in the pending development entitlement review process as of the date of this Report. Future development proposals, including executive housing units, will further implement this Policy.
2-P-2.6	Permit development of residential uses in transition areas where real estate interest in industrial land adjacent to existing or planned residential areas has diminished while ensuring project design avoids potential conflicts with adjoining or nearby intense uses.	Implementation pending. The City of Pittsburg has a vast historical past of heavy industrial uses. Whereas some industrial uses remain in operation, and whereas the City has retained major parcels of land zoned for industrial uses, some industrial businesses have ceased operations. Some of these formal industrial sites are located on parcels currently zoned for Residential development. The proposed Harbor View development is an example of this case, in which surrounding industrial operations exist. This project is currently being considered for project design, including any potential project conflicts. Any future project submitted that is applicable to this Policy will further aid in this Policy's implementation.
2-P-2.7	Require minimum residential densities, in accordance with the ranges shown in Table 9-1.	Implementation ongoing. The City currently requires the minimum residential development densities, as prescribed by Table 9-1. The City's zoning map is also undergoing a comprehensive update alongside the Pittsburg Municipal Code. Any inconsistencies will be corrected through this process, anticipated for adoption in 2026. The City will continue to further implement this Policy.
2-P-2.8	Ensure that the scale and massing of new development is sensitive to the physical and visual character of existing neighborhoods.	Implementation ongoing. The City of Pittsburg enforces this policy through its Design Review and Administrative Design Review processes, where building scale and massing are evaluated to ensure consistency with the physical and visual character of surrounding neighborhoods. However, recent State laws limit the City's ability to apply discretionary design review to certain residential projects, including those subject to streamlined or ministerial approval processes. In response to these statutory constraints, the City adopted Objective Design Standards (ODS) in 2024 for multifamily residential development projects. Chapter 5 of the ODS establishes clear, measurable requirements related to building massing, ensuring that qualifying projects remain compatible with the existing built form even where discretionary

Land Use Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
		review is preempted. Through both discretionary review and the application of objective standards, the City continues to implement this policy as new development is proposed Citywide.
2-P-2.9	Provide tenants/property-owners with fair market values in the case of resident and/or business displacement due to redevelopment activities.	Implementation pending. The City is not currently reviewing any redevelopment proposals that would result in residential or business displacement. If such a project is proposed, the City would apply business retention and relocation strategies identified in its Economic Strategic Plan. The City's ownership of certain commercial properties also allows it to support fair market lease conditions. To address residential displacement, the City's 6th Cycle Housing Element, certified by HCD on October 2, 2024, includes targeted anti-displacement measures, including Program 12, Program 23, and Fair Housing Action Items 21B, 21D, and 21E. These programs are supported by identified funding sources, including the General Fund and the Community Development Block Grant (CDBG). The City will implement this policy as applicable projects arise.
2-P-2.10	Permit places of public assembly, including parks, schools, houses or places of worship, clubs, and fraternal organizations, in residential areas where such non-commercial uses will have minimal impact on the surrounding neighborhood.	Implementation ongoing. This Policy is considered as part of the development entitlement review process, conducted by the Planning Division staff. Further, such Use Classifications are subject to the Land Use Regulations as prescribed by Pittsburg Municipal Code (PMC) Title 18 and, in general, require a Use Permit that is either reviewed by the Zoning Administrator or the Pittsburg Planning Commission. As part of this review process, the review authority must be able to make all required findings as prescribed by the PMC in the affirmative. Such required findings include land use compatibility objectives. As part of the City's comprehensive Title 18 update, implementation of this Policy is being further discussed. This Policy will continue to be implemented as part of development entitlement review processes.
2-P-2.11	Permit childcare facilities and residential care facilities as required by state law.	Implementation complete. The PMC addresses the establishment of residential care facilities and childcare facilities consistent with State law as it is currently written. These Use Classifications will further be updated over time for any additional clarification points or for further compliance with State law as part of the Pittsburg Municipal Code (PMC) Title 18 update, anticipated to be completed in 2026. This policy will continue to be implemented.
2-P-3.1	Promote the provision of community amenities within large-scale developments, master-planned communities, and other planned developments, including parks and recreation facilities, neighborhood-serving commercial uses, streetscaping and pedestrian paths, transit facilities, parking areas, and public safety facilities.	Implementation ongoing. Master-planned communities in the City, such as the San Marco development, and other entitled but not yet constructed residential development projects have included community amenities into their land use planning efforts. From bikeways, trailways, parks, and opportunities for both active and passive recreation, the City continues to place emphasis on such amenities during the entitlement processes. General Plan policies and Zoning regulations require a certain objective criterion to achieve community amenities, such as required parkland and required public open space. Further, staff encourages development of recreational facilities and neighborhood-serving commercial uses to further benefit incoming residents and/or employees, as well as aid in the City's jobs-housing balance. This Policy will continue to be implemented. Implementation ongoing. Master-planned communities in Pittsburg, including the San Marco development, as well as other entitled residential projects (Montreux, Faria, Tuscan Meadows, Bailey Estates, Sky Ranch II), have been conditioned to incorporate community amenities through the entitlement process. The City requires key amenities during entitlement processing and Development Agreement negotiations, such as parkland dedication consistent with the City's Quimby Ordinance, provision of public open space, and the construction of trailways, among other requirements. In addition,

Land Use Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
		the City advances pedestrian and bicycle connectivity through implementation of its Active Transportation Plan (ATP), and encourages neighborhood-serving commercial uses and recreational facilities within large-scale developments to support livability and jobs-housing balance (e.g., Shoppes at San Marco). This policy will continue to be implemented as new development is proposed Citywide.
2-P-3.2	Create vibrant public places throughout neighborhoods, centers, and corridors that serve as gathering places for ceremonial, cultural, recreational, and other community activities.	Implementation ongoing and pending. The City of Pittsburg has enhanced public spaces through a range of locally driven initiatives, including its mural program, which activates blank walls with artwork reflective of the Pittsburg's identity. Additional improvements include installation of military memorials at the Pittsburg Marina, Small World Park, and the Stoneman Apartments. The completion of the Railroad Avenue Beautification Project in 2024, Old Town gateway signage, and ongoing City-branded utility box artwork projects are additional key methods in which the City continues to create vibrant public spaces. These efforts contribute to placemaking and reinforce community character in key public areas. The City will continue to implement this policy through future Capital Improvement Program (CIP) projects, grant-funded initiatives, and as part of the entitlement of new private development, where incorporation of public art and site enhancements are encouraged or required.
2-P-3.3	Emphasize concentrated commercial development, rather than linear commercial strips.	Implementation complete. The City's commercial centers are concentrated in specific areas, rather than in linear commercial strips. The commercial centers include areas such as Century Plaza, Atlantic Plaza, Oak Hills Shopping Center, Shoppes at San Marco, and the Railroad Avenue Commercial Corridor, among others. Future commercial developments proposed will further implement this policy by ensuring a concentrated commercial development pattern, as opposed to commercial strips.
2-P-3.4	Integrate pedestrian amenities, traffic-calming features, plazas and public areas, attractive streetscapes, shade trees, lighting, and open spaces into new development to create destinations for area residents to shop and gather.	Implementation pending. Consistent with City Council priorities, the City of Pittsburg has engaged property owners along key, existing commercial corridors regarding the revitalization of underutilized sites to support more pedestrian-oriented development. These efforts emphasize improved walkability, streetscape enhancements, and incorporation of community-serving amenities identified in the Policy. As part of new development applications, the City will place emphasis on items specified in the Policy to create welcoming places in the City where residents and visitors can both shop and gather. The City will continue to advance this policy through ongoing corridor planning efforts and as development and redevelopment opportunities arise.
2-P-3.5	Support the development of cultural, education, and entertainment facilities and events in the city's centers to serve residents and visitors.	Implementation ongoing. The City of Pittsburg supports the development of cultural, educational, and entertainment facilities through its zoning regulations, which permit or conditionally permit such uses within commercially zoned districts, including Old Town Pittsburg and the Pittsburg Marina. In addition, the City actively sponsors, partners with, or hosts a variety of community events that serve residents and attract visitors, including First Fridays in Old Town, Juneteenth Celebration, the Martin Luther King Jr. March, and seasonal events such as the Fourth of July celebration at the Marina, the Easter Egg Hunt at Small World Park, and Trunk or Treat at the Marina Community Center. The City also supports educational programming, such as compost giveaways, Arbor Day events, and Diamond Classic Catch & Release Sturgeon Derby, further activating the City's waterfront. Through both land use regulations and ongoing programming, the City continues to implement this policy by fostering vibrant, community-oriented destinations.

Land Use Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
2-P-3.6	Endorse the inclusion of daycare and school facilities, family-oriented services, parks, plazas, and open spaces in or near residential areas to safely and comfortably accommodate those who wish to raise a family.	Implementation is ongoing. The City of Pittsburg supports the integration of daycare facilities, school facilities, family-oriented services, parks, plazas, and open space within or adjacent to residential neighborhoods through its zoning regulations and development review processes. The Pittsburg Municipal Code permits or conditionally permits many of these uses in residential and nearby districts, consistent with this Policy and applicable State law requirements. In addition, parkland dedication requirements and coordination with local school districts help ensure that new development contributes to family-supportive environments. The City will continue to implement this policy through project review and ongoing land use planning efforts.
2-P-3.7	Locate office and other support facilities along arterial roadways to screen heavy industrial and manufacturing activities.	Implementation is ongoing. The City of Pittsburg encourages the placement of office and other support facilities along arterial roadways to buffer and screen heavy industrial and manufacturing activities. Examples include Linde, Inc. and Pittsburg RV & Boat Storage along Pittsburg-Antioch Highway, where office spaces (including the 2024-built office/care-takers facility at Pittsburg RV & Boat Storage) front the street to provide visual screening and convenient customer access. This policy will continue to be applied as new heavy industrial or manufacturing projects are proposed or existing sites are redeveloped.
2-P-3.8	Encourage rebuilding and reuse of commercial space in a manner that minimizes conflict with adjacent residential uses.	Implementation ongoing. As part of any future rebuilding or reuse of commercial space within the City, staff will analyze the proposed development for compatibility with surrounding land uses, including adjacent residential uses. This Policy will continue to be implemented to ensure compatibility between uses.
2-P-3.9	Prohibit sites designated for Business Commercial uses to be changed to another land use designation unless it is determined that adequate sites are available elsewhere to meet the City's office and business development objectives.	Pending implementation. There are no pending applications submitted at this time that propose to remove or modify any Business Commercial land use designation sites. This Policy will be considered as part of any future applicable application review.
2-P-3.10	Discourage the conversion of existing retail and service storefronts to group assembly-type uses.	Pending implementation. There are no pending applications submitted at this time that propose to convert existing retail or service storefronts to group assembly-type uses. This Policy will be considered as part of any future applicable application review.
2-P-4.1	Identify and allocate adequate lands in strategic locations throughout Pittsburg to accommodate and encourage employment growth, focusing on sectors that provide high-paid and high-quality jobs and continue to promote business development sites through Think Pittsburg and other local programs.	Implementation ongoing. The City of Pittsburg is updating Title 18 of the Municipal Code and the zoning map to align with the General Plan and support strategic employment growth. These updates will: 1. Incorporate accessory uses (such as public open space, transit amenities, childcare, and limited retail) into new employment centers and industrial developments where appropriate. 2. Ensure employment centers are designed for safe, convenient walking, biking, and transit access, while providing an attractive, high-quality "campus environment." 3. Require industrial properties and structures to meet high standards of design quality and ongoing maintenance. Combined with programs like Think Pittsburg, these efforts continue to promote high-quality, well-paying jobs and strengthen Pittsburg's business-friendly environment. This Policy will continue to be implemented.
2-P-4.2	Encourage the development and intensification of employment centers, including high quality, professional office campuses, business parks, and	Ongoing implementation. The Railroad Avenue Specific Plan (RASP), adopted in 2009, identifies specific employment development patterns within specific subareas. For example, the Civic Center Subarea of the RASP operates as a large campus site, inclusive of office uses, public serving businesses, and

Land Use Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	industrial parks, along with innovation districts, related mixed-use development and open spaces. The centers shall be located in areas fully served by public facilities and services, located along major arterials with easy freeway access and with access from public transit, and accessible to bicyclists and pedestrians.	governmental organizations. More recently, in November 2024, the City of Pittsburg City Council adopted the Pittsburg Technology Park Specific Plan (“Tech Park Specific Plan”) on a portion of the former Delta View Golf Course. The Tech Park Specific Plan provides the conceptual development framework for the development of an employment center over three phases. This Tech Park Specific Plan Area encompasses land that is fully served by public facilities and services, is located along a major arterial roadway, and retains ease of freeway access. As future applications are received for employment centers, this Policy will be referenced as part of development review to ensure development and intensification of such centers are consistent with the General Plan.
2-P-4.3	Promote large-scale office/business development, and reserve sites for Business Commercial uses in designated locations accessible from regional transportation systems.	Implementation ongoing. The City continues to promote large-scale office/business development in the City. Further, consistent with Zoning and General Plan land use designations, the City reserves sites for Business Commercial uses in designated located accessible from regional transportation systems, when available. This Policy will continue to be implemented.
2-P-4.4	Encourage development of local, citywide, and regional mixed-use centers that address different community needs and market sectors.	Implementation ongoing. At the intersection of West Leland Road and San Marco Boulevard, the Shoppes at San Marco completed construction in 2025. The incoming tenants now address community needs, such as opportunities to purchase food at quick service businesses, to access personal needs services, and to shop for groceries. Pending projects such as West Leland Commerce Center and existing commercial center revitalization efforts will further aid in implementing this Policy.
2-P-4.5	Support office, business, and industrial land uses that will improve the City’s employment base through high-quality, well-paid jobs that attract the technology, energy, and industrial sectors desired by the community.	Implementation ongoing. The City of Pittsburg actively supports office, business, and industrial land uses that strengthen the local employment base and attract high-quality, well-paying jobs in the technology, energy, and industrial sectors. In November 2024, the City Council adopted the Pittsburg Technology Park Specific Plan, which includes development goals focused on creating quality employment opportunities (Goals 2-4 and 6-4). The City also engages property owners of industrial and commercially zoned sites to promote business retention, attract new employers, and ensure optimal use of employment lands. Through these efforts, the City continues to implement this policy and advance its strategy for economic growth and workforce development.
2-P-4.6	Encourage the development of “clean” industries, such as research and development, technology and specialized manufacturing, and similar uses, that limit environmental impacts and health risks commonly associated with industrial uses.	Implementation ongoing. As part of development, the City encourages the development of “clean” industries, such as research and development and specialized manufacturing. In moving forward, the City continues to encourage this type of development with recently approved applications, such as the Oakstone Northern California Expansion Project, which allows for expansion of an existing industrial use to better serve critical employment sectors, such as the medical field, and the 2024 adoption of the Pittsburg Technology Park Specific Plan, which provides the development framework for a technology park on a portion of the former Delta View Golf Course. The City will continue to implement this Policy when reviewing applicable pending and future applications.
2-P-4.7	Encourage employee-intensive uses such as medical and professional offices, light industry, research, and skill training.	Implementation ongoing. Encouragement of employee-intensive uses, such as medical and professional offices, light industry, research, and skill training, has been an ongoing initiative in the City of Pittsburg. The City’s Economic Development Division is working to further attract these business sectors to further implement this Policy.
2-P-4.8	Promote the conversion of existing industrial, warehousing, and distribution facilities to flex space and business incubators (i.e. light industrial and	Pending implementation. There are no pending applications submitted at this time that propose to convert existing industrial, warehousing, or distribution facilities to flex space or business incubators. This Policy will be considered as part of any future applicable application review.

Land Use Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	research and development uses) that provide new jobs and comparable employment opportunities without the environmental impacts of traditional industrial uses.	
2-P-4.9	Encourage and, where legally permissible, require owners of visually unattractive or poorly maintained industrial properties to upgrade existing structures and properties to improve their visual quality.	Implementation ongoing. The City of Pittsburg's Code Enforcement Division enforces property maintenance standards under Title 18 of the Pittsburg Municipal Code, which applies to all zoning districts, including industrially zoned parcels. The City encourages property owners to maintain and enhance the visual quality of their sites. Enforcement begins with courtesy notices to promote proactive compliance, followed by notices of violation or administrative citations, as needed, to ensure adherence to City standards. These measures help maintain a safe, attractive, and professionally maintained industrial environment throughout Pittsburg. This Policy will continue to be implemented.
2-P-4.10	Ensure that employment-generating development, such as industrial, warehouse, distribution, logistics, and fulfillment projects, does not result in adverse impacts (including health risks and nuisances), particularly to residential uses and other sensitive receptors, including impacts related to the location and scale of buildings, lighting, noise, smell, and other environmental and environmental justice considerations. When development is incompatible, require adequate buffers and/or architectural consideration to protect residential areas, developed or undeveloped, from intrusion of nonresidential activities that may degrade the quality of life in such residential areas.	Implementation ongoing. Industrial, warehouse, distribution, logistics, and fulfillment uses in Pittsburg generally require a Use Permit or similar discretionary approval prior to operation. As part of the entitlement process, these projects are reviewed for potential impacts (including noise, lighting, odors, building scale, and other environmental and environmental justice considerations) on nearby residential areas and other sensitive receptors. Project-specific mitigation measures or Conditions of Approval are applied as needed to avoid or minimize adverse effects. Through this review process, the City ensures that employment-generating development is compatible with surrounding neighborhoods and continues to implement this policy with each applicable application submittal.
2-P-4.11	Encourage the use of local workforce and local business sourcing for new development in the Planning Area that generates quality construction and service jobs with career pathways that provide job training opportunities for the local workforce and that pays area standard wages for construction workers.	Implementation ongoing. In the City of Pittsburg, most construction projects utilize local union and trade contractors, ensuring that workers are paid prevailing or above-standard wages. Local unions provide career pathways and training opportunities, similar to the City's Future Build Apprenticeship Program, which helps prepare local residents for skilled construction careers. Future Build is a partnership of the Pittsburg Power Company, Contra Costa Workforce Development Board, Pittsburg Adult Education Center, Contra Costa Building and Construction Trades council, Morris Carey of "On the House", Northern California Laborers Training, and Open Opportunities Inc. The Future Build Program provides 16+ weeks of pre-apprenticeship training in the building trades, solar theory and installation, construction, and hazardous waste education to at least 40 East County adults annually. 28 cohorts have completed the Program, with Cohort 29 underway. Applications for Cohort 30 are anticipated to open in July 2026. Through these practices, the City encourages local workforce participation and the use of local businesses for construction and service activities. This policy will continue to be applied to future development projects, supporting quality jobs and workforce development in Pittsburg.
Northeast River Subarea Policies		

Land Use Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
2-P-6.1	Encourage the development of sustainable industries that reduce the use of natural resources, use renewable materials and energy sources, and have reduced emissions of wastes and pollutants in comparison to conventional industries along the New York Slough waterfront.	Implementation pending. There are no current projects submitted that propose the type of development activity that this Policy is referencing. At time of applicable development application processing, this Policy will be included as part of staff's review for General Plan consistency.
2-P-6.2	Support the modernization of all industrial uses in the area to reduce exposure of workers and the community to hazardous materials and air and water pollutants.	Implementation ongoing. The City works regularly alongside regulatory agencies, such as Bay Area Air Quality Management District (BAAQMD), and the California Department of Toxic Substances Control (DTSC), to support the reduction of the Pittsburg community's exposure to hazardous materials, and air and water pollutants. This Policy will continue to be implemented.
2-P-6.3	Support the reclamation and reuse of contaminated industrial sites.	Implementation ongoing. The City of Pittsburg actively supports the reclamation and reuse of contaminated industrial sites in coordination with regulatory agencies, including the California Department of Toxic Substances Control (DTSC) and the U.S. Environmental Protection Agency (USEPA). The City has secured funding through DTSC's Equitable Community Revitalization Grant (ECRG) to advance brownfield cleanup efforts. An example of implementation of this Policy during this General Plan cycle includes the East Third Street site (Site 13 on the City's website). A Groundwater Monitoring Plan was submitted to the Water Board in March 2024 and approved in April. The construction contract was bid in June, awarded in July, and remediation activities commenced in August 2024, continuing with construction and groundwater monitoring into 2025. The City will continue to prioritize contaminated site remediation and pursue funding to support future reclamation projects, further implementing this policy.
2-P-6.4	Amend the City's Zoning Ordinance to ensure that land uses progress from existing heavier industrial uses inland to lighter industrial and other less intense employment generating uses near existing and planned residential uses adjacent Harbor Street and the Pittsburg Antioch Highway as well as areas directly facing the Dowest Slough and the New York Slough waterfront, as feasible during redevelopment of industrial activities not dependent on docking access.	Implementation pending. The City is in process of preparing updates to the Pittsburg Municipal Code Title 18 (Zoning) Code Update, anticipated for public hearings in 2026. This Policy will also be continued to be reviewed for implementation within the Zoning Ordinance itself, as well as the associated Zoning Map.
2-P-6.5	Ensure that all proposed projects in the Northeast River area complete an assessment of biological resources, including wetlands, before site layout and design is completed.	Implementation is pending. There are currently no proposed projects in the Northeast River Subarea of the General Plan. When future development applications are submitted, this Policy will be implemented by requiring completion of a Biological Resource Assessment (BRA), including wetland delineation and a Jurisdictional Determination, prior to final site layout and design. These assessments will be

Land Use Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
		incorporated into the applicable CEQA documentation for each project. The City will enforce these requirements during project review to ensure protection of biological resources in the Northeast River Subarea.
2-P-6.6	Ensure—through a combination of on- and off-site mitigation—that new development results in no net loss of wetlands. If wetlands are located on-site, on-site wetland mitigation (including but not limited to preservation in place, wetland restoration, wetland enhancement, and wetland establishment) shall be encouraged and preferred.	Implementation pending. Currently, there are no proposed projects in the Northeast River Subarea of the General Plan that would result in a net loss of wetlands. For future projects, if a net loss of wetlands is anticipated, this Policy will be addressed through project-specific mitigation measures, Conditions of Approval, and/or Development Agreements. Compliance will also follow requirements under the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (ECCC HCP/NCCP) and the U.S. Army Corps of Engineers (among other agencies), which include permitting, analysis, and, if required, wetland replacement or restoration on- or off-site. The City prioritizes avoiding any net loss of wetlands, and this policy will be applied to all applicable future development to protect these resources.
2-P-6.7	Pursue opportunities for a multi-use trail along the waterfront with connections to the adjoining Downtown Subarea as industrial properties are redeveloped and remediated.	Implementation pending. The Delta Protection Commission, in partnership with various agencies including the East Bay Regional Parks District (EBRPD) developed the “Great California Delta Trail” Master Plan (“Master Plan”). The Great California Delta Trail Master Plan, approved in 2022 by the Delta Protection Commission, aims to create a continuous regional hiking and cycling trail linking the San Francisco Bay Trail to Sacramento. The trail will link existing trails, boat launch sites, local communities, and public transit systems. Included within the Master Plan is EBRPD’s a planned “Delta Trail Alignment” along the waterfront of Contra Costa County connecting Martinez to Big Break in Oakley. This alignment is shown in EBRPD’s 2013 Master Plan. EBRPD is actively working with Contra Costa County and the Cities of Pittsburg, Antioch, and Oakley to design and build segments of this alignment. Consistent with both Regional Master Plans (EBRPD and DPC), the 2040 General Plan Land Use Map identifies the future trail corridor along Suisun Bay within the North Central River Subarea. This Policy was also included in the Northeast River Subarea due to the potential for trailway expansions. The portion of the Delta Trail Alignment in Pittsburg is located on privately owned property. The City has had conversations with the private property owner regarding the trailway requirement. As the former industrial, waterfront properties are redeveloped, future projects will be evaluated for trail connections and public access. This approach supports regional connectivity, enhances recreational opportunities, and advances the City’s goal of establishing a continuous waterfront trail, consistent with EBRPD and Delta Protection Commission’s Master Plans.
2-P-6.8	Support the permanent preservation of the wetlands and salt marsh habitats along New York and Dowest Sloughs, including Browns Island Regional Shoreline Preserve.	Implementation pending. The City of Pittsburg supports the permanent preservation of wetlands and salt marsh habitats along New York and Dowest Sloughs, including Browns Island Regional Shoreline Preserve. As formal preservation proposals are submitted, the City will participate and support efforts to ensure long-term protection. This policy will be implemented through applicable regulatory and preservation processes, ensuring that these sensitive habitats are conserved for ecological functions and passive observation, supporting wildlife protection and environmental stewardship while maintaining limited public access where appropriate.

Land Use Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
2-P-6.9	Work with the Delta Protection Commission and East Bay Regional Park District to support Delta Trail alignments as proposed in the Great California Delta Trail Master Plan along the waterfront in the Northeast River Subarea.	Implementation pending. The Delta Protection Commission, in partnership with various agencies including the East Bay Regional Parks District (EBRPD) developed the “Great California Delta Trail Master Plan” (“Master Plan”), which identifies a multi-use trail linkage along the waterfront with connections in the Northeast River Subarea referred to as the “Delta Trail Alignments”. The City encourages the initiative to establish this trailway and will work with applicable agencies to facilitate trail planning. These properties are privately owned and maintained, but at time of development, the City may impose Conditions of Approval and/or a Development Agreement requiring the construction of such trailway.
Loveridge Subarea Policies		
2-P-7.1	Encourage the development and expansion of regional commercial, auto dealerships, and professional office uses along State Route 4 at Century Boulevard.	Implementation ongoing. The City currently encourages the uses described within this policy, as further regulated by the Zoning and General Plan Land Use Designations. As part of this Policy’s implementation, the City will continue to encourage such uses within the Loveridge Subarea, and specifically along State Route 4 and Century Boulevard.
2-P-7.2	Support the development of regional and community commercial complexes adjacent to the State Route 4/Loveridge Road interchange, featuring professional offices, research and development, technology and specialized manufacturing and production uses.	Pending implementation. There are no current applications submitted for the type of development described by this Policy. At time of application submittal of an applicable project, the City would implement this Policy by supporting the development of regional and community commercial complexes, featuring key job sector opportunities, as described within the Policy.
2-P-7.3	Promote the development of employment-generating uses, including industrial, office, research and technology, north of California Avenue.	Implementation ongoing. The City currently promotes the development of employment-generating uses, and will further promote such uses by establishing a new land use classification of “Employment Center Industrial” as part of the Pittsburg Municipal Code Title 18 (Zoning) update. This Policy will continue to be implemented.
2-P-7.4	Promote and encourage economic development and mixed use development along the Century Boulevard corridor to promote revitalization, economic development, and mixed use development long-term stability of commercial and service uses, and new housing opportunities.	Implementation ongoing. The City of Pittsburg promotes economic revitalization and mixed-use development along the Century Boulevard corridor to strengthen commercial and service uses and create new housing opportunities. Implementation of this policy relies heavily on collaboration with private property owners of the Commercially zoned land (Century Plaza Shopping Center). Consistent with Citywide Priorities and Goals, the City has initiated discussions with property owners and developed preliminary site planning maps to guide corridor enhancement and infill redevelopment efforts. This policy will continue to be applied to all future development proposals along the Century Boulevard corridor.
2-P-7.5	Promote mixed use development within Century Plaza that provides workforce housing and contributes to long-term stability of commercial uses.	Implementation ongoing. The City of Pittsburg encourages mixed-use development at Century Plaza to provide workforce housing and support long-term commercial stability. The City has engaged property owners and prepared preliminary site planning to guide corridor revitalization. This policy will be applied to all future redevelopment proposals at Century Plaza.
East Central Subarea Policies		

Land Use Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
2-P-8.1	Foster connectivity and maintain the existing, predominantly residential land use pattern within a grid street network.	Implementation ongoing. Identified as Capital Improvement Project No. 2019 in the City of Pittsburg's 2025/26 – 2029/30 Capital Improvement Program, the Pittsburg BART Pedestrian & Bicycle Connectivity Project completed construction in November 2025. This project completed a critical gap in the low-stress bikeway network on Railroad Avenue between the Pittsburg Center BART train station and the existing Delta de Anza Trail, a 15-mile facility running east-west across East Contra Costa County. This project also added connecting trails east of the Pittsburg Center BART station, and north of the station via painted buffer bike lanes. As opportunities arise to further connectivity or develop within the East Central Subarea, this Policy will be further implemented.
2-P-8.2	Promote conversion of residential uses facing State Route 4 to mixed use or non-residential uses.	Implementation pending. This policy is heavily dependent on privately owned residentially-used parcels facing State Route 4. At time of redevelopment or conversion of use classification, the City would implement this Policy.
Railroad Avenue Subarea Policies		
2-P-9.1	Encourage economic development, including redevelopment and expansion of Community Commercial uses, along the Railroad Avenue corridor.	Implementation ongoing. The City encourages economic development, including redevelopment and expansion of community commercial uses, along the Railroad Avenue corridor. Programs such as the Economic Development Division's Façade Improvement Grant support reinvestment in the area. Façade Improvement Grants have been utilized by private property owners along the corridor to improve commercial building paint, window repairs, landscaping improvements, sign permits, awning installations, among others. This policy will continue to be implemented as new projects are submitted for Design Review and Administrative Design Review.
2-P-9.2	Promote revitalization and redevelopment in the area bounded by Railroad Avenue, E. Leland Rd, Harbor St, and State Route 4 as an innovation center, fostering new and emerging industries, businesses in technology, medical, and sustainable energy sectors, supporting start-up enterprises, and increasing high quality jobs near the Pittsburg Center BART station.	Implementation pending. Properties within the area bounded by Railroad Avenue, E. Leland Road, Harbor Street, and State Route 4 are privately owned. The City of Pittsburg plans to engage property owners to encourage revitalization and redevelopment as an innovation center, fostering technology, medical, and sustainable energy businesses, supporting start-ups, and creating high-quality jobs near the Pittsburg Center BART station. This policy will be applied as redevelopment opportunities arise.
2-P-9.3	Encourage mixed uses and high density housing on parcels owned by BART consistent with Bart Transit-Oriented Development (TOD) Guidelines.	Implementation pending. The City of Pittsburg encourages high-density and mixed-use Transit-Oriented Development (TOD) on Bay Area Rapid Transit District's (BART)-owned property, but action depends on BART submitting a development application. The City will coordinate with BART to facilitate TOD projects once proposals are received. BART TOD Guidelines allow by-right densities that exceed current zoning. In 2024, the City updated General Plan land use classifications for all BART-owned properties to support future TOD. These updated designations will be incorporated into the City's forthcoming Zoning Code Update. This policy will be implemented as coordination with BART commences.
2-P.9.4	Continue to develop the Civic Center area with community-serving public services, recreation, and	Implementation ongoing. The Civic Center area of the Railroad Avenue Specific Plan has multiple parcels of land available for development and any future development would follow this Policy for General Plan Implementation. Existing uses within the Civic Center are community-serving public services and offices.

Land Use Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	offices, as well as retail, restaurants, and housing that support the primary public-serving uses.	Entitlements within the Civic Center area include an affordable multi-family residential development project, “Civic Station” and a commercial office building, both anticipated to begin construction in 2026. As part of future application submittal, this policy would be further implemented.
East Leland Subarea Policies		
2-P-10.1	Promote creation of an innovation district or a hub for technology, energy, medical, and other skilled employment opportunities in the area designated Employment Center Industrial.	Implementation pending. As part of the Pittsburg Municipal Code Title 18 (Zoning) Code Update, Employment Center Industrial will have its own zone classification, further specifying allowable uses within this Designation, inclusive of the uses described herein. This Policy will be further implemented with an application submitted for the use(s) specified within the Policy.
2-P-10.2	Encourage redevelopment of the existing industrial area along Garcia Avenue with higher-end business commercial activities and undertake selective improvement and intensification, while maintaining land use patterns focused on high-quality employment opportunities, multi-family housing, and commercial centers.	Implementation pending. The City plans to implement policies and procedures to undertake redevelopment, as needed, with an aim to promote parcel consolidation and coordinated development. In addition, the City also plans to update the Pittsburg Municipal Code Title 18 (Zoning) to incorporate incentives to promote improvement of sites along Garcia Avenue with high-amenity business commercial uses. Implementation of this Policy is pending.
2-P-10.3	Promote connectivity between Los Medanos Community College and local neighborhoods, commercial activities, employment centers, and community gathering places.	Implementation pending. The City will work with Los Medanos Community College to facilitate pedestrian and bicycle connections from the campus to nearby commercial, residential, employment center, and community gathering areas. The City will also work with Los Medanos Community College and the City of Antioch to undertake a study exploring the viability of a street connection between Leland and Buchanan Roads, along the eastern edge of the College at the border of the two cities.
Buchanan Subarea Policies		
2-P-11.1	Ensure orderly development of subarea neighborhoods as well as connectivity from Kirker Pass Road.	Implementation ongoing. Developments such as Sky Ranch II and Tuscany Meadows are included within this Subarea. Both projects required project-specific Environmental Impact Reports and were entitled with various Conditions of Approval, Mitigation Measures, and Development Agreements. Such measures will aid in ensuring orderly development of the subarea neighborhoods, as well as connectivity from Kirker Pass Road. This Policy will further be implemented as construction commences and continues in the Subarea.
2-P-11.2	Ensure design of new developments are interconnected residential neighborhoods, rather than distinct, introverted subdivisions, that provide access to open space areas and connectivity to schools, parks, and other community amenities.	Implementation ongoing. The two new developments within the Buchanan Subarea are Tuscany Meadows and Sky Ranch II. As part of this Policy’s implementation, future Design Review submittals for both Tuscany Meadows and Sky Ranch II shall ensure compliance with interconnecting designs with established neighborhoods.
Woodlands Subarea Policies		
2-P-12.1	Support new residential development in locations that do not significantly impact the natural setting.	Implementation pending. Montreux is a residential subdivision that has received residential entitlements in the Woodlands Subarea. The proposed development is low-density residential and will not densely develop the City’s boundary. This Policy will be reviewed for compliance as part of the project’s subsequent Design Review application(s) and any other residential development project proposed within this Subarea.
West Central Subarea Policies		

Land Use Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
2-P-13.1	Allow and encourage the development of a commercial and employment complex between Willow Pass Road and the BNSF Railroad tracks, east of the PG&E transmission corridor.	Implementation pending. As part of the Pittsburg Municipal Code Title 18 (Zoning) Update, allowing the use described within this Policy will be analyzed.
2-P-13.2	Encourage redevelopment and reuse of this site as an “economic opportunity area” (see Chapter 6: Economic Development).	Implementation pending. This is a key economic opportunity area in the City, as identified in General Plan Chapter 6, “Economic Development”. The City of Pittsburg’s Community and Economic Development Department will work collaboratively to discuss process to achieve this Policy.
2-P-13.3	Support relocation of the PG&E transmission corridor to create open space, commercial, and employment opportunities to serve the community.	Implementation pending. The PG&E transmission corridor is a privately-owned and maintained section of land in the City. This open space area is an opportunity for additional development and reinvestment in the Pittsburg community. The City plans to initiate conversations with PG&E to discuss this Policy and associated potential project implications. This Policy will be further implemented if PG&E intends to relocate their transmission corridor.
2-P-13.4	Support methods to link neighborhoods and development in this area to activity centers planned for the Central River Subarea and those south of State Route 4.	Implementation pending. The City plans to initiate internal Planning staff procedures to explore the feasibility of a pedestrian and bicycle bridge across State Route 4, near the Parkside and Los Medanos elementary schools to further implement this General Plan Policy.
West Leland Subarea Policies		
2-P-14.1	Maintain existing residential land use patterns while improving the West Leland Road streetscape.	Implementation pending. Future streetscape enhancement program for West Leland Road will focus on improving walkability and visual character of the corridor, so as to not impact the existing residential land use patterns. Emphasis of the enhancements include increased street trees and landscaping, medians, crosswalks, wider sidewalks, and benches.
Southwest Hills Subarea Policies		
2-P-15.1	Support the development of a range of residential uses, including multifamily and mixed uses in close proximity to services and transit and higher-end, low-density residential uses.	Implementation ongoing. The City of Pittsburg has supported a range of residential development in the Southwest Hills Subarea. The San Marco development includes primarily single-family detached homes, while the San Marco Villas provide higher-density multifamily housing closer to the Pittsburg/Bay Point BART Station. The Shoppes at San Marco add complementary commercial and service uses. Additionally, the Faria Project provides an opportunity for up to 1,500 new single-family residences. As new residential projects are proposed near transit and services, this policy will continue to guide review and implementation of diverse housing types.
2-P-15.2	Promote commercial uses, including grocery stores, retail, restaurants, and services, that serve residential neighborhoods in the Southwest Hills subarea.	Implementation pending. Building Permits were issued in 2024 for the construction of a Sprouts Farmer’s Market Grocery Store, as well as various pad buildings for smaller, neighborhood-serving tenants. All buildings received their Certificates of Occupancy in 2025 and are now open to the public. This Policy will continue to be implemented as the Southwest Hills Subarea continues to develop residentially. In 2025, the Esperanza Major Subdivision Project was submitted, San Marco Units 16 and 17 (Siena) began grading activities, and Faria is currently in the permitting phase of development. The influx of residential units has the potential to increase supply and demand of retail, restaurants, and service uses in the Subarea.

Land Use Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
2-P-15.3	Support high intensity mixed uses, including offices, services, and multifamily residential, in proximity to the Pittsburg/Bay Point BART station.	Implementation pending. As new applications are filed for new mixed use development projects within close proximity to transit, and specifically BART, this Policy will be further reviewed for implementation.
Northwest River Subarea Policies		
2-P-16.1	Preserve the wetlands and salt marsh habitats along the Suisun Bay waterfront and allow only the development of multi-use trails and recreation facilities in these areas.	Implementation pending. There is no development proposed within the Northwest River Subarea's wetland or salt marsh habitats. The City encourages preservation of all sensitive habitats, including wetland areas and salt marsh habitats, located along the Suisun Bay. Any future submittal proposing development in this location, including the development of multi-use trails and recreation facilities, will be closely reviewed for compliance with this General Plan Policy.
2-P-16.2	Encourage expansion and extension of Delta Trail alignments as proposed in the Great California Delta Trail Master Plan in the Northeast River Subarea.	Implementation pending. The Great California Delta Trail alignments are located within the Northeast River Subarea, as identified in the Great California Delta Trail Master Plan by the Delta Protection Commission and EBRPD. The City will coordinate with agencies to facilitate trail planning. While these waterfront properties are privately owned, future development may include Conditions of Approval or Development Agreements requiring trail construction. Staff will also explore extending the trail to the Northwest River Subarea to enhance regional connectivity.
North Central River Subarea Policies		
2-P.17.1	Support the remediation and revitalization of this site as a master-planned community with sustainable and resilient design that provides opportunities to work, live, and play and addresses Pittsburg's jobs/housing balance, recreation, economic development, and public use needs: • Providing community-oriented recreation and commercial entertainment facilities, including: • Community-gathering areas with an open air markets and venues for community events, • Riverfront access with extension of the adjacent Riverview Park and a continuous public-access riverwalk with parks, seating, and viewing areas for pedestrians and cyclists, • Provisions for water-oriented recreational activities, such as boating and kayaking, • A community recreation uses, including potentially including aquatic center,	Implementation pending. The Bay Walk Specific Plan application, covering nearly 1,000 acres of the North Central River Subarea, is currently on hold and undergoing project revisions. Any future development application in this subarea must comply with all applicable General Plan policies. Future development will be required to implement a sustainable, resilient, and economically vibrant community while protecting environmental resources.

Land Use Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	sports facilities, or other community-wide recreational uses, that serve the broader Pittsburg community, • Commercial and entertainment uses, with space allocated for waterfront or waterview dining, retail, as well as grocery, shopping, restaurants, offices, and services located away from the water. • Multi-modal transit opportunities, including a ferry terminal to improve jobs access, and connections to BART and local transit. • An economic opportunity hub, providing high-quality and skilled employment opportunities including research and development, office, sustainable energy, and manufacturing, with connections provided to transit, and spaces for business incubators to foster startups and innovation. • Mixed residential neighborhoods, including a significant proportion of workforce and affordable housing to maintain socioeconomic diversity and promote equitable opportunities, that are served by on-site neighborhood-oriented parks, schools, and commercial uses. • Encourage to Provide a jobs/housing ratio of at least 2.5 jobs per household. • Permanent open space managed to support climate adaptation through maintaining and enhancing existing wetlands and marsh areas and to provide educational and passive recreational opportunities. • Green infrastructure, sustainable and resilient design, and climate adaptation elements, including elevated construction, natural barriers, managed retreat, bioswales, permeable pavements, and rain	

Land Use Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	gardens to manage stormwater and provide flooding resilience. • Ensure remediation of site meets or exceeds California Department of Toxic Substance Control and U.S. Environmental Protection Agency standards in all areas proposed for residential, employment, recreational, and other uses that may expose humans to hazards associated with former uses of the site. Any future project shall be required to ensure that future development of the site would not expose workers, residents, employees, or other users of the site to hazardous materials at levels that exceed federal or State standards for the specific proposed activity or use associated with each phase of development of this subarea and to demonstrate that remediation has occurred to a level that meet or exceeds federal and State health and safety standards prior to any permits being issued for that phase. For example, prior to grading of the site, the project applicant shall demonstrate that the potential exposure to hazardous materials have been remediated to a level that is safe for construction workers performing ground-disturbing activities. Prior to issuance of building permits for residential, office, or other users, the project applicant shall demonstrate that the potential exposure to hazardous materials has been remediated to a level that is acceptable for the specific proposed use. • Encourage the connectivity between residential villages by the use of trails and pedestrian pathways and encourage connection points with existing residential neighborhoods.	

Land Use Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
2-P-17.2	Establish a comprehensive circulation system that provides internal connectivity between all land uses and connects to adjoining areas and uses, including: • Pedestrian and Bicycle Facilities: Provide comprehensive pedestrian and bicycle facilities linking all internal project components, connecting to the Riverfront Greenway, and providing connectivity to the Pittsburg community via the Downtown connectivity points (Riverfront Park, Front St, West 2nd St, West 4th St, Halsey Way, West 7th St, West 8th St.) • Delta Trail: Provide Delta Trail alignments as proposed in the Great California Delta Trail Master Plan. • Downtown Connectivity. Key points to provide connectivity between Downtown and project site: • Riverfront Park: Expand and extend park. • Front St: Bicycle/pedestrian connection • West 2nd St: Bicycle/pedestrian connection • West 4th St: Extend road to provide vehicle, bicycle, and pedestrian connection • Halsey Way Pedestrian Path: Extend bicycle/pedestrian connection south of Halsey • West 7th and 8th St: Extend 8th Street linear park to Riverfront Drive to provide vehicle, bicycle, pedestrian • Willow Pass Streetscape Enhancement • Add curbs/sidewalks (where gaps are present) • Add lighting • Add mid-block pedestrian crossings (as appropriate) • Add trees and landscaping • Reduce pavement footprint	Implementation pending. The Bay Walk Specific Plan application, covering nearly 1,000 acres of the North Central River Subarea, is currently on hold and undergoing project revisions. Any future development application in this subarea must comply with all applicable General Plan policies, including the development of a comprehensive circulation system. Future development will be required to implement a sustainable, resilient, and economically vibrant community while protecting environmental resources.

Land Use Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	Transit Service. Provide direct connections to regional destinations and BART through multiple transit access opportunities, including a ferry terminal (Waterfront and Marina Mixed Use Districts) and Tri-Delta Transit (stops throughout the developed components of the site).	
2-P-17.3	Support and promote the active use of regional open space areas by local residents.	Implementation pending. Future development within this subarea will be required to provide and support active use of regional open space where environmentally appropriate. During review of any submitted land plan or development application, City staff will work to ensure regional open space is accessible and promotes recreational use for residents of Pittsburg and surrounding communities.
2-P-17.4	Preserve and enhance Pittsburg’s creeks for their value in providing visual amenity, drainage capacity, and habitat value	Implementation ongoing. Creeks within the Subarea will be identified and described within any future project’s Environmental Clearance document. This Policy will further be implemented through project-specific Conditions of Approval, mitigation measures, or a Development Agreement.
2-P-17.5	Prioritize the revitalization of the North Central River Subarea	Implementation ongoing. The City ensures that any development proposal within the North Central River Subarea is reviewed to comprehensively address revitalization objectives. Proposals are required to implement the subarea’s General Plan policies and goals, promoting coordinated redevelopment and sustainable, resilient, and economically vibrant community outcomes.
Bay Point Subarea Policies		
2-P-18.1	Recognize the County’s plans for Bay Point, as well as the unincorporated Riverview Planning Area, as the official planning guides.	Implementation is ongoing. The City maintains communication with surrounding jurisdictions and monitors pending projects in adjacent areas that may affect Pittsburg. This policy is implemented by: 1) using the Bay Point/Pittsburg BART Area Specific Plan, as updated by Action 2-A-15.a, to guide development within the Specific Plan area; 2) supporting the Mount Diablo Unified School District in establishing a public high school in Bay Point; and 3) considering potential amendments to the City’s Sphere of Influence and annexation of vacant, undeveloped lands west of Bay Point.
South Hills Subarea Policies		
2-P-19.1	Preserve all designated hillsides as open space, according to the General Plan Land Use Diagram (Figure 2-2).	Implementation ongoing. This subarea comprises an unincorporated portion of the Pittsburg Planning Area. South of the City limit, South Hills consists of undeveloped, rolling hills with the Keller Canyon Landfill is in the northwestern portion of the South Hills subarea, and is surrounded by an open space buffer. There is no proposed development within the South Hills Subarea. This Policy will continue to be implemented.
Black Diamond Subarea Policies		
2-P-20.1	Support permanent open space preservation of the Black Diamond Mines Regional Preserve.	Implementation pending. The City will coordinate with EBRPD to establish linkages between the City’s trail and linear park network, and the Black Diamond Mines multi-use trail system. Following this initiative, the City will retain remaining undeveloped acreage within the subarea as open space and ensure the rural and agricultural character of the existing undeveloped and grazing lands is retained, compliant with this General Plan policy.

Growth Management Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
Growth and Expansion Policies		
3-P-1.1	Maintain the City’s adopted ULL, which is consistent with the ULL adopted by voters through the Measure J Growth Management Program (as amended by CCTA Ordinance 06-04). The ULL can only be amended by a subsequent vote of the electorate; minor adjustments of less than 30 acres may be approved by a majority vote of the City Council.	Implementation ongoing. There are no current pending projects that infringe upon the City’s adopted Urban Limit Line (ULL). Alternatively, the City is processing entitlements and developing incentives for use of vacant infill land and reuse and revitalization of underutilized sites. This Policy will continue to be implemented.
3-P-1.2	Manage the City’s growth to balance development of housing options and job opportunities, protection of open space and habit areas, construction of transportation improvements, and preservation of high quality public facilities.	Implementation ongoing. The City has historically and is currently processing a mix of commercial, industrial, and residential entitlement projects. Further, the City’s Economic Development Division is consistently seeking high-skilled job employers to improve the City’s jobs to housing balance. This Policy will continue to be implemented.
3-P-1.3	Provide a range of development intensities, with the highest intensities in Downtown and in areas proximate to transit and services, and lower intensities in hillside and at the City’s southern edge, with an emphasis on land use patterns that make efficient use of the local and regional transportation systems and consider conservation of natural resources.	Implementation ongoing. Current development incentive programs in the City focus increased development within Downtown and high density development in areas in close proximity to transit. Lower development densities, such as low density residential development, is focused in hillside areas, where permitted, and along the City’s southern edge. This Policy will continue to be implemented.
3-P-1.4	Support infill development, redevelopment, and adaptive reuse within urbanized and brownfield areas	Implementation ongoing. The City has aggressively applied for US EPA Brownfields Program grant funding and brownfield cleanup funding from the California Department of Toxic Substance Control (DTSC) Equitable Community Revitalization Grant (ECRG) funding. The City has been awarded funding through both programs and has used the funds since 2017 for brownfield planning, market studies, assessments, reuse strategies, and cleanup on private and City-owned properties within the City, primarily on properties located within the Downtown Subarea and Railroad Avenue Specific Plan Subarea of the General Plan. Additionally, projects currently undergoing entitlement review process, such as “Harbor View” and “Bay Walk”, propose adaptive reuse within urbanized and brownfield areas, compliant with specific measures as required by DTSC. This Policy will continue to be implemented.
3-P-1.5	Allow urban and suburban development only in areas where public facilities and infrastructure (police, fire, parks, water, sewer, storm drainage, and community facilities) are available or can be provided.	Implementation ongoing. As part of entitlement review processes, the City ensures new development projects have adequate access to public facilities and infrastructure. Projects that do not have proper supply and/or access, are imposed with Conditions of Approval to provide such improvements at the sole cost of the developer, so as to not impact the City’s General Fund. This Policy will continue to be implemented.
3-P-1.6	Ensure that the existing and planned transportation system will have adequate capacity to	Implementation going. The City ensures compatibility with transportation improvements and land use improvements collectively. Capacity is analyzed through the entitlement review processes. This Policy will continue to be implemented.

Growth Management Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	accommodate new urban development prior to project approval.	
Fair-Share Contributions for Facilities and Services Policies		
3-P-2.1	Require new development to demonstrate that all necessary infrastructure will be fully funded and constructed prior to certificates of occupancy through payment of development impact fees, funding fair-share of necessary improvements, or construction of improvements and coordinate with public service agencies and/or districts as necessary to confirm adequacy of existing and planned infrastructure.	Implementation ongoing and complete. The City has historically and currently requires developer payment of impact fees to offset the costs associated with necessary infrastructure related to proposed development projects. These funds are due at varying intervals, consistent with the project's Conditions of Approval and/or Developer Agreement. This Policy will continue to be implemented.
Regional Transportation Planning Policies		
3-P-3.1	Work with Contra Costa Transportation Authority and TRANSPLAN (the transportation planning committee for East County) to develop and implement Action Plans for three modes (roadways, transit, and active transportation), as well as other plans, programs, and studies to address transportation and growth management. The current Action Plan lists goals, Regional Transportation Objectives (RTOs), and metrics in regard to safety, climate change, and equity.	Currently being Implemented and ongoing. In February 2021, the City adopted the "Pittsburg Moves Active Transportation Plan" which is a Plan detailing bicyclist and pedestrian safety implementation measures within the City of Pittsburg. Adopted in July 2024, the Local Road Safety Plan (LRSP) is a comprehensive plan that creates a framework to systematically identify and address safety issues prevalent to the City of Pittsburg's Jurisdiction. The development process for the LRSP included consultation with Contra Costa Transportation Authority (CCTA). Lastly, in October 2024, the City adopted Transportation Impact Analysis (TIA) Guidelines, which includes efforts to reduce Vehicle Miles Traveled (VMT), compliant with specific climate change and equity initiatives as prescribed by Senate Bill 743 and CEQA. In establishing the TIA Guidelines, the City formed a Technical Advisory Committee (TAC), which included CCTA. As this Policy is further implemented, the City will continue to work alongside CCTA during plan development and plan implementation.
3-P-3.2	Participate in cooperative regional land use and transportation planning efforts by sharing information about future development in the City with interested agencies and jurisdictions.	Implementation ongoing. The City refers all new development projects to applicable regional and local transportation agencies for review and comment. This takes place prior to entitlement issuance to ensure any agency-specific requirements are incorporated into project design and development. Local and regional transportation agencies are further notified of public hearings and CEQA filings. These notices are also provided to any agency or person who has requested notification of such notices. This Policy will continue to be implemented as part of implementation.
3-P-3.3	Coordinate circulation system plans with other jurisdictions' and agencies' plans, including but not limited to Antioch and Concord, the Contra Costa Transportation Authority, and Caltrans (Transportation Goal 7-G-3). (formerly Goal 3-G-6)	Implementation ongoing. The City reviews adjacent city's transportation plans and regional transportation improvements periodically, and as part of project referrals. The City provides comment on such plans as applicable, and has accommodated specific measures into the City of Pittsburg's own transportation planning documents. This Policy will continue to be implemented.
3-P-3.4	Achieve traffic levels of service for roadway intersections that are based on the roadways' classification and location shown in Figure 7-2 and	Implementation ongoing. Specific traffic mitigation measures have been identified within traffic studies prepared for various developments within the City and for the General Plan. As Capital Improvement Projects (CIP) and development mitigation measures are implemented/completed that address Levels of Service (LOS), this Policy will be further achieved.

Growth Management Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	that adequately serve all users. (Transportation Goal 7-G-1) (formerly Goal 3-G-8)	
3-P-3.5	Encourage the provision of new and improved pedestrian, bicycle and transit facilities to serve all users of new development projects. (formerly Goal 3-G-9)	Implementation ongoing. Where there is a nexus, project-specific Conditions of Approval are added to address pedestrian, bicycle, and transit infrastructure. Further, grants and other funding mechanisms are used to further the development of Capital Improvement Projects (CIP), some of which address this type of infrastructure. An example of this is the BART-pedestrian connectivity project that broke ground in 2024. The project is the largest single implementation of the Pittsburg Active Transportation Plan to date and made possible by a CCTA One Bay Area Grant (OBAG) of \$3.87 million, a \$600,000 Pedestrian, Bicycle and Trail Facilities Grant as well as a \$700,000 Safe Routes to BART grant from BART, \$58,000 from the Transportation Development Act, \$3.22 million from the City's Local Traffic Mitigation Fees, and \$540,000 from the City's Measure J and Measure M funds. The total cost is expected to be approximately \$9 million. Pedestrian and bicyclist improvements were completed in 2025, connecting the Delta de Anza Trailway, Railroad Avenue, and California Avenue to the Pittsburg Center BART Station. The project adds more than 1.5 miles of new trails and pathways to Pittsburg and connects several new developments to public transportation.
3-P-3.6	Work with TRANSPLAN to develop and maintain an Action Plan that identifies transportation priorities in six key topic areas and establishes Regional Transportation Objectives (RTOs) as well as actions for achieving the RTOs to address each topic area. The Action Plan shall also include a process for monitoring and review of impacts that proposed new developments could have.	Implementation ongoing. The City works closely with TRANSPLAN on all new development applications and during the development of the City's 5-year Capital Improvement Program. The City will continue to maintain and regularly update the City's transportation impact fee mitigation programs, including the fee schedule, requiring developers to pay the costs necessary to mitigate impacts of their development projects on the local transportation system and facilities identified in the RTOs. This Policy will continue to be implemented.
3-P-3.7	Maintain development mitigation programs to ensure that new growth is paying its fair-share of costs for local and regional transportation facilities.	Implementation ongoing. 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. Further, the Local Traffic Mitigation Fund (LTMF) is established 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. Such funding mechanisms are in place to ensure that new developments pay their fair share in terms of transportation improvements.
3-P-3.8	Apply the Contra Costa Transportation Authority's travel demand model and technical procedures to	Implementation ongoing. The City currently maintains CCTA's travel demand model by providing information on proposed improvements to the transportation system, planned and approved

Growth Management Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	the analysis of General Plan amendments and development projects that exceed thresholds specified by CCTA for their effect on the regional transportation system, including the Action Plan RTOs.	development, and long-range plans related to ABAG's projections for households and jobs. Further, as part of development review, the City requires the preparation of traffic impact studies for all development projects expected to generate more than 100 net new peak hour vehicle trips. This Policy will continue to be implemented as new projects are filed applicable to this Policy.
3-P-3.9	Ensure that all Regional Routes of Significance, as designated by CCTA and TRANSPLAN, within the City maintain the following traffic levels of service (LOS) standards (applicable to non-freeway routes and routes not subject to a Traffic Management Program): • LOS and D (peak hour volume to capacity ratio less than or equal to 0.85) at intersections along major arterials, except for intersections along Bailey Road; • LOS high E (peak hour volume to capacity ratio less than or equal to 0.99) at intersections along Bailey Road between West Leland Road and State Route 4; and • LOS mid E (peak hour volume to capacity ratio less than or equal to 0.95) at intersections on Kirker Pass Road. (Transportation Policy 7-P-6)	Implementation ongoing. As applications are filed applicable to Regional Routes of Significance, this Policy will be reviewed and analyzed for impacts to established Level of Service (LOS) standards in the area.
3-P-3.10	Ensure that traffic studies prepared for development projects include an analysis of the impacts of project-related traffic and roadway improvements on pedestrians, bicyclists and transit users.	Implementation ongoing. Consistent with the California Environmental Quality Act (CEQA), traffic studies are prepared for development projects within the City of Pittsburg. Such traffic projects include analysis of the impacts of project-related traffic and roadway improvements on pedestrians, bicyclists, and transit users. This Policy will continue to be implemented.
3-P-3.11	Approve proposed development projects expected to generate over 100 peak-hour trips ONLY if Findings of Consistency with adopted traffic levels of service standards are found. Findings of Consistency may be made only if a traffic impact analysis shows that the development project is consistent with adopted Action Plans and will not result in violation of adopted LOS standards for Basic Routes, unless:	Implementation ongoing. The City does not approve proposed development projects that are expected to generate over 100 peak-hour trips if Findings of Consistency with adopted traffic levels of service (LOS) standards are not found. These items are required in order to approve such a project. Otherwise, this type of project requires review by the California Environmental Quality Act (CEQA). As part of the project's transportation analysis, specific mitigation measures to reduce the project's LOS may be included. This Policy will continue to be implemented.

Growth Management Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	- Projects included in the City's five-year Capital Improvement Program will result in attainment of adopted LOS standards; or - Findings of Special Circumstances, including appropriate mitigation measures, have been adopted by the City and CCTA.	
3-P-3.12	Prepare, adopt and implement a Transportation Systems Management ordinance or resolution, consistent with the CCTA model TSM ordinance, with the purpose of ensuring attainment of RTOs and implementing the Action Plans.	Implementation ongoing. The City of Pittsburg adopted Transportation Impact Analysis Guidelines, consistent with the CCTA model, and will look to further implement this Policy in future Ordinance or Resolution adoptions.
3-P-3.13	Preserve options for future transit use when designing improvements for roadways. Ensure that developers provide bus turnouts and/or shelters, where appropriate, as part of projects. (Transportation Policy 7-P-29)	Implementation ongoing. The City of Pittsburg currently reviews this Policy as part of development applications and will continue to do so. The City's Public Works department pursues such transportation improvements as part of work completed pursuant to the Capital Improvement Program (CIP). This Policy will continue to be implemented.
3-P-3.14	As part of development approval, ensure that safe and contiguous routes for pedestrians and bicyclists are provided within new development projects and on any roadways that are impacted as a result of new development. (Transportation Policy 7-P-34)	Implementation ongoing. This Policy is a current practice during development approval. This Policy will continue to be implemented.
Housing Option Policies		
3-P-4.1	Encourage residential and mixed use development within the Urban Limit Line to meet regional fair share housing goals by focusing residential and mixed use development on sites that have been designated within Priority Development Areas (PDAs) under the Metropolitan Transportation Commission and Association of Bay Area Governments (MTC/ABAG) FOCUS Program. Assist nonprofit and for profit developers to obtain grants and other capital improvement funds offered to PDAs to develop and improve those infill sites. (Housing Element Program 13-P-1.1 E)	Implementation ongoing. The City of Pittsburg does not propose any development beyond the Urban Limit Line, as approved by voters in November 2011. The City of Pittsburg's General Plan designated the Priority Development Area (PDA) sites, identified in the FOCUS Program, as Very High Density Residential, which also allows for mixed-use development. As part of the Pittsburg Municipal Code Title 18 (Zoning) Update, these parcels will also be rezoned to "Very High Density Residential" to ensure consistency, and to further encourage dense development to satisfy goals of MTC, ABAG, and the City's RHNA. This Policy will continue to be implemented.
3-P-4.2	Comply with California Government Code Section 65400(b) requiring preparation of an annual report summarizing the City's progress in implementing the General Plan, and submit copies of the report to the	Implementation ongoing. This document is part of the annual report summarizing the City's progress in implementing the General Plan. It will be submitted as part of the reporting package to the Governor's Office of Land Use and Climate Innovation (LCI), State Housing and Community Development

Growth Management Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	Contra Costa Transportation Authority periodically as part of the Authority's Growth Management Plan Compliance Checklist.	Department (HCD), and Contra Costa Transportation Authority (CCTA). This Policy will be implemented on an annual basis.

Urban Design Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
4-P-1.1	Establish gateway and landmark features at key entries and focal points in the City, ensuring that gateways and landmarks incorporate urban design principles and contribute to the City's identity. Important gateways include: State Route 4, Railroad Avenue/Kirker Pass Road and Nortonville Road, Willow Pass Road, West Leland Road, Pittsburg-Antioch Highway, and Buchanan Road.	Implementation ongoing. The City of Pittsburg's Economic Development Division recently completed a rebranding initiative. Rebranded features include items such as City logos, wayfinding signage, and design of monument signs. Consistent with this, the City's Public Works Department's Capital Improvement Program Project 1755 addresses gateway and landmark features. Project 1755 includes construction of City entryway signage at various locations around the perimeter of the City, as well as at highly-utilized freeway off-ramps. Potential locations include but are not limited to: 1) Eastbound State Route (SR) 4, between Willow Pass Road and San Marco Blvd.; 2) Westbound Railroad Ave./Harbor Street off-ramp; Century Blvd.; Kirker Pass Road at City limits; and 5) Eastbound Loveridge Road off-ramp. The project is currently in the preliminary phase but has been identified as an essential project, with an estimated completion year of 2027 or 2028. This Policy will continue to be implemented.
4-P-1.2	Encourage and support high-quality design that evokes Pittsburg's history and unique character through ensuring standards and guidelines for residential, commercial, industrial, mixed use, civic, and other uses incorporate features and materials consistent with Pittsburg's history and character.	Implementation ongoing. The City of Pittsburg has partnered with local artists to paint utility boxes and murals on expansive wall areas throughout the City. Such designs are reviewed by the City to ensure consistency with surrounding development and compatibility with City of Pittsburg's historical attributes. Further, in 2024, the City completed the "Reviving the Heart of Pittsburg Pride" project (CIP Project 3019), which implemented architectural and landscape features to further the City's placemaking, namely along the Railroad Avenue Corridor. The City continues to implement this Policy as a priority for new developments.
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 - Leland Road: 1) Century Boulevard to Railroad Avenue, 2) Railroad Avenue to	Implementation ongoing. The City is currently working on an Urban Forest Management Plan to better install, maintain, and keep track of the City's treescape. Further, as improvements are completed along these corridors, associated landscaping is either enhanced or replaced as necessary. Additionally, as developments take place along these corridors, special attention has been given, and will continue to be given to ensure that street trees, sidewalks, street furniture, landscaping, fencing, and parking facilities are enhanced and upgraded as necessary. An example of an ongoing project that will enhance the streetscape within the City is the Discovery Dream Courts development, and the Pittsburg Premier Fields. Once construction is complete, the corridor along West Leland Road will be transformed to further aid in visualizing the City as a place of beauty and openness. Specific Conditions of Approval or Development Agreement terms are required of developments to also ensure this Policy is implemented, such as the Highway 4 Beatification requirement of the Alves Ranch development (requiring landscaping installation along the sound wall between the residential development and State Route 4). The Shoppes at San Marco development application is also adhering to this Policy with the installation of landscaping and associated pedestrian facilities as the commercial development progresses in West Pittsburg.

Urban Design Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	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-1.4	Seek methods to improve the visual character and design of Pittsburg, including establishing design standards for gateways, key corridors, residential uses, and non-residential uses, promoting high-quality redevelopment and reuse projects, and addressing features that may adversely affect views of gateways, ridgelines, open space, and other identified visual resources.	Implementation ongoing. City staff completed a branding initiative to ensure consistency across all City signage to further establish the City as a sense of place and to further draw in tourism. Consistent with this, the City's Public Works Department's Capital Improvement Program Project 1755 addresses gateway and landmark features. Project 1755 includes construction of City entryway signage at various locations around the perimeter of the City, as well as at highly-utilized freeway off-ramps. Potential locations include but are not limited to: 1) Eastbound State Route (SR) 4, between Willow Pass Road and San Marco Blvd.; 2) Westbound Railroad Ave./Harbor Street off-ramp; Century Blvd.; Kirker Pass Road at City limits; and 5) Eastbound Loveridge Road off-ramp. The project is currently in the preliminary phase but has been identified as an essential project, with an estimated completion year of 2027 or 2028. Further, to improve the design esthetics of new development and redevelopment projects in the City of Pittsburg, the City anticipates updating the Development Review Design Guidelines (DRDG) in 2026. This Policy will continue to be implemented.
4-P-2.1	Encourage development that preserves unique natural features, such as topography, rock outcroppings, mature trees, creeks, and designated major and minor ridgelines in the design of hillside neighborhoods.	Implementation ongoing. As Conditions of Approval and Mitigation Measures are drafted for project-specific developments, the City will encourage development that preserves unique natural features, especially in areas designated in major and minor ridgelines. Additionally, the City currently requires mature trees to be incorporated into new developments wherever possible. In the case where such mature trees must be removed, the City has extensive replacement measures, including the planting of mature trees. This Policy will continue to be implemented.
4-P-2.2	In areas not addressed under Policy 4-P-2.1, encourage development that preserves unique natural features, such as topography, rock outcroppings, mature trees, creeks, designated major and minor ridgelines, and views of such areas (as delineated in Figure 4-1) in new development as well as redeveloped sites.	Implementation ongoing. As Conditions of Approval and Mitigation Measures are drafted for project-specific developments, the City will encourage development that preserves unique natural features. This Policy will continue to be implemented in both new development and redeveloped sites.

Urban Design Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
4-P-2.3	Preserve significant visual resources that include skyline ridges, intermediate ridges, hilltops, and rock outcroppings, creeks, lakes, and open space areas in a natural state, to the extent possible (see also Downtown Policy 5-P-3.1 and Resource Conservation and Open Space Policy 9-P-5.4).	Implementation ongoing. The City of Pittsburg's Planning Division reviews all new development applications for project specific impacts, pursuant to the California Environmental Quality Act. Aesthetics and viewsheds are analyzed as part of this review process, as well as natural resources. As part of Mitigation Measures prescribed to development applications, preservation measures are incorporated to ensure, to the greatest extent feasible, that significant visual resources (ridges, hilltops, rock outcroppings, creeks, lakes, and open space) are preserved. This Policy will continue to be implemented.
4-P-2.4	Retain views of major and minor ridgelines within the southern hills, as designated in Figure 4-1.	Implementation ongoing. Viewsheds of the major and minor ridgelines within the southern hills will continue to be maintained. As part of the Southwest Hills / Faria development project, a Master Plan was developed, specifying that viewsheds shall be reviewed during subsequent submittals. Specifically, "a viewshed analysis shall be required in conjunction with any request for development to ensure impacts from nearby public vantage points, as well as neighboring properties, are minimized to the maximum extent practicable." This Policy will continue to be implemented.
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.	Implementation ongoing. All new developments are subject to review under the California Environmental Quality Act (CEQA). During CEQA review, impacts to natural topography, natural constraints, viewsheds, and major or minor ridgelines are analyzed. Mitigation measures are incorporated to facilitate minimized or avoidance of impact. This Policy will continue to be reviewed as part of such CEQA reviews and during the development of project specific mitigation measures and/or Conditions of Approval.
4-P-2.6	Ensure that hillside lands not environmentally suitable for development are maintained as open space.	Implementation pending and ongoing. Projects that are currently entitled along the southern boundary of the City include Montreux, Sky Ranch II, Tuscany Meadows, San Marco, and Faria. All entitled projects have been analyzed through the California Environmental Quality Act (CEQA), of which aesthetics, such as hillside preservation, are addressed. Mitigation measures identified through CEQA are required to be implemented, such as increased setback(s) from specified hillsides or ridgelines, so as to not impact habitat and/or scenic viewshed. Further, at time of Improvement Plan submittal for any entitled project, hillside preservation will be reviewed for compliance with any project-specific Condition of Approval or Mitigation Measure. CEQA analysis would be required of any future-submitted application, and if deemed appropriate, similar mitigation measures may be incorporated. This Policy will continue to be implemented.
4-P-2.7	Require new development to minimize impacts to, and avoid obstructing views of and from, significant visual resources including major and minor ridgelines through creative site planning, integration of natural features into the project, appropriate scale, materials, and design to complement the surrounding natural landscape, and clustering of development (see also Downtown Policy 9-P-3.2 and Resource Conservation and Open Space Policy 9-P-5.5).	Implementation ongoing. All new developments are subject to review under the California Environmental Quality Act (CEQA). During CEQA review, impacts to major or minor ridgelines are analyzed. Mitigation measures are incorporated to facilitate minimized or avoidance of impact. This Policy will continue to be reviewed as part of such CEQA reviews and during the development of project specific mitigation measures and/or Conditions of Approval.

Urban Design Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
4-P-2.8	As part of the development review process, require design review of proposed hillside development. Encourage: Hillside development that is clustered in small valleys and behind minor ridgelines, to preserve more prominent view of the southern hills.	Implementation pending and ongoing. Projects that are currently entitled along the southern boundary of the City include Montreux, Sky Ranch II, Tuscany Meadows, San Marco, and Faria. All entitled projects have been analyzed through the California Environmental Quality Act (CEQA), of which aesthetics, such as hillside preservation, are addressed. Mitigation measures identified through CEQA are required to be implemented, such as increased setback(s) from specified hillsides or ridgelines, so as to not impact habitat and/or scenic viewshed. Further, at time of Improvement Plan submittal for any entitled project, hillside preservation will be reviewed for compliance with any project-specific Condition of Approval or Mitigation Measure. CEQA analysis would be required of any future-submitted application, and if deemed appropriate, similar mitigation measures may be incorporated. This Policy will continue to be implemented.
4-P-2.9	Hillside streets that are designed to allow open views by limiting the building of structures or planting of tall trees along the southern edge or terminus of streets.	Implementation ongoing. Hillside streets are generally landscaped with vegetation and trees that are smaller in size, so as to not block hillside views. This Policy will continue to be implemented.
4-P-2.10	Use revegetation as an erosion control measure to maintain the natural character of a hillside; utilize hydro-seed, silt traps, and other engineering solutions where erosion potential exists during development.	Implementation ongoing. The City requires new and redeveloped areas to implement low impact development to conserve natural features and limit land disturbance. Low impact development design features also assists to manage stormwater runoff by minimizing the impacts of impervious surface, preventing downstream erosion, and reducing stormwater runoff pollution. This Policy/Measure will continue to be required by development.
4-P-3.1	Support development of diverse and distinctive neighborhoods that utilizes design that creates diversity rather than homogeneity through distinctive architectural features to build on the patterns of the natural landscape and provide a sense of identity to distinctive neighborhoods and connection with surrounding uses. - Incorporate pedestrian-oriented mixed-use areas as focal points of new neighborhoods, and adjacent to key transportation centers. - Protect the urban forms of four distinctive neighborhoods: 1) Central Addition, 2) Pittsburg Heights, 3) Buchanan, and 4) Oak Hills.	Implementation pending. At time of development entitlements for future developments, this Policy will be revisited for inclusion of project-specific Conditions of Approval. This implementation would ensure diversity in product mixes that complement the existing surrounding environment(s). This Policy will also be further implemented with regard to the preservation of the four distinctive neighborhoods identified herein.
4-P-3.2	Encourage revitalization and enhancement of existing underperforming commercial areas through facilitation of private investment and site planning.	Implementation pending. This Policy is heavily dependent on private property owners of Commercially zoned land in the City. The City has initiated conversations with the commercial landowners, consistent with the Citywide Priorities and Goals for the Fiscal Year. The City has also provided preliminary site planning for the revitalization and enhancement efforts of such existing, underperforming commercial

Urban Design Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
		areas. Provided this, there has not yet been implementation, though this Policy is a priority of the City moving forward.
4-P-3.3	Require developers to implement urban design best practices when creating an attractive, walkable corridor that features a variety of land uses. - Design or retrofit and enhance public streets to strengthen neighborhood aesthetics, advance connectivity, improve walkability and bicycling, and integrate transit. I. Ensure that neighborhood streets provide safe and attractive connections to local schools, parks, commercial centers, and transit facilities for pedestrians and bicycles. II. Provide a highly vitalized urban pedestrian environment through the establishment of pedestrian amenities. III. Incorporate trails through open space areas between clustered development to provide connections to employment, shopping, and recreation centers within the City's flatlands. IV. Ensure the provision of public transit and pedestrian amenities within the City's mixed-use areas.	Implementation ongoing. This Policy has been implemented in previous developments, and will continue to be implemented in future development applications requesting entitlements for new commercial, mixed use, or residential development.
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.	Implementation ongoing. The City has previously strived to create complete streets in all neighborhoods and commercial corridors in the City. In all future development applications, the City will continue to achieve complete streets implementation. This item is also addressed within the City's Capital Improvement Program (CIP), which identifies projects to improve all modes of transportation. As such, the City will continue to implement this Policy.
4-P-3.5	Encourage revitalization and enhancement of existing underperforming commercial areas through facilitation of private investment and site planning.	Implementation pending. This Policy is heavily dependent on private property owners of Commercially zoned land in the City. The City has initiated conversations with the commercial landowners, consistent with the Citywide Priorities and Goals for the Fiscal Year. The City has also provided preliminary site planning for the revitalization and enhancement efforts of such existing, underperforming commercial areas. Provided this, there has not yet been implementation, though this Policy is a priority of the City moving forward.

Urban Design Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
4-P-3.6	Require developers to implement urban design best practices when creating an attractive, walkable corridor that features a variety of land uses. • Provide a highly vitalized urban pedestrian environment through the establishment of pedestrian amenities. • Design or retrofit and enhance public streets to strengthen neighborhood aesthetics, advance connectivity, improve walkability and bicycling, and integrate transit. • Require new developments to provide an integrated, safe, and attractive pattern of streets and pedestrian/bicycle paths and amenities that create a welcoming bicycle/pedestrian and include connections to the existing and planned off-site circulation system, including connections to local schools, parks, greenways, commercial and employment centers, transit facilities, and the Delta De Anza Trail. • Incorporate trails through open space areas between clustered development to provide connections to employment, shopping, and recreation centers within the City's flatlands. • Ensure the provision of community spaces (e.g., plazas, greens, and public areas), pedestrian amenities, and public transit access within the City's mixed-use areas.	Implementation ongoing. The City will reference this Policy, as applicable, to be used as a Condition of Approval for future incoming development applications requesting entitlements that include residential, mixed-use, or commercial development within the areas specified by the Policy.
4-P-4.1	Design landscape to enhance structures, neighborhoods, and to create and define public and private spaces	Implementation ongoing. The City installs landscaping within City Right of Way (ROW) and City-owned property to create and define public space. This Policy will further be implemented in future development applications that include the installation of landscaping.
4-P-4.2	Use open space and landscape to define and link neighborhoods and community areas.	Implementation ongoing. Existing facilities, such as the 8 th Street Linear Park, and public parkettes currently define and link neighborhoods and community areas. This Policy will further be implemented in future development applications that include the installation of landscaping.
4-P-4.3	Support the incorporation of landscaping and vegetation, with preferences for linear parks and	Implementation ongoing. Existing facilities, such as the 8 th Street Linear Park is one example of this initiative. Additional improvements will be incorporated as medians are enhanced and as space is made

Urban Design Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	median improvements, along roadways to provide a sense of open space.	available for uses such as linear parks. This Policy will continue to be implemented as part of future Capital Improvement Projects (CIP) and as part of private development entitlements.
4-P-4.4	Limit plant palette to select native trees or identifiable non-native species.	Implementation ongoing. The City's Planning Division is responsible for reviewing landscape plan sets submitted as part of development applications. The City reviews the landscape plan sets to ensure that there is a mixture of deciduous and evergreen plantings, as well as a preference towards California-native species to guarantee success and livelihood of the landscaping once installed. California-native plantings, specifically East Bay Area-native plantings are most familiar with the climate and weather patterns of the City. Further, the City's Public Works Department has developed a Master Plant List, verified by specialists, to ensure compatibility of plant species with the soil and weather of the area proposed for installation. The City will continue to implement this Policy in future landscaping developments and improvements.
4-P-4.5	Improve highway landscaping and retain significant views.	Implementation ongoing. For developments such as San Marco and Alves Ranch II, State Route 4 beautification was required as part of the Conditions of Approval and/or Development Agreement(s). Implementation of this policy for future developments along State Route 4 would be required to do the same.
4-P-4.6	Encourage existing residential areas to improve landscaping and fencing along existing fenced areas.	Implementation ongoing. This is reviewed by the City's Code Enforcement Division. Courtesy reminders are sent to those in noncompliance. The City is also considering implementing assistance opportunities to further compliance with the Model Water Efficient Landscape Ordinance (MWELO).

Downtown Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
Community Center and Destination Policies		
5-P-1.1	Emphasize Downtown, including Old Town, as Pittsburg's historic center, providing an identity and a sense of place for the entire city by establishing a focused revitalization strategy that integrates the initiatives of the Economic Development Strategy.	Implementation ongoing. The City is in the process of revitalizing the Downtown Subarea of the General Plan in an effort to integrate the initiatives of the Economic Development Strategy, including incentivizing new businesses, providing grants for façade upgrades, creating a sense of "place", and going through an overall overhaul of the City's prior branding initiatives. The City is heavily dependent on public participation throughout this implementation process in order to ensure that Pittsburg's future growth and improvements are representative of the community.
5-P-1.2	Encourage mixed-use developments within the commercial core by providing incentives for residential units, such as live-work spaces or housing on upper stories.	Implementation pending. The City is in the process of updating Title 18 (Zoning) of the Municipal Code to include a "Live-Work" use classification, anticipated for adoption in 2026. While no live-work units currently exist in the City (one housing unit with one attached workspace for housing unit), the City does have multiple mixed-use buildings. Additionally, there are a few pending development proposals include live-work components within close proximity to the commercial core. The use classification update to the Pittsburg Municipal Code will support mixed-use development within the commercial core by facilitating residential uses, such as upper-story housing and live-work spaces. This Policy will be implemented as zoning updates are adopted and new development applications are reviewed.
5-P-1.3	Pursue the development and promotion of cultural activities and facilities, such as museums, meeting	Implementation is ongoing. Pittsburg supports cultural activities and facilities within the Downtown commercial core, including the Pittsburg Historical Museum, the California Theatre, and the Marina

Downtown Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	halls, community theatres, public art galleries and shows in the commercial core.	Community Center, which serve as key venues for cultural events, performances, and community gatherings (meetings, workshops, etc.). The City will continue to promote and expand opportunities for cultural uses, including museums, theatres, galleries, and public art, as new development and programming opportunities arise.
5-P-1.4	Encourage a critical mass of community- and visitor-oriented retail businesses, such as theaters, museums, gift shops, and galleries, as well as neighborhood retail and personal services.	Implementation ongoing. The City of Pittsburg promotes a critical mass of community- and visitor-oriented retail and service uses within the Downtown commercial core through the CP (Pedestrian Commercial) Zoning District, adopted in 2006. This District prioritizes pedestrian-serving uses at the ground floor, supporting businesses such as theaters, museums, retail shops, and personal services. The City will continue to implement this policy as new businesses locate within the Downtown area, reinforcing a vibrant and active commercial environment.
5-P-1.5	Allow and encourage outdoor seating, parklets, and services adjacent to restaurants and other food/beverage sales.	Implementation ongoing. Adopted in September 2005, the City has been working to implement specific criteria for Old Town Pittsburg through the “Old Town Pittsburg Design Guidelines and Principles”. This includes design criteria for outdoor seating and designs of public open space. Further, City staff is working with a consulting team and members of the community to further update these Design Guidelines and Principles through the Pedestrian Commercial Revitalization Initiatives. Community meetings and charettes took place in 2024 with findings and outcomes of such initiatives pending. Design Guidelines are anticipated for adoption alongside the Pittsburg Municipal Code Update (Zoning) or shortly thereafter.
5-P-1.6	Provide a variety of recreational facilities to serve visitors to the Downtown, Old Town, and residents of surrounding neighborhoods.	Implementation ongoing. The City of Pittsburg provides a variety of recreational facilities within the Downtown and waterfront areas. The Pittsburg Marina serves as a key destination for fishing, boating, and kayaking, with access to the San Francisco Bay Area Water Trail. Additional amenities include Riverview Park, John Buckley Square in Old Town, and the waterfront promenade, which support community gatherings, events, as well as active and passive recreation. The Marina Community Center and California Theatre further contribute to recreational and cultural programming in the area. Planned improvements identified in the City’s 5-year Capital Improvement Program (CIP), include enhancements to Central Harbor Park and Boat Launch Facilities (CIP Project No. 3704), Riverview Park Fishing Pier (CIP Project No. 3022) and expanded waterfront access. These projects will continue to strengthen recreational opportunities in the Downtown Subarea of the General Plan. The City will continue to implement this policy through ongoing investments, future funding opportunities, programming, and future development.
5-P-1.7	Encourage redevelopment of the Johns Manville property and allow existing Industrial uses to operate until redevelopment occurs (including rebuild, if damaged or destroyed).	Pending implementation. The Johns Manville property is no longer used for industrial purposes, and prior industrial structures have been removed. The parcel has been rezoned to Medium Density Residential and Pedestrian Commercial, with General Plan land use designations of Downtown Medium Density Residential and Downtown Mixed Use. The City was processing a development proposal for the site, known as the “Harbor View” project. The project applicant initially proposed residential and live-work components, but it is currently undergoing revisions. If redevelopment proceeds, this policy will be implemented by facilitating transition of the site to productive residential and mixed-use development consistent with the General Plan. The provision allowing continued industrial operations as specified in the Policy is no longer applicable given existing conditions.
5-P-1.8	Concentrate Downtown commercial activity—which includes specialty retail, professional offices,	Implementation ongoing. The City of Pittsburg concentrates Downtown commercial activity along the Railroad Avenue corridor through the CP (Pedestrian Commercial) Zoning District. Adopted in 2006, the

Downtown Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	personal services, entertainment and other uses - along the Railroad Avenue corridor.	CP District prioritizes pedestrian-serving commercial activity uses at the ground floor, including specialty retail, personal services, and entertainment uses. The City Council and Planning Commission review proposed uses in Old Town through established findings and approve Use Permits for businesses that are compatible with the area's vision and economic vitality goals. The City is also evaluating updates to streamline permitting while maintaining these standards, further strengthening the Downtown commercial core.
5-P-1.9	Continue the preservation, rehabilitation, and reuse of historically significant structures within the Old Town.	Implementation ongoing. Pittsburg continues the preservation, rehabilitation, and adaptive reuse of historically significant structures in Old Town through consultation with historic preservation professionals and application of design review standards. These efforts guide appropriate reuse, façade improvements, and building modifications while maintaining historic character. This policy will continue to be implemented as redevelopment and improvement projects are proposed within the Downtown Subarea.
5-P-1.10	Require new construction and remodeling throughout Downtown (including the New York Landing Historical District as shown in Figure 5-2) to be reviewed for design compatibility by the Planning Commission.	Implemented. New construction and remodeling throughout the City requires development applications that are reviewed by the Planning Commission. Design Review is an application type that is directly sent to the Planning Commission for consideration. Administrative Design Review is an application type that is noticed to the Planning Commission, of which the Commission or City Planner may opt to require a Public Meeting be conducted for the review's consideration.
5-P-1.11	Pursue acquisition of the Railroad Avenue terminus by transferring existing private recreation facilities due east of the adjacent Medium Density Residential neighborhood.	Not yet implemented. The City of Pittsburg has engaged in discussions with the private property owner regarding potential acquisition of the Railroad Avenue terminus. At this time, no acquisition plan has been established. This policy will be implemented if and when a formal opportunity for transfer or acquisition arises.
5-P-1.12	Ensure that transitional buffer areas—such as landscaped berms, parking lots, and storage areas—are placed between new residential units and the BNSF railroad tracks along the southern edge of the West Tenth Street Neighborhoods during development review.	Implemented. Residential neighborhoods along West Tenth Street have been constructed with open space and landscaping providing a buffer between the BNSF railroad tracks and homes. While this area meets the policy's intent, the requirement for transitional buffers applies to other areas of the City where residential and railroad or other incompatible uses may be adjacent. This Policy will continue to be applied as part of future development review, where applicable.
5-P-1.13	Support the continued maintenance of redeveloped neighborhoods within Downtown.	Implementation ongoing. Pittsburg supports continued maintenance of redeveloped Downtown neighborhoods through active enforcement by the Code Enforcement Division to ensure properties remain orderly and well-kept. Public Works staff also maintain roadways, sidewalks, and landscaping on City-owned properties and landscaped planters within the Downtown Subarea, reinforcing a clean, attractive, and well-maintained environment.
Gateways, Streetscapes, and Beautification Policies		
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.	Implementation complete and ongoing. In 2024, the City initiated a City-wide Wayfinding Signage Program to better facilitate pedestrian traffic to key areas in the City, including the Pittsburg Marina, the Marina Community Center, and Old Town (among other destinations not within the Downtown Subarea of the General Plan). The wayfinding signage has since been installed at key entries to the City, to Downtown, and in highly trafficked areas of the City.

Downtown Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
		Notwithstanding this, the City's Public Works department and Economic Development Division are working towards a City-wide rebranding initiative. Once this rebranding is officially adopted, the wayfinding signage temporarily placed during the 2024 initiative, will be replaced with permanent (CIP No. 1755), consistent, identifiable City-wide wayfinding signage, including in the Downtown Subarea.
5-P-2.2	Continue streetscape beautification efforts within the Downtown, focusing on improving the visual connection between the Commercial Core and the waterfront and ensuring pedestrian-oriented streets provide convenient access between the Commercial Core, waterfront, and other destinations in the Downtown and the adjacent residential neighborhoods.	Implementation complete and ongoing. The Railroad Avenue Beautification Project, which included the construction of an Old Town Gateway sign, 6-foot tall "Pittsburg" lettering, new landscape and hardscape improvements along Railroad Avenue was funded by a nearly \$2.9 million grant from the Caltrans Clean California Local Grant Program, and a \$413,000 contribution from the City's American Rescue Plan Act (ARPA) funding. The City plans to continue this initiative to further beautify other corridors in the City and in the Downtown area specifically. Such improvements aid in drawing pedestrian activity and tourism of which further benefits the City's Economic Development objectives.
5-P-2.3	Work with developers to clear and maintain Downtown's unique views of the waterfront, southern hills, and community plazas (see also Land Use Policy 9-P-2.5).	Implementation ongoing. The last vacant parcel with waterfront access in the Downtown Subarea is privately owned. As part of any future development entitlement review, the City will encourage, and may require through Conditions of Approval or Development Agreement, public access to preserve views and access to the waterfront. This access to the waterfront may also be established alongside a community plaza. Alternatively, the City may instead explore potential land acquisition opportunities to support this policy and maintain Downtown's unique visual character.
5-P-2.4	Encourage the repetition of key historical architectural features—such as windows and displays, cornice details, and roofline/pitch elements—in the redevelopment of commercial structures in Downtown.	Implementation ongoing. This Policy has been implemented during previous Design Review and Administrative Design Review applications, and will continue to be followed for future development applications. These features are also specifically defined and required within the adopted Old Town Pittsburg Design Guidelines and Principles (September 2005).
Waterfront Destination Policies		
5-P-3.1	Encourage and support increased and continued access to the Suisun Bay/New York Slough waterfront.	Implementation ongoing. The Pittsburg Marina is a destination point for community members and visitors alike, especially those engaged in fishing, boating, and kayaking. With two launch sites along the San Francisco Bay Area Water Trail, access to the Suisun Bay and surrounding waterways has never been easier. Projects identified in the City's 5-year Capital Improvement Program (CIP) identify further improvements to create and enhance existing public access to the waterfront.
Grid Street Network Policies		
5-P-4.1	Require that the grid street network and pedestrian connections are maintained during redevelopment of the West Tenth Street Neighborhoods.	Implementation pending. There is no current redevelopment of the West Tenth Street Neighborhoods proposed or pending at this time. In the future, if such action is proposed, this Policy will be implemented and the grid street network and pedestrian connections will be maintained and preserved.
5-P-4.2	Ensure that new Downtown residential projects preserve and continue the traditional grid street network.	Implementation ongoing. There is one pending Downtown residential development project, Harbor View. It proposes a grid-street network. As the Downtown subarea is further developed, this Policy will be implemented to ensure a traditional grid street network is established.
Vehicular and Non-Vehicular Parking Policies		

Downtown Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
5-P-5.1	Provide public parking lots within Downtown, and limit private, single-user parking areas while ensuring the provision of off-street parking facilities in periphery Downtown areas to encourage pedestrian movement.	Implementation ongoing. The public parking lots within Downtown are City-owned. Single-user parking areas are limited to privately owned residential properties, including the property owner's driveway and garage. There is on-street parking available in the Downtown area. As part of this Policy's further implementation, staff will ensure the provision of off-street parking facilities in periphery Downtown areas are established to encourage pedestrian movement through the commercial corridor(s).

Economic Development Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
Fiscal Sustainability Policies		
6-P-1.1	Ensure that the City's Economic Development Strategic Plan economic development goals, and vision and implementation program are aligned and coordinated with the General Plan goals, policies, and programs and land use map.	Implementation complete. The established Economic Development Strategic Plan was adopted prior to the adoption of the 2040 General Plan. As such, key elements of the Economic Development Strategic Plan were included within the General Plan, to further ensure consistency and to establish action items for implementation. This Policy has been implemented, but will also continue to be implemented with any future update to the Economic Development Strategic Plan, as the Economic Development Strategic Plan guides economic development activities within the City for the next several years (GP 2040 will be implemented for the next 15 years).
6-P-1.2	Pursue strategies that support the attraction and retention of diverse industries, a diverse workforce, and a diversity of municipal revenue sources.	Implementation ongoing. Consistent with the Economic Development Strategic Plan, the City offers one-on-one meetings with existing businesses to identify and address issues that affect business operations. The City also developed a webpage that automatically updates and tracks available industrial and commercial properties for sale and lease within the City. The City aids in identifying assistance programs and resources that allow for existing small businesses and startups to grow. Further, the City is working to build the City's reputation as a regional destination to further business attraction. In doing so, the City aims to increase public art, offer grant incentives for building improvements, and provides support in filling in vacant storefronts. This Policy will continue to be implemented.
6-P-1.3	Achieve and maintain a balance of land uses within the City that assures residential development is complemented by expanded local employment opportunities, retail and commercial services, and recreation and entertainment venues; and that the City-wide mix of land uses provides a balanced variety of housing and business types and balances uses that produce revenues and those that require public expenditures.	Implementation ongoing. The establishment of live-work spaces in future developments will further aid in implementing this Policy. Currently, there is a balance of commercial and residential zoned properties. The residentially zoned properties currently offer a mixture of residential housing types, including single unit detached, single unit attached, multi-unit developments, among other housing types. This Policy will continue to be implemented.
6-P-1.4	Ensure that the City's revenue and fiscal base is not overly dependent on any one type of land use, development, or revenue source.	Implementation ongoing. The revenue and fiscal base varies from time to time, but is not overly dependent on any one type of land use, development, or revenue source. This Policy will continue to be implemented.
6-P-1.5	Maintain competitive rates and fees for City services and resources that reflect the cost to the City but do	Implementation ongoing. The City is preparing to undergo a Citywide Fee Study to analyze the cost of development, including Planning Application and Building Permit fees, to ensure current fee assessments

Economic Development Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	not inhibit desired growth and do not result in inequitable access to City services and facilities.	are consistent with the surrounding area, to affirm that the fee assessments are financially sustainable for the City, and to ensure that the fee assessments meet the needs of the community. Further, the fee study's findings may identify areas for cost recovery, equity, public transparency, and/or budget planning. This Policy will continue to be implemented.
6-P-1.6	Maximize the City's public financing tools and consider opportunities for enhancement in order to fund the various economic development initiatives outlined in this Element. This could include ensuring sufficient construction workforce community benefits are secured from any sale or lease of publicly-owned land for development purposes.	Implementation ongoing. The City continues to maximize its financing tools to further economic development, as outlined in the Economic Development Strategic Plan. This Policy will continue to be implemented as initiatives are undertaken.
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.	Implementation ongoing and complete. In 2025, the City initiated the Façade Improvement Grant Program to further improve the City's business storefronts. Improved aesthetics have the ability to improve economic investment and reinvestment in the City. Additional business resources have been added to the City's Economic Development website to make business assistance information (both local, state and federal assistance programs) easily accessible. The City is also in process of providing such information in Spanish as well, a major language spoken within the Pittsburg Community. This Policy will continue to be implemented.
6-P-1.8	Promote local purchase of goods and services by residents, workers, businesses and City government in order to retain spending within the local economy and generate revenue for the City.	Implementation ongoing. The City will continue to promote local purchase of goods and services as part of the Rebranding efforts for the City. Also as part of this ongoing implementation throughout this planning period the City will explore other opportunities for policy implementation through the Economic Development Strategic Plan.
Business Attraction, Retention & Promotion Policies		
6-P-2.1	Promote attraction and retention of businesses that provide a diversified economic industry base with a broad range of job types and skills that insulate the local economy from possible economic downturns.	Implementation ongoing. The City of Pittsburg has dedicated webpages to attract and retain businesses within the City. The City's Economic Development Strategic Plan also provides various implementation measures to ensure that the City's economic industry base is diverse and offers a broad range of job types and skills. Maintenance of this will aid in the City's economic development overall and in future economic trends. This Policy will continue to be implemented.
6-P-2.2	Provide a business-friendly, service-oriented, and solutions-based approach to permitting and business assistance through efficient processing of applications and permits.	Implementation ongoing. The City of Pittsburg's Economic Development Division operates a very hands-on approach to business retention and attraction. By engaging with business owners and operators in the field and in inviting them to City Hall to discuss business operations, the City maintains a transparent approach to business engagement. Economic Development Division staff guide incoming and expanding businesses through the permitting process, and direct them to appropriate staff and Divisions to obtain required permits. Such permits may also be applicable for coverage by the Economic Development Division, if applicable and included within the Façade Improvement Grant Program. This Policy will continue to be implemented.
6-P-2.3	Support expansion and retention of local businesses that have invested in Pittsburg, to retain revenue in	Implementation ongoing. The City of Pittsburg's Economic Development Strategic Plan provides specific measures that support the expansion and retention of local businesses that have invested in the City. Implementation of such measures will further ensure revenue retainment. This Policy will continue to be implemented.

Economic Development Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	the City and to respond to community needs for key amenities and services.	
6-P-2.4	Encourage development that accommodates services necessary to support local residential neighborhoods, including local grocery stores, restaurants, high-quality health care, education, and other services.	Implementation ongoing. The City of Pittsburg has been prioritizing reuse and redevelopment of vacant and/or underutilized commercial shopping centers to support local residential neighborhoods. Current City Council goals request staff to engage property owners of such commercial properties regarding redevelopment feasibility. Such conversations are ongoing. As applications are filed applicable to this Policy, it will continue to be implemented.
6-P-2.5	Attract real estate brokerages, legal, engineering, lending, and other similar sectors throughout the community to ensure that local services are available to serve Pittsburg's business communities and residents.	Implementation ongoing. The City of Pittsburg aims to attract new businesses offering skilled positions to improve the City's jobs to housing balance. Engagement with such businesses is encouraged as part of the Economic Development Strategic Plan, is a current practice of the City's Economic Development Division, and is a Policy that will continue to be implemented as business storefronts become available.
6-P-2.6	Facilitate the revitalization of existing shopping centers, business parks, industrial areas, and key corridors as needed in order to meet the economic development goals of the City.	Implementation ongoing. This Policy is heavily dependent on private property owners of Commercially zoned land in the City. The City has initiated conversations with the commercial landowners, consistent with the Citywide Priorities and Goals for Fiscal Year 2026-2027. The City has also provided preliminary site planning for the revitalization and enhancement efforts of the Century Boulevard Corridor that contribute to long-term stability of commercial uses. This Policy will be incorporated into any future submittal for the redevelopment of Century Plaza.
6-P-2.7	Facilitate and encourage more efficient use of the City's industrial and employment-generating land supply, creating higher employment densities and high-quality jobs, while discouraging the use of large sites and buildings with low intensity uses and other uses that may compromise the sustainability of these areas.	Implementation ongoing. This Policy is heavily dependent on private property owners. However, the City has and will continue to facilitate and encourage more efficient use of the City's land supply, including industrial and employment-generating land use designations. This Policy will continue to be implemented as part of development review for projects submitted applicable to this Policy.
6-P-2.8	Emphasize Downtown as Pittsburg's historic center, providing an identity and a sense of place for the entire city by continuing to implement a focused revitalization strategy that integrates the initiatives of the Economic Development Strategy.	Implementation ongoing. The City of Pittsburg has partnered with local artists to paint utility boxes throughout the City. Such designs are reviewed by the City to ensure consistency with surrounding development and compatibility with City of Pittsburg's historical attributes. Further, in 2024, the City completed the "Reviving the Heart of Pittsburg Pride" project (CIP Project 3019), which implemented architectural and landscape features to further the City's placemaking, namely along the Railroad Avenue Corridor. Additional CIP projects in the pipeline include the installation of wayfinding signage to further direct visitors and community members alike to one of the City's greatest attributes – the waterfront. The City continues to implement this Policy to further envision Downtown Pittsburg as a regional attraction and destination, offering a sense of place for the entire City.
6-P-2.9	Encourage new development in areas where growth and investment have the potential to catalyze revitalization of existing uses.	Implementation ongoing. The City currently encourages new development in areas where growth and investment have the potential to catalyze revitalization of existing uses. Such encouragement is especially centered around infill development projects. This Policy will continue to be implemented.

Economic Development Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
6-P-2.10	Continue to provide incentives, encourage employment, and promote businesses within the City's Opportunity Zones.	Implementation ongoing. The City is currently offering the Façade Improvement Grant for businesses to update or change their existing façade, furthering reinvestment incentives. The City of Pittsburgh's Economic Development Division continues to look for additional opportunities to enhance the City's economic vitality.
6-P-2.11	Provide appropriate incentives for infill and redevelopment projects that have the potential to revitalize existing neighborhoods or commercial areas.	Implementation ongoing. The Economic Development Strategic Plan provides for specific incentive exploration opportunities, such as: "explore potential economic development incentives to attract large employers or businesses that provide other public benefits" and "Market high value and strategic areas such as opportunity zones, revitalization plans, and the RASP as incentives to business expansion or relocation." This Policy will continue to be implemented.
6-P-2.12	Encourage and support home-based businesses.	Implementation ongoing. The City currently processes Home Occupation Permits in compliance with the PMC. As part of the current efforts to update the Development Title Microenterprise Home Kitchen Operations (MEHKO) will be included to encourage additional home-based business opportunities. This policy will continue to be implemented.
6-P-2.13	In the Downtown, transit corridors, and mixed use areas, encourage site designs that optimize visibility of retail, restaurant, and service uses.	Implementation ongoing. As part of new development review, applications must be standards as adopted by the Development Review Design Guidelines and Old Town Pittsburgh Design Guidelines, when applicable. Such standards may be updated over time to ensure site designs are consistent with current design trends. Further, such development applications would require a Design Review application filing with the City's Planning Division. As part of the Design Review process, staff will review this Policy for implementation. This Policy will continue to be implemented.
6-P-2.14	Encourage new businesses and project development under the Employment Center Industrial land use classification.	Implementation ongoing. As part of the Pittsburgh Municipal Code Title 18 (Zoning) update, Employment Center Industrial (ECI) land uses will be further defined and refined for new business attraction and high skilled job retention. The City's Economic Development Division has implemented this Policy in engaging in conversations regarding uses of lands within the ECI designation and in facilitating a land use development application filing applicable to this Policy.
Innovation and Diversification Policies		
6-P-3.1	Coordinate with regional stakeholders and service providers to ensure that businesses and residents have access to state-of-the-art technology and data services.	Implementation ongoing. This Policy will continue to be implemented as additional technology improvement projects are identified.
6-P-3.2	Remain aware of and responsive to future changes in business needs, including new sustainable and resiliency uses, and in developing policies and programs to implement and take advantage of recent and emerging technologies.	Implementation ongoing. The City's Economic Development Division is continuously reviewing Economic Development Trend Reports, as applicable to the City of Pittsburgh. Such awareness and responsiveness to future changes in business needs, as detailed in economic development trend reports, allow the City to take swift action to implement new and emerging Economic Development tools. This Policy will continue to be implemented.
6-P-3.3	Monitor and explore regional and national changes in economic trends, in order to best support existing local industries and position Pittsburgh to capture growing and sustainable industry clusters.	Implementation ongoing. The City's Economic Development Division currently monitors and explores regional and national changes in economic trends, in order to best support existing local industries and position Pittsburgh to capture growing and sustainable industry clusters. The City will continue to implement this Policy.

Economic Development Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
6-P-3.4	Attract and retain a variety of economic sectors that capitalize on Pittsburg's competitive advantages and strengths, in order to promote a diversity of businesses, significant sales tax generation, and provide residents with skilled, high-paying employment opportunities.	Implementation ongoing. The City of Pittsburg's Economic Development Division follows policies within the Economic Development Strategic Plan to attract and retain a variety of economic sectors that capitalize on Pittsburg's competitive advantages and strengths, in order to promote a diversity of businesses, significant sales tax generation, and provide residents with skilled, high-paying employment opportunities. This Policy will continue to be implemented.
6-P-3.5	Ensure that new waterfront development includes enhanced shoreline access, public uses and amenities, and an appropriate mix of waterfront businesses and land uses.	Implementation ongoing. As part of new development application review, this Policy will be further reviewed for compliance and incorporation. For further information regarding major waterfront development areas in the City of Pittsburg, refer to the North Central River Subarea in Chapter Two of the General Plan. This Policy will continue to be implemented.
6-P-3.6	Consider the feasibility of establishing a convention or performing arts center, amphitheater, or other public cultural amenity in or linked to the Downtown and Marina, or in another appropriate location.	Implementation pending. The City is currently considering the feasibility of establishing a convention or performing arts center, amphitheater, or other public cultural amenity in or linked to the Downtown and Marina, or in another appropriate location. This Policy will continue to be reviewed for implementation.
6-P-3.7	Promote Economic Opportunity and Innovation Districts to provide high-quality and skilled employment opportunities including research and development, office, sustainable energy, manufacturing, technology, medical, and other skilled employment opportunities with connections provided to transit, and spaces for business incubators to foster startups and innovation.	Implementation ongoing. The City of Pittsburg's Economic Development Division currently promotes Economic Opportunity and Innovation Districts to provide high-quality and skilled employment opportunities including research and development, office, sustainable energy, manufacturing, technology, medical, and other skilled employment opportunities with connections provided to transit, and spaces for business incubators to foster startups and innovation. This Policy will continue to be implemented.
Employment Base Policies		
6-P-4.1	Increase job opportunities available in Pittsburg, so that residents may choose to work locally instead of commuting.	Implementation ongoing. As part of new business attraction, the City would further implement this Policy by increasing job opportunities available in Pittsburg. A benefit to Pittsburg residents with this Policy implementation is eliminating or significantly decreasing the need to commute to work, further aiding in work-life balance. This Policy will continue to be implemented.
6-P-4.2	Attract and retain a broad base of businesses and industries to provide a variety of skilled jobs allowing career growth potential, while focusing on high-wage and/or high-sales tax producers.	Implementation ongoing. The City's Economic Development Division currently utilizes the Economic Development Strategic Plan to attract and retain a broad base of businesses and industries to provide a variety of skilled jobs allowing career growth potential, while focusing on high-wage and/or high-sales tax producers. This Policy will continue to be implemented.
6-P-4.3	Strengthen the City's role in promoting workforce development organizations and State of California approved apprenticeship programs that: provide adult and youth workforce development; adult retraining; and targeted services for unrepresented groups, such as at-risk workers, low-income youth and adults, women, individuals with disabilities and	Implementation ongoing. The City currently works to strengthen the City's role in promoting workforce development organizations and State of California approved apprenticeship programs. An example of this in process is the City-sponsored "Future Build" company, which provides training at no-cost to low-income East County residents, including the residents of Pittsburg. Future Build is a partnership of the Pittsburg Power Company, Contra Costa Workforce Development Board, Pittsburg Adult Education Center, Contra Costa Building and Construction Trades council, Morris Carey of "On the House", Northern California Laborers Training, and Open Opportunities Inc. a 501c3 Non-Profit to provide at least

Economic Development Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	the homeless. Continue to support programs that address potential job gaps in growing industries, and current gaps throughout all industries, to match job training and workforce development with employment needs.	40 East County young adults annually, with 16+ weeks of pre-apprenticeship training in the building trades, solar theory and installation, construction, and hazardous waste. The City will look to establish or sponsor additional workforce development opportunities as part of this Policy's implementation.
6-P-4.4	Maintain and improve public and private education in the Pittsburg area and encourage post-secondary training, education facilities, joint Labor/Management apprenticeship programs, and other programs to support a highly-skilled workforce.	Implementation ongoing. The City of Pittsburg plans to maintain and improve public and private education in the Pittsburg area and encourage post-secondary training, education facilities, joint Labor/Management apprenticeship programs, and other programs to support a highly-skilled workforce. Los Medanos Community College is an opportunistic resource to have as the City looks to further expand its economic development initiatives. This Policy will continue to be implemented.
6-P-4.5	Reduce barriers to employment by improving access to education, housing, transit, child care, and job training.	Implementation ongoing. The City of Pittsburg launched the Pittsburg Promise Scholarship opportunity in 2024. The second round of the scholarship was approved by the City Council in 2025. The Pittsburg Promise Community Scholarship aims to encourage young adults to pursue higher education in Science, Technology, Engineering, Arts, and Mathematics (STEAM) fields by alleviating some financial burden of obtaining a bachelor's degree for eligible young adults residing in the City of Pittsburg, and for eligible dependents of City employees. In addition, the City receives funding for the facilitation of "Future Build" which is an apprenticeship-based program, teaching local residents highly skilled, and highly needed craftsmanship trades. Further, in compliance with the City's required housing development as detailed within the Regional Housing Needs Allocation (RHNA), the City plans to diversify its available housing stock to include additional housing opportunities near transit. Further, see Policy 6-P-4.3 for initiatives pertaining to job training. This Policy will continue to be implemented.
6-P-4.6	Encourage and incentivize employers to advertise locally to fill job openings, invest in workers' skill development and well-being, and provide living wages.	Implementation ongoing. To the extent feasible, the City currently encourages employers to advertise locally to fill job openings, invest in workers' skill development and well-being, and provide living wages. This Policy will continue to be implemented.
6-P-4.7	Ensure that economic development goals help promote a higher jobs-housing balance.	Implementation ongoing. The Economic Development Goals were identified as guiding principles for the next fifteen years (until 2040) of the City's Economic Development Division. This Policy will continue to be revisited to ensure and/or confirm that the Economic Development Goals identified also help to provide a higher jobs-housing balance for the City of Pittsburg.
6-P-4.8	Encourage the creation and retention of middle-income employment.	Implementation complete. The City of Pittsburg currently encourages the creation and retention of all levels of income employment opportunities in the City Limits, including middle-income employment. This Policy will continue to be implemented.
Infrastructure and Remediation Policies		
6-P-5.1	Assure the provision of sufficient utilities, roadway infrastructure, and capital facilities in key areas, including along the Pittsburg-Antioch Highway Corridor, to support existing economic development	Implementation ongoing. The City of Pittsburg's Public Works Department ensures provision of sufficient utilities, roadway infrastructure, and capital facilities in key areas, including along the Pittsburg-Antioch Highway Corridor. Improvements to this corridor have the ability to help retail and expand existing businesses, as well as attract new businesses to the City. The Pittsburg-Antioch Highway is a key service provider to the City Limits of the City of Pittsburg for those opting to not use State Route 4. As such, the

Economic Development Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	to help retain and expand existing businesses as well as attract new businesses to the City.	City has allocated funds from the East Contra Costa Regional Fee and Financing Authority (ECCRFFA) to improve this corridor by widening the Pittsburg-Antioch Highway to 4 lanes between Auto Center Drive and Loveridge Road. Additional investment in this area of the City may have Economic Development benefits upon the City. As new applications are filed, this Policy will continue to be implemented.
6-P-5.2	Coordinate public and private investment in infrastructure and capital improvements along targeted commercial corridors.	Implementation ongoing. As part of new development review, the City negotiates public and private investment in infrastructure and capital improvements as part of Development Agreement drafting and adoption. As this Policy continues to be implemented, the City will target commercial corridors to facilitate economic development and reinvestment.
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.	Implementation ongoing. The City's infrastructure and public services are provided by the Public Works Department. To ensure infrastructure is of high-quality and to ensure improvement of the Pittsburg Community's quality of life, specific infrastructure improvement projects are identified by the Capital Improvement Program (CIP) with timelines for construction and identification of project's priority level. This Policy will continue to be implemented.
6-P-5.4	Promote catalyst projects at key locations to stimulate private retail and commercial investment and revitalize existing neighborhoods in need of such projects. Examples may include streetscape and pedestrian corridor enhancements; large-scale mixed-use projects that are appropriately designed for vibrant ground-floor retail and dining establishments; and employment generating uses in proximity to transit stations, that have the potential to increase pedestrian activity for commercial activity.	Implementation ongoing. The City has solicited two Requests for Proposals (RFPs) to acquire three (3) City-owned properties on Bliss Avenue, demolish the existing structures and improvements, and design and construct a mixed-use project consisting of residential units and commercial uses which include retail, entertainment, and hotel, and ancillary commercial space(s) and related. The City is currently working on a Market Analysis for this RFP with plans to recirculate in attempt to catalyze this project given its key location and its ability to stimulate private retail and commercial investment. This project would further implement this Policy by revitalizing an existing neighborhood. This Policy will continue to be implemented at alternative locations in the City.
6-P-5.5	Work proactively with those businesses interested in expanding existing businesses or establishing new businesses to install necessary infrastructure improvements. The goal is to establish an inventory of ready-to-go nonresidential sites, complete with zoning, infrastructure, and environmental clearances.	Implementation ongoing. The City of Pittsburg's Economic Development Division has established a "Site Selection" service for incoming businesses to locate ready-to-go nonresidential sites, complete with zoning, infrastructure, and environmental clearances. The City's Community and Economic Development Department and Development Engineering staff are provided as applicable contact(s) in the case that the property is not "ready-to-go". Permit processes are explained in depth and application filing processes are conveyed. This Policy will continue to be implemented.
6-P-5.6	Enhance environmental quality in the City by leading the coordination of the remediation of former industrial and commercial sites and by facilitating their redevelopment.	Implementation ongoing. The City has established a Brownfields Program and associated City webpage to provide the public with transparency regarding the City's ongoing cleanup initiatives of brownfield and/or contaminated properties. Contaminated properties are known as "brownfields." The U.S. Environmental Protection Agency (EPA) Brownfields Program is designed to empower communities to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. The City of Pittsburg was awarded \$300,000 in EPA funding for Community-wide Assessment in 2017 and a \$800,000 Multipurpose Grant in 2019. In June, 2023 the City entered into an agreement with the CA Department of Toxic Substances Control (DTSC) to conduct remediation of four City-owned parcels on East 3rd Street with a \$534,437 Equitable Communities Revitalization Grant. Through these grants from

Economic Development Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
		the EPA and DTSC, the City will fund environmental assessments, clean-ups, community engagement, redevelopment planning, and more. The City works to obtain funds for cleanup of City-owned properties, and where feasible, works with private developers to ensure adequate remediation efforts are taken prior to any use of contaminated or formally contaminated properties.
6-P-5.7	Allow for phased extension or upgrades to infrastructure in conjunction with approved phasing plans for site development.	Implementation complete. Phasing plans are allowed as part of development review and application entitlement processes. This Policy will continue to be implemented/allowed.

Circulation & Transportation Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
Fiscal Sustainability Policies		
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.	Implementation ongoing. The City currently reviews new development applications and ensures that they provide pedestrian and bicyclist facilities within new developments. The City's Capital Improvement Program is updated every five years to establish infrastructure improvements, including pedestrian, bicyclist, and roadway improvements to ensure the safety of all roadway users. As part of this Policy's implementation the City will continue to 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. This Policy will continue to be implemented.
7-P-1.2	Consider opportunities to increase access and connectivity for all modes of travel and to address the needs all users, including those with disabilities, in planning, design, and construction of all transportation projects to create safer, more livable, and more inviting environments for pedestrians, bicyclists, motorists and public transit users of all ages and capabilities with an emphasis on Vision Zero and Complete Streets best practices.	Implementation ongoing. As part of new roadway development and existing roadway improvement, the City looks to implement, where feasible and where required by the City's Standard Details, the installation of sidewalks and bike lanes to increase access and connectivity for multiple modes of travel. The City of Pittsburg is actively working towards Vision Zero, a Contra Costa Countywide Transportation Safety Policy and Implementation Guide for Local Agencies developed by the Contra Costa Transportation Authority (CCTA). As part of this, the City is aiming to eliminate traffic fatalities and severe injuries, with initiatives like the Pittsburg Moves Active Transportation Plan, the Local Road Safety Plan (LRSP), and a focus on creating a safer and more equitable transportation system. Additionally, as part of program implementation, the City has previously conducted complete street analysis, such as the analysis of Railroad Avenue's Complete Street Study, which discussed inequities in transportation facilities surrounding the Pittsburg Center BART Station. Improvements identified within this Complete Streets Study are currently under construction and broke ground in 2024. Pedestrian and bicyclist improvements are underway, connecting the Delta de Anza Trailway, Railroad Avenue, and California Avenue to the Pittsburg Center BART Station. Once completed, the project will add more than 1.5 miles of new trails and pathways to Pittsburg and connect several new developments to public transportation. As part of further compliance efforts with policies established by local, regional, and State transportation agencies, this Policy will continue to be implemented.
7-P-1.3	Promote development of a future roadway system as shown in the Circulation Diagram, Figure 7-1,	Implementation ongoing. The City has identified proposed routes for new or expanded major arterial roadways in the City of Pittsburg. These routes include extending West Leland Road from the existing

Circulation & Transportation Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	with streets designed in accordance with the City's standard plans to provide multiple, direct, and convenient routes for all modes and to provide high-volume, multi-lane facilities with access controls, as needed, to preserve the through traffic carrying capacity of the facility.	terminus of West Leland Road to the eastern City Limit, extension of San Marco Boulevard from its current terminus at the Faria Development area west to tie into Bailey Road, construction of the Buchanan Bypass connecting Kirker Pass Road and Sommersville Road, and the construction of new major arterial roadways, such as a roadway through the PG&E transmission corridor that bisects the City, and an overcrossing at Range Road. All new roadway construction would be required to follow the City's standard plans to provide multiple, direct, and convenient routes for all modes of transportation, and to provide high-volume, multi-lane facilities with access controls, as needed, to preserve the through traffic carrying capacity of the facility. This Policy will continue to be implemented.
7-P-1.4	Monitor deployment of new transportation technologies and services and develop policies that implement best practices to ensure these technologies and services benefit the public and the multimodal transportation system.	Implementation ongoing. The City works alongside regional and State transportation authorities to ensure policies required to be implemented in the City are implemented. Further, as responsible agencies continue to develop modeling standards for transportation analysis, the City fulfills its responsibility to adopt and implement, as applicable. An example of this is the recently adopted Transportation Impact Analysis Guidelines, developed using the County's Standards for Vehicle Miles Traveled and Level of Service, compliant with SB 743 and the California Environmental Quality Act. This Policy will continue to be implemented.
7-P-1.5	Implement and continue to increase efforts to reduce regional vehicle miles traveled (VMT) by supporting land use patterns and site designs that promote active modes of transportation, and public transit.	Implementation ongoing. New development applications are reviewed and analyzed to determine whether traffic impact studies are required. If a Traffic Impact Analysis is required as part of a new development, there are generally mitigation measures incorporated into the analysis that aid in VMT reduction. To ensure the City increases its efforts to reduce regional VMT, the City requires specific mitigation measures that support land use patterns and site designs that promote active modes of transportation and public transit. This Policy will continue to be implemented as part of current and future new development reviews.
7-P-1.6	Design streets to operate with vehicle speeds that are safer for all users, especially pedestrian and bicyclists, while providing adequate access for emergency vehicles. Speed reductions strategies should include reduced lane widths and application of traffic calming measures on local and collector streets and especially near parks, schools, trails, and in the Downtown core.	Implementation ongoing. The City of Pittsburg has adopted a Traffic Calming Program to mitigate the ongoing speeding concerns in the City. Such Traffic Calming Measures identified within the program include enforcement activities (Police Department), education of residents and new drivers, traffic control devices (such as live-speed monitoring signs), roadway narrowing measures, and horizontal and vertical roadway modifications, such as raised intersections or crosswalks, textured pavements, and chicanes. As part of new roadway design and roadway redesign efforts, the City will continue to ensure this policy is implemented, especially near parks, schools, trails, and in the Downtown Core.

Circulation & Transportation Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
7-P-1.7	Strive to maintain delay-based level of service (LOS) D for motor vehicle traffic as the minimum acceptable service standard for all signalized and stop-controlled intersections at all times (including during peak periods) unless maintenance of LOS D would, in the City's judgement, be infeasible and/or conflict with the achievement of other City goals identified in this General Plan. Congestion in excess of LOS D may be acceptable in these cases, provided that provisions are made to improve traffic flow and/or promote multimodal or non-vehicular transportation as part of a development project or City-initiated project. In the designated Downtown core, as defined by the City's General Plan and illustrated by the City's Subdivision map, LOS E would be considered as an acceptable service standard to account for the more urban, pedestrian-oriented character of the area.	Implementation ongoing. The City of Pittsburg's Transportation Division of the Public Works Department works to identify areas in the City where the Level of Service (LOS) can be improved. The City's Transportation also reviews all Traffic Impact Analyses prepared for development projects within the City Limits. Such analyses provide information on current LOS and expected LOS if the proposed project is implemented. Where LOS is greatly impacted, the Transportation Division identifies and subsequently requires specific mitigation measures be implemented by a proposed development to ensure compliance with the General Plan's LOS requirements and to maintain traffic flow of motor vehicle traffic within acceptable service standards for all signalized and stop-controlled intersections. This Policy will continue to be implemented.
7-P-1.8	Maximize the carrying capacity and safety of arterial roadways by controlling the number of intersections, commercial driveways, and residential access points.	Implementation ongoing. Consistent with the General Plan LOS standards, the City strives to maximize the carrying capacity and safety of arterial roadways. This is implemented by controlling the number of intersections, commercial driveways, and residential access points. The goal is to keep a steady flow of traffic that minimizes through utilization of residential roadways as a means to bypass traffic on arterial roadways. This Policy will continue to be implemented.
7-P-1.9	Implement transportation improvements to maintain and enhance roadway operations and safety while striving to improve accessibility and comfort for all users.	Implementation ongoing. As transportation improvements are identified as necessary or beneficial to roadway operations and safety, the City works to implement such improvements as part of the Capital Improvement Program (CIP) to improve accessibility and comfort for all users. An example of this currently in implementation is the implementation of the City-wide Pavement Management Plan. The City of Pittsburg has divided its pavement management plan into 10 zones. The project uses a variety of pavement management techniques such as pavement overlay, reconstruction, micro-surfacing, cape seal, patch paving, base failure repairs, and crack sealing. Areas in greater need of repair have been prioritized to be repaved (or other improvement) first, with all 10 zones completed over the next few years.
7-P-2.1	Cooperate with private entities and other public agencies to promote and enhance local and regional transit serving Pittsburg.	Implementation ongoing. The City currently partners with Tri Delta Transit, Bay Area Rapid Transit District (BART), Contra Costa Transportation Authority, and surrounding jurisdictions to promote and enhance local and regional transit serving Pittsburg. This Policy will continue to be implemented as the City makes further improvements or additions to its local and regional transportation systems.
7-P-2.2	Encourage employers to provide programs for carpooling/transit/biking/walking subsidies, bicycle facilities, alternative work schedules, ridesharing, telecommuting, working at home, employee	Implementation ongoing. As part of the implementation of the City's Sustainability Plan, such programs for carpooling, transit, ridesharing, and use of alternative modes of transportation are encouraged of City staff, as well as private employers. This is further codified within the Sustainability Plan as Transportation Goal T-1.2: "Implement public and shared transit programs to increase public transit mode share from 10.1% in 2020 to 12% by 2030 and 17% by 2045." This Policy will continue to be implemented.

Circulation & Transportation Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	education, and preferential parking for carpools/vanpools.	
7-P-2.3	Support transit use by providing safe and convenient access to transit service, supporting increased BART and bus frequency reliability, and regularly reviewing existing transportation routes and headways to match community needs, promoting use of the City's park-and-ride lots, and coordinating with transit agencies to provide safe facilities at transit stops.	Implementation ongoing. The City of Pittsburg is working to maximize its encouragement of the public's use of alternative modes of transportation, other than the heavily relied upon automobile. This encouragement effort includes future implementation of safe and convenient access to transit service, supporting increased BART and bus frequency reliability, and regularly reviewing existing transportation routes and headways to match community needs, promoting use of the City's park-and-ride lots, and coordinating with transit agencies to provide safe facilities at transit stops. This Policy will continue to be implemented.
7-P-2.4	Ensure that safe and contiguous routes for pedestrians and bicyclists are provided within new development projects and on any roadways that are impacted as a result of new development.	Implementation ongoing. As part of development review and analysis, the City will continue to ensure that contiguous and safe routes for pedestrians and bicyclists are provided within the new development and on any roadways that are impacted as a result of new development. Current construction activities compliant with this Policy includes the Tuscany Meadows development with the installation of sidewalks, landscaping, and bicycle lanes along Buchanan Road. This Policy will continue to be implemented.
7-P-2.5	Work with school districts, school administrators, and parents of school students to develop a "safe routes to school" program for students who bicycle and walk in concurrence with the Pittsburg Moves Active Transportation Plan.	Implementation ongoing. The City of Pittsburg is actively working on improving pedestrian and bicycle safety around schools through its "Pittsburg Moves Active Transportation Plan" and Safe Routes to School initiatives, including installing rapid flashing beacons at crosswalks and funding projects for safer routes. This Policy will continue to be implemented.
7-P-2.6	Endorse Transportation Demand Management (TDM) strategies to reduce reliance on single-occupant motor vehicle trips and reduce commuter traffic.	Implemented. The City adopted Transportation Impact Analysis (TIA) Guidelines which identify TDM measures to reduce transportation trips. TDM strategies are identified as a mitigation measure for development projects.
7-P-3.1	Continue to promote active transportation modes and review and update Pittsburg Moves, the City's active transportation plan, as needed to reflect the needs of the City and to promote a healthier future supporting bicycle and pedestrian networks across the City.	Implementation ongoing. The City of Pittsburg currently implements its Active Transportation Plan (ATP) to address the needs of the Pittsburg community. Periodic review and updates to the existing ATP may be needed to assure that the Plan adequately reflects the needs of the City. This Policy will continue to be implemented.
7-P-3.2	Pursue the completion of the City's bicycle and pedestrian networks by filling in missing gaps and improve the existing networks through periodic servicing.	Implementation ongoing. The City of Pittsburg's General Plan identifies specific locations of missing gaps in existing bicycle and pedestrian networks. As this Policy is continually implemented, the City will work to pursue the completion of such missing networks and improve the existing networks through periodic servicing. These areas are further identified within Figures 7-4 and 7-5 of the City's 2040 General Plan.
7-P-3.3	Pursue opportunities for public-private partnerships to enhance transportation infrastructure and services.	Implementation ongoing. As part of new development review, the City partners with private developers to establish potential public-private partnerships to enhance transportation infrastructure and services.

Circulation & Transportation Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
		The City codifies such partnerships through Memorandums of Understanding (MOU) and/or Development Agreements (DA).
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.	Implementation complete and ongoing. Compliance with Title 24 of the California Building Code is a requirement of all jurisdictions in the State of California. The City currently complies with Title 24, including ADA accessibility, as part of new development and redevelopment projects. This Policy is implemented but will continue to be enforced.
7-P-3.5	Encourage secure bicycle facilities and other alternative transportation facilities to be provided as part of new developments, especially future employment sites, public facilities, and multi-family residential complexes.	Implementation ongoing. As part of new development review, the City of Pittsburg's Municipal Code requires minimum bicycle parking facilities be provided in a specific ratio to the required off-street parking regulations. Secure bicycle parking facilities have been rising in demand, and the City has recognized this and has been requiring such bicycle parking facilities be incorporated as part of development and redevelopment applications. As part of future development review applications for employment sites, public facilities and multi-family residential complexes, this Policy will continue to be implemented.
7-P-4.1	Pursue and maximize the use of grant funding opportunities to support transportation planning, design, construction, and maintenance projects in order to maintain a high-quality, multimodal network of complete streets, including federal Congestion Mitigation Air Quality, Safe Streets and Roads for All, and other funding to provide complete streets, improve air quality, and increase roadway safety.	Implementation ongoing. The City of Pittsburg's Public Works Department, in conjunction with the City's Planning Division, identify grant fund opportunities for the development and maintenance of trails, pedestrian, and bicycle facilities. As such grant opportunities arise, the City works collaboratively to ensure a complete, cohesive, and City-representative grant applications are filed to ensure the best possible outcome in receipt of potential funding. This Policy will continue to be implemented as new funding opportunities are made available.
7-P-4.2	Use the adopted regional and local Transportation Impact Mitigation Fee (TIMF) ordinances to ensure that all new developments pay a fair share of the cost of transportation improvements, or require mitigation for development proposals that are not part of the TIMF program which contribute more than one percent of the volume to an existing roadway or intersections.	Ongoing and implemented as part of the development project entitlement process. This Policy will continue to be reviewed to ensure compliance with Ordinances as they are updated.
7-P-4.3	Explore funding opportunities for the development and maintenance of trails, pedestrian and bicycle facilities.	Implementation ongoing. The City of Pittsburg's Public Works Department, in conjunction with the City's Planning Division, identify grant fund opportunities for the development and maintenance of trails, pedestrian, and bicycle facilities. As such grant opportunities arise, the City works collaboratively to ensure a complete, cohesive, and City-representative grant applications are filed to ensure the best possible outcome in receipt of potential funding. This Policy will continue to be implemented as new funding opportunities are made available.
7-P-4.4	Proactively monitor and assess the development of emerging transportation technologies, such as	Implementation ongoing. The City's Public Works Department, and specifically the Transportation Engineering Division monitors and assesses the development of emerging transportation-related

Circulation & Transportation Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	autonomous vehicles, electric bikes, scooters, and segways, and micromobility, to prepare the City for their potential incorporation into the transportation system in safe and appropriate manner.	technologies. As applicable, staff will begin preparation of the City through plan development, education, and/or Ordinance adoption to ensure the City is well-equipped for new transportation technology incorporation into the current transportation system in a safe and appropriate manner. This Policy will continue to be implemented as new technologies are developed.

Community Health and Environmental Justice Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
Planning for Environmental Justice Policies		
8-P-1.1	Maintain an inclusive City environment that respects and reflects the diversity of the cultures, backgrounds, ages, interests, languages, lifestyles, abilities, and socioeconomic status of the members of the Pittsburg community.	Implementation ongoing. As part of all local planning and decision-making processes, the City continues to strive for and ensure meaningful cross-cultural participation by providing City-sponsored material in multiple languages applicable to the Pittsburg community, organizing outreach events and conducting surveys directly to specific demographic groups, partnering with community-based organizations that have relationships, trust, and cultural competency with target communities to conduct outreach for local initiatives and issues, and meeting the community where they are during these events – not expecting all public participants to attend meetings at City Hall, but rather at the Marina Community Center, Senior Center, or applicable elementary or high school facility. This Policy will continue to be implemented.
8-P-1.2	Educate decision makers and the public on principles of environmental justice and sustainability principles.	Implementation ongoing. As part of this Policy's ongoing implementation, the City plans to collaborate with Contra Costa County Health Services, experts, and non-profits to develop training programs for elected officials, boards and commissions and City staff to build capacity for implementing Health and Environmental Justice goals. Further, City staff prepare presentations before the City's Commissions and City Council for updates on the City's Sustainability Plan, City compliance with specific environmental justice legislation, and other related principles on a regular basis. This Policy will continue to be implemented.
8-P-1.3	Actively advocate for policies at the federal, state, and regional levels that are aimed at improving community health, reducing health disparities, examining environmental justice practices and policies, and elevating social equity.	Implementation ongoing. As new legislation is introduced, the City monitors the impact of such legislation on the City's current processes. As applicable, the City actively advocates for policies at the federal, state, and regional levels that are aimed at improving community health, reducing health disparities, examining environmental justice practices and policies, and elevating social equity. This Policy will continue to be implemented.
8-P-1.4	Consider the effects of planning decisions on the overall health and well-being of the community and its residents and specifically upon disadvantaged communities and vulnerable populations, such as areas with concentrated populations of seniors, persons with a disability, and low income residents.	Implementation ongoing. The City of Pittsburg currently reviews and will continue to review all development proposals, planning projects, and infrastructure projects to ensure that potential adverse impacts to disadvantaged communities, such as exposure to pollutants, including toxic air contaminants, are not disproportionate, and are reduced to the greatest extent feasible. This Policy will continue to be implemented.
8-P-1.5	Administer materials and strive for broad outreach on public hearings that affect the environment in languages used by the community.	Implementation ongoing. The City currently encourages public participation in local planning decision making, especially by those that are traditionally underrepresented by offering multi-lingual outreach material, multi-lingual meeting formats, communicating with key cultural entities, and hosting events in areas of varying socio-economic contexts. This effort includes development of and updates to the Urban

Community Health and Environmental Justice Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
		Forest Management Plan, Sustainability Plan, Capital Improvement Program, Brownfields Revitalization Plans, Planned Developments, General Plan Update, Municipal Code Update, and specific plans. This Policy will continue to be implemented.
8-P-1.6	Consider the effects on sensitive populations when siting industrial and other intensive uses, designating Citywide truck routes, and considering uses and projects that may have adverse impacts on disadvantaged and vulnerable communities.	Implementation ongoing. The City of Pittsburgh currently reviews and will continue to review all development proposals, planning projects, and infrastructure projects to ensure that potential adverse impacts to disadvantaged communities, such as exposure to pollutants, including toxic air contaminants, are not disproportionate, and are reduced to the greatest extent feasible. This Policy will continue to be implemented.
8-P-1.7	Ensure the City provides equitable public improvements and community amenities to all areas of the City.	Implementation ongoing. The City has multiple City-wide planning efforts, including the Pittsburgh Municipal Code, the Pittsburgh Sustainability Plan, the 2040 General Plan, the Capital Improvement Program (CIP), among others. City-wide planning efforts ensure that all areas of the City are reviewed as part of the City's growth and maintenance, ensuring equitable public improvements and community amenities to all areas of the City.
8-P-1.8	Consider environmental justice issues as they relate to the equitable distribution of public amenities such as parks, recreational facilities, community gardens, and other beneficial uses that improve the quality of life.	Implementation ongoing. As part of the City's implementation of the Sustainability Plan, the City will continue to consider environmental justice issues as they relate to the equitable distribution of public amenities such as parks, recreational facilities, community gardens, and other beneficial uses that improve the quality of life. This includes the promotion and implementation of specific goals, policies, and actions for each strategy of the Pittsburgh Sustainability Plan, including: C-1 Cornerstone to Climate Action Planning; E-1 Electrify the Building Stock; E-2 Decarbonize Electricity and In-use and Storage of Local Renewable Energy; T-1 Reduce Passenger Car Vehicle Miles Traveled; T-2 Increase Zero-Emission Vehicle and Equipment Use; W-1 Increase Water Conservation and Local Water Supply; W-2 Minimize Water Loss System-wide; SW-1 Organic Waste Diversion; SW-2 Reduce Community Waste Generation; CS-1 Carbon Sequestration; M-1 Commit to Climate Action; and M-2 Reduce Municipal Reliance on Natural Resources. This Policy will continue to be implemented.
8-P-1.9	Encourage and prioritize projects that address the social and economic needs of economically vulnerable populations.	Implementation ongoing. The City has identified specific needs of the Pittsburgh community through various community outreach initiatives and through the development of multiple long range planning efforts. As part of these efforts, the City encourages and prioritizes projects that address the social and economic needs of economically vulnerable populations. The City will continue to implement this Policy as part of ongoing public participation initiatives.
8-P-1.10	Promote broad and balanced public participation in City decision-making efforts in order to ensure that all residents have the opportunity to participate in the decision-making process. This includes City decisions that affect community health and well-being such as planning, roadway, parks, infrastructure, jobs access, and utility projects and participation in City planning efforts, including the Sustainability Plan, Pittsburgh Moves Action Transportation Plan, and Economic Development Strategy.	Implementation ongoing. The City of Pittsburgh currently encourages and promotes broad and balanced public participation in City decision-making efforts in order to ensure that all residents have the opportunity to participate in the decision-making process. As part of all long range planning initiatives, the City strives to obtain as much public participation as possible through hosting community workshops and by conducting online and in person surveys. This outreach, among other methods, are used to inform City decisions that affect community health and well-being such as planning, roadway, parks, infrastructure, jobs access, and utility projects and participation in City planning efforts, including the Sustainability Plan, Pittsburgh Moves Action Transportation Plan, and Economic Development Strategy. As applicable, this Policy will continue to be implemented.

Community Health and Environmental Justice Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
8-P-1.11	Support local government programs and non-profit efforts aimed at improving the lives of underrepresented or disadvantaged segments of the community.	Implementation ongoing. The City currently supports local government programs and non-profit efforts aimed at improving the lives of underrepresented or disadvantaged segments of the community, such as the Pittsburgh Arts and Community Foundation, the Chamber of Commerce, culturally representative Special Events/operators, and My Brother's Keeper, among others. The City will continue to support such efforts as part of this Policy's implementation.
8-P-1.12	Identify and assess disproportionate impacts of environmental pollution and work to remedy these impacts.	Implementation ongoing. The City of Pittsburgh currently reviews and will continue to review all development proposals, planning projects, and infrastructure projects to ensure that potential adverse impacts to disadvantaged communities, such as exposure to pollutants, including toxic air contaminants, are not disproportionate, and are reduced to the greatest extent feasible. This Policy will continue to be implemented.
Community Health and Wellness Policies		
8-P-2.1	Promote and enhance overall health conditions for residents through ensuring programs and amenities serve all parts of the City, are accessible to communities speaking languages other than English, and include features accessible to people with mobility impairments.	Implementation ongoing. The City currently encourages public participation in local planning decision making, especially by those that are traditionally underrepresented by offering multi-lingual outreach material, communicating with key cultural entities, and hosting events in areas of varying socio-economic contexts. The City also will continue to review all development proposals, planning projects, and infrastructure projects to ensure that potential adverse impacts to disadvantaged communities, such as exposure to pollutants, including toxic air contaminants, and unacceptable levels of noise and vibration are reduced to the accepted levels set by the relevant regulatory agencies to ensure public health, and that measures to improve quality of life, such as connections to bicycle and pedestrian paths, community services, schools, and recreation facilities, access to healthy foods, and improvement of air quality are included in the project. This Policy will continue to be implemented.
8-P-2.2	Require future planning decisions, development, and infrastructure and public projects to consider the effects on the overall health and well-being of the community and its residents, with specific consideration provided to ensure disadvantaged communities have equitable access to services and amenities and to reduce exposure to hazardous materials, industrial activity, vehicle exhaust, other sources of pollution, and excessive noise on residents, with an emphasis on reducing exposure of any disadvantaged communities to such exposure.	Implementation ongoing. The City of Pittsburgh currently reviews and will continue to review all development proposals, planning projects, and infrastructure projects to ensure that potential adverse impacts to disadvantaged communities, such as exposure to pollutants, including toxic air contaminants, are not disproportionate, and are reduced to the greatest extent feasible. This Policy will continue to be implemented.
8-P-2.3	Coordinate with partner agencies and neighboring jurisdictions that provide public facilities and healthcare, recreation, and other wellness services within the City to ensure effective, efficient, and equitable service delivery.	Implementation ongoing. On an annual basis, and sometimes more frequently, the City coordinates with service providers to identify gaps in health care and wellness services and identify opportunities to increase services for the Pittsburgh community and ensure underserved areas have access to services through transit services and service provider outreach to connect residents to needed services. This Policy will continue to be implemented.
8-P-2.4	Accommodate new health care facilities (e.g. medical clinics, doctors offices, emergency and	Implementation ongoing. The City is actively seeking businesses that will bolster the City's economic development objectives and goals in the City. A major goal identified is attraction and retention of medical

Community Health and Environmental Justice Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	urgent care facilities, hospitals) to allow for equitable access to primary and emergency health care and medical services.	service uses. In 2024, the City issued a Certificate of Occupancy to the second kidney dialysis center within the City Limits. As interest continues and as applications are filed, the City will work to streamline the permitting process for health care facilities (e.g. medical clinics, doctors' offices, emergency and urgent care facilities, hospitals) to allow for equitable access to primary and emergency health care and medical services for the Pittsburgh community. This Policy will continue to be implemented.
Nutritious Food Choices Policies		
8-P-3.1	Improve the health of community members by promoting and facilitating access to healthy and nutritional food options.	Implementation ongoing. The City of Pittsburgh encourages healthy eating in general, and has plans to develop a Healthy Lifestyle Program that educates the community on local healthy food, available nutrition resources, and health outcomes. This Policy will continue to be implemented.
8-P-3.2	Promote the availability of locally grown and locally sourced food, including fruits, vegetables, and dairy.	Implementation ongoing. The City of Pittsburgh allows for private property owners to grow their own sources of fruits and vegetables within their private properties. Further, the City has plans to host free compost giveaway events to further nurture private garden beds within the City limits. As this Policy is implemented, the City will also look to re-establish a farmer's market, which community members have expressed a growing demand for. This Policy will continue to be implemented.
8-P-3.3	Encourage sustainable local food systems including farmer's markets, community gardens, edible school yards, community supported agriculture, neighborhood garden exchanges, federal food assistance programs, and healthy food retailers.	Implementation ongoing. The City is considering program implementation to encourage restaurants and stores to offer locally sourced and nutritious foods, with an emphasis on increasing nutritious food choices, including community gardens, farmers markets, and stores offering fresh produce, in disadvantaged communities. As this Policy is implemented, the City will also look to re-establish a farmer's market, which community members have expressed a growing demand for. This Policy will continue to be implemented.
8-P-3.4	Attract a wide range of healthy food sources such as full-service grocery stores, ethnic food markets, farm stands, community gardens, school-yard gardens, healthy restaurants, and farmers' markets.	Implementation ongoing. The City of Pittsburgh issued permits to construct Sprouts Farmers Market at the intersection of West Leland Road and San Marco Boulevard. The construction is complete and it is now open to the public. Sprouts provides an additional healthy food source within the Pittsburgh community. The City looks to attract additional food source vendors, including specialty food markets that offer a wide variety of food types. This Policy will continue to be implemented.
Social Services and Healthcare Policies		
8-P-4.1	Prioritize local policies and programs that are focused on supporting the healthcare needs of Pittsburgh residents, with a special emphasis on preventative care and access to services by disadvantaged and vulnerable populations.	Implementation ongoing. The City regularly reviews the need for new and expanded health care, medical facilities, and urgent care facilities within the City and designates new sites as necessary to meet the health needs of Pittsburgh's residents. The City's Economic Development Division works to attract businesses that fulfill such needs. This Policy will continue to be implemented.
8-P-4.2	Promote convenient access to health care by offering wide range of community health centers, and mental health facilities.	Implementation ongoing. The City coordinates with BART and Tri County Transit to address the proximity of public transit to local health facilities and advocate for mobility and transportation improvement where necessary and encourage transit agencies to provide accessible, convenient routes to ensure adequate access to local and regional health facilities. This Policy will continue to be implemented.
8-P-4.3	Foster partnerships and collaborate with community groups and other public agencies to implement public health programs.	Implementation ongoing. The City has and continues to actively look for and attract partnerships to collaborate with community groups and other public agencies to implement public health programs. This Policy will continue to be implemented.

Community Health and Environmental Justice Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
8-P-4.4	Continue to foster safe communities for residents through proactive social programs and investment in public facilities.	Implementation ongoing. The City coordinates with social program hosts and public facility companies to continue and further efforts to foster safe communities for the residents of the City. This Policy will continue to be implemented.

Recreation and Youth Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
Parks Policies		
9-P-1.1	Strive to engage all segments of the community when planning for park and recreational facilities and services.	Implementation ongoing. As part of future park planning and implementation, the City of Pittsburgh's Recreation Department plans to establish master parks programming and planning efforts encompassing the entire City, further ensuring all segments of the community are included when planning for park and recreational facilities and services. This Policy will continue to be implemented.
9-P-1.2	Maintain a neighborhood and community park standard of 5 acres of public parkland per 1,000 residents.	Implementation ongoing. As part of new development review, the City calculates required parkland dedication compliant with this General Plan Policy. When infeasible, the City requires alternate forms of compliance, as specified within Pittsburgh Municipal Code Section 17.32.020, "Park Dedication". This authority is enacted under the general police power and California Government Code Section 66477. This Municipal Code Section specifies the dedication of land, fees, or both as part of parkland development in the City. The land, fees, or combination of both may be used only for the purpose of developing new or rehabilitating existing neighborhood or community park or recreational facilities to serve the subdivision. This Policy will continue to be implemented.
9-P-1.3	Develop public parks and recreational facilities that are equitably distributed throughout the urbanized area, provide neighborhood recreation facilities in existing neighborhoods where such facilities are presently lacking, and are within reasonable walking distance of all homes.	Implementation ongoing. As part of future park planning and implementation, the City of Pittsburgh's Recreation Department plans to establish master parks programming and planning efforts encompassing the entire City, further ensuring equitable distribution of public parks and recreational facilities. The City is also pursuing reuse of underutilized vacant lands within existing, established neighborhoods, such as the innovative Pittsburgh Living Green Trail, which was recognized by the American Public Works Association (APWA) with an award in the Environmental Category (less than \$5 million). The trailway is located on the north side of Frontage Road, which is a fully urbanized area with minimal recreation facilities in the project's vicinity. This transformational initiative successfully repurposed an unused, neglected space into a vibrant and functional community asset. This Policy will continue to be implemented.
9-P-1.4	Consider park accessibility, use and character as more valuable than size in the acquisition and development of new parks.	Implementation ongoing. The City reviews park developments for use and character, as well as park size. The City ensures that the use and character of the new or improved parkland is emphasized more so than the size of the park facility. This Policy will continue to be implemented.
9-P-1.5	Maintain park and recreation facility standards for new development to serve both residents and employees, attainable through, in order of priority: 1) provision of fully developed parks, 2) dedication of parkland, or 3) payment of in-lieu fees dedicated to	Implementation ongoing. The City of Pittsburgh periodically reviews, and updates if necessary, the City's Park and Recreational Facilities Impact Fees in order to ensure that new development continues to provide a fair-share contribution towards parks, trails, and recreation facilities. This Policy will continue to be implemented.

Recreation and Youth Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	the provision of new park sites or enhancing existing facilities.	
9-P-1.6	Design the layout of new park facilities in accordance with the natural features of the land. Where possible, preserve such natural features as creeks and drainage ponds, rock outcroppings, and significant topographic and visual features.	Implementation ongoing. As part of new development review, the City ensures that natural environments are protected or preserved in compliance with state, local, and federal regulations, including the California Environmental Quality Act requirements. As these regulations are reviewed alongside new park development, the City will ensure the design and layout of new park facilities are in accordance with the natural features of the land, and where possible, the City will preserve such natural features as creeks and drainage ponds, rock outcroppings, and significant topographic and visual features. This Policy will continue to be implemented.
9-P-1.7	Throughout all parks and recreation planning efforts, emphasize and prioritize public participation with local stakeholders and community workshops that 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.	Implementation pending. As part of future updates to the Parks and Recreation Master Plan, the City will emphasize and prioritize public participation and workshops that 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.
Recreational Open Space Policies		
9-P-2.1	Maintain and extend public access to local and regional open space and trails throughout the Planning Area that increase access to and linkages between open space areas, recreation areas, Downtown, the waterfront, the City's neighborhoods, and other key locations: • Great California Delta Trail. The Great California Delta Trail plans for an extensive system of routes for bicycling and hiking, with interconnections to other land and water trail systems, recreational facilities, and public transportation around the Delta. • Waterfront/Shoreline. Maintain and improve public access to the shoreline. • Los Medanos Community College. Foster linkages between the campus and the community. • Kirker Creek. The Kirker Creek easement could be developed as a creekside trail, connecting other trails and open spaces	Implementation ongoing. The City of Pittsburg has and continues to coordinate with regional agencies in the development of regional trails, passive recreational opportunities, shoreline recreation, and other community-serving recreation that increases passive and active access to open space. This continued effort further aids in maintaining existing facilities and potential extension of public access to local and regional open space and trails throughout Planning Areas that increase access to and linkages between open space areas, recreation areas, Downtown, the waterfront, the City's neighborhoods, and other key locations. The City plans to prioritize recreational opportunities in the future-planned residential developments, as well as prioritize partnerships with regional agencies to facilitate specified recreational benefits for the Pittsburg community. This Policy will continue to be implemented as the development of these key locations are revisited for maintenance, improvement, or recreational expansion opportunity.

Recreation and Youth Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	throughout the City with the hiking trails in the Black Diamond Mines Regional Preserve. - Contra Costa Canal. The Contra Costa Canal provides a meandering right-of-way throughout Pittsburg, with opportunities to link neighborhoods, the Railroad Avenue commercial corridor, and neighboring communities. - PG&E Utility ROW. PG&E holds a right-of-way for the power/utility lines that run north-south from the southern hills to the power plant on the waterfront, an ideal corridor for public access.	
9-P-2.2	Development projects adjacent open space, shoreline, hillside, and other recreational areas shall provide public connections and linkages.	Implementation ongoing. As part of development applications adjacent to open space, shoreline, hillside, and other recreational areas, the City requires, by incorporation of Condition(s) of Approval and/or Mitigation Measures, that new developments provide public connections and linkages to further implement this Policy.
Recreation, Arts, and Culture Policies		
9-P-3.1	Encourage the development or provision of facilities that cater to diverse recreational and cultural interests.	Implementation ongoing. The City of Pittsburg currently caters to its diverse community through its recreational opportunities. As new development continues, the City will place emphasis on providing diverse and culturally representative facilities.
9-P-3.2	Locate community facilities in and adjacent to public parks, where possible. Encourage community organizations to utilize these and other park facilities for recreational and cultural activities.	Implementation ongoing. As land is available and City-owned, the City works to develop community facilities in and adjacent to public parks. The City offers rental and encourages use of such City-owned facilities to community organizations for recreational and cultural activities. This Policy will continue to be implemented.
9-P-3.3	Enable private and non-profit programs to use City recreational facilities, as needed.	Implementation ongoing. The City offers rental and encourages use of such City-owned facilities to community organizations for recreational and cultural activities. This Policy will continue to be implemented.
9-P-3.4	Continue to develop programs for the Senior Center, featuring cultural and recreational programs, classes and special events geared toward the community's seniors.	Implementation ongoing. The City has assigned staff at the Senior Center that coordinate and facilitate the planning of cultural and recreational programs, classes, and special events geared towards the Pittsburg community's seniors. This Policy will continue to be implemented.
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.	Implementation ongoing. The City has and continues to 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. As opportunities present themselves or are identified, the City works to ensure project feasibility and buildout of such facilities. This Policy will continue to be implemented.

Recreation and Youth Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
9-P-3.6	Participate in partnership and collaborative efforts with local art groups and service organizations to strengthen local, regional, and State art advocacy efforts.	Implementation ongoing. The City actively seeks to participate in partnership and collaborative efforts with local art groups and service organizations to strengthen local, regional, and State art advocacy efforts. This Policy will continue to be implemented.
9-P-3.7	Consider adoption of an ordinance that establishes incentives to encourage investments in public art.	Implementation pending. The City's Community and Economic Development Department is discussing drafting a potential ordinance to establish incentives for the development of public art. Such ordinance would also establish minimum requirements for public art installation as part of new development or redevelopment projects. This Policy will be implemented.
9-P-3.8	Explore and develop new funding options for maintenance of public art, in partnership with private developers.	Implementation ongoing. The City's Community and Economic Development Department is currently drafting potential ordinance language to establish incentives for the development of public art. Such ordinance would also establish minimum requirements for public art installation as part of new development or redevelopment projects. This Policy will be implemented.
9-P-3.9	Encourage collaboration among artists, art organizations, and other community partners, including businesses, educational institutions, and individuals, for acquisition and maintenance of public art.	Implementation ongoing. Through the City's Economic Development Division, Environmental Services Division, and Pittsburg Recreation Department, the City has established various programs to partner with artists, art organizations, and educational institutions to educate the youth in the arts. Examples of this are the utility box paintings throughout the City. Further, the City's Community and Economic Development Department is discussing drafting a potential ordinance to establish incentives for the development of public art. Such ordinance would also establish minimum requirements for public art installation as part of new development or redevelopment projects. This Policy will be implemented.
9-P-3.10	Work in partnership with artists, art organizations, and educational institutions to educate youth in the arts.	Implementation ongoing. Through the City's Economic Development Division, Environmental Services Division, and Pittsburg Recreation Department, the City has established various programs to partner with artists, art organizations, and educational institutions to educate the youth in the arts. Examples of this are the utility box paintings throughout the City. This Policy will continue to be implemented. Additionally, the Marina Community Center functions as a multi-purpose community gathering space, in which educational courses are occasionally offered. To further implement this program, the City will work in partnership with artists, art organizations, and educational institutions to educate Pittsburg's youth in the arts. This includes typical craftwork, but also fine arts, such as theatre, performances, public speaking.
Youth Program Policies		
9-P-4.1	Assess and pursue the development of recreational facilities and programs specifically geared toward youth and teens, including: • Satellite Youth Center. Consider the potential to expand youth and teen center locations or to ensure adequate transportation to the Teen Center to ensure youth in underserved areas have a safe environment for local youth to meet and interact, or to participate in after-school, athletic, or cultural activities. • Gymnasium. A large gymnasium would provide the City with more opportunity to get youth involved in local sports leagues and afterschool drop-in games,	Implementation ongoing. The City of Pittsburg continues to review its current facilities and programs, used by both Pittsburg residents and regional visitors, for improvement, expansion, and redevelopment. Examples of these are included within the Policy itself. Most notably, however, is the Dream Courts project currently under construction and estimated for completion in 2026. Dream Courts is a state-of-the-art 41,000 square foot multi-sport complex which will be used for various sports, including basketball, volleyball, and more. The facility will also offer spaces designated for community events, workshops, and training sessions. Additionally, the fully renovated Marina Center Gym, funded through Measure M, serves as a full-service recreation site. The Marina Community Center provides three classrooms, a renovated gymnasium, activities for all ages, and more. Most importantly, it provides the youth and young adults of our community with a safe space to grow, play, and thrive. A third example of a youth-oriented facility within the City is Pittsburg Premier Fields. With phase one nearing completion in 2026 and subsequent phase(s) to follow, the City looks forward to providing the community with a new sports

Recreation and Youth Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	such as basketball. • Aquatic Center. Consider opportunities to establish facilities to provide swimming, diving, and other athletic and recreational water activities. • Opportunities to provide additional recreational and social programs and amenities throughout the community including exploring the feasibility of additional sports fields, entertainment venues and activity options, cultural events, family-friendly festivals, and recreation and activity programs, for all ages and abilities.	field in Pittsburg. As these developments open and begin to gain traction, they will remove the need to travel outside City Limits for youth sports tourism. In addition to the larger-scale new developments available for Pittsburg’s youth, the Recreation Department also develops social programs and activities for the youth within the Community. Such classes and programs include swim classes, volunteer opportunities, planting events, My Brother;s Keeper Initiative (aims to address the opportunity gaps that boys and young men of color encounter to ensure that all young people feel supported as they pursue a promising future and a healthy life), Sparkologie (which focusses on art, stem, and design programs for children ages 6-12), driver’s education, among others. All programs listed here are free as a community resource, with the exception of the driver’s education course. As this Policy is implemented, the City will look to provide the youth with specified desired centers.
9-P-4.2	Promote internship programs and opportunities to connect students with local businesses and provide them with hands on work experience.	Implementation ongoing. The City of Pittsburg has an ongoing and seasonal recruitment for interns for various City departments, including Recreation, Community and Economic Development, Public Works, and the Pittsburg Police Department. Through the Pittsburg Power Company, the City runs a pre-apprentice training program entitled: “Future Build”, further fostering work placement and 16+ weeks of hands on work experience training for low-income residents of the City.
9-P-4.3	Pursue partnerships with organizations to enhance public-private partnerships that support youth recreational programs.	Implementation ongoing. An ongoing private-public partnership that supports youth recreational programs is the Dream Courts development. As future opportunities arise, the City will look to pursue partnerships with various organizations to enhance public-private partnerships with the ultimate goal to support youth recreational programs. This Policy will continue to be implemented.
9-P-4.4	Support the development of community recreational activities, events, organized sports leagues, and other programs that serve broad segments of the community, including teens and youth.	Implementation ongoing. The City is actively looking for additional opportunities to support the development of community recreational activities, events, organized sports leagues, and other programs that serve broad segments of the community, including teens and youth. Most notable developments include Pittsburg Premier Fields, Dream Courts, Marina Center Renovation Project, after school programs, summer programs, STEM programs, etc. This Policy will continue to be implemented.
9-P-4.5	Continue to provide support to local nonprofits and other sports and recreational programs that provide community recreational services on City owned facilities.	Implementation ongoing. The City of Pittsburg has and will continue to provide support to local nonprofits and other sports and recreational programs that provide community recreational services on City owned facilities. This Policy will continue to be implemented.
9-P-4.6	Support land uses and recreational sports activities that foster growth and personal development.	Implementation ongoing. The City allows for recreational sports activities within several zoning districts of the City of Pittsburg. The City strives to streamline the permitting process for such improvements, as the demand for such facilities has been voiced by the Pittsburg Community. Both Pittsburg Premier Fields and Discovery Dream Courts were issued permits in 2024, and, once construction is complete, these complexes will help to support the community’s demand for such uses and help to establish youth sports tourism in the City of Pittsburg. This Policy will continue to be implemented.
Senior Programs Policies		

Recreation and Youth Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
9-P-5.1	Pursue partnerships with organizations to enhance public-private partnerships that support senior recreational programs.	Implementation ongoing. The City is working to coordinate with regional and local service providers to identify venues and opportunities for recreational services, community events, intergenerational programs social connections, and to engage older adults as part of this Policy implementation.
9-P-5.2	Support recreational activities, events, organized sports leagues, and other programs that serve broad segments of the community, including seniors.	Implementation ongoing. The City aims to develop programs, recreational activities, and events, including with local schools and other organizations, that promote existing and new connections between senior and school-age residents. This Policy will continue to be implemented.
Educational and Other Facilities Policies		
9-P-6.1	Ensure that school facilities maintain adequate capacity to provide for current and projected enrollment. School district boundaries and school facilities are shown on Figure 9-2.	Implementation ongoing. As part of the development application review process, the City requires developers to explore and consider subsequent mitigation agreements with the Pittsburg, Antioch, and Mount Diablo Unified School Districts to determine specific mitigation and phasing requirements for future schools. This Policy will continue to be implemented.
9-P-6.2	Work with Pittsburg Unified School District, Mount Diablo Unified School District, and Antioch Unified School District to ensure that the timing of school construction and/or expansion is coordinated with phasing of new residential development.	Implementation ongoing. As part of development review for residential subdivisions, the City requires new development to pay applicable school and public facility impact fees and work with developers and the school districts to ensure that adequate school and related facilities will be available.
9-P-6.3	Work cooperatively with local school districts to explore all local and State funding sources to secure available funding for new school facilities and programs and to identify possible sites for the construction of new school facilities.	Implementation ongoing. As part of this Policy's implementation, the City plans to require developers of new development applications to explore and consider subsequent mitigation agreements with the Pittsburg, Antioch, and Mount Diablo Unified School Districts to determine specific mitigation and phasing requirements for future schools. This Policy will continue to be implemented.
9-P-6.4	Cooperate with local school districts to develop joint school/park facilities, which provide an increased variety of recreational opportunities close to many residential areas. Additionally, work with school districts to develop public parks adjacent to school facilities.	Implementation ongoing. As part of this Policy's implementation, the City plans to require new developments to pay applicable school and public facility impact fees. In addition, the City plans to work with developers and the school districts to ensure that adequate school and related facilities will be available as well as public parks adjacent to school facilities.
9-P-6.5	Emphasize the integration of land uses and activities surrounding Los Medanos Community College. Encourage physical connections between the College and surrounding neighborhoods, commercial areas, and open space resources.	Implementation ongoing. The City of Pittsburg plans to emphasize the integration of land uses and activities surrounding Los Medanos Community College by encouraging physical connections between the College and surrounding neighborhoods, commercial areas, and open space resource. This Policy will continue to be implemented.
9-P-6.6	Pursue joint-planning of recreational and cultural facilities on Los Medanos Community College campus. Work with the community college Board to	Implementation ongoing. The City of Pittsburg plans to pursue joint-planning of recreational and cultural facilities on Los Medanos Community College campus. In doing so, the City plans to work with the community college Board to allow public access to recreational facilities and programs. This Policy will continue to be implemented.

Recreation and Youth Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	allow public access to recreational facilities and programs.	
9-P-6.7	Promote use of the educational and cultural resources available at the Pittsburg Library.	Implementation ongoing. The City of Pittsburg includes the use of the educational and cultural resources available at the Pittsburg Library within the information they provide to youth and parents. The information provided by the City's Recreation Department's website includes the Library within their seasonally updated brochure. The brochure details various announcements, and in the current brochure, a reading program is advertised, titled "Level up Your Reading."

Resource Conservation and Open Space Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
Sustainability and Open Space Policies		
10-P-1.1	Implement the City's Sustainability Plan to promote a healthier, more sustainable future.	Implementation ongoing. The City adopted the Sustainability Plan in October 2023 and is required to provide tri-annual updates of program implementation. The Sustainability Plan is a long-range document that guides the City towards sustainability and Greenhouse Gas (GHG) emission reduction goals. It includes the inventory of emissions sources in Pittsburg for 2005 and 2016, forecasts future GHG emissions through 2045, and establishes emissions reduction targets that align with goals set by California for both 2030 and 2045. The Sustainability Plan also includes emissions reduction goals and actions the City can implement to put the community on a path towards reducing GHG emissions with a focus on community health. The first tri-annual implementation update for the Pittsburg Sustainability Plan is 2026 (short-term implementation), and the second scheduled update is 2029 (mid-term implementation). This Policy is ongoing.
10-P-1.2	Consider General Plan land use designations that include open space, parks, and similar uses, as well as waterways (i.e., Suisun Bay, the Delta, New York Slough, Kirker Creek.), as contributing to the City's open space. Figure 10-1 illustrates the City's Open Space Plan.	Implementation ongoing. The City has designated areas such as the Suisun Bay, Delta, New York Slough, and Kirker Creek as "Open Space" in the City's General Plan and Zoning regulations. These land use designations, in association with the scenic character of these areas, further aid in illustrating the City as a space of beauty, preservation, and openness. These areas currently contribute to fostering this Policy. This Policy will continue to be implemented.
10-P-1.3	Conserve open space for conservation, recreation, and agricultural uses. Conversion of open space, as described under Policy 10-P-7.1, to developed residential, commercial, industrial, or other similar types of uses, shall be strongly discouraged. Undeveloped land that is designated for urban uses may be developed if needed to support economic development, improve the City's housing stock and range of housing types, and if the proposed development is consistent with the General Plan Land Use Map.	Implementation ongoing. The City currently conserves areas designated for open space as areas for conservation, recreation, and agricultural uses. The allowable uses within Open Space-designated properties are very limited and require discretionary actions by the City to utilize such land. In accordance with this Policy, the City will continue to preserve such land for conservation, recreation, and agricultural uses. Any open space land use designated properties proposing to use the land for an alternative purpose would be required to obtain discretionary entitlements, including associated CEQA analysis. This Policy will continue to be implemented.

Resource Conservation and Open Space Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
10-P-1.4	Recognize urban open space as essential to maintaining a high quality of life and supporting public health benefits.	Implementation ongoing. The City currently recognizes urban open space as essential to maintaining a high quality of life and that urban open space supports public health benefits. This Policy will continue to be implemented.
10-P-1.5	Support regional and local natural resource preservation plans of public agencies, including the San Francisco Bay Conservation and Development Commission, the Delta Stewardship Council, and East Bay Regional Park District, that conserve and protect open space within Planning Area.	Implementation ongoing. The San Francisco Bay Conservation and Development Commission (BCDC) is requiring jurisdictions within their boundaries to adopt Sea Level Rise (SLR) plans to address future climate conditions. The City of Pittsburg is located just outside of the BCDC jurisdiction but experiences similar tidal impacts as jurisdictions located within their boundaries. As such, the City filed an application to request grant funds provided by the California Ocean Protection Council (OPC) to address improvements needed along the City's shoreline. The City was awarded \$400,000, following the competitive grant application process. Using these funds, the Planning Division is developing a Shoreline Adaptation Plan for the City of Pittsburg. Further, as preservation plans are initiated and/or adopted by BCDC, Delta Stewardship Council (DSC), and East Bay Regional Park District (EBRPD) within the City's Planning Area, the City will continue to support these efforts.
10-P-1.6	Encourage public and private efforts to preserve open space by establishing partnerships with other agencies, residents, and stakeholder organizations.	Implementation ongoing. For projects with Open Space-designated parcels or with Open-Space-designated-adjacent parcels, the City works with the East Contra Costa County Habitat Conservancy to ensure proper analysis of open space lands. As opportunities are found, the City will work to preserve open space by establishing partnerships with other agencies, residents, and stakeholder organizations. This Policy will continue to be implemented.
10-P-1.7	Provide, and encourage access to, public and private open space within urbanized parts of Pittsburg, in order to provide for the recreational and public health needs of residents and provide visual contrast with the built environment	Implementation ongoing. The City of Pittsburg has previously required public access to open space within urbanized parts of Pittsburg. Pending development entitlements such as the Bay Walk project aim to restore public access to open space. Specifically, the waterfront along Suisun Bay, a natural scenic vista in the City of Pittsburg. Such access will also provide recreational and public health needs of residential and provide visual contrast with the built environment, specifically with the installation of a bay front trailway. Further, consistent with the City-adopted goals, the City is discussing feasible opportunities to provide public access to the waterfront near the intersection of Harbor Street and East Third Street within the Downtown Subarea of the General Plan. This would also yield a visual contrast with the built environment. This Policy will continue to be implemented.
10-P-1.8	Require development projects to maximize the potential for open space, visual experiences, and passive and active recreation.	Implementation ongoing. The City of Pittsburg requires development projects to maximize the potential for open space, visual experiences, and passive and active recreation, and will continue to do so. Requirements for Open Space in multi-family residential development projects are currently within the Pittsburg Municipal Code, and requirements for landscaped areas as part of Commercial and Industrial developments are also within the Pittsburg Municipal Code. Other General Plan policies, such as those that specify minimum park space requirements for new residential developments have been required in the past and will continue to be required. For developments that are unable to satisfy park requirements, the City receives This Policy will continue to be implemented.
10-P-1.9	Preserve land under Williamson Act contract in agriculture, consistent with State law, until urban services are available and expansion of development would occur in an orderly and contiguous fashion.	Implementation complete. There are no parcels in the City of Pittsburg currently under a Williamson Act Contract. Assessor's Parcel Number 094-360-022 and 089-050-056 border the City's southern City Limit line and are currently under Williamson Act Contracts. Both are classified as nonprime agriculture land, which means "land which is enrolled in a Williamson Act contract and does not meet any of the criteria for classification as Prime Agricultural Land" (California Department of Conservation). There are no

Resource Conservation and Open Space Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
		current applications to annex these parcels into the City Limits and therefore this Policy is implemented and will be revisited if any such annexation proposals are initiated.
10-P-1.10	Encourage agricultural landowners in Pittsburg's Planning Area to participate in Williamson Act contracts and other programs that provide long-term protection of agricultural lands. Discourage the cancellation of Williamson Act contracts outside the City Limits.	Implementation ongoing. The City of Pittsburg provides information to agricultural landowners in Pittsburg's Planning Area where applicable. The City does not encourage cancellation of Williamson Act contracts outside the City Limits. This Policy will continue to be implemented.
10-P-1.11	Minimize conflicts between agricultural and urban land uses.	Implementation ongoing. The City of Pittsburg's Open Space zoning designations, where agricultural uses are permitted, are primarily located along the City's southern boundary. Consistent with this Policy, uses abutting Open Space zoning designations will be required, as Conditions of Approval, to acknowledge the rights to use agricultural land for agricultural purposes. This Policy will continue to be implemented.
Ecological Resources, The Bay, and The Delta Policies		
10-P-2.1	Ensure that open space and natural landscapes remain a major component of lands near the Bay and the Delta (see Figure 10-2).	Implementation ongoing. The City's open space and natural landscapes found in lands near the Bay and the Delta are zoned Open Space and prohibit uses that would alter their landscape. Therefore, preservation of Open Space and natural landscapes in this area will be maintained and this Policy will continue to be implemented.
10-P-2.2	Support the long-term viability and success of the natural Bay and Delta ecosystems and the continuation of Delta heritage, including encouraging preservation and restoration of contiguous portions of important wildlife habitats remnants of riparian and aquatic habitat.	Implementation ongoing. The City of Pittsburg currently supports the long-term viability and success of the natural Bay and Delta ecosystems and the continuation of Delta heritage. As applicable, the City supports preservation and restoration of contiguous portions of important wildlife habitats remnants or riparian and aquatic habitat. This Policy will continue to be implemented.
10-P-2.3	Require new development projects to cooperate with the East Bay Regional Park District (EBRPD) to protect the Browns Island Regional Shoreline and the Black Diamond Mines Regional Preserve.	Implementation ongoing. As applications are filed for new development in applicable locations, the City would require such new development to cooperate with EBRPD to protect the Browns Island Regional Shoreline and the Black Diamond Mines Regional Preserve. Both Browns Island Regional Shoreline and Black Diamond Mines Regional Preserve are home to rare and endangered species. This Policy will continue to be implemented.
10-P-2.4	Preserve the natural Bay and Delta shoreline habitat on Browns Island and grasslands habitat at Black Diamond Mines.	Implementation ongoing. As applications are filed for new development in applicable locations, the City would require such new development to cooperate with EBRPD to protect the Browns Island Regional Shoreline and the Black Diamond Mines Regional Preserve to ensure preservation of habitat. Both Browns Island Regional Shoreline and Black Diamond Mines Regional Preserve are home to rare and endangered species. This Policy will continue to be implemented.
10-P-2.5	Conserve natural terrain, native vegetation, and sensitive habitats and recognize the role of native vegetation, natural terrain and green infrastructure in natural resource and watershed management.	Implementation ongoing. The City strives to conserve natural terrain, native vegetation, and sensitive habitats throughout the City. The City understands the role of native vegetation, natural terrain, and green infrastructure in natural resources and watershed management. In new development review, the City requires native plantings to further compliance with this Policy. This Policy will continue to be implemented.

Resource Conservation and Open Space Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
10-P-2.6	Support efforts to protect and enhance the Bay and Delta ecosystem and Pittsburg's creeks in perpetuity for their value in providing visual amenity, drainage capacity, and habitat value, through a variety of measures including local conservation efforts that improve adequate water supply and quality.	Implementation ongoing. The City supports efforts and will continue to support efforts to protect and enhance the Bay and Delta ecosystem and Pittsburg's creeks in perpetuity for their value. This Policy will continue to be implemented.
10-P-2.7	Preserve large areas of naturally vegetated habitat to allow for water infiltration and reduce flood hazards in the Kirker Creek watershed by requiring that new development minimizes paved areas.	Implementation ongoing. The City preserves large areas of naturally vegetated habitat to allow for water infiltration and reduce flood hazards in the Kirker Creek watershed by requiring new developments to minimize non-pervious areas. Where new development areas do not have naturally vegetated land, the City requires installation of landscaping compliant with Provision C.3 of the County's Clear Water Program, as governed by the City's National Pollutant Discharge Elimination System (NPDES) Permit. This Policy will continue to be implemented.
10-P-2.8	Require new development projects and expansion of existing uses to conserve sensitive habitat, including special status species.	Implementation ongoing. As part of project analysis, the City requires specific Conditions of Approval and/or Mitigation Measures to ensure conservation of sensitive habitat, including special status species. This Policy will continue to be implemented.
10-P-2.9	Work with Contra Costa County, the EBRPD, and the City of Antioch, to expand the regional open-space system in the southern hills to preserve California annual grasslands habitat.	Implementation ongoing. As the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) Preserve System continues to expand, the City will work with adjoining agencies and jurisdictions to expand the regional open-space system in the southern hills to preserve California annual grasslands habitat. The Preserve System currently totals over 12,000 acres of newly conserved land, dedicated to the HCP/NCCP. This Policy will continue to be implemented.
10-P-2.10	Advocate clustering of houses to preserve large, unbroken blocks of open space, particularly within sensitive habitat areas during the design of hillside residential projects.	Implementation ongoing. As development applications are filed applicable to this Policy, it will be implemented. Potential projects applicable to this Policy include the Faria Hills development, approved in 2024.x This Policy will continue to be implemented to preserve large, unbroken blocks of open space.
10-P-2.11	Encourage the preservation of wildlife corridors to ensure the integrity of habitat linkages.	Implementation ongoing. The City currently encourages the preservation of wildlife corridors to ensure the integrity of habitat linkages. As development applications are filed, and when applicable habitat is found on City property, this Policy will be further implemented.
10-P-2.12	Continue to support and implement the East Contra Costa County Habitat Conservation Plan (Eastern County HCP).	Implementation ongoing. The City of Pittsburg is one of five jurisdictions implementing the East Contra Costa County Habitat Conservation Plan, alongside Contra Costa County and the cities of Brentwood, Clayton, and Oakley. Chapter 15.108 of the Pittsburg Municipal Code specifies the City's implementation policies and the City's role as an administrator. This Policy will continue to be implemented.
10-P-2.13	Support the reclamation of wetlands and marshlands along local industrial waterfronts.	Implementation ongoing. The City currently supports the reclamation of wetlands and marshlands along local industrial waterfronts and will continue to do so. This Policy will continue to be implemented.
10-P-2.14	Collaborate with developers to maintain, and where feasible establish enhancements to, creeks, marshes, wetlands, and riparian corridors in the design of new development.	Implementation ongoing. The City of Pittsburg currently encourages compliance with this Policy through pending entitlement developments, such as the Bay Walk development. When additional projects are filed applicable to this Policy, it will be implemented.

Resource Conservation and Open Space Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
10-P-2.15	Protect and restore threatened natural resources, such as wildlife, estuaries, tidal zones, marine life, wetlands, and waterfowl habitat.	Implementation ongoing. The City of Pittsburg is home to various native habitats and implements mitigation measures to ensure, to the greatest extent feasible, that there are buffers between natural resources and defensible space between development and Fire Hazard Severity Zones, as designated by CalFire.
10-P-2.16	Limit dredging and filling of wetlands and marshlands, particularly adjacent to Browns Islands Preserve.	Implementation pending. The City of Pittsburg does not currently have any projects in progress applicable to this Policy. As projects are identified and filed, the City would review them for compliance with this Policy and ensure dredging and/or filling of wetlands is limited to the greatest extent feasible.
10-P-2.17	Work with industrial property-owners along the waterfront to improve urban runoff and water quality levels within the Bay wetlands.	Implementation ongoing. The City plans to work with industrial property owners along the waterfront to improve urban runoff and water quality levels within the Bay wetlands. At current, the City requires all developments, including industrial developments along the waterfront, to prepare plans for stormwater runoff and drainage facilities, including the installation of C,3 facilities and detention basins. This Policy will continue to be implemented.
10-P-2.18	Recognize that climate change impacts may influence future guidance, and best available data, and continue to ensure that up-to-date information is consulted when reviewing projects for potential impacts to biological resources, including the Bay, Delta, and sensitive habitats.	Implementation ongoing. The City of Pittsburg currently recognizes the impacts of climate change. As part of the implementation of the City's Sustainability Plan, the City continues to address climate concerns as part of new development review and as part of existing infrastructure improvements. More recently, the City has contracted with an environmental consulting firm to conduct a new inventory analysis of the City's Greenhouse Gas (GHG) emissions. This Policy will continue to be implemented.
Soils Conservation Policies		
10-P-3.1	Require development to use best management practices (BMPs) to minimize the runoff and erosion caused by earth movement.	Implementation ongoing. As part of development Condition of Approval and Implementation Measure(s), BMPs are required upon new developments to ensure developments minimize the runoff and erosion caused by earth movement. This Policy will continue to be implemented.
10-P-3.2	Encourage preservation of natural creeks and riparian habitat as best as possible.	Implementation ongoing. The City of Pittsburg currently implements this Policy and will continue to do so in association with partner environmental agencies, such as the East Contra Costa County Habitat Conservancy. This Policy will continue to be implemented.
Water Quality Policies		
10-P-4.1	Implement local conservation efforts that improve the San Joaquin River Delta water supply and quality by supporting the long-term viability of the natural Delta ecosystems and the continuation of Delta heritage through encouraging protection and restoration of the ecosystem.	Implementation ongoing. The City of Pittsburg currently encourages protection and restoration of the ecosystem along the City's waterfront. This Policy will continue to be implemented.
10-P-4.2	Protect the water availability and quality of the San Joaquin River Delta for beneficial uses and habitat protection.	Implementation ongoing. The City of Pittsburg currently imposes requirements of development applications and of Capital Improvement Programs to ensure protection of water availability and water quality. This Policy will continue to be implemented.
10-P-4.3	Comply with Regional Water Quality Control Board regulations and standards to maintain and improve	Implementation ongoing. The City of Pittsburg currently follows all regulations prescribed by the San Francisco Regional Water Quality Control Board (SFRWQCB). This Policy will continue to be implemented.

Resource Conservation and Open Space Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	the quality of both surface water and groundwater resources.	
10-P-4.4	Address soil and groundwater pollution during development, redevelopment, and reuse projects.	Implementation ongoing. As development, redevelopment, and reuse projects are filed, the City's environmental analysis, in compliance with the California Environmental Quality Act (CEQA) address soil and groundwater pollution. Mitigation measures are implemented to ensure this is a requirement during grading and soil disturbance activities. This Policy will continue to be implemented.
10-P-4.5	Reduce sedimentation and erosion of waterways by minimizing site disturbance and vegetation removal.	Implementation ongoing. In compliance with the City's National Pollutant Discharge Elimination System (NPDES) permit, the City requires the implementation of Best Management Practices to prevent stormwater pollution due to ground disturbing activity. In addition, the City requires development to mitigate for the impervious surfaces created with the implementation of low impact development design features to prevent pollution transport and prevent downstream erosion. This Policy will continue to be implemented.
10-P-4.6	Encourage rehabilitation and revegetation of riparian corridors and wetlands throughout the City to contribute to bioremediation and improved water quality.	Implementation ongoing. The United States Environmental Protection Agency (EPA) and U.S. Army Corps of Engineers determine the locations of wetlands in the City. The City encourages the rehabilitation and revegetation of wetlands and riparian corridors in the City of Pittsburg in order to aid in preserving special-status species habitat and to contribute to bioremediation and improved water quality. This Policy will continue to be implemented.
10-P-4.7	Monitor water quality in the local creek and reservoir system to ensure clean supplies for human consumption and ecosystem health.	Implementation ongoing. The City of Pittsburg will continue to monitor water quality in the local creek and reservoir system to ensure clean supplies for human consumption and ecosystem health. This Policy will continue to be implemented.
10-P-4.8	Protect water quality by reducing non-point sources of pollution and the dumping of debris in and near creeks, storm drains, and Contra Costa Canal. All drainage from new development should either be directed to a City storm drain system that avoids CCWD facilities and Contra Costa Canal right-of-way, or obtain an encroachment permit from CCWD consistent with Action 10-A-2.h.	Implementation ongoing. The City implements the provisions of its National Pollutant Discharge Elimination (NPDES) permit to prevent pollution of the City's waterways. In addition, the City actively engages in on-land debris removal near creek channels to minimize impacts to our receiving waters. Further, the City of Pittsburg's Public Works Department manages its own local water treatment plant, where water is treated and rigorously tested every four hours to ensure the quality of the water meets local, regional, State, and Federal water quality regulations, as applicable. The City prepares an annual report of its water quality for further transparency. Additionally, as part of new development review, the City will continue to require that all drainage from new development(s) be directed to a City storm drain system or obtain an encroachment permit from Contra Costa Water District (CCWD) consistent with Action 10-A-2.h (as applicable). This Policy will continue to be implemented.
10-P-4.9	Require projects to comply with best management practices for development and construction on sites where the erosion potential is moderate to severe or which may affect riparian areas, which may include: • Use of bench terraces where areas of long slopes may create a stormwater gradient flow; • Construction of berms between any riparian corridor and the construction site	Implementation ongoing. As projects are filed where erosion potential is moderate to severe, or which may affect riparian areas, the City will require specified BMPs in this Policy as Condition(s) of Approval and/or Mitigation Measures. This Policy will continue to be implemented.

Resource Conservation and Open Space Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	to preclude sediment in stormwaters and sheetfloods from entering riparian zones; and Completing the storm drainage system in the early phase of construction to manage stormwater runoff during construction.	
10-P-4.10	Continue use and implementation of the City's storm drain marking program in newly developed or redeveloped areas.	Implementation ongoing. The City of Pittsburg requires storm drain markings informing the public that the storm drain deposits in the Delta. Compliance with this requirement is included as a project Condition of Approval. This Policy will continue to be implemented.
10-P-4.11	Encourage groundwater recharge through water management strategies, including reducing urban runoff through low impact development designed to conserve natural resources and facilitate groundwater recharge.	Implementation ongoing. The City of Pittsburg continues to encourage groundwater recharge through water management strategies, including reducing urban runoff through low impact development designed to conserve natural resources and facilitate groundwater recharge. This Policy will continue to be implemented.
Aesthetics and Visual Resources Policies		
10-P-5.1	Promote residential rooflines that are oriented in the same direction as the natural hillside slope.	Implementation ongoing. As part of Design Review or Administrative Design Review applications for residential development applications that are located in areas containing or adjacent to hillsides and/or slopes, the City will require residential rooflines to be oriented in the same direction of the natural hillside slope. This Policy will be implemented as applicable applications are filed.
10-P-5.2	Encourage preservation and enhancement of the natural characteristics of the San Joaquin River Delta in a manner that encourages public access.	Implementation ongoing. The City of Pittsburg is currently exploring feasible developments to further engage the Pittsburg community with the waterfront. As one of the only cities in Eastern Contra Costa County with access to the waterfront, the City is eager to explore ideas to connect youth, recreation, economic development, and sustainability in a thoughtful way that continues to identify the City as a place of beauty, spaciousness, and open space. This Policy will be implemented as public or private development applications are filed applicable to this Policy.
10-P-5.3	Maintain and enhance views to and from the San Joaquin River Delta.	Implementation ongoing. The viewshed of the San Joaquin River Delta is a staple of the San Marco development in the southwest area of the City. Staggered height residential development further improves the aesthetic viewshed of the natural characteristics of the Delta. Future residential dwellings constructed as part of the Faria Development Project will also have access to such viewshed. Pending developments, such as the Bay Walk development, must undergo strict development regulation analysis to ensure cohesion between new development and existing scenic vitality. This Policy will continue to be implemented.
10-P-5.4	Preserve significant visual resources that include unique landforms (e.g., skyline ridges, intermediate ridges, hilltops, and rock outcroppings), creeks, lakes, and open space areas in a natural state, to the extent possible.	Implementation ongoing. As part of development review, the City requires the preservation of significant visual resources that include unique landforms (e.g., skyline ridges, intermediate ridges, hilltops, and rock outcroppings), creeks, lakes, and open space areas in a natural state, to the extent possible. This Policy will continue to be implemented as part of future development application review for projects consisting of unique landforms, as specified within this Policy.

Resource Conservation and Open Space Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
10-P-5.5	Require new development to avoid obstructing views of, and to minimize impacts to, significant visual resources through the following: creative site planning; integration of natural features into the project; appropriate scale, materials, and design to complement the surrounding natural landscape; clustering of development to preserve open space vistas and natural features; minimal disturbance of topography; and creation of contiguous open space networks.	Implementation ongoing. The City of Pittsburg currently requires avoidance measures to minimize obstructing views of, and minimization of impacts to significant visual resources through the following: creative site planning; integration of natural features into the project; appropriate scale, materials, and design to complement the surrounding natural landscape; clustering of development to preserve open space vistas and natural features; minimal disturbance of topography; and creation of contiguous open space networks. This Policy is further codified within Pittsburg Municipal Code Section 18.56.090 within the Development Standards required upon Hillside Planned Development projects. This Policy will continue to be implemented.
10-P-5.6	Ensure that the visibility of new development from natural features and open space areas is minimized to preserve the landforms and ridgelines that provide a natural backdrop to the open space systems. Major and minor ridgelines are shown on Figure 10-2.	Implementation ongoing. Viewsheds of the major and minor ridgelines within the southern hills will continue to be maintained. As part of the Southwest Hills / Faria development project, a Master Plan was developed, specifying that viewsheds shall be reviewed during subsequent submittals. Specifically, “a viewshed analysis shall be required in conjunction with any request for development to ensure impacts from nearby public vantage points, as well as neighboring properties, are minimized to the maximum extent practicable.” This Policy will continue to be implemented.
10-P-5.7	Pursue preservation of lands where streets terminate at the waterfront during review of development plans. Such lands should be improved as public open space to ensure that undisturbed views of Suisun Bay and New York Slough are preserved.	Implementation ongoing. As development applications are filed applicable to this Policy, it will continue to be implemented. An example of a pending development subject to this requirement is the Bay Walk development. The proposed “Village III” area terminates at the Pittsburg waterfront into an open commercial village and open space land plan. Such plans are tentative, but any final proposal must comply with this Policy.
10-P-5.8	Emphasize the importance of public views of the shoreline (from public spaces and rights-of-way) when reviewing new development projects along the water.	Implementation ongoing. As part of new development application review, the City will continue to emphasize the importance of public views of the shoreline (from both public spaces and rights-of-way). This Policy will continue to be implemented.
10-P-5.9	Explore all potential improvements to fully integrate the City’s shoreline into the urban fabric, including waterfront parks, passive recreation and open space areas, and other community-oriented uses. • Waterfront Parks: Pursue and develop small pockets of open space that provide physical and visual access to the waterfront. • Waterfront Trail/Bikeway. A linear park along the shoreline, featuring a path for both walking and biking, would encourage more vibrant activity along the waterfront.	Implementation ongoing. The City of Pittsburg is currently exploring opportunities to enhance the Pittsburg community’s connection with the Pittsburg waterfront. Pedestrian access to Suisun Bay is being contemplated within the Downtown Subarea of the General Plan and within the North Central River Subarea. Existing facilities such as Riverview Park and Central Harbor Park are two great examples of Pittsburg’s waterfront community-oriented uses. Further, the Delta Protection Commission, in partnership with various agencies including the East Bay Regional Parks District (EBRPD) developed the “Great California Delta Trail” Master Plan (“Master Plan”). The Great California Delta Trail Master Plan, approved in 2022 by the Delta Protection Commission, aims to create a continuous regional hiking and cycling trail linking the San Francisco Bay Trail to Sacramento. The trail will link existing trails, boat launch sites, local communities, and public transit systems. Included within the Master Plan is EBRPD’s a planned “Delta Trail Alignment” along the waterfront of Contra Costa County connecting Martinez to Big Break in Oakley. This alignment is shown in EBRPD’s 2013 Master

Resource Conservation and Open Space Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	Landscaping. Plant low-growing and flowering greenery near waterfront access points to extend streetscaping to the shoreline. Linear Trail Connections. The City's current linear trail network within Downtown and adjacent residential neighborhoods could be extended to provide convenient access to waterfront parks and activities.	Plan. EBRPD is actively working with Contra Costa County and the Cities of Pittsburg, Antioch, and Oakley to design and build segments of this alignment. As applications are filed for development that propose such pedestrian access, this Policy will be reviewed for incorporation and compliance.
10-P-5.10	Encourage the preservation of varied architectural styles that reflect the cultural, industrial, social, economic, political and architectural phases of the City's history.	Implementation ongoing. The City of Pittsburg has historical building restoration guidelines and old Town Pittsburg Design Guidelines to ensure redevelopment within the City preserves varied architectural styles that reflect the cultural, industrial, social, economic, political, and architectural phases of the City's History. This is further implemented with the more recent installation of public art, murals, and the painting of utility boxes within the City Limits. Such designs are curated specifically as a nod to the City's rich historical past. This Policy will continue to be implemented.
10-P-5.11	Encourage City Public Works projects (street lights, street tree plantings, signage, etc.) to promote, preserve, or enhance the City's historic character.	Implementation ongoing. Old Town Pittsburg is home to most of the historical attributes of the City of Pittsburg, including the City of Pittsburg Historical Museum. Specific Old Town Design Guidelines have been adopted to ensure that all projects, including Public Works projects, are implemented in a manner that pays tribute to the City's history. Implementation of this Policy can currently be seen within Old Town Pittsburg by observing the streetlights and public art installation projects. This Policy will continue to be implemented.
10-P-5.12	Develop and encourage public/private partnerships as a means to support, expand, and promote historic preservation.	Implementation ongoing. The City of Pittsburg has established the Historical Resources Commission as the body appointed by the City Council to act in an advisory capacity on design review applications, capital improvement projects, and other public and private activities that could result in impacts to historic resources in the community. This includes public/private partnerships as a means to support, expand, and promote historic preservation. This Policy will continue to be implemented.
10-P-5.13	Alert property owners, land developers, and the building industry to historic preservation goals and policies and their implications early in the development process.	Implementation ongoing. The City of Pittsburg, as part of new development review, reviews applications for completeness within the first thirty (30) days of application filing. Review of such historical attributes are included within this analysis and, at current, property owners, land developers, and the building industry are informed of historical status pertaining to their proposed development, as well as the associated implications, within the first thirty (30) days of application filing. This Policy will continue to be implemented.
Air Quality and Greenhouse Gas Emissions Policies		
10-P-6.1	Support the principles of reducing air pollutants and greenhouse gas emissions through comprehensive and sustainable land use, transportation, and energy planning and addressing opportunities to decrease emissions associated with local government operations.	Implementation ongoing. The City currently supports the principles of reducing air pollutants and greenhouse gas emissions through comprehensive and sustainable land use, transportation, and energy planning and addressing opportunities to decrease emissions associated with local government operations. Compliance with this Policy is further implemented as the Sustainability Plan is implemented. Additionally, the City is currently in progress updating the 2019 GHG emissions inventory. This Policy will continue to be implemented.

Resource Conservation and Open Space Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
10-P-6.2	Ensure that new development is consistent with the energy objectives and targets identified by the City's Sustainability Plan.	Implementation ongoing. As part of development review for both public and private development projects, the City will ensure that new development proposals are consistent with the energy objectives of the City's Sustainability Plan. Specific project Conditions of Approval will be added to ensure further compliance with this Policy.
10-P-6.3	Encourage transportation modes that minimize toxic air contaminants (TACs) and greenhouse (GHG) gas emissions from motor vehicle use.	Implementation ongoing. As part of the Sustainability Plan implementation processes, the City has and will continue to encourage transportation modes that minimize toxic air contaminants (TACs) and Greenhouse Gas (GHG) emissions from motor vehicle use. This Policy will continue to be implemented.
10-P-6.4	Encourage and support infill, mixed use, and higher density development, where appropriate, in order to reduce GHG emissions associated with vehicle travel.	Implementation ongoing. The City currently encourages and supports infill, mixed use, and higher density development, where appropriate, in order to reduce GHG emissions associated with vehicle travel. This Policy will continue to be implemented.
10-P-6.5	Coordinate with the Bay Area Air Quality Management District (BAAQMD), the Association of Bay Area Governments (ABAG), and the California Air Resources Board (State Air Board), and other agencies to develop and implement regional and county plans, programs, and mitigation measures that address cross-jurisdictional and regional air quality impacts, including land use, transportation, and climate change impacts, and incorporate the relevant provisions of those plans into City planning and project review procedures. Also cooperate with BAAQMD, ABAG, and State Air Resources Board in: a. Enforcing the provisions of the California and Federal Clean Air Acts, state and regional policies, and established standards for air quality. b. Identifying baseline air pollutant and greenhouse gas emissions, including within the City and Sphere of Influence and in the vicinity of intensive industrial and energy-producing uses, to the extent data is available. c. Requiring energy-efficiency measures in City operations and facilities and use of low carbon or clean fuels for City vehicle fleets, when feasible.	Implementation ongoing. The City currently coordinates with all local, regional, and State agencies to develop and implement regional and county plans, programs, and mitigation measures that address cross-jurisdictional and regional air quality impacts. The items addressed include land use, transportation, and climate change. As new plans are proposed and as existing plans are developed, the City will work to further implement this Policy.

Resource Conservation and Open Space Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
10-P-6.6	Reduce the generation of TACs such as ozone, carbon monoxide, lead, and particulate matter to work toward improving air quality and meeting all Federal and State ambient air quality standards.	Implementation ongoing. Future development that includes sensitive receptors such as schools, hospitals, day care centers, residential developments, and retirement homes located within specific setback distances from highways, railroads, local roadways, and stationary sources as described in the 2040 Pittsburg General Plan Environmental Impact Report or the TAC overlay zones shown in Figure 10-3 will require a site-specific analysis to determine the level of TAC and PM2.5 exposure. The analysis shall be conducted following procedures outlined by BAAQMD. If the site-specific analysis reveals significant exposures, such as cancer risk greater than 10 in one million or cumulative cancer risk greater than 100 in one million, additional measures shall be employed to reduce the risk to below the threshold. If this is not possible, the sensitive receptor shall be relocated. This Policy will continue to be implemented.
10-P-6.7	Reduce the potential for human discomfort or illness due to local concentrations of toxic contaminants, odors, and dust.	Implementation ongoing. As part of development review for projects within areas of high levels of toxic contaminants, odors, and dust, require any new construction to install improved and enhanced air filtration systems and screens to mitigate potential for human discomfort or illness. This Policy will continue to be implemented.
10-P-6.8	Reduce the number of motor vehicle trips and emissions accounted to Pittsburg residents and encourage land use and transportation strategies that promote use of alternatives to the automobile for transportation, including bicycling, bus transit, and carpooling.	Implementation ongoing. As part of the implementation of the City-adopted Transportation Impact Analysis (TIA) Guidelines, the Sustainability Plan, and in compliance with regional transportation initiatives, the City will work to reduce the number of motor vehicle trips and emissions accounted to Pittsburg residents and encourage use of public transportation. Such public transportation improvements shall be identified within the Capital Improvement Program or regional transportation planning document(s), and staff shall establish implementation measures that encourage use of public transit to further implement this Policy. This Policy will continue to be implemented.
10-P-6.9	Coordinate and review at the time of submittal of land use planning applications and development project BMPs and standards to prevent odors and odor complaints.	Implemented. This is a standard Condition of Approval of all development applications. Best Management Practices (BMPs) are required of all construction sites, including mitigation to air pollution and odor prevention. This Policy will continue to be implemented.
10-P-6.10	Require and condition all new public and privately constructed buildings to exceed, where feasible, and comply with construction and design standards that promote energy conservation, including the most current “green” development standards in the California Green Building Standards Code.	Implementation ongoing. The City currently requires compliance with the development standards in the California Green Building Standards Code. However, the California Green Building Standards Code includes voluntary measures in addition to the regulated/required measures. As part of this Policy implementation, the City will require (as Condition[s] of Approval) voluntary measures to be incorporated as part of construction and development to exceed the most current “green” development standards.
10-P-6.11	Require expanded innovative and green building best practices, where feasible, including, but not limited to, LEED certification for all new development and retrofitting existing uses, and encourage public and private projects to exceed the most current “green” development standards in the California Green Building Standards Code.	Implementation ongoing. The City currently requires compliance with the development standards in the California Green Building Standards Code. However, the California Green Building Standards Code includes voluntary measures in addition to the regulated/required measures. As part of this Policy implementation, the City will require voluntary measures are incorporated as part of construction and development to exceed the most current “green” development standards.

Resource Conservation and Open Space Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
10-P-6.12	Require and condition construction and operation of new development to be managed to minimize fugitive dust and air pollutant emissions.	Implemented. This is a standard Condition of Approval of all development applications. Best Management Practices (BMPs) are required of all construction sites, including mitigation to air pollution generated by dust and emissions. In addition, City staff attend and inspect construction sites to ensure the correct BMPs are applied as part of all ongoing construction activities. This Policy will continue to be implemented.
10-P-6.13	Implement development standards, mitigation measures, and best practices that require energy conservation and the reduction in greenhouse gases, including: • Require new development to incorporate energy-efficient features through passive design concepts (e.g., techniques for heating and cooling, building siting orientation, street and lot layout, landscape placement, and protection of solar access); • Require construction standards which promote energy conservation including window placement, building eaves, and roof overhangs; • Require all projects to meet or, when feasible, exceed the most current "green" development standards in the California Green Building Standards Code; • Require projects to implement applicable Sustainability Plan strategies and actions; • Require developments to include vehicle charging stations that meet or exceed the requirements of State law and to include outdoor electrical outlets. Discourage portable generators or other portable power sources; • Require best practices in selecting construction methods, building materials, project appliances and equipment, and project design; • Encourage projects to incorporate enhanced energy conservation measures, electric-only appliances, and other methods of reducing energy usage and greenhouse gas emissions; and	Implementation ongoing. In addition to the mitigation measures specified within the Sustainability Plan applicable to greenhouse gas (GHG) reduction initiatives, the City also requires implementation of the measures within this Policy to further ensure the City meets its GHG reduction targets. This Policy will continue to be implemented.

Resource Conservation and Open Space Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	Require large energy users to implement an energy conservation plan, which may include solar or other non-fossil fuel sources to meet the operation's full power demand and 100% fleet electrification, as part of the project review and approval process, and develop a program to monitor compliance with and effectiveness of that plan.	
10-P-6.14	Encourage development of green and clean energy infrastructure and maintain land use designations to support and accommodate energy infrastructure projects that assist in meeting the State's goals to reduce carbon in the energy supply and reduce carbon-related emissions.	Implementation ongoing. Consistent with the City's Sustainability Plan, the City encourages development of green and clean energy infrastructure and maintains land use designations to support and accommodate energy infrastructure projects that assist in meeting the State's goals to reduce carbon in the energy supply and reduce carbon-related emissions. This Policy will continue to be implemented.
Cultural and Historic Resources Policies		
10-P-7.1	Foster knowledge of our heritage by providing for the educational and cultural enrichment of this and future generations.	Implementation ongoing. The City of Pittsburg's Recreation Department works with youth in the Pittsburg Community to foster knowledge of the City's heritage by providing for the educational and cultural enrichment activities that highlight the City's vast historical uses and industries. This Policy will continue to be implemented for this generation and future generations.
10-P-7.2	Redefine the New York Landing Historical District (see Figure 5-2) to designate and preserve historical structures not currently located within the district boundaries.	Implementation ongoing. As part of the Pittsburg Municipal Code Development Title 18 (Zoning) Code is updated, the City will review the boundaries of the existing New York Landing Historical District (Figure 5-2) to include structures for preservation that are not currently located within the historical district boundaries. Once a new boundary is adopted, this Policy will be implemented.
10-P-7.3	Protect archaeological/paleontological sites from destruction in order to preserve and interpret them for future scientific research, and public educational programs.	Implementation ongoing. As archaeological/paleontological sites are identified, the City will work to ensure their preservation and interpretation for future scientific research and public educational programs, as applicable. This Policy will continue to be implemented.
10-P-7.4	Review new development projects and work in conjunction with the California Historical Resources Information System to determine whether project areas contain known historic resources or archaeological resources, either prehistoric and/or historic-era, and whether the site has potential for such resources.	Implementation ongoing. The City of Pittsburg currently reviews new development projects and work in conjunction with the California Historical Resources Information System and Office of Historic Preservation to determine whether project areas contain known historic resources or archaeological resources, either prehistoric and/or historic-era, and whether the site has potential for such resources. When potentially historic structure is proposed for demolition, development, reuse, or redevelopment, the City consults with qualified historians/history professionals to determine level of historical significance pursuant to the California Environmental Quality Act. Findings from such analysis are then incorporated into project review and determination. This Policy will continue to be implemented.

Safety and Resiliency Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
Disaster and Emergency Preparedness Policies		
11-P-1.1	Ensure Pittsburg is prepared to effectively respond to any emergency or disaster, including flooding, fire, hazardous material releases, and seismic activity, in cooperation with other public agencies and appropriate organizations.	Implementation ongoing. The City of Pittsburg adopted its last Local Hazard Mitigation Plan (LHMP) and was approved by FEMA April 2023. The City of Pittsburg will continue to update the LHMP every 5 years or sooner as required or necessary. Hazard mitigation is described as “any action taken to reduce or eliminate the long-term risk to human life and property from natural hazards.” The purpose of mitigation planning is for local governments to identify the hazards that may impact them, identify a plan of actions and activities to reduce losses from those hazards, and establish a coordinated process to implement the plan through the use of the City’s resources. Having a Local Hazard Mitigation Plan is also a requirement of federal law and makes the Pittsburg community eligible for local mitigation project funding through the Hazard Mitigation Assistance grant program. Pittsburg faces a number of potential hazards such as earthquakes, severe weather, hazardous materials incidents, health epidemics, flooding, and others. The City has identified the hazards facing the City, analyzed the risks from these hazards, developed mitigation strategies and an implementation strategy. This Policy will be implemented as the LHMP is adopted and implemented.
11-P-1.2	Ensure emergency response equipment and personnel training are adequate to follow the procedures contained within the Emergency Operations Plan and Emergency Response and Emergency Operations Plan for a major earthquake, wildland fire, flood, or hazardous materials release event.	Implementation ongoing. The City of Pittsburg ensures emergency response equipment and personnel training are adequate to follow the procedures contained in the 2018-adopted Emergent Operations Plan (EOP). The City of Pittsburg is also updating the 2018-adopted Emergency Operations Plan to include a Continuity of Operations Plan (COOP) as a supplement to the updated EOP. This plan is developed to ensure the most effective and economical allocation of resources for protection of people and property in time of an emergency or disaster. They are designed as reference guidance documents and form the foundation of disaster response and recovery operations for the City. This Policy will continue to be implemented..
11-P-1.3	Locate new essential public facilities outside of high hazard areas, including high fire risk areas, special flood hazard areas, and areas at high risk for geologic or soil instability, to the extent feasible. Where it is not feasible to locate essential public facilities outside of high hazard areas, require site design, construction, and other methods to minimize damage.	Implementation ongoing. The City of Pittsburg does not have any pending applications for essential public facility developments. However, at time of development, the City will review the existing site’s criteria for being designated as a high hazard area and as applicable, may recommend an alternative site is selected for such development. This Policy will continue to be implemented.
11-P-1.4	Maintain, modernize, and designate new sites for emergency response facilities, including fire and police stations, as needed to accommodate population growth.	Implementation ongoing. As part of new development review, the City refers new project developments and consults with emergency response agencies (Police, Fire, Medical) to ensure potential population growth does not impact services provided. If found that a potential impact to services exists and is triggered by the new development, the City may require, as a Condition of Approval and/or Mitigation Measure, that the development include or provide funds for the construction of a satellite service facility, such as a substation for emergency services. This Policy will continue to be implemented.
11-P-1.5	Prepare and disseminate information to local residents, businesses, and schools about emergency preparedness, including for flooding,	Implementation ongoing. The City has established in conjunction with the county a Community Warning System (CWS), which alerts people in Contra Costa County to imminent threats to their life and safety. Depending on the emergency and affected area, a combination of notification methods may be used, including: Sirens; Telephone alerts; Text message and Email alerts; Facebook; Twitter; NOAA Weather

Safety and Resiliency Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	fire, hazardous material releases, and seismic activity, and evacuation routes.	Radios; Emergency Alert System; Wireless Emergency Alerts. This Policy will continue to be implemented.
11-P-1.6	Ensure that critical facilities, including medical centers, police and fire stations, and facilities shown on Figure 11-1, as well as school facilities and other structures that are important to protecting health and safety in the community, remain operative during emergencies.	Implementation ongoing. The City of Pittsburg's Emergency Operations Plan (EOP) required specific facilities to be designated and available in case needed for evacuation(s) due to local emergencies. This Policy will continue to be implemented.
11-P-1.7	Strive to provide a ratio of 1.1 sworn police officers per 1,000 residents.	Implementation ongoing. The City of Pittsburg strives to retain a 1:1 ratio of sworn police officers per 1,000 residents. This Policy is continuing to be implemented.
11-P-1.8	Ensure that all areas of the city are accessible to emergency response providers. Keep emergency access routes free of traffic impediments.	Implementation ongoing. The City of Pittsburg's emergency responders are able to access all areas of the City during an emergency response. The City has designated emergency access routes within the City to further aid in shortening response times. Implementation of this Policy is ongoing, and will continue to be implemented as part of the City's periodic review of traffic impediments.
11-P-1.9	Maintain effective mutual aid agreements for fire, police, medical response, mass care, heavy rescue, and other functions as appropriate.	Implementation ongoing. Chapter 2.44 of the Pittsburg Municipal Code provides regulations for "Emergency Organization and Functions". Within this Chapter, powers and duties of emergency organizations are described, including the requirement to maintain effective Mutual Aid Agreements across emergency responding agencies. This Policy has been implemented and will continue to be implemented as such Agreements are amended or updated.
11-P-1.10	Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.	Implementation ongoing. As part of new development review, the City consults with emergency responding agencies to ensure proposed development plan layout is satisfactory and/or complies with the policies of the specific emergency response agency. Any modifications required by any emergency response agency is strictly required to be implemented as part of construction development. Violations of such requirements are subject to Code Enforcement action. This includes the construction of additional access roads. This Policy will continue to be implemented.
11-P-1.11	Require new residential development and high-occupancy development, such as hospitals, residential care facilities, schools, and churches, located in hazard areas to have at least two emergency evacuation routes	Implementation ongoing. The City aims to refrain from permitting such developments within hazard areas. However, as such developments are compliant with underlying Zoning and General Plan regulations, the City will require, as a Condition of Approval, that such uses have at least two emergency evacuation routes. This Policy will continue to be implemented.
11-P-1.12	Ensure that City regularly reviews the local Hazard Mitigation Plan (HMP) recommendations and implements projects to protect critical facilities and infrastructure and to reduce risk of exposure to identified hazards.	Implementation ongoing. The City updated and adopted the Local Hazard Mitigation Plan (LHMP) April 2023 to ensure it continues to implement projects to protect critical facilities and infrastructure, and to reduce risk of exposure to identified hazards. The next update and adoption of this plan is expected in 2028. This Policy will continue to be implemented.
Climate Resiliency Policies		
11-P-2.1	Consider climate change impacts and adaptive responses in long-term planning and current	Implementation ongoing. As part of new development analysis and establishment of the City's Capital Improvement Program, the City's Sustainability Plan and LHMP were reviewed for specific policy

Safety and Resiliency Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	development decisions consistent with the policies and programs of the City's Sustainability Plan and Local Hazard Mitigation Plan.	implementation measures to ensure cohesivity amongst all City climate resiliency policies. This Policy will continue to be implemented in public and private development applications.
11-P-2.2	Prepare for and adapt to anticipated sea level rise, including 100-year flood events, and fluctuations and changes in weather conditions, including addressing impacts on existing and future neighborhoods, infrastructure and facilities, the shoreline, and natural resources, as identified through State and regional modeling efforts and science-based data.	Implementation ongoing. The City of Pittsburg's Emergency Operations Plan (EOP), Sustainability Plan, and Capital Improvement Program will all continue to be implemented to prepare for and adapt to anticipated sea level rise, including 100-year flood events and fluctuations in weather conditions. Implementation measures shall address impacts identified through State and regional modeling efforts and science-based data. This Policy will continue to be implemented.
11-P-2.3	Prioritize improvements and actions that would protect vulnerable populations (e.g., elderly communities, low-income areas), essential facilities, and vital infrastructure, from damage or lack of access due to flooding from sea level rise including 100-year flood events.	Implementation ongoing. Children, the elderly, asthmatics, and others susceptible to harm from air pollution exposure, are at the greatest risk of the negative impacts associated with climate change. Specific policies have been included within the City's Sustainability Plan to prioritize such vulnerable populations, and, as part of Capital improvement Project prioritization, the City will aim to ensure essential facilities and vital infrastructure is prioritized to protect specified vulnerable communities from flooding, sea-level rise, and 100-year flood events. This Policy will continue to be implemented.
11-P-2.4	As feasible support and prioritize adaptation through green infrastructure and natural measures (e.g., wetland/marsh/habitat restoration, greenspaces, fire resistant landscaping etc.) that build capacity to adapt to rising tides and provide for sequestration.	Implementation ongoing. As part of project review and implementation, the City encourages and prioritizes green infrastructure and natural measures that build capacity to adapt to rising tides and provide for sequestration. This type of Policy implementation is very project-specific but will be reviewed for future public and private development applications for implementation.
11-P-2.5	Collaborate with utility providers to ensure that infrastructure and resource management plans account for anticipated effects of climate change, such as increased heat days, changes to flood hazard areas/inundation depths, and changes to precipitation and water supply.	Implementation ongoing. The City of Pittsburg's Urban Water Management Plan specifies measures to reduce the City's reliance on precipitation as a water supply, in the event of drought or lack of adequate precipitation. As opportunities are presented to collaborate with utility providers to ensure climate efficiency, the City will support such efforts to improve the City's climate resiliency.
11-P-2.6	When updating master plans for infrastructure, including water supply, flood control and drainage, and critical facilities, review relevant climate change scenarios and ensure that the plans consider the potential effects of climate change and include measures that provide for resilience to climate impacts.	Implementation ongoing. As part of the development of the Capital Improvement Program (CIP), such master plans are reviewed for climate change scenarios and assurance that the plans developed consider the potential effects of climate change. Where deemed applicable, such master plans are adjusted to account for potential future climate impacts. This Policy will continue to be implemented.

Safety and Resiliency Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
11-P-2.7	Periodically assess and monitor the effects of climate change and the associated levels of risk in order to adapt to changing climate conditions.	Implementation ongoing. This Policy is addressed as the City's Sustainability Plan implementation is analyzed. The Sustainability Plan has a tri-annual reporting period. This Policy will continue to be implemented.
11-P-2.8	Make allowances for climate change in flood risk assessments to help minimize vulnerability and provide resilience to flooding and coastal change where protection, accommodation and managed relocation strategies should be considered.	Implementation ongoing. The City of Pittsburg continues to implement the Sustainability Plan regarding flood risk assessments to help minimize vulnerability and provide climate resilience to the Pittsburg community. This Policy will continue to be implemented.
Flooding and Sea Level Rise Policies		
11-P-3.1	Reduce the risk of loss of life, personal injury, and property damage resulting from flooding by properly maintaining storm drainage systems, natural flood control channels, and waterways and regulating runoff from new construction and development projects.	Implementation ongoing. The City requires the maintenance of storm drainage systems, natural flood control channels and waterways to further prevent or reduce the risk of life, persona injury, and property damage associated with stormwater runoff. This Policy will continue to be implemented.
11-P-3.2	Integrate flooding projections, sea level rise projections, and predicted modeling studies of shallow groundwater aquifers as they become available, into the City's infrastructure planning, disaster preparedness activities, and policies and regulations to inform the public of the future hazard areas, assess and address potential impacts to future development, inform future planning and building requirements, plan for opportunity areas for adaptation, and inform funding and financing decisions about short- and long-term adaptation projects	Implementation ongoing. The San Francisco Bay Conservation and Development Commission (BCDC) is requiring jurisdictions within their boundaries to adopt Sea Level Rise (SLR) plans to address future climate conditions. The City of Pittsburg is located just outside of the BCDC jurisdiction but experiences similar tidal impacts as jurisdictions located within their boundaries. As such, the City filed an application to request grant funds provided by the California Ocean Protection Council (OPC) to address improvements needed along the City's shoreline. The City was awarded \$400,000 in grant funds for the development of a Shoreline Adaptation Plan for the City of Pittsburg. Further, the City currently integrates flooding projections, sea level rise projections, and predicted modeling studies of shallow groundwater aquifers into the City's infrastructure planning as they become available. This Policy will continue to be implemented.
11-P-3.3	Locate development outside of flood-prone areas unless mitigation of flood risk is assured. All new development within an identified Special Flood Hazard Area shall be built according to Federal Emergency Management Agency standards and comply with the City's Floodplain criteria included in Municipal Code Chapter 15.80 - Floodplain Management.	Implementation ongoing. As mapped by the Federal Emergency Management Agency (FEMA), the City of Pittsburg's areas to experience potential flooding events are primarily along the Suisun Bay waterfront and following Kirker and Willow Creeks through the City Limits. As part of new development review, the City requires mitigation of flood risk be implemented in project development. Further, any development within a FEMA-identified flood hazard area is required to be developed in compliance with FEMA regulations. This Policy will continue to be implemented.
11-P-3.4	Ensure that development projects mitigate impacts to the City's storm drainage capacity from storm water runoff occurring from the property. Project	Implementation ongoing. Stormwater treatment is required of all developments within the City of Pittsburg, including private and publicly developed properties. As part of development review, the City ensures that the developer or applicant demonstrate that their project implements Best Management

Safety and Resiliency Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	applicants shall demonstrate that projects implement Best Management Practices (BMPs) and Low Impact Development measures (LID) to treat stormwater before discharge from the site project and that project implementation would not result in increases in the peak flow runoff to adjacent lands or drainage facilities that would exceed the design capacity of the drainage facility or result in an increased potential for off-site flooding.	Practices (BMPs) and Low Impact Development measures (LID) to treat stormwater before discharge from the site project and that project implementation would not result in increases in the peak flow runoff to adjacent lands or drainage facilities that would exceed the design capacity of the drainage facility or result in an increased potential for off-site flooding. This Policy will continue to be implemented.
11-P-3.5	Assure through the Master Drainage Plan (e.g., Stormwater Management Plan) and development ordinances that proposed new development adequately provides for on-site and downstream mitigation of potential flood hazards.	Implementation ongoing. The City will continue to implement the recommendations in its Stormwater Management Plan and continue to require new development mitigate for the impacts of newly created impervious surface to prevent potential flood hazards.
11-P-3.6	Encourage the formation of flood control assessment districts for areas within the 100- and 500-year flood plains (as designated in Figure 11-2). Encourage new hillside developments to form flood control assessment districts to accommodate runoff and minimize downstream flooding, if determined to be necessary.	Implementation ongoing. The City's "Flood control district" is the Contra Costa County Flood Control and Water Conservation District that serves the City in an advisory capacity relating to drainage and flood control problems. As part of this Policy's implementation, the City will encourage the formation of flood control assessment districts for areas within the 100- and 500-year flood plains (as designated in Figure 11-2). As part of new development review, the City's Development Engineering Division will continue to encourage new hillside developments to form flood control assessment districts to accommodate runoff and minimize downstream flooding, if determined to be necessary. This Policy will continue to be implemented.
11-P-3.7	Ensure that new developments comply with all applicable requirements of Municipal Code Chapter 15.80 - Floodplain Management, the California Building Code as adopted by the City, and the latest promulgated FEMA standards for development in the flood hazard areas.	Implementation ongoing. As part of new development review, the Development Engineering Division reviews project plans for compliance with all applicable requirements of Municipal Code Chapter 15.80 - Floodplain Management, the California Building Code as adopted by the City, and the latest promulgated FEMA standards for development in the flood hazard areas. This Policy will continue to be implemented.
11-P-3.8	Encourage and accommodate multipurpose flood control projects that reduce the risk of localized and downstream flooding and incorporate measures that enhance natural drainage features and provide for recreation, resource conservation, preservation of natural riparian habitat, and scenic values of drainages, creeks, and detention ponds, where feasible. Where appropriate and feasible, the City shall encourage the use of water detention facilities for use as groundwater recharge facilities.	Implementation ongoing. Chapter 15.80 of the Pittsburg Municipal Code "Floodplain Management" provides statutory authorization, finding of fact, purpose, and methods to floodplain management regulations. Additionally, Chapter 15.88 "Grading, Erosion, and Sediment Control" promotes the conservation of natural resources, including the natural beauties of the land, streams and watersheds, hills and vegetation; to protect public health and safety, including the reduction or elimination of the hazards of earth slides, mud flows, rock falls, undue settlement, erosion, siltation and flooding, or other special conditions as described in Government Code Section 54460(b); by minimizing the adverse effects of grading, cut and fill operations, water runoff and soil erosion. Therefore, the following regulatory provisions of this chapter are adopted for the purpose of stringent control of all aspects of grading operations within the city limits. Compliance with these Chapters of the Pittsburg Municipal Code will

Safety and Resiliency Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
		further aid in implementing this Policy. Where appropriate, the City encourages the use of water detention facilities for use as groundwater recharge facilities.
11-P-3.9	Support and participate in planning efforts undertaken at the regional, State, and Federal levels to improve flood management facilities throughout Contra Costa County.	Implementation ongoing. As projects are proposed, the City supports and participates in planning efforts undertaken at the regional, State, and Federal levels to improve flood management facilities throughout Contra Costa County. The City of Pittsburg implements these Policies as prescribed by the County and has established a City website pertaining to storm preparedness to allow for public transparency regarding flood management. This Policy will continue to be implemented.
Geologic and Seismic Hazards Policies		
11-P-4.1	Regulate development in areas of seismic and geologic hazards to reduce risks to life and property associated with earthquakes, liquefaction, erosion, landslides, and expansive soils, and require new development redevelopment and infrastructure projects to avoid unreasonable exposure to seismic and geologic hazards.	Implementation ongoing. The City of Pittsburg currently reviews all new development applications in compliance with the California Environmental Quality Act (CEQA), which analyzes geologic and seismic hazard risks within a proposed development area. Mitigation Measures are incorporated to ensure no negative effects of such hazards are imposed upon new development. However, if deemed unable to mitigate, the City aids the developer to look at alternative project sites and/or significant reduction in project scope. Further, the California Building Code (CBC) includes provisions applicable to earthquakes, liquefaction, erosion, landslides, and expansive soils. Permits are not issued unless plan sets submitted exemplify compliance with current codes and regulations. In compliance with State law, the California Building Standards Code is revised and updated every three (3) years. This Policy will continue to be implemented.
11-P-4.2	Limit urban development in high-risk areas (such as landslide areas, flood zones, and areas subject to liquefaction) to low-occupancy or open forms of land use.	Implementation ongoing. The City of Pittsburg currently reviews land use compatibility with existing built environment. If development areas are determined to be high-risk areas, the City will limit urban development to low-occupancy or open forms of land use, rather than increasing density in these areas. Specific project Condition(s) of Approval and/or Mitigation Measures may be implemented to further ensure implementation of this Policy.
11-P-4.3	Limit development on slopes greater than 30 percent (as delineated on Figure 11-3) to lower elevations, foothills, and knolls, unless it can be demonstrated that appropriate soil stability techniques can be implemented.	Implementation ongoing. The City of Pittsburg will limit new development on slopes greater than 30 percent (as delineated on Figure 11-3) to lower elevations, foothills, and knolls, unless it can be demonstrated that appropriate soil stability techniques can be implemented. This Policy will continue to be implemented.
11-P-4.4	Regulate the grading and development of hillside areas for new urban land uses. Ensure that such new uses are constructed to reduce erosion and land sliding hazards: • Limit cut slopes to 3:1, except where an engineering geologist can establish that a steeper slope would perform satisfactorily over the long term. • Encourage use of retaining walls or rock-filled crib walls as an alternative to high cut slopes.	Implementation ongoing. As part of development review that involves grading and development of hillside areas for new urban land uses, the City will ensure that such new uses are constructed to reduce erosion and land sliding hazards, compliant and further implementing this Policy.

Safety and Resiliency Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	- Ensure revegetation of cut-and-fill slopes to control erosion. - Ensure blending of cut-and-fill slopes within existing contours, and provision of horizontal variation, in order to mitigate the artificial appearance of engineered slopes.	
11-P-4.5	Limit future extension of development into the southeast hills, where there are high levels of risk due to previous coal mining.	Implementation ongoing. The Black Diamond Coal Mining Company, which operated in the Pittsburg area, played a significant role in the region's history, with its mines and railroad lines eventually becoming part of the Black Diamond Mines Regional Preserve. Development within the City Limits to not reach the boundaries of the Black Diamond Mines Regional Preserve. However, this Policy will continue to be implemented when reviewing projects in close proximity to the City's southernmost boundary.
11-P-4.6	Continue to require geotechnical review of projects located in areas of steep slopes, unstable soils, or other areas of geologic or seismic risks	Implementation ongoing. The City currently requires new development projects to submit geotechnical reports for all projects, including those that are located in areas of steep slopes, unstable soils, or other areas of geologic or seismic risks. This Policy will continue to be implemented.
11-P-4.7	Ensure that Bay Area Air Quality Management District requirements are implemented in construction projects to reduce soil and particulate matter transport.	Implementation ongoing. The City of Pittsburg refers all development projects to the Bay Area Air Quality Management District (BAAQMD) for review and comment. As deemed appropriate, the City imposes project specific air quality mitigation measures. All project subject to the California Environmental Quality Act and all projects receiving an Engineering or Building Permit are required to implement Best Management Practices (BMP) to reduce soil and particulate matter transport. This policy will continue to be implemented.
11-P-4.8	Ensure geotechnical studies prior to development approval in geologic hazard areas, as shown in Figure 11-3. Comprehensive geologic and engineering studies of critical structures shall be required regardless of location.	Implementation ongoing. The requirement to submit geotechnical studies prior to development approval is a current requirement of the City's Development Engineering Division. Such studies ensure new development is suitable for the location in which the development is proposed. This Policy will continue to be implemented.
11-P-4.9	Ensure that public and critical use buildings shall not be located in areas susceptible to potential natural hazards. Require geotechnical investigations to be completed prior to approval of any public safety or critical facilities, in order to ensure that these critical facilities are constructed in a way that mitigates site-specific seismic and/or geologic hazards.	Implementation ongoing. The City of Pittsburg's current inventory of public and critical use buildings are not located in areas susceptible to potential natural hazards. As part of new development of public and/or critical use buildings, the City will ensure that the development(s) are not located within an area that is susceptible to potential natural hazards.
11-P-4.10	Form geological hazard abatement districts (GHADs) prior to development approval in unstable hillside areas (as designated in Figure 11-3) to ensure that geotechnical mitigation measures are maintained over the long-term, and that financial	Implementation ongoing. In 1995 the Pittsburg City Council approved the formation of the Geological Hazard Abatement District, GHAD. The purpose of the GHAD is to provide a means of financing necessary slope maintenance to reduce the risk of landslides in the City's hillside areas, to maintain certain drainage basins, and to establish a fund to help defray the cost of landslide repairs should a slide occur in the GHAD. GHADs are continuously formed as deemed appropriate as part of new developments. This Policy will continue to be implemented.

Safety and Resiliency Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	risks are equitably shared among owners and not borne by the City.	
Hazardous Materials Policies		
11-P-5.1	Strictly regulate the production, use, storage, transport, and disposal of hazardous materials.	Implementation ongoing. Mount Diablo Resource Recovery and Keller Canyon Landfill both provide waste disposal services to the City of Pittsburg. Typical household-generated waste is allowed to be disposed of at these facilities, in compliance with their land use permit(s) and Solid Waste Facility Permit. However, any hazardous waste brought to these facilities that are noncompliant with their land use permit and Solid Waste Facility Permit are refused from intake and instruction is given to person intending to dispose of such substance(s) of an alternative location that allows the intake of specified hazardous material(s). This Policy will continue to be implemented in compliance with local, State, and Federal laws.
11-P-5.2	Require hazardous waste generated within the city to be disposed of in a safe manner, consistent with all applicable local, State, and Federal laws.	Implementation ongoing. Mount Diablo Resource Recovery and Keller Canyon Landfill both provide waste disposal services to the City of Pittsburg. Typical household-generated waste is allowed to be disposed of at these facilities, in compliance with their land use permit(s) and Solid Waste Facility Permit. However, any hazardous waste brought to these facilities that are noncompliant with their land use permit and Solid Waste Facility Permit are refused from intake and instruction is given to person intending to dispose of such substance(s) of an alternative location that allows the intake of specified hazardous material(s). This Policy will continue to be implemented in compliance with local, State, and Federal laws.
11-P-5.3	Continue to support and require compliance with Contra Costa County's Countywide Integrated Waste Management Plan as well as all of the Consolidated Unified Protection Agency (CUPA) program elements.	Implementation ongoing. Contra Costa County's Countywide Integrated Waste Management Plan (CIWMP) is a comprehensive plan that outlines how the county manages its waste, including source reduction, recycling, and disposal, with the goal of achieving a 50% diversion rate and maintaining 15-year disposal capacity. Further, businesses that generate any amount of hazardous waste or handle hazardous materials equal to, or greater than, program threshold quantities are required to obtain a Hazardous Materials, California Unified Program Agency (CUPA) Permit. While these items are requirements of the County, the City is a responsible partner in ensuring City of Pittsburg compliance with the requirements described therein. This Policy will continue to be implemented.
11-P-5.4	Support Contra Costa County in implementing the Hazardous Materials Area Plan (HMAP) to coordinate emergency response and hazardous materials incidents affecting the City.	Implementation ongoing. The County's Hazardous Materials Area Plan (HMAP) has been implemented since 2009 and the City supports all applicable coordination efforts as they are addressed by the County. The City also coordinates emergency response and hazardous materials incidents affecting the City. Law enforcement, such as the Pittsburg Police Department (or applicable law enforcement agency) is expected to make the initial response to a hazardous materials incident. This is a current practice of the City. This Policy will continue to be implemented.
11-P-5.5	Require compliance with the City's Hazardous Waste Management Plan (HWMP) in addressing the generation, transport, and disposal of hazardous waste in the city, from large and small generators.	Implementation ongoing. In California, hazardous waste management is governed by the California Department of Toxic Substances Control (DTSC), which implements the Resource Conservation and Recovery Act (RCRA) and related regulations, ensuring proper handling, transportation, treatment, storage, and disposal of hazardous waste. Compliance with all City-adopted regulations pertaining to hazardous waste is required upon all City projects and privately developed projects. This Policy will continue to be implemented.
11-P-5.6	Encourage and support as feasible the cleanup of contaminated sites during development and redevelopment projects.	Implementation ongoing. The City has established a Brownfields Program and associated City webpage to provide the public with transparency regarding the City's ongoing cleanup initiatives of brownfield and/or contaminated properties. Contaminated properties are known as "brownfields." The U.S.

Safety and Resiliency Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
		Environmental Protection Agency (EPA) Brownfields Program is designed to empower communities to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. The City of Pittsburg was awarded \$300,000 in EPA funding for Community-wide Assessment in 2017 and a \$800,000 Multipurpose Grant in 2019. In June, 2023 the City entered into an agreement with the CA Department of Toxic Substances Control (DTSC) to conduct remediation of four City-owned parcels on East 3rd Street with a \$534,437 Equitable Communities Revitalization Grant. Through these grants from the EPA and DTSC, the City will fund environmental assessments, clean-ups, community engagement, redevelopment planning, and more. The City works to obtain funds for cleanup of City-owned properties, and where feasible, works with private developers to ensure adequate remediation efforts are taken prior to any use of contaminated or formally contaminated properties.

Community Facilities Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
Water Supply and Distribution Policies		
12-P-1.1	Ensure adequate water supply, storage, and distribution capacity is available proportionally with development patterns and water usage trends.	Implementation ongoing. As part of development applications and as part of Public Works' periodic review, the City monitors water supply, storage, and distribution capacity. As needed, the City identifies shortfalls and adds such improvement projects to the Capital Improvement Program (CIP). As applicable, the City requires payment from private developments to ensure that fair share cost sharing mechanisms are implemented. This Policy will continue to be implemented.
12-P-1.2	Continue using the Urban Water Management Plan (UWMP) and the Water Master Plan as the mechanism for detailed water supply planning, water distribution planning, implementation, and conservation.	Implementation ongoing. The City currently uses the Urban Water Management Plan and the Water Master plan as the mechanism for detailed water supply planning, water distribution planning, implementation, and conservation. The City will continue to use these resources and follow all applicable local, regional, and State regulations pertaining to water supply and distribution policies. This Policy will continue to be implemented.
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.	Implementation ongoing. Between fiscal year 2024 and 2025, the City implemented two water projects as identified within the Capital Improvement Program (CIP). These included CIP No. 5009: Water Treatment Plant Reservoir Control Panel & PLC Replacement and CIP No. 8336: Americana Park Bypass Channel. Public Works will continue to make progress towards the 2025 – 2026 fiscal year water projects that further implement the General Plan's goal of water infrastructure improvements.
12-P-1.4	Ensure that all new development provides for and funds a fair share of the costs for adequate water supply, storage, and distribution, including line extensions, easements, and plant expansions.	Implementation ongoing. The City of Pittsburg's Municipal Code Chapter 12.44 specifically details the "Benefit Districts and Public Improvement Reimbursement Agreements" process, including the procedure to establish an Agreement that ensure new development provides for and funds a fair share of the costs for various items, including adequate water supply, storage, and distribution. Development Agreements and Condition(s) of Approval further aid in codifying this requirement upon new development applications. This Policy will continue to be implemented as new development applications are filed, entitled, and submitted for Plan Review.

Community Facilities Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
12-P-1.5	Ensure that the City's water supply provides for and supports a balance of jobs and housing in future development.	Implementation ongoing. As part of implementation of the City's Urban Water Management Plan, the City ensures water supply provides for and supports a balance of jobs and housing in future development projects. This Policy will continue to be implemented.
12-P-1.6	Consider the effect of incremental increases in the demands on groundwater supply and water quality when reviewing development applications.	Implementation ongoing. The City of Pittsburg's Public Works Department reviews new development applications for impacts to groundwater supply and water quality as part of the referral process. As applicable, the City requires Condition(s) of Approval to mitigate any impacts. This Policy will continue to be implemented.
Water Conservation Policies		
12-P-2.1	Continue water district and user conservation efforts to help reduce demand in light of drought patterns, groundwater management, raw water availability, and the potential for unforeseen shortfalls.	Implementation ongoing. In 2021, the City adopted the 2020 Urban Water Management Program (UWMP). The purpose of the UWMP is to review and maintain the reliability of urban water supplies, ensure that future beneficial use can be complemented by sufficient water supply, continue to promote policies and programs that benefit water conservation, and provide a means for response during water supply shortages and drought conditions. Compliance and adherence to the UWMP will further compliance with this Policy. This Policy will continue to be implemented.
12-P-2.2	Continue water conservation efforts from industrial facilities, including continued enforcement of the City's water-efficient landscape standards and participation in a wastewater reclamation efforts.	Implementation ongoing. The City of Pittsburg's Environmental Services Division submits annual reporting of the City's compliance with MWELO (Model Water Efficiency Landscaping Ordinance). This is required of all developments within the City, including industrial facilities. This Policy will continue to be implemented.
Wastewater Collection and Treatment Policies		
12-P-3.1	Ensure sufficient wastewater capacity to maintain desired service levels for existing uses and to accommodate planned growth and avoid capacity shortages or other negative effects on safety and quality of life.	Implementation ongoing. The City currently monitors the wastewater capacity of the existing wastewater collection system. To avoid capacity overload and any associated negative effects on safety and quality of life, the City undertakes Capital Improvement Projects to further implement this Policy. As demand is associated with new development applications, funding for the expansion is included as part of the new development's Development Agreement and/or Condition(s) of Approval. This Policy will continue to be implemented.
12-P-3.2	Plan for the expansion of the City's wastewater collection system, in order to provide necessary infrastructure for projected urban growth through 2040.	Implementation ongoing. The City's Wastewater Collection System Master Plan provides the framework for needed upgrades to existing infrastructure to ensure its reliability. The master plan is also an important planning tool to inform the requirements needed to accommodate future growth anticipated within the City's sphere of influence. This policy will continue to be implemented.
12-P-3.3	Work with Delta Diablo in planning for expansion of the wastewater treatment plant and conveyance infrastructure to accommodate projected growth.	Implementation ongoing. As part of any future expansion of the wastewater treatment plant, the City will work with Delta Diablo to accommodate projected growth. This Policy will be implemented.
12-P-3.4	Maintain environmentally appropriate wastewater management practices.	Implementation ongoing. The City of Pittsburg maintains its own wastewater management practices, compliant with local, regional, and State regulations. The City, in collaboration with Delta Diablo, monitors sewer discharge quantity and quality to ensure compliance with American Public Health Association standards for wastewater. In addition, the City implements its Wastewater Management Plan to ensure compliance with the State Water Resource Control Board to minimize sanitary sewer overflows. Private dischargers are also required to comply with this provision. This Policy will continue to be implemented.

Community Facilities Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
12-P-3.5	Maintain the ability to handle peak discharge flow while meeting State Regional Water Quality Control Board Standards as established in the current NPDES Permit.	Implementation ongoing. The City of Pittsburg implements the goals outlined in its Sewer System Management Plan in compliance with the State Water Resources permit for General Waste Discharge Requirements for Sanitary Sewer Systems This Policy will continue to be implemented.
12-P-3.6	Maintain the existing wastewater system on a regular basis to increase the lifespan of the system and ensure public health and safety.	Implementation ongoing. The City of Pittsburg has dedicated staff specifically attending to the wastewater system on a regular basis to aid in increasing the lifespan of the wastewater system, which in turn ensures public health and safety. This Policy will continue to be implemented.
12-P-3.7	Reduce rainfall-dependent infiltration and inflow to maintain capacity of existing collection system and prevent sanitary sewer overflows.	Implementation ongoing. The City regularly monitors and inspects areas of the collection system prone to infiltration and inflow, and subsequently makes necessary repairs to mitigate the infiltration and inflow. The City will continue to implement this Policy.
Solid Waste Policies		
12-P-4.1	Enforce solid waste reduction, diversion, and recycling standards to divert increasingly larger portions of the waste stream from landfills serving the region.	Implementation ongoing. The City of Pittsburg currently enforces solid waste reduction, diversion, and recycling state law to divert increasingly larger portions of the waste stream from landfills serving the region. The City also works collaboratively with Earth Island Institute (Food Shift) and Mount Diablo Resource Recovery (MDRR) to ensure further compliance. This Policy will continue to be implemented.
12-P-4.2	Ensure that the State's solid waste reduction and diversion goals are met or exceeded.	Implementation ongoing. The City of Pittsburg has requirements by the State of California to meet specific targets related to statewide solid waste reduction. These targets are further met with the implementation of Pittsburg Municipal Code Chapters 8.04, 8.05, 8.06, and 8.09. This Policy will continue to be implemented.
12-P-4.3	Reduce municipal waste generation by increasing recycling, on-site composting, and mulching, where feasible, at municipal facilities, as well as using resource efficient landscaping techniques in new or renovated medians and parks.	Implementation ongoing. The City of Pittsburg aims to reduce its municipal waste generation by following measures as prescribed by this Policy. This Policy will continue to be implemented.
12-P-4.4	Encourage residential, commercial, and industrial recycling and reuse programs through providing information on the City's website, public education campaigns, and other outreach techniques.	Implementation ongoing. The City of Pittsburg's Solid Waste webpage, monthly newsletter, digital readerboards, and social media sites provide detailed information regarding City policies and opportunities for recycling and reuse events. The information provided is also educational for the members of the Pittsburg community, in that there are strategies listed to better manage organic and recyclable waste compliant with State law. This Policy will continue to be implemented.
12-P-4.5	Encourage builders to incorporate interior (e.g., proper) storage areas for recyclables into new or remodeled residential, commercial, and industrial structures.	Implementation ongoing. As part of development review processes, the City currently requires space for solid waste, recyclables, and organics within trash enclosures (compliant with SB 1383 of 2016). Such enclosures are subject to the City's Trash Enclosure Guidelines developed in alignment with SB 1383 to ensure public health and safety among evolving organics state law. The City also requires trash receptacles, including recyclables, to be located inside of garages for residential development projects. In no case and in no zoning designation, however, trash receptacles are not allowed to be visible from the Public Right of Way. This Policy will continue to be implemented.
Police Policies		

Community Facilities Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
12-P-5.1	Prioritize public safety through ensuring adequate staffing, implementing best available technologies, capital investments in public safety, maintaining minimum feasible response times, and organizing and utilizing community volunteers.	Implementation ongoing. The City of Pittsburg currently prioritizes public safety in the community. Specifically with the Police Department, public safety is prioritized by implementation of the best available technologies, capital investments in public safety, maintaining minimum feasible response times, and organizing and utilizing community volunteers. This Policy will continue to be implemented.
12-P-5.2	Ensure that the Police Department has adequate funding, staff, and equipment to accommodate existing and future growth.	Implementation ongoing. As part of the annual budget review and development process, the City reviews all department funding, including the Police Department funding. Such annual reviews ensure that the Police Department has adequate funding, staff, and equipment to accommodate existing and future growth. Further, as part of new development review, Conditions of Approval may be added to further ensure this Policy is implemented.
12-P-5.3	Periodically review and, if necessary, amend the criteria for determining the circumstances under which police service will be enhanced.	Implementation ongoing. The City will continue to periodically review and, if necessary, amend the criteria for determining the circumstances under which police service will be enhanced. This Policy will continue to be implemented.
12-P-5.4	Promote and support community-based crime prevention programs, as an important augmentation to the provision of professional police services.	Implementation ongoing. Police and Community Partnerships create an opportunity for the Pittsburg Police Department and the community to work together to improve the safety of our community. This is accomplished by sharing information about neighborhood crime issue and discussing ideas and tips on how to solve and prevent crime. City of Pittsburg Police Department's Community Outreach staff act as a liaisons between the police department and the community, providing a consistent and personal point of contact. These staffers are available to answer questions, provide information and give referrals to the general public regarding matters related to crime prevention and quality of life issues. They also provide presentations to groups covering a variety of crime prevention topics. Another way this Policy is implemented is by the development of Neighborhood Watch groups. This Policy will continue to be implemented.
12-P-5.5	Through the development review process, use physical site planning as an effective means of preventing or reducing crime, ensuring that open spaces, landscaping, parking lots, parks, play areas, and other public spaces be designed with maximum feasible visual and aural exposure to community residents.	Implementation ongoing. As part of the development review process, the City's Community and Economic Development Department plans to continue to consult with the Police Department in order to ensure that the project design facilitates adequate police services and that the project addresses its impacts on police services. The City has established a bi-weekly "New Projects Review" meeting with various departments staff members, including the Police Department, to ensure all applicable parties are familiar with incoming development projects, and to provide initial feedback as necessary. This Policy will continue to be implemented.
12-P-5.6	Seek to build relationships between police and the community, through programs such as meet and greets.	Implementation ongoing. The City of Pittsburg has established the Police Activity League (PAL) Program to better build relationships between police and the community, in particular with the youth. Exercises conducted as part of this Program foster unity through mentorship, education, and activities. Other Pittsburg Police meet and greet activities are specific to older members of the community, such as "Coffee with a Cop". Further, the City plans to continue to implement community-based police outreach services and programs, including but not limited to, neighborhood watch, Citizen's Police Academy, Youth Academy, and other community outreach and volunteer programs that educate the community regarding public safety services and awareness. This Policy will continue to be implemented.

Community Facilities Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
Fire Protection Policies		
12-P-6.1	Promote and cooperate with Contra Costa Fire Protection District to ensure adequate staffing and station locations, a maximum five-minute travel response time 90% of the time for fire and emergency calls, an overall fire insurance (ISO) rating of 3 or better for all developed areas within the City, and a minimum staffing of 3 personnel for all fire stations.	Implementation ongoing. When development applications are filed in such fire-hazard designated zones, the City requires, as part of Condition(s) of Approval and/or Mitigation Measure(s) that adequate fire service is available prior to occupancy of such areas. This Policy will continue to be implemented.
12-P-6.2	Require adequate road widths, turnarounds, and emergency access development projects for fire response trucks.	Implementation ongoing. The City has adopted Standard Details by Ordinance. The City's Standard Construction Details incorporates minimum street widths and cul-de-sac radii that meet Contra Costa County Fire Protection District (CCCYPD) requirements. The City collaborates with CCCYPD to incorporate improvements for adequate fire response access. This Policy will continue to be implemented.
12-P-6.3	Require development in areas of high fire hazard to be designed and constructed to minimize potential losses and maximize the ability of fire personnel to suppress fire incidents.	Implementation ongoing. When development applications are filed in such fire-hazard designated zones, the City requires, as part of Condition(s) of Approval and/or Mitigation Measure(s) that adequate fire service is available prior to occupancy of such areas. This Policy will continue to be implemented.
12-P-6.4	Require existing and new development in or adjacent to high and very high fire hazard severity zones, wildland urban interface zones, and State Responsibility Areas to maintain defensible space zones, landscape using native, fire-resistant plants and fire-resistant materials, abate weeds, and, where feasible, harden structures and infrastructure against fires.	Implementation ongoing. The City's southernmost border contains some lands designated as "very high fire hazard severity zones" as designated by CalFire (Office of the State Fire Marshall). When development applications are filed in such fire-hazard designated zones, the City requires, as part of Condition(s) of Approval and/or Mitigation Measure(s) that defensible space is allotted for, and that a plan to maintain the defensible space area is identified. This Policy will continue to be implemented.
Stormwater Policies		
12-P-7.1	Require all development projects to demonstrate how storm water runoff will be detained or retained on-site and/or conveyed to the nearest drainage facility as part of the development review process, including consideration of the near-term and cumulative capacity of the system serving the drainage area, and as required by the City's NPDES Municipal Regional Permit. Project applicants shall mitigate any drainage impacts as necessary and shall demonstrate that the project will not result in any increase in off-site runoff during rain and flood events.	Implementation ongoing. The City requires all new development applications to submit stormwater control plans, clearly demonstrating how storm water runoff created with the construction of new impervious surface will be mitigated to maintain the projects pre-construction stormwater flows and durations. The City encourages these mitigations to be done with the incorporation of low impact design features. This Policy will continue to be implemented.

Community Facilities Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
12-P-7.2	Assure through the City standards, including the Master Drainage Plan (e.g., Stormwater Management Plan) and development ordinances, that proposed new development (residential, commercial, or industrial) adequately provides for on-site and downstream mitigation of potential flood hazards, including construction of required drainage improvements.	Implementation ongoing. The City's Development Engineering Division has standard development requirements, which are adopted by Ordinance. These standards ensure that new development adequately provides for on-site and downstream mitigation of potential flood hazards, including construction of required drainage improvements. The City has the authority to require such improvements as part of Condition(s) of Approval. This Policy will continue to be implemented.
12-P-7.3	Ensure adequate minimum setbacks to reduce potential for property damage from storm flooding.	Implementation ongoing. The City of Pittsburg's Municipal Code prescribes required setback regulations for development applications. As part of development review, the City will continue to require such setbacks, and where deemed appropriate and as allowed by the City, staff will impose greater setback restrictions to further ensure the risk of property damage from storm flooding. This Policy will continue to be implemented.
12-P-7.4	Reduce the risk of localized and downstream flooding and runoff through the use best management practices (e.g., Low Impact Development Measures) to minimize runoff from the site to the storm drainage system, including • High infiltration measures, including the maximization of permeable landscape, • Using permeable surfaces for parking lots, sidewalks, and bike paths, • Where feasible, using roof runoff as irrigation.	Implementation ongoing. The City reviews proposed development designs to ensure that proposed grading will not alter natural floodplains, stream channels, and other natural barriers that would otherwise endanger health, safety, or property. Implementation of low impact development is required as sustainable measures to mitigate downstream impacts. This Policy will continue to be implemented.
12-P-7.5	During the review of development plans, require all commercial projects to construct on-site retention facilities (e.g., Low Impact Development Measures). Such facilities could be in the form of landscape features or underground swells.	Implementation ongoing. This is a current requirement of new development applications and is verified by the City's Development Engineering Division. Low Impact Development Measures include landscape features, underground swells, or similar vegetated areas designed to accommodate the volume of runoff to mitigate peak flows. This Policy will continue to be implemented.
12-P-7.6	Allow the construction of detention basins as mitigation in new developments. Ensure that detention basins located in residential neighborhoods, schools, or child-care facilities are surrounded by a gated enclosure, or protected by other safety measures.	Implementation ongoing. As part of new construction, detention basins are sometimes considered a mitigation measure. The City currently requires specific landscaping and/or fencing surrounding such detention basins where applicable. An example of this is the fencing recently installed along the perimeter of the Tuscany Meadows detention basin along Buchanan Road. This fencing will ensure safety of residents, pedestrians, and vehicle operators by providing a physical barrier around the basin. As part of new development review for projects located in residential neighborhoods, schools, or child-care facilities, these basins will be required to have some form of safety measure to ensure safety of all users of the property.

Community Facilities Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
12-P-7.7	Continue to work cooperatively with outside agencies such as the Contra Costa Water District and Contra Costa County Flood Control District regarding regional storm drainage, flood control management, and water quality issues.	Implementation ongoing. The City currently works with local and regional water quality agencies to ensure storm drainage, flood control management, and water quality issues are mitigated for. This Policy will continue to be implemented.
Public Utilities Policies		
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.	Implementation ongoing. As part of development and redevelopment applications, the City refers project reviews to utility providers to ensure the provision of adequate electric power and natural gas services and facilities are existing to serve the needs of existing and future uses. In any case where the service existing is not sufficient to provide for future or new uses, Conditions of Approval are required upon the developer to provide required utility service(s). This Policy will continue to be implemented.
12-P-8.2	Promote the relocation and subsequent redevelopment of transmission and utility corridors in order to provide cohesive development patterns, improved circulation patterns, and additional recreational and job-generating opportunities in the City.	Implementation ongoing. A major transmission corridor within the City is the Pacific Gas and Electric Company (PG&E) utility corridor, which bisects the City from north to south. Such relocation would allow for cohesive development patterns, improved circulation patterns, and additional recreational and job-generating opportunities in the City. This Policy will continue to be implemented as the City works alongside transmission and utility corridor operators and/or owners.
12-P-8.3	Require new and redevelopment projects to install utility lines underground, where feasible.	Implementation ongoing. As a current practice, the City of Pittsburg requires all new developments to underground utilities where feasible. This is required by way of a Condition of Approval, and adherence to this Condition of Approval must be shown on the Tenant Improvement plans submitted for a development. This Policy will continue to be implemented.
12-P-8.4	Encourage buffer landscaping and multi-use of utility sites and rights-of-way to harmonize with adjoining uses.	Implementation ongoing. The City currently encourages buffer landscaping between potentially incompatible uses, such as industrial and residential uses. This Policy will continue to be implemented as new development applications are filed when reviewing adjoining use compatibility.
12-P-8.5	Require utility corridor easements in development plans.	Implementation ongoing. As part of development review, the City's Planning and Development Engineering Divisions ensure the identification of all utility corridor easements on plan sets. Further, as required by utility companies, the City imposes Conditions of Approval on new developments to allow space for utility easements within development areas. This Policy will continue to be implemented.
Noise Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
Noise Policies		
13-P-1.1	Areas within Pittsburg exposed to existing or projected exterior noise levels from mobile noise sources exceeding the performance standards in Table 13-1 shall be designated as noise-impacted	Implementation ongoing. The City is working to develop a visual representation of noise-impacted areas for future entitlement review use. However, noise studies are required of most projects subject to the California Environmental Quality Act (CEQA). This Policy will continue to be implemented.

Noise Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	areas. Figure 13-1 identifies noise contours anticipated at General Plan buildout.	
13-P-1.2	Require development projects, including new uses, to meet the noise standards established in Table 13-1.	Implementation ongoing. This Policy will continue to be implemented as applications are filed subject to the noise standards described within Table 13-1 of the General Plan.
13-P-1.3	Require that applicants for noise-sensitive development, such as schools, residences, and hospitals, in areas subject to noise generators producing noise levels greater than 65 dB CNEL, obtain the services of a professional acoustical engineer to provide a technical analysis of noise impacts and measures to reduce noise exposure to acceptable levels.	Implementation ongoing. This is a current requirement of noise-sensitive development. As applications are filed applicable to this Policy, it will continue to be implemented.
13-P-1.4	Ensure that new noise-sensitive uses in areas near roadways identified as producing noise levels greater than 65 dB CNEL (see Figure 13-1) incorporate noise reduction measures to ensure that interior noise levels do not exceed 45 dB CNEL.	Implementation ongoing. This is a current requirement of all new development and redevelopment applications. High noise-generating uses are required to provide technical noise studies, conducted by professionals, to determine noise impacts associated with such uses. Mitigation Measures and/or Conditions of Approval are then incorporated to reduce impacts identified in such studies. This Policy will continue to be implemented.
13-P-1.5	Continue efforts to incorporate noise considerations into land use planning decisions, including measures to control noise at the source through site design, building design, landscaping, hours of operation, and other techniques, for new development deemed to be noise generators, and guide the location and design of transportation facilities to minimize the effects of noise on adjacent land uses.	Implementation ongoing. All efforts listed within this Policy, including measures to control noise at the source through site design, building design, landscaping, hours of operation, and other techniques, for new development deemed to be noise generators, and guide the location and design of transportation facilities to minimize the effects of noise on adjacent land uses (and others) are currently required as Conditions of Approval to development projects, as applicable. This Policy will continue to be implemented.
13-P-1.6	Encourage criteria such as building design and orientation, wider setbacks, and intense landscaping in lieu of sound walls to mitigate traffic noise along all major corridors, except along State Route 4.	Implementation ongoing. As new development and redevelopment applications are filed applicable to this Policy, it will continue to be implemented.
13-P-1.7	Limit generation of loud noises on construction sites adjacent to existing development to normal business hours between 8:00 AM and 5:00 PM.	Implementation ongoing. This is a current requirement of the Pittsburgh Municipal Code and is enforced by the Code Enforcement Division. This is also a Condition of Approval to all construction projects within the City of Pittsburgh. This Policy will continue to be implemented.

Noise Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
13-P-1.8	Reduce the impact of truck traffic noise on residential areas by limiting such traffic to appropriate truck routes. Consider methods to restrict truck travel times in sensitive areas.	Implementation ongoing. The City of Pittsburg has established truck routes within the City Limits. Such truck routes are specifically designated within industrial zoned areas so as to reduce impacts to residential development. This Policy will continue to be implemented.
13-P-1.9	Evaluate projects for stationary noise source impacts based on the standards in Table 13-2.	Implementation ongoing. As part of development application review, the City reviews impacts to noise, and specifically for compliance with the Pittsburg Municipal Code's Title 9, for "nuisance". Mitigation measures are required as part of such applications, and strict adherence to this Policy is monitored throughout the duration of construction activities. Further, if determined necessary as prescribed by this Policy, the City requires ground-borne vibration studies for developments subject to this Policy. This Policy will continue to be implemented.
13-P-1.10	To reduce traffic noise increases under General Plan Buildout (2040) to less than +1.50 dB, the following roadway segments shall be paved with quiet pavement: West 10th Street between Beacon Street and Herb White Way: Approximate pavement locations are shown on Figure 3.12-2.	Implementation pending. At time of roadway pavement for the locations as shown in Figure 3.12-2, this Policy will be implemented.
13-P-1.11	Require the preparation of ground-borne vibration studies by qualified professionals when construction activities include vibration-sensitive uses and significant site grading, foundation work, or underground work would occur within less than 100 feet of existing structures.	Implementation ongoing. As part of development application review, the City reviews impacts to noise, and specifically for compliance with the Pittsburg Municipal Code's Title 9, for "nuisance". Mitigation measures are required as part of such applications, and strict adherence to this Policy is monitored throughout the duration of construction activities. Further, if determined necessary as prescribed by this Policy, the City requires ground-borne vibration studies for developments subject to this Policy. This Policy will continue to be implemented.
13-P-1.12	Require development projects to reduce adverse construction vibration impacts to sensitive receptors, as feasible, when vibration-related construction activities are to occur within 100 feet from existing sensitive receptors. Measures to reduce noise and vibration effect may include, but are not limited to: - Phase demolition, earth-moving and ground-impacting operations so as not to occur in the same time period. - The pre-existing condition of all buildings within a 100-foot radius will be recorded in order to evaluate damage from construction activities. Fixtures and	Implementation ongoing. As part of development application review, the City reviews impacts to noise, and specifically for compliance with the Pittsburg Municipal Code's Title 9, for "nuisance". Mitigation measures are required as part of such applications, and strict adherence to this Policy is monitored throughout the duration of construction activities. This Policy will continue to be implemented.

Noise Element – 2040 General Plan		
Policy	Policy Description	Status of Policy Implementation
	finishes within a 100-foot radius of construction activities susceptible to damage will be documented (photographically and in writing) prior to construction. All damage will be repaired back to its pre-existing condition. • Substituting vibration-generating equipment with equipment or procedures that would generate lower levels of vibration. For instance, in comparison to impact piles, drilled piles or the use of a sonic or vibratory pile driver are preferred alternatives where geological conditions would permit their use. • Other specific measures as they are deemed appropriate by the implementing agency to maintain consistency with adopted policies and regulations regarding vibration.	

Table 1: Housing Development Applications Submitted in 2025

Address	Project Name	Tracking ID	Categ.	Total Units	VL (R)	VL (U)	L (R)	L (U)	M (R)	M (U)	AM
4401 Century Blvd.	Avalon and Andora at Century Place	AP-25-0026	SFD	370	0	0	70	0	0	0	300
2009 W. Leland Road	San Marco Properties, LLC (Esperanza at San Marco)	AP-25-0011	SFD	105	0	0	21	0	0	0	84
Totals:				475			91				384
Notes: AMI = Area Median Income (for 2025, the AMI for a 4-person household in Contra Costa County was \$159,800) AL = Acutely Low-Income (households earning 15% or less of AMI) Per HCD and following passing of AB 3039, 6 th Cycle APR categorizes AL units under “VL.” EL = Extremely Low-Income (households earning 15-30% AMI) VL = Very Low-Income (households earning 0-50% of AMI) L = Low-Income (households earning 50-80% of AMI) M = Moderate Income (households earning 80-120% of AMI) AM = Above Moderate-Income (households earning above 120% of AMI) (R) = Deed Restricted (U) = Unrestricted											

Table 2: Annual Building Activity Report Summary – Completed Entitlements in 2025

Address	Project Name	Tracking ID	Categ.	Total Entitled	VL (R)	VLI (U)	LI (R)	LI (U)	MI (R)	MI (U)	AMI
-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-
Totals:				0	-	-	-	-	-	-	-
Notes: AMI = Area Median Income (for 2025, the AMI for a 4-person household in Contra Costa County was \$159,800) AL = Acutely Low-Income (households earning 15% or less of AMI) Per HCD and following passing of AB 3039, 6 th Cycle APR categorizes AL units under “VL.” EL = Extremely Low-Income (households earning 15-30% AMI) VL = Very Low-Income (households earning 0-50% of AMI) L = Low-Income (households earning 50-80% of AMI) M = Moderate Income (households earning 80-120% of AMI) AM = Above Moderate-Income (households earning above 120% of AMI) (R) = Deed Restricted (U) = Unrestricted											

Table 3: Annual Building Activity Report Summary – Issued Building Permits in 2025

Address	Project Name	Tracking ID	Categ.	Total Permits Issued	EL	VL (R)	VL (U)	LI (R)	L (U)	M (R)	M (U)	AM
ADU (Various)	ADU (Various)	Family Names	ADU	25	-	-	-	-	25	-	-	-
SFR (Various)	SFR (Various)	Family Names	SFD	8	-	-	-	-	-	-	8	-
Buchanan Road	Tuscany Meadows	AP-20-1549	SFD	16	-	-	-	-	-	-	4	12
Buchanan Road	Tuscany Meadows	AP-20-1549	ADU	1	-	-	-	1	-	-	-	-
Mindy Way	Liberty II	AP-21-1599	SFD	12	-	-	-	-	-	-	12	-
Mindy Way	Liberty II	AP-21-1599	ADU	4	-	-	-	4	-	-	-	-
Rosa Blanca	San Marco Unit 3	AP-24-0070	SFD	9	-	-	-	-	-	-	-	9
Rosa Blanca	San Marco Unit 4A	AP-24-0070	SFD	3	-	-	-	-	-	-	-	3
Totals:				78	-	-	-	-	-	-	-	-
Notes: AMI = Area Median Income (for 2025, the AMI for a 4-person household in Contra Costa County was \$159,800) AL = Acutely Low-Income (households earning 15% or less of AMI) Per HCD and following passing of AB 3039, 6th Cycle APR categorizes AL units under “VL.” EL = Extremely Low-Income (households earning 15-30% AMI) VL = Very Low-Income (households earning 0-50% of AMI) L = Low-Income (households earning 50-80% of AMI) M = Moderate Income (households earning 80-120% of AMI) AM = Above Moderate-Income (households earning above 120% of AMI) (R) = Deed Restricted (U) = Unrestricted												

Table 4: Annual Building Activity Report Summary – Final Inspections Completed in 2025

Project Name	Project Address	Tracking ID	Categ.	Total Finals	EL	VL (R)	VL (U)	LI (R)	LI (U)	MI (R)	MI (U)	AMI
ADU (Various)	ADU (Various)	Family Names	ADU	6	-		-	-	6	-	-	-
San Marco Unit 3	Rosa Blanca	AP-20-1549	SFD	7	-		-	-	-	-	--	7
San Marco Unit 4A	Rosa Blanca	AP-20-1549	SFD	0	-		-	-	-	-	-	-
Liberty II	Mindy Way	AP-21-1599	SFD	1	-		-	-	-	-	1	-
Liberty II	Minday Way	AP-21-1599	ADU	1	-		-	1	-	-	-	-
Tuscany Meadows	Buchanan Road	AP-24-0070	SFD	10	-		-	-	-	-	1	9
Tuscany Meadows	Buchanan Road	AP-24-0070	ADU	1	-		-	1	-	-	-	-
Totals:				26	-		-	-	-	-	-	-
Notes: AMI = Area Median Income (for 2025, the AMI for a 4-person household in Contra Costa County was \$159,800) AL = Acutely Low-Income (households earning 15% or less of AMI) Per HCD and following passing of AB 3039, 6 th Cycle APR categorizes AL units under “VL.” EL = Extremely Low-Income (households earning 15-30% AMI) VL = Very Low-Income (households earning 0-50% of AMI) L = Low-Income (households earning 50-80% of AMI) M = Moderate Income (households earning 80-120% of AMI) AM = Above Moderate-Income (households earning above 120% of AMI) (R) = Deed Restricted (U) = Unrestricted												

Table 5: Regional Housing Needs Allocation Progress – Permitted Units Issued in 2025

Income Level		RHNA Allocation	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Remaining
EL	Deed Restricted	258	-	-	-	-	-	-	-	-	-	0	258
	Unrestricted		-	-	-	-	-	-	-	-	-		
VL	Deed Restricted	258	-	-	-	-	-	-	-	-	-	0	258
	Unrestricted		-	-	-	-	-	-	-	-	-		
L	Deed Restricted	296	-	7	5	-	-	-	-	-	-	67	229
	Unrestricted		9	17	25	-	-	-	-	-	-		
M	Deed Restricted	346	-	-	-	-	-	-	-	-	-	196	150
	Unrestricted		130	34	24	-	-	-	-	-	-		
AM		894	1	15	24	-	-	-	-	-	-	40	854
Total RHNA													
Total Units			140	73	78	-	-	-	-	-	-	303	1,749
Notes: AMI = Area Median Income (for 2025, the AMI for a 4-person household in Contra Costa County was \$159,800) AL = Acutely Low-Income (households earning 15% or less of AMI) Per HCD and following passing of AB 3039, 6 th Cycle APR categorizes AL units under “VL.” EL = Extremely Low-Income (households earning 15-30% AMI) VL = Very Low-Income (households earning 0-50% of AMI) L = Low-Income (households earning 50-80% of AMI) M = Moderate Income (households earning 80-120% of AMI) AM = Above Moderate-Income (households earning above 120% of AMI)													

CITY OF PITTSBURG



HOUSING ELEMENT 2023 – 2031 IMPLEMENTATION STATUS

Reporting Period:
January 1, 2025 – December 31, 2025

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Housing Diversity Programs		
Program 1: Housing Element Monitoring/Annual Reporting		
Pittsburg's Planning Department is responsible for the regular monitoring of the Housing Element to make certain that the City continues to assess its affordable housing programs, progress towards the RHNA, including maintenance of adequate sites, and the preservation of affordable housing units. The Planning Department will prepare the Annual Progress Report (APR) for review by the public, City decision-makers, and submittal to the Department of Housing and Community Development (HCD). Completion of the annual progress report is required for the City to maintain access to state housing funds. The APR will document: • Pittsburg's annual residential building activity, including identification of any deed-restricted affordable units and assignment of market rate units to an appropriate affordability category; • Affordability of ADUs and JADUs; • Special needs units building activity, including new construction, rehabilitation, and preservation; • Progress towards the Regional Housing Needs Allocation since the start of the planning period; • Implementation status of the Housing Element programs; and • Requirements of State law for APRs As part of Housing Element implementation monitoring, the City will monitor individual projects	Review the Housing Element annually and provide opportunities for public participation, in conjunction with the submission of the City's APR to the State Department of Housing and Community Development by April 1st of each year.	Implementation in progress. The City of Pittsburg prepares Annual Progress Reports (APR) to submit to the California Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI). This is an annual requirement of the City that the Planning Division ensures is completed. Further, as part of the Housing Element (HE) review as part of the APR, the City monitors individual projects and its inventory of sites suitable for residential development.

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Housing Diversity Programs		
and its inventory of sites suitable for residential development and ensure no net loss of housing sites pursuant to Government Code Section 65863.		
Program 2: Inclusionary Housing		
The purpose of an inclusionary housing ordinance is to require that a component of affordable housing is provided as part of all residential development. This promotes affordable housing opportunities throughout the community, ensuring equitable access to areas of opportunity, amenities, and housing available to a range of income levels. Pittsburgh's Inclusionary Housing standards are cited in Chapter 18.86 of the City's Municipal Code. The City will review this section every three years to be certain that the provisions remain appropriate, do not impede the development of housing, and are effective in providing an affordable component to new development.	• By December 2024, revise the City's inclusionary housing provisions to require that inclusionary units remain affordable in perpetuity and that inclusionary requirements for ownership units are the same for all projects, regardless of density and to clarify that projects that provide affordable units, units serving specific populations, or land that qualify for a density bonus under State law are eligible to receive a density bonus regardless of whether the units or land are provided on-site or off-site. • By December 2024, establish priorities for inclusionary housing in-lieu fees collected that focus on increasing affordable housing in areas with higher levels of opportunities, higher access to services and amenities, and/or higher median incomes. • By December 2024, consider development and implementation of a local citizen priority wait list for low-income housing. • In 2026 and in 2029, evaluate the City's inclusionary housing provisions to ensure that they do not impede the development of housing and are effective in providing an affordable component to new development. • Continue to apply the City's Inclusionary Housing requirements so that new market-rate development includes opportunities for very low, low, and moderate income households,	Implementation in progress. In 2024, the City initiated the beginnings of the Pittsburgh Municipal Code (PMC) Title 18 (Zoning) update. As part of the PMC Zoning Code updates, the City is revising the inclusionary housing provisions to ensure compliance with this Policy. The Pittsburgh Municipal Code is anticipated for public hearings and adoption in 2026. This Policy will be implemented once adopted.

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Housing Diversity Programs		
	with an objective of providing at least 36 very low and 54 low income rental units and 48 low and 81 moderate income ownership units throughout the 6th Cycle.	
Program 3: Affordable Housing Development Assistance		
Pittsburg plays an important role in facilitating the development of quality, affordable and special needs housing through identification of adequate sites and promoting affordable and special needs housing through coordination with the development community, provision of regulatory incentives, assistance with funding applications, and direct financial assistance, when available. Focused outreach to property owners, developers, and non-profits along with identification of incentives and funding resources in today's market are necessary to attract and build affordable and special needs housing.	Proactively engage a network of affordable housing providers to generate interest in assisting the City with affordable and special needs housing to accommodate the 6th Cycle RHNA. • Update the City's network of affordable housing providers by July 2023 to include nonprofit developers with a successful track record in the region. • Planning staff to establish a semi-annual meeting (twice a year) beginning no later than July/August 2023 with interested affordable housing providers to identify housing opportunities and promote development applications for affordable and special needs housing projects throughout the community, emphasizing affordable development for households with children in areas with the highest educational opportunities, promoting affordable development, including housing that provides assistance with daily living, for seniors and persons with a disability in areas with the highest rates of housing cost burden for seniors and persons with a disability and in areas proximate to services and transit, and encouraging projects that include a homeownership component for assist lower and moderate income households. o Annually email affordable housing providers an overview	Implementation in progress. As part of the City's Planning Division and Community Services Department's implementation, the City contacts developers interested in affordable housing development opportunities in compliance with this Policy. The City is working to establish a bi-annual meeting to further inform the development community of such opportunities. Further, as part of this Policy's implementation, the City encourages and will work with developers to achieve the required developments as specified within this Policy, Identify "2 affordable new development projects, including at least 50 extremely low, 200 very low, and 100 low-income units, and 1 rehabilitation or conversion project that would assist at least 20 very low and 20 low-income households by 2026 and 2 affordable new development projects, including at least 50 extremely low, 200 very low, and 100 low income units by 2030."

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Housing Diversity Programs	of the Inventory of Residential Sites, list of Pittsburgh's incentives for affordable and special needs housing (see Programs 21 and 22), and, once adopted, a summary of the Objective Design and Development Standards. o Explore opportunities for regional partnerships to leverage funds and assets available for affordable housing development, to provide for cooperation between regional jurisdictions in procuring funds to assist with affordable housing development, and to coordinate outreach to developers and housing providers. Support affordable and special needs housing by working with property owners and non-profit developers to: • Priority Processing: Prioritize processing for applications that include housing affordable to lower-income and/or special needs households. • Letters of Support for Funding Applications: Assist with and sponsor applications for funding (such as Low-Income Housing Tax Credit or State HOME funds) for affordable housing, provided the proposed project is consistent with the City's General Plan. • Concessions/Incentives. Continue to grant concessions and incentives as described in Programs 21 and 22 for projects which include housing affordable to lower-income and/or special needs households. • Funding. Seek funding through State programs (i.e., PLHA) to expand affordable housing, including grants and capital improvement funds	

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Housing Diversity Programs		
	to develop infill sites and to promote adaptive reuse of underutilized sites. See Program 8 for additional information regarding financial resources for affordable and special needs housing. Work with developers and housing providers to identify at least 2 affordable new development projects, including at least 50 extremely low, 200 very low, and 100 low-income units, and 1 rehabilitation or conversion project that would assist at least 20 very low and 20 low-income households by 2026 and 2 affordable new development projects, including at least 50 extremely low, 200 very low, and 100 low income units by 2030.	
Program 4: Housing Inventory and RHNA Accommodation		
Pittsburg will maintain an inventory of adequate housing sites for each income category to make certain that the net future housing capacity is maintained to accommodate the RHNA. The inventory will detail the amount, type, size, and location of vacant land and parcels that are candidates for consolidation to assist developers in identifying land suitable for residential development. In addition, the City will continuously monitor the inventory and the number of net units constructed in each income category. If the inventory indicates a shortage of adequate sites to accommodate the remaining RHNA, Pittsburg will identify alternative sites so that there is no net loss of residential capacity pursuant to Government Code Section 65863.	Monitor the City's inventory of sites appropriate to meet housing at all income levels annually and require that adequate sites remain available throughout the planning period, in compliance with Government Code Section 65863(b). In compliance with AB 1486, the Surplus Land Act, facilitate the development of affordable housing and multi-family uses on City-owned sites, including identified Public/Institutional lands, to streamline future permitting process in the event the properties are deemed surplus. Maintain the list of publicly owned land, updated on a semi-annual basis, and make the list available to developers upon request. Review sites at least annually (no later than December of each year) to make certain the City maintains	Ongoing. The Successor Agency to the Redevelopment Agency of the City of Pittsburg has sold all of its previously owned properties as required by the Dissolution Law. All City employees have access to the online Geographic Information System (GIS) web page that contains up-to-date property information, which staff can provide to the public upon request. On an annual basis, the City reviews these sites to make certain that the City maintains adequate sites to accommodate the Regional Housing Needs Allocation (RHNA)

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Housing Diversity Programs	adequate sites to accommodate the RHNA throughout the 6th Cycle pursuant to Government Code Section 65863 (No Net Loss Law). Should an approval of development result in a reduction of capacity below that needed to accommodate the remaining RHNA for lower income, moderate-income, or above moderate-income households, the City, and potentially the applicant (in accordance with State law), will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA allocation, consistent with State law. Any rezoned site(s) will satisfy the adequate sites requirements of Government Code Section 65583.2 and will be consistent with the City’s obligation to affirmatively further fair housing. Monitor the City’s development pipeline to ensure that projects necessary to accommodate the RHNA are on track to begin development during the planning period, including annual outreach to developers of projects that include very low, low, or moderate income units. If the status of a development project that is necessary to meet the RHNA is changed and the project is no longer anticipated to be developed during the 6th Cycle, the City shall identify one or more replacement site(s) of 0.5 to 10 acres in size at appropriate density(ies) to accommodate the remaining RHNA and shall ensure that the site is adequately zoned and included in the City’s inventory of sites within six months of identifying a potential shortfall. The City will coordinate with applicants to ensure expedient	throughout the 6th Cycle Housing Element, pursuant to Government Code Section 65863. Further, as new legislation is adopted, the City will ensure implementation. During implementation, the City Planning Staff will work to update the Pittsburgh Municipal Code, and other plans (as applicable) to ensure consistency between City documents and compliance with State law, as specified within this Housing Program.

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Housing Diversity Programs		
	processing of remaining entitlements and will provide applicants with information regarding resources available for lower income and special needs units, including funding programs and other incentives described in Program 3. Update the Zoning Ordinance by December 2024 to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households for: 1) lower income sites that are vacant and have been included in the inventory from two or more consecutive planning periods, and 2) lower income sites that are underutilized and have been included in the inventory from a prior planning period consistent with the requirements of Government Code Section 65583.2. These sites are identified in Appendix A. Encourage development of larger sites through providing for a reduction in fees for a parcel map or lot split for affordable housing projects on parcels that are larger than 10 acres. Update the City's fee schedule to establish the reduced fees no later than July 1, 2025.	
Program 4A: Public Property Conversion to Housing		
The Surplus Lands Act (SLA) of California (Government Code Section 54220 et. seq.) and AB 1486 (2019) requires the City to declare property to be "surplus land" before the City can take any action (sale or lease) to dispose of the property. Surplus land is land deemed not necessary for a local agency's use, including that according to a local agency's plan, including but not limited to, utility sites or land used for conservation purposes.	1. By March 2026, declare City-owned sites (086-180-027, 086-221-009, 086-221-010, 086-221-012, 086-221-011, 086-221-013, 091-290-036, 086-180-026, 086-180-031, 085-370-148, 091-290-037, 086-100-015, and 089-113-008) as surplus and issue a notice of availability for each site pursuant to the Surplus Lands Act. In conjunction with issuing the notice of availability, perform outreach to affordable housing developers and nonprofits active in the	Implementation ongoing. The Successor Agency to the Redevelopment Agency of the City of Pittsburg has sold all of its previously owned properties as required by the Dissolution Law. In addition, all City employees have access to an online Geographic Information System (GIS) web page

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Housing Diversity Programs		
The City will maintain a list of all surplus City-owned lands, including identification of address, APN, General Plan land use designation, zoning, current use, parcel size, and status (surplus land or exempt surplus land), in accordance with State Housing Law. In accordance with State Housing Law, should surplus land be identified in the future, the City will work with non-profits and public agencies to evaluate the feasibility of transferring surplus city-owned lands not committed to other City purposes for development of affordable housing by the private sector. The inventory will be updated annually in conjunction with the Annual Progress Report program. Any disposition of future surplus lands shall be conducted consistent with the requirements of Government Code Section 54220 et. seq. The City has identified sites in Appendix A that are owned by the City and are planned to accommodate a portion of the City's Regional Housing Needs Allocation (RHNA) during the Planning Period. These sites are planned to remain in City ownership and are anticipated to be made available for development through long-term leases. These sites will be made available for affordable housing consistent with the requirements of the Surplus Lands Act. The City has identified a site owned by BART that is vacant and appropriate for transit-oriented development, including lower income units.	City and region so that developers and non-profits are aware of the notice and of the City's commitment to affordable housing. Following receipt of notice(s) of interest from entities desiring to lease the lands, continue with disposition of the lands for affordable housing purposes consistent with the Surplus Lands Act. - For affordable housing projects proposed on City-owned lands, the City shall provide financial incentives to remove barriers to development, such as below market rate rents, waiver or deferral of City fees, priority processing, and assistance with and support of grant applications. - For site APN 093-130-045, coordinate with BART to develop affordable housing: 2024/2025: Coordinate with BART to verify BART has adequate information to promote identification of the site in BART's TOD Work Plan; 2024: Update Zoning Ordinance to meet AB 2923 Baseline Zoning Standards based on BART's A Technical Guide to Zoning for AB 2923 Conformance and make certain that the City's zoning standards exceed the minimum requirements for density and one or more additional zoning elements and that the site and such standards align with or exceed the BART Board of Directors: Transit-Oriented	that contains up-to-date property information, which staff can provide to the public upon request. In 2017, the City expanded its GIS program to provide additional information regarding the City's land inventory and current zoning and made zoning information and aerial imagery publicly accessible online. In 2020, the City's vacant and underutilized lands inventory was updated as part of the Envision Pittsburg General Plan Update. At time of project proposal for affordable housing projects proposed on City-owned lands, the City will work with developer/development team to remove barricades to development, will provide priority application processing, and will offer, if available, financial incentives and assistance as needed. As part of the Pittsburg Municipal Code Update process, the City is implementing the BART TOD Standards for the APN listed herein. At the time of development of such parcels, the City will coordinate with BART to ensure adequate buildout

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Housing Diversity Programs		
	Development Policy Performance Measures and Targets; 2025-2026: Coordinate with BART to make certain site is included in BART's TOD Work Plan and work with BART to advertise site to affordable and mixed use housing developers active in the region; 2027/2028: Assist BART with information needed to select development team and streamline implementation of affordable housing.	of the parcels, consistent with the TOD guidelines adopted by BART and BART's TOD Work Plan. This parcel is included within the Pittsburgh/Bay Point BART Master Plan, and is also required to fulfill specific measures included therein, such as a pedestrian trail along the northern parcel border for safe and easy pedestrian and bicyclist access to the BART station. This Policy will continue to be implemented.
Program 5: Above-Moderate Income Housing Opportunities		
Many of the people who work in Pittsburgh do not live in the City. Similarly, many people who live in Pittsburgh work outside of the City. The General Plan supports increased high-quality employment opportunities in the Land Use and Economic Development Elements. In order to ensure a variety of housing types and affordability levels, the City must work to attract high-end housing, as well as affordable and moderate-income housing. Supporting upper-end housing will encourage additional economic activity in the City and reduce vehicle miles traveled and greenhouse gas emissions associated with workers community to jobs in Pittsburgh. The City shall support the development of moderate- and above moderate-income move-up housing within the existing City limits such as high-end condominiums, townhouses, and single-family units with premium views and amenities. In order to avoid concentrations of lower income communities, the	As part of the development review process, encourage residential developments to include move-up and executive housing, such as: • Developments in the foothills should include a component with estate-size lots and homes. • Waterfront developments should provide a portion of units/lots developed with high-quality finishes and amenities. Establish minimum lot sizes when pre-zoning the foothills to ensure developments include a component with larger lots and large homes. Provide flexible lot sizes on up to 50 percent of the lots, when requested, in conjunction with a density bonus and long-term affordable housing agreement (i.e., 55 years or more). Request very low and low income housing developments proposed in areas with lower median income levels (see Figure 16) to include moderate and above moderate income units to reduce	Development in hillside areas is subject to the base density calculations set forth in the Hillside Planned Development (HPD) District development regulations, which allow for flexible lot sizes in accordance with the surrounding topography and development. The base density calculations allow a range from 0.2 to 4.5 dwelling unit per acre. Such a density range would be conducive to a subdivision development of estate homes. The City reviews new housing developments as part of the Design Review process, and as such, are subject to regulations prescribed by Pittsburgh Municipal Code Chapter

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Housing Diversity Programs		
City will also support a range of income levels in affordable housing projects.	concentrations of lower income housing and to encourage a range of income levels throughout the City.	18.36 and the City-adopted Development Review Design Guidelines. With these processes in place, the City ensures that all residential developments have high quality finishes and amenities, including those along the waterfront and those included as part of estate-style development. Subdivisions and development applications are typically privatized, but where applicable, the City will encourage very low- and low-income housing developments in areas of the City that have lower median income levels to also include some moderate to above moderate prices to aid in establishing a range of income level areas throughout the City.
Program 6: Transit-Oriented Housing		
Encourage the development of high-density, transit-oriented mixed-use development within identified Priority Development Areas (PDAs) near existing and planned transit through the implementation of the Pittsburg/Bay Point BART Master Plan and the Railroad Avenue Specific Plan.	Where feasible and appropriate, provide incentives such as fee waivers or deferrals, reduced parking requirements (in accordance with the adopted plans) and fast-track permit processing as development projects are considered and proposed.	Implementation ongoing. Consistent with State legislation, the City has adopted Objective Design Standards to aid in streamlining applicable development projects, including transit-oriented housing development. The City is also working to reduce required minimum parking requirements, consistent with State law, to encourage transit use, further aiding in reducing the

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Housing Diversity Programs		
		City's Greenhouse Gas (GHG) emissions and impacts from urban heat islands. This Program will continue to be implemented when the privately owned properties surrounding the City's two BART stations are proposed for development or redevelopment.
Program 7: Accessory Dwelling Units and Junior Accessory Dwelling Units		
An accessory dwelling unit (ADU) is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. A junior accessory dwelling unit (JADU) is a unit that is no more than 500 square feet in size and contained entirely within a single-family residence with separate or shared sanitation facilities. ADUs and JADUs are often affordable to very low and low-income households and can provide options for seniors, single persons, and even small families. ADUs can also provide the homeowner with supplementary income, which can help many modest income and senior homeowners afford to remain in their homes.	• Update the City's current ADU/JADU requirements (PMC Section 18.50.300) to comply with State law by December 2023. • Support the development of accessory dwelling units through continuing to provide reductions of City fees for ADUs and JADUs. • Pursue State funding available to assist lower- and moderate-income homeowners in the construction of ADUs. • Provide financial assistance to qualified property owners to build ADUs using State funds (such as CalHOME funds). • Provide technical resources online in 2024 to assist with ADU/JADU development, including an ADU guidebook with a summary of objective standards, requirements, and permit fees for ADUs/JADUs, free prototypes (3) of ADUs, and information regarding CalHFA grants. • Conduct outreach and education on ADU options and requirements to homeowners and Homeowners' Associations in 2025. • Permit 120 ADUs, with a goal of 15% very low, 15% low, and 15% moderate income ADUs and at least 20% of ADUs in areas of the City	The City is currently in process of conducting a comprehensive update to the Pittsburg Municipal Code, which includes Section 18.50.300, regarding Accessory and Junior Accessory Dwelling Unit development in the City. Such updates will be up to date with current State legislation. The City established one permit-ready ADU Plan Set for free public distribution to aid in diversifying the City's housing stock and to remove a potential barrier to ADU development in the City. This plan set, along with the recently-developed ADU Guidebook have been widely used by the public to facilitate ADU development. The ADU Guidebook acts as a "How-To-ADU" providing clear, step by step instructions on how to select which ADU works best for a Pittsburg resident, how to apply for an ADU

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Housing Diversity Programs	with higher incomes, higher resources, and higher opportunities. • Conduct annual and mid-cycle review no later than January 31, 2026 of ADU assumptions included in the Housing Resources chapter of the Background Report. If the review finds that the City will not have adequate sites to accommodate the RHNA without production of ADUs projected in the Housing Resources chapter, then the City shall take additional steps to increase development of ADUs and JADUs, including conducting additional marketing, including in the City's areas with highest resources and highest median incomes, and will provide for additional fee reductions and/or waivers for ADUs and JADUs within 6 months of identifying a potential shortfall in ADU/JADU production that would result in the City being unable to accommodate the RHNA.	using the City's permitting software, and also lends some design inspiration tips. Moving forward, the City was awarded funding from the Department of Housing and Community Development through Senate District 7 (Senator Steve Glazer) for the ADU Accelerator Program. Using this funding, the City plans to contract with local designers and/or architects to establish additional permit-ready plan sets for public distribution. To incentivize development of ADUs in the City, this ADU Accelerator Grant also provides a rebate program for property owners who pull Building Permits for an ADU and receive a Certificate of Occupancy if issued within 10 months of Permit issuance. Rebates vary from \$2,500 to \$15,000, with higher rebates given for small, deed-restricted affordable ADUs. The City will continue to monitor ADU development in the City and account for their construction as part of its annual reporting on the Annual Progress Report as well as the 6th Cycle RHNA.

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Housing Diversity Programs		
Program 8: Affordable Housing Funding Sources and Incentives		
Successful implementation of Pittsburg's programs for development of affordable and special needs housing will depend on the leverage of local funds with a variety of federal, State, County, and private sources. The Financial Resources section of the Housing Element identifies the primary affordable housing funding programs available to Pittsburg. In addition to applying for funds directly available to municipalities, Pittsburg plays an important role in supporting and assisting developers in securing outside funds. City involvement may include review of financial pro-forma analyses; provision of demographic, market, and land use information; review and comment on funding applications; and City Council actions in support of the project and application. Many "third-party" grants may also require some form of local financial commitment.	Actively pursue federal, State, County and private funding sources for affordable housing as a means of leveraging local funds and maximizing assistance. Support developers in securing outside funding sources. • Submit, or support developer submission of, at least 9 affordable housing funding applications, such as development, preservation, maintenance/rehabilitation, and/or homebuyer assistance, to assist the projects identified under Program 3 as well as other opportunities identified during the planning period. At least 3 applications shall be submitted or supported by 2026, an additional 3 by 2029, and an additional 3 by 2031. Work to obtain utility fee credits, fee waivers, grants, tax credits, and other financial assistance if and when available. Work with regional service providers, including the Delta Diablo Sanitation District and the Contra Costa Water District, to reduce or waive fees for utility installations for affordable housing units, ADUs, and JADUs. Use above-referenced funding to: • Support the City's housing goals, policies, and programs including providing ADUs, alternative housing types, integration of housing into commercial areas, adaptive reuse of non-residential structures, rehabilitation and preservation of housing, including subsidized	Implementation ongoing. The City is continuously monitoring State and Federal funding opportunities for affordable housing development in the City. The City is also supportive of developers in securing such funding from outside funding sources to aid in meeting the City's affordable housing goals as prescribed by the RHNA. In the past, the City has worked closely with both nonprofit and for profit housing developers to participate in mortgage and construction loan and grant programs including but not limited to the Housing and Community Development Multi-family Housing Program (HCD MHP), Contra Costa HOME, Affordable Housing Partnership (AHP) funds, California Tax Credit Allocation Committee (CTCAC) tax credits, and the California Debt Limit Allocation Committee (CDLAC) Qualified Residential Rental Project Program. The City plans to continue to provide information to local for-profit and not-for-profit developers about the types of state and federal low-interest land

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Housing Diversity Programs		
	housing and mobile home parks, incentivizing affordable housing, infill housing, and furthering access to housing opportunities throughout Pittsburg. • Increase the supply of housing affordable to extremely low-, very low-, and low-income households, and moderate-income large family households. • Endeavor to set aside a minimum of 20 percent of the City's annual Community Development Block Grant (CDBG) funds for affordable housing projects and programs targeting special needs populations. Allow for City development impact fees to be deferred until issuance of a certificate of occupancy for developers providing affordable or special needs housing. • On a case-by-case basis, investigate the possibility of extending fee deferrals beyond issuance of a certificate of occupancy to allow developers of affordable housing to amortize the fees over a longer period of time. By July 2024, pursue a Pro-Housing Designation from HCD in 2023 in order to reflect the City's housing achievements and to increase the City's Pro-Housing Designation competitiveness for State grant and loan program applications. Provide information to local for-profit and not-for-profit developers about the types of state and federal low-interest land acquisition/construction funds available for development of homes affordable to low- and	acquisition/construction funds available for development of homes affordable to low- and moderate-income households by distributing the list of available grant funds listed on www.hcd.ca.gov, and continuing to offer support in the application of these funds. The City is actively working to establish the City as a Pro-Housing Designated City by HCD. This will aid in the State's grant and loan program applications.

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Housing Diversity Programs		
	moderate-income households by distributing the list of available grant funds listed on www.hcd.ca.gov/fa/, and continuing to offer support in the application of these funds. Continue to participate in the Contra Costa County Consortium to ensure access to and input on the distribution of HOME and HOPWA funds benefiting Pittsburg residents with special needs. Support continuation of the County Mortgage Credit Certificate program benefiting new low- and moderate-income homeowners on an annual or as-needed basis, and make information about the program available at the permit counter and on the City's website.	

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Housing and Neighborhood Prevention Programs		
Program 9: Home Improvement Program		
The City can assist with housing maintenance and improvement through housing rehabilitation, emergency repair, weatherization, energy-efficiency, and water-efficiency programs. The City provides Successor Agency-funded below-market rate rehabilitation loans to single-family and multifamily homeowners that are very low, low, or moderate income as well as owners of rental properties where at least half of the tenants are low-income households for the purpose of improving their property. The City also provides resources to	• Ensure that the HACP includes \$100,000 of the Housing Successor Agency funds, when available, for housing rehabilitation programs targeted to low and moderate income households that remediate various health and safety improvements, property maintenance, functional obsolescence, energy efficiency, or removal of architectural barriers for the disabled. • Review funding programs annually to identify resources to expand City programs to assist homeowners, property owners, and tenants with emergency repair,	Implementation ongoing. The City of Pittsburg continues to implement home improvement programs to ensure the City's housing stock is well maintained. The City reviews funding programs annually to identify resources to expand City programs to assist homeowners, property owners, and tenants with emergency repair, weatherization, energy-efficiency, and accessibility improvements,

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Housing and Neighborhood Prevention Programs encourage the efficient use of energy and water in development in the Pittsburgh. The Code Enforcement Program is operated through the City's Community Development Department. Code Enforcement staff respond to complaints related to substandard housing, property maintenance, overgrown vegetation, trash and debris, improper occupancy, and other nuisance and municipal code violations and complaints.	weatherization, energy-efficiency, and accessibility improvements, including grants for minor repairs and accessibility modifications for very low income households. • Coordinate with regional agencies annually to identify potential sources of funding and other opportunities to expand housing rehabilitation assistance, to identify service and volunteer programs that assist homeowners with physical or financial constraints, and to identify methods to prioritize areas with higher rates of housing rehabilitation needs and areas with higher potential of displacement. • Continue to investigate complaints on an ongoing basis and take appropriate action involving building and housing code violations in single-family and multi-family rental housing. • Review code enforcement records on an annual basis to identify areas that need special attention. If areas with less stable housing conditions are identified (e.g., code violations, significant deferred maintenance, illegal occupancy), perform targeted outreach within six months to the neighborhood and areas to ensure property owners and residents are aware of available housing rehabilitation and improvement programs. • Advertise the loan program through flyers, online materials, and outreach at City Hall,	including loans for minor repairs and accessibility modifications for very low income households.

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Housing and Neighborhood Prevention Programs		
	libraries, the senior center, and the HACP by December 1, 2023. Identify any areas of the Pittsburgh with concentrations of housing in need of repair, including dilapidated units, as well as individual multi-family developments that are in need of significant repair or rehabilitation. Coordinate connecting owners of such housing with federal, State, and regional resources for housing rehabilitation by December 1, 2024.	
Program 10: Rental Assistance		
The HACP operates rental assistance programs, including the Federal Housing Choice Voucher Rental Assistance Program (HCV) and Veteran Affairs Supportive Housing (VASH), that provide rental subsidies to extremely low and very low-income households, including families, seniors, and persons with disabilities. These programs offer a voucher that pays the difference between the current fair market rent and what a tenant can afford to pay (i.e., 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, provided the tenant pays the extra cost. Given the significant gap between market rents and what extremely low and very low-income households can afford to pay for housing, the HCV plays a critical role in allowing such households to remain in the community in housing of their choice, and is a key program to address the needs of extremely low and very low-income households.	- Make information regarding the HCV program available on the City website and in an annual direct mailing to all residents and property owners, identifying available housing resources. - Encourage the participation of single- and multi-family property owners on an ongoing basis. - Provide referrals as needed to the HACP to households seeking rental assistance. - Provide annual outreach to property owners Citywide encouraging owners of rental property to register with the HACP to increase housing stock accessible to very low and extremely low-income households to increase housing mobility and opportunities in the City's highest resource areas. - Perform additional outreach, with a minimum of three (3) presentations per year, to Homeowners' Associations and	Implementation ongoing. The HA is responsible for making rental assistance information public by using the City's website and other forms of public outreach.

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Housing and Neighborhood Prevention Programs		
	Neighborhood Associations in the areas with the highest opportunity scores in the City, to provide education about the benefits of the HCV program and to encourage increased landlord participation.	
Program 11: Homebuyer Assistance		
Homebuyer assistance is an important component of increasing homeownership rates and encouraging stable neighborhoods. Homebuyer assistance increases opportunities for households to live in the area of their choice and can improve access to higher resource areas.	- Continue to provide a first-time homebuyer program in the City for the benefit of low- and moderate-income households utilizing appropriate CDBG, HOME, revolving loan fund, and Housing Authority resources. - Develop additional sources of funding to increase the City's capacity to assist in homeownership, including applying for CalHOME funds on an annual basis (2024 through 2031), coordinating with Habitat for Humanity and similar organizations to build sweat equity projects, and identifying lease-to-own programs that may be offered in the City. - Continue to co-sponsor homeownership/credit preparation classes in the community at least semi-annually (twice per year). - In 2024, review opportunities to layer assistance, including Mortgage Credit Certificates, CalHFA MyHome Assistance Program, and other opportunities, to be able to provide assistance to more households. - In 2024, explore options for partnership with ABAG or other regional agencies on	Implementation ongoing. The City focuses on partnering with developers on projects that will provide housing to multiple households. For example, the City is proposing to provide assistance to a non-profit developer who will be constructing 14-17 transition age youth housing for people who may be homeless or extremely low income. The Housing Authority of the City of Pittsburg, through HUD, offer the Homeownership Program.

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Housing and Neighborhood Prevention Programs		
	additional funding for a region-wide first-time homebuyer program. On an annual basis, review information on the City's website, at City Hall, and at libraries and community centers to ensure information regarding the City's housing assistance programs, including first-time homebuyer assistance, is up to date	
Program 12: Preservation of Existing Affordable Housing		
Potential conversion of affordable housing to market-rate housing is an ongoing and critical statewide problem. Federal, state, and local governments have invested in the development of more than 500,000 affordable rental homes in California over the last few decades. The City shall monitor rent-restricted units at risk of conversion to market rate and meet with property owners to explore possible options/incentives to retain the units in the affordable housing stock. Facilitating preservation of at-risk units, including through cooperative partnerships with nonprofit housing provider(s), protects vulnerable populations from displacement and furthers fair housing practices.	Annually monitor the City's affordable housing stock to ensure that deed-restricted units are preserved, including the at-risk units in Lido Square I (162 units), Presidio Village Senior Housing (104 units), and Stoneman Village II (375 units). Work with property owners, interest groups, and the State and federal governments to ensure compliance with State law and implement the following: - Monitor At-Risk Units: Contact property owners at least 18 months and again within one year prior to the affordability expiration date to discuss City's desire to preserve as affordable housing. - Tenant Education: Hold public hearings upon receipt of any Notice of Intent to Sell or Notice of Intent to Convert to Market Rate Housing, pursuant to Section 65863.10 of the Government Code and provide tenant education on housing rights. - Noticing: Ensure property owners provide noticing to tenants in compliance with Government Code Section 65863.10,	The City of Pittsburg will continue to ensure that the current affordable housing and assisted living facility housing stock is maintained. Further, the City will work with property owners, interest groups, and the State and Federal governments to ensure compliance with State law and implement the preservation measures listed within this Housing Program.

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Housing and Neighborhood Prevention Programs		
	including notices to tenants at least 12 months and at least 6 months prior to termination. • Technical Assistance: Provide technical assistance where feasible to public and non-profit agencies interested in purchasing and/or managing units at risk. • Preservation Programs: Provide information to owners of at-risk properties regarding rehabilitation assistance and/or mortgage financing in exchange for extending affordability restrictions. Retain all assisted affordable housing, including the 2,113 assisted multifamily units identified in Table 39 of the Background Report.	
Program 13: Design Guidelines and Design Review		
Pittsburg uses Design Guidelines to ensure development embodies excellence in architectural design and complements the scale, character, and history of the community. The Design Guidelines work in concert with the Code's development standards, although unlike development standards, which are mandatory, design guidelines are applied with flexibility to foster creativity and strict adherence is not required for project approval. The City is in the process of updating its design guidelines to provide objective standards for residential projects and to ensure a minimum percentage of units in new residential developments are designed with accessibility and visitability features.	• Conduct a comprehensive update of the Development Review Design Guidelines to ensure high quality design for new and existing residential development and to establish objective design and development standards. • Ensure that the standards regulate upper-story elements to provide increased variety in building planes on all building elevations. • Ensure that a percentage of new homes in new subdivisions and new multifamily developments be limited to one story in height and incorporate universal design principles to support aging in place, accessibility, and visitability.	The City's current Development Review Design Guidelines were established in 2009. Following the comprehensive zoning code update, the City plans to conduct a comprehensive update of the Development Review Design Guidelines to ensure high quality design for new and existing developments. The City adopted Objective Design Standards for multi-family housing development. The City is actively seeking funding opportunities for the development

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Housing and Neighborhood Prevention Programs		
	- Continue to implement design review in accordance with State law, focusing on increasing housing opportunities while ensuring maintenance of Pittsburgh's architectural character and quality of the built environment as the City continues to grow. - Update the City's zoning and design requirements to provide objective design and development standards consistent with state requirements.	of single-family Objective Design Standards, as the City more commonly receives development applications for single family rather than multi-family. This Housing Program will continue to be implemented.

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Addressing Constraints Programs		
Program 14: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws		
The City will continue to monitor federal and state legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate. Furthermore, while Program 15 addresses specific constraints identified in this Housing Element, the City will continue to, at least annually, monitor its development processes and zoning regulations to identify and remove any housing constraints and endeavor to minimize governmental constraints to the development, improvement, and maintenance of housing.	Monitor federal and state legislation as well as City development processes and zoning regulations to identify, address and remove constraints to housing.	Implementation ongoing. The City currently monitors Federal and State Housing, Planning, and Zoning Laws and will continue to do so. Such laws cover a broad range of subjects, but as part of this Program's implementation, the City will continue to closely observe legislation to identify, address, and remove constraints to housing development.

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Addressing Constraints Programs		
		The City is currently in the process of developing a comprehensive update to the Pittsburgh Municipal Code. As part of this effort, the City intends to add specific application processes and details to streamline housing development and encourage diverse housing types, City-wide.
Program 15: Zoning Ordinance Amendments – Housing Constraints		
Amendments to the Zoning Ordinance are needed to address various recent changes to State law and create consistency with the Housing Element. The amendments shall address the following: A. Low Barrier Navigation Centers: The Zoning Ordinance will be updated to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a by-right use in areas zoned for mixed-use and nonresidential zones permitting multifamily uses. B. Transitional and Supportive Housing: The Zoning Ordinance will be revised to ensure that transitional and supportive housing are allowed in residential and mixed-use zones subject to the same standards as a residence of the same type in the same zone consistent with Government Code Section 65583(c)(3),	Ensure that the Zoning Ordinance is revised to be consistent with State law, including the above-identified revisions, by December 2024 Update the Zoning Ordinance as needed to comply with future changes.	The City of Pittsburgh is currently in process of a comprehensive Pittsburgh Municipal Code Title 18 (Zoning) update to address, among other topics, removal of housing constraints. The updates to the Municipal Code Title 18 will remove barriers to housing development in compliance with State law. The types of housing listed within this Housing Program will be addressed in this comprehensive update. This is anticipated for adoption in 2026.

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Addressing Constraints Programs		
and to allow eligible supportive housing as a by-right use in zones where multifamily and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656. C. Residential Care Facilities: The Zoning Ordinance will be amended to fully address small and large residential care facilities consistent with State law. Specifically, the City will amend the Zoning Ordinance (1) to allow residential care facilities for six or fewer persons to be allowed in the same manner as a residential use of the same type in all residential zoning districts, and (2) to allow residential care facilities that serve seven or more people in all zones that allow residential uses, in the same manner as a residential use of the same type, and to ensure all conditions of approval are objective and do not create barriers for housing for seniors, persons with disabilities, or other special needs populations, and to clarify that this type of facility is intended to serve as a residence for individuals in need of assistance with daily living activities. D. Streamlined and Ministerial Review for Eligible Affordable Housing Projects: The Zoning Ordinance will be updated to ensure that eligible multifamily, mixed use, and multi unit projects are provided streamlined ministerial (by-right) review and are only subject to objective design and development standards consistent with relevant provisions of State		

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Addressing Constraints Programs		
law, including SB 330, SB 35, AB 2011, and SB 9, as provided by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300. State law defines objective design standards as those that “involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal.” E. Employee Housing, including Farmworker Housing: The Zoning Ordinance will be amended to be consistent with Health and Safety Code Sections 170215 and 17021.6, including to define “employee housing”, to clarify that employee housing serving six or fewer employees shall be deemed a single-family structure and shall be subject to the same standards for a single-family residence in the same zone, and to accommodate agricultural employee housing through permitting employee housing consisting of no more than 12 units or 36 beds in the same manner as other agricultural uses in the same zone. F. Single-Room Occupancy (SRO): The Zoning Ordinance will be updated to define single-room occupancy units and to establish objective standards for SROs. G. Emergency Shelter: The Zoning Ordinance will be updated to 1) revise the definition of		

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Addressing Constraints Programs		
emergency shelter to be expanded pursuant to Government Code Section 65583(a)(4) to include other interim interventions, including but not limited to navigation centers, bridge housing, and respite or recuperative care, 2) require sufficient parking to accommodate all staff working in an emergency shelter, provided that the standards will not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with AB 139, and 3) require emergency shelters to be not more than 300 feet apart. H. Design Standards: The City will adopt objective design and development standards for multifamily housing, including ministerial (by-right) residential and mixed-use development, and will ensure that the standards, including floor area ratio, unit size, height, setback, and parking requirements, accommodate the maximum densities permitted, and provide flexibility with the design of building types and units to accommodate irregular lots and steep slopes. These objective standards will replace any subjective standards, including site plan review findings, design review standards, and other standards required for single family and multifamily housing or will remove or include objective definitions and/or illustrations of any subjective terms, such as “compatibility”, “orderly”, “harmonious”, “character”, and “integrity”.		

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Addressing Constraints Programs		
I. Affordability in Perpetuity: The City will review its inclusionary provisions for affordable housing and its provisions for assisted to ensure that affordable units that are required or assisted by the City are maintained as affordable housing in perpetuity. J. Density Bonus. Update the Zoning Ordinance to provide density bonuses and incentives consistent with the requirements of Government Code Section 65915. K. BART TOD. The City will update the Zoning Ordinance, Pittsburg/Bay Point BART Master Plan, and the Railroad Avenue Specific Plan to ensure that all zoning requirements, such as residential density, building height, FAR, and parking standards, meet or exceed AB 2923 Baseline Zoning Standards and align with BART's TOD standards. L. 2040 General Plan Update. Update the Zoning Map to ensure that sites identified in the Inventory of Sites are zoned consistently with General Plan Land Use Designations, including increasing densities to 16.0 units per acre in the RM zone, 18.0 units per acre in the RMD zone, 30.0 units per acre in the RH zone, and 30.0 units per acre in the RHD zone. M. Single Family Uses in Multifamily Zones. Update the Zoning Ordinance and Railroad Avenue Specific Plan (RASP) to prohibit detached single family units in the RH and RHD (Zoning Ordinance) and TOD-High and TOD-Medium (RASP) districts, except where the single family units are on an existing lot		

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Addressing Constraints Programs		
less than 0.25 acre in size or are included in a housing development with at least 50% of units affordable to lower income households. N. Mobilehomes / Manufactured Housing. Update the Zoning Ordinance to clarify where mobilehomes and manufactured housing are permitted, ensuring that mobilehomes and manufactured housing are allowed in zones that allow single family residential uses, consistent with the requirements Health and Safety Code Section 18300. O. Parking. The City will update the Zoning Ordinance to: 1) reduce parking requirements for multifamily projects to one space per studio unit and 1 ½ spaces per one bedroom unit, 2) allow tandem parking in affordable housing projects, and 3) allow affordable, special needs, and other eligible housing developments to apply reduced parking requirements, including reduced spaces per unit and uncovered parking, consistent with State Density Bonus Law (Government Code Section 65815(p), and amend the Zoning Ordinance, Pittsburg/Bay Point BART Master Plan, and the Railroad Avenue Specific Plan to remove minimum parking requirements within ½- mile of transit stations pursuant to AB 2097.		
Program 16: Governmental Transparency		

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Addressing Constraints Programs		
Government Code Section 65940 ensures the public has access to a jurisdiction's planning and financial documents, planning applications, General Plans, Municipal Code including zoning, zoning map, and other planning-related documents as well as financial documents, including fee schedules, current and historical budgets and financial reports, and an archive of fee, cost of service, and equivalent studies.	Update the City's website no later than March 1, 2024 to ensure transparency pursuant to Government Code Section 65940, including providing a list of information that must be submitted with a development application, a current schedule of all fees and exactions including development impact fees, a description of affordability requirements that applies to a proposed housing development, 5 previous annual financial reports, and archive of impact fee nexus studies and cost of service studies conducted on or after January 1, 2018.	The City is currently in process of updating outdated information on the City's Planning Division website and creating more consistency throughout the City website as a whole. To aid in this effort, the City has established a "Website Satisfaction Survey", available for public use. Results from this survey will yield more information of what website browsers use the City's website to accomplish, and where they may be getting stuck. The City aims to make the City's website more user friendly and public engaging. Further, all City-adopted Master Fee Schedules are currently posted on the Finance Division webpage for additional public transparency.
Program 17: Access to Opportunities, Density Bonuses, and Incentives		
Pursuant to current State density bonus law (Government Code § 65915), applicants of qualified residential projects may apply for a density bonus and additional incentives if the project meets minimum affordable housing percentages or provides units for	Identify a menu of incentives, including permit streamlining, reduced or deferred development fees, ministerial review of minor lot line adjustments, technical assistance to acquire funding, and modification of	Implementation ongoing. The City currently provides Density Bonuses consistent with State law. As part of future Pittsburg Municipal

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Addressing Constraints Programs		
certain household types (i.e., senior citizens, transitional foster youth, disabled veterans, homeless persons, lower income students). The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-80 percent above the specified General Plan density and unlimited density within ½-mile of high quality transit. In addition to the density bonus, eligible projects may receive 1-4 additional development incentives, depending on the proportion of affordable units and level of income targeting. Applicants are also eligible to utilize the State’s alternative parking ratio (inclusive of handicapped and guest spaces) of one space for 0 to 1- bedroom units, 2 spaces for 2 to 3-bedroom units, and 2.5 spaces for 4+ bedrooms. Pittsburg has approved density bonuses for several affordable housing projects in the past. The City will review and update its Zoning Ordinance to reflect current State density bonus provisions. In addition to the density bonus and incentives for qualified projects, Pittsburg can encourage affordable and special needs housing, including housing for seniors, persons with a disability, large families, farmworkers, single female heads of household, by offering incentives for special needs housing that is affordable to very low, low, and/or moderate income households but does not qualify for a density bonus.	development requirements for affordable and special needs housing. Establish financial and regulatory incentives by July 2024 to private and non-profit developers upon request, for the development of affordable housing for families, seniors, and other households and housing for special needs populations. Financial and regulatory incentives will include: • Expedited processing of projects with 20% or more of units affordable to very-low or low-income households or for special needs households. • Reduction in development fees, including waiving 50% of application processing fees for projects with a minimum of 15% extremely low-income units, a minimum of 40% lower income units, or a minimum of 50% of the units restricted to occupancy by special needs groups. • Defer payment of the City development impact fees until certificate of occupancy for projects with at least 49% of units affordable to very low or low income households consistent with AB 641 or with at least 50% of the units restricted to occupancy by special needs groups. • Reduced development standards, including setbacks, floor area ratios, and parking, where necessary to accommodate maximum permitted densities • Density bonuses as described in Program 15 o City support in affordable housing funding applications	Code Update, the City will specify such density bonuses and processes therein. On a case-by-case basis, the City can calculate density bonuses upon request by developers. The City is working as part of the municipal code update to establish incentives for housing projects that do not qualify for a density bonus and that improve economic, educational, and environmental opportunities.

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Addressing Constraints Programs		
This approach can also be used to incentivize housing that improves Pittsburg's opportunity scores and affirmatively furthers fair housing. Recognizing that most of the City has low or moderate opportunity scores, affordable and workforce projects that improve educational, economic, and environmental conditions shall be prioritized and incentivized. Incentives for such projects shall include priority for commitment of the City's financial resources for affordable housing, streamlined processing, and a density bonus or incentives for projects that are not otherwise eligible for a density bonus or incentives under State density bonus law.	Financial assistance through regional resources and future Affordable Housing Fund resources (Program 8) Continue to permit projects up to a density of 40 dwelling units per acre (du/ac) in the High Density Residential (RH) district that meet a community objective (affordable housing). Continue to implement and grant density bonuses for projects meeting density bonus criteria, consistent with State law. Establish incentives for housing projects that do not qualify for a density bonus and that improve economic, educational, and environmental opportunities. Promote the use of density bonus incentives and provide technical assistance to developers in utilizing the density bonus to maximize feasibility and meet local housing needs..	
Program 18: Parking Incentives and Modified Standards		
Residential parking requirements play a significant role in project design and achievable densities, and can greatly impact the cost of development. Pittsburg shall offer reductions in its residential parking standards as a means of facilitating the development of affordable and special needs housing, as well as mixed-use, live-work, and pedestrian-oriented housing. The City will also establish standards that are consistent with AB 2011, including reduced parking standards for senior housing, housing for persons with a disability, live-work developments,	Provide options for reduced parking as an incentive for development of affordable, special needs, mixed-use, live-work, and pedestrian-oriented housing, including amending the Zoning Ordinance by December 2025 to reduce parking requirements for smaller units (1 space per unit for studio units and 1.5 spaces for one bedroom units) as well as reducing parking requirements in the vicinity of BART stations (Program 15).	Several State laws regarding reducing or eliminating required parking minimums are applicable to the development of the City of Pittsburg. Compliant with these regulations and this Housing Program, the City is working to establish reduced parking measures as an incentive for development of

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Addressing Constraints Programs		
mixed-use developments, Transit Oriented Developments (TODs), and allow for additional parking reductions based on a determination by the Planning Commission. Parking reductions are also offered as an incentive for developments to provide amenities or features to improve the City's place-based opportunity scores. Affordable housing projects are eligible for reduced parking under the City's density bonus ordinance.		affordable, special needs, mixed-use, live-work, and pedestrian-oriented housing. This Housing Program will continue to be implemented through the 6th Cycle Housing Element.
Program 19: Green Building and Energy Conservation		
The City supports energy efficiency measures that deliver positive economic and environmental results for the developer, residents, and community. The City will continue to implement energy-efficiency standards for new construction and rehabilitation projects, including the California Green Building Standards Code. Information regarding the City's energy-efficiency standards and available programs to assist homeowners and property owners with energy-efficient improvements and with reducing energy-related costs, including those identified in the Housing Element Background Report, will be made available on the City's website and at the permit counter. In addition to promoting the programs citywide, the City will target special advertisements and education to the City's lower-income census tracts to explain available programs and potential long-term utility cost savings.	Ensure development meets or exceeds CalGreen standards, including for electric vehicle charging. Further explore ways to promote energy conservation and sustainability throughout the City, with a focus on reducing energy usage and energy-related costs in new and existing residential development. Advertise and promote available programs, including MCE and Pacific Gas and Electric (PG&E) programs discussed in Chapter 7 of the Background Report, on an ongoing basis to address energy-efficient improvements to single-family and multifamily units, to assist households with reducing energy-related costs on the City's website and at the permit counter, and to support renewable energy and sustainable building design. Suggest passive design techniques during discretionary project review, such as building orientation, daylighting, natural ventilation, reflective lighting, and insulation, where a project is conducive to passive design.	These Housing Program policies are also included and encouraged within the General Plan and Pittsburg Sustainability Plan. This Housing Program will continue to be implemented.

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Addressing Constraints Programs		
	Develop a program for the City to investigate the funding, equipment, permitting, installation, and networking feasibility of adopting energy efficiency policies to ensure equitable access to the latest EV charging technology and capacity. Consider requiring EV outlets for EV cars and bicycles in new subdivisions and require new multi-family and mixed uses to include EV outlets for EV cars and bicycles.	
Program 20: Water and Wastewater Infrastructure Capacity		
State legislation (SB 1087 and Government Code 65589.7(a) requires local water agencies and wastewater collection and treatment districts to grant priority to service connections for projects that help meet the community's fair housing need.	- Following adoption of the Housing Element, the Planning Department shall provide the adopted Housing Element within 30 days to its water and sewer providers (Pittsburg Utilities Department, Pittsburg Water, and Delta Diablo Sanitation District) and shall include a cover letter identifying the requirements of Government Code Section 65589.7(a) requiring priority service for developments that provide housing for lower income households. - The Pittsburg Utility Department and Pittsburg Water shall establish procedures to grant priority to projects that include units affordable to lower income households consistent with the requirements of Government Code Section 65589.7.	Ongoing. This Housing Program involves external agencies that are partners with the City. The City is working closely with these agencies to ensure compliance with state law and Government Code Section 65589.7(a).

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Equal Housing Opportunities Programs		
Program 21: Affirmatively Further Fair Housing		
Facilitate equal and fair housing opportunities by taking meaningful actions to affirmatively further fair housing and address impediments identified in the AFFH analysis located in the Background Report. In summary, the City offers higher opportunity areas but faces challenges in promoting and providing a range of housing types and prices suitable for lower income households. Providing a range of affordable housing can help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes. Table 1 summarizes fair housing issues, contributing factors, and implementing actions. The actions listed below, along with the other programs identified in this Housing Plan, were developed to cumulatively address the AFFH goals to counteract the disparities and issues that were identified in the AFFH analysis located in the Background Report. The timeframes and priority levels are added to ensure the implementation of these actions in a timely manner. The priority levels for these actions are defined as follows: • High Priority contributing factors are those that have a direct and substantial impact on fair housing, and are core municipal functions that the City can control; • Medium Priority factors are those that have a direct and substantial impact on fair housing, but the City has limited capacity to control their implementation;	Implement measures to affirmatively further fair housing on an ongoing basis, as further outlined in Table 1 (beginning on Housing Plan Page 26 through Page 34).	The City is subject to and enforces State and Federal fair housing laws. In addition, all agreements signed by the City contain a non-discrimination clause stating that there shall be no discrimination with regard to the rental or sale of units and no preference shall be given to any particular class or group of people except to the extent that the affordable units are provided to households that meet the minimum income requirements.

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Equal Housing Opportunities Programs		
• Low Priority factors may have a direct and substantial impact on fair housing choice, but the City lacks capacity to address it, or the factor may have only a slight or indirect impact on fair housing choice. The City intends to complete the necessary actions to meet the State AFFH requirements. These actions are integrated into the Housing Plan for the overall 6th Cycle Housing Element with the specialized timeframes for expedited implementation. The rationale for identifying these actions is to ensure they are implemented in a timely manner to better serve the Pittsburgh community. These actions are intended to alleviate the main issues identified in the Assessment of Fair Housing and the City intends to implement these and all the programs outlined in this Housing Plan during the 2023-2031 planning period. In addition, the City intends to monitor the AFFH actions on an annual basis in conjunction with the preparation of the APR to ensure the goals are being met. If any action items are not being achieved, the City will adjust its metrics, timeframes, and commitments as necessary to ensure it meets its AFFH goals.		
Program 22: Fair Housing Services		
ECHO Housing is the designated provider of fair housing and tenant-landlord information in Pittsburgh. ECHO Housing provides fair housing investigation and coordinates referral services to assist individuals who may have been the victims of discrimination. They maintain a fair housing hotline and provide bilingual in-person counseling. Fair housing education	• Prohibit housing discrimination on the basis of age, race, ethnic or national origin, physical, or psychological special need, religion, sex, sexual orientation, familial status, or source of income in all projects which receive local public funds. • Continue to provide comprehensive fair housing services, including promoting fair housing	The City is subject to and enforces State and Federal fair housing laws. In addition, all agreements signed by the City contain a non-discrimination clause stating that there shall be no

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Equal Housing Opportunities Programs		
and outreach includes publication and distribution of information for landlords and tenants, and presentations to community groups and housing providers on fair housing issues. Individuals who may have been the victims of discrimination may file a fair housing complaint with the U.S. Department of Housing and Urban Development (HUD) or California Department of Fair Housing and Employment (CDFEH). Information regarding fair housing laws will be available on each jurisdiction's website, at the public counters, and in the local libraries.	practices, tenant/landlord services (including but not limited to illegal evictions, illegal rent increases, repairs and habitability, harassment, and illegal entry), review and enforcement assistance with fair housing complaints, and education to housing providers, through ECHO Housing on an ongoing basis. As a means of furthering fair housing education and outreach in the community, the City will advertise the fair housing program through placement of fair housing services brochures at the public counter, the Pittsburg Community Center, and on the City's website. • Advertise fair housing program through placement of fair housing information brochures on their websites, at the public counters, and in the local library(ies) by December 2023. • Provide an annual outreach event to promote fair housing and to educate the community, landlords, and real estate professionals regarding fair housing requirements. • Provide referrals to ECHO Housing, CDFEH, and HUD and any locally designated providers on an ongoing basis, including promoting fair housing practices, review and enforcement assistance with fair housing complaints, and education to housing providers. • Continue to support the expansion of programs providing housing information, counseling, referrals, dispute resolution, and/or emergency shelter. • Provide posters with fair housing referral information in the lobby area of the Housing	discrimination with regard to the rental or sale of units and no preference shall be given to any particular class or group of people except to the extent that the affordable units are provided to households that meet the minimum income requirements. Housing Authority of the City of Pittsburg (HA) staff provides individual counseling on eligibility requirements, credit issues, and pre- and post-homeownership counseling. This program will continue to be implemented on an ongoing basis depending on the availability of funding. HA staff refers fair housing issues to PCSI. Fair housing information, including complaint forms and City contact information is available online. The HA website will continue to be updated throughout the coming year. This program will continue to be

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Equal Housing Opportunities Programs		
	Authority office and add information to the Housing Authority's website. Continue to address impediments to fair housing choice identified in the Contra Costa Consortium's Analysis of Impediments to Fair Housing Choice.	implemented on an ongoing basis depending on the availability of funding. As part of the comprehensive Title 18 update, the City will add policies and regulations that further aid in affirmatively furthering fair housing in the City of Pittsburg.
Program 23: Ongoing Community Education, Resources, and Outreach		
Pittsburg provides significant rental and ownership opportunities and assistance to serve a variety of income levels and a range of household types. During the 6th Cycle, the City anticipates continuing to increase rental and ownership opportunities for all income levels. To ensure that housing opportunities are accessible to the City's existing residents that may be at-risk of displacement, to increase access to resources, and to affirmatively further fair housing access and opportunities, the City will connect targeted extremely low, very low, and low income and special needs residents, including seniors, persons with a disability, female-headed households with children, large families, farmworkers, and homeless persons, and employees in the City a to new housing opportunities and assistance. The City will also continue to provide housing-related information on its website and provide brochures at convenient locations throughout the City, which publicize opportunities, agencies, and programs that	Provide the following information at the public counter, local libraries, and on the website by June 2023 and update information bi-annually: - ADUs, JADUs, SB 9 units, and streamlined permitting opportunities for eligible housing development projects. - Availability of the Housing Choice Voucher Program. - Job-training organizations. - Housing rehabilitation, efficiency programs, weatherization, emergency repair assistance, and free energy audits - Resource referral information for renters, such as housing discrimination, landlord/tenant relations, access to legal aid services for housing complaints, and information on housing advocacy programs and similar information. - Resources for homeownership, including counseling for new buyers and existing homeowners	Housing Authority of the City of Pittsburg staff and the City's contractor, PCSI, provide individual counseling on eligibility requirements, credit issues, and pre- and post-homeownership counseling. This program will continue to be implemented on an ongoing basis depending on the availability of funding. Additionally, the City's website will continue to be updated with resources and information for ADUs, JADUs, SB9 units, rental information, rental inspection requirements,

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Equal Housing Opportunities Programs		
are available to local households and which can help to meet the City's housing goals. This program ensures a comprehensive and coordinated effort to provide ongoing community education, resources, and outreach associated with implementing many of the programs in this Housing Plan.	- Resources for housing rehabilitation and emergency repair programs - Resources for special needs groups, including seniors, persons with a disability including developmental, large families, farmworkers, female heads of household with children present, and homeless	and resources for new homeowners in the City.
Program 24: Replacement Housing		
Government Code Section 65583.2(g)(3) requires the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site identified in the Housing Element consistent with those requirements set forth in Government Code Section 65915(c)(3). Replacement requirements shall be applied for sites identified in the residential sites inventory (Appendix A) that currently have residential uses, or within the previous five years have had residential uses that have been vacated or demolished, and: - Were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income; or - Subject to any other form of rent or price control through a public entity's valid exercise of its police power; or - Occupied by low or very low-income households. For the purpose of this program, "previous five years" is based on the date the application for development was submitted.	For all project applications, identify need for replacement of housing units and ensure replacement, if required, on an ongoing basis.	This Program will be implemented on a case by case basis. The City did not have any replacement units as part of the 2025 reporting period for this APR.

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Equal Housing Opportunities Programs		
Pursuant to Government Code Section 66300(d) (Chapter 654, Statutes of 2019 (SB 330)), Pittsburg shall not approve a housing development project that will require the demolition of residential dwelling units regardless of whether the parcel was listed in the inventory unless: a) the project will create at least as many residential dwelling units as will be demolished, and b) certain affordability criteria are met.		
Program 25: Reasonable Accommodation Procedures		
“Reasonable accommodation” refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. State law requires jurisdictions to specify a formal procedure for evaluating and granting reasonable accommodations for people with disabilities and special housing needs. The City can grant reasonable modifications to the requirements of the Zoning Ordinance (Chapter 18.30) to ensure persons with disabilities, including developmental disabilities, are afforded equal opportunity for the use and enjoyment of their dwelling. The ordinance establishes a ministerial process for requesting and granting reasonable modifications to zoning and development regulations, building codes, and land use. The City imposes no fees for a reasonable accommodation application.	Provide individuals with disabilities reasonable accommodation (in full compliance with Senate Bill 520) in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing by December 2024. Include the following information: • Providing notice to the public of the availability of an accommodation process. The notice will be provided at all counters where applications are made for a permit, license, or other authorization for siting, funding, development, or use of housing. • Procedures for requesting reasonable accommodation, including preparation of a Fair Housing Accommodation Request form and designating the appropriate individual, committee, commission, or body responsible for acting on requests. • Review procedures for requests for reasonable accommodation, including provisions for issuing a written decision within 30 days of the date of the application.	The City is subject to and enforces state and federal fair housing laws. In addition, all agreements signed by the City contain a non-discrimination clause stating that there shall be no discrimination with regard to the rental or sale of units and no preference shall be given to any particular class or group of people except to the extent that the affordable units are provided to households that meet the minimum income requirements. Information regarding affordable unit availability is available at www.affordablehousing.com.

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Equal Housing Opportunities Programs		
	• Criteria to be used in considering requests for reasonable accommodation. • Appeal procedure for denial of a request for reasonable accommodation. The procedure should establish that there is no fee for processing requests for reasonable accommodation or for appealing an adverse decision related to a request for reasonable accommodation. • Create a public information brochure on reasonable accommodation for disabled persons and provide that information on each jurisdiction's website. Update the City's reasonable accommodation procedures by December 31, 2024 to address the following: • Provide staff-level review for multifamily units. • Remove the requirement that property owners within 300 feet of a single-family home be notified of the application. • Establish a simplified appeal process for an applicant requesting a reasonable accommodation consistent with the appeal process identified in the Model Ordinance for Providing Reasonable Accommodation Under Federal And State Fair Housing Laws available on the HCD website.	As part of the comprehensive Pittsburgh Municipal Code Update, the City will update its reasonable accommodations request within Title 18 (Zoning) to include the language provided herein, including: Provide staff-level review for multifamily units; remove the requirement that property owners within 300 feet of a single-family home be notified of the application; and establish a simplified appeal process for an applicant requesting a reasonable accommodation consistent with the appeal process identified in the Model Ordinance for Providing Reasonable Accommodation Under Federal And State Fair Housing Laws available on the HCD website.
Program 26: Homeless Continuum of Care		

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Equal Housing Opportunities Programs		
The City actively addresses the needs of the unhoused community at the regional level to provide resources to address the needs of the homeless and persons at risk of homelessness, including emergency shelter, transitional housing, supportive housing and permanent housing	• Continue to address homelessness at the regional level, including participation in and support of the Contra Costa Continuum of Care and area homeless service providers in addressing homelessness, through ensuring adequate shelter space is available to accommodate the unmet need in the City and to ensure services are coordinated regionally to provide unhoused persons with social, health, financial, and other supportive services necessary for persons to become and remain house and live in a safe, dignified manner. As part of regional coordination efforts, seek to project anticipated homeless population over a 5- to 10-year period based on Point-in-Time and regional trends so that planning for shelters, transitional and supporting housing, and supportive services is adequate to address anticipated needs. • Continue to support funding of operations of permanent homeless shelters in Pittsburg using Emergency Shelter Grant, No Place Like Home, and other funds targeted to serve households at risk of homelessness. • Coordinate with the Continuum of Care to encourage development of at least one site in Pittsburg with an emergency shelter during the 6th Cycle. • During extreme temperature events, identify locations in the City where persons can shelter from the heat or cold.	The City is actively engaged in the Contra Costa County of Continuum of Care (CoC) which is governed by the Contra Costa Council on Homelessness (Council). The Council provides a forum for communication and coordination about the implementation of the County's strategic plan to prevent and end homelessness, and for orchestrating a vision on ending homelessness in the County, educating the community on homeless issues, and advocating on federal, state, and local policy issues affecting people who are homeless or at risk of homelessness. The Council provides advice and input on the operations of homeless services, program operations, and program development efforts in the county. Pittsburg has been closely participating in the Council meetings as well as the Health, Housing, and

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Equal Housing Opportunities Programs		
		Homeless Services (H3) Community meetings. The purpose of H3 community meetings is to exchange information regarding housing resources to County and non-profit staff, housing advocates, consumers of the homeless CoC, and the general public. Input and feedback from H3 community meetings are brought to the Mental Health Commission's Consolidated Planning and Advisory Workgroup and the Council. The City funds Contra Costa County's Coordinated Outreach Referral, Engagement (CORE) program, which engages and stabilize homeless individuals living outside, through consistent outreach, and facilitate and/or deliver health and basic needs services and secure permanent housing. The City is working with a non--profit affordable housing developer (HOPE Solutions) on a project

Program	Objective and Timeframe in Housing Element	Status of Program Implementation
Equal Housing Opportunities Programs		
		Village of Hope that will provide housing to multiple transition age youth. For example, the City is proposing to provide assistance to a non-profit developer who will be constructing 14-17 transition age youth housing for people who may be homeless or extremely low income. This Housing Program will continue to be implemented.